City of Richmond

# Public Hearing Agenda

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

**Tuesday, September 6, 2016 – 7 p.m.**

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

## OPENING STATEMENT

**Page**

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9498 (RZ 14-662864)**
(File Ref. No. 12-8060-20-009498; RZ 14-662864) (REDMS No. 4768168; 280220; 4773783)

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

**Location:** 10644 Railway Avenue

**Applicant:** Farzana and Trilochan Khokhar

**Purpose:** To create a new zone entitled "Large Lot Arterial Road Coach House (RCH2)", and to rezone the subject property from the "Single Detached (RS1/E)" zone to the "Large Lot Arterial Road Coach House (RCH2)" zone, to permit the construction of a new single detached dwelling and accessory coach house above a detached garage on the existing property, with vehicle access to/from the rear lane.

**First Reading:** July 25, 2016

**Order of Business:**

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

**Page**

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9498.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9547 (RZ 14-676714)**
(File Ref. No. 12-8060-20-009547; RZ 14-676714) (REDMS No. 5055504 v. 2; 4977803)

**PH-35** See Page **PH-35** for full report

**Location:** 7260 Westminster Highway

**Applicant:** GBL Architects, on behalf of Trans-Pacific Business Corporation, Inc. No. 33797

**Purpose:** To create the "Mid-Rise Congregate Housing and Commercial Use (ZR11)-Brighouse Village (City Centre)" zone, and to rezone the subject property from "Auto-Oriented Commercial (CA)" to "Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre)" zone to permit development of approximately 33 congregate care units, a single residential unit, approximately 305 $m^2$ (3,280 $ft^2$) of commercial space and enclosed parking.

**First Reading:** July 25, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9547.

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884)**
(File Ref. No. 12-8060-20-009563; RZ 15-709884) (REDMS No. 5045918; 5053995)

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

**Page**

**Location:** 8620 Railway Avenue

**Applicant:** 1037533 BC Ltd.

**Purpose:** To create a new site-specific zone entitled "Town Housing (ZT80) – Railway Avenue", and to rezone the subject property from the "Single Detached (RS1/E)" zone to the "Town Housing (ZT80) – Railway Avenue" zone, to permit the development of 17 townhouses, with vehicle access from a lane off Railway Avenue.

**First Reading:** July 25, 2016

**Order of Business:**

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

**PH-110** (a) Lily Chen, 8666 Railway Avenue

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9563.

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9571 (RZ 15-704505)**
(File Ref. No. 12-8060-20-009571; RZ 15-704505) (REDMS No. 5013082 v. 2; 714236; 5016042)

**PH-112** See Page **PH-112** for full report

**Location:** 11920/11940 Dunavon Place

**Applicant:** Trendsetter Homes Ltd.

**Purpose:** To rezone the subject property from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/A)", to permit a subdivision to two (2) lots.

**First Reading:** July 25, 2016

**Order of Business:**

1. Presentation from the applicant.

**Page**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9571.

5. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9577 (RZ 15-710083)**
(File Ref. No. 12-8060-009577; RZ 15-710083) (REDMS No. 5030280; 5039525)

**PH-130** See Page **PH-130** for full report

**Location:** 9351 No. 1 Road

**Applicant:** 0870068 BC Ltd.

**Purpose:** To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit the property to be subdivided to create two (2) lots with vehicle access from the rear lane.

**First Reading:** July 11, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9577.

6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9582 (RZ 15-701879)**
(File Ref. No. 12-8060-20-009582; RZ 15-701879) (REDMS No. 4994726; 5044758)

**PH-147** See Page **PH-147** for full report

**Page**

**Location:** 9460 Williams Road

**Applicant:** Sansaar Investments Ltd.

**Purpose:** To rezone the subject property from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", to permit the property to be subdivided to create two (2) lots with vehicle access from the rear lane.

**First Reading:** July 11, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9582.

7. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9583 (RZ 15-705932)**
(File Ref. No. 12-8060-20-009583; RZ 15-705932) (REDMS No. 4964928; 1616439; 5055802)

**PH-174** See Page **PH-174** for full report

**Location:** 6700/6720 No. 1 Road

**Applicant:** Westmark Developments Ltd.

**Purpose:** To rezone the subject property from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) lots, with driveway access from No. 1 Road.

**First Reading:** July 25, 2016

**Order of Business:**

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

**Page**

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9583.

8. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9584 (RZ 14-672762)**
(File Ref. No. 12-8060-20-009584; RZ 14-672762) (REDMS No. 5037684; 5047766)

**PH-192** See Page **PH-192** for full report

**Location:** 12040 No. 5 Road

**Applicant:** Haydenco Holdings Ltd.

**Purpose:** To rezone the subject property from "Agricultural (AG1)" to "Light Industrial (IL)", to permit development of an industrial manufacturing building.

**First Reading:** July 11, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9584.

9. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9591 (REGULATION OF SALE OF ALCOHOLIC BEVERAGES IN GROCERY STORES)**
(File Ref. No. 12-8275-05; 12-8275-00; 01-0150-20-PSAF1; 08-4105-00; 08-4430-03-05; 12-8060-20-009591; 12-8275-30-001; 12-8275-30-021; 12-8275-30-034; 12-8275-30-060) (REDMS No. 4831881 v. 15; 5079480; 5079020; 5079394; 5085584; 4976103; 4990379; 114328; 1505204; 1505577; 1505481; 1621491; 1729441; 1621637; 5150827)

**PH-210** See Page **PH-210** for staff memorandum re: Clarification Regarding Liquor Legislation

**PH-213** See Page **PH-213** for full report

**Page**

**Location:** City-wide

**Applicant:** City of Richmond

**Purpose:** To harmonize City of Richmond policies with Provincial regulations related to the locational criteria for liquor retail and wine stores, and to apply regulations to the sale of alcoholic beverages in grocery stores.

**First Reading:** July 25, 2016

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9591.

2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9591.

10. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9592 (RZ 14-665028)**
(File Ref. No. 12-8060-20-9109/9592; RZ 14-665028) (REDMS No. 5069273; 5069726)

**PH-257** See Page **PH-257** for full report

**Location:** 5960 No. 6 Road

**Applicant:** 8572534 Canada Ltd.

**Purpose:** To rezone 5960 No. 6 Road to allow a licensed Health Canada medical marihuana production facility with a maximum floor area of 520 $m^2$ on a site-specific basis in the "Light Industrial (IL)" zoning district.

**First Reading:** July 25, 2016

**Order of Business:**

1. Presentation from the applicant.

**Page**

2. Acknowledgement of written submissions received by the City Clerk since first reading.

3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9592.

# ADJOURNMENT

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | June 15, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 14-662864 |
| **Re:** | **Application by Farzana and Trilochan Khokhar for Rezoning at 10644 Railway Avenue from Single Detached (RS1/E) to Large Lot Arterial Road Coach House (RCH2)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9498, to create the "Large Lot Arterial Road Coach House (RCH2)" zone, and to rezone 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Large Lot Arterial Road Coach House (RCH2)" zone, be introduced and given first reading.

Wayne Craig
Director, Development

WC:cl
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☑ | |

## Staff Report

### Origin

Farzana and Trilochan Khokhar have applied to the City of Richmond for permission to rezone the property at 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to a new zone entitled "Large Lot Arterial Road Coach House (RCH2)", to permit construction of a new single-family dwelling and an accessory coach house above a detached garage on the subject property with vehicle access to/from the existing rear lane (Attachment 1). The property currently contains a single-family dwelling and detached garage, which will be demolished at future development stage. This redevelopment proposal does not involve subdivision of the property. A survey plan of the subject site is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North and South, are lots zoned "Single Detached (RS1/E), which each contain a single-detached dwelling and a detached garage with access from the rear lane.
- To the east, immediately across the rear lane, are two (2) lots fronting Hollymount Drive under Land Use Contract 101, which each contain a single-detached dwelling.
- To the west, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

### Related Policies & Studies

#### Official Community Plan/Steveston Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Neighbourhood Residential". The Steveston Area Plan designation for the subject site is "Single-Family" (Attachment 4). This redevelopment proposal is consistent with these designations.

#### Arterial Road Policy

The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach houses, with rear lane access. This proposal is consistent with the Arterial Road Policy.

#### Single-Family Lot Size Policy 5420

The subject site is located within the area governed by Single-Family Lot Size Policy 5420, adopted by Council on October 16, 1989, and amended on August 17, 1992 (Attachment 5). The Single-Family Lot Size Policy provides direction on the size of lots that may be created through

rezoning and subdivision. The Single-Family Lot Size Policy is not applicable to the subject rezoning application as it does not involve the subdivision of land.

**Floodplain Management Implementation Strategy**

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

## Public Consultation

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

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

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

## Analysis

**Site Planning and Architectural Character**

The proposed conceptual plans for redevelopment of the subject site have satisfactorily addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the west side of the lot and an accessory coach house above a detached garage on the east side of the lot. The ground floor of the coach house building is proposed to be approximately 65 $m^2$ (700 $ft^2$) (including the garage, the coach house entry, closet, and staircase to the upper level), while the main living area of the coach house on the upper level is proposed to be approximately 52 $m^2$ (567 $ft^2$).

Separate private open spaces are proposed on-site for both the principal dwelling and for the exclusive use of the coach house. The required private outdoor space for the coach house is proposed to be provided as a small yard at grade to the west of the coach house, as well as a small balcony off the main living area of the coach house, facing the rear lane [i.e., 3.6 $m^2$ (38.5 $ft^2$) in area]. The location of the balcony is consistent with the requirements of the RCH1 zone, and is estimated to be approximately 16 m (52 ft) from the nearest portion of the dwellings on the lots directly across from the rear lane.

Pedestrian access to the site and coach house is proposed via a permeable pathway from Railway Avenue, as well as from the rear lane.

Vehicle access to the subject site is required to be from the rear lane only, with no access permitted to Railway Avenue, in accordance with Residential Lot Vehicular Access Regulation

Bylaw 7222. On-site parking is proposed in accordance with the Zoning Bylaw, which consists of two (2) side-by-side parking spaces in the detached garage for the principal dwelling, and one (1) outdoor surface parking space for the coach house to the north side of the detached garage.

The proposed site plan and architectural elevations show that the coach house building is proposed to be articulated along exposed sides of the building (i.e., east and north) to break up the building mass and to provide for visual interest.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit:

- a Landscape Plan, prepared by a Registered Landscape Architect, for the site that is consistent with both the proposed zoning and with the landscaping guidelines in the Arterial Road Policy. The Landscape Plan must be accompanied by a cost estimate prepared by the Landscape Architect for the works (including all trees, soft and hard materials proposed, fencing, installation costs, and a 10% contingency).
- a Landscaping Security based on 100% of the cost estimate by the Landscape Architect.

On-site garbage and recycling is proposed in accordance with the Zoning Bylaw, and is set back significantly more than the minimum 1.5 m from the rear property line. Screening of on-site garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, the applicant must register legal agreements on title to ensure that:

- The coach house cannot be stratified;
- The Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

**Proposed "Large Lot Arterial Road Coach House (RCH2)" Zone**

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create a new zone entitled "Large Lot Arterial Road Coach House (RCH2)" and to rezone the subject site to the new zone. The proposed zone has been prepared to regulate the proposed coach house on the subject site and for future similar developments on an existing large lot on arterial roads designated for coach houses on the Arterial Road Development Map.

The new "Large Lot Arterial Road Coach House (RCH2)" zone has been prepared to:

- Reflect many of the same provisions as the existing "Coach Houses (RCH1)" and the Single Detached (RS1) zones.

- Allow a single detached dwelling and a detached coach house. The minimum size for a coach house is 33 $m^2$ and must not exceed a total floor area of 60 $m^2$. Note: a secondary suite is not permitted.
- Allow a maximum density of 0.60 FAR applied to a maximum of 464.5 $m^2$ of the lot area, together with 0.30 applied to the balance of the lot area in excess of 464.5 $m^2$. This proposed density matches the maximum density allowed on large lots zoned "Single Detached (RS1), but provides for an additional FAR of 0.05 because the lot will contain a detached coach house.
- Allow a maximum lot coverage for buildings of 45%.
- Allow a maximum principal building height of 2 ½ storeys (maximum 9 m) to the roof peak.
- Allow a minimum lot width of 12 m and a minimum lot area of 420 $m^2$.

Staff are supportive of the creation of this zone as it provides for an additional housing option for large lots on arterial roads that do not have subdivision potential.

**Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) bylaw-sized trees located on the west property line. An undersized shrub, which was included on the Survey Plan, is not subject to the Tree Protection Bylaw, and was not assessed as part of the Arborist's Report.

The City's Parks Department Arborist has reviewed the Arborist's Report, conducted visual tree assessment, and has indicated that both trees on the west property line along Railway Avenue are in good health and condition, and that they concur with the report's recommendation to retain the trees (Trees # 988 and 989).

*Tree Protection*

Two (2) trees are required to be retained and protected on-site (Trees # 988 and 989). The proposed Tree Management Drawing is shown in Attachment 7.

To ensure protection of Trees # 988 and 989, the applicant must submit the following items prior to final adoption of the rezoning bylaw:

- a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be supervised, including:
  - the number of monitoring inspections at specified stages of construction;
  - special measures to be taken during installation of the new water connection at future development stage to ensure tree protection; and
  - a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

- A Survival Security in the amount of $20,000. The survival security will not be released until construction and landscaping on-site is completed, a landscape inspection has been passed by City staff, and the Arborist's post-construction impact assessment report is received by the City. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the trees survive.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around Tree # 988 at a minimum of 5.0 m out from the base of the tree and around Tree # 989 at a minimum of 5.5 m out from the base of the tree. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**Affordable Housing Strategy**

For single-family rezoning applications on a lot that is not intended to be subdivided, Richmond's Affordable Housing Strategy requires the lot to contain a secondary suite or coach house.

This proposal to permit the construction of a coach house above a detached garage on the existing lot conforms to the Affordable Housing Strategy.

**Site Servicing and Frontage Improvements**

At the applicant's cost, the City is to complete the required water, drainage, and sanitary connection works described in Attachment 8 at Building Permit application stage.

**Existing Legal Encumbrances**

There is an existing 1.5 m x 1.5 m statutory right-of-way for utilities on title of the subject lot (located at the southeast corner of the lot). Encroachment into the right-of-way is not permitted. The owner is aware of the charge on title and the proposed conceptual plans for the dwelling and coach house do not show any encroachment into the right-of-way.

## Financial Impact

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

## Conclusion

The subject proposal is to rezone the property at 10644 Railway Avenue from the "Single Detached (RS1/E)" zone to a new zone entitled "Large Lot Arterial Road Coach House (RCH2)", to permit the construction of a single-family dwelling and an accessory coach house above a detached garage on the existing lot, with vehicle access to/from the existing rear lane.

Staff are supportive of the proposed rezoning application to facilitate development of a new dwelling and coach house on the subject site as it provides for an additional housing option for large lots on arterial roads that do not have subdivision potential.

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

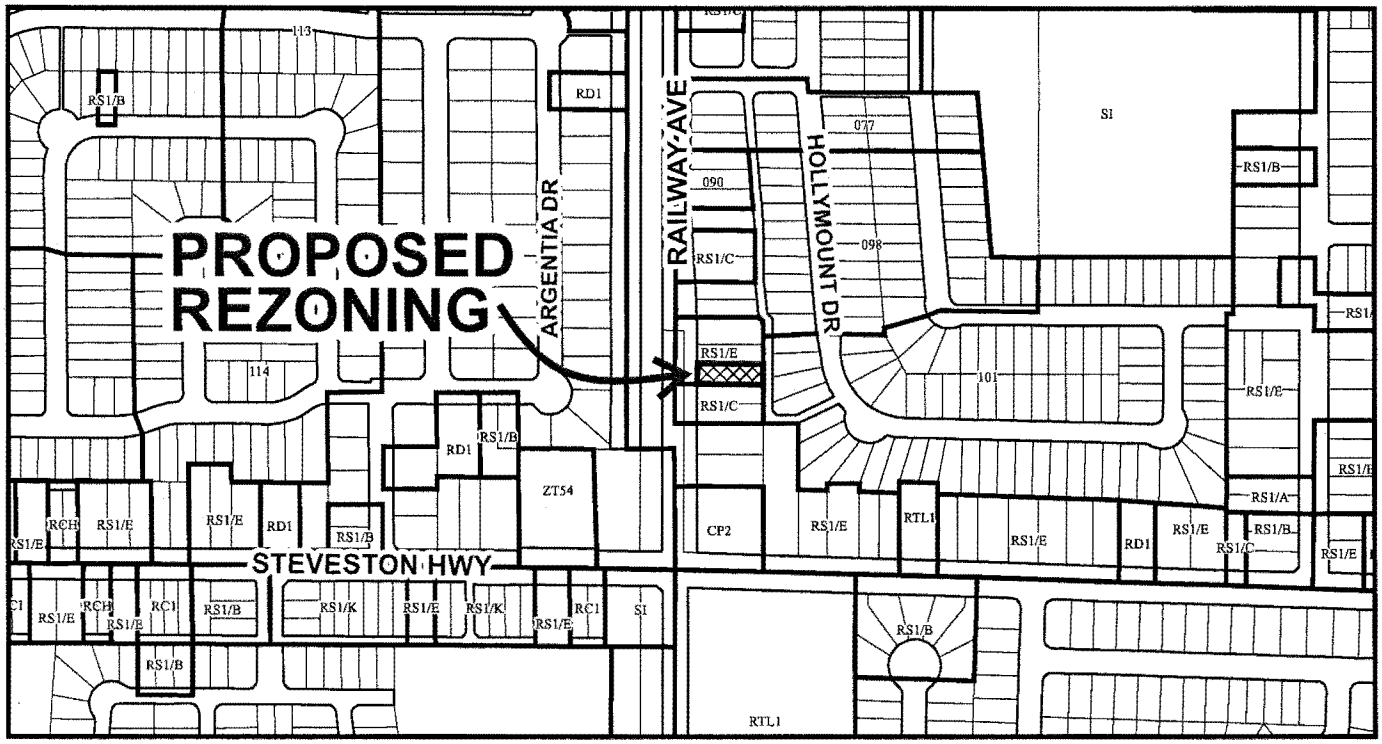
The list of rezoning considerations associated with this application is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

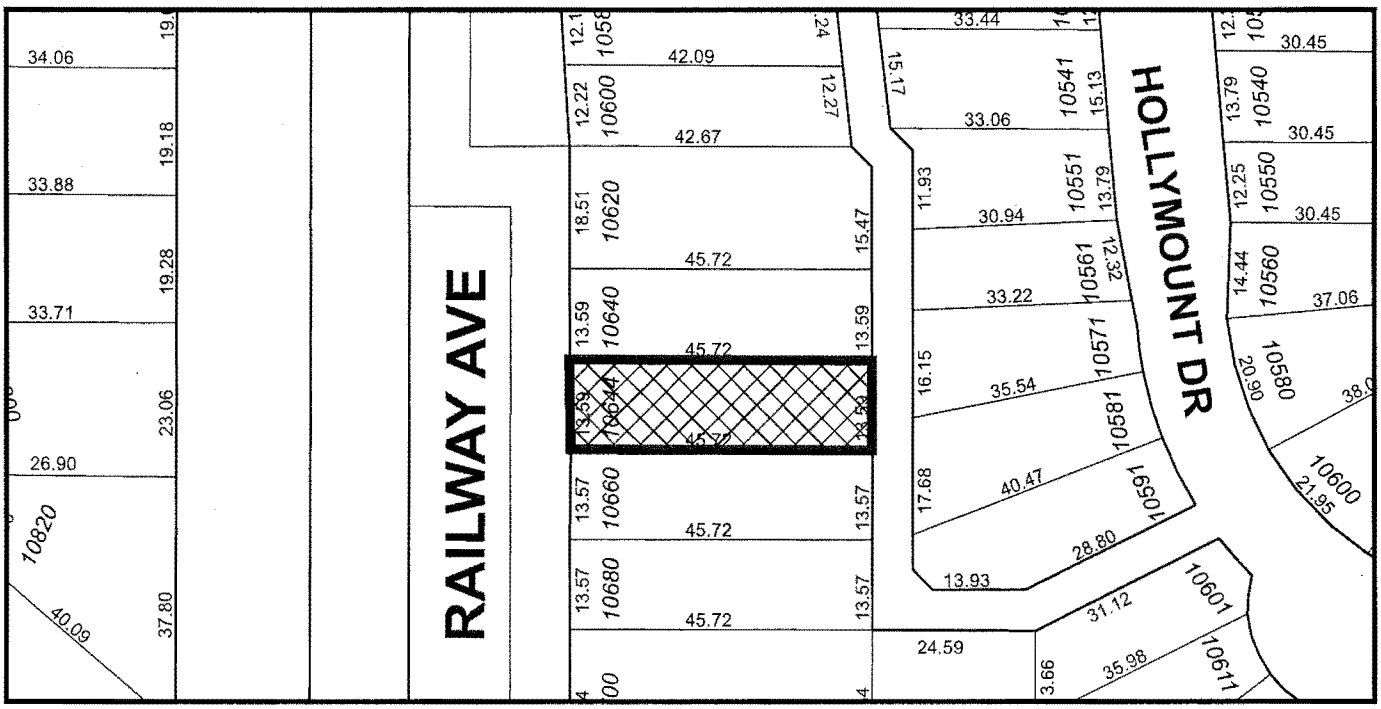
It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9498 be introduced and given first reading.

Cynthia Lussier
Planning Technician
CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Survey Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Steveston Area Plan Land Use Map
Attachment 5: Lot Size Policy 5420
Attachment 6: Conceptual Development Plans
Attachment 7: Proposed Tree Management Drawing
Attachment 8: Rezoning Considerations

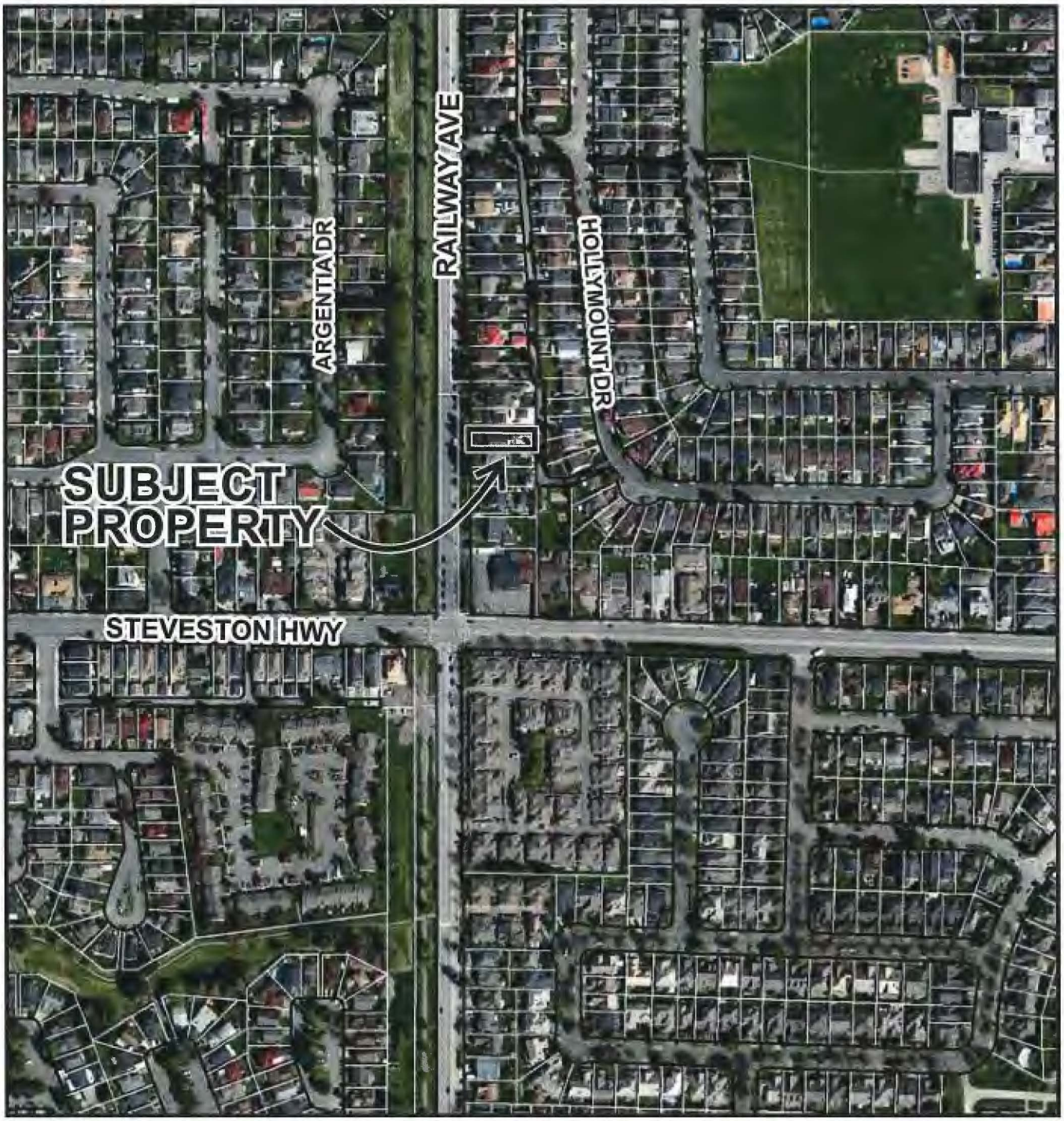
City of Richmond




| | | |
|---|---|---|
| | RZ 14-662864 | Original Date: 05/21/14<br>Revision Date:<br>Note: Dimensions are in METRES |

City of
Richmond




RZ 14-662864

Original Date: 05/21/14

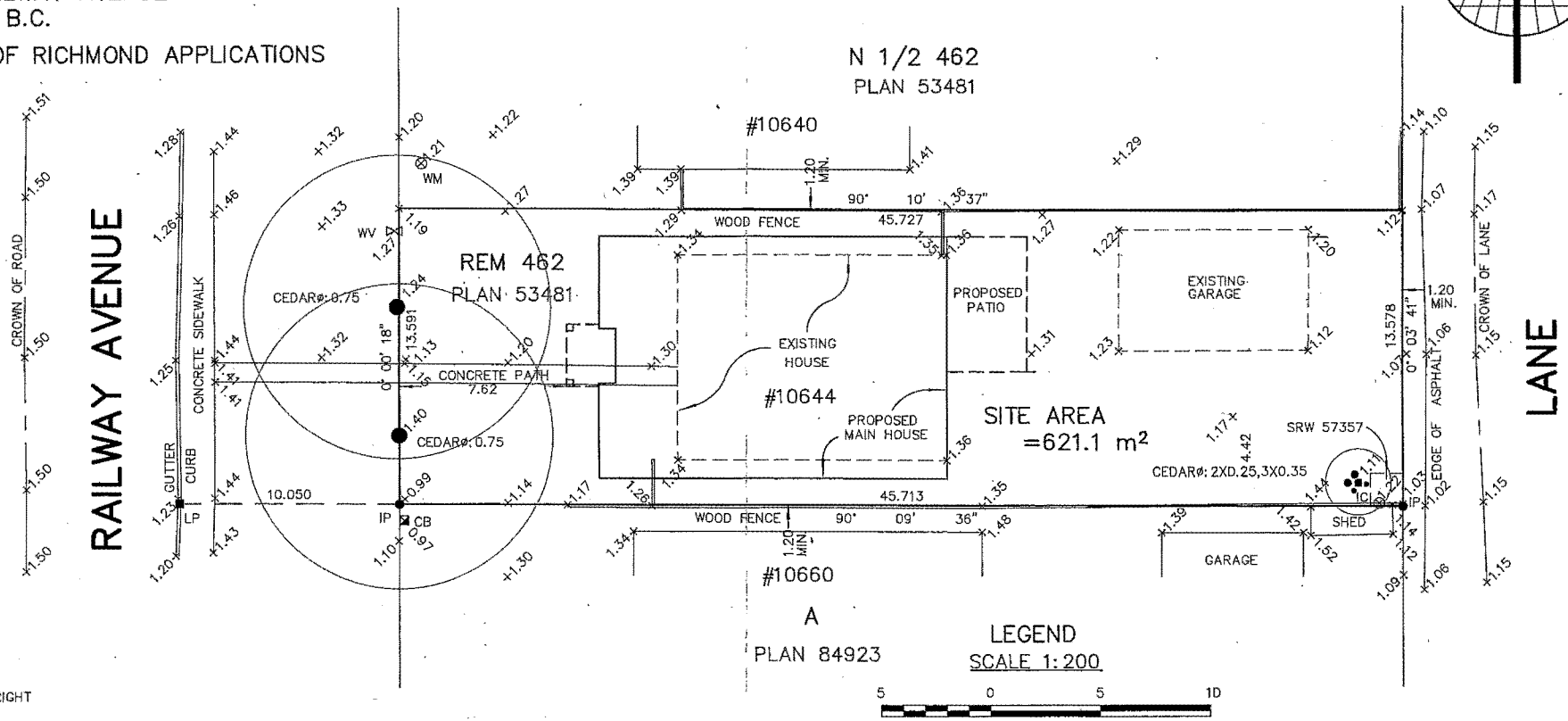
Revision Date:

Note: Dimensions are in METRES

# SURVEY PLAN OF LOT 462 EXCEPT:- THE NORTHERLY PORTION, SECTION 36 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 53481

CIVIC ADDRESS:
#10644 RAILWAY AVENUE
RICHMOND, B.C.

FOR CITY OF RICHMOND APPLICATIONS




PH - 18

LEGEND
SCALE 1:200

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ALL DISTANCES ARE IN METRES.

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|---|---|
| +1.35 | INDICATES SPOT ELEVATION |
| CB | INDICATES CATCH BASIN |
| WM | INDICATES WATER MAIN |
| IC | INDICATES INSPECTION CHAMBER |
| WV | INDICATES WATER VALVE |
| ø | INDICATES TREE TRUNK DIAMETER |
| IP | INDICATES IRON POST |
| LP | INDICATES LEAD PLUG |

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137

CADFILE: 17552-001-TPG-001.DWG

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND LEGAL FIELD SURVEYS.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW,NO. 8057, ARE SHOWN HEREON.

MAY 7, 2014

B.C.L.S. (#712)

DATE OF SURVEY: APRIL 3, 2014

R-14-17552-TPG

CLIENT REF: TRENDSETTER HOMES

ATTACHMENT 2

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 14-662864** **Attachment 3**

Address: 10644 Railway Avenue

Applicant: Farzana Khokhar

Planning Area(s): Steveston

| | Existing | Proposed |
|---|---|---|
| **Owner:** | Trilochan Singh Khokhar<br>Farzana Khokhar | No change |
| **Site Size ($m^2$):** | 621.1 m² (6,685 ft²) | No change |
| **Land Uses:** | A single detached dwelling and a detached garage | A new single detached dwelling and a coach house above a detached garage |
| **OCP Designation:** | Neighbourhood Residential | No change |
| **Area Plan Designation:** | Single-Family | No change |
| **702 Policy Designation:** | Permits subdivision along Railway Avenue in accordance with the "RS2/B" zone, subject to rear lane access | Not applicable<br>(no subdivision is proposed) |
| **Zoning:** | Single Detached (RS1/E) | Large Lot Arterial Road Coach House (RCH2) |
| **Other Designations:** | The Arterial Road Policy designates the subject site for infill development to include a coach house | No change |

| | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max. 0.60 to a max 464.5 $m^2$ of lot area, plus 0.30 for the balance 325.68 $m^2$ * (3,505 $ft^2$)* | Max. 0.60 to a max 464.5 $m^2$ of lot area, plus 0.30 for the balance 325.68 $m^2$ * (3,505 $ft^2$)* | none permitted |
| Principal Dwelling Size: | Max. 265.68 $m^2$ * (2,859 $ft^2$)* | Max. 266.78 $m^2$ * (2,871 $ft^2$)* | none |
| Coach House Size: | Min. 33 $m^2$ (355 $ft^2$<br>Max. 60 $m^2$ (645 $ft^2$) | Ground floor/stair:<br>6.2 $m^2$ (67 ft2)<br>Upper floor:<br>52.7 $m^2$ (567 ft2)<br>Total: 58.9 $m^2$ (634 $ft^2$) | none |
| Lot Coverage – Building: | Max. 45% | Max. 45% | none |
| Lot Coverage – Non-porous Surfaces: | Max. 70% | Max. 70% | none |
| Lot Coverage – Live Plant Material: | Min. 20 % | Min. 20 % | none |
| Lot Size (min. dimensions): | 420 m² | 621.1 m² | none |
| Principal Dwelling Setback – Front & Rear Yards (m): | Min. 6 m | Min. 6 m | none |

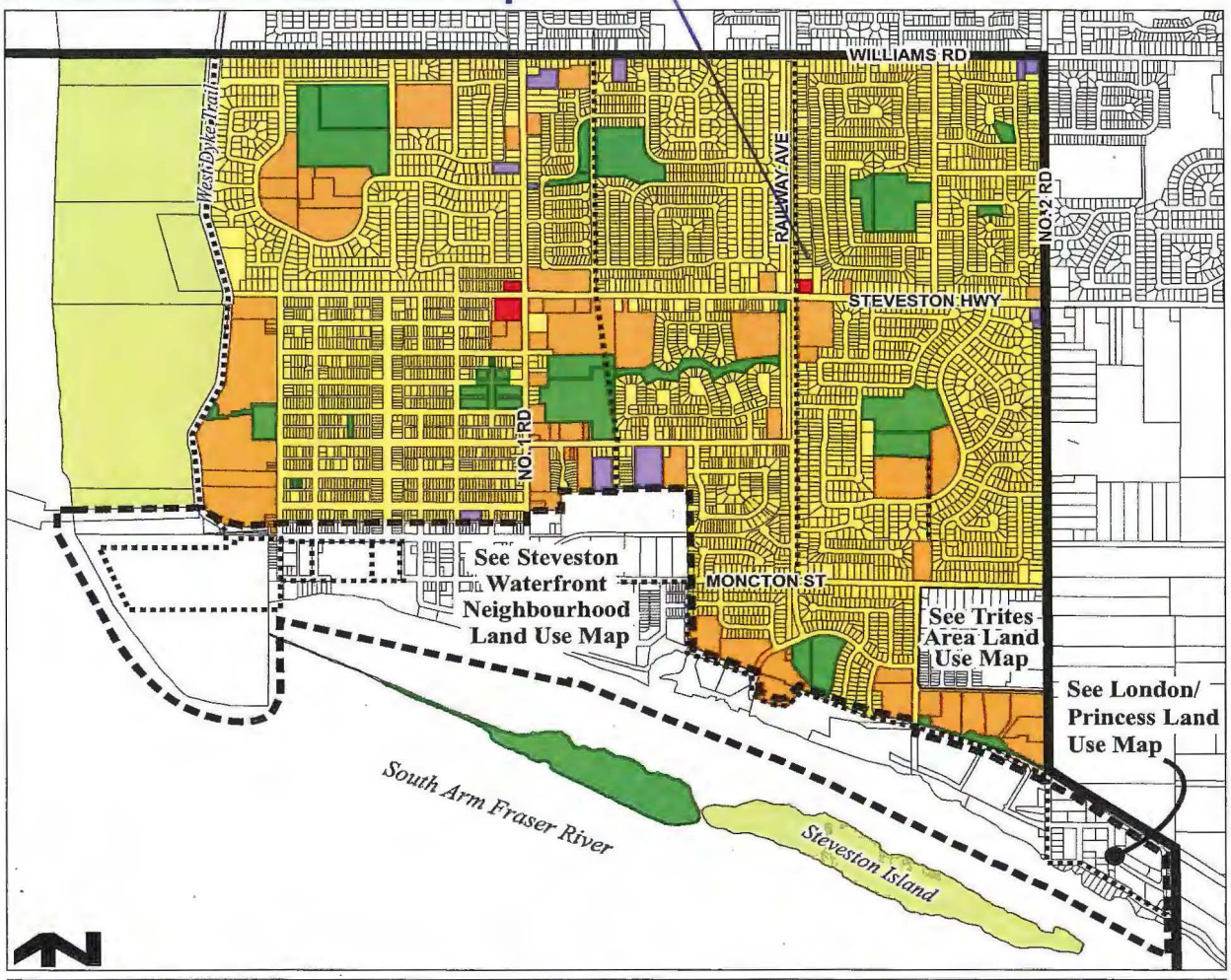
* Preliminary estimate; not inclusive of garage exemption (max. 50 $m^2$); exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

| | Bylaw Requirement | | Proposed | | Variance |
|---|---|---|---|---|---|
| Principal Dwelling Setback – Side Yards (m): | Min. 1.2 m | | Min. 1.2 m | | none |
| Coach House Building Setback – Rear Yard (m): | Min. 1.2 m | | 1.5 m | | none |
| Coach House Building Setback – Side Yards (m): | Ground floor | Min. 0.6 m (south side) Min. 1.8 m (north side) | Ground floor | Min. 1.2 m (south); 4.49 m (north) | none |
| | Second floor | Min. 1.2 m (south side) Min. 1.8 m (north side) | Second floor | Min. 1.2 m (south); 4.49 m (north) | none |
| Principal Dwelling Height (m): | Max. 2 ½ storeys | | Max. 2 ½ storeys | | none |
| Coach House Building Height (m): | Max. 2 storeys or 6.5 m, whichever is less, as measured from the highest elevation of the crown of the lane | | 2 storeys (6.48 m), as measured from the highest elevation of the crown of the lane | | none |
| On-Site Parking Spaces – Principal Dwelling: | 2 | | 2 | | none |
| On-Site Parking Spaces – Coach House: | 1 outdoor surface parking space | | 1 outdoor surface parking space | | none |
| Private Outdoor Space: | Principal Dwelling | Min. 30 m² | Principal Dwelling | Min. 30 m² | none |
| | Coach House | No minimum | Coach House | 33 $m^2$ yard 3.6 $m^2$ balcony | |

Subject Site

## Steveston Area Land Use Map

Bylaw 7783
2010/04/12




| | |
|---|---|
| Single-Family | Institutional |
| Multiple-Family | Conservation Area |
| Commercial | Trail |
| Public Open Space | Steveston Area Boundary |
| | Steveston Waterfront Neighbourhood Boundary |

# City of Richmond Policy Manual

| Page 1 of 2 | Adopted by Council: October 16, 1989<br>Amended by Council: August 17, 1992<br>Lassam Rd. Adopted by Council: August 21, 1995 | **POLICY 5420** |
|---|---|---|
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7 | |

**POLICY 5420:**

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

(a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);

(b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;

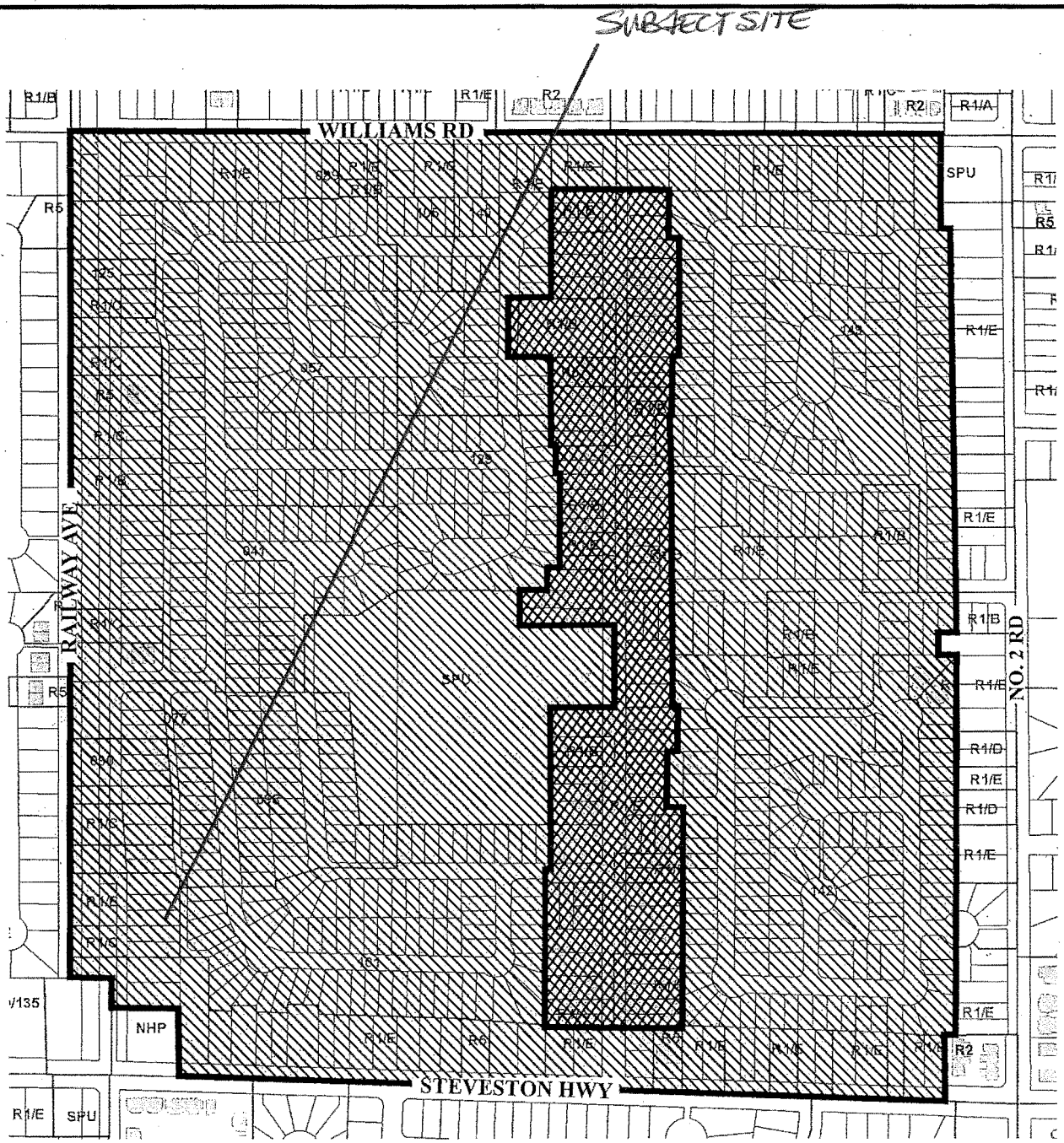
(c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

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

**Note:** Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

**Note:** There are two adoption dates for two separate portions of Policy 5420.

280220



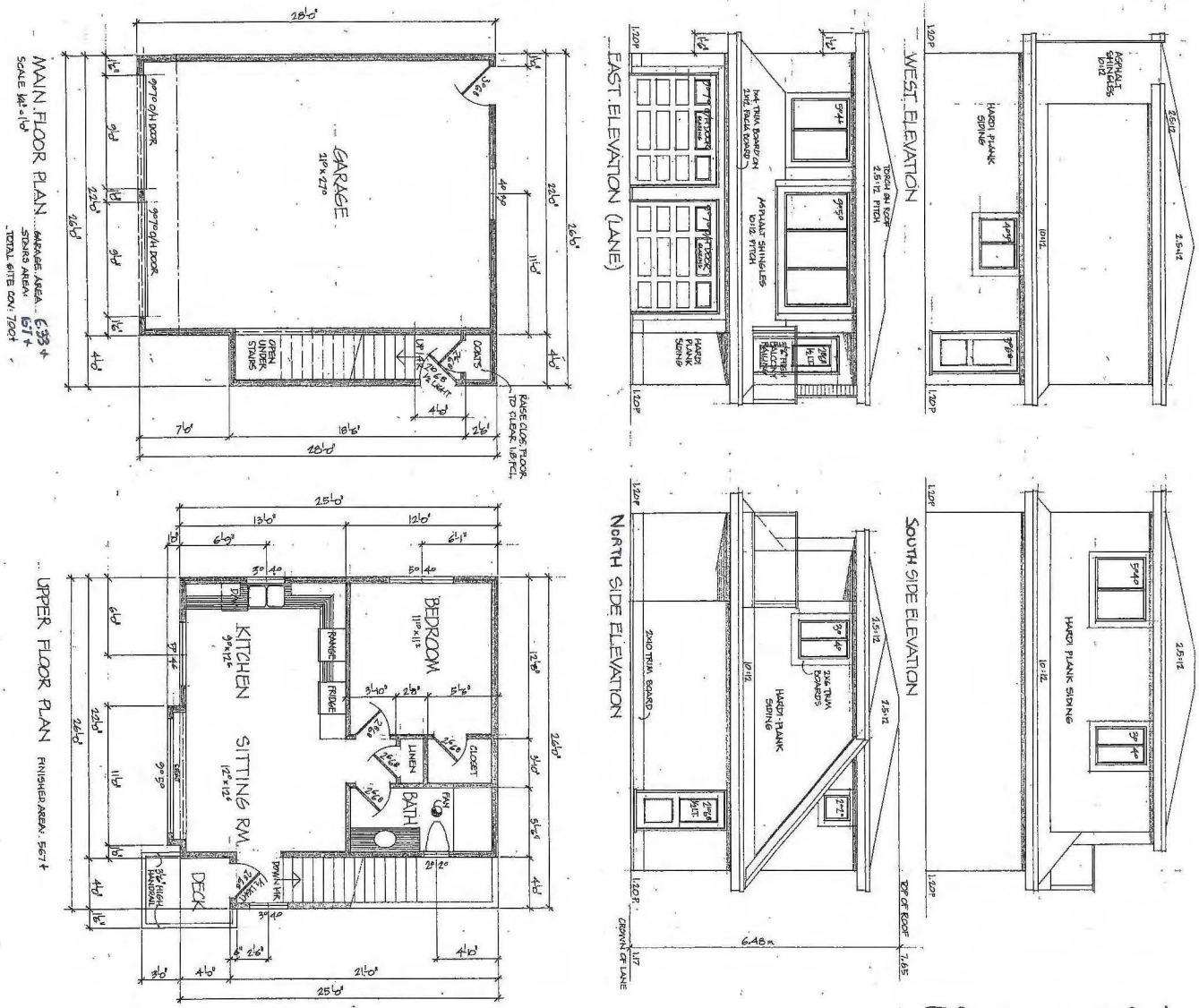

Subdivision permitted as per **R1/B** (date of adoption 08/21/95.

Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

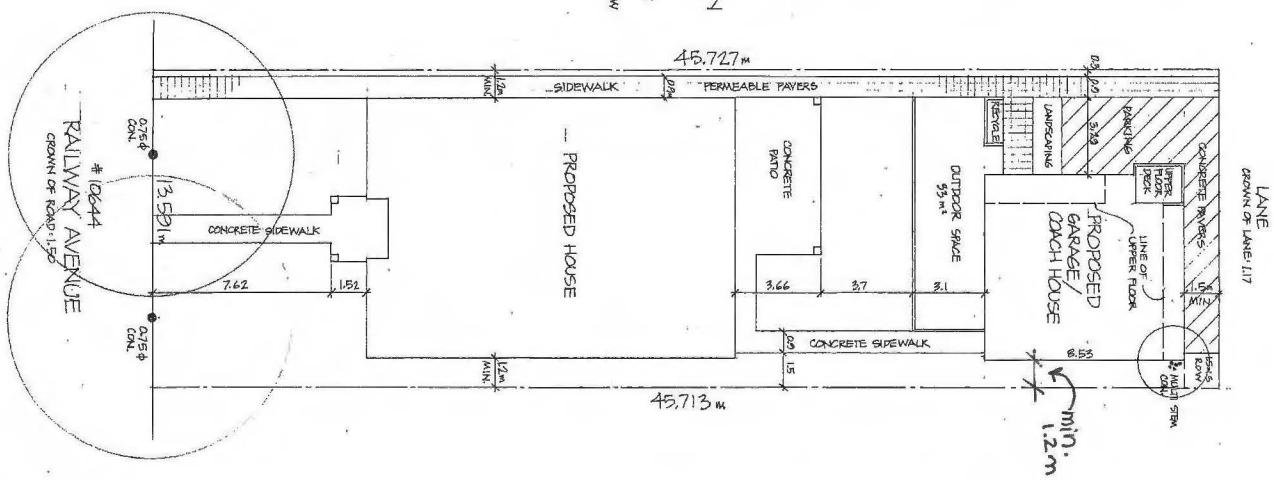
1. Williams Road - R1/C unless there is a lane or internal acces then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.

# Policy 5420
# Section 36-4-7

Adopted Date: 10/16/89
Amended Date: 08/17/92
Lassam Rd.
Adopted Date: 08/21/95
Note: Dimensions are in METRES



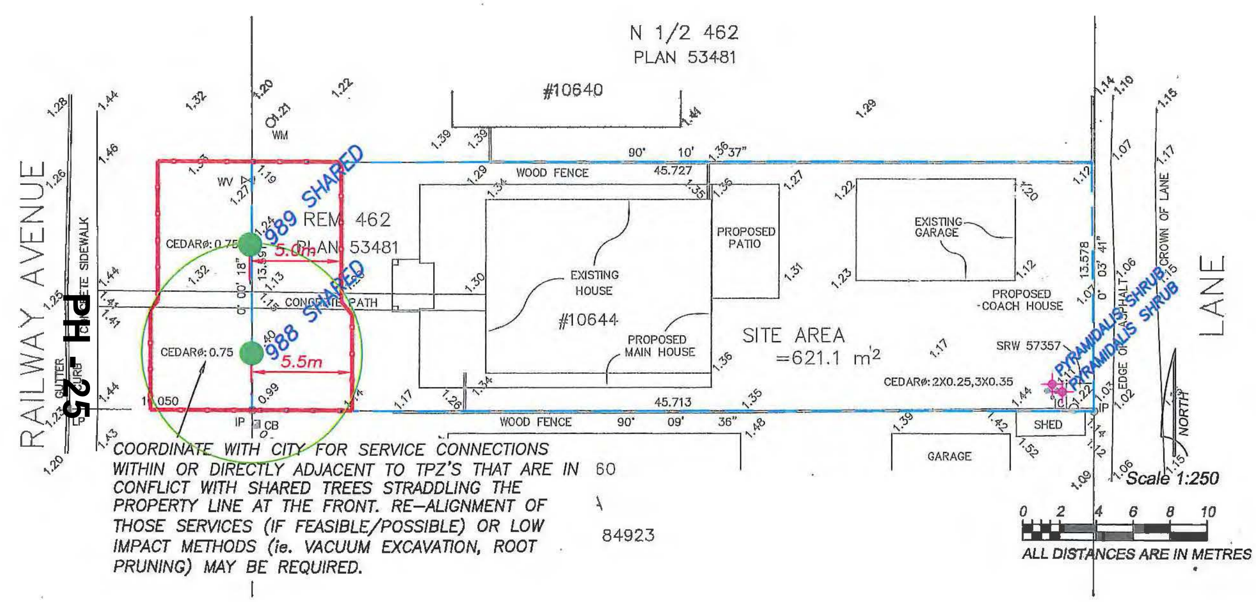

PRELIMINARY CONCEPTUAL PLANS (ALL PLANS AT BUILDING PERMIT STAGE MUST COMPLY WITH ALL CITY REGULATIONS)




| Lynde Designs ltd. 8172 Gleneagles Road Richmond, B.C. V7C 3E5 (604) 275-8085 | TITLE: PROPOSED COACH HOUSE FOR KHAKHAR AT #10644 RAILWAY AVENUE, RICHMOND B.C. | DATE JUNE 20, 2016 | |
|---|---|---|---|
| | | DWG. NO. 16-28 | SHEET NO. 1 OF 1 |

PH 24

ATTACHMENT 7





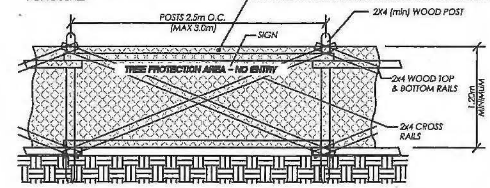

## TREE PROTECTION GUIDELINES:

1. **TREE PROTECTION ZONE SETBACKS:**
The *Tree Protection Zone* (TPZ) alignments are established as direc... by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage), even if those tree parts extend outside of the TPZ setback.
2. **TREE PROTECTION FENCES (BARRIERS):**
Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractors, sub-contractors and trades should be made aware of the restrictions therein, and consult with this office for any access, if required. Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
3. **SURVEY OF FENCES:**
If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
4. **TREE PROTECTION AND LAND CLEARING OPERATIONS:**
If large scale land clearing areas contain a TPZ and/or there is windfirming treatments required in new forest edge interfaces along the perimeters of the land clearing areas, and/or when certain trees within a TPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arborist in advance to review their work plan and to identify retained trees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.
For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.
   - Removal of defective trees in size categories of small (dbh up to 20 cm dbh), medium (dbh 21 cm to 45 cm), large (dbh 46 to 75 cm) and very large (76 cm dbh and greater), and
   - Pruning services (hourly).

   Note that appro9vals for leaving chips or large woody debris created by the waste of these operations on the site will be investigated with affected property owners upon request.
   In certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence installation may be acceptable, such as but not limited to:
   - Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing scope that is in proximity to the TPZ, or
   - Installing alternative demarcation of the TPZ such as survey stakes, painting lines on the ground, and/or placing rope and flagging.
5. **TREE PROTECTION GUIDELINES:**
Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the on-site direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and directed by the project arborist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
   - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ,
   - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation,
   - No storage or transport of: soil, spoil, construction materials, waste materials, etc.,
   - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots,
   - No passage or operation of vehicles or equipment,
   - No placement of temporary structures or services,
   - No affixing lights, signs, cables or any other device to retained trees,
   - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and,
   - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.
   - The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly.

   It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by this office.
6. **LANDSCAPING:**
The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high

**TREE PROTECTION FENCE DETAIL - SAMPLE:**
FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE




## TREE INVENTORY AND ASSESSMENT LIST:

- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Ht** and **Spr** denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade ar as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures. **U** denotes Unsuitable, **M** denotes Marginal, **S** denotes Suitable. See report for details.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

| Tag # | Ht | Spr | Dbh (cm) | Tree Type | Cond | Observations | Action |
|---|---|---|---|---|---|---|---|
| 988 | 20 | 6 | 80 | Western redcedar | M | These trees are shared with the city and appear to have historically been topped at a height of 12 above grade. | Retain |
| 989 | | | | | M | Replacement leaders consist of horizontal branches that have turned vertical forming a permanent structural impairment carry 40% of the crown. This is a significant defect that is expected to worsen over time, but not yet consider high risk for failure. These trees could be retained subject to protection measures being implemented within the site. | Retain |

**LEGEND:**
- denotes tree **TAG NUMBER** or **ID REFERENCE**.
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes the trunk location of tree proposed to be **RETAINED** and protected.
- denotes the trunk location of tree proposed to be **REMOVED**.
- denotes trunk location of **HIGH RISK** tree for owner to obtain permit and **REMOVE** as soon as possible.
- denotes trunk location of **OFF-SITE** tree to be protected (unless owner/municipal approvals for removal are obtained).
- denotes **NON-BYLAW** undersize tree (measured by project arborist).
- denotes **SITE LIMITS**.
- denotes **TREE PROTECTION ZONE** setback alignment.

| REV # | DATE | COMMENTS |
|---|---|---|
| 0 | NOV 27, 2014 | INITIAL SUBMISSION |


aclgroup.ca
ARBORTECH CONSULTING a division of: ACL GROUP
HEAD OFFICE: SERVING METRO VANCOUVER
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604.275.3484
FRASER VALLEY REGIONAL OFFICE:
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.755.7132


## TREE MANAGEMENT DRAWING

| | |
|---|---|
| PROJECT: | BP APPLICATION |
| ADDRESS: | 10644 RAILWAY AVE, RICHMOND |
| CLIENT: | FARZANA KHOKAR |
| ACL FILE: | 14378 — SHEET: 1 OF 1 |

**LAN NOTES:**
...is plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P ENG) and/or Design ...ofessionals and is provided for context only as it relates to the planning and implementing the ...anagement of existing trees. This plan does not warrant or certify the accuracy of locations of features or ...imensions thereof. Refer to the original drawings from those professionals for those purposes.

City of Richmond

# Rezoning Considerations

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

**Address:** 10644 Railway Avenue **File No.:** RZ 14-662864

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9498, the developer is required to complete the following:**

1. Submission of 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 trees, all soft and hard materials proposed, installation costs, and a 10% contingency). The Landscape Plan must:
   - comply with the proposing zoning and the guidelines of the OCP's Arterial Road Policy, and should not include hedges along the front property line;
   - include a mix of coniferous and deciduous trees; and,
   - include the dimensions of tree protection fencing as illustrated on the Tree Management Drawing attached to this report.

   The landscaping security will not be released until construction and landscaping on-site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the landscaping survives.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # 988 and 989). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, special measures to be taken during installation of the new water connection at future development stage to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of $20,000 for Trees # 988 and 989. The survival security will not be released until construction and landscaping on-site is completed, a landscape inspection has been passed by City staff, and the Arborist's post-construction impact assessment report is received by the City. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the trees survive.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the proposed conceptual plans included in Attachment 6 to this staff report dated June 15, 2016.

**Prior to Demolition Permit* issuance, the applicant is required to:**

- Install tree protection fencing around Tree # 988 at a minimum of 5.0 m out from the base of the tree and around Tree # 989 at a minimum of 5.5 m out from the base of the tree. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**Prior to Building Permit* issuance, the applicant is required to:**

- Submit Building Permit plans that conform to the design covenant registered on title at rezoning stage. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.



Initial: _____

- At the applicant's cost, the City is to complete the following service connection works:

  *Water Works*

  - Using the OCP Model, there is 242 L/s of water available at a 20 psi residual at Railway Ave. Based on the proposed development, the site requires a minimum fire flow of 95 L/s. Once the building design has been confirmed at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
  - At the applicant's cost, the City is to disconnect the existing 20 mm diameter water connection at the main, and install a new 25 mm diameter connection complete with a meter box at the property line. The meter box must be placed on the grass boulevard outside of any private fence at minimum 1.0 m away from any paved driveways and walkways.

  *Storm Sewer Works*

  - No storm sewer upgrade is required along Railway Ave.
  - No upgrade is required to the existing storm sewer system in the rear lane. All on-site drainage must be graded towards Railway Avenue.
  - The applicant is to reuse the existing storm inspection chamber and connection at the southwest corner of the property to service both the primary dwelling and the coach house in the proposed development.
  - The boulevard must be graded towards the inspection chamber to prevent storm water from ponding on the boulevard, road, driveways and walkways.

  *Sanitary Sewer Works*

  - No sanitary sewer upgrade is required along the rear lane.
  - The applicant is to reuse the existing sanitary inspection chamber and connection at the southeast corner of the property to service both the primary dwelling and the coach house in the proposed development.

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

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

**Note:**

* This requires a separate application.

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

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

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

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



Initial: _____

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

(signed original on file)

Signed

Date

City of Richmond

**Bylaw 9498**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9498 (RZ 14-662864)
# 10644 Railway Avenue

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 inserting the following into Section 8 (Residential Zones), in numerical order:

## " 8.15 Large Lot Arterial Road Coach House (RCH2)

### 8.15.1 Purpose

The **zone** provides for a detached **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

### 8.15.2 Permitted Uses

- **housing, single detached** with a detached **coach house**

### 8.15.3 Secondary Uses

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

### 8.15.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.

2. The maximum **floor area ratio** (FAR) including the **single detached housing** and **coach house** is 0.60 applied to a maximum of 464.5 $m^2$ of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 $m^2$.

3. The **coach house** must have a minimum **floor area** of at least 33.0 $m^2$ and must not exceed a total **floor area** of 60.0 $m^2$.

4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 $m^2$, and is not included in the calculation of the maximum **floor area ratio**.

5. An unenclosed and uncovered **balcony** of a **coach house** shall have a maximum area of 8.0 $m^2$, and shall be located so as to face the **lane** on a mid block **lot,** and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a **coach house** must be enclosed within the allowable **building** area.

**8.15.5 Permitted Lot Coverage**

1. The maximum **lot coverage is 45% for buildings.**

2. No more than 70% of a **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.

3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

**8.15.6 Yards & Setbacks**

1. The minimum **front yard** is 6.0 m, except that **coach houses**, **carports**, **garages** and **parking spaces** must be set back a minimum of 20.0 m.

2. The minimum **interior side yard** is 1.2 m for the **single-detached housing**.

3. The minimum **interior side yard** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and to the opposite and opposing **side lot line** is 1.8 m.

4. In addition to subsection 8.15.6.3, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the adjacent **lot** to the north.

5. The minimum **exterior side yard** is 3.0 m.

6. The minimum **rear yard** is 6.0 m for the **single detached housing**.

7. A detached **accessory building** other than a **coach house**, of more than 10.0 $m^2$ may be located in the **rear yard** but no closer than 3.0 m to a **lot line abutting** a public **road** or 1.2 m to any other **lot line**.

8. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.

9. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.

10. **Coach houses** are not permitted in the **front yard**.

11. Waste and recycling bins for the **lot** shall be located within a **screened structure** that is set back a minimum of 1.5 m from the **rear lot line**.

12. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.

13. An unenclosed and uncovered **balcony** of a **coach house** 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**.

**8.15.7 Permitted Heights**

1. The maximum **height** for **single detached housing** is 2 ½ **storeys** or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a principal **building** with a flat roof, the maximum **height** is 7.5 m

2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the residential vertical lot width envelope but no further than the setback required for the interior side yard or the exterior side yard.

3. The ridge line of front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.

4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum front yard **setback** requirement for the lot in question.

5. The **residential vertical lot depth envelope** is:

   a) calculated from the **finished site grade**; and

   b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.

7. In this **zone**:

   a) The **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum height of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;

   b) the maximum **height** to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and

   c) for the purpose of this subjection 8.15.7.7 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house.**

8. The maximum **height** for **accessory structures** is 9.0 m.

**8.15.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m.

| Zone | Minimum frontage | Minimum lot width | Minimum lot depth | Minimum lot area |
|---|---|---|---|---|
| RCH2 | 6.0 m | 12.0 m | 35.0 m | 420.0 m² |

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

**8.15.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the RCH2 **zone**:

   a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or 6.0 m of a **front lot line abutting** a public **road**, shall not exceed 1.2 m in **height**; and

   b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.

2. A private outdoor space shall be provided on the **lot** with a minimum area of 30 $m^2$ and a minimum width and depth of 3.0 m.

3. All private outdoor space shall not be:

   a) located in the **front yard**; and

   b) occupied or obstructed by any **buildings**, **structures**, projections and on-site parking except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.

4. A private outdoor space shall also be provided for the benefit of the **coach house** only, which:

   a) may include an open or covered deck, unenclosed **balcony**, **patio** pavers, **porch** or fenced yard space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and

   b) shall be accessed from the **rear yard**, **lane** or **coach house**.

5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:

   a) the planting of appropriate trees (e.g. small species or fastigiate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and

   b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.

6. A high quality **screen** shall be located between a **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.

7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.

8. Where vertical greening is used as a means to improve privacy, it may include walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.

9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:

   a) clearly leading from the **road** to the **coach house** entry; and

   b) clearly leading from the **lane** to the **coach house** entry.

**8.15.10 On-Site Parking & Loading**

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.

2. For the purpose of this **zone** only, a **driveway** is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle** access to or from a public **road** or **lane**.

3. A **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**.

4. The required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

**8.15.11 Other Regulations**

1. **Boarding and lodging** shall be located only in a **single detached housing** unit, and not in the **coach house**.

2. A **child care program** shall not be located in a **coach house**.

3. The **coach house** must be located above a detached **garage**.

4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply. "

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"LARGE LOT ARTERIAL ROAD COACH HOUSE (RCH2)".**

P.I.D. 003-832-481
Lot 462 Except: the northerly portion, Section 36 Block 4 North Range 7 West New Westminster District Plan 53481

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9498".**

| | |
|---|---|
| FIRST READING | JUL 25 2016 |
| 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

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | June 27, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 14-676714 |
| **Re:** | **Application by GBL Architects, on behalf of Trans-Pacific Business Corporation, Inc. No. 33797 for Rezoning at 7260 Westminster Highway from Auto-Oriented Commercial (CA) to Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9547 to create the "Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre)" zone, and to rezone 7260 Westminster Highway from "Auto-Oriented Commercial (CA)" to "Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:dn
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☑ | |

## Staff Report

### Origin

GBL Architects, on behalf of Trans-Pacific Business Corporation, Inc. No. 33797, has applied to the City of Richmond to rezone 7260 Westminster Highway (Attachment 1) from "Auto-Oriented Commercial (CA)" to a new site specific zone, the "Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre)" zone to permit development of a six storey building that includes 33 congregate care units, a single residential unit (534 $m^2$ (5,745 $ft^2$), approximately 305 $m^2$ (3,280 $ft^2$) of commercial space, and enclosed parking (Attachment 3).

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2). Conceptual design drawings are provided in Attachment 3.

### Surrounding Development

The subject site is in the Brighouse Village in an area designated for medium-density, mid-rise housing under the City Centre Area Plan (CCAP) (Attachment 4). The site is currently developed as two (2), two-storey buildings separated by a drive aisle and associated on-site surface parking, and offer commercial services.

Development surrounding the subject site is as follows:

| | |
|---|---|
| To the North: | Westminster Highway, an existing residential development that includes three (3) residential towers zoned "Downtown Commercial (CDT1)" and designated Urban Core T6 (45 m) in the Lansdowne Village Sub Area in the CCAP. |
| To the South: | a lane and Minoru Park zoned "School & Institutional Use (SI)" and designated Park in the Brighouse Village Sub Area in the CCAP. |
| To the East: | a commercial use within a single family home zoned "Personal Services Commercial (ZC5) – Brighouse Village (City Centre) and designated Urban Centre T5 (25 m) in the Brighouse Village Sub Area in the CCAP. |
| To the West: | a hotel zoned "Auto-Oriented Commercial (CA)" and designated Urban Centre T5 (25 m) in the Brighouse Village Sub Area in the CCAP. |

**Related Policies & Studies**

Official Community Plan/Brighouse Village in the CCAP
The site is designated "Mixed Use" in the Official Community Plan (OCP), which supports the proposed commercial and residential uses. The site is located within the Brighouse Village Sub Area in the CCAP in an area where medium-density, mid-rise residential and non-residential uses are supported. The proposed uses and building form are consistent with the CCAP (Attachment 4).

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

Affordable Housing Strategy
The Richmond Affordable Housing Strategy applies only to the development of market housing. Therefore, in accordance with provisions in the Affordable Housing Strategy for smaller apartment developments, the applicant will make a cash contribution to the affordable housing reserve fund based on the residential apartment floor area proposed at the penthouse level (i.e. $22,992.00). Congregate housing and commercial uses are not subject to affordable housing contributions under the Strategy.

OCP Aircraft Noise Sensitive Development (ANSD) Policy
The subject site is located within an area that permits all aircraft noise sensitive land uses. However, as the site is affected by OCP Airport Noise Contours, the development is required to register a covenant prior to rezoning bylaw adoption.

OCP Sustainability Policy

- As a condition of rezoning bylaw adoption, the applicant will commit to connect the subject development to a future City Centre District Energy Utility (DEU), which includes design and construction of the building to facilitate future connection to a DEU, entering into a Servicing Provision Agreement(s), and statutory rights of way and/or alternative agreement.
- In accordance with the CCAP, the proposed development would be constructed to achieve a minimum LEED Silver equivalency. The applicant has provided a list of sustainability features that may be incorporated to ensure the development proposal achieves LEED Silver equivalency (Attachment 5). Notably, the proposed concrete building includes a rooftop outdoor amenity area that includes garden plots.

OCP Accessibility Policy

- All of the proposed units would incorporate aging in place features to accommodate mobility constraints associated with aging. These features include stairwell hand rails; lever-type handles for plumbing fixtures and door handles; and solid blocking in

washroom walls to facilitate future grab bar installation beside toilets, bathtubs and showers.

- Basic Universal Housing (BUH) provisions, as outlined in the Zoning Bylaw, include bathtub clearance specifications. The congregate housing units would include a stand-up shower, which is easier to use for individuals with mobility restrictions, rather than a bathtub.
- The proposed development would provide barrier-free access to both the commercial units and the residential lobby, as well as barrier-free access to the indoor and outdoor amenity space.

OCP Crime Prevention Through Environmental Design (CPTED)

Through the Development Permit review process, CPTED features will be finalized and would include but are not limited to the following:

- Reviewing the design of the corridor connecting the parking area and Westminster Highway;
- Designing the parking structure and the residential lobby to minimize alcoves and hidden corners;
- Painting the parking structure white and creating well-illuminated spaces;
- Incorporating appropriate glazing into the design of elevator lobbies and vestibules; and
- Using transparent building material at the ground level and between the indoor amenity and the outdoor amenity areas to establish opportunities for passive surveillance.

Public Art

The development proposal is exempt from participation in the public art program. Congregate housing is exempt from the program and the total proposed residential and commercial floor area is below the threshold for participation in the public art program.

## Public Consultation

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

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

## Analysis

Project Description

The proposed mid-rise development is characterized as a seniors-oriented congregate housing project with limited secondary uses. In addition to seniors-oriented congregate housing, the development proposal includes commercial retail space and a residential lobby at the ground level fronting Westminster Highway, and a single residential penthouse unit. The proposed

uses are consistent with the site's designation in the Brighouse Village Sub Area in the CCAP. The proposed congregate housing is within close proximity of the Richmond Hospital, medical offices, and community amenities including the Minoru older adults' centre and the new City Centre Community Centre. The proposed commercial uses along the Westminster Highway frontage would support the establishment of pedestrian-oriented retail uses along this portion of Westminster Highway in accordance with CCAP objectives.

The building's third floor would be allocated for the provision of amenity services and spaces for the proposed 33 congregate housing units. The amenities and services proposed in association with the congregate housing units are consistent with those provided by existing congregate housing in the city and include a concierge service, which would provide 24 hour non-medical assistance, the option of shared dining and meal service, laundry and housekeeping service, and amenity space (including a library, fitness room, multi-function rooms, and commercial kitchen space).

The outdoor amenity area, which is located on the third floor terrace, adjacent to the indoor amenity space, would include lounging and outdoor recreation opportunities. In addition to the large common outdoor amenity area, each congregate unit has a private balcony. A range of balcony sizes are proposed and each balcony is at least 6 $m^2$ (64.5 $ft^2$) and complies with minimum size guidelines in the OCP. Both north and south oriented outdoor patio space would provide the single penthouse residential unit with more than 245 $m^2$ (2,635 $ft^2$) of private outdoor space. A rooftop deck, intended to accommodate garden plots, is also proposed. This area would be shared by the congregate housing residents and the single residential penthouse suite. Registration of a legal agreement on title to secure the area as shared space is a requirement of the rezoning approval.

To ensure the units are not converted into regular residential housing in the future, as a condition of rezoning, the applicant would be required to register a covenant on title preventing stratification of the congregate units and associated amenity space.

Site Access

The site is currently accessible from both Westminster Highway and an existing rear lane that extends westward to the southern extension of Alderbridge Way. As a condition of redevelopment, the site's existing Westminster Highway access would be closed and all vehicle traffic redirected to the lane. The CCAP designates this section of Westminster Highway as a pedestrian-oriented retail linkage. By redirecting all vehicle traffic to the lane, continuous, active ground level uses would be established along the frontage, which is consistent with the site's designation in the CCAP.

The existing lane network does not extend east of the subject site; however, future development will extend the lane east to connect to Bowling Green Road. The existing lane has been secured through a series of individual right-of-ways that are registered on private

property and would accommodate traffic to and from the site. To maximize the function of the existing lane the following would be undertaken:

- Existing hydro kiosks and associated bollards are located close to the southeast intersection of Westminster Highway and Alderbridge Way extension. The kiosks restrict the width of the lane in this location. Prior to finalizing the associated Development Permit plans and as a condition of rezoning bylaw adoption, the applicant would work with the city and BC Hydro to identify a relocation site for the kiosks in accordance with the terms articulated in Attachment 6. The applicant is aware that if the hydro kiosks must be relocated to the subject site, changes to the building design would be required.
- Hotel operators on either side of the Alderbridge Way extension have posted signage restricting truck access. Signage that is not authorized by the city would be removed.
- Signage would be installed to remind hotel operators that no stopping is permitted along the east side of the Alderbridge Way extension.
- An existing covenant on title (BH074271) registers the City's intention to restrict all vehicle traffic to the lane at the time the lane is established. As a condition of redevelopment, the site's Westminster Highway access would be closed; therefore, this document would be discharged.
- Registration of a lane use acknowledgement and indemnity agreement would be required to recognize the City's recommendation that the applicant obtain legal advice in respect to the terms and conditions of the right-of-ways comprising the lane.

Until the lane is extended to Bowling Green Road, delivery and collection trucks will turn around on-site. The loading space has been designed to accommodate on-site truck turning. To accommodate a rare condition when the loading space is in use, through the Development Permit review process, the applicant will confirm that the location of the parking access gate and building structure are designed to accommodate a hammerhead turn around.

Vehicle & Bike Parking and Loading

Transportation staff supports the findings of a Traffic Impact Assessment (TIA) and Parking Feasibility Study that was provided by the applicant, which proposes a site specific parking rate for the congregate housing component of the development. The report also includes a Transportation Demand Management (TDM) strategy to support the congregate housing parking rate. Parking for congregate housing is proposed to be provided at a rate of 0.2 parking stalls per sleeping unit, plus 1 stall for an employee/support service worker, as well as implementation of the TDM package. The TDM requirements include:

- Contribution of $25,000 towards a bus shelter that is located within proximity of the site;
- Provision of a minimum 33 indoor, secured scooter parking stalls that are equipped with electrical charging outlets;
- Two (2) benches located along the site's Westminster Highway building façade; and

- Provision of electric vehicle charging outlets for three (3) commercial parking stalls.

Parking would be enclosed and screened from view. A total of 23 parking stalls would be provided. Eight (8) parking stalls would be provided for the congregate housing facility, thirteen (13) parking stalls would be provided for use by the commercial retail space, and two (2) parking spaces would be provided for the single residential unit in accordance with the Bylaw. Transportation staff support shared visitor and commercial parking conditional to an agreement being registered on title as a condition of rezoning bylaw adoption that secures unassigned access to the stalls, access to commercial stalls during regular business hours, and access to visitor parking stalls at all times.

The OCP includes policy related to the provision of electric charging facilities for residential building area; however, the subject application is limited to a single residential unit. Taking the proposed congregate housing use into consideration, electric outlets would be provided for the scooter parking areas and the development would provide three (3) commercial parking spaces equipped with vehicle charging outlets.

Rather than require provision of bike parking for the congregate housing units, a minimum of one (1) scooter parking per congregate housing unit would be provided within the development. Seventeen (17) secured bike parking spaces are currently proposed at the mezzanine level. Through the Development Permit review process the proposed location and number of secured bike parking stalls would be reviewed. The location of outdoor bike racks would be determined through the associated Development Permit review process.

One medium loading space would be provided on-site. Both the loading space and the associated garbage/recycling room would be secured for use by all tenants/residents of the building as a condition of rezoning bylaw adoption. Collection would take place in the lane in order to accommodate the overhead clearance required by the truck's collection arm. Through the Development Permit review process, the applicant will finalize on-site truck circulation to the satisfaction of the City.

Proposed Rezoning Bylaw

The applicant's proposal to include seniors-oriented congregate housing as the primary use would be supported by nearby services and would maximize the redevelopment potential of the site while responding to CCAP objectives. Within the City Centre, the subject site is relatively small and the applicant has been unable to consolidate with adjacent properties at this time. The site's designation in the CCAP supports up to 2.0 FAR. Maintaining the target density is desirable in this location in order to achieve the intended streetwall building typology and to support pedestrian activity along this prominent but underutilized section of Westminster Highway, which is designated as a pedestrian-oriented retail linkage. The proposed zone reflects the unique requirements of seniors-oriented congregate housing, which is characterized by smaller individual units, a high requirement for common indoor amenity space/common area, and a low parking requirement.

Floor Area Ratio (FAR): Congregate housing is associated with generous common amenities and services. To accommodate the expanded floor area required to provide these amenities and services for residents, the indoor amenity exemption has been increased to 0.35 FAR.

Parking: The parking rate for the congregate housing component of the development is reduced to 0.2 parking stalls per sleeping unit plus a stall for an employee/service provider in recognition of the property's location within the City Centre, nearby amenities and transportation options, and low rate of vehicle use typical of congregate care residents.

Height: Although the height to the building parapet would be less than 25 m (82 ft.), in order to access the proposed rooftop deck area and to accommodate the elevator overrun, the maximum building height would include a provision to permit an additional 2.5 m (8 ft.) of building height that accommodates an elevator/stair structure. Through the Development Permit review process, the applicant would be required to demonstrate that the elevator overrun is designed as an extension of the building rather than a mechanical rooftop appendage.

Dedications & Improvements and Servicing Capacity & Upgrades

The applicant is required to provide dedications and undertake frontage improvements as discussed in detail in the Rezoning Considerations (Attachment 6). These works include but are not limited to:

- Dedication of a 7.5 m wide lane along the southern property line and upgrades that include installation of a sidewalk and lighting along the southern edge of the site abutting Minoru Park;
- Discharge of the existing lane right of way (Statutory Right of Way BH074270);
- An approximately 1.3 m wide dedication along the site's Westminster Highway frontage;
- Upgrading the Alderbridge Way and Westminster Highway intersection to include traffic signals for the south approach and any other associated improvements required by the intersection changes; and
- Design and construction of a raised decorative concrete median with landscaping on Westminster Highway to replace the existing pavement markings.

Engineering issues will be addressed through the required Servicing Agreement (SA), which is discussed in detail in the attached Rezoning Considerations. The scope of the SA includes but is not limited to installing a new water service connection along the site's Westminster Highway frontage, extending the existing storm sewer located within the right-of-way located on the southern portion of the site, upgrading the existing storm sewer along the Westminster Highway frontage and installing a new service connection, upgrading the existing sanitary service connection at the site's sanitary service connection, and relocation of off-site hydro kiosks.

Tree Retention and Replacement

The applicant has provided confirmation that there are no bylaw sized trees on the site. There are three (3) trees located off-site along the property's Westminster Highway frontage. The applicant is required to install tree protection fencing and to arrange inspection by the Tree Protection Department prior to undertaking any work on the site. A detailed landscaping plan would be developed as part of the associated Development Permit application review process.

Development Permit

The Rezoning Considerations attached to this report (Attachment 6) include a requirement for the substantive completion of a Development Permit for the subject site prior to adoption of the rezoning bylaw. The Development Permit review process includes review of the architecture and landscape plans by both staff and the Advisory Design Panel (ADP) and will include, but is not limited, to resolution of the following:

- Design development of the pedestrian corridor that connects the enclosed parking area to Westminster Highway fronting commercial retail units and the residential lobby.
- Demonstrate that the enclosed vehicle, bike and scooter parking maximizes efficiency and function, and review the number of proposed enclosed bike parking spaces.
- Demonstrate to the satisfaction of the Transportation Department that hammerhead turnaround is accommodated.
- Confirm the relocation site for the off-site hydro kiosks and undertake any resulting required building design changes, which may substantially affect the building's design at the northwest corner of the site if the kiosks are required to be accommodated on the subject site.
- Provision of landscape plans.
- Design development of the elevator overrun and stairwell that provides access to the rooftop amenity area.
- Confirmation that any proposed rooftop mechanical equipment complies with the permitted building height and is appropriately screened.
- As the building would be higher than existing adjacent buildings, the applicant is required to demonstrate that the building's exposed east and west elevations are suitably treated.

**Financial Impact or Economic Impact**

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

**Conclusion**

The applicant has demonstrated the feasibility of accommodating the proposed density on the subject site. The proposed uses, including ground level commercial retail units, seniors-oriented congregate housing, and a single residential unit are supported by the site's designation in the CCAP. Although the subject site is small relative to typical redevelopment sites within the City Centre, by proposing uses that are uniquely suited to the context and providing site specific responses, the applicant has demonstrated that the proposal is well suited to the subject site and surrounding context.

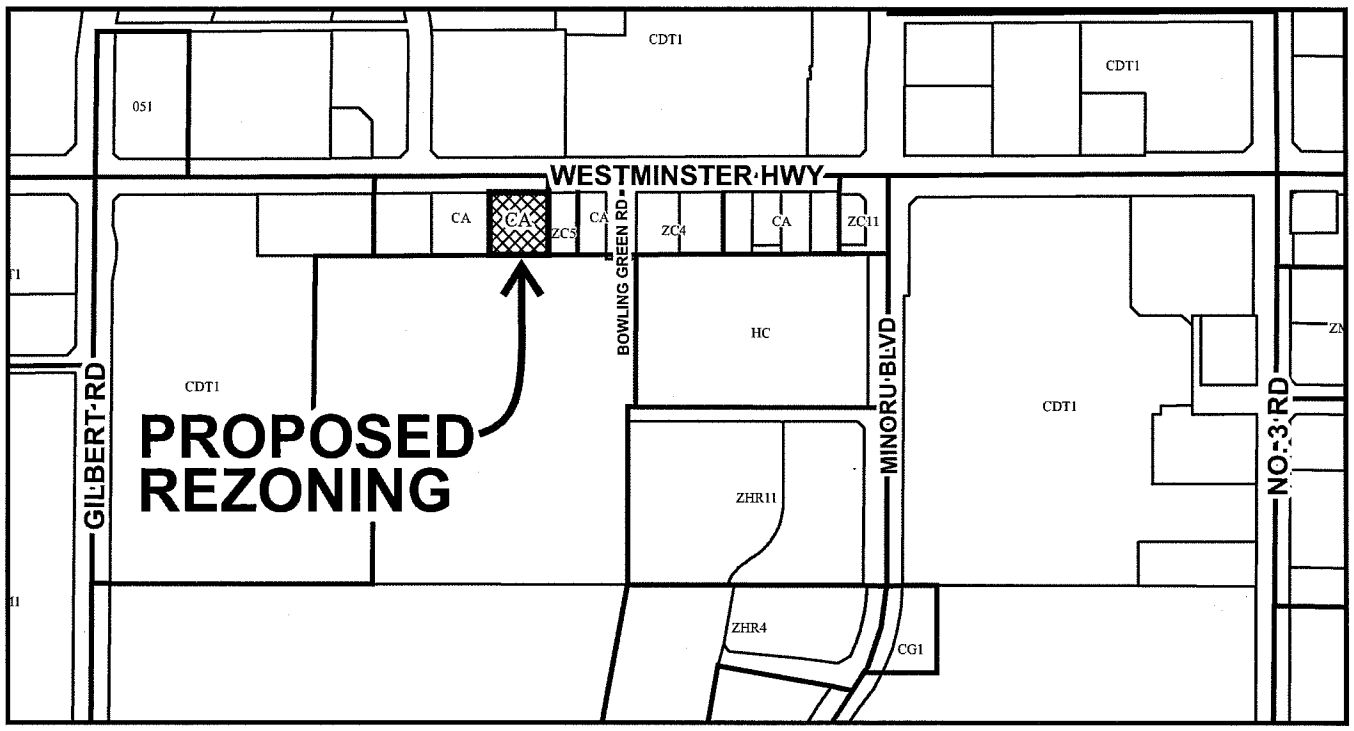
It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9547 be introduced and given first reading.

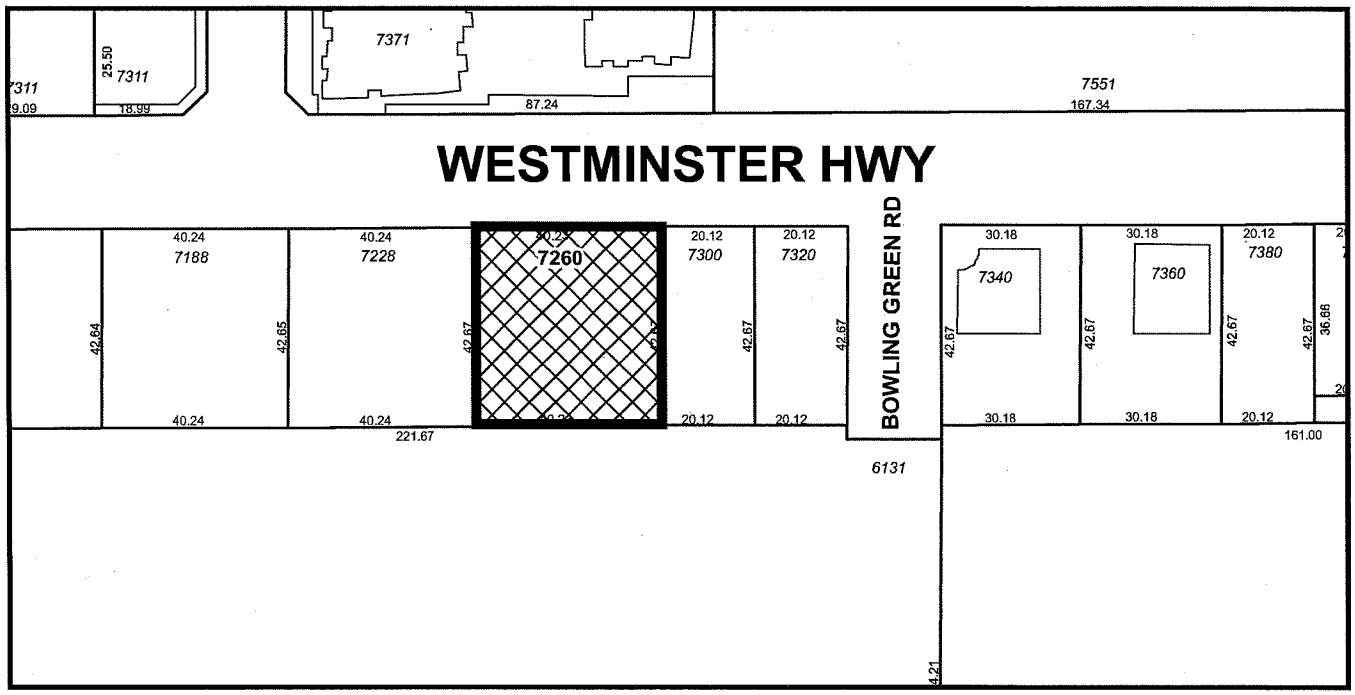
Diana Nikolic, MCIP
Senior Planner/Urban Design

DN:cas

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Conceptual Development Plans
Attachment 4: Brighouse Village Plan
Attachment 5: Sustainability Checklist (provided by applicant)
Attachment 6: Rezoning Considerations

City of Richmond




RZ 14-676714

Original Date: 11/25/14

Revision Date: 05/10/16

Note: Dimensions are in METRES

City of
Richmond

RZ 14-676714

Original Date: 11/25/14

Revision Date

Note: Dimensions are in METRES

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 14-676714** **Attachment 2**

Address: 7260 Westminster Highway

Applicant: GBL on behalf of Trans-Pacific Business Corporation, Inc. No. 33797

Planning Area(s): Brighouse Village in the City Centre Area Plan

| | Existing | Proposed |
|---|---|---|
| **Owner:** | Trans-Pacific Business Corporation, Inc. No. 33797 | Trans-Pacific Business Corporation, Inc. No. 33797 |
| **Site Size ($m^2$):** | 1,718 $m^2$ (18,474 $ft^2$) | 1,654 $m^2$ (17,808 $ft^2$) (includes lane dedication area, excludes dedication along Westminster Highway) |
| **Land Uses:** | Two-storey commercial | Ground level commercial, congregate care, 1 residential unit |
| **OCP Designation:** | Mixed Use | Mixed Use |
| **Area Plan Designation:** | Urban Centre T5 (25 m) | Urban Centre T5 (25 m) |
| **Zoning:** | Auto Oriented Commercial (CA) | Mid-rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre) |
| **Number of Units:** | 2 commercial buildings | 4 commercial CRUs, 33 congregate care units with associated secured amenity space, 1 residential penthouse unit |

| | Proposed Bylaw 9547 Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | 2.0 FAR provided that not less than 300 $m^2$ of the site is dedicated to the City as road. An additional 0.35 FAR provided that it is entirely used to accommodate amenity space. | 2.0 FAR provided that not less than 300 $m^2$ of the site is dedicated to the City as road. An additional 0.35 FAR provided that it is entirely used to accommodate amenity space. | none permitted |
| Lot Coverage – Building: | Max. 96% | 95.43% | none |
| Lot Size (min. dimensions): | 1,350 $m^2$ (14,560 $ft^2$) | 1,352.7 $m^2$ (14,560 $ft^2$) | none |
| Setback – Westminster Highway (m): Lane (existing or new): Interior side yard: | Westminster Highway (m): 1.75 m Lane (existing or new): 0 m Interior side yard: 0 m | Westminster Highway (m): 1.75 m Lane (existing or new):0 m Interior side yard: 0 m | none |

| | Proposed Bylaw 9547 Requirement | Proposed | Variance |
|---|---|---|---|
| Height (m): | Height: 25 m, provision for additional 2.5 m to accommodate elevator overrun that provides access to rooftop amenity space. | Height to building parapet: 24.5 m<br>Building height including elevator overrun: 27.28 m | none |
| Off-street Parking Spaces | Congregate Housing: 0.2/sleeping unit + 1= 8 PLUS TDM package<br><br>Commercial/Retail: City Centre Zone 2 rate 4.2/100 $m^2$ = 13<br><br>Residential (R)/Visitor (V): 1.2/unit = 2 (R)/1(V)<br><br>(shared visitor/commercial parking permitted) | Congregate Housing: 8<br>Commercial/Retail: 13<br>Residential (R)/Visitor (V): 2/1<br><br>Shared visitor/commercial parking | none |
| Off-street Parking Spaces – Total: | 23 | 23 | none |
| Bicycle Parking | Commercial<br>Class 1: 0.27/100m² : 1<br>Class 2: 0.4/100 m²: 1<br><br>Residential<br>Class 1: 1.25/unit: 2<br>Class 2: 0.2/unit: 1<br><br>Total:<br>Class 1: 3<br>Class 2: 2 | Class 1: 17<br>Class 2: 3 location to be established through DP process | none |
| Scooter Parking | 33 | 33 | |
| HC parking | 2 | 2 | |
| OCP Electric Vehicle Charging Provisions | -3 commercial parking stalls equipped with 120 volt receptacle<br>-Scooter parking with electrical charging outlets<br>-Minimum 1 120 volt receptacle for every 10 Class 1 bicycle parking spaces: to be indicated on DP plans | #120 volt receptacles: 3 stalls<br>#120 volt receptacles for bike and scooter spaces | none |
| Loading | Medium stall (SU9): 1<br><br>Shared between commercial, congregate, residential uses<br>Collection from the lane | Medium stall (SU9): 1 | |
| Amenity Space – Indoor: | Congregate housing: 70 m² (754 ft²)<br>1 Residential unit: 0 m² | Congregate housing exclusive use: 798 m² (8,595 ft²) | none |

| | Proposed Bylaw 9547 Requirement | Proposed | Variance |
|---|---|---|---|
| Amenity Space – Outdoor: | Congregate housing exclusive use: 198 m² (2,130 ft²)<br>1 Residential unit: 0 m² | Congregate housing exclusive use: 325 m² (3,498 ft²)<br>Roof top outdoor amenity shared between congregate and residential uses: 174.2 m² (1,876 ft²)<br>Residential private use: 249 m² (2,682 ft²) | none |

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

## 7260 Westminster Highway Richmond - Mixed Use Development

**OWNER:** Trans - Pacific Business Corporation, Inc. No. 33797

**LEGAL DESCRIPTION:**
PARCEL ONE, SECTION 8, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, REFERENCE PLAN LMP 15308

**PARCEL IDENTIFICATION NUMBER** 018-696-040

**CIVIC ADDRESS:** **EXISTING ZONING** CA **PROPOSED ZONING** ZR11

**7260 Westminster Highway** **PROPOSED DEVELOPMENT IN COMPLIANCE WITH CCAP SUB-AREA B.2**

**MAX HEIGHT** 25 M (82 FT) **SETBACKS** FRONT 1.75 M (5.74')

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| SITE AREA (GROSS): | 18,474.00 | SF | 1,716.30 | M2 | | | | | |
| ROAD DEDICATION | 4.27 | FT | 1.30 | M | 61.82 | M2 | 665.44 | SF | |
| LANE DEDICATION | 24.61 | FT | 7.50 | M | 301.78 | M2 | 3,248.33 | SF | |
| SITE AREA (NET): | 14,560.23 | SF | 1,352.70 | M2 | | | | | |
| SITE AREA (FAR CALCULATION) | 17,808.56 | SF | 1,654.48 | M2 | | | | | * |
| LOT COVERAGE | 13,894.51 | SF | 1,290.84 | M2 | 95.43% | | | | ** |

*FAR CALCULATION IS BASED ON GROSS SITE AREA DEDUCTED BY ROAD DEDICATION
**LOT COVERAGE IS CALCULATED BASED ON NET SITE AREA

### FAR CALCULATION BASED ON NET AREA + LANE DEDICATION

| FAR (imperial) | RESIDENTIAL | COMMERCIAL | AMENITY | FAR AREA | GROSS BUILDING AREA | FAR (metric) | RESIDENTIAL | COMMERCIAL | AMENITY | FAR AREA |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |
| FAR ALLOWED | | | | 35,617.12 | | FAR ALLOWED | | | | 3,308.96 |
| | | | | 2.00 | | | | | | 2.00 |
| FAR PROPOSED | 32,326 | 3,291 | 8,595 | 35,617 | 46,700 | FAR PROPOSED | 3,003.15 | 305.74 | 798.50 | 3,308.89 |
| FAR | 1.82 | 0.18 | 0.48 | 2.00 | | FAR | 1.82 | 0.18 | 0.48 | 2.00 |

### FAR CALCULATION BASED ON NET SITE AREA

| FAR (imperial) | RESIDENTIAL | COMMERCIAL | AMENITY | FAR AREA | | FAR (metric) | RESIDENTIAL | COMMERCIAL | AMENITY | FAR AREA |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | |
| FAR ALLOWED | | | | 29,120.46 | | FAR ALLOWED | | | | 2,705.40 |
| | | | | 2.00 | | | | | | 2.00 |
| FAR PROPOSED | 32,326 | 3,291 | 8,595 | 35,617 | | FAR PROPOSED | 3,003.15 | 305.74 | 798.50 | 3,308.89 |
| FAR | 2.22 | 0.23 | 0.59 | 2.45 | | FAR | 2.22 | 0.23 | 0.59 | 2.45 |

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

PROJECT STATISTICS

| | |
|---|---|
| DATE | NOVEMBER 2016 |
| DRAWN BY | AK |
| CHECKED BY | AB |
| SCALE | NTS |
| JOB NUMBER | 1443 |

A-0.01

ATTACHMENT 3

## DENSITY CALCULATION

| COMMERCIAL (IMPERIAL) | | | | |
|---|---|---|---|---|
| Level | Units | CRU | Loading | Gross Area |
| Level 1 | MAX 4 | 3,291.00 | 0.00 | 3,291.00 |
| TOTAL | MAX 4 | 3,291.00 | 0.00 | 3,291.00 |

| COMMERCIAL (METRIC) | | | | |
|---|---|---|---|---|
| Level | Units | CRU | Loading | Gross Area |
| Level 1 | MAX 4 | 305.74 | 0.00 | 305.74 |
| TOTAL | MAX 4 | 305.74 | 0.00 | 305.74 |

| RESIDENTIAL | UNITS | GROSS FLOOR AREA | | | | DEDUCTIONS (inc Amenity) | | FSR AREA | RES. AT 3-6 FL | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | a | b | c | d | e = b+c+d+f+g | f | g | h = d+f+g | i = e-h | | |
| Level | | Suite Area | Internal Circulation & service | Amenity | Gross Area | Vertical communication | G&R/ Mechanical/el. | Total Deductions | Net Area | | |
| Level 1 | 0 | 0.0 | 682 | | 1,578.0 | 644.0 | 252 | 252 | 1,326.0 | | *** |
| Level 2 | 0 | 0.0 | 2,141 | | 4,041.0 | 811.0 | 1,089 | 1,900 | 2,141.0 | | |
| Level 3 | 0 | 0.0 | 0 | 8,595 | 9,406.0 | 811.0 | 0 | 7,067 | 2,339.0 | | **** |
| Level 4 | 11 | 5,810.0 | 1,114 | | 7,390.0 | 466.0 | 0 | 466 | 6,924.0 | | |
| Level 5 | 11 | 5,810.0 | 1,114 | | 7,390.0 | 466.0 | 0 | 466 | 6,924.0 | | |
| Level 6 | 11 | 5,810.0 | 1,114 | | 7,390.0 | 466.0 | 0 | 466 | 6,924.0 | | |
| Level 7 | 1 | 5,410.0 | 338 | | 6,214.0 | 466.0 | 0 | 466 | 5,748.0 | | |
| TOTAL | 34 | 22,840.0 | 6,503 | | 43,409.0 | 4,130.0 | 1,341 | 11,083 | 32,326 | 26,520 | |

****Vertical communication is included in the ground floor FAR calculation*

*****15.35% of allowed FAR area (0.35 FAR) is excluded from FAR calculation as amenity space - the rest is included (6,256SF = 581.20m2)*

| RESIDENTIAL | UNITS | GROSS FLOOR AREA | | | | DEDUCTIONS (inc Amenity) | | FSR AREA | RES. AT 3-6 FL | |
|---|---|---|---|---|---|---|---|---|---|---|
| | a | b | c | d | e = b+c+d+f+g | f | g | h = d+f+g | i = e-h | |
| Level | | Suite Area | Internal Circulation & service | Amenity | Gross Area | Vertical communication | G&R/ Mechanical/el. | Total Deductions | Net Area | |
| Level 1 | 0 | 0.00 | 63.35 | | 146.60 | 59.83 | 23.41 | 23.41 | 123.19 | |
| Level 2 | 0 | 0.00 | 198.90 | | 375.41 | 75.34 | 101.17 | 176.51 | 198.90 | |
| Level 3 | 0 | 0.00 | 0.00 | 798.50 | 873.84 | 75.34 | 0.00 | 656.54 | 217.30 | |
| Level 4 | 11 | 539.76 | 103.49 | | 686.55 | 43.29 | 0.00 | 43.29 | 643.26 | |
| Level 5 | 11 | 539.76 | 103.49 | | 686.54 | 43.29 | 0.00 | 43.29 | 643.25 | |
| Level 6 | 11 | 539.76 | 103.49 | | 686.54 | 43.29 | 0.00 | 43.29 | 643.25 | |
| Level 7 | 1 | 502.60 | 31.40 | | 577.29 | 43.29 | 0.00 | 43.29 | 534.00 | |
| TOTAL | 34 | 2121.88 | 604.12 | | 4032.77 | 383.67 | 124.58 | 1029.62 | 3003.15 | 2463.76 |

| Level | Balcony (SF) | Patio/roof top (SF) | Balcony (m2) | Patio/roof top (m2) |
|---|---|---|---|---|
| Level 3 | | 3,504.00 | | 325.53 |
| Level 4 | | 1,686.00 | | 156.63 |
| Level 5 | 0.00 | | 84.63 | |
| Level 6 | 0.00 | | 84.63 | |
| Level 7 | | 0.00 | | 249.14 |
| TOTAL | 0.00 | 5,190.00 | 169.26 | 731.30 |

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

PROJECT STATISTICS

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AR |
| SCALE | NTS |
| JOB NUMBER | 1443 |

A-0.01-2

| PARKING CALCULATION: | REQUIRED | PROVIDED | TYPE | | |
|---|---|---|---|---|---|
| COMMERCIAL | 13 | 13 | | 4.2 FOR EACH 100 SM | 7.9.4.1. Blended City Centre Parking Requirements |
| DISABLED | 1 | 1 | | 2% OF TOTAL NUMBER OF PARKING | 7.5.14 |
| TTL COMMERCIAL | **13** | **13** | | | |
| EMPLOYEES | 1 | 1 | | | |
| RESIDENTS (CONG) | 10 | 7 | | 0.3 PER UNIT | 7.7.2.1 Residential Use Parking Requirements |
| RESIDENTS | 2 | 2 | | | |
| VISITORS | 0 | 0 | | | |
| DISABLED | 1 | 1 | | 2% OF TOTAL NUMBER OF PARKING | 7.5.15 |
| TTL RESIDENTIAL | **13** | **10** | | | |
| **TOTAL PARKING** | **26** | **23** | | RELAXATION REQUESTED | |
| | -2.6 | | | DEDUCTION OF 10% (TDA) | |
| **TOTAL PARKING** | **24** | **23** | | | |
| **BICYCLE SPACE CALCULATION:** | | | | | |
| 0.27/100 m2 LEASABLE SPACE | 1 | 1 | CLASS A | 7.14.9.1 | |
| 0.27/100 m2 LEASABLE SPACE | 1 | 1 | CLASS B | | |
| 1.25/RESIDENTIAL UNIT | 2 | 2 | CLASS A | | |
| 0.5/RESIDENTIAL UNIT | 1 | 1 | CLASS B | | |
| 0.5 SPACES PER CONGREAGTE UNIT | 17 | 18 | CLASS A | REDUCED BICYCLE SPACES DUE TO SCOOTER PARKING AND STORAGE AVAILABLE | |
| **TOTAL BICYCLE** | **22** | **23** | | | |
| **LOADING SPACE CALCULATION:** | | | | | |
| TOTAL LOADING SPACES: | | | | | |
| COMMERCIAL: | 1 | 1 | | 7.13.6.2 - Medium on site | |
| RESIDENTIAL: | 1 | 0 | | 7.13.6.1 - Medium on site | |
| **TOTAL LOADING** | **2** | **1** | | RELAXATION REQUESTED | |

DP-53

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

PROJECT STATISTICS

| | |
|---|---|
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| CHECKED BY | AB |
| SCALE | NTS |
| JOB NUMBER | 1443 |

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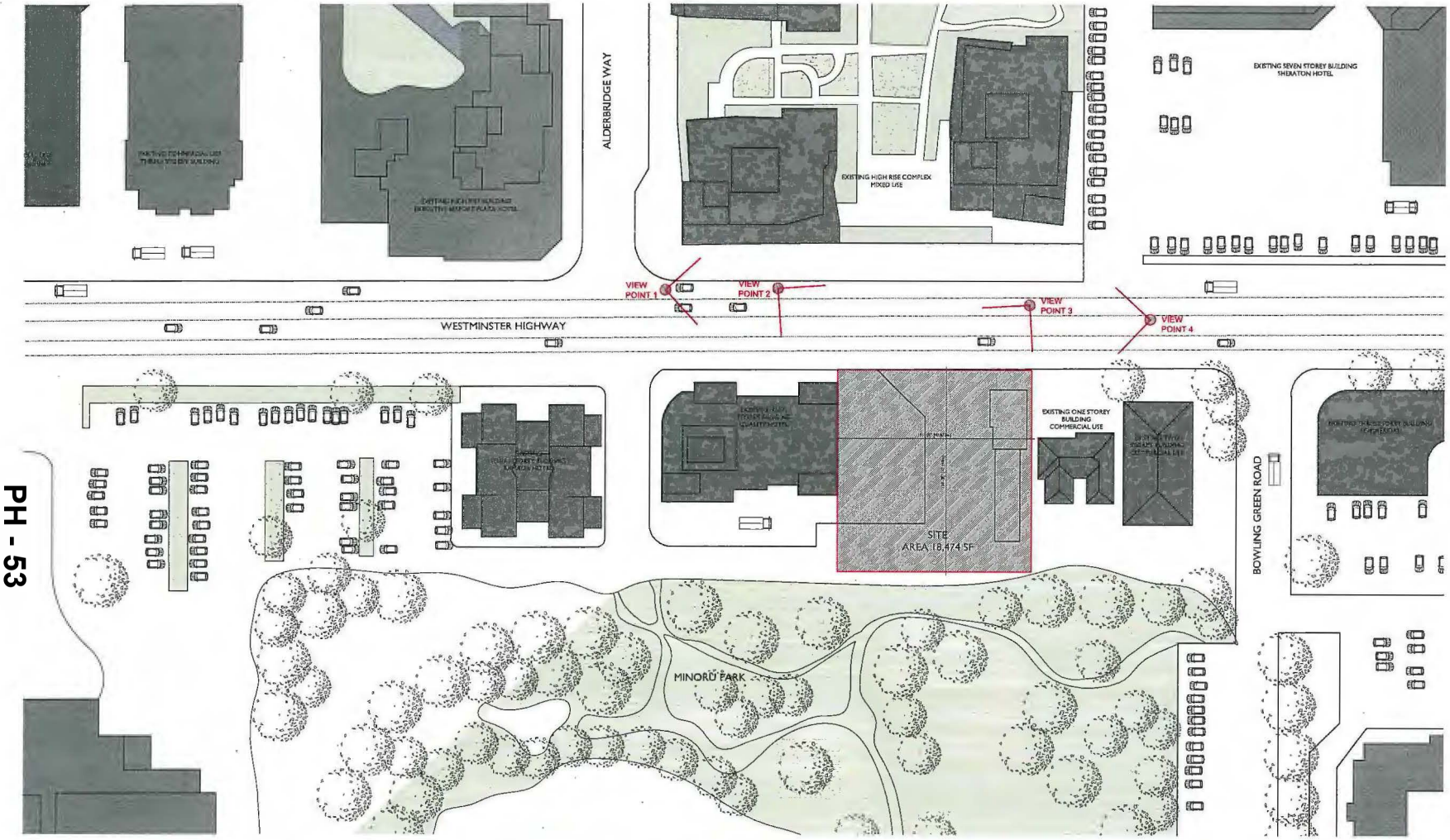

VIEW 1 - LOOKING EAST TOWARDS SITE

VIEW 2 - LOOKING SOUTH-EAST TOWARDS SITE

VIEW 3 - LOOKING SOUTH-WEST TOWARDS SITE

VIEW 3 - LOOKING WEST TOWARDS SITE

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

CONTEXT PLAN

| | |
|---|---|
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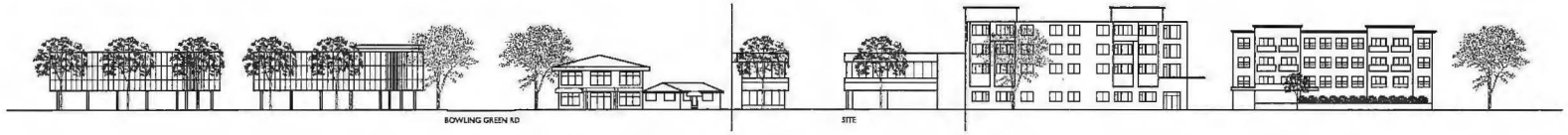
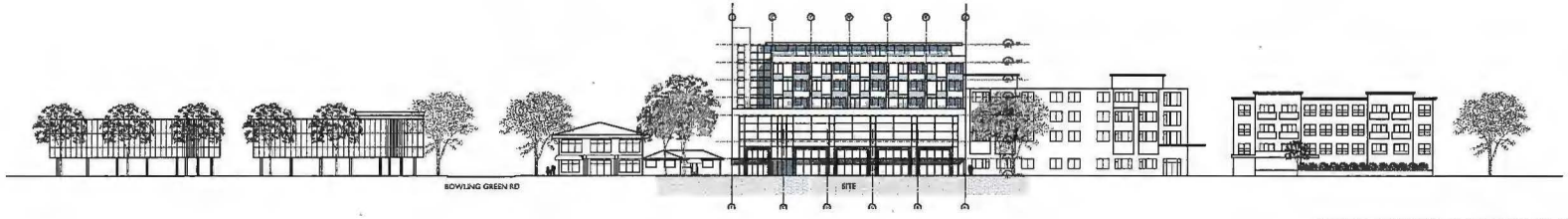
WESTMINSTER HWY PHOTO MONTAGE




WESTMINSTER HWY STREETSCAPE ELEVATION - EXISTING




WESTMINSTER HWY STREETSCAPE ELEVATION - DESIGNED BUILDING

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

PHOTOMONTAGE & STREETSCAPES

| | |
|---|---|
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| CHECKED BY | AB |
| SCALE | 1/32" = 1'-0" |
| JOB NUMBER | 1443 |

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# B.C. LAND SURVEYOR'S SITE PLAN OF:

PARCEL ONE, SECTION 8, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT, REFERENCE PLAN LMP15308

SCALE:
0 10 20

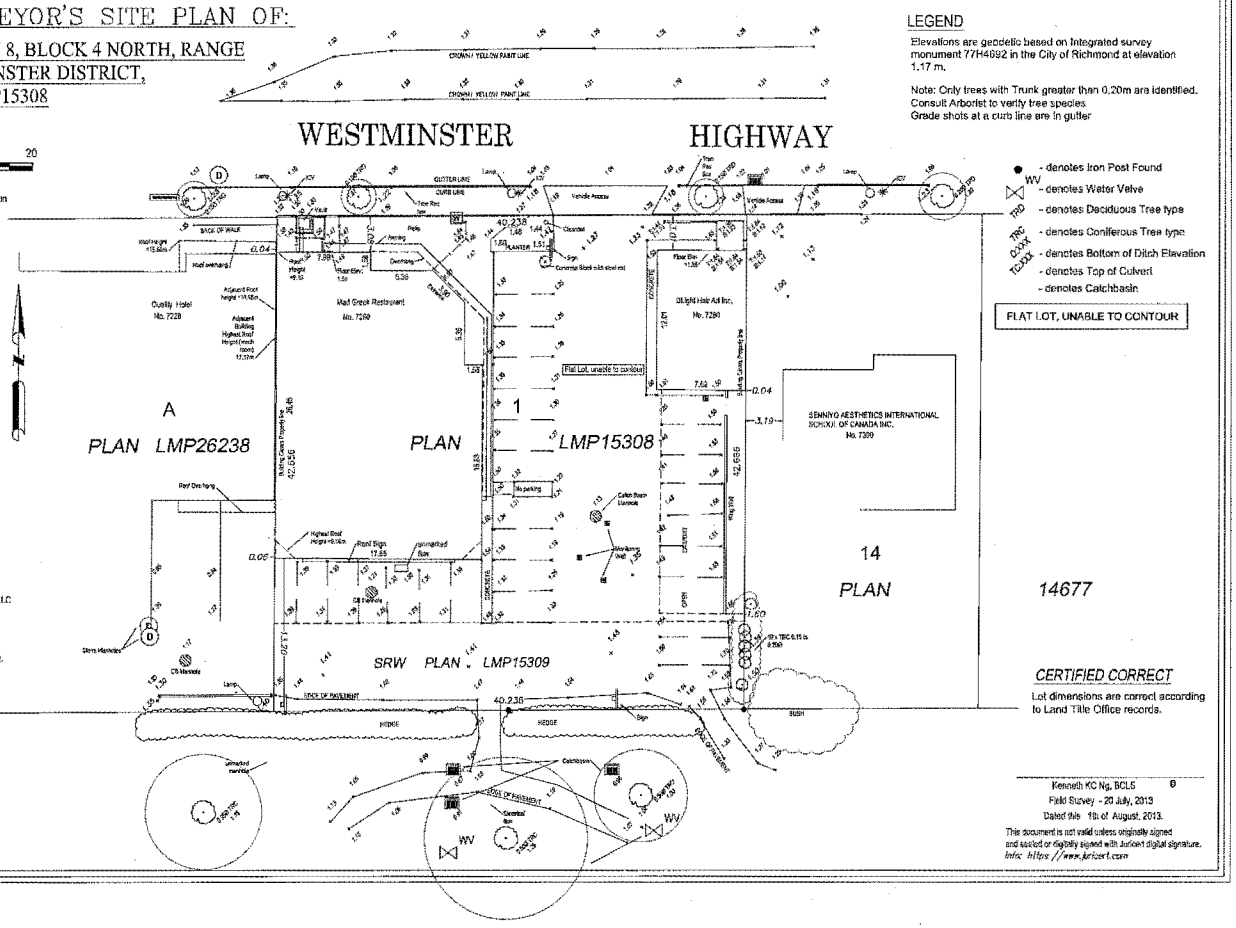
All distances are in metres.
The intended plot size of this plan is 432mm in width by by 280mm in height (B size) when plotted at a scale of 1:200

Parcel Identification Number (PID)
018-696-040

SITE AREA
1716.3 m²
18474 sq.ft.

CIVIC ADDRESS
7260 Westminster Hwy,
Richmond, BC.

ZONING
CA




LEGEND

Elevations are geodetic based on Integrated survey monument 77H4692 in the City of Richmond at elevation 1.17 m.

Note: Only trees with Trunk greater than 0.20m are identified.
Consult Arborist to verify tree species
Grade shots at a curb line are in gutter

- denotes Iron Post Found
- WV denotes Water Valve
- RD denotes Deciduous Tree type
- TRC denotes Coniferous Tree type
- D.DITCH denotes Bottom of Ditch Elevation
- TC.DITCH denotes Top of Culvert
- denotes Catchbasin

FLAT LOT, UNABLE TO CONTOUR

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This document was prepared for the exclusive use of our client, Alaksen Development Group LLC

*This document is intended for use as a topographic plan. It is based on Land Title Office records, and does not represent a boundary survey. Critical lot dimensions and areas must be confirmed by a proper cadastral survey.

Explorer Land Surveying INC., accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document.

FILE: 1134
DWG/DATE: 113-7260Westm / 2013-08-01

Explorer
3 to - 8191 Westminster Hwy, Box 153
Richmond, B.C. V6X 1A7
Tel: (604) 33-4879
email: kenneth@explorersurvey.com

CERTIFIED CORRECT

Lot dimensions are correct according to Land Title Office records.

Kenneth KC Ng, BCLS
Field Survey - 20 July, 2013
Dated this 1th of August, 2013.

This document is not valid unless originally signed and sealed or digitally signed with Juricert digital signature.
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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

SITE SURVEY

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AS |
| CHECKED BY | AB |
| SCALE | 1/32" = 1'-0" |
| JOB NUMBER | 1443 |

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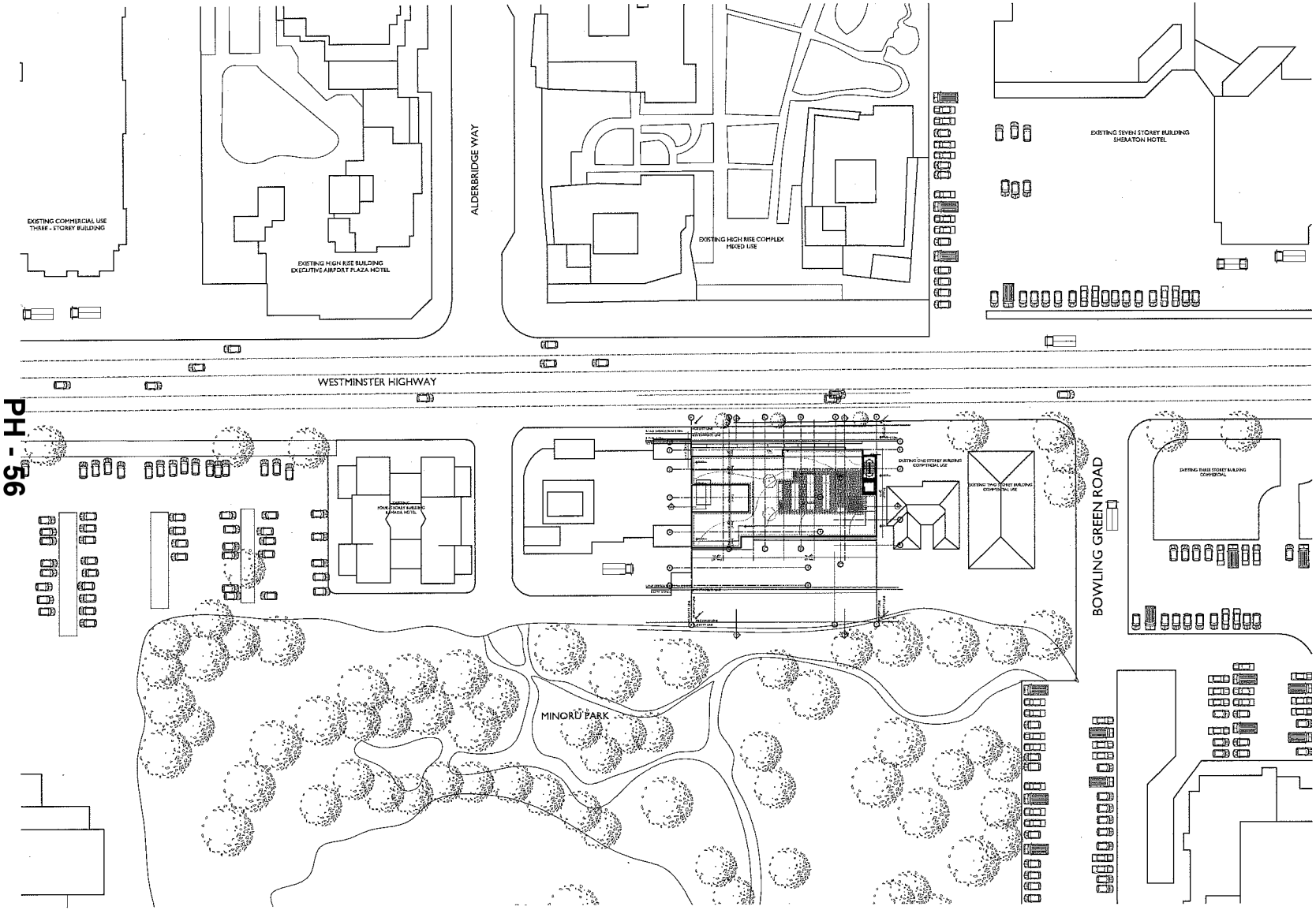


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# 7260 WESTMINSTER HIGHWAY RICHMOND, BC

MIXED USE DEVELOPMENT

## CONTEXT PLAN

| | |
|---|---|
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| CHECKED BY | AB |
| SCALE | 1/32"=1'-0" |
| JOB NUMBER | |

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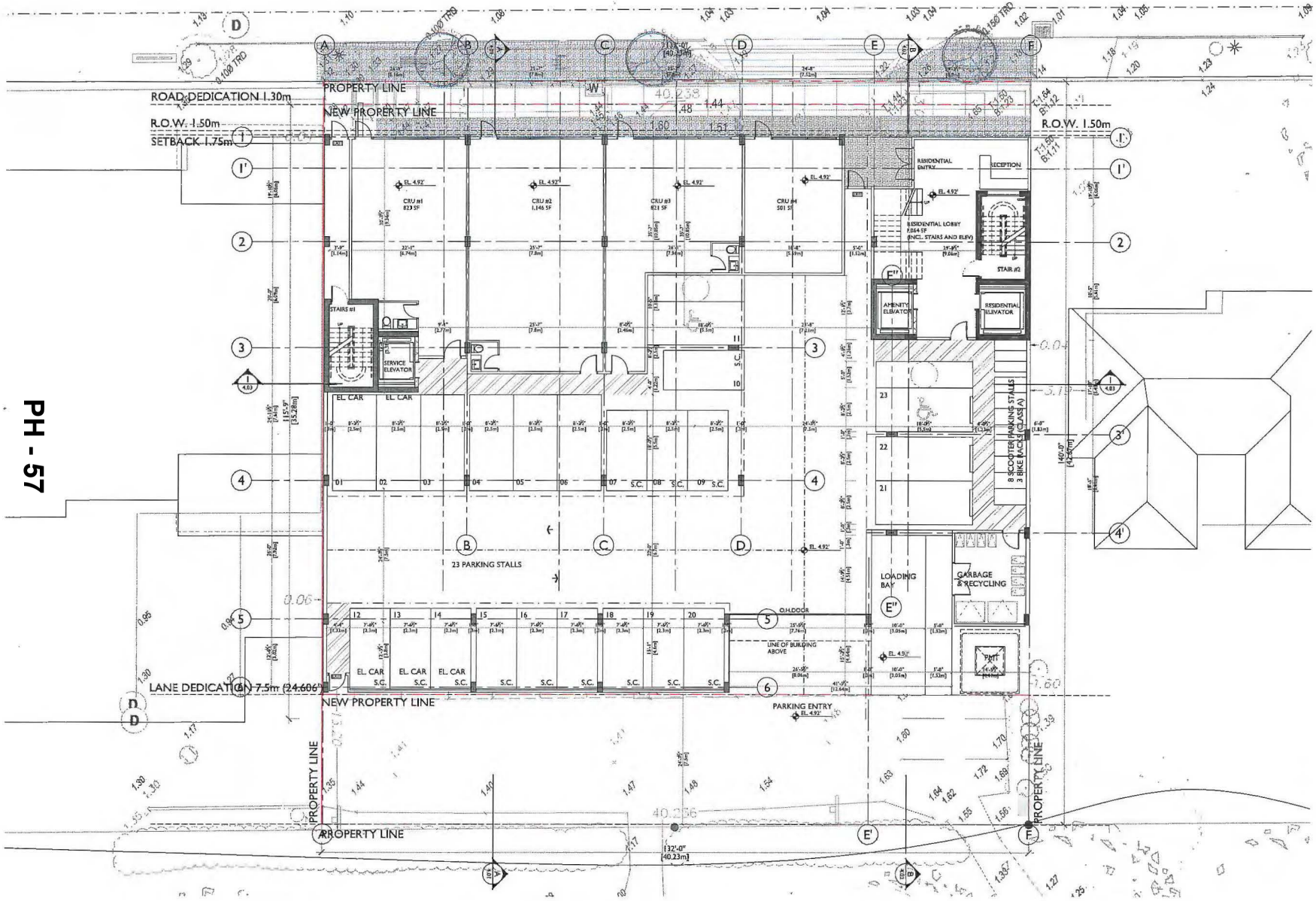


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6. MAY 09 2016 RE-ISSUED FOR REZONING
7. JUNE 29 2016 RE-ISSUED FOR REZONING

N

7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

LEVEL 1/SITE PLAN

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
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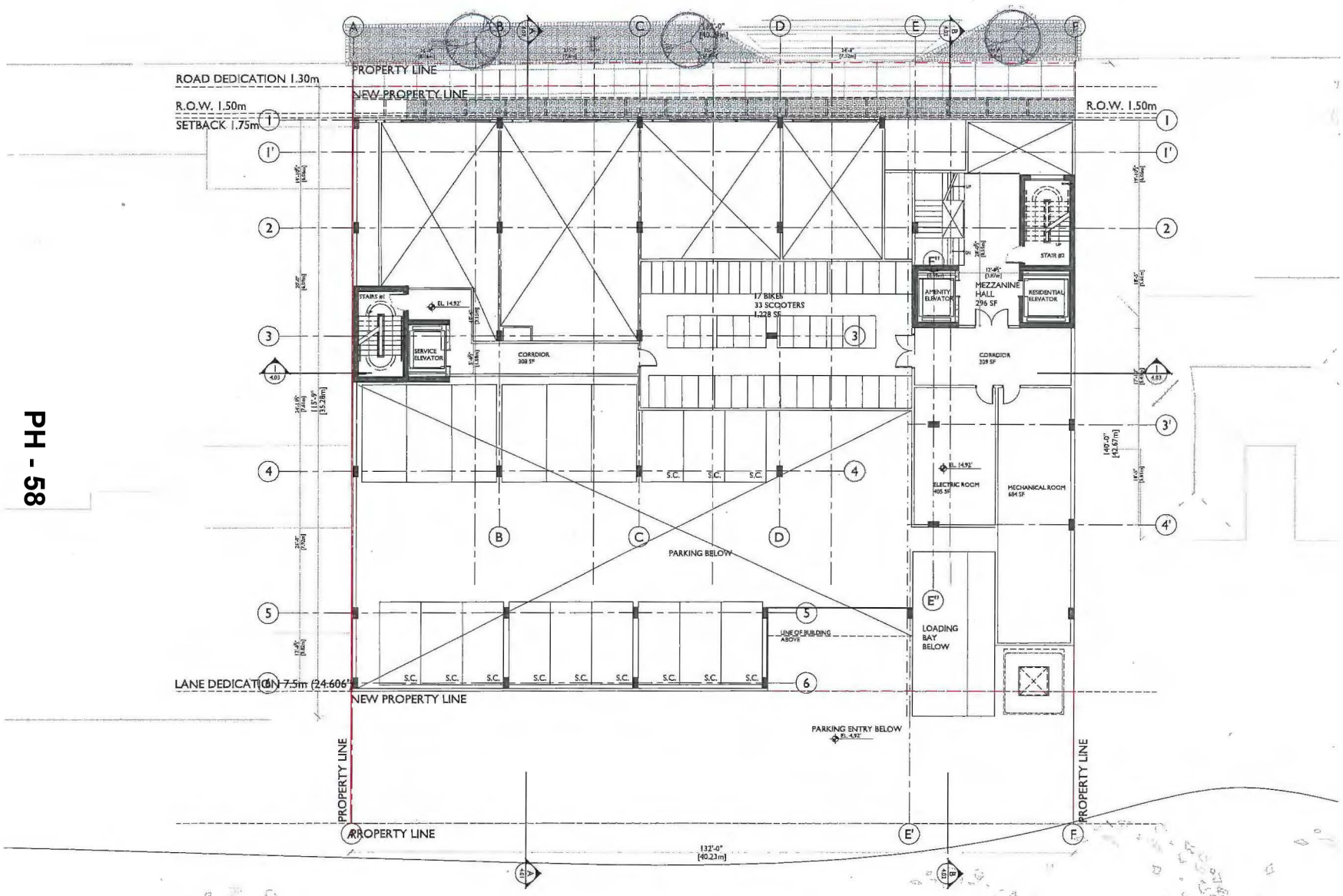
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

A-3.01




PH - 58

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|---|---|---|
| 1. | NOV 10 2014 | ISSUED FOR REZONING |
| 2. | DEC 22 2014 | RE-ISSUED FOR REZONING |
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| 4. | APRIL 12 2015 | RE-ISSUED FOR REZONING |
| 5. | APRIL 20 2015 | RE-ISSUED FOR REZONING |
| 6. | MAY 09 2015 | RE-ISSUED FOR REZONING |
| 7. | JUNE 23 2015 | RE-ISSUED FOR REZONING |

N

7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

LEVEL 2

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|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AB |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

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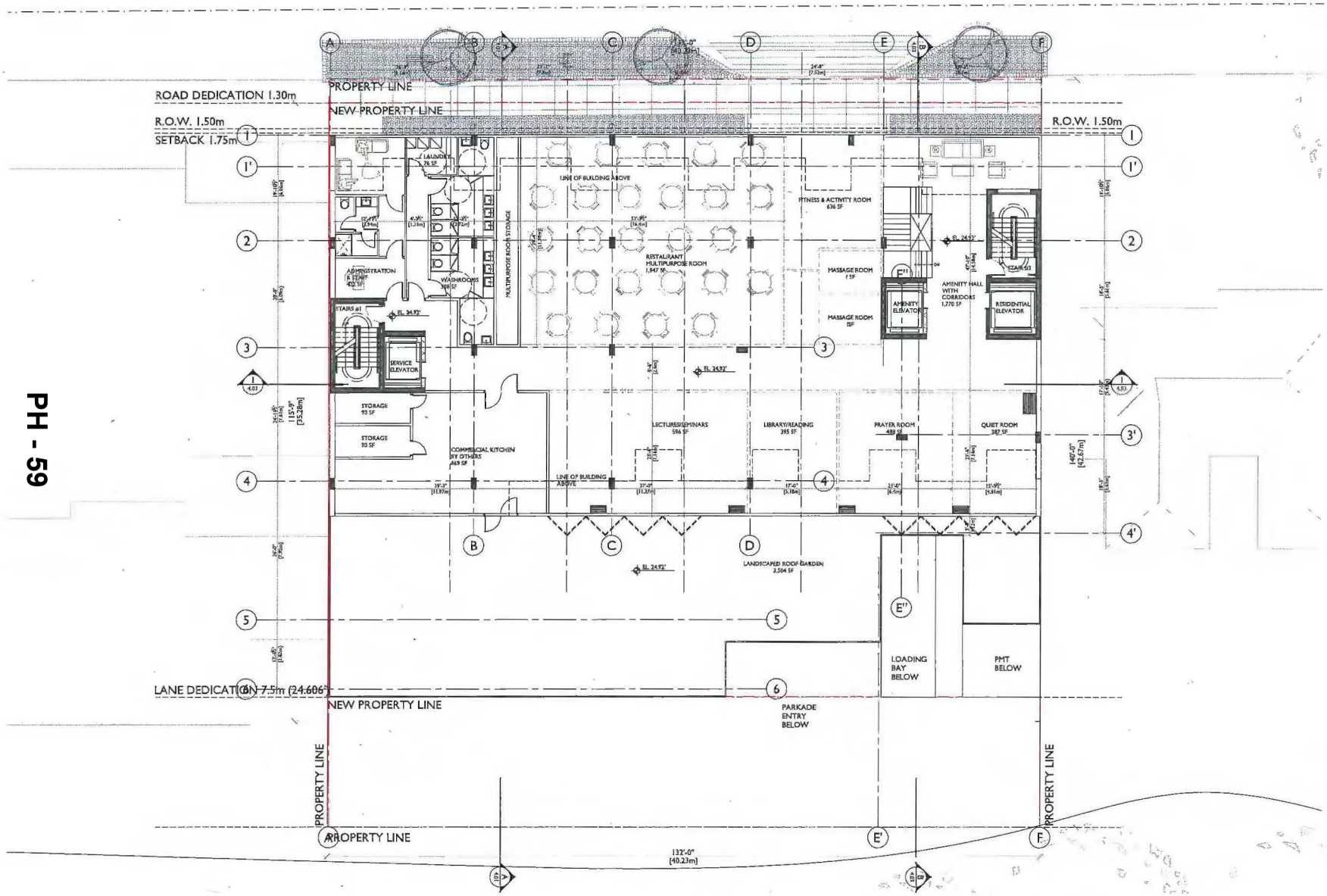


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| 1. | NOV 18 2014 | ISSUED FOR REZONING |
| 2. | DEC 22 2015 | RE-ISSUED FOR REZONING |
| 3. | APRIL 08 2016 | RE-ISSUED FOR REZONING |
| 4. | APRIL 12 2016 | RE-ISSUED FOR REZONING |
| 5. | APRIL 28 2016 | RE-ISSUED FOR REZONING |
| 6. | MAY 06 2016 | RE-ISSUED FOR REZONING |
| 7. | JUNE 29 2016 | RE-ISSUED FOR REZONING |

N

7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

LEVEL 3

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|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AB |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

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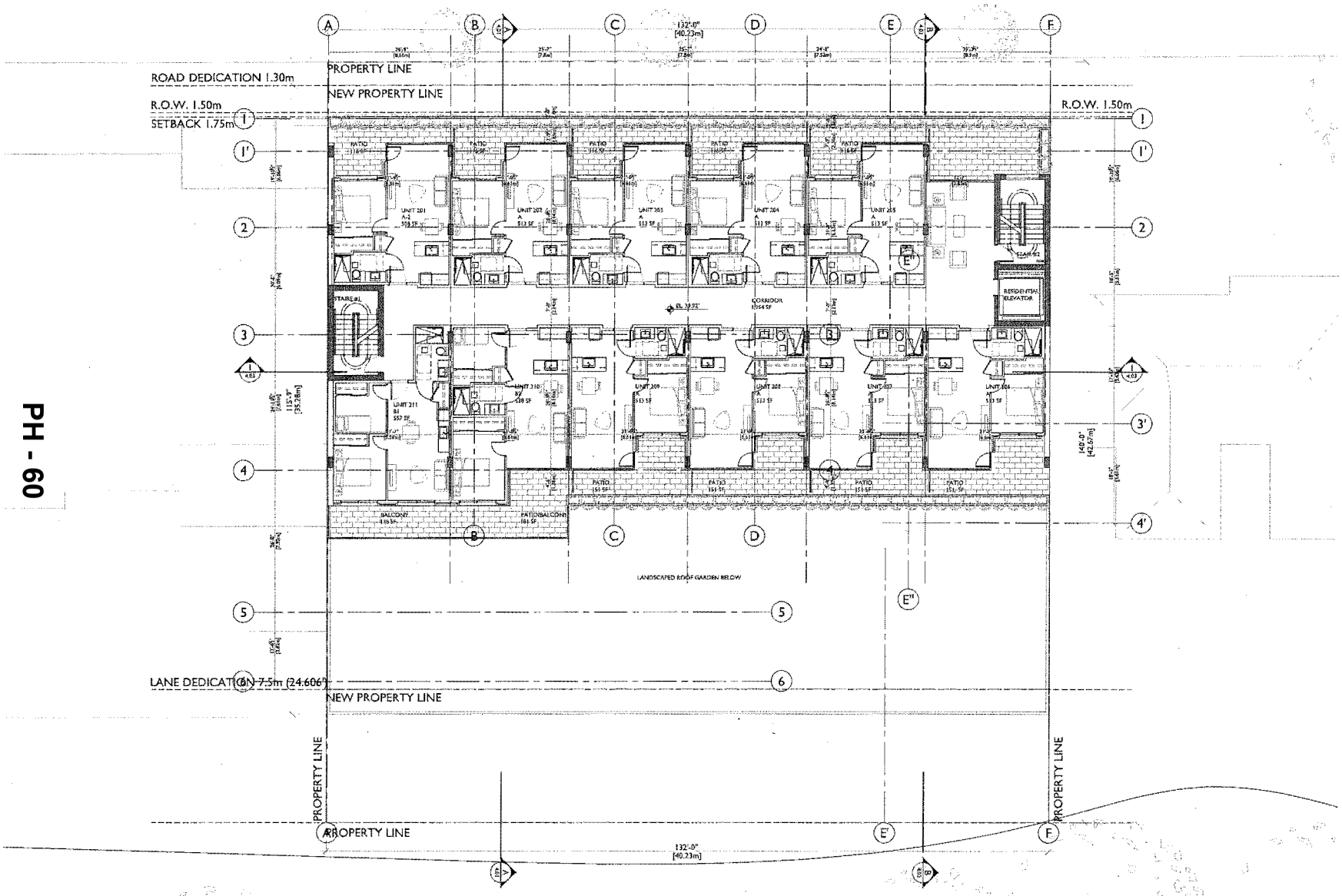


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| 2. | DEC 22 2015 | RE-ISSUED FOR REZONING |
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| 4. | APRIL 12 2016 | RE-ISSUED FOR REZONING |
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| 6. | MAY 09 2016 | RE-ISSUED FOR REZONING |
| 7. | JUNE 29 2016 | RE-ISSUED FOR REZONING |

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

LEVEL 4

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| DRAWN BY | AK |
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| SCALE | 1/8" = 1'-0" |
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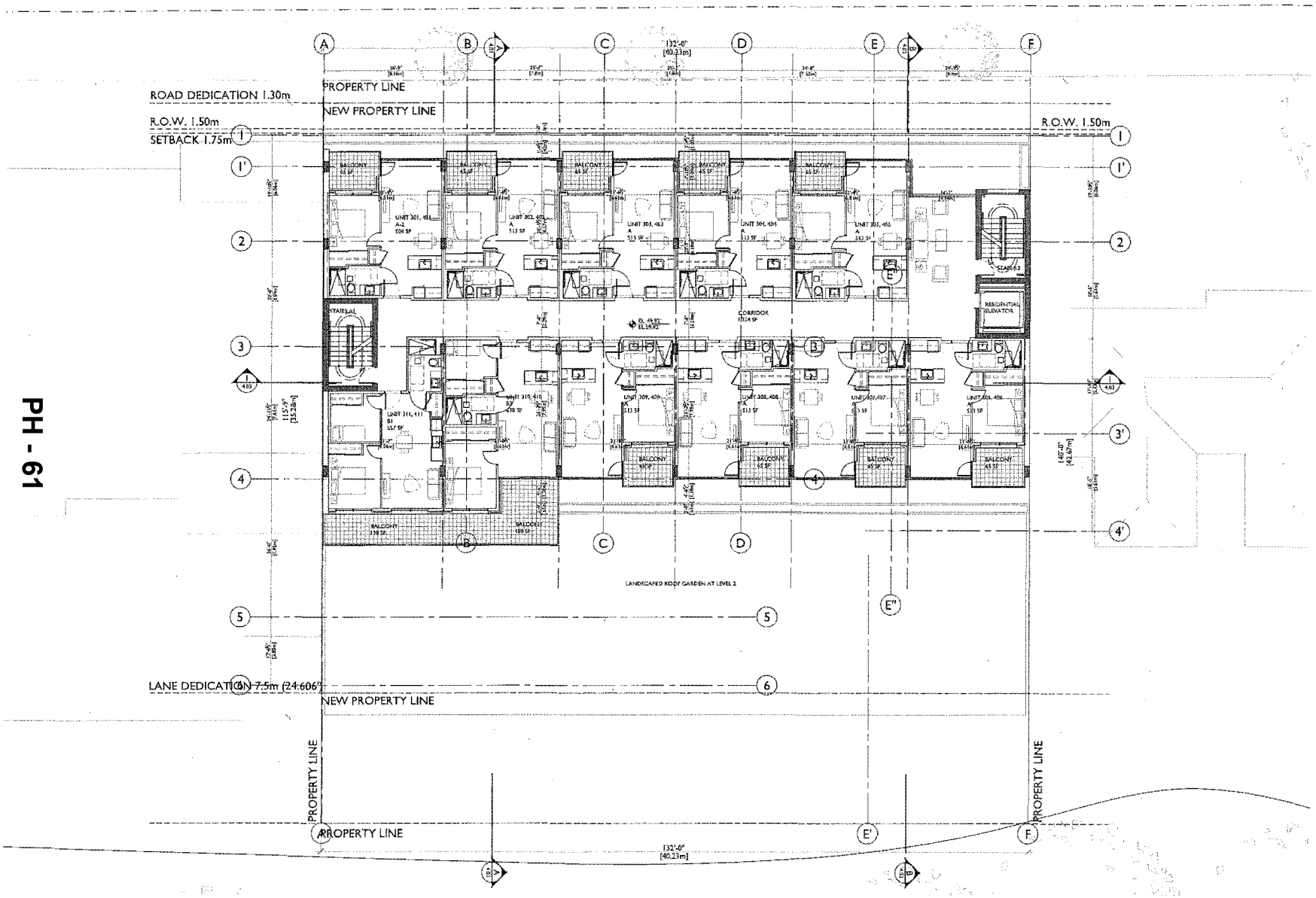


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2. DEC 22 2014 RE-ISSUED FOR REZONING
3. APRIL 08 2015 RE-ISSUED FOR REZONING
4. APRIL 12 2016 RE-ISSUED FOR REZONING
5. APRIL 28 2016 RE-ISSUED FOR REZONING
6. NOV 09 2016 RE-ISSUED FOR REZONING
7. JUNE 05 2017 RE-ISSUED FOR REZONING

N

7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

LEVEL 5
LEVEL 6

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AB |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

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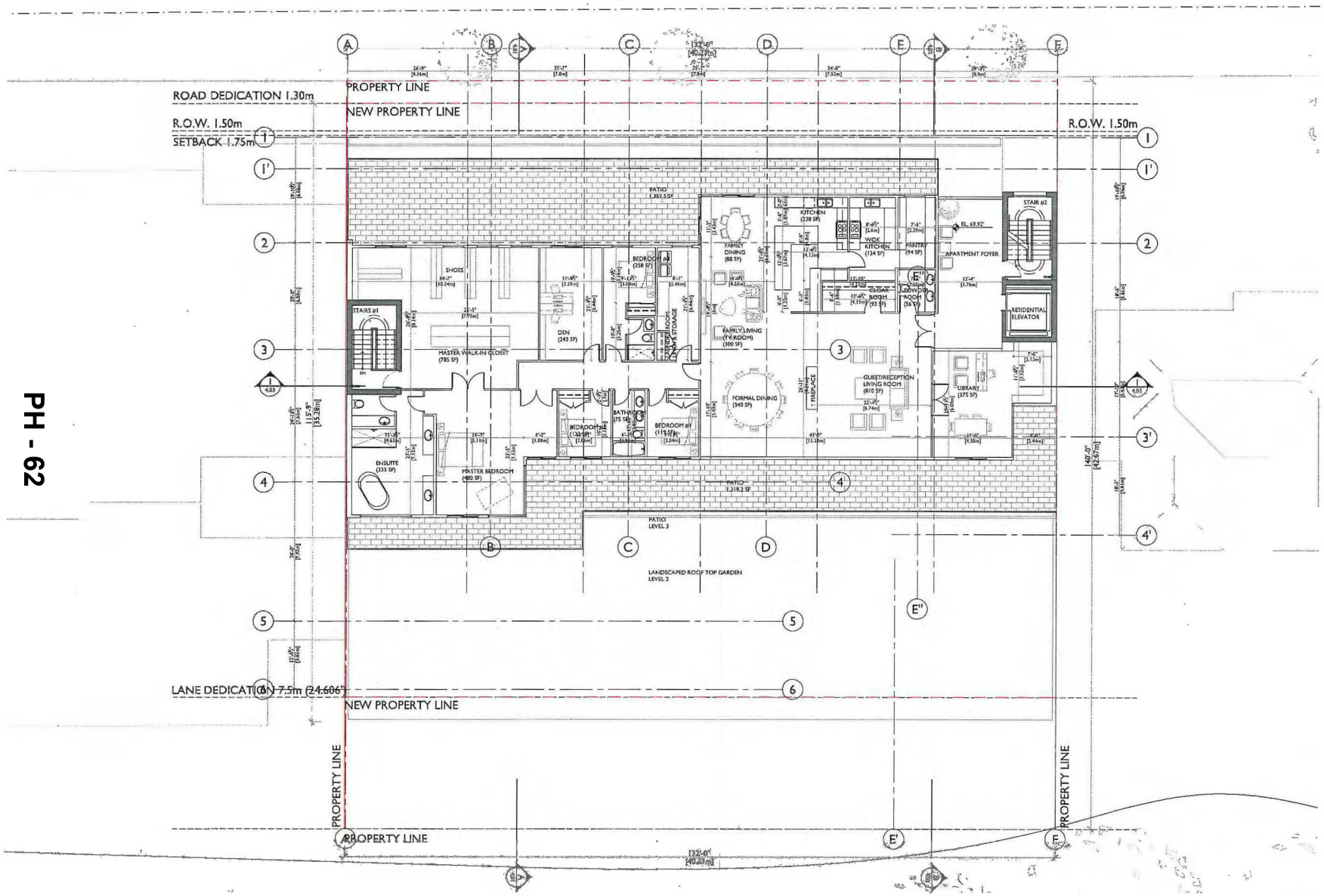


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| 7. | JUNE 29 2015 | RE-ISSUED FOR REZONING |

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

LEVEL 7

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AS |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

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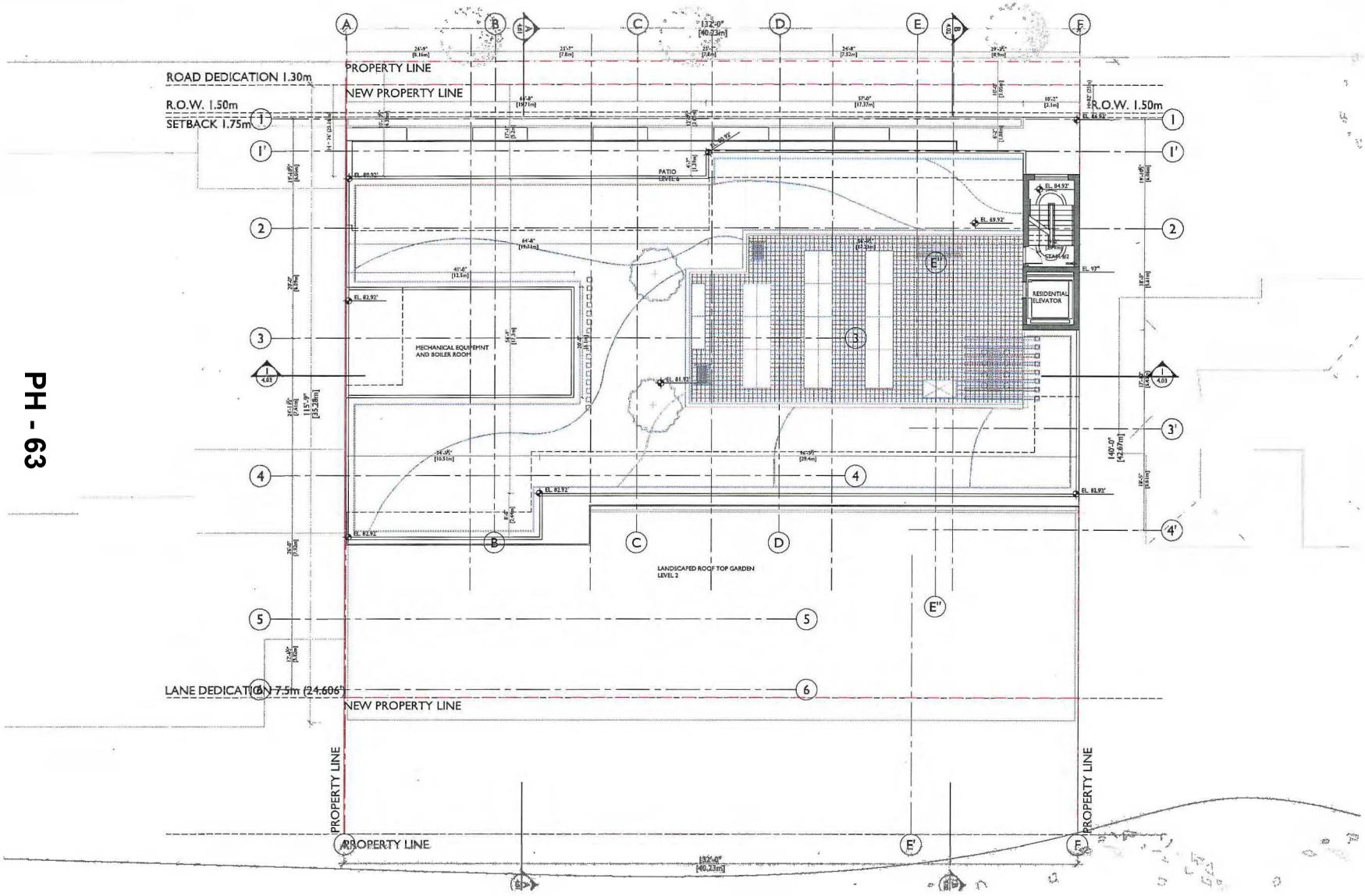


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| 1. | NOV 10 2014 | ISSUED FOR REZONING |
| 2. | DEC 22 2015 | RE-ISSUED FOR REZONING |
| 3. | APRIL 08 2016 | RE-ISSUED FOR REZONING |
| 4. | APRIL 12 2016 | RE-ISSUED FOR REZONING |
| 5. | APRIL 20 2016 | RE-ISSUED FOR REZONING |
| 6. | MAY 03 2016 | RE-ISSUED FOR REZONING |
| 7. | JUNE 29 2016 | RE-ISSUED FOR REZONING |

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7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

ROOF PLAN

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AB |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

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GBL ARCHITECTS
707 EAST 9TH AVENUE
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| 1. | NOV 18 2014 | ISSUED FOR REZONING |
| 2. | DEC 22 2015 | RE-ISSUED FOR REZONING |
| 3. | APRIL 08 2016 | RE-ISSUED FOR REZONING |
| 4. | APRIL 12 2016 | RE-ISSUED FOR REZONING |
| 5. | APRIL 20 2016 | RE-ISSUED FOR REZONING |
| 6. | MAY 09 2016 | RE-ISSUED FOR REZONING |
| 7. | JUNE 23 2016 | RE-ISSUED FOR REZONING |

7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

NORTH ELEVATION (WESTMINSTER HWY)

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AK |
| CHECKED BY | AB |
| SCALE | 1/8" = 1'-0" |
| JOB NUMBER | 1443 |

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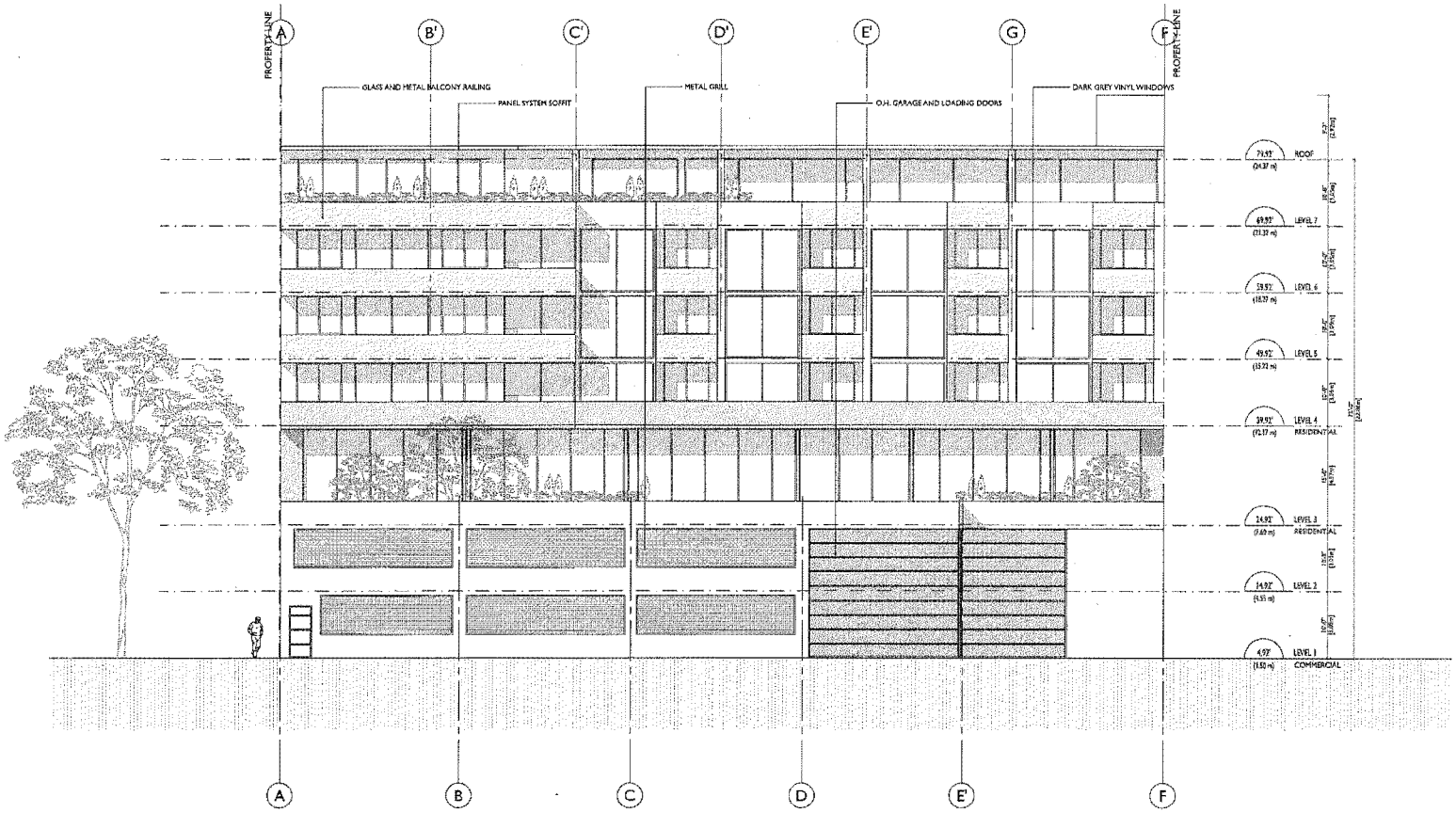


PH - 65

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GBL ARCHITECTS
1177 EAST 8TH AVENUE
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T 604.736.1156 F 604.731.6379
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| 3. | APRIL 08 2015 | RE-ISSUED FOR REZONING |
| 4. | APRIL 12 2015 | RE-ISSUED FOR REZONING |
| 5. | APRIL 20 2015 | RE-ISSUED FOR REZONING |
| 6. | MAY 01 2015 | RE-ISSUED FOR REZONING |
| 7. | JUNE 30 2015 | RE-ISSUED FOR REZONING |

7260 WESTMINSTER HIGHWAY
RICHMOND, BC

MIXED USE DEVELOPMENT

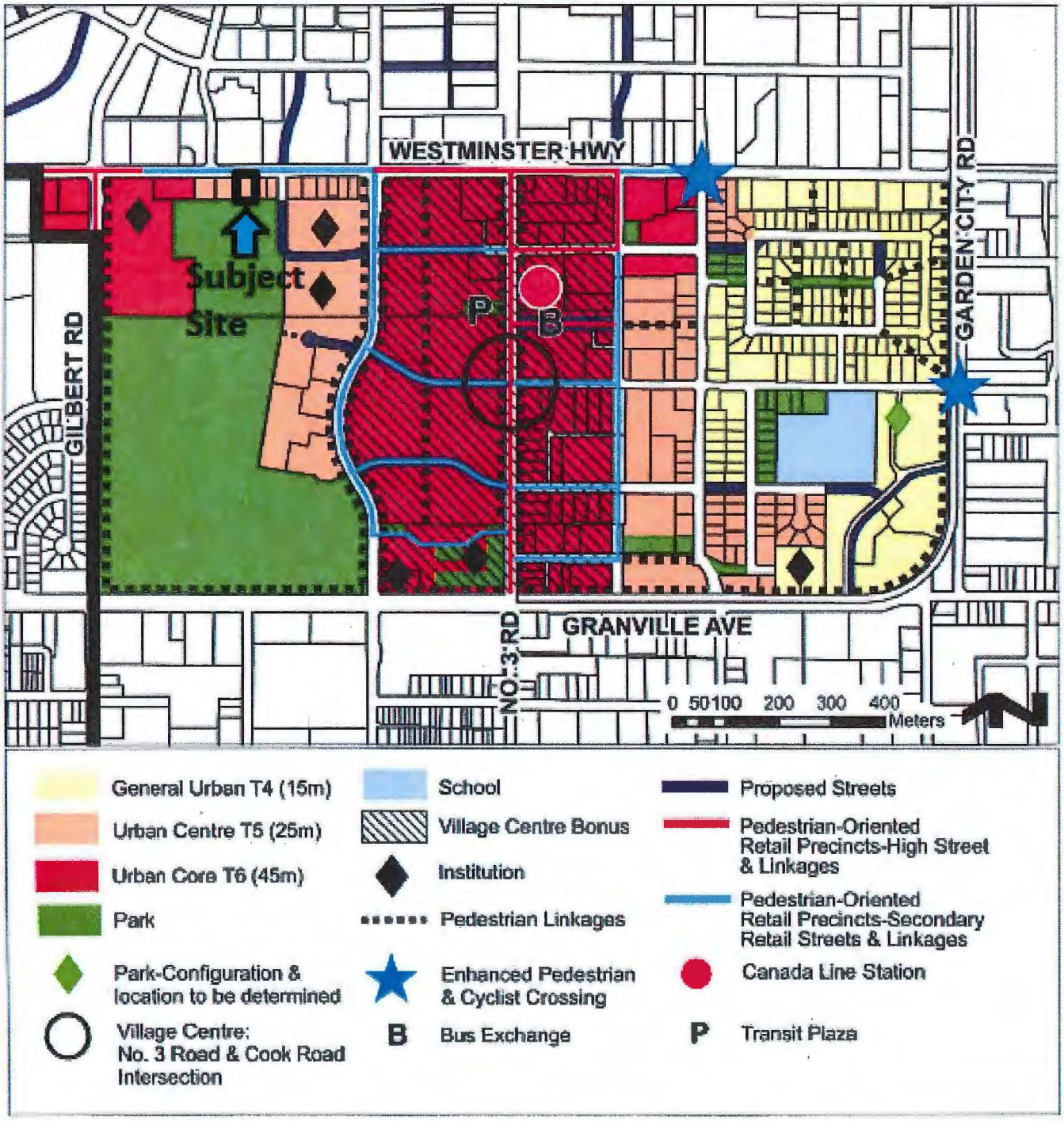
SOUTH ELEVATION (LANE)

| | |
|---|---|
| DATE | NOVEMBER 2014 |
| DRAWN BY | AB |
| CHECKED BY | AB |
| SCALE | 3/8" = 1'-0" |
| JOB NUMBER | 1443 |

A-5.02

Attachment 4

## Specific Land Use Map: Brighouse Village (2031)



# LEED Canada-NC 2009 Project Checklist

*7260 Westminster Highway, Richmond*

| Yes | ? | No | | | |
|---|---|---|---|---|---|
| 56 | 12 | 41 | **Project Totals** (pre-certification estimates) | | 110 Possible Points |

**Certified** 40-49 points **Silver** 50-59 points **Gold** 60-79 points **Platinum** 80 points and above

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 19 | 2 | 5 | **Sustainable Sites** | | 26 Points | |
| ✓ | | | Prereq 1 | Construction Activity Pollution Prevention | Required | |
| | | 1 | Credit 1 | Site Selection | 1 | |
| 5 | 0 | | Credit 2 | Development Density and Community Connectivity | 3, 5 | |
| | | 1 | Credit 3 | Brownfield Redevelopment | 1 | |
| 6 | | | Credit 4.1 | Alternative Transportation: Public Transportation Access | 3, 6 | Project is located in close proximity of Canada Line and multiple bus stops. |
| 1 | | | Credit 4.2 | Alternative Transportation: Bicycle Storage & Changing Rooms | 1 | There are bike (18) and scooter (37) storages in the building for residents |
| 3 | | | Credit 4.3 | Alternative Transportation: Low-Emitting & Fuel-Efficient Vehicles | 3 | 22.7% of parking will contain electrical charging stations. |
| 2 | | | Credit 4.4 | Alternative Transportation: Parking Capacity | 2 | The Study has been done for parking capacity |
| | | 1 | Credit 5.1 | Site Development: Protect and Restore habitat | 1 | Case 2 50% of site area; roofs to contribute to calculation. |
| | 1 | | Credit 5.2 | Site Development: Maximize Open Space | 1 | Accessible green roofs, large open patios as amenity space, proximity to Minoru park |
| | | 1 | Credit 6.1 | Stormwater Design: Quantity Control | 1 | Vegetation is more than 50% of the site |
| 1 | | | Credit 6.2 | Stormwater Design: Quality Control | 1 | |
| | | 1 | Credit 7.1 | Heat Island Effect: Non-Roof | 1 | |
| 1 | | | Credit 7.2 | Heat Island Effect: Roof | 1 | Green roofs combined with high albedo roofing |
| | 1 | | Credit 8 | Light Pollution Reduction | 1 | Interior and exterior light trespass will be minimized and photometric plan will be reviewed. |

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 6 | 2 | 2 | **Water Efficiency** | | 10 Points | |
| ✓ | | | Prereq 1 | Water Use Reduction | Required | |
| 2 | 2 | | Credit 1 | Water Efficient Landscaping | 2, 4 | 50% reduction targeted through high efficiency irrigation, moisture sensors and drought tolerant plants; at grade water features will be used for temporary rain water storage |
| | | 2 | Credit 2 | Innovative Wastewater Technologies | 2 | |
| 4 | | | Credit 3 | Water Use Reduction | 2 - 4 | Low-flow fixtures will be specified |

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 8 | 3 | 24 | **Energy & Atmosphere** | | 35 Points | |
| ✓ | | | Prereq 1 | Fundamental Commissioning of Building Energy Systems | Required | |
| ✓ | | | Prereq 2 | Minimum Energy Performance | Required | |
| ✓ | | | Prereq 3 | Fundamental Refrigerant Management | Required | |
| 6 | 1 | 12 | Credit 1 | Optimize Energy Performance | 1 - 19 | A whole building energy model will be completed to confirm the design energy efficiency |
| | | 7 | Credit 2 | On-Site Renewable Energy | 1 - 7 | |
| | | 2 | Credit 3 | Enhanced Commissioning | 2 | |
| 2 | | | Credit 4 | Enhanced Refrigerant Management | 2 | Life cycle calculations will guide equipment selection to achieve this credit. |
| | | 3 | Credit 5 | Measurement and Verification | 3 | |
| | 2 | | Credit 6 | Green Power | 2 | 2-year contract for 35% of electricity supplied from renewable sources if required. |



ATTACHMENT 5

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 4 | 3 | 7 | **Materials & Resources** | | | 14 Points |
| ✓ | | | Prereq 1 | **Storage and Collection of Recyclables** | Required | |
| | | 3 | Credit 1.1 | **Building Reuse: Maintain Existing Walls, Floors, and Roof** | 1 - 3 | |
| | | 1 | Credit 1.2 | **Building Reuse: Maintain Interior Non-Structural Elements** | 1 | |
| 2 | | | Credit 2 | **Construction Waste Management** | 1 - 2 | 80% diversion rate targeted |
| | | 2 | Credit 3 | **Materials Reuse** | 1 - 2 | |
| 1 | 1 | | Credit 4 | **Recycled Content** | 1 - 2 | Preference will be given to materials with recycled / regional materials |
| 1 | 1 | | Credit 5 | **Regional Materials** | 1 - 2 | Preference will be given to materials with recycled / regional materials |
| | 1 | | Credit 6 | **Rapidly Renewable Materials** | 1 | Review options for product specifications |
| | | 1 | Credit 7 | **Certified Wood** | 1 | |

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 11 | 2 | 2 | **Indoor Environmental Quality** | | | 15 Points |
| ✓ | | | Prereq 1 | **Minimum Indoor Air Quality Performance** | Required | |
| ✓ | | | Prereq 2 | **Environmental Tobacco Smoke (ETS) Control** | Required | |
| 1 | | | Credit 1 | **Outdoor Air Delivery Monitoring** | 1 | Case 1 install CO2 monitors in densely occupied areas and flow station on air handling units |
| | | 1 | Credit 2 | **Increased Ventilation** | 1 | Increase ventilation Rates 30% above ASHRAE 62.1 |
| 1 | | | Credit 3.1 | **Construction IAQ Management Plan: During Construction** | 1 | IAQ management plan will be executed by contractor |
| 1 | | | Credit 3.2 | **Construction IAQ Management Plan: Before Occupancy** | 1 | Flush out or testing will be performed before occupancy |
| 1 | | | Credit 4.1 | **Low-Emitting Materials: Adhesives and Sealants** | 1 | Low-emitting materials will be specified for the project |
| 1 | | | Credit 4.2 | **Low-Emitting Materials: Paints and Coatings** | 1 | Low-emitting materials will be specified for the project |
| 1 | | | Credit 4.3 | **Low-Emitting Materials: Flooring Systems** | 1 | Low-emitting materials will be specified for the project |
| | 1 | | Credit 4.4 | **Low-Emitting Materials: Composite Wood and Agrifibre Products** | 1 | review options for product specifications |
| | 1 | | Credit 5 | **Indoor Chemical and Pollutant Source Control** | 1 | MERV13 filters and appropriate space separation will be provided, and 3m long entryway systems will be evaluated |
| 1 | | | Credit 6.1 | **Controllability of System: Lighting** | 1 | |
| 1 | | | Credit 6.2 | **Controllability of System: Thermal Comfort** | 1 | |
| 1 | | | Credit 7.1 | **Thermal Comfort: Design** | 1 | Design to meet ASHREAE Standard 55-2004 |
| | | 1 | Credit 7.2 | **Thermal Comfort: Verification** | 1 | |
| 1 | | | Credit 8.1 | **Daylight and Views: Daylight** | 1 | Prescriptive daylighting analysis will be performed to evaluate feasibility. |
| 1 | | | Credit 8.2 | **Daylight and Views: Views** | 1 | 90% of occupied areas will have a view to the outdoors. |

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 5 | 0 | 0 | **Innovation in Design** | | | 5 Points |
| 1 | | | Credit 1.1 | **Innovation in Design** | 1 | Exemplary Performance: Access to public transportation |
| | | | Credit 1.2 | **Innovation in Design** | 1 | Exemplary Performance: 100% parking underground |
| 1 | | | Credit 1.3 | **Innovation in Design** | 1 | Solid Waste Management policy |
| 1 | | | Credit 1.4 | **Innovation in Design** | 1 | Urban agriculture |
| 1 | | | Credit 1.5 | **Innovation in Design** | 1 | Reduced Mercury in Lighting |
| 1 | | | Credit 2 | **LEED® Accredited Professional** | 1 | |

| Yes | ? | No | | | | |
|---|---|---|---|---|---|---|
| 3 | 0 | 1 | **Regional Priority** | | | 4 Points |
| | | 1 | Credit 1 | **Durable Building** | 1 | |
| 1 | | | Credit 2.1 | **Regional Priority Credit** | 1 | Construction waste management |
| 1 | | | Credit 2.2 | **Regional Priority Credit** | 1 | Water use reduction |
| 1 | | | Credit 2.3 | **Regional Priority Credit** | 1 | Development density |

City of Richmond

Attachment 6

# Rezoning Considerations

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

**Address:** 7260 Westminster Highway **File No.:** RZ 14-676714

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9547, the developer is required to complete the following:**

1. 7.5 m wide lane dedication along the entire south property line and discharge of the existing statutory right-of-way BH074270.
2. Approximately 1.3 m wide dedication along the entire Westminster Highway frontage to facilitate road and frontage upgrades. A functional plan, to the satisfaction of the Director of Transportation, is required to confirm the ultimate required dedication and includes intersection reconfiguration at Westminster Highway and Alderbridge Way.
3. Registration of an aircraft noise sensitive use covenant on title.
4. Registration of a covenant on title that identifies the building as a mixed use building.
5. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft and traffic noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
   a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

   b) the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
6. Registration of a lane use acknowledgement and indemnity agreement, which includes the following:
   a) The owner acknowledges that the owner's use of the lane is subject to the terms and conditions of statutory right-of-way BR265051 and BL346532 (the right-of-ways with provisions for public access/use registered on the two adjacent westerly properties 7228 and 7188 Westminster Highway respectively);
   b) The agreement is to acknowledge that the City has recommended that the owner obtain legal advice in respect to the terms and conditions of the statutory right-of-ways;
   c) The agreement would also contain a release of the City and indemnity in favour of the City; and
   d) Other terms and conditions that are acceptable/required by the City.
7. Registration of a legal agreement on title ensuring that the congregate housing units located on building levels 4-6 and associated indoor amenity space comprising all of building level 3 must remain a single strata unit in perpetuity.
8. Registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC, or at least 0.3 m above the highest elevation of the crown of any adjacent parcel, or as exempted by Section 4.3(a) of the Flood Plain Designation and Protection Bylaw No. 8204.

9. Registration of a legal agreement on title stipulating that all commercial and visitor parking stalls are shared. The agreement must specify the parking spaces remain unassigned, visitor parking is accessible 24 hours a day and commercial parking is available during standard business operating hours. This legal agreement is subject to the approval of the Director of Transportation.
10. Registration of a legal agreement on title ensuring that the on-site loading space and the garbage/recycling room is available for use by all building owners/tenants.
11. Registration of a legal agreement on title securing access and use of the rooftop outdoor amenity area for the congregate housing and residential owners/tenants.
12. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
13. Discharge of existing covenant BH074271, which registers the City's intention to restrict all vehicle traffic to the lane at the time the lane is established.
14. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development, including provision of a functional vehicular and truck circulation and turnaround plan to the satisfaction of the Director of Transportation.
15. City acceptance of the developer's voluntary contribution in the amount of $8,904.00 (i.e. $0.25/ft$^2$ of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
16. Voluntary contribution of $25,000 to go towards a bus shelter in the vicinity of the subject site in accordance with the supported TDM package.
17. City acceptance of the developer's offer to voluntarily contribute $4.00 per buildable square foot applied to the residential floor area, located on Level 7 (e.g. $22,992.00) to the City's affordable housing fund.
18. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
    a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
    b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
    c) If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
        i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;
        ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
        iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building;
        iv) if required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.

19. Enter into a Servicing Agreement* for the design and construction of the following works, which include but may not be limited to:

Water Works:

a. Using the OCP Model, there is 527.9 L/s of water available at a 20 psi residual at the Westminster Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s.

b. The Developer is required to:
   - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

c. At the Developer's cost, the City is to:
   - Cut and cap the existing water service connection at the watermain, along the Westminster Highway frontage.
   - Install a new 50mm water service connection complete with meter and meter box along the Westminster Highway frontage. A new Statutory Right of Way (SRW) is required.

Storm Sewer Works:

a. The Developer is required to:
   - Extend the existing 200mm storm sewer located within the right of way along the property's south property line (approximately 38m east) complete with manholes and drainage upgrades.
   - Upgrade the existing 450mm storm sewer along the Westminster Highway frontage to a 750mm diameter storm sewer approximately 87m from STMH3905 located approximately 4m west of the site's west property line, up to the site's east property line complete with manholes and catch basins as required.
   - Cut and cap the existing storm service connection and remove the existing Inspection Chamber (IC) along the Westminster Highway frontage.
   - Install a new storm sewer service connection and IC at the Westminster Highway frontage. A new SRW is required.

Sanitary Sewer Works:

a. At the Developer's cost, the City is to:
   - Upgrade the existing sanitary service connection and IC at the site's south property line approximately 10m west of the site's east property line to City of Richmond standards.
   - Cut and cap the existing service connection at the south west corner of the development site.

Frontage Improvements:

a. Lane:
   - The full functional width of the east-west lane is to be dedicated.
   - The lane requires a rollover curb, drainage and lighting. Lighting should be free standing (not supported by buildings) and have an independent power supply.
   - As the lane will provide access for the site, the south leg (lane) of the Alderbridge Way/Westminster Highway intersection is to be upgraded, which includes: traffic signals and associated equipment, including detector loops for the south approach and any other associated improvements required by the intersection changes, removal of the driveway letdown, additional curb returns, curb ramps, pavement markings, etc..

b. Westminster Highway:
   - Frontage dedication of approximately 1.3 m width along the Westminster Highway frontage. The dedication amount is to be confirmed by the provision of a functional plan to the satisfaction of staff.
   - Frontage upgrades include from the Westminster Highway curb, a minimum 1.5 m wide treed boulevard, and a 2.0 m wide sidewalk (at the new property line).
   - To restrict turning movements, design and construction of a centre raised decorative concrete median with landscaping on Westminster Highway to replace the existing pavement markings. A functional plan would be required for the design of the raised concrete median.
   - Any work that encroaches into the tree protection zone of trees located on City property must be overseen by a project Arborist and a report submitted to Parks prior to work commencing.

c. BC Hydro Kiosk Relocation and Associated Lane Upgrades:
   Existing hydro kiosks and associated bollards located at 7228 Westminster Highway are to be relocated.

   The applicant will:
   - Work with the City and BC Hydro to identify a relocation site for the kiosks; and
   - Accept 1/3 of the cost associated with relocation of the hydro kiosks to a maximum cost of $43,300.00.

   - The City will:
     - Accept 2/3 of the cost associated with relocation of the hydro kiosks based on an estimated cost of $130,000.00;
     - Remove unauthorized signage at 7188 and 7228 Westminster Highway that restricts truck access; and
     - Install no stopping signage along the east edge of the Alderbridge Way extension.

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

<u>General Items:</u>

a. 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.
b. Provide a 1.5m right-of-way along the property's Westminster Highway frontage to accommodate the new IC and public rights of passage.

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

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

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

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

**Note:**

* This requires a separate application.

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

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

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

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

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

Signed (original on file) Date

City of Richmond

**Bylaw 9547**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9547 (RZ 14-676714)
# 7260 Westminster Highway

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following into Section 21 (Site Specific Residential (Other) Zones, in numerical order:

**"21.11 Mid-Rise Congregate Housing and Commercial Use (ZR11) – Brighouse Village (City Centre)**

**21.11.1 Purpose**

The **zone** provides for **congregate housing**, compatible secondary uses, and limited residential use.

**21.11.2 Permitted Uses**

- **congregate housing**

**21.11.3 Secondary Uses**

- **housing, apartment**
- **office**
- **retail, general**

**21.11.4 Permitted Density**

1. The maximum **floor area ratio** for the net **site** area shall be 2.0 provided that not less than 300 $m^2$ of the **site** is dedicated to the City as **road**.
2. Notwithstanding Section 21.11.4.1, an additional 0.35 **floor area ratio** is permitted provided that it is entirely used to accommodate **amenity space**.

**21.11.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 96% for **buildings**.

**21.11.6 Yards & Setbacks**

1. The minimum public **road setback** is:
   a) 1.75 m from Westminster Highway; and
   b) 0.0 m from a **lane**.
2. There is no minimum **interior side yard.**

**21.11.7 Permitted Heights**

1. The maximum **height** for **buildings** is 25 m.

2. Notwithstanding Section 21.11.7, an additional 2.5 m of additional **building height** is permitted provided it is used only to accommodate an elevator/stair **structure** that is designed to the satisfaction of the City and is associated with rooftop **amenity space**.

3. The maximum height for **accessory buildings** and **accessory structures** is 5.0 m.

**21.11.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot area** requirement is 1,350 $m^2$.

**21.11.9 Landscaping & Screening**

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

**21.11.10 On-Site Parking and Loading**

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that for **congregate housing**:

   a) the parking requirement is 0.2 **parking spaces** for each **sleeping unit** plus 1 **parking space** for employee/support service worker;

   b) 1 scooter **parking space** is required for each **sleeping unit**; and

   c) there is no bicycle parking requirement.

**21.11.11 Other Regulations**

1. One (1) **apartment, housing** unit is permitted provided the maximum **floor area** is limited to 535 $m^2$ and the unit is located on the top floor of the **building**.

2. 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 parcel and by designating it **MID-RISE CONGREGATE HOUSING AND COMMERCIAL USE (ZR11) – BRIGHOUSE VILLAGE (CITY CENTRE)**:

   P.I.D.: 018-696-040

   Parcel One Section 8 Block 4 North Range 6 West New Westminster District Reference Plan LMP 15308

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9547".**

| | |
|---|---|
| FIRST READING | JUL 25 2016 |
| PUBLIC HEARING | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED by B/C
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | July 7, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 15-709884 |
| **Re:** | **Application by 1037533 BC Ltd. for Rezoning at 8620 Railway Avenue from Single Detached (RS1/E) to Town Housing (ZT80) – Railway Avenue** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9563, to create the "Town Housing (ZT80) – Railway Avenue" zone, and to rezone 8620 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Town Housing (ZT80) – Railway Avenue" zone, be introduced and given first reading.

Wayne Craig
Director, Development

WC:cl
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☑ | |

## Staff Report

### Origin

1037533 BC Ltd. has applied to the City of Richmond for permission to rezone 8620 Railway Avenue from the "Single Detached (RS1/E)" zone to a new site-specific zone entitled "Town Housing (ZT80) – Railway Avenue", to permit the development of 17 townhouses including three (3) affordable housing units, with vehicle access from an existing lane off Railway Avenue (Attachment 1). The subject site currently contains an existing two-storey dwelling, which is proposed to be demolished at future development stage. A topographic survey of the subject site is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North, immediately across a City-owned pedestrian walkway, are two (2) vacant lots zoned "Single Detached (RS1/E)" that are owned by the Richmond Hospital Foundation (8540, 8560 Railway Avenue).

To the South, immediately across the existing east-west lane that daylights to Railway Avenue, are four (4) single-family dwellings on lots zoned "Compact Single Detached (RC1)" fronting onto Railway Avenue, with vehicle access to an existing north-south rear lane.

To the East are three (3) single-family dwellings on lots zoned "Single Detached (RS1/E)" and "Single Detached (RS1/B)", which front Calder Road.

To the West, immediately across Railway Avenue, is the Railway Greenway and beyond that are single-family dwellings on lots zoned "Single Detached (RS1/E)", which front Lancelot Drive.

### Related Policies & Studies

#### Official Community Plan (OCP)

The 2041 OCP Land Use Map designation for the subject site is "Neighbourhood Residential". This land use designation allows single detached dwellings, duplexes, and townhouses. This redevelopment proposal is consistent with this land use designation.

#### Arterial Road Policy

The subject site is currently undesignated on the Arterial Road Development Map in the OCP.

The Arterial Road Policy indicates that rezoning applications for townhouse development on arterial roads may be considered in areas not identified on the Arterial Road Development Map if

the site is within walking distance of a City Community Centre (i.e., 800 m or a 10-minute walk) or a City park/open space (i.e., 400 m or a 5-minute walk). The subject site is located within 800 m of the playing fields and pitch'n'putt adjacent to West Richmond Community Centre, and is located directly across from the Railway Greenway, which is part of the City's trails system.

The subject proposal also reflects the following Arterial Road Policy criteria for the siting of townhouse developments in areas not identified on the Arterial Road Development Map:

- That the proposal involve a land assembly with at least 50 m frontage on a major arterial road (such as Railway Avenue);
- Leave a residual site for future townhouse development with at least 50 m frontage on a major arterial road;
- Enable the provision of shared vehicle access to future townhouse development in the block by means of a statutory right-of-way or other arrangement suitable to the City; and,
- Ensure that vehicle access points to townhouse development is set back at least 50 m from a minor arterial road intersection.

**Floodplain Management Implementation Strategy**

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

**Public Consultation**

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the property, Staff received a phone call from the Richmond Hospital Foundation, who own the two (2) properties to the north of the subject site (8540 and 8560 Railway Ave). The nature of their inquiry was whether there were any implications to the redevelopment potential of their properties if the townhouse proposal at the subject site proceeds. Staff provided information that a similar proposal could be considered on their two (2) properties by way of shared vehicle access through the subject site or through direct vehicle access to Railway Avenue (subject to City's Transportation Department approval).

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

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

## Analysis

### Density, Form, and Affordable Housing

The Arterial Road Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments on arterial roads, subject to the applicant providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund in the amount of $2.00 per buildable square foot prior to rezoning.

For townhouse developments, the Arterial Road Policy provides for the consideration of additional density of up to 0.70 FAR in the following situations:

- where significant road dedication, or frontage improvements on two or more streets is required;
- on a land assembly with more than 100 m frontage;
- on a site that is in close proximity to a neighbourhood service center, park or other non-residential land use; or
- where additional community benefits are provided (e.g. significant tree protection etc.)

As part of the townhouse proposal at the subject site, the applicant proposes to build three (3) affordable housing units, comprising approximately 15% of the total building area, which are to be secured through a housing agreement registered on title prior to Development Permit issuance.

The three (3) affordable housing units are proposed within one (1) of the west buildings fronting Railway Avenue, and are centrally located on-site. Individual private outdoor spaces are provided for each unit in the form of a yard at-grade or a balcony.

Consistent with the OCP policies to provide for a variety of housing to meet the needs of families and an aging population, the affordable housing units that are proposed at the subject site include a mix of family-oriented and ground-oriented designs. The type and size of each unit is as follows:

| Number of Units | Unit Type | Minimum Unit Area as per Affordable Housing Strategy | Proposed Unit Size |
|---|---|---|---|
| 1 | 1 Bdrm + Den | 50 $m^2$ (535 $ft^2$) | 58.45 $m^2$ (629.1 $ft^2$) |
| 2 | 3 Bdrm | 91 $m^2$ (980 $ft^2$) | 116.59 $m^2$ (1,255 $ft^2$) |
| Total: 3 | | | Total: 291.62 $m^2$ (3,139 $ft^2$) (approx. 15% of total floor area proposed) |

Consistent with the Arterial Road Policy considerations for additional density, staff note that this is the first townhouse proposal in the City to include built affordable housing units, which exceed the requirements of the City's Affordable Housing Strategy and which provide a significant community benefit. Therefore staff are supportive of an increase in density beyond the typical 0.60 FAR for this townhouse proposal, to account for the built affordable housing units.

On this basis, a new site-specific zone entitled "Town Housing (ZT80) – Railway Avenue" is proposed for this development with a maximum base density of 0.60 FAR together with an additional 0.12 FAR provided that prior to first occupancy of the building, the applicant includes the three (3) affordable housing units on-site, comprising approximately 15% of the total building area, which are to be secured by way of a housing agreement registered on title prior to Development Permit issuance.

The ZT80 zone also reflects the applicant's proposal to:

- Allow a minimum 4.5 m front yard setback in favour of a minimum 6.0 m rear yard setback along the interface with existing single-family dwellings to the east; and,
- Allow a maximum lot coverage with buildings of 47%.

**Site Planning, Access, and Parking**

The development site is a large lot of 2,628 $m^2$ (28, 287 $ft^2$) in area (after road dedication), located on the east side of Railway Avenue, between Francis Road and Colbeck Road, in the Blundell planning area.

The proposed site layout consists of two (2) three-storey buildings containing a total of 11 units fronting Railway Avenue to the west of a proposed north-south drive aisle that bisects the site; and two (2) triplex buildings to the east of the drive aisle, which are two-storeys in height. The siting of the triplexes enables a 6.0 m rear yard setback interface with existing single-family dwellings to the east and a larger centrally-located outdoor amenity space to be provided.

The primary pedestrian entries for the west buildings are proposed to be from Railway Avenue, while the pedestrian entries for the east buildings are proposed from the internal north-south drive aisle. Ground floor garages/carports are arranged along the internal drive aisle.

A single vehicle access point to the site is proposed via an existing 4.0 m wide east-west City-owned lane, which is required to be widened by an additional 2.0 m as part of this redevelopment proposal. The internal drive-aisle on the subject site, which extends north from the widened east-west lane, has the potential to provide shared access to future developments to the north by means of a Statutory Right-of-Way for public-right-of-passage, which must be registered on title prior to final adoption of the rezoning bylaw.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 31 resident vehicle parking spaces are proposed, of which 12 spaces are proposed in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on title.

Of the 31 resident vehicle parking spaces, one (1) standard sized vehicle parking space is proposed for each affordable housing unit, which are to be located in a carport located directly adjacent to the units, consistent with the zoning bylaw.

Consistent with the zoning bylaw, a total of five (5) visitor parking spaces are proposed on-site, one (1) of which is a handicapped visitor parking space. One (1) of the proposed visitor parking spaces is provided over and above the parking requirements in Richmond Zoning Bylaw 8500.

A total of 22 resident bicycle parking spaces (Class 1) are proposed, and a bicycle rack for four (4) visitor bicycle parking spaces (Class 2) is proposed adjacent to the pedestrian pathway between the west buildings.

Conceptual development plans are contained in Attachment 4.

**Amenity Space**

Consistent with the OCP and Council Policy 5041, the applicant will provide a contribution in the amount of $17,000 ($1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Outdoor amenity space will be provided on-site, and is proposed to be centrally located on the east side of the subject site between the two (2) triplex buildings. Based on the preliminary design, size of the proposed outdoor amenity spaces complies with the OCP requirements of 6 $m^2$ per unit (102 $m^2$). Staff will work with the applicant at the Development Permit application review stage to ensure that the configuration and design of the outdoor amenity space meets the design guidelines in the OCP.

**Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site trees, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses eight (8) bylaw-sized trees on the subject property, one (1) bylaw-sized tree on the neighbouring property to the east (8631 Calder Road), and three (3) street trees on City-owned property.

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

- Remove eight (8) trees located on the subject site due to poor condition (tag # 588, 589, 590, 591, 592, 593, 594, 595). These trees are either dying (sparse canopy foliage), have been previously topped, or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be removed and replaced.
- Retain Tree D located on the neighbouring property to the east. This tree will not be impacted by the proposed development.

Replacement trees are specified at a 2:1 ratio as per the OCP.

The City's Parks Department Arboriculture staff have reviewed the Arborist's Report as it relates to the trees in the boulevard along Railway Avenue on City-owned property, and have the following comments:

- Tree A is in good condition with no issues at this time. This tree must be retained and protected in accordance with the City's Tree Protection Information Bulletin TREE-03.

- Trees B and C are in poor condition. The Parks Department authorizes the removal of these trees.

*Tree Protection*

One (1) street tree on City-owned property and one (1) tree on the neighbouring property to the east are to be retained and protected (i.e., Trees A and D). The applicant has submitted a Tree Retention Plan showing the trees to be retained and the measures taken to protect them at development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment report to the City for review.
- Submission to the City of a survival security in the amount of $12,500 for the tree located in the boulevard on City-owned property labelled as Tree A. The survival security will not be released until construction and landscaping on-site and off-site is completed, a landscape inspection has been passed by City staff, and the Arborist's post-construction impact assessment report is received by the City. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the tree survives.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around Tree A to be retained (note: Tree D will not be impacted by the proposed development on the subject site). Tree protection fencing must be installed to City standards in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

*Tree Replacement*

The applicant wishes to remove the eight (8) trees that are in poor condition from the subject site (tag # 588, 589, 590, 591, 592, 593, 594, 595). The 2:1 replacement ratio requires a total of 16 replacement trees. Replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per the OCP. At the Development Permit application stage, the Landscape Plan will be reviewed to ensure that the required replacement trees are to be planted on-site and to ensure consistency with the design guidelines in the OCP. Prior to Development permit issuance, a Letter of Credit is also required to be submitted by the applicant, which must be based on 100% of the cost estimate for the works provided by the Landscape Architect (including hard and soft landscape costs, fencing, installation, and contingency).

For the removal of Trees B and C from the boulevard on City-owned property, the applicant is required to submit a cash-in-lieu contribution to the City's Tree Compensation Fund prior to

final adoption of the rezoning bylaw. The Parks Department has identified that the value of the required contribution is $2,600.

**Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way for the sanitary sewer registered on title of the subject lot (located along the entire east property line of the subject site). Encroachment into the right-of-way is not permitted. The owner is aware of the charge on title and the proposed conceptual plans do not show any encroachment into the right-of-way.

**Public Art**

In response to the City's Public Art Program (Policy 8703), the applicant proposes a voluntary contribution to the City's Public Art Reserve Fund at a rate of $0.77 per buildable square foot (not including the affordable housing units); for a total contribution in the amount of $13,265.

**Townhouse Energy Efficiency and Renewable Energy**

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water heating for the proposed development. Prior to rezoning bylaw adoption, the applicant must:

a) retain a Certified Energy Advisor (CEA) to complete an evaluation report to confirm the details of the construction requirements needed to achieve EnerGuide 82 (based on the energy performance of the most marginal units); and

b) register a restrictive covenant on title, specifying that all units are to be built and maintained according to the construction specifications identified in the CEA's evaluation report, and that all units are pre-ducted for solar hot water heating.

**Site Servicing and Frontage Improvements**

Prior to rezoning, the applicant must enter into a Servicing Agreement for the design and construction of servicing connections, upgrades, and frontage improvements as outlined in Attachment 6. Generally, the required improvements include: widening of the existing east-west lane along the south property line, boulevard improvements along Railway Avenue, and improvements to the existing east-west walkway along the north property line.

**Rezoning Considerations**

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

**Design Review and Future Development Permit Application Considerations**

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Review of the proposed colour palette and exterior building materials to ensure consistency with the OCP design guidelines for townhouses.
- Opportunities to break up the repetitive unit design of the buildings fronting Railway Avenue.
- Conceptual illustration of the required improvements to the east-west walkway along the north property line (showing both the off-site concept as well as the concept within the statutory right-of-way that is to be granted on-site).
- Improvements to the Landscape Plan, including but not limited to: the required number of replacement trees, low-level landscaping/fencing along the north side yard, additional soft landscaping on-site including around the outdoor amenity space, and finalizing the design of the permeable paver banding treatment over the internal drive-aisle.
- Demonstrating that all of the relevant accessibility features are incorporated into the proposed Convertible Unit design, and that aging-in-place features can be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the Development Permit application review process. The Development Permit application must be processed to a satisfactory level prior to rezoning approval.

### Financial Impact

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

### Conclusion

This redevelopment proposal is to rezone 8620 Railway Avenue from the "Single Detached (RS1/E)" zone to a new site-specific zone entitled "Town Housing (ZT80) – Railway Avenue" zone, to permit the development of 17 townhouses.

The proposal is consistent with the land use designation contained within the OCP and with siting criteria for townhouses not already identified on the Arterial Road Development Map. The conceptual development plans attached are generally consistent with the Development Permit guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

Staff note that this townhouse development proposal is the first of its kind in the City to include three (3) affordable housing units on-site, which are to be secured through a housing agreement registered on title prior to Development Permit issuance.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 be introduced and given first reading.

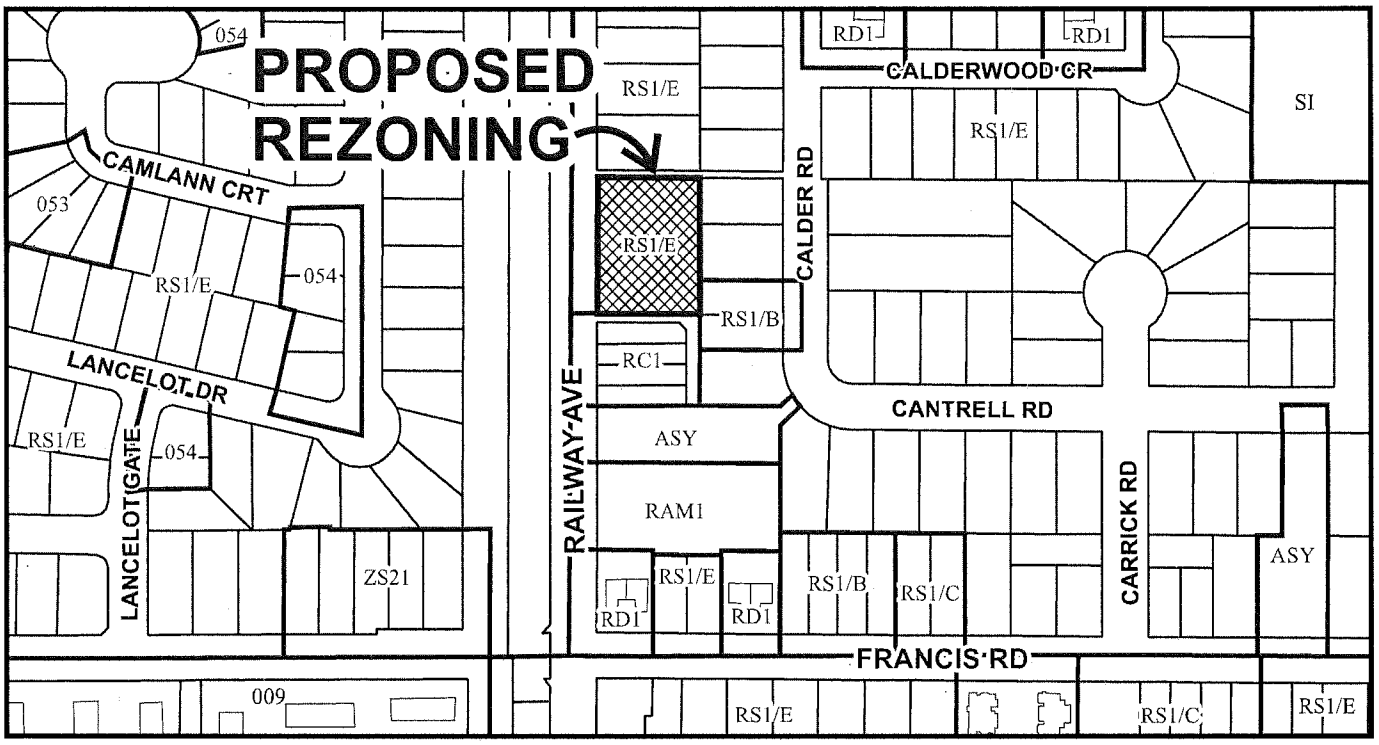
Cynthia Lussier
Planner 1

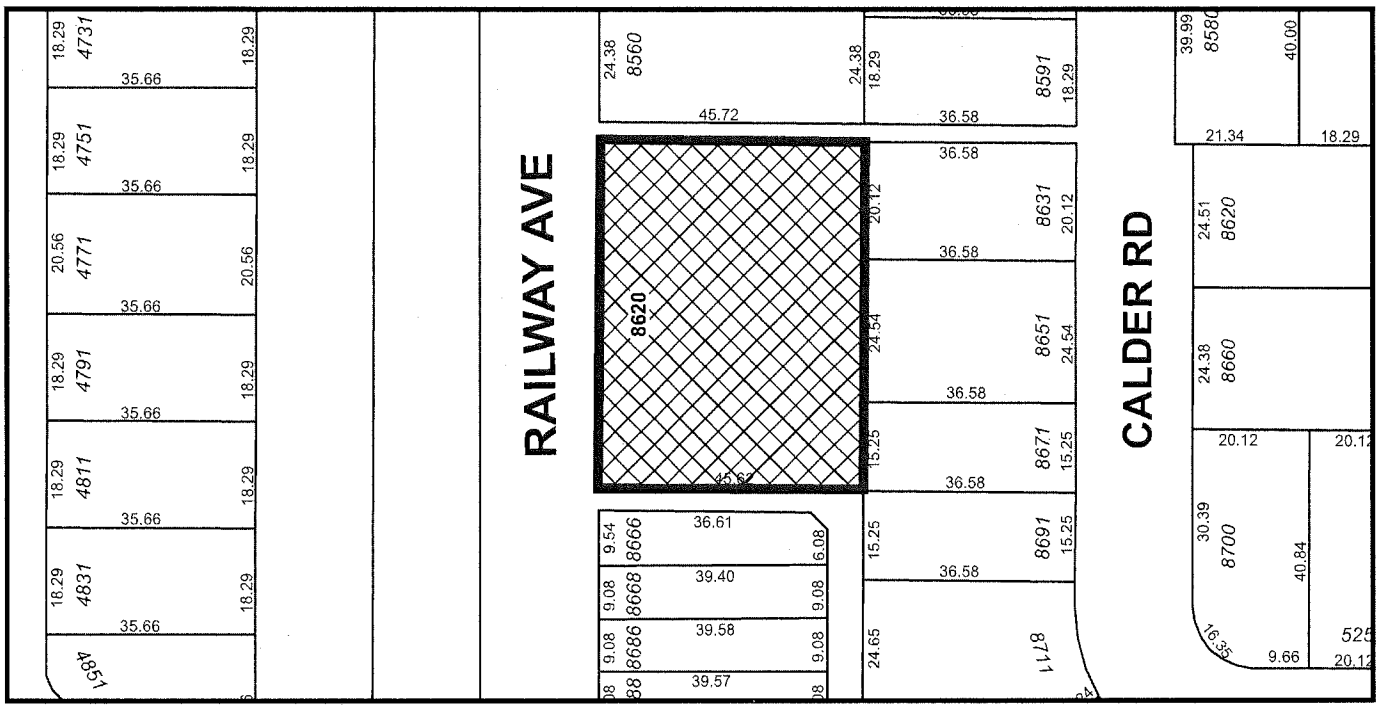
CL:rg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Site Survey
Attachment 3: Development Application Data Sheet
Attachment 4: Conceptual Development Plans
Attachment 5: Proposed Tree Management Drawing
Attachment 6: Rezoning Considerations

ATTACHMENT 1

City of Richmond



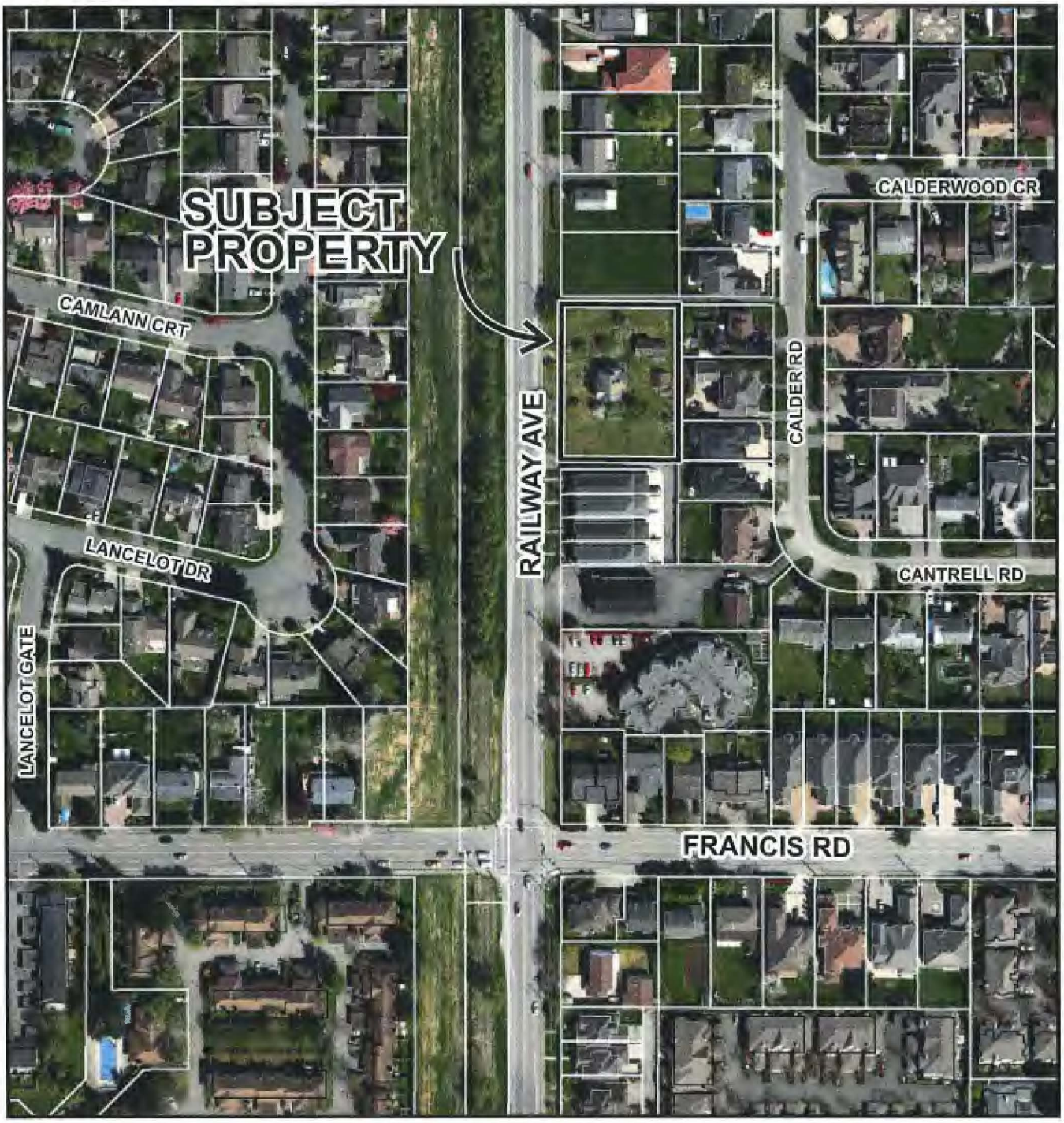

RZ 15-709884

Original Date: 09/21/15

Revision Date:

Note: Dimensions are in METRES

City of Richmond




RZ 15-709884

Original Date: 09/21/15

Revision Date:

Note: Dimensions are in METRES

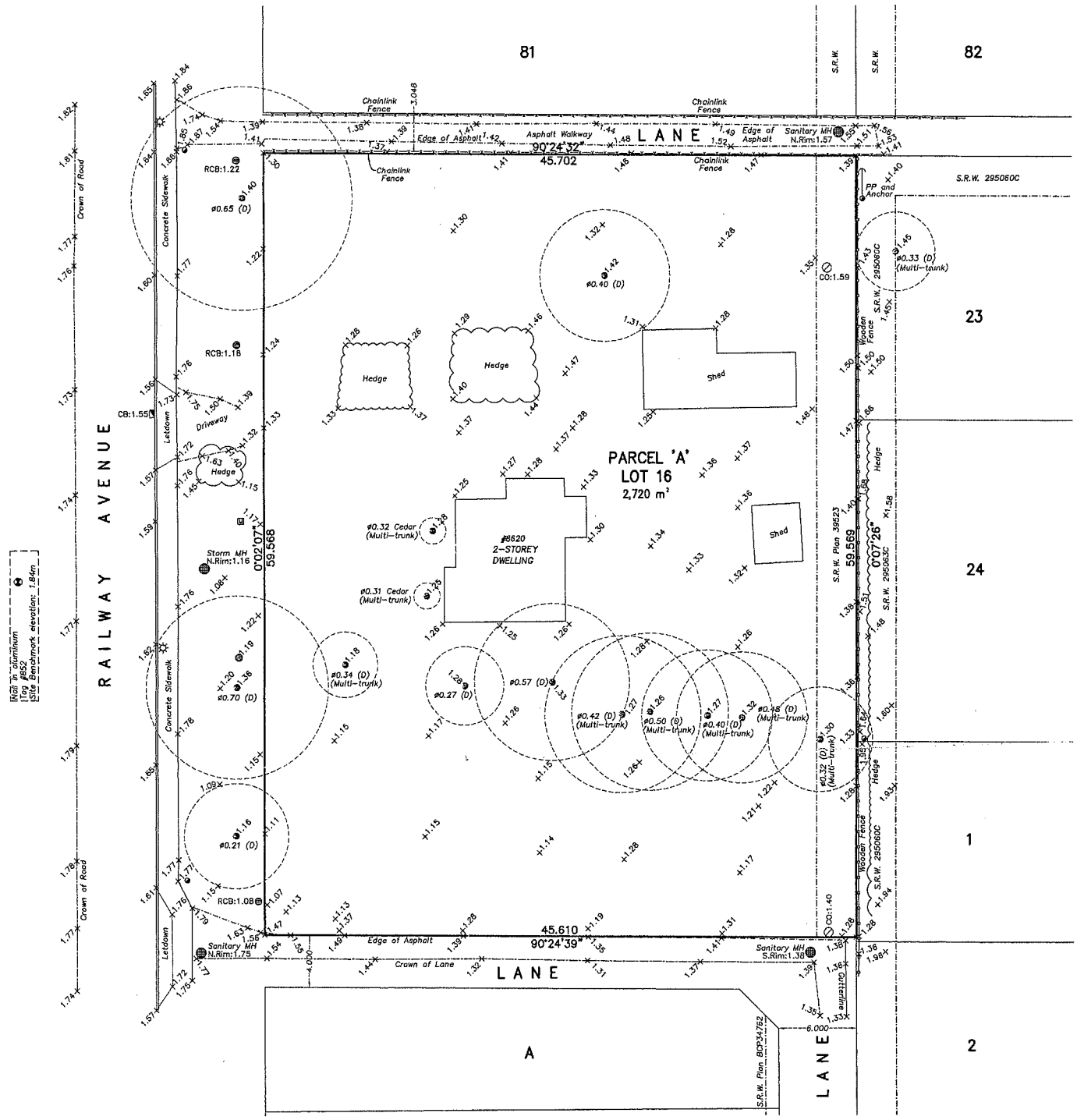
# TOPOGRAPHIC SURVEY OF PARCEL 'A' (RD40234E) LOT 16
## SECTION 24 BLOCK 4 NORTH RANGE 7 WEST
## NEW WESTMINSTER DISTRICT PLAN 3285

#8620 RAILWAY AVENUE,
RICHMOND, B.C.
P.I.D. 003-552-357

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED




© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 – 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5986
FB-277 P115-118
Drawn By: IO

DWG No. 5986-Topo

LEGEND:
(D) denotes deciduous
denotes catch basin
denotes round catch basin
denotes water meter
denotes manhole
denotes cleanout
denotes lamp standard
denotes power post

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

NOTE:
Use site Benchmark Tag #852 for construction elevation control.

PH - 90

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
APRIL 21st, 2015.

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 15-709884** **Attachment 3**

Address: 8620 Railway Avenue

Applicant: 1037533 BC Ltd.

Planning Area(s): Blundell

| | Existing | Proposed |
|---|---|---|
| **Owner:** | 1037533 BC Ltd. | No change |
| **Site Size ($m^2$):** | 2,720 $m^2$ (29,274 $ft^2$) | 2,628 $m^2$ (28,287 $ft^2$) (after 2.0 m road dedication along south property line) |
| **Land Uses:** | Single-detached dwelling | 17 townhouse units |
| **OCP Designation:** | Neighbourhood Residential | No change |
| **Zoning:** | Single Detached (RS1/E) | Town Housing (ZT80) – Railway Avenue |
| **Number of Units:** | 1 | 17 |
| **Other Designations:** | The Arterial Road Policy provides siting criteria for townhouses along arterial roads. | Consistent with the Arterial Road Policy. |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max. 0.72 | 0.72 | none permitted |
| Lot Coverage – Buildings: | Max. 47% | 46% | none |
| Lot Coverage – Buildings, Structures, and Non-Porous Surfaces: | Max. 65% | 64.3% | none |
| Lot Coverage – Live Plant Material: | Min. 25% | 27.4 % | none |
| Lot Size (min. dimensions): | N/A | N/A | none |
| Lot Width (min. dimension): | 50 m | 59.57 m (before 2.0 m road dedication)<br>57.57 m (after 2.0 m road dedication) | none |
| Lot Depth (min. dimension): | 35 m | 45.66 m (average) | none |
| Setback – Front Yard (m): | Min. 4.5 m | 5.34 m | none |
| Setback – Rear Yard (m): | Min. 3.0 m | 6.06 m | none |
| Setback – Side Yard (m): | Min. 3.0 m | North - 3.19 m<br>South - 3.07 m | none |
| Height (m): | 12 m | 11.93 m | none |

| On Future Subdivided Lots | Bylaw Requirement | | Proposed | | Variance |
|---|---|---|---|---|---|
| On-Site Vehicle Parking Spaces – Regular (R): | Market housing | 2 (R)/unit | Market housing | 28 spaces (2 R x 14) | none |
| | Affordable housing | 1 (R)/unit | Affordable housing | 3 spaces (1 R x 3) | |
| On-Site Vehicle Parking Spaces – Regular (V): | 0.2 (V) per unit = 4 spaces | | 5 spaces | | none |
| On-Site Vehicle Parking Spaces – Total: | | | 36 spaces | | none |
| On-Site Vehicle Parking Spaces – Handicapped: | 0.02 of required visitor spaces (4) = 1 space | | 1 space | | none |
| Tandem Parking Spaces: | Permitted (max 50%) = 14 spaces | | 12 spaces | | none |
| Small Car Parking Spaces: | Permitted (max 50%) = 15 spaces | | 8 spaces | | none |
| Amenity Space – Indoor: | Min. 50 $m^2$ or Cash-in-lieu | | Cash-in-lieu | | none |
| Amenity Space – Outdoor: | Min. 6 $m^2$ per unit (102 $m^2$) | | 107 $m^2$ (1,152 $ft^2$) | | none |

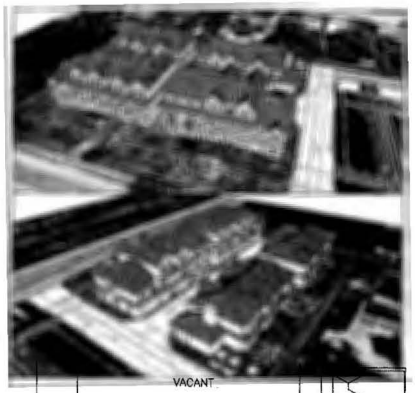
Other: Tree replacement compensation required for loss of bylaw-sized trees.

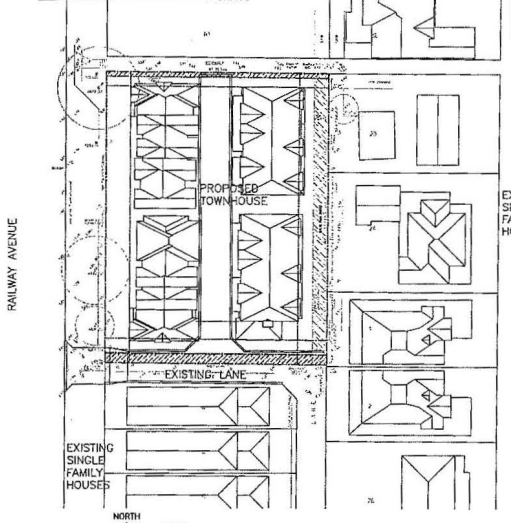
# REZONING FOR PROPOSED TOWNHOUSE AT 8620 RAILWAY AVENUE, RICHMOND, BC

DEVELOPMENT DATA

| | | | |
|---|---|---|---|
| (A) CIVIC ADDRESS: | 8620 RAILWAY AVENUE, RICHMOND, BC | | |
| (B) LEGAL DESCRIPTION: | LOT 16, SECTION 24, BLOCK 4 NORTH RANGE 7 WEST, NWD PLAN 3285 | | |
| (C) LOT AREA: | 2,720 SM (29,274SF) BEFORE 2M ROAD DEDICATION<br>APPROX 2,628 SM (APPROX 28,287SF) AFTER 2M ROAD DEDICATION | | |
| (D) ZONING USE | CURRENT: RS1/E, | | |
| | CURRENT ZONING (UNDER RS1 ZONING) | PROPOSED REZONING (ZT80–RAILWAY AVENUE) | PROPOSED |
| (E) FLOOR AREA RATIO | 0.55 TO 454.5 SM<br>0.3 TO REST OF SITE AREA | 0.72<br>TOTAL GROSS FLOOR AREA<br>0.72 X 2,628 SM = 1,892.16 SM<br>(20,367 SF) | 1,892SM (20,367 SF) GROSS FLOOR AREA<br>0.72 (AFTER ROAD DEDICATION) |
| (F) NUMBER OF UNIT: | 1 PER LOT | | 17 UNITS INCLUDE<br>[3 RENTAL UNITS: 2 TYPE A3 (1255SF) &<br>1 TYPE A4 UNIT (625SF)<br>TOTAL FLOOR AREA 3139SF (15%) – SEE DWG A5] |
| (G) BUILDING COVERAGE: | MAX – 45% | FOR BUILDING – MAX 40%<br>FOR NON–POROUS AREA – MAX 65%<br>FOR LIVE PLANT –MIN 25% | 13018 SQ. FT. / 28287 SQ FT = 46.0% (VARIANCE REQUIRED)<br>TOTAL NON POROUS AREA: 18203 SQ. FT. / 28287 SQ. FT = 64.3%<br>LIVE PLANT AREA: 7745 SQ. FT. / 28287 SQ. FT = 27.4%<br>PERMEABLE PAVERS 2339 SQ. FT./28287 SQ. FT= 8.3% |
| (H) BUILDING HEIGHT:<br>(I) SETBACK: | MAX HEIGHT – 9M<br>FRONTYARD – 6M<br>SIDEYARD – 2M<br>REARYARD – 6M | MAX MAIN BUILDING HEIGHT – 12M<br>FRONTYARD FACING RAILWAY – 4.5M<br>NORTH AND SOUTH SIDEYARD – 3M<br>REAR YARD – 6M | BUILDING HEIGHT 11.93M<br>FRONTYARD FACING RAILWAY – 5.34M (17'6")<br>N. SIDEYARD – 3.19M (10'6")<br>S. SIDEYARD – 3.07M (10'1")<br>REAR YARD – 5.09M (19'11") |
| (J) OUTDOOR AMENITY | | 6.0 SM (64.58 SF) PER UNIT<br>6SM X17 = 102 SM. (1098 SF) | AMENITY 107.0 SQ.M. (1152.0 SQ. FT.) |
| (K) PARKING: | 2 PER DWELLING UNIT | 2 PER DWELLING UNITS X14 = 28<br>MAX TANDEM ARRANGEMENT =14 (28X50%)<br>1 PER RENTAL AFFORDABLE X3 = 3 | RESIDENTIAL PARKING: 11 REGULAR<br>8 SMALL<br>12 REGULAR (TANDEM) |
| | | 0.2 VISITOR PARKING / UNIT X17 = 3<br>(INCLUDE 1 HANDICAPPED PARKING<br>0.02X3=1) | VISITOR PARKING: 1 DISABLED<br>3 REGULAR<br>1 EXTRA SMALL PARKING |
| | | VISITOR BICYCLE<br>0.2 PER DWELLING UNIT X17= 4<br>RESIDENTIAL BICYCLE STORAGE<br>1.25 PER DWELLING UNIT X17=22 | BICYCLE<br>VISITOR BIKE RACK 4<br>RESIDENTIAL 22 (INSIDE GARAGE) |

NORTH 1 – LOCATION MAP
NTS




NORTH 2 – CONTEXT PLAN
1/32" TO 1'-0"

ERIC LAW ARCHITECT

ISSUED
1. 2015.08.28 FOR REZONING APPLICATION
2. 2016.05.30 FOR CITY PRELIMINARY REVIEW
3. 2016.07.07 FOR CITY REZONING REVIEW

**PRELIMINARY**
**NOT FOR CONSTRUCTION**

REVISION
2. 2016.07.06 REVISED TO ADD SIDWALK ROW
1. 2016.06.09 REVISED TO ADDRESS RZ COMMENTS

**PROPOSED TOWNHOUSE AT 8620 RAILWAY AVENUE RICHMOND BC**

**DEVELOPMENT SUMMARY**

PROJECT NUMBER:15--19
ISSUED: 7/7/2016
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-19_ERN_150707-RZ.DWG

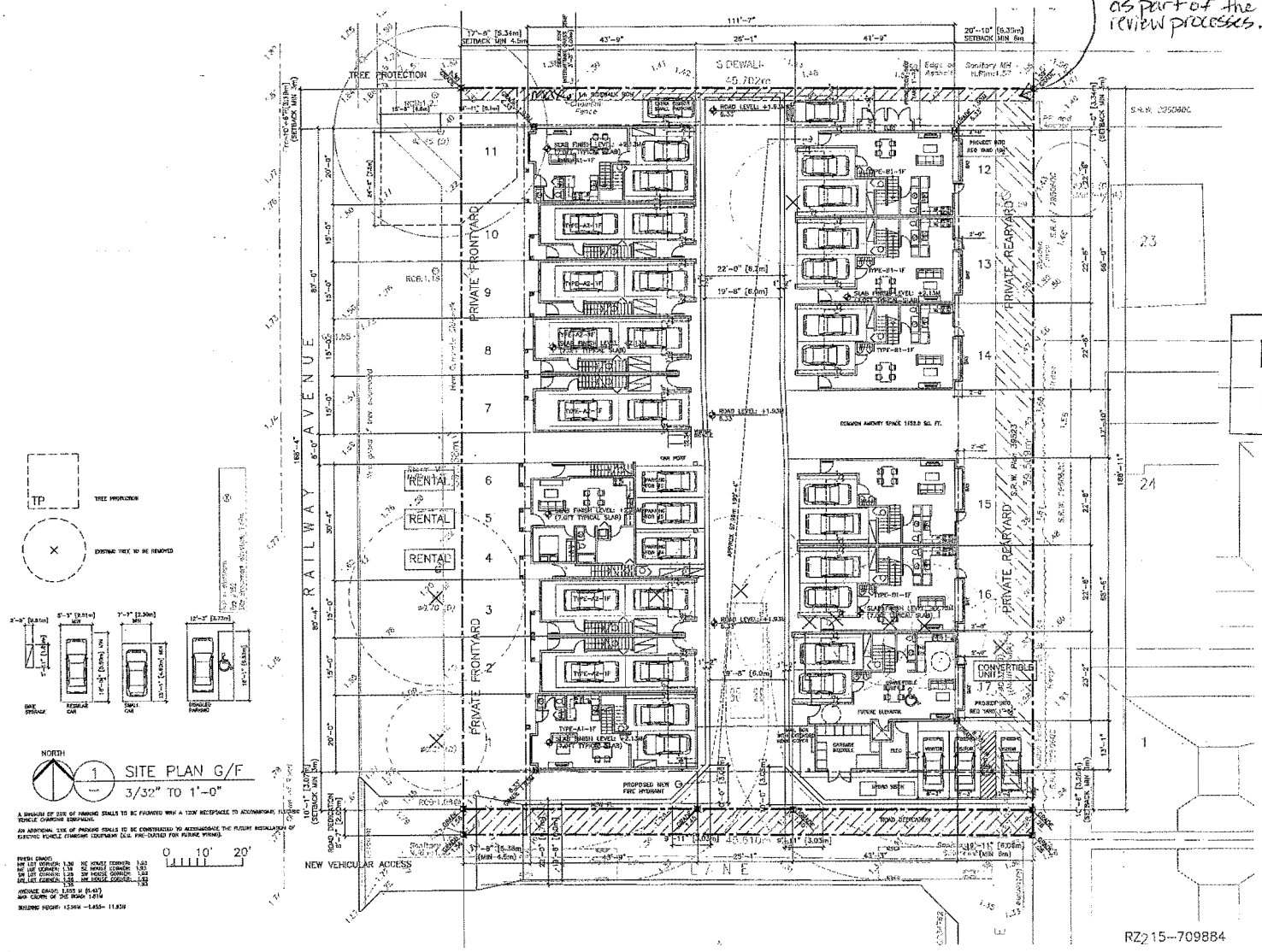
**A1**

REZONING

RZ 15-709884

ATTACHMENT 4

Exact width and design of the SRW is to be determined in consultation with the Parks Department as part of the SA & DP application review processes.




ERIC LAW ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED TOWNHOUSE AT
8620 RAILWAY AVENUE
RICHMOND BC

SITE PLAN GF

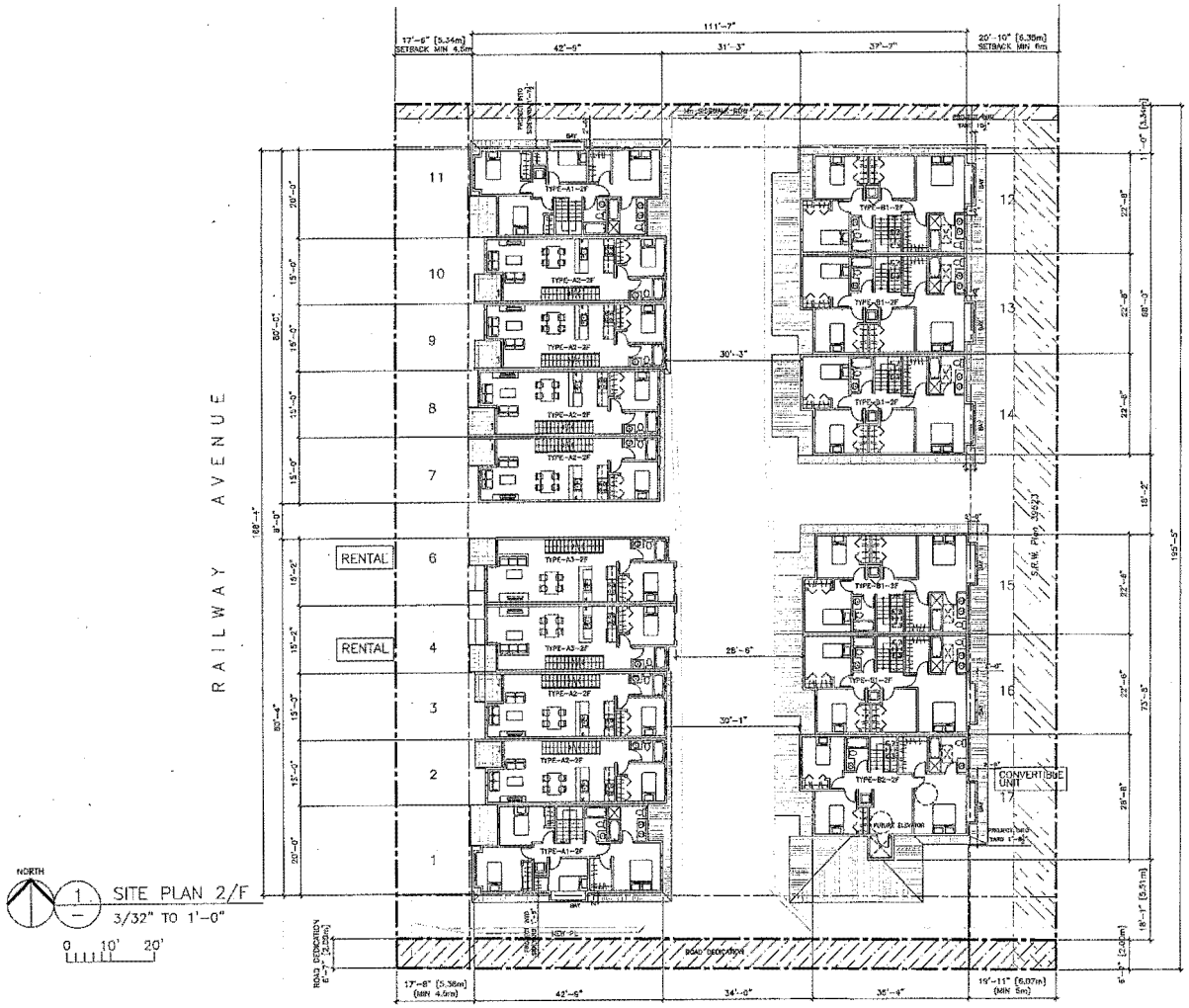
PROJECT NUMBER: 15-19
ISSUED: 7/7/2016
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-19_ERW_160707-RZ.DWG

A2

REZONING

RZ215--709884

PH - 94




ERIC LAW ARCHITECT

PRELIMINARY
NOT FOR CONSTRUCTION

PROPOSED TOWNHOUSE AT
8620 RAILWAY AVENUE
RICHMOND BC

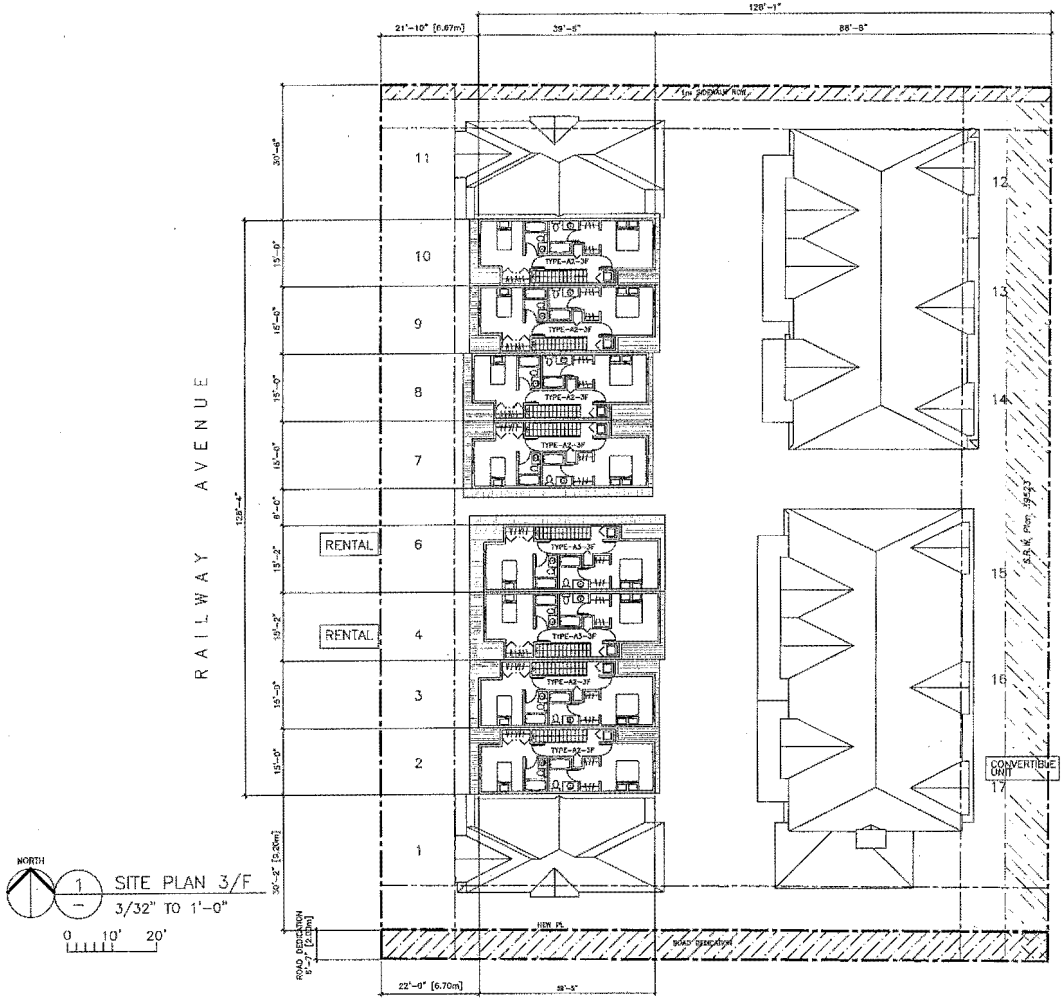
SITE PLAN 2/F

| | |
|---|---|
| PROJECT NUMBER: | 15-19 |
| ISSUED: | 7/7/2016 |
| DRAWN BY: | EL |
| CHECKED BY: | EL |
| FILENAME: | 15-19_8620_WORKING-RZ.DWG |

A3

RZ 15-709884

REZONING




ERIC LAW ARCHITECT

ISSUED
1. 2016.05.30 FOR REZONING APPLICATION
2. 2016.08.10 FOR CITY PRELIMINARY REVIEW
3. 2016.07.07 FOR CITY REZONING REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

3. 2016.07.06 REVISED TO AMD SERVICE ROW
1. 2016.03.06 REVISED TO ADDRESS RZ COMMENTS
REVISION

**PROPOSED TOWNHOUSE AT**
**8620 RAILWAY AVENUE**
**RICHMOND BC**

**SITE PLAN 3/F**

| | |
|---|---|
| PROJECT NUMBER: | 15-19 |
| ISSUED: | 7/7/2016 |
| DRAWN BY: | EL |
| CHECKED BY: | EL |
| FILENAME: | 15-19_SRW_160707-RZ.DWG |

**A4**

RZ 15-709884

REZONING

ERIC LAW ARCHITECT

ISSUED
1. 2015.09.30 FOR REZONING APPLICATION
2. 2016.06.10 FOR CITY PRELIMINARY REVIEW
3. 2016.07.07 FOR CITY REZONING REVIEW

PRELIMINARY
NOT FOR CONSTRUCTION

FINISH GRADE:
NW LOT CORNER: 1.30 NW HOUSE CORNER: 1.63
NE LOT CORNER: 1.34 SE HOUSE CORNER: 1.93
SW LOT CORNER: 1.35 SW HOUSE CORNER: 1.93
SW LOT CORNER: 1.36 NW HOUSE CORNER: 1.93
1.39 1.93
AVERAGE GRADE: 1.653 M (5.43')
MAX CROWN OF THE ROAD: 1.01M
BUILDING HEIGHT: 13.06M -1.653= 11.93M

2. 2016.07.08 REVISED TO ADD SIGNALE ROW
1. 2016.06.09 REVISED TO ADDRESS RZ COMMENTS
REVISION

**PROPOSED TOWNHOUSE AT**
**8620 RAILWAY AVENUE**
**RICHMOND BC**

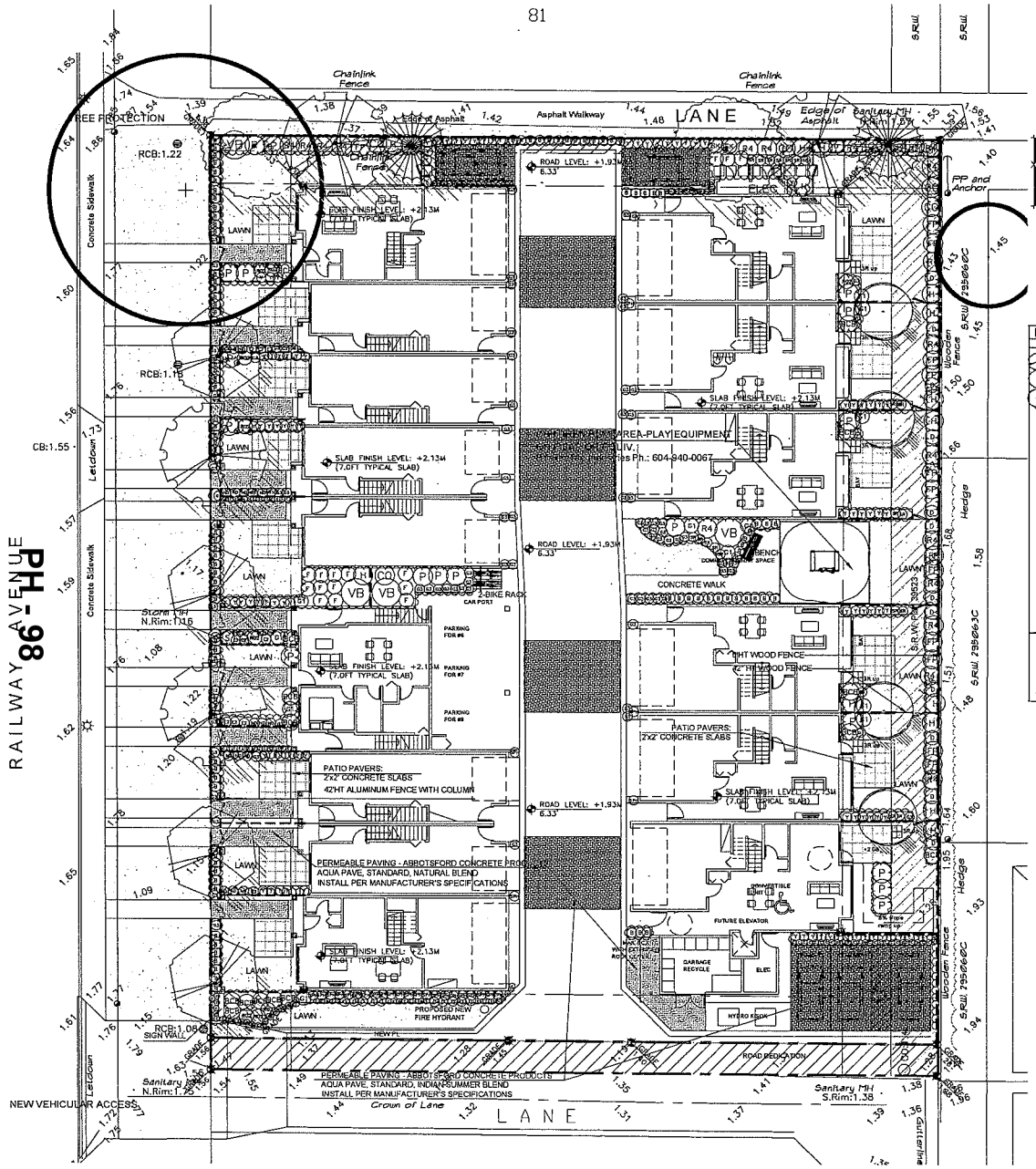
**ELEVATIONS**

PROJECT NUMBER: 15-19
ISSUED: 7/7/2016
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 15-19_ERW_160707-RZ.DWG

**A6**

REZONING

RZ. 15-709884




PRELIMINARY
NOT FOR CONSTRUCTION

## PLANT SCHEDULE

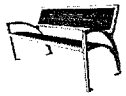
PMG PROJECT NUMBER: 16-107

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 4 | ACER RUBRUM 'ARMSTRONG' | COLUMNAR ARMSTRONG MAPLE | 8CM CAL; 2M STD; B&B |
| | 4 | ACER RUBRUM 'RED SUNSET' | RED SUNSET MAPLE | 8CM CAL; 2M STD; B&B |
| | 2 | GINKGO BILOBA 'PRINCETON SENTRY' | PRINCETON SENTRY MAIDENHAIR | 8CM CAL; 2M STD; B&B |
| | 2 | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL AUSTRIAN BLACK PINE | 3.5M HT; B&B |
| | 4 | POPULUS TREMULOIDES 'ERECTA' | SWEDISH TREMBLING ASPEN | 8CM CAL; 2M STD; B&B |
| SHRUB | | | | |
| | 15 | BERBERIS THUNBERGII 'MONOMB' | CHERRY BOMB BARBERRY | #2 POT |
| | 100 | BUXUS X MICROPHYLLA 'WINTER GEM' | LITTLE-LEAF BOX | #2 POT; 25CM |
| | 7 | CORNUS ALBA 'KELSEYI' | KELSEY DWARF DOGWOOD | #2 POT |
| | 14 | HYDRANGEA M. 'ENDLESS SUMMER' | ENDLESS SUMMER BIGLEAF HYDRANGEA | #3 POT; 60CM |
| | 27 | ILEX 'SKY PENCIL' | SKY PENCIL HOLLY | #3 POT |
| | 13 | PHOTINIA X FRASERI | FRASER PHOTINIA | 1.0M HT |
| | 19 | PIERIS JAPONICA 'VALLEY FIRE' | VALLEY FIRE PIERIS | #3 POT; 50CM |
| | 19 | RHODODENDRON 'CHRISTMAS CHEER' | CHRISTMAS CHEER RHODODENDRON | #3 POT; 50CM |
| | 9 | ROSA 'SCARLET MEIDILAND' | SCARLET MEIDILAND ROSE | #2 POT; 40CM |
| | 2 | SKIMMIA JAPONICA (100% MALE) | JAPANESE SKIMMIA | #2 POT; 30CM |
| | 20 | SKIMMIA REEVESIANA | DWARF SKIMMIA | #1 POT |
| | 1 | SPIRAEA X BUMALDA 'LIMEMOUND' | LIMEMOUND SPIREA | #2 POT; 40CM |
| | 101 | TAXUS X MEDIA 'HICKSII' | HICKS YEW | 1.0M B&B |
| | 13 | VIBURNUM DAVIDII | DAVIDS VIBURNUM | #2 POT; 30CM |
| | 4 | VIBURNUM X 'BURKWOODII' | BURKWOOD VIBURNUM | 1.0M HT, B&B; TREE FORM |
| GRASS | | | | |
| | 194 | CAREX MORROWII 'AUREO VARIEGATA' | GOLDEN VARIGATED JAPANESE SEDGE | 11 CM POT |
| | 12 | MISCANTHUS SINENSIS 'MORNING LIGHT' | MORNING LIGHT JAP.SILVER GRASS | #2 POT |
| | 10 | OPHIOPOGON PLANISCAPUS NIGRESCENS' | BLACK MONDO GRASS | #1 POT |
| | 93 | PENNISETUM ALOPECUROIDES 'HAMLIN' | DWARF FOUNTAIN GRASS | #1 POT; HEAVY |
| PERENNIAL | | | | |
| | 9 | EUONYMUS JAPONICA 'EMERALD GAIETY' | EUONYMUS; SILVER VARIEGATED | #1 POT; 25CM |
| | 17 | NANDINA DOMESTICA 'HARBOUR DWARF' | HARBOUR DWARF NANDINA | #1 POT |
| | 29 | PACHYSANDRA TERMINALIS 'VARIEGATA' | JVARIEGATED JAPANESE SPURGE | 9CM POT; #1 POT; 15CM |
| | 15 | POLYSTICHUM MUNITUM | WESTERN SWORD FERN' | #1 POT; 20CM |

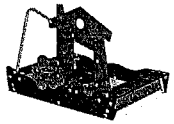
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ONLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY

KOMPAN
MSC541801 - Sandworks Under 2
Age group:
1-4 Years

Whishbone Turfano 2 Space Bike Rack
Model Number: TOBRGP-3R (Galvanized and Powder Coated)
Bengal Textured Silver;
Plastic Slats-Redwood color
Ph.: 604 626 0476



Whishbone MODENA PARK BENCH;
MODEL MWB-6;
Bengal Textured Silver;
Ultraplast Recycled
Plastic Slats-Redwood color



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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|

CLIENT: 1037533 BC LTD.

PROJECT:
**17 UNIT TOWNHOUSE DEVELOPMENT**
**8620 RAILWAY AVENUE**
**RICHMOND**

WITH : ERIC LAW ARCHITECT INC.
DRAWING TITLE:
**LANDSCAPE PLAN**

DATE: July 08, 2016
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

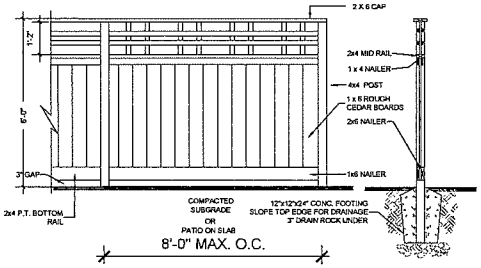
DRAWING NUMBER: **L1**
OF 2

16107-1.ZIP

PMG PROJECT NUMBER: 16-107

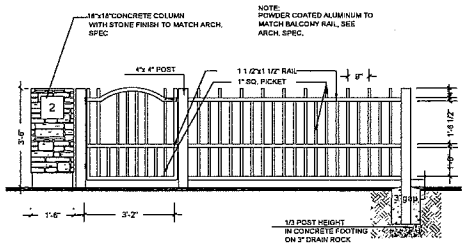
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, FENCE TO MATCH TRIM COLOUR, CONFIRM WITH ARCHITECT
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-5".



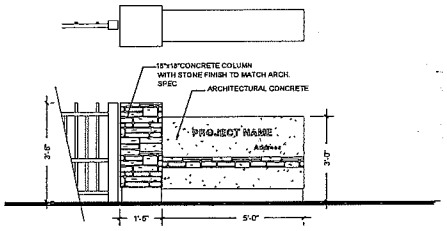

1 L-1 6'-0" HEIGHT WOOD FENCE WITH LATTICE

1/2" = 1'-0"



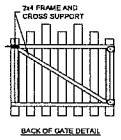

2 L-1 42'HT ALUMINUM FENCE WITH COLUMN

1/2" = 1'-0"




3 L-1 SIGNAGE

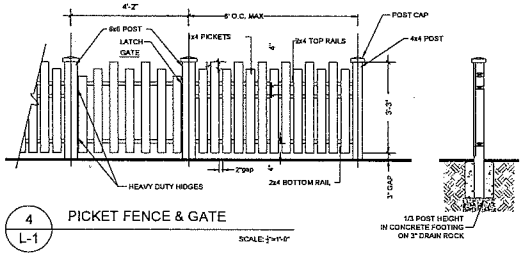
1/2" = 1'-0"




BACK OF GATE DETAIL

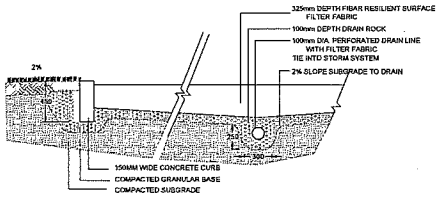
NOTE

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVITIVE.
2. ALL OTHER MEMBERS TO BE CEDAR, #2 (CONSTRUCTION) GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION, TO MATCH BLDG. TRIM; FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-16" STEPS (MAX.). GAPS TO GRADE TO FOLLOW FINISH GRADE, GAP TO BE 3-5".




4 L-1 PICKET FENCE & GATE

SCALE: 3/4"=1'-0"




5 L-1 PLAY AREA DETAIL

SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PH - 99

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|

CLIENT: 1037533 BC LTD.

PROJECT:

**17 UNIT TOWNHOUSE DEVELOPMENT**

**8620 RAILWAY AVENUE RICHMOND**

WITH : ERIC LAW ARCHITECT INC.

DRAWING TITLE:

**LANDSCAPE DETAILS**

DATE: July 08, 2016

SCALE:

DRAWN: DD

DESIGN: DD

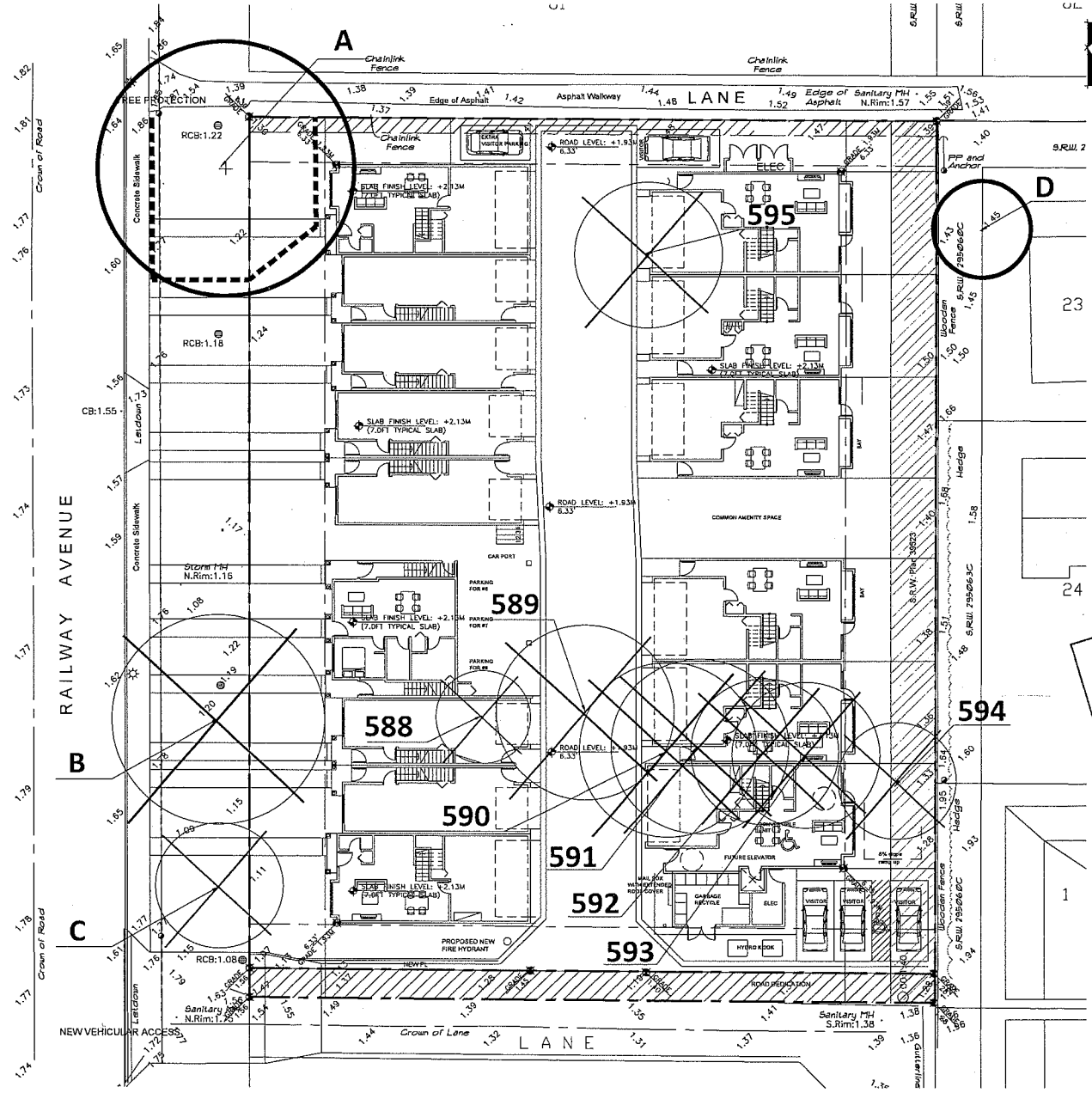
CHKD: PCM

DRAWING NUMBER: **L2** OF 2

16107-1.ZIP

PMG PROJECT NUMBER: 16-107

PH - 100




TREE TO RETAIN

TREE TO REMOVE

TREE PROTECTION FENCE

PRELIMINARY
NOT FOR CONSTRUCTION

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Suite C100 - 4185 Still Creek Drive
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p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|

CLIENT: 1037533 BC LTD.

PROJECT:
**17 UNIT TOWNHOUSE DEVELOPMENT**

**8620 RAILWAY AVENUE RICHMOND**

WITH : ERIC LAW ARCHITECT INC.
DRAWING TITLE:

**TREE MANAGEMENT PLAN**

DATE: July 08, 2016
SCALE: 3/32"=1'-0"
DRAWN: DD
DESIGN: DD
CHKD: PCM

DRAWING NUMBER: **L3** OF 2

16107-1.ZIP

PMG PROJECT NUMBER: 16-107

## TREE INVENTORY AND ASSESSMENT LIST:

- **Tag #** denotes the tag affixed to the tree for reference in report and on drawings.
- **Dbh** denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- **Cond** denotes health and structural rating using Visual Tree Assessment (VTA) procedures.
  **U** denotes Unsuitable = a tree in very poor condition that is deemed not viable for retention in active land use areas due to pre-existing advanced health decline or significant structural defects.
  **M** denotes Marginal = a tree in poor to fair condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention conditional to certain special measures.
  **S** denotes Suitable = a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the project design can accommodate it.
- **Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

| Tag # | Dbh (cm) | Tree Type | Cond | Observations | Action |
|---|---|---|---|---|---|
| 588 | 30 | Apple | U | • This tree has multiple stem attachment at a scaffold union with weak attachments and included bark.<br>• It has a history pruning (topping and heading cuts) with decay visible at the pruning sites.<br>• Its crown is dying back indicating very poor health condition.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 589 | 49 | Apple | U | • This tree has multiple stem attachment at a scaffold union with weak attachments and included bark.<br>• It has a history pruning (topping and heading cuts) with decay visible at the pruning sites.<br>• Its crown is dying back indicating very poor health condition.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 590 | 19 22 18 | Hazelnut | U | • This multi-stemmed tree has a history of pruning (topping and heading cuts) with decay visible at the pruning sites.<br>• It has multiple ribbed reaction wood along the stems and the major limbs.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 591 | 19 23 20 21 | Hazelnut | U | • This multi-stemmed tree has a history of pruning (topping and heading cuts) with decay visible at the pruning sites and sap rot decay fungal infection observed.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 592 | 20 20 22 | Hazelnut | U | • This multi-stemmed tree has a history of pruning (topping and heading cuts) with decay visible at the pruning sites.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 593 | 20 20 21 | Hazelnut | U | • This tree is half dead with imminent stem failure.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 594 | 33 | Plum | U | • This multi-stemmed tree has a history of pruning (topping and heading cuts) with signs of decay at the pruning sites.<br>• One of the co-dominant stems was previously removed and a column of decay has developed at the site of injury.<br>• The remaining 3 stems are weakly attached with included bark.<br>• The whole tree is infected with the black knot fungi.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| 595 | 44 | Cherry | U | • This tree has multiple stem attachment at a scaffold union with weak attachments and included bark. The wound of an historic co-dominant stem failure developed a cavity under the other co-dominant stem union.<br>• It has a history pruning (topping and heading cuts) with decay visible at the pruning sites.<br>• Its crown is dying back indicating very poor health condition.<br>• This tree is directly conflicting with the proposed construction and due to its very poor condition, small size and low value, revisions to the design are not warranted to accommodate its retention. | Remove |
| A | 58 | Horsechestnut | S | This city-owned tree is in good condition, with a minor structural defect related to an inherent weakness in the union of the main stems at 1.5m high. It has a history of power line clearance pruning but the pruning wounds are small and appear to be well compartmentalized. | Project |
| B | 89 | Cherry | U | This tree is located on city property. It is bifurcated and has a history of pruning (topping and heading) with signs of decay at the pruning sites. It is infected by canker over more than half of its trunk area. Referred to Parks Department for further action. | Remove (Approved by Parks Dept May 4 2016) |
| C | 24 | Apple | U | This tree has multiple stems originating at one location. These stems are weakly attached with included bark. It has a history pruning (topping and heading cuts) with signs of decay (i.e. cavities and frass) at the pruning sites. Referred to Parks Department for further action. | Remove (Approved by Parks Dept May 4 2016) |
| D | 20 20 20 | Plum | M | This neighbouring tree has a history of pruning (topping and heading cuts) for power line clearance. This tree is located with sufficient setback to the subject property that no protection measures are required within this site. | None |

PH - 101

## TREE PROTECTION GUIDELINES:

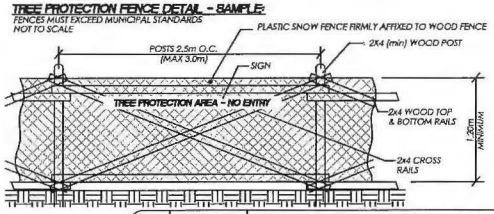
1. **TREE PROTECTION ZONE SETBACKS:**
   The ***Tree Protection Zone*** (TPZ) alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage) even if those tree parts extend outside of the TPZ setback.
2. **TREE PROTECTION FENCES (BARRIERS):**
   Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial Completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractors, sub-contractors and trades should be made aware of the restrictions therein, and consult with this office for any access if required. Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
3. **SURVEY OF FENCES:**
   If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
4. **TREE PROTECTION AND LAND CLEARING OPERATIONS:**
   If large scale land clearing areas contain a TPZ and/or there is windthinning treatments required in new forest edge interfaces along the perimeters of the land clearing areas, and/or when certain trees within a TPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arborist in advance to review their work plan and to identify retained trees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.
   For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.
   - Removal of defective trees in size categories of small (dbh up to 20 cm dbh), medium (dbh 21 cm to 45 cm), large (dbh 46 to 75 cm) and very large (76 cm dbh and greater), and
   - Pruning services (hourly).

   Note that approvals for leaving chips or large woody debris created by the waste of these operations on the site will be investigated with affected property owners upon request.
   In certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence installation may be acceptable, such as but not limited to:
   - Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing scope that is in proximity to the TPZ, or
   - Installing alternative demarcation of the TPZ such as survey stakes, painting lines on the ground, and/or placing rope and flagging.
5. **TREE PROTECTION GUIDELINES:**
   Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the on-site direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities. Except as approved and directed by the project arborist, activities within and adjacent to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
   - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ.
   - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation.
   - No storage or transport of: soil, spoil, construction materials, waste materials, etc.
   - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots.
   - No passage or operation of vehicles or equipment.
   - No placement of temporary structures or services.
   - No affixing lights, signs, cables or any other device to retained trees.
   - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and.
   - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.
   - The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly.

   It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by this office.
6. **LANDSCAPING:**
   The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high potential for tree and root damage. It is vital that the landscape works respect the limitations on activities within the TPZ therefore the landscape installation staff should be advised. On-site direction by the project arborist is strongly recommended.

### TREE PROTECTION FENCE DETAIL - SAMPLE:

*FENCES MUST EXCEED MUNICIPAL STANDARDS*
*NOT TO SCALE*




SEE SHEET 2 FOR DRAWING DETAILS

| REV # | DATE | COMMENTS |
|---|---|---|
| 1 | JUL 7, 2016 | PARKS APPROVAL TO REMOVE TREES B AND C |
| 0 | JUL 10, 2015 | INITIAL SUBMISSION |

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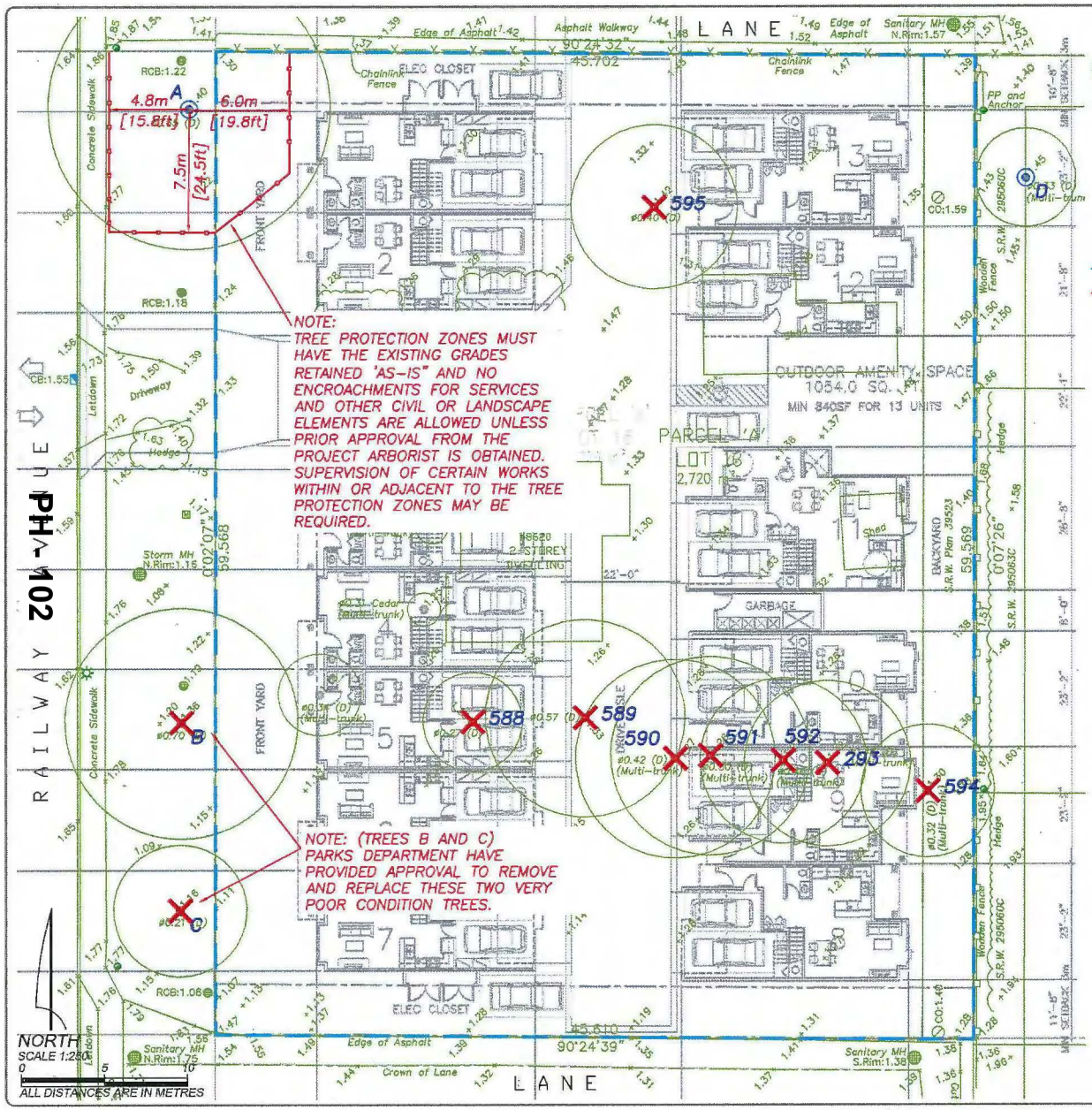
ACL GROUP
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

**TREE MANAGEMENT DRAWING**

| | |
|---|---|
| PROJECT: | PROPOSED TOWNHOUSE DEVELOPMENT |
| ADDRESS: | 8620 RAILWAY AVE RICHMOND BC |
| CLIENT: | AJIT THALIWAL |
| ACL FILE: | 15232 SHEET: 1 OF 2 |

ATTACHMENT 5




NOTE:
TREE PROTECTION ZONES MUST HAVE THE EXISTING GRADES RETAINED 'AS-IS' AND NO ENCROACHMENTS FOR SERVICES AND OTHER CIVIL OR LANDSCAPE ELEMENTS ARE ALLOWED UNLESS PRIOR APPROVAL FROM THE PROJECT ARBORIST IS OBTAINED. SUPERVISION OF CERTAIN WORKS WITHIN OR ADJACENT TO THE TREE PROTECTION ZONES MAY BE REQUIRED.

NOTE: (TREES B AND C)
PARKS DEPARTMENT HAVE PROVIDED APPROVAL TO REMOVE AND REPLACE THESE TWO VERY POOR CONDITION TREES.

## LEGEND:

- denotes **TAG NUMBER** or **ID REFERENCE**.
- denotes **PRIORITY RANKING** for treatment planning consideration.
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes **RETENTION** tree (proposed).
- denotes **REMOVAL** tree (proposed).
- denotes **HIGH RISK REMOVAL** tree (proposed).
- denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
- denotes **NON-BYLAW** undersize tree (as measured by project arborist).
- denotes **SITE** or **STUDY AREA BOUNDARY**.
- denotes **TREE PROTECTION ZONE (TPZ)** setback alignment as specified by project arborist.

**PLAN NOTES:**
This plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P.ENG) and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

**SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS**

| REV # | DATE | COMMENTS |
|---|---|---|
| 1 | JUL 7, 2016 | PARKS APPROVAL TO REMOVE TREES B AND C |
| 0 | JUL 10, 2015 | INITIAL SUBMISSION |

## TREE MANAGEMENT DRAWING

| | |
|---|---|
| PROJECT: | PROPOSED TOWNHOUSE DEVELOPMENT |
| ADDRESS: | 8620 RAILWAY AVE RICHMOND BC |
| CLIENT: | AJIT THALIWAL |
| ACL FILE: | 15232 SHEET: 2 OF 2 |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City of Richmond

# Rezoning Considerations

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

**Address:** 8620 Railway Avenue **File No.:** RZ 15-709884

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9563, the applicant is required to complete the following:**

1. 2.0 m lane dedication along the entire south property line for widening of the existing east-west lane.
2. City acceptance of the developer's offer to voluntarily contribute $2,600 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of $12,500 for Tree A to be retained. The Survival Security will not be released until construction and landscaping on-site and off-site is completed, a landscape inspection has been passed by City staff, and the Arborist's post-construction impact assessment report is received by the City. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the tree survives.
5. City acceptance of the developer's offer to voluntarily contribute $0.77 per buildable square foot (e.g. $13,265.56) to the City's Public Art Reserve Fund.
6. City acceptance of the applicant's voluntary contribution in the amount of $17,000 ($1,000/unit) in-lieu of providing on-site indoor amenity space.
7. The granting of a Statutory Right-of-Way (SRW) for public-right-of-passage along the north property line (of varying width, no greater than 1.0 m in width), to accommodate a grass strip south of the east-west walkway on City-owned property leading from Railway Avenue to Calder Road. The exact width of the SRW is to be determined in consultation with the Parks Department through the Development Permit and Servicing Agreement design review processes. The improvements to the walkway on City-owned property are to be constructed by the developer, and maintained by the City. The grass strip within the SRW is to be constructed and maintained by the developer.
8. The granting of a Statutory Right-of-Way (SRW) for public-right-of-passage over the entire north-south internal drive aisle to provide legal means of public/vehicular access to future developments located north of the subject site. (The drive aisle is to be constructed and maintained by the developer).
9. Registration of a flood indemnity covenant on title.
10. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
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 servicing connections/upgrades and frontage improvements. Works include, but may not be limited to the following:

    *Water Works*

    - Using the OCP Model, there is 272.0 L/s of water available at a 20 psi residual at the Railway Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 220.0 L/s. At Building Permit stage, the developer is required to submit fire flow calculations signed and sealed by a professional



Initial: _____

engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection.

- At the developer's cost, the City is to:
  - Cut and cap the existing water service connection on Railway Avenue.
  - Install a new water connection complete with meter and meter box along the Railway Avenue frontage.

*Storm Sewer Works*

- The developer is required to upgrade approximately 60 m of existing 375 mm diameter storm sewer to 600 mm diameter storm sewer along the Railway Avenue frontage.
- At the developer's cost, the City is to cut and cap the existing storm service connections fronting Railway Avenue, and install a new 450 mm diameter Type II Inspection Chamber complete with 100 mm diameter connections.

*Sanitary Sewer Works*

- At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connections and remove the existing Inspection Chamber along the east property line.
  - Install a new sanitary service connection and inspection chamber within the existing Statutory Right-of-Way on the property.

*Frontage Improvements*

- Widening and upgrading of the existing lane along the entire south property line to include widened asphalt (for a total of 5.3 m wide), rollover curb and lighting. Hydro pole relocation may be required at lane entrance.
- Widening and upgrading of the existing east-west walkway along the entire north property line to provide a 3.0 m wide asphalt surface and a grass strip of varying width (maximum 1.0 m wide). The exact width of the grass strip is to be determined in consultation with the Parks Department through the Development Permit and Servicing Agreement design review processes.
- Removal of the existing sidewalk next to the curb along Railway Avenue and backfilling of the area to provide a minimum 1.5 m wide treed/grassed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
- Construction of a new 1.5 m wide concrete sidewalk behind the new boulevard and immediately along the west property line of the subject site. The new sidewalk is to connect to the existing sidewalk south of the subject site, and to the existing sidewalk south of Tree A at the north end of the Railway Avenue frontage.
- The existing driveway providing access to the subject site from Railway Avenue is to be closed permanently, and the boulevard constructed with barrier curb/gutter, treed/grass boulevard, and sidewalk as per the City's current standards.
- The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground the service lines for the proposed development.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

*General Items*

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



Initial: _____

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

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

**Prior to Development Permit* issuance, the following must be completed:**

- Registration of the City's standard Housing Agreement to secure three (3) affordable housing units, the combined habitable floor area of which shall comprise approximately 15% of the subject development's total residential building area. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

| Unit Type | Number of Units | Minimum Unit Area | Maximum Monthly Unit Rent** | Total Maximum Household Income** |
|---|---|---|---|---|
| 1 Bdrm + Den | 1 | 50 $m^2$ (535 $ft^2$) | $950 | $38,000 or less |
| 3 Bdrm | 2 | 90 $m^2$ (980 $ft^2$) | $1,437 | $57,500 or less |

** May be adjusted periodically as provided for under adopted City policy.

**Prior to removal of Trees B and C in the boulevard along Railway Avenue on City-owned property, the applicant must:**

- Contact the Parks Department four (4) business days prior to proposed removal of these trees to enable proper signage to be posted.

**Prior to Building Permit* issuance, the following must be completed:**

- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of three (3) affordable housing units, the combined habitable floor area of which shall comprise approximately 15% of the subject development's total residential building area, and which are to comply with all of the terms of the Housing Agreement that is required to be registered on title prior to Development Permit issuance.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

* This requires a separate application.

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

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



Initial: _____

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

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

(signed concurrence on file)

Signed | Date

City of Richmond

**Bylaw 9563**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9563 (RZ 15-709884)
# 8620 Railway Avenue

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

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

   a. Inserting the following into the end of the table contained in Section 5.15.1 regarding affordable housing density bonusing provisions:

| Zone | Sum Per Buildable Square Foot of Permitted **Principal Building** |
|---|---|
| "ZT80 | $2.00" |

   b. Inserting as Section 17.80 thereof the following:

"

## 17.80 Town Housing (ZT80) – Railway Avenue

### 17.80.1 Purpose

The **zone** provides for **town housing** and other compatible **uses**.

### 17.80.2 Permitted Uses

- **child care**
- **housing, town**

### 17.80.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

### 17.80.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.40, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.

2. Notwithstanding Section 17.80.4.1, the reference to "0.4" is increased to a higher **density** of "0.60" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZT80 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

3. Notwithstanding Section 17.80.4.1, the reference to "0.4" is increased to a higher **density** of "0.60", together with an additional 0.12 **floor area ratio**, provided that prior to the first occupancy of the **building** the **owner**:

a) provides in the **building** not less than 3 **affordable housing units** and the combined **habitable space** of the total number of **affordable housing units** comprises approximately 15% of the total **building area**; and

b) enters into a **housing agreement** with respect to the **affordable housing units** and registers the **housing agreement** against the title to the **lot**, and files a notice in the Land Title Office.

**17.80.5 Permitted Lot Coverage**

1. The maximum **lot coverage** is 47% for **buildings**.

2. No more than 65% of the **lot** may be occupied by **buildings**, **structures** and **non-porous surfaces**.

3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

**17.80.6 Yards & Setbacks**

1. The minimum **front yard** is 4.5 m.

2. The minimum **interior side yard** is 3.0 m.

3. The minimum **rear yard** is 6.0 m.

**17.80.7 Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m (3 **storeys**).

2. The maximum **height** for **accessory buildings** is 5.0 m.

3. The maximum **height** for **accessory structures** is 9.0 m.

**17.80.8 Subdivision Provisions/Minimum Lot Size**

1. The minimum **lot width** on local **arterial roads** is 40.0 m.

2. The minimum lot width on major **arterial roads** is 50.0 m.

3. The minimum **lot depth** is 35.0 m.

4. There is no minimum **lot area**.

**17.80.9 Landscaping & Screening**

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

**17.80.10 On-Site Parking and Loading**

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

**17.80.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of 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 **"TOWN HOUSING (ZT80) – RAILWAY AVENUE".**

   P.I.D. 003-552-357

   Parcel "A" (RD40234E) Lot 16 Section 24 Block 4 North Range 7 West New Westminster District Plan 3285

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9563".**

| | |
|---|---|
| FIRST READING | JUL 25 2016 |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

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

MAYOR

CORPORATE OFFICER

To Public Hearing
Date: SEPTEMBER 6, 2016
Item # 3
Re: ZONING AMENDMENT BYLAW 9563 - RZ-15-709884

**MayorandCouncillors**

**From:** Webgraphics
**Sent:** Sunday, 28 August 2016 3:45 PM
**To:** MayorandCouncillors
**Subject:** Public Hearing - Sept 6, 2016 - Item 3 - RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9563 (RZ 15-709884) - 8620 Railway Avenue - Send a Submission Online (response #974)

# Send a Submission Online (response #974)

## Survey Information

| | |
|---|---|
| Site: | City Website |
| Page Title: | Send a Submission Online |
| URL: | http://cms.richmond.ca/Page1793.aspx |
| Submission Time/Date: | 8/28/2016 3:44:41 PM |

## Survey Response

| | |
|---|---|
| Your Name | Lily Chen |
| Your Address | 8666 Railway Ave., Richmond BC V7C 3K3 |
| Subject Property Address OR Bylaw Number | 8620 Railway Ave., Richmond BC V7C 3K3 |
| Comments | I am opposing to the Richmond Zoning Bylaw 8500, Amendment Bylaw 9563 (RZ 15-709884) on location 8620 Railway Ave. The proposed rezoning to Town Housing (ZT80) and the development of 17 townhouses raise serious issues concerning the neighborhood (e.g., households on zone RC1 next to the location). My concerns are the following: 1. The proposed development plan does not explicitly indicate if the developer plans to reuse access lane between the zones of RS1/E and RC1 at the location. The 4 households on zone RC1 have 13 vehicles combined and are already frequently using the single access lane. If the developer plans to extend this access lane for their townhouse development, then the additional 17 townhouses (which potentially adds more than 34 vehicles, assuming 2 vehicles per townhouse) will severely impact the accessibility of households on zone RC1. 2. The Railway Ave. has always been a two- |

CITY OF RICHMOND DATE AUG 29 2016 RECEIVED CITY CLERK'S OFFICE

| | |
|---|---|
| | lane road with one lane in each direction. During peak hours (such as go to work or school in the morning, or off work in the afternoon), the section of Railway Ave. between Francis Rd. and Blundell Rd. is often congested. The proposed rezoning of the property to Town Housing and the development of 17 townhouses will significantly increase the household density originally designed for zone RS1/E and thereby will also substantially increase the traffic to Railway Ave. This is a serious concern that has to be addressed by the City of Richmond before considering the of approval of this rezoning application. 3. Aside from the accessibility impacts (on access lane and Railway Ave.) mentioned above, the rezoning of the property from Single Detached (RS1/E) to Town Housing (ZT80) also raises concerns for fire safety of nearby households. The development of 17 townhouses is a lot of households in such a constrained size of the property. In the case of fire hazard and emergencies, I am concerned that the Fire Department will not have 1) sufficient resources (such as the small number of fire hydrants on Railway Ave.) and 2) adequate access to these fire hydrants and the households. 4. The increased population density on this property due to the rezoning to Town Housing will also affect public transportation support on Railway Ave, especially on the section between Francis Rd. and Blundell Rd. For example, if an additional bus stop is required next to this property, or if the bus schedules need to be more frequent to accommodate the increased population, then this will cause further traffic congestion to Railway Ave. 5. To support the increased population density on this property, the City of Richmond may also need public construction work on the surrounding areas of this property in order to increase the capacity required for utility (such as water, electricity and recycling and garbage). These types of public constructions can potentially cause other repercussions to the surrounding households. I believe that it is intended for the neighborhoods on Railway Ave (and specifically on the section between Francis Rd. and Blundell Rd) to be "Single Detached" zones by city planning. The proposed rezoning of this property to "Town Housing (ZT80)" will cause significant inconsistency to the plan of this area and I urge the City of Richmond to consider carefully the impacts and negative ramifications (outlined above) that could potentially be caused by this rezoning. |

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | July 11, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 15-704505 |
| **Re:** | **Application by Trendsetter Homes Ltd. for Rezoning at 11920/ 11940 Dunavon Place from Two-Unit Dwellings (RD1) to Single Detached (RS2/A)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, for the rezoning of 11920/11940 Dunavon Place from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/A)", be introduced and given first reading.

Wayne Craig
Director, Development

JR:blg
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☑ | |

5013082

## Staff Report

### Origin

Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone 11920/11940 Dunavon Place from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the north, across the cul-de-sac: Two (2) homes on lots zoned "Single Detached (RS1/A)" fronting Dunfell Road.
- To the south: Four (4) homes on lots zoned "Single Detached (RS1/A)" zone fronting Duncliffe Road.
- To the east: One (1) home on a lot in the "Single Detached (RS2/A)" zone fronting Dunavon Place.
- To the west: One (1) duplex on a lot in the "Single Detached (RS1/E)" zone fronting Dunavon Place.

### Related Policies & Studies

**Official Community Plan/Steveston Area Plan**

The subject property is located in the Steveston planning area (Attachment 4). The Official Community Plan (OCP) designation for the subject property is "Neighbourhood Residential." The proposed rezoning is consistent with this designation.

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

The subject property is located within the area governed by Single-Family Lot Size Policy 5470, adopted by Council on July 15, 2002 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the "Single Detached (RS2/A)" zoning bylaw. The proposed rezoning and subdivision are compliant with this Policy.

The subject site is currently occupied by a duplex. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 14.9 m wide and at

least 444 $m^2$ in area. The proposed rezoning and subdivision would comply with these requirements.

**Floodplain Management Implementation Strategy**

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

## Public Consultation

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

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

## Analysis

**Existing Legal Encumbrances**

There are two (2) existing statutory right-of-way (ROW) agreements registered on Title. One (1) ROW (Registration number G43521) for the location of public utilities is no longer relevant to the subject property, and must be discharged from Title prior to rezoning approval. The second ROW (Registration number G57217) is a 3.0 m-wide ROW along the entire east property line for an existing sanitary sewer service. This ROW will not be impacted by the proposed rezoning and subdivision.

The applicant must provide a new 3.0 m-wide statutory right-of-way along the entire south property line. The applicant is aware that encroachment into a right-of-way is not permitted.

There is an existing covenant registered on Title that restricts the property use to a duplex only (registration number BE308151). This covenant must be discharged prior to subdivision approval.

**Transportation and Site Access**

Vehicle access is proposed to be from Dunavon Place via separate driveway crossings to each new lot.

**Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property and two (2) on neighbouring properties.

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

- One (1) Pine tree (Tree # 1) located on the development site is in moderate condition; however it is located within the proposed building envelope and is proposed to be removed and replaced.
- Four (4) Sycamore Maple trees (Trees # 2-5) located on the development site are in moderate condition; however all four (4) have become co-dependant and exhibit poor structure with co-dominant stems with poorly attached unions. Remove and replace.
- Two (2) Maple trees (Trees # 6 and 7) and one (1) Cedar tree (Tree # 9) located on the development site are in moderate condition and are recommended for retention in the Arborist's Report. Retain and protect.
- Five (5) trees (Trees # 8, 10-13) located on the development site are in poor condition and identified as unsuitable for retention in the Arborist's Report. Remove and replace.
- One (1) Japanese maple tree (Tree # 14, Dbh 23 cm) located on the development site is in good condition. Retain and protect.
- One (1) Western hemlock tree (Tree # 15, Dbh 35 cm) and one (1) Serbian spruce tree (Tree # 16, Dbh 22 cm) located on adjacent east property are in good condition. Retain and protect.
- Replacement trees are to be provided at a 2:1 ratio as per the Official Community Plan (OCP).

*Tree Protection*

Four (4) trees on the subject property (Trees # 6, 7, 9, and 14) and two (2) trees on a neighbouring property (Trees # 15, and 16) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspection at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security of $4,000 for the four (4) trees to be retained and protected on the subject property.

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

*Tree Replacement*

The applicant wishes to remove 10 on-site trees. The 2:1 replacement ratio would require a total of 20 replacement trees. The applicant has agreed to plant two (2) replacement trees on each proposed lot; for a total of four (4) replacement trees. Together with the four (4) trees to be protected, this will result in four (4) trees on each lot; for a total of eight (8) trees on the subject property.

To ensure the four (4) required replacement trees are planted on the subject property, the applicant must provide a $2,000 Landscape Security, which is equal to $500 per replacement tree. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute $8,000 to the City's Tree Compensation Fund in lieu of the remaining 16 trees that cannot be accommodated on the subject property after redevelopment.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057. Replacement trees should be a mix of coniferous and deciduous species.

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

**Affordable Housing Strategy**

As per the City's Affordable Housing Strategy, single-family rezoning applications received prior to September 14, 2015 require a secondary suite or coach house on 50% of new lots created, or a cash-in-lieu contribution of $1.00 per square foot of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to contribute $5,321.00 toward the City's Affordable Housing Reserve Fund. This is equivalent to $1.00/ft$^2$ of the total building area of each lot to be created, and is consistent with the Affordable Housing Strategy.

**Site Servicing and Frontage Improvements**

At future development stage, the applicant must complete the required servicing works as described in Attachment 7.

**Financial Impact or Economic Impact**

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

**Conclusion**

The purpose of this application is to rezone 11920/11940 Dunavon Place from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

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

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

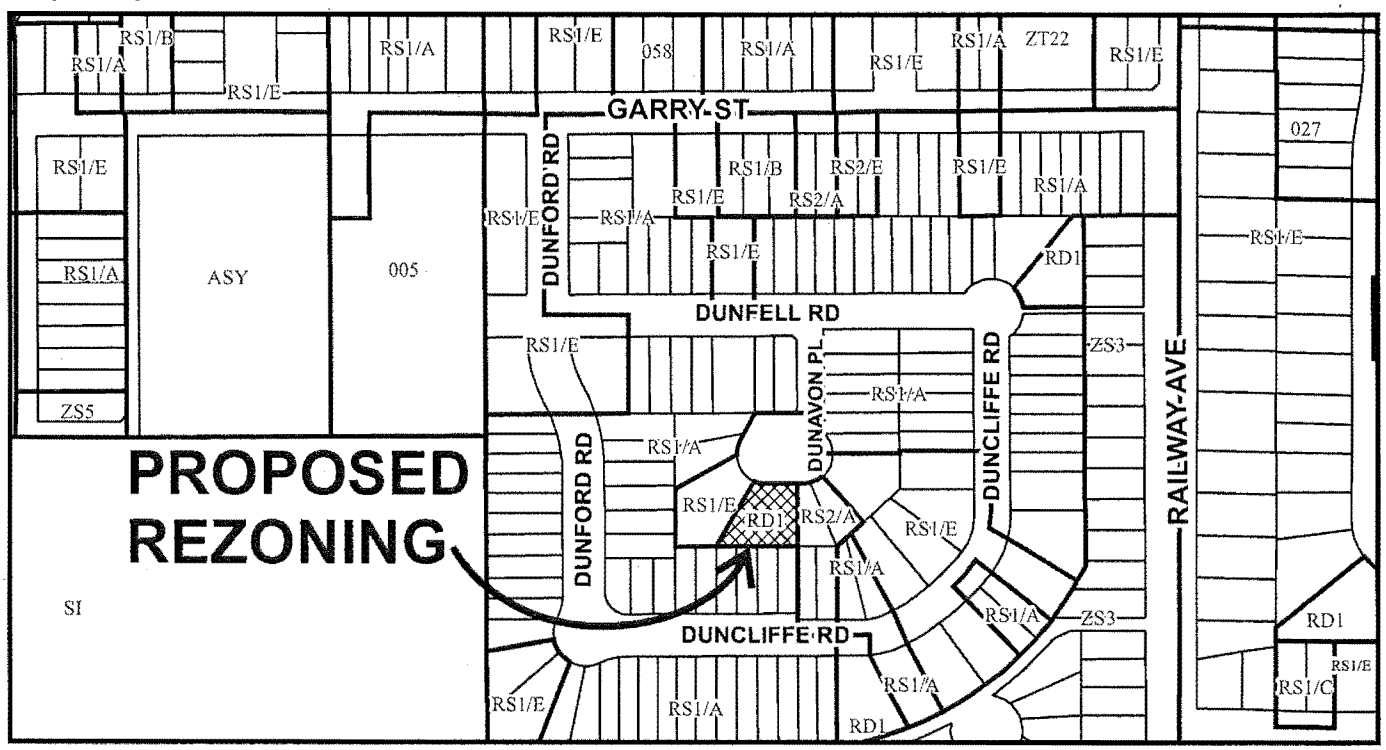
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9571 be introduced and given first reading.

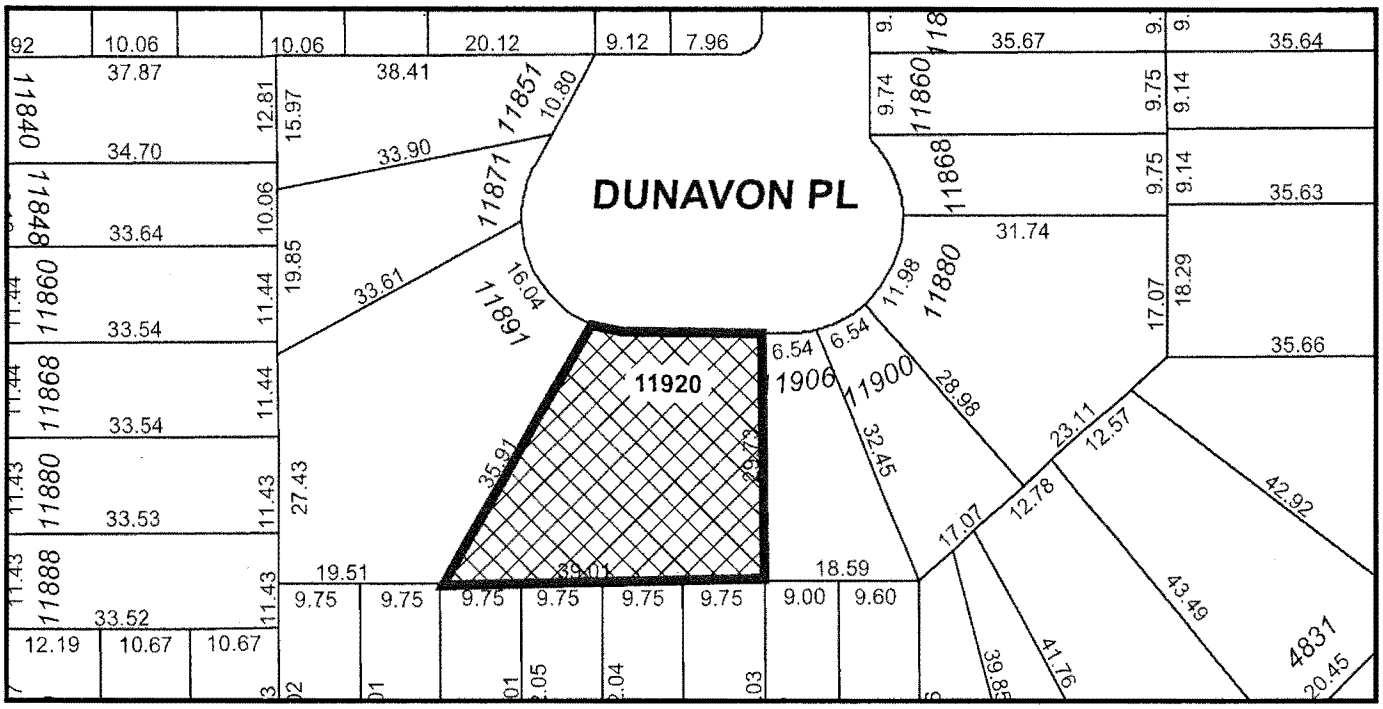
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Steveston Area Land Use Map
Attachment 5: Lot Size Policy 5470
Attachment 6: Tree Retention Plan
Attachment 7: Rezoning Considerations

City of Richmond



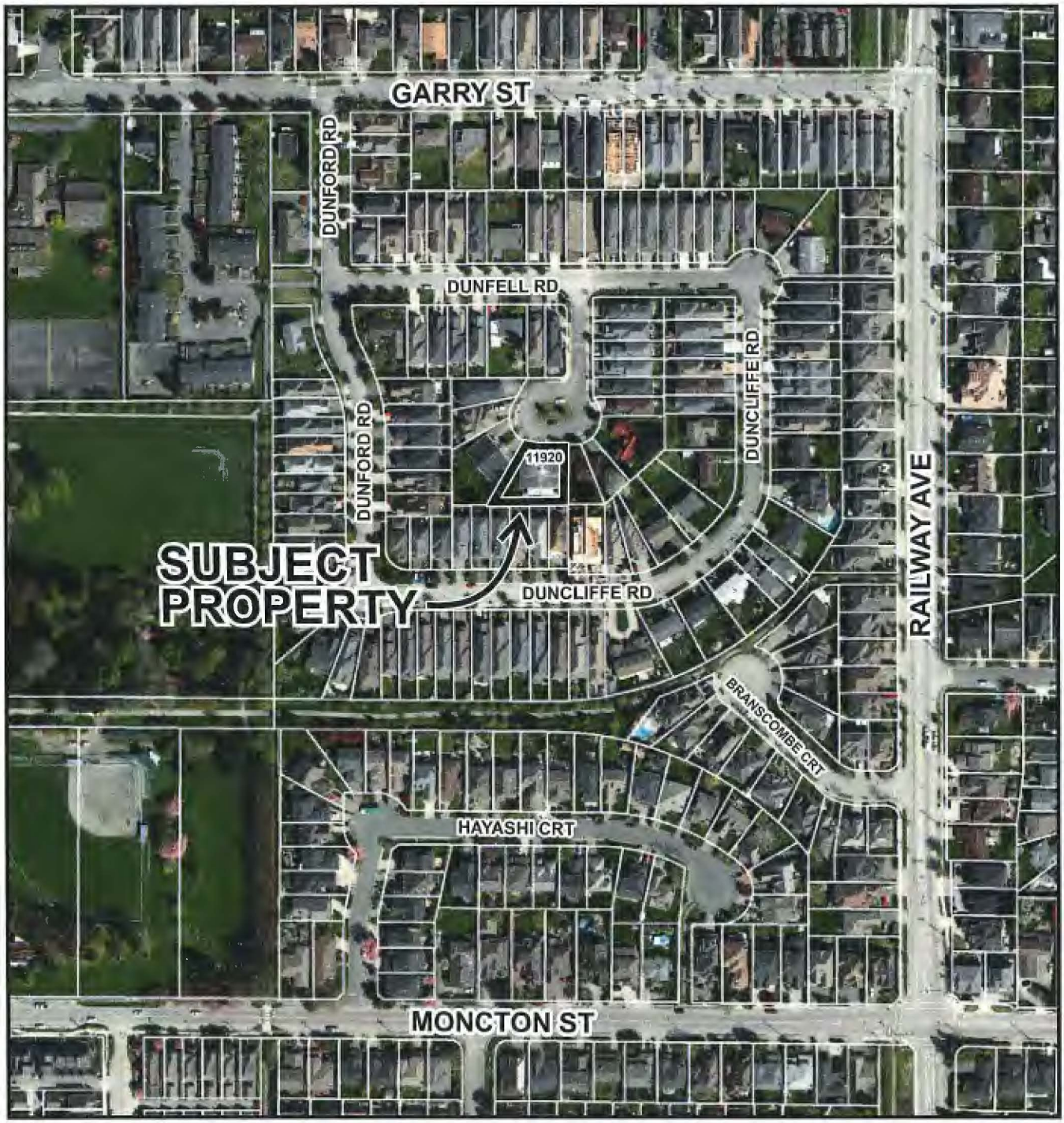

RZ 15-704505

Original Date: 07/24/15

Revision Date:

Note: Dimensions are in METRES

City of
Richmond




RZ 15-704505

Original Date: 07/24/15

Revision Date:

Note: Dimensions are in METRES

R-16-17883-TPG

# SURVEY PLAN OF LOT 146 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 48471

PID: 000-857-114

CIVIC ADDRESS:
#11920 DUNAVON PLACE
RICHMOND, B.C.

LEGEND

SCALE 1:200

5 0 5 10

- DENOTES SPOT ELEVATION
- IP DENOTES STANDARD IRON POST
- CB DENOTES CATCH BASIN
- IC DENOTES INSPECTION CHAMBER
- MH DENOTES MANHOLE
- PB DENOTES PULLBOX
- WV DENOTES WATER VALVE
- SAN DENOTES SANITARY
- BCH DENOTES BC HYDRO
- C DENOTES CONIFEROUS TREE
- D DENOTES DECIDUOUS TREE
- ø DENOTES DIAMETER

FOR CITY OF RICHMOND APPLICATION PURPOSES

ALL DIMENSIONS AND ELEVATIONS ARE IN METRES.

PROPERTY LINE DIMENSIONS ARE DERIVED FROM FIELD SURVEY.

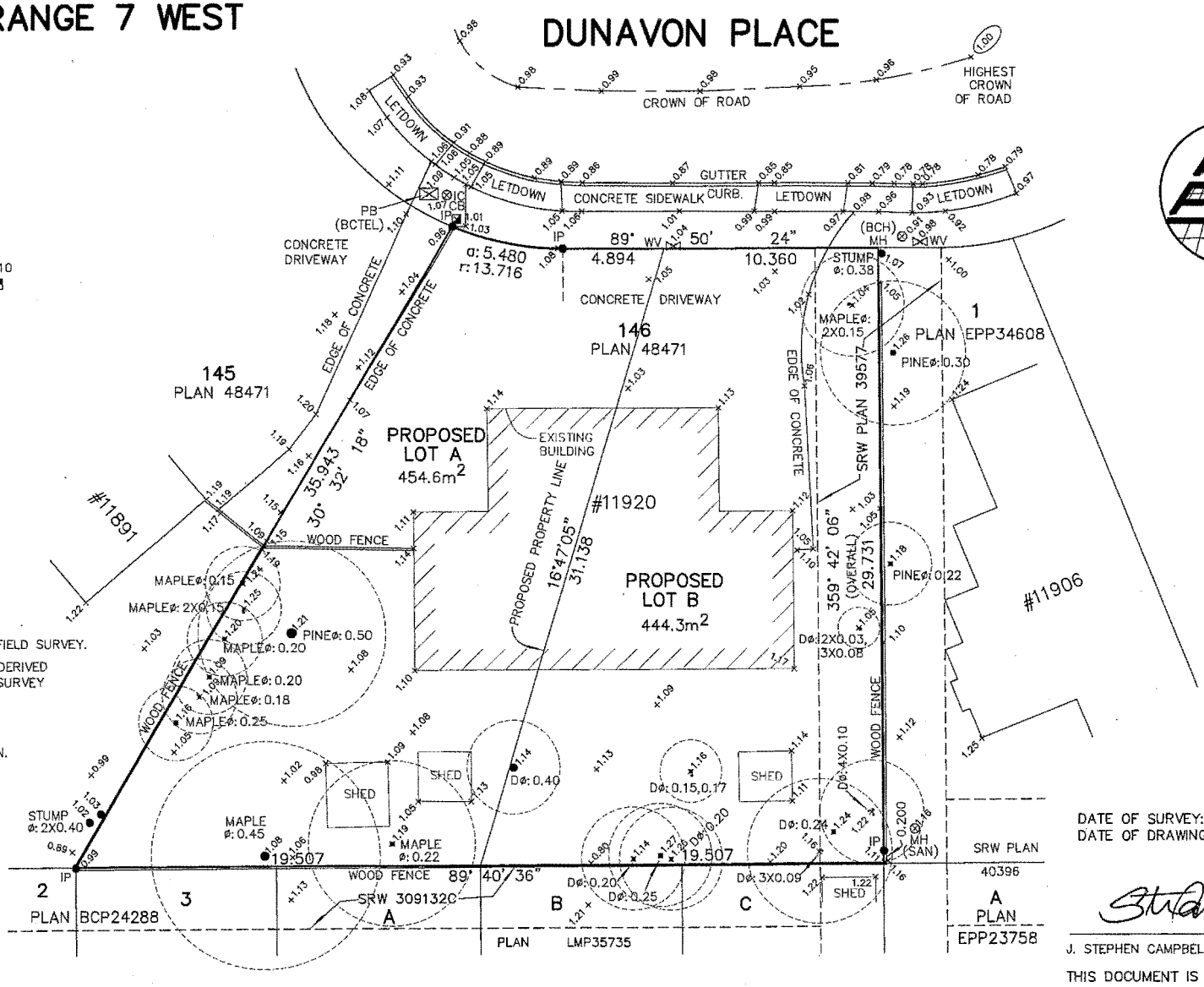
ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM RICHMOND HPN BENCHMARK (INTEGRATED SURVEY CONTROL MONUMENT) 77H4827 (HPN #205) ELEVATION: 1.044 METRES.

ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW No. 8057, ARE SHOWN HEREON.

THIS PROPERTY IS SUBJECT TO THE REGISTERED COVENANT: BE308151.


MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 – 1112D HORSESHOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137


CADFILE: 17883-001-TPG-001.DWG




DATE OF SURVEY: JUNE 09, 2015
DATE OF DRAWING: APRIL 7, 2016

J. STEPHEN CAMPBELL, BCLS #712

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.

R-16-17883-TPG CLIENT REF.: TRENDSETTER HOMES

ATTACHMENT 2

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 15-704505** **Attachment 3**

Address: 11920/11940 Dunavon Place

Applicant: Trendsetter Homes Ltd.

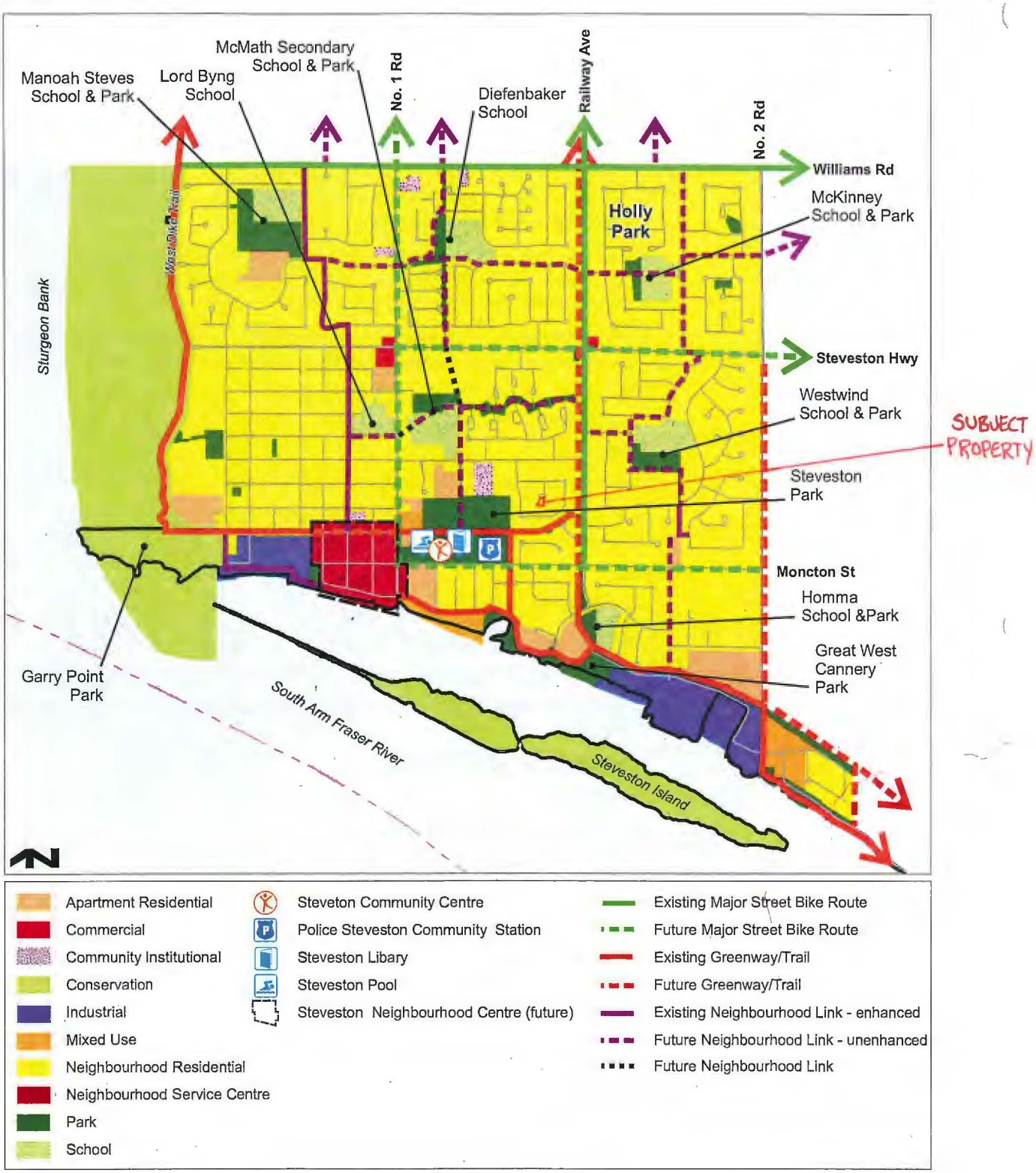
Planning Area(s): Steveston

| | Existing | Proposed |
|---|---|---|
| **Owner:** | John MacDonald<br>Mary Anne MacDonald | To be determined |
| **Site Size ($m^2$):** | 898.9 $m^2$ | Lot A: 454.6 $m^2$<br>Lot B: 444.3 $m^2$ |
| **Land Uses:** | One (1) duplex | Two (2) single detached homes |
| **OCP Designation:** | Neighbourhood Residential | No change |
| **702 Policy Designation:** | RS1/A | RS2/A |
| **Zoning:** | RD1 | RS2/A |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max.0.55 applied to the first 464.5 $m^2$ of the lot area, together with 0.30 applied to the balance | Max.0.55 applied to the first 464.5 $m^2$ of the lot area, together with 0.30 applied to the balance | none permitted |
| Buildable Floor Area*: | Lot A: Max. 2,691 $ft^2$<br>Lot B: Max. 2,630 $ft^2$ | Lot A: Max. 2,691 $ft^2$<br>Lot B: Max. 2,630 $ft^2$ | none permitted |
| Lot Coverage – Building: | Max. 45% | Max 45% | none |
| Lot Size (min. dimensions): | 270.0 $m^2$ | Lot A: 454.6 $m^2$<br>Lot B: 444.3 $m^2$ | none |
| Setback – Front and Rear Yards: | Min. 6.0 m | Min. 6.0 m | none |
| Setback – Side Yards: | Min. 1.2 m | Min. 1.2 m | none |
| Height: | Max. 2 ½ Storeys | Max. 2 ½ Storeys | none |

Other: Tree replacement compensation required for loss of significant trees.
*Preliminary estimate for reference only; not inclusive of garage; exact building size to be determined at Building Permit stage.

## 4. Steveston


Manoah Steves School & Park
Lord Byng School
McMath Secondary School & Park
No. 1 Rd
Diefenbaker School
Railway Ave
No. 2 Rd
Williams Rd
Holly Park
McKinney School & Park
Sturgeon Bank
West Dike Trail
Steveston Hwy
Westwind School & Park
SUBJECT PROPERTY
Steveston Park
Moncton St
Homma School &Park
Great West Cannery Park
Garry Point Park
South Arm Fraser River
Steveston Island
Apartment Residential
Commercial
Community Institutional
Conservation
Industrial
Mixed Use
Neighbourhood Residential
Neighbourhood Service Centre
Park
School
Steveton Community Centre
Police Steveston Community Station
Steveston Libary
Steveston Pool
Steveston Neighbourhood Centre (future)
Existing Major Street Bike Route
Future Major Street Bike Route
Existing Greenway/Trail
Future Greenway/Trail
Existing Neighbourhood Link - enhanced
Future Neighbourhood Link - unenhanced
Future Neighbourhood Link

# City of Richmond Policy Manual

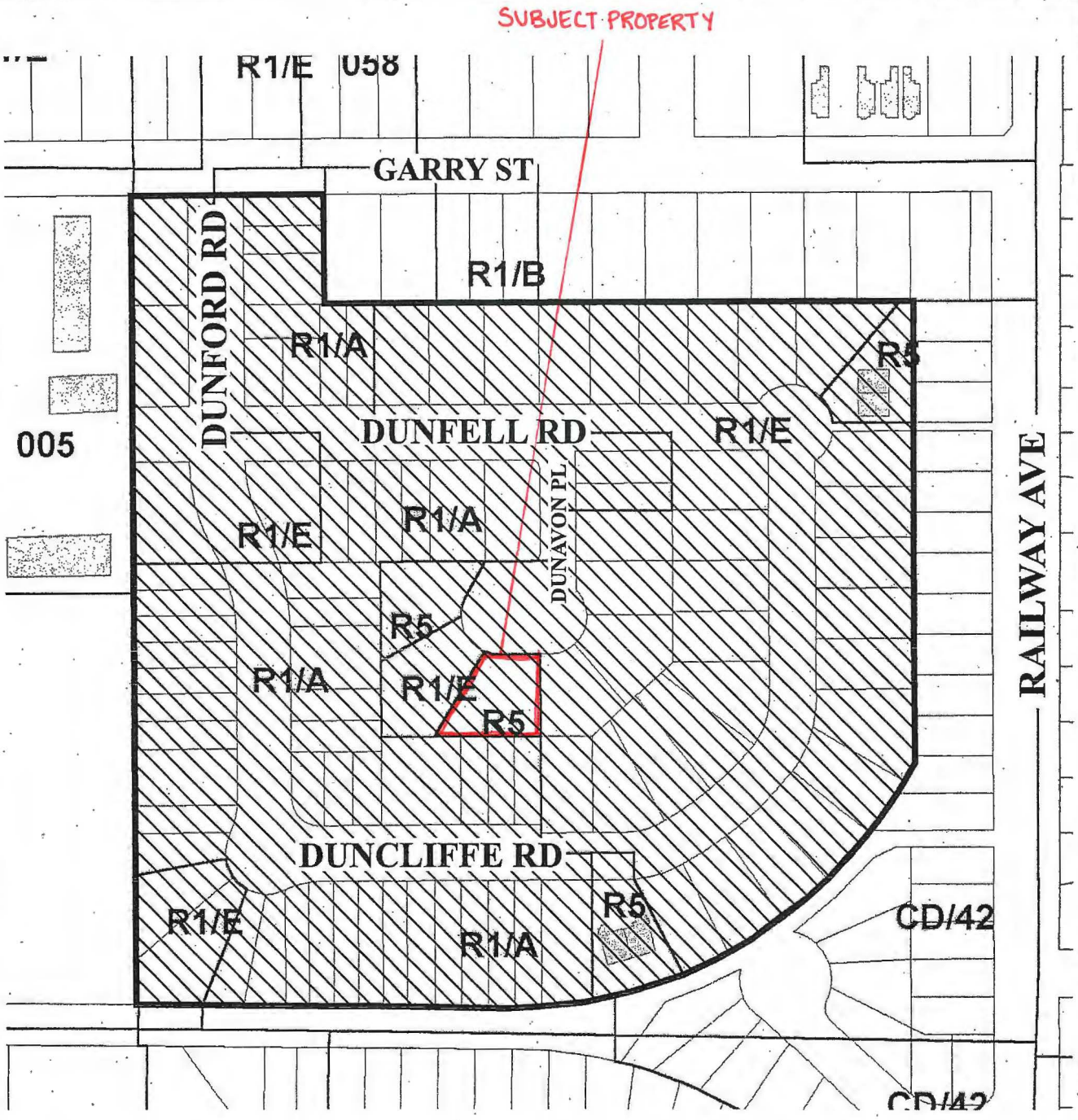
| Page 1 of 2 | Adopted by Council: July 15, 2002 | POLICY 5470 |
|---|---|---|
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7 | |

**POLICY 5470:**

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

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

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



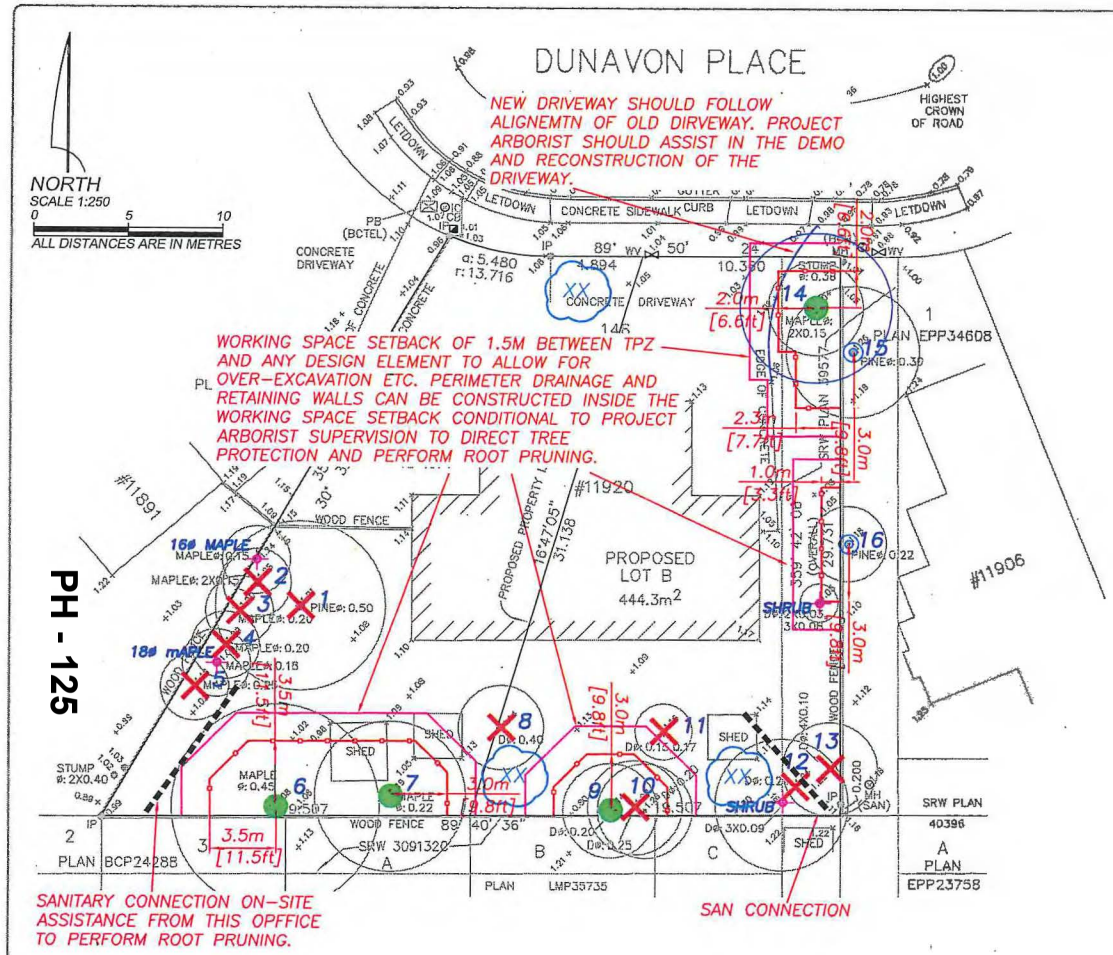

Rezoning would be permitted to R1/A
(9 m or 29.527) wide lots)

# Policy 5470
# Section 02, 3-7

Adoped Date: 07/15/02

Amended:

Note: Dimensions are in METRES




## SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Current aboricultural best management practices and BCSLA/BCLNA standards apply to; quality, root ball, healt form, handling, planting, guying/staking and establishment care.

| CODE | QTY | Size | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| **BROADLEAF - SMALL TO MEDIUM SCALE:** | | | | |
| ACA | | 6cm C | Acer campestre | Field maple |
| AG | | 6cm C | Acer griseum | Paperbark maple |
| ARB | | 6cm C | Acer rubrum 'Bowhall' | Bowhall maple |
| ARRS | | 6cm C | Acer rubrum 'Red Sunset' | Red Sunset maple |
| DI | | 6cm C | Davidia involucrata | Dove tree |
| FSD | | 6cm C | Fagus sylvatica 'Dawyck' | Dawyck beech |
| FSP | | 6cm C | Fagus sylvatica 'Pendula' | Weeping European beech |
| MSO | | 3.5m H | Magnolia soulangeana | Saucer magnolia |
| SP | | 6cm C | Stewartia pseudocamellia | Japanese stewartia |
| AP | | 6cm C | Acer palmatum | Japanese maple |
| AU | | 6cm C | Arbutus unedo | Strawberry tree |
| CC | | 3.5m H | Cercis canadensis | Redbud |
| MGR | | 6cm C | Magnolia grandiflora | Southern magnolia (evergreen) |
| MST | | 6cm C | Magnolia stellata | Star magnolia |
| PSAR | | 6cm C | Prunus sargentii 'Rancho' | Sargent cherry |
| PY | | 6cm C | Prunus x yedoensis | Yoshino cherry |
| SJ | | 6cm C | Styrax japonicus | Japanese snowbell |
| **EVERGREEN - SMALL SCALE:** | | | | |
| APC | | 3.5m H | Abies procera 'Glauca' | Noble fir |
| PO | | 3.5m H | Picea omorika | Serbian spruce |

## LEGEND:

- ### denotes **TAG NUMBER** or **ID REFERENCE**.
- AC denotes **ALDER** or **COTTONWOOD TREE** (untagged bylaw sized).
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes **RETENTION** tree (proposed).
- denotes **REMOVAL** tree (proposed).
- denotes **HIGH RISK REMOVAL** tree (proposed).
- denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
- denotes **NON-BYLAW** undersize tree (as measured by project arborist).
- denotes **SITE** or **STUDY AREA BOUNDARY**.
- denotes **TREE PROTECTION ZONE (TPZ)** setback alignment as specified by project arborist.
- XX denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

**SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS**

| REV # | DATE | COMMENTS |
|---|---|---|
| 0 | APR 22, 2016 | INITIAL SUBMISSION |


aclgroup.ca
ACL GROUP
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484


**TREE MANAGEMENT DRAWING**

| | |
|---|---|
| PROJECT: | TWO LOT SBDIVISION |
| ADDRESS: | 11920 DUNAVON PL RICHMOND |
| CLIENT: | TRENDSETTER HOMES |
| ACL FILE: | 16183 SHEET: 2 OF |

**PLAN NOTES:**

This plan is based on data/info supplied by the project Surveyor (BCLS), Engineer (P.Eng), and/or Design Professional and is provided for certified copy as it relates to the planning and implementation of the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from these professionals for these purposes.



ATTACHMENT 6

City of Richmond

# Rezoning Considerations

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

**Address:** 11920/11940 Dunavon Place **File No.:** RZ 15-704505

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9571, the developer is required to complete the following:**

1. City acceptance of the developer's offer to voluntarily contribute $8,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of $4,000.00 for the four (4) trees to be retained.
4. Submission of a Landscape Security to the City in the amount of $2,000.00 to ensure that four (4) replacement trees are planted on the subject property.
   - Replacement trees should be a mix of deciduous and coniferous trees.
   - The four (4) required replacement trees are to be of the following minimum sizes:

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

5. Discharge of statutory right-of-way G43521 from Title, which no longer applies to the subject property.
6. Registration of a 3.0 m-wide statutory right-of-way along the south property line for extension of the sanitary sewer.
7. Registration of a flood indemnity covenant on Title.
8. The City's acceptance of the applicant's voluntary contribution of $1.00 per buildable square foot of the single-family developments on the future lots (i.e. $5,321.00) to the City's Affordable Housing Reserve Fund.

   **Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Discharge of covenant BE308151 from Title, which restricts the property to a duplex.

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

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

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

1. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:



Initial: _____

*Water Works:*

- Using the OCP Model, there is 167 L/s of water available at 20 psi residual at the hydrant fronting 11920 Dunavon Place. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
    - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

- At the Developer's cost, the City will:
    - Install two (2) new water service connections complete with meter and meter box to service the newly subdivided lots.
    - Cut and cap at main the existing water service connection at the Dunavon Place frontage

*Storm Sewer Works:*

- At the Developer's cost, the City will:
    - Install one (1) new storm sewer service connection with a Type 2 inspection chamber at the common property line fronting Dunavon Place.
    - Cut and cap the existing service connection at the northwest corner of the subject site..

*Sanitary Sewer Works:*

- The Developer is required to:
    - Provide a 3 m wide utility right-of-way along the entire south property line of the proposed development.
    - Install a new sanitary sewer complete with two (2) new manholes within the Dunavon Place roadway along the entire lot frontage.
    - Install a new sanitary service connection complete with inspection chamber and dual service leads.

- At the Developer's cost, the City is to:
    - Perform all tie-ins of proposed works to existing City infrastructure.
    - Cut and cap the existing sanitary service connection at the southeast corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
    - Coordinate with BC Hydro, Telus and other private communication service providers:
        - To underground Hydro service lines.
        - Provide pre-ducting for future Hydro/Telephone/Cable utilities, if required.
        - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
        - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- All removal and relocation of curb, gutter, and curb letdowns to be done at Developer's cost.

*General Items:*

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



Initial: _____

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

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

**Note:**

* This requires a separate application.

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

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

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

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

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

Signed _____ Date _____

City of Richmond

**Bylaw 9571**

## Richmond Zoning Bylaw 8500
## Amendment Bylaw 9571 (RZ 15-704505)
## 11920/11940 Dunavon Place

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

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

   P.I.D. 000-857-114
   Lot 146 Section 2 Block 3 North Range 7 West New Westminster District Plan 48471

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9571".**

| | |
|---|---|
| FIRST READING | JUL 25 2016 |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

5016042

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | June 14, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 15-710083 |
| **Re:** | **Application by 0870068 BC Ltd. for Rezoning at 9351 No. 1 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9577, for the rezoning of 9351 No. 1 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
Director, Development

JR:blg
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☒ | |

## Staff Report

### Origin

00870068 BC Ltd. has applied to the City of Richmond for permission to rezone 9351 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access from the rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The property currently contains a single-family home, which will be demolished.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: One (1) single-family home on a narrow lot in the "Single Detached (RS1/K)" zone, fronting No. 1 Road and with vehicle access from the rear lane.
- To the South: One (1) single-family home on a lot in the "Single Detached (RS1/E)" zone, fronting No. 1 Road and with vehicle access from the rear lane.
- To the East, across No. 1 Road: The sports fields for Hugh Boyd Secondary School, which are in the "School & Institutional Use (SI)" zone.
- To the West, across the rear lane: One (1) single-family home on a lot in the "Single Detached (RS1/E)" zone, fronting Desmond Road.

### Related Policies & Studies

#### Official Community Plan/Seafair Area Plan

The subject property is located in the Seafair Neighbourhood Centre of the Seafair planning area (Attachment 4). The Official Community Plan (OCP) land use designation for the subject property is "Neighbourhood Residential." The area plan for Seafair allows for compact single-family residential lots along No. 1 Road where there is an existing lane. The proposed rezoning is compliant with this designation.

#### Arterial Road Policy

The subject property is located on a designated arterial road in the existing Arterial Road Policy contained in the OCP (Attachment 5). The subject property is designated "Arterial Road Compact Lot Coach House." The proposed rezoning is compliant with this designation.

The Arterial Road Policy requires the applicant to submit a Landscape Plan prepared by a Registered Landscape Architect prior to rezoning approval. The Landscape Plan must comply with the guidelines established in Section 3 of the Official Community Plan (OCP) for compact lots.

**Floodplain Management Implementation Strategy**

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

## Public Consultation

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

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

## Analysis

**Transportation and Site Access**

Vehicle access is proposed to be from the rear lane via separate driveway crossings for each new lot.

**Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) bylaw-sized trees on the subject property and one (1) tree on a neighbouring property.

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

- Two (2) trees (Tree # 882 and 883) located on the development site are dead and should be removed and replaced.
- One (1) tree (Tree # B) located on a neighbouring property to be retained and protected.

*Tree Replacement*

The applicant wishes to remove two (2) on-site trees (Trees # 882 and 883). The 2:1 replacement ratio would require a total of four (4) replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|---|---|---|
| 2 | 6 cm | 3.5 m |
| 2 | 11 cm | 6 m |

*Tree Protection*

One (1) tree (Tree # B) on a neighbouring property is to be retained and protected. In addition, a hedge on the south property line is to be retained and protected (Hedge A). The applicant has submitted a Tree Retention Plan showing the trees to be protected and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to the final adoption of the rezoning bylaw, the Applicant must 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 the trees to be retained. The Contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.

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

**Affordable Housing Strategy**

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

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

**Site Servicing and Frontage Improvements**

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

The applicant is also required to complete the following road improvements:

- On No. 1 Road, installation of a 2.0 m-wide concrete sidewalk at the property line and a minimum 1.5 m-wide grass boulevard.

- Payment to the City of $16,858.05 to recover lane improvement construction costs associated with work and services that have been constructed and financed by the City.

## Financial Impact or Economic Impact

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

## Conclusion

The purpose of this rezoning application is to rezone 9351 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots.

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

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

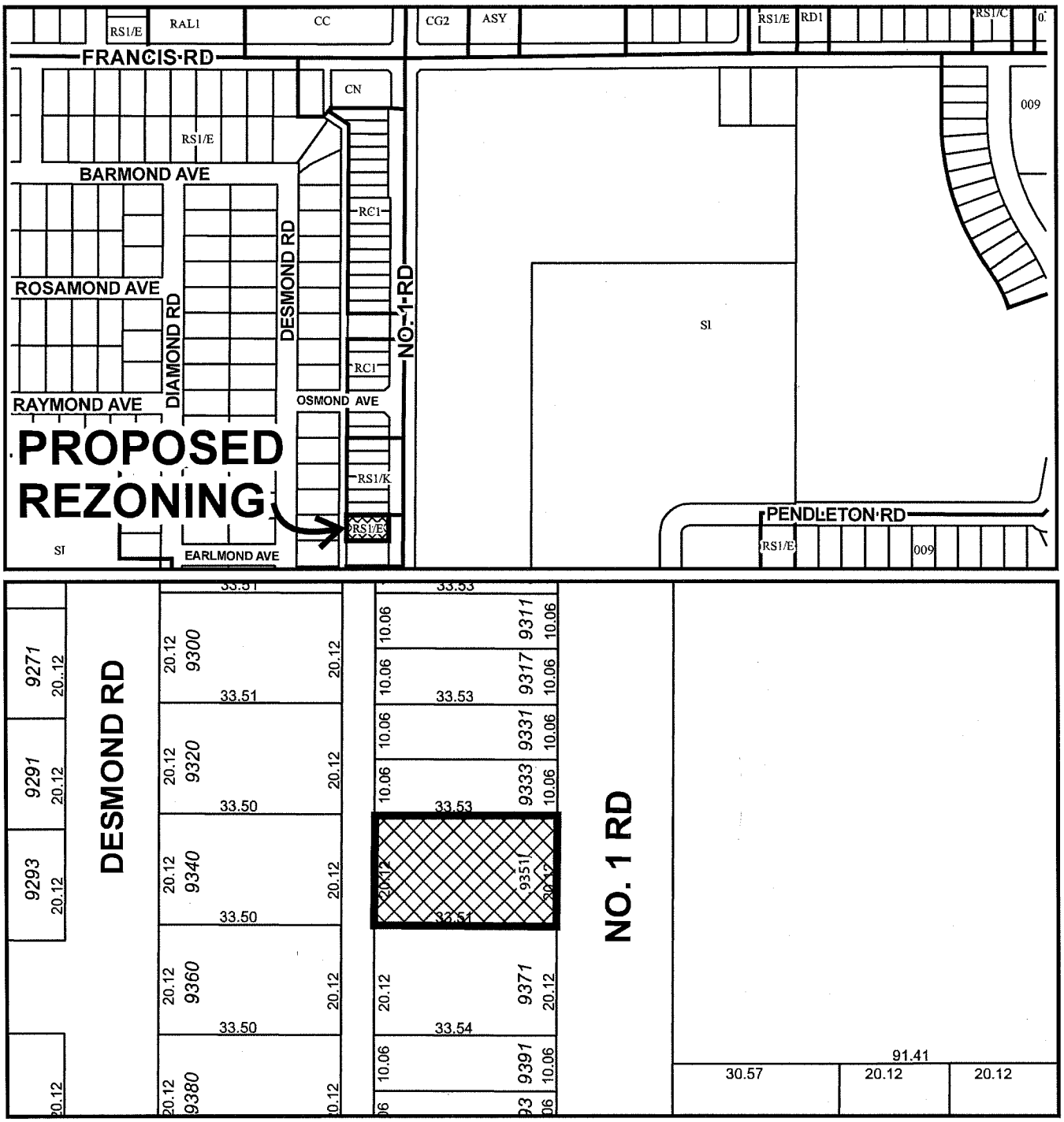
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9577 be introduced and given first reading.

Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Conceptual Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Seafair Planning Area Land Use Map
Attachment 5: Arterial Road Policy Map
Attachment 6: Tree Retention Plan
Attachment 7: Rezoning Considerations

City of Richmond



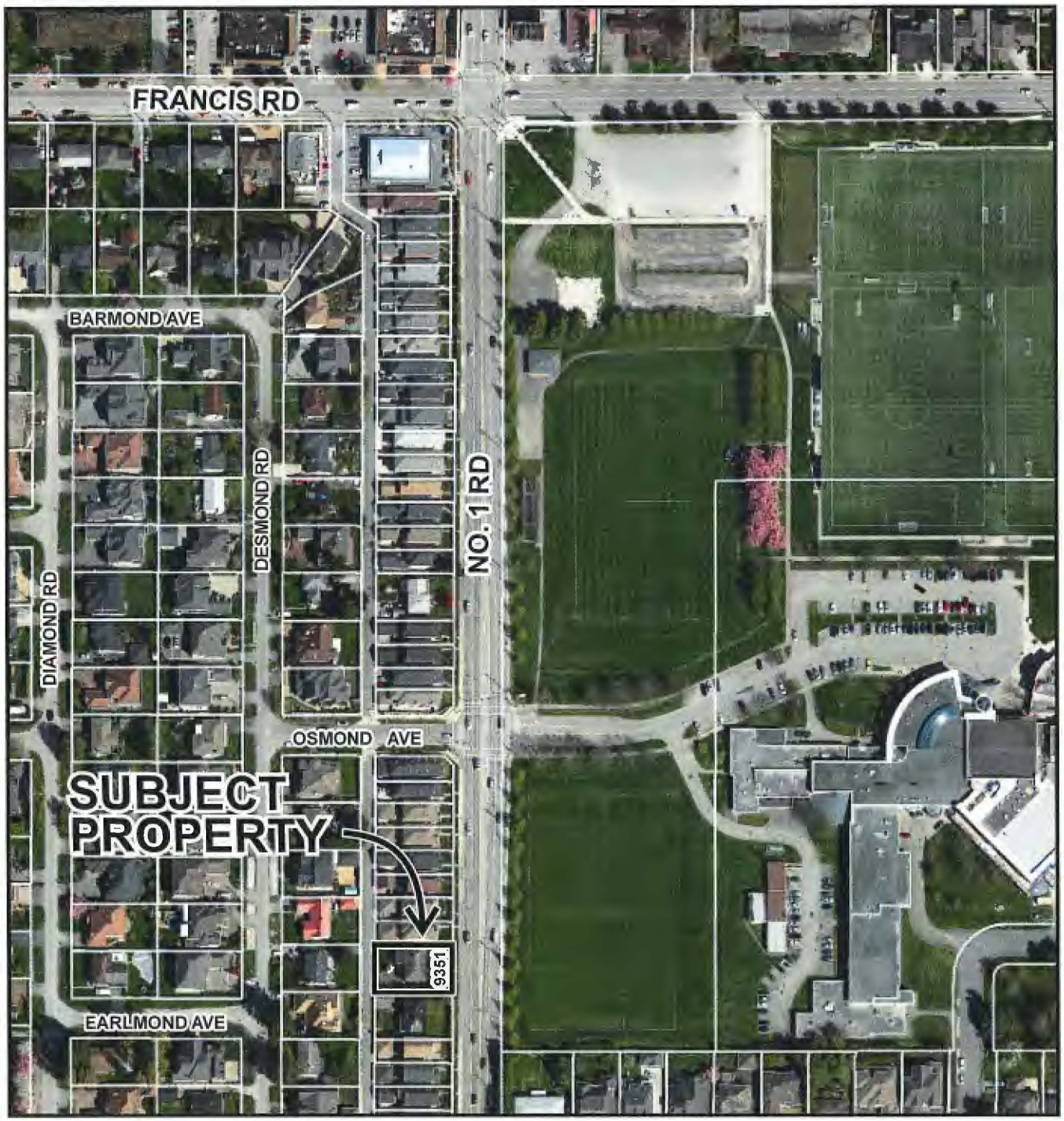

RZ 15-710083

Original Date: 10/02/15

Revision Date:

Note: Dimensions are in METRES

City of
Richmond




RZ 15-710083

Original Date: 10/02/15

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 12 SECTION 27 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 19282

#9351 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D 003-849-015

SCALE: 1:200

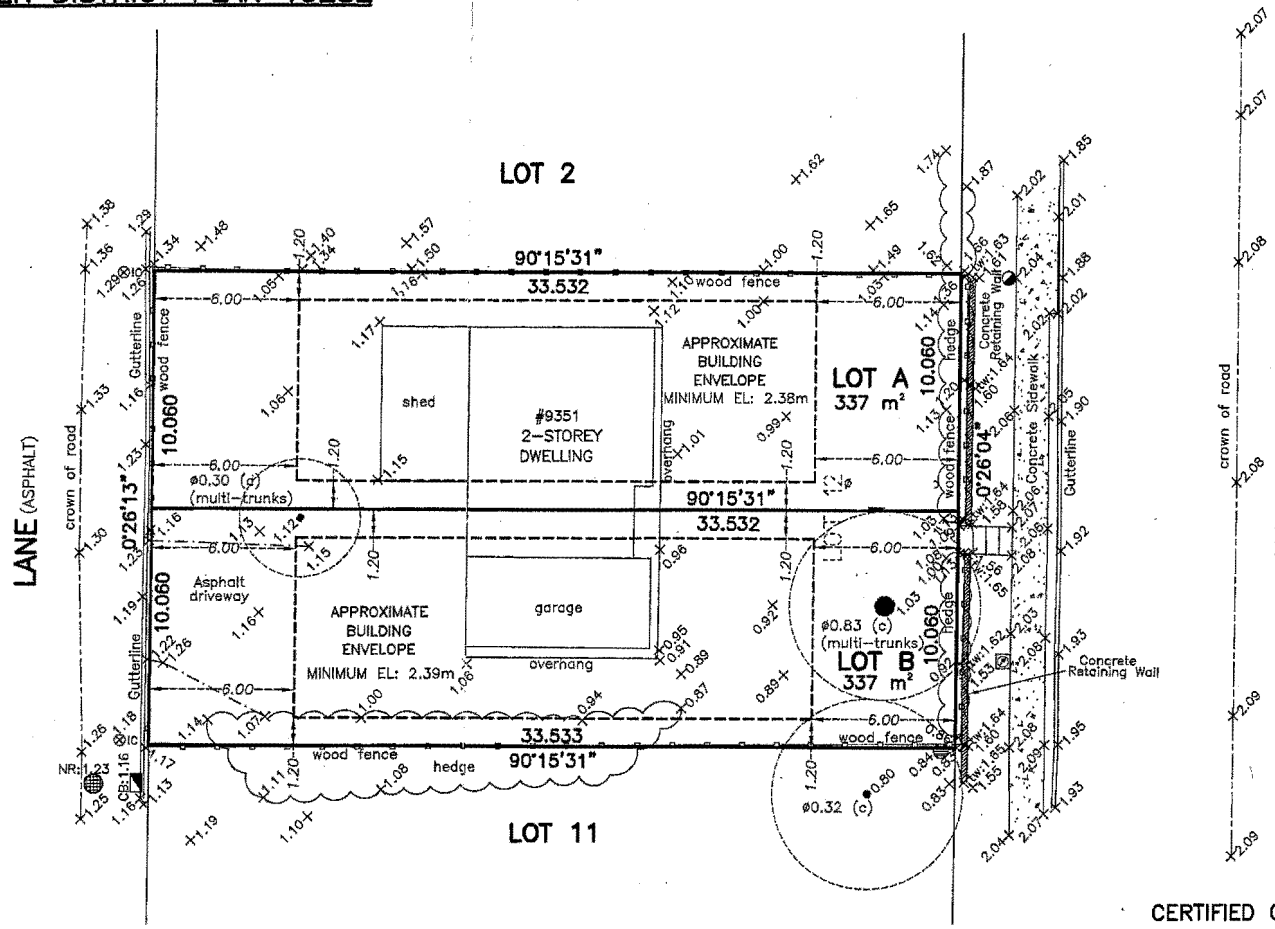
0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- CB denotes catch basin
- denotes power pole
- denotes round catch basin
- denotes manhole
- IC denotes inspection chamber
- denotes "NO PARKING" sign
- tw denotes top of wall
- NR denotes north rim

PH - 138




© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4662
FB-198 P29-30, 44-45
Drawn By: MY

DWG No. 4662-TOPO

NOTE:
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #205, Control Monument 77H4827 Located at CL Railway Ave & Garry St
Elevation = 1.044 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
OCTOBER 27th, 2011.

ATTACHMENT 2

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 15-710083** **Attachment 3**

Address: 9351 No. 1 Road

Applicant: 0870068 BC Ltd.

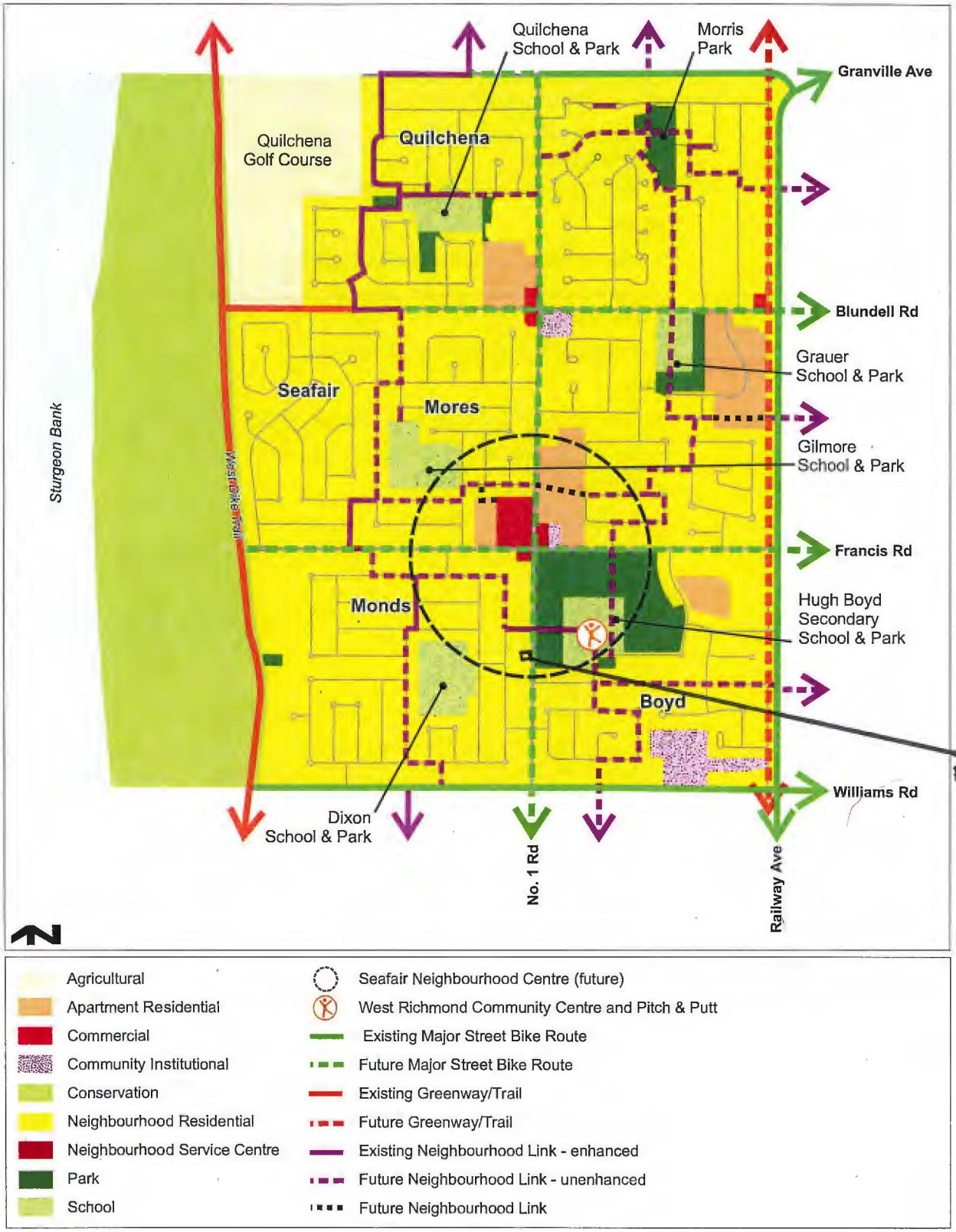
Planning Area(s): Seafair

| | Existing | Proposed |
|---|---|---|
| **Owner:** | 0870068 BC Ltd. | To be determined |
| **Site Size ($m^2$):** | 674 $m^2$ | Lot A: 337 $m^2$<br>Lot B: 337 $m^2$ |
| **Land Uses:** | One (1) single-family home | Two (2) single-family homes |
| **OCP Designation:** | Neighbourhood Residential | No change |
| **Zoning:** | Single Detached (RS1/E) | Compact Single Detached (RC2) |
| **Arterial Road Policy Designation:** | Compact Lot Coach House | No change |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max. 0.60 | Max. 0.60 | none permitted |
| Buildable Floor Area*: | Max. 202.2 $m^2$<br>(2,176 $ft^2$) | Max. 202.2 $m^2$<br>(2,176 $ft^2$) | none permitted |
| Lot Coverage – Building: | Max. 50% | Max. 50% | none |
| Lot Coverage – Buildings, Structures, and Non-Porous Surfaces: | Max. 70% | Max. 70% | none |
| Lot Coverage – Live Plant Material: | Min. 20% | Min. 20% | none |
| Lot Size (min. dimensions): | 270.0 $m^2$ | Lot A: 337.0 $m^2$<br>Lot B: 337.0 $m^2$ | none |
| Setback – Front & Rear Yard (m): | Min. 6 m | Min. 6 m | none |
| Setback – Side Yards (m): | Min. 1.2 m | Min. 1.2 m | none |
| Height: | Max. 2 ½ Storeys | Max. 2 ½ Storeys | none |

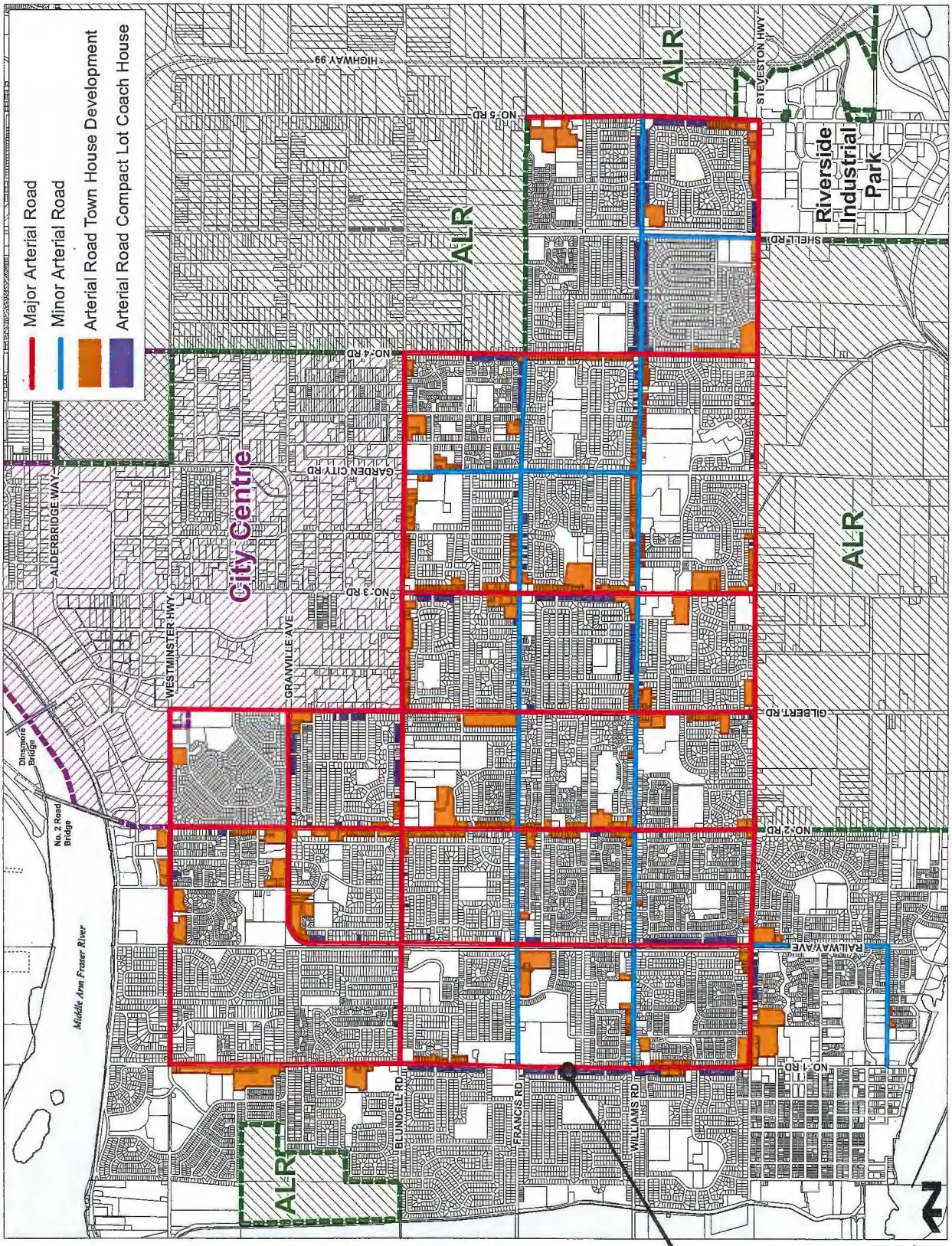
Other: Tree replacement compensation required for loss of significant trees.
*Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

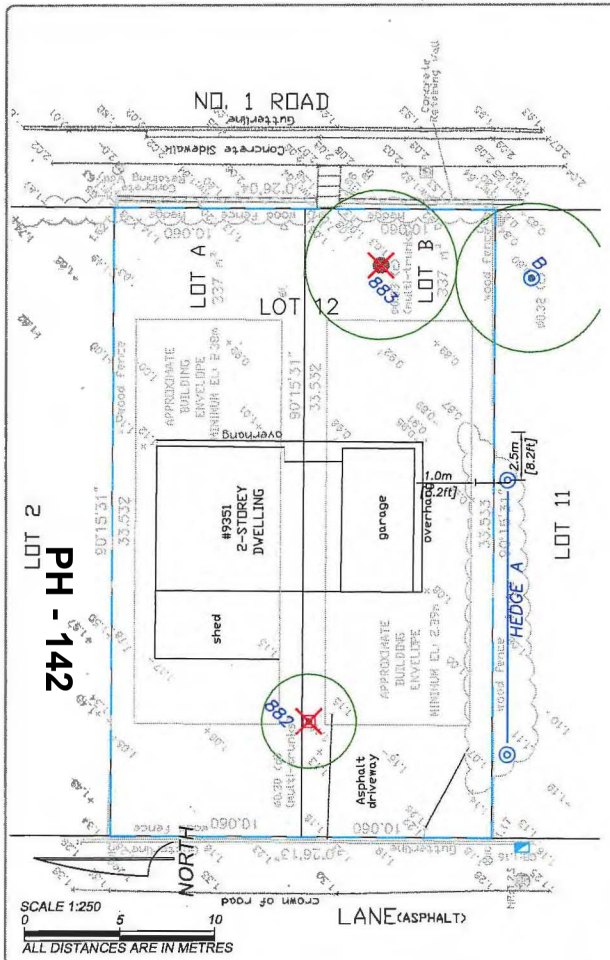
## 3. Seafair


Quilchena School & Park
Morris Park
Granville Ave
Quilchena Golf Course
Quilchena
Blundell Rd
Grauer School & Park
Seafair
Mores
Gilmore School & Park
Sturgeon Bank
West Dike Trail
Francis Rd
Monds
Hugh Boyd Secondary School & Park
Boyd
SUBJECT PROPERTY
Williams Rd
Dixon School & Park
No. 1 Rd
Railway Ave
Agricultural
Apartment Residential
Commercial
Community Institutional
Conservation
Neighbourhood Residential
Neighbourhood Service Centre
Park
School
Seafair Neighbourhood Centre (future)
West Richmond Community Centre and Pitch & Putt
Existing Major Street Bike Route
Future Major Street Bike Route
Existing Greenway/Trail
Future Greenway/Trail
Existing Neighbourhood Link - enhanced
Future Neighbourhood Link - unenhanced
Future Neighbourhood Link

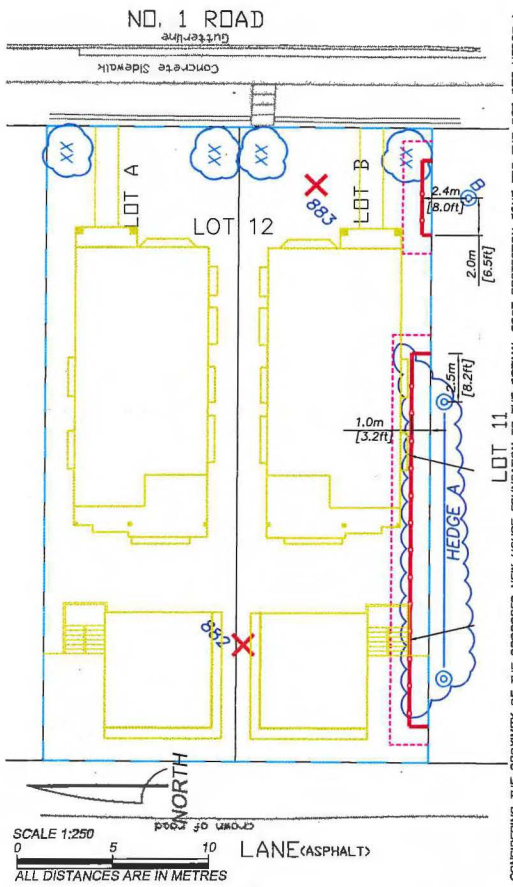
ATTACHMENT 5

## Arterial Road Development Map






## TREE ASSESSMENT DETAIL - SURVEY BASE




## TREE RETENTION AND PLANTING DETAIL - ARCHITECTURAL BASE PLAN

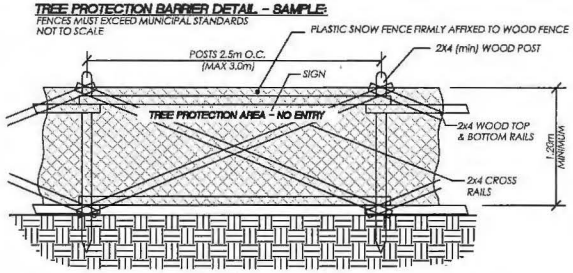
CONSIDERING THE PROXIMITY OF THE PROPOSED NEW HOUSE FOUNDATION TO THE OPTIMAL ROOT PROTECTION ZONE FOR THE OFF-SITE HEDGE A, CONVENTIONAL CONSTRUCTION STANDARDS MAY NECESSITATE THE REMOVAL OF THE HEDGE A DUE TO COMBINED IMPACTS FROM ROOT LOSS AND PRUNING REQUIREMENTS TO PROVIDE SUFFICIENT WORKING SPACE. WE RECOMMEND SEEKING APPROVAL FROM THE NEIGHBOUR AND THE CITY TO REMOVE HEDGE A IN CONJUNCTION WITH THE DEVELOPMENT ACCORDINGLY. IF REMOVAL AUTHORIZATION IS NOT OBTAINED, THEN THE PROTECTION MEASURES ARE REQUIRED. TREE PROTECTION SETBACKS MAY BE ABLE TO BE REVISED (REDUCED) PENDING THE RESULTS OF A ROOT MAPPING INVESTIGATION (SEE BELOW).

TREE PROTECTION MEASURES FOR OFFSITE HEDGE A AND TREE B:

- IN ADVANCE OF CONSTRUCTION THIS OFFICE SHOULD BE RETAINED TO INVESTIGATE THE ACTUAL BELOW GROUND ROOT ZONE CONDITIONS BY ROOT MAPPING TESTING AND TO REVIEW THE PRUNING SCOPE TO EXPLORE REDUCING THE TREE PROTECTION ZONE SETBACKS TOWARD THE PROPERTY LINE TO THE EXTENT POSSIBLE. THIS IS RECOMMENDED SO THAT WORKING SPACE CAN BE MAXIMIZED WITHOUT DESTABILIZING OR MORTALLY INJURING THE HEDGE OR TREE. WE CAN ISSUE A REVISED TREE MANAGEMENT DRAWING IF FAVOURABLE INVESTIGATION RESULTS ARE ACHIEVED.
- THE PROJECT ARBORIST REMAIN AS-IS AND PERIMETER DRAINAGE MUST NOT BE INSTALLED WITHIN THE FINAL TPZ.
- THE PROJECT ARBORIST MUST BE ON-SITE DURING THE EXCAVATION FOR THE SITE PREPARATION (STRIPPING AND FILL PLACEMENT) AS WELL AS FOR NEW BUILDING FOUNDATION TO UNDERTAKE ROOT PRUNING AND MAKE RECOMMENDATIONS IN ACCORDANCE WITH ARBORICULTURAL BEST MANAGEMENT PRACTICES.
- REMOVAL AND REPLACEMENT OF THE EXISTING DRIVEWAY WITHIN THE TPZ CAN BE MANAGED WITH LOW IMPACT CONSTRUCTION METHODS AS APPROVED BY THE PROJECT ARBORIST. THE PROJECT ARBORIST MUST BE ON-SITE DURING DEMOLITION OF EXISTING DRIVEWAY AND PREPARATION TO INSTALL NEW DRIVEWAY INTERFACE WITH THE FINAL TPZ TO DIRECT LOW IMPACT METHODS.

**TREE PROTECTION BARRIER DETAIL - SAMPLE:**

FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE




## LEGEND:

— — denotes **SITE** or **STUDY AREA BOUNDARY**.

TREE DATA AND VIABILITY RATINGS (ON-SITE TREES ONLY):

- ### denotes **TAG NUMBER** or **ID REFERENCE**.
- denotes tree in **SUITABLE CONDITION** (retainable if design can accommodate it).
- denotes tree in **MARGINAL CONDTION** (possible candidate subject to design and other conditions).
- denotes tree in **UNSUITABLE CONDITION** (not viable for retention).

TREE MANAGEMENT IN PROJECT:

- denotes **RETENTION** tree (protection measures required).
- denotes **REMOVAL** tree (permit may be required).
- denotes **HIGH RISK REMOVAL** tree (permit may be required).
- denotes **OFF-SITE** tree (see report for treatment).
- denotes **NON-BYLAW** undersize tree (as measured by arborist).

TREE PROTECTION SPECIFICATIONS:

- denotes **CROWN PROTECTION ZONE – CPZ** (dripline extents)
- denotes **TREE ROOT PROTECITON ZONE - RPZ** alignment for **BARRIERS**. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to dripline extents.
- denotes **WORKING SPACE SETBACK (WSS)** 1.5m offset from RPZ or as specified by project arborist for **MANAGED WORK ACTIVITIES** with Project Arborist coordination and supervision.

TREE REPLACEMENT:

- XX denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

**SEE SHEET 2 FOR TREE DETAILS AND DATA**

**TREE PROTECTION ZONE RESTRICTIONS:**

**RESTRICTIONS IN TPZ:**
See Arborist Report for further details. Any construction related work within a **CPZ** and/or within 1.0m of a **RPZ** requires advance approval from the project arborist, and may require on-site direction or supervision from the project arborist. General restrictions in the **TPZ** are as follows:

- No soil disturbance (surface or to any depth) including; trenching, stripping of over-burden, excavation, fill placement, etc.,
- No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
- No waste or washing of concrete, stucco, drywall, paint, or other potentially harmful materials,
- No passage or operation of vehicles or equipment,
- No placement of temporary structures or services,
- No affixing lights, signs, cables or any other device to retained trees,
- No unauthorized pruning or cutting of retained trees.

**PLAN NOTES:**
This plan is based on drawings supplied by the project Surveyor (BCLS), Engineer (P.ENG) and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

acigroup.ca
ACI GROUP
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484

| REV # | DATE | COMMENTS |
|---|---|---|
| 1 | JUN 17, 2017 | UPDATED SITE PLAN |
| 0 | JUN 24, 2015 | INITIAL SUBMISSION |

**TREE MANAGEMENT DRAWING**

| | |
|---|---|
| PROJECT: | PROPOSED 2 LOT SUBDIVISION |
| ADDRESS: | 9351 No 1 ROAD, RICHMOND |
| CLIENT: | 0870068 BC LTD |
| ACL FILE: | 15242 SHEET: 1 OF 2 |

City of Richmond

# Rezoning Considerations

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

**Address:** 9351 No. 1 Road **File No.:** RZ 15-710083

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9577, the applicant is required to complete the following:**

1. Submission of a Landscape Security in the amount of $2,000.00 ($500/tree) to ensure that a total of two (2) replacement trees are planted and maintained on each lot proposed, for a total of four (4) trees.
2. Submission of 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 guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
   - Include a mix of coniferous and deciduous trees.
   - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
   - Include the four (4) required replacement trees with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|---|---|---|
| 2 | 6 cm | 3.5 m |
| 2 | 11 cm | 6 m |

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

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

**At Building Permit* stage, the applicant must complete the following requirements:**

1. Pay to the City, in keeping with the Cost Recovery Bylaw No. 8752, Schedule 1, a $16,858.05 fee to recover lane improvement construction costs associated with work and services that have been constructed and financed by the City.
2. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement* for the design and construction of infrastructure improvements, or a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works, to be determined at a later development stage.



Initial: _____

*Water Works*

- Using the OCP Model, there is 571 L/s of water available at a 20 psi residual at the No. 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
    - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

- At Developers cost, the City is to:
    - Cut and cap the existing water service connections along the No. 1 Road frontage.
    - Install two (2) new water service connections complete with meters and meter boxes along the No. 1 Road frontage.

*Storm Sewer Works*

- At Developers cost, the City is to:
    - Cut and cap the existing storm service connection at the southeast corner of the development site.
    - Install one (1) new storm service connection complete with inspection chamber and dual connections located at the adjoining property line of the newly subdivided along the No. 1 Road frontage.

*Sanitary Sewer Works*

- The Developer is required to:
    - Retain the existing sanitary service connections located at northwest and southwest corners of the development site.

*Frontage Improvements*

- The Developer is required to:
    - Coordinate with BC Hydro, Telus and other private communication service providers:
        - To underground Hydro service lines.
        - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
        - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
    - Complete the following frontage improvements on No. 1 Road:
        - Installation of a 2.0 m-wide concrete sidewalk at the property line, and a minimum 1.5 m-wide grass boulevard.

*General Items*

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



Initial: _____

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

**Note:**

* This requires a separate application.

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

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

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

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

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

_____ _____

Signed Date

City of Richmond

**Bylaw 9577**

## Richmond Zoning Bylaw 8500
## Amendment Bylaw 9577 (RZ 15-710083)
## 9351 No. 1 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 **"COMPACT SINGLE DETACHED (RC2)".**

   P.I.D. 003-849-015
   Lot 12 Section 27 Block 4 North Range 7 West New Westminster District Plan 19282

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9577".**

| | |
|---|---|
| FIRST READING | JUL 11 2016 |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | June 24, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 15-701879 |
| **Re:** | **Application by Sansaar Investments Ltd. for Rezoning at 9460 Williams Road from Single Detached (RS1/E) to Compact Single Detached (RC2)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9582, for the rezoning of 9460 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
Director, Development

EL:blg
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☑ | |

## Staff Report

### Origin

Sansaar Investments Ltd. has applied to the City of Richmond to rezone the properties at 9460 Williams Road (Attachment 1) from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)" zone in order to permit the property to be subdivided into two (2) compact single-family lots with vehicle access from a new rear lane from Severn Drive (see Attachment 2). There is currently an existing single family dwelling on the subject site, which will be demolished.

### Findings of Fact

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

### Surrounding Development

The subject site is located on the south side of Williams Road in close proximity to the James Whiteside Elementary School and the South Arm Park.

To the North: Across Williams Road, east of Ash Street; a mix of newer and older homes on single-family lots zoned "Single Detached (RS1/E)" with vehicle access from Williams Road and single-family homes on lots zoned "Compact Single Detached (RC1)" with temporary shared vehicle accesses from Williams Road; east of Ash Street, an 8-unit townhouse development proposal at the corner of Ash Street and Williams Road (RZ 15-703334).

To the East: Across Severn Drive, existing single-family dwellings on lots zoned "Single Detached (RS1/E)" along Williams Road.

To the South: Existing single-family dwellings on large lots zoned "Single Detached (RS1/E)" fronting Severn Drive.

To the West: Three (3) existing single-family dwellings on large lots zoned "Single Detached (RS1/E) on the same block as the subject site and then a road right-of-way to James Whiteside Elementary School.

### Related Policies & Studies

#### Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

**Arterial Road Policy**

The Arterial Road Policy directs appropriate development to certain areas along arterial roads outside the city centre. The subject site is identified for "Arterial Road Town House Development" on the Arterial Road Development Map included in the Official Community Plan (OCP) Bylaw 9000.

While staff are undertaking an Arterial Road Policy Update, no change in land use designation on the subject site is being proposed. The land use designation on subject property is intended to remain as "Arterial Road Townhouse". The final recommendations regarding amendments to the Arterial Road Policy will be forwarded to Planning Committee before the end of 2016.

While the proposed development to rezone and subdivide 9460 Williams Road is in contrary to the Arterial Road Policy, staff support this redevelopment proposal based on its own merits:

1. The applicant and their realtor confirmed in writing that they have made attempts to acquire the adjacent property to the west, but the adjacent property owners are not interested in selling their land at this time (Attachment 4);

2. A petition (Attachment 5) with 11 signatures from 10 households in the immediate area opposing townhouse development on the subject site was received; and

3. Compact lot development is a good alternative development option for the subject lot, which would provide two (2) smaller single-family homes, each with a secondary suite.

Based on the applicant's advice that they are unable to acquire the adjacent property, there are three (3) potential options for the subject site:

1. Build a Large Single Family House Under the Existing (RS1/E) Zone:
   - This option would likely complicate the City's long term objectives for townhouse development in this area. The new single-family home would be approximately 3,800 $ft^2$ plus garage; with access from Severn Drive. Any future townhouse development for the remainder of this this block of Williams Road would result in the subject property becoming an orphan site.

2. Townhouse Application on Single Lot:
   - Based on staff experience, single lot townhouse development on a relatively small lot with multiple road frontages tends to yield compromised built form. Small development sites usually lack the flexibility to accommodate functional outdoor amenity and adequate truck maneuvering space on-site, as well as to achieve high quality architectural and landscaping design. The minimum assembly requirement under the Townhouse Development Requirements in the Arterial Road Policy is intended to avoid this situation by specifying a minimum assembly site width.

3. Compact Lot Subdivision With Lane Access:
   - This option allows for compact lot single-family development with lane access for the subject site, and the remainder of the block to the west would address the City's objective of limiting access to arterial roads (Attachment 6). The average size of the new homes on the compact lots would be approximately 2,200 $ft^2$ plus garage.

   The applicant has applied for this 3rd option.

**Floodplain Management Implementation Strategy**

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

## Public Consultation

A rezoning sign has been installed on the subject property. Staff received a petition with 11 signatures from 10 households in the immediate area in support to the 2-lot subdivision proposal (Attachment 5).

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

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

## Analysis

**Built Form and Architectural Character**

The proposal includes two (2) compact single-family dwellings; each with a secondary suite. To illustrate how the future corner lot interfaces will be treated, the applicant has submitted proposed building elevations (Attachment 7) for the corner lot (Site B). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted a preliminary landscape plan for future lots (Attachment 8). In order to ensure that this landscaping work is undertaken, the applicant has agreed to provide a landscape security in the amount of $19,249.56; based on 100% of the cost estimates, including installation cost, provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

**Existing Legal Encumbrances**

There is an existing 3 m statutory right-of-way registered on Title of the subject property within the rear yard of the site; which is located within the proposed lane dedication area, and will not be impacted by the proposed rezoning and subdivision.

**Tree Retention and Replacement**

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

- Five (5) trees (tag# 4128, 4129, 4130, 4131 and 4133) located on the development site all exhibit poor form from historically topping and as a result, these trees are not good candidates for retention. Remove and replace.
- One (1) tree (tag# 4132) is in fair condition, but is located within the proposed rear lane right-of-way and needs to be removed. To compensate for the loss, the applicant is proposing to plant two (2) replacement trees (Maple tree and Beech tree; each at 10 cm calliper) on site.

*Tree Replacement*

A Tree Management Plan can be found in Attachment 9. A total of six (6) trees are proposed to be removed. Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 12 replacement trees are required. Based on the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, replacement trees with the following minimum calliper sizes are required:

| # Trees to be removed | dbh | # trees of replacement tree required | Min. calliper of deciduous tree | or | Min. height of coniferous tree |
|---|---|---|---|---|---|
| 3 | 20-30 cm | 6 | 6 cm | | 3.5 m |
| 2 | 31-40 cm | 4 | 8 cm | | 4.0 m |
| 1 | 41-50 cm | 2 | 9 cm | | 5.0 m |

The developer is proposing to plant 10 new replacement trees on-site; in a mix of deciduous and coniferous trees, ranging in size from 6 cm calliper/3.5 m tall to 10 cm calliper/5.5 m tall (see preliminary landscape plan in Attachment 8), and provide a voluntary contribution of $1,000 to the City's Tree Compensation Fund in-lieu of planting the remaining two (2) replacement trees.

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, the applicant will be required to obtain a Tree Permit, install tree protection around trees to be retained, and submit a landscape security in the amount of $6,000 to ensure the replacement planting will be provided.

**Affordable Housing Strategy**

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

Although the application was received prior to September 14, 2015, the applicant proposes to provide a legal secondary suite on both lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to a legal agreement registered on Title; stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

**Transportation and Site Access**

No direct vehicle access is permitted to Williams Road as per the compact lot development requirements under the Arterial Road Policy and the Residential Lot (Vehicular) Access Regulation Bylaw 7222; access is to be from the new rear lane only. Prior to final adoption, the developer is required to dedicate a 6 m wide public lane along the entire south property line. A restrictive covenant is also required to ensure that vehicular access to the future corner lot will be from the proposed lane only; with no direct vehicle access will be permitted to Severn Drive.

**Site Servicing and Frontage Improvements**

Prior to final adoption, the developer is required to provide a 4 m x 4 m corner cut at the southwest corner of Williams Road and Severn Drive. The developer is also required to enter into a City's standard Servicing Agreement to design and construct the required site servicing and frontage improvements (see Attachment 10). Works include but are not limited to, construction of a new 1.5 m concrete sidewalk at the property line and a minimum 1.5 m grass and treed boulevard between the existing curb and the new sidewalk along Williams Road, widening the pavement on Severn Drive to 5.6 m from the centre lone of the existing road, and installing a new curb and gutter, a minimum 1.5 m landscaped boulevard and 1.5 m new concrete sidewalk at property line, and construction of the new rear lane. All works are at the developer's sole cost.

The developer is also required to pay Development Cost Charges (City & GVS & DD), School Site Acquisition Charge, and Address Assignment Fee.

**Financial Impact or Economic Impact**

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

**Conclusion**

This rezoning application to permit the subdivision of the subject site into two (2) lots zoned "Compact Single Detached (RC2)" is consistent with the Official Community Plan (OCP)'s "Neighbourhood Residential" land use designation. While the proposal is in contrary to the Arterial Road Policy under the OCP, the proposal is the best option for a single lot development at this location.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) outlined in Attachment 10.

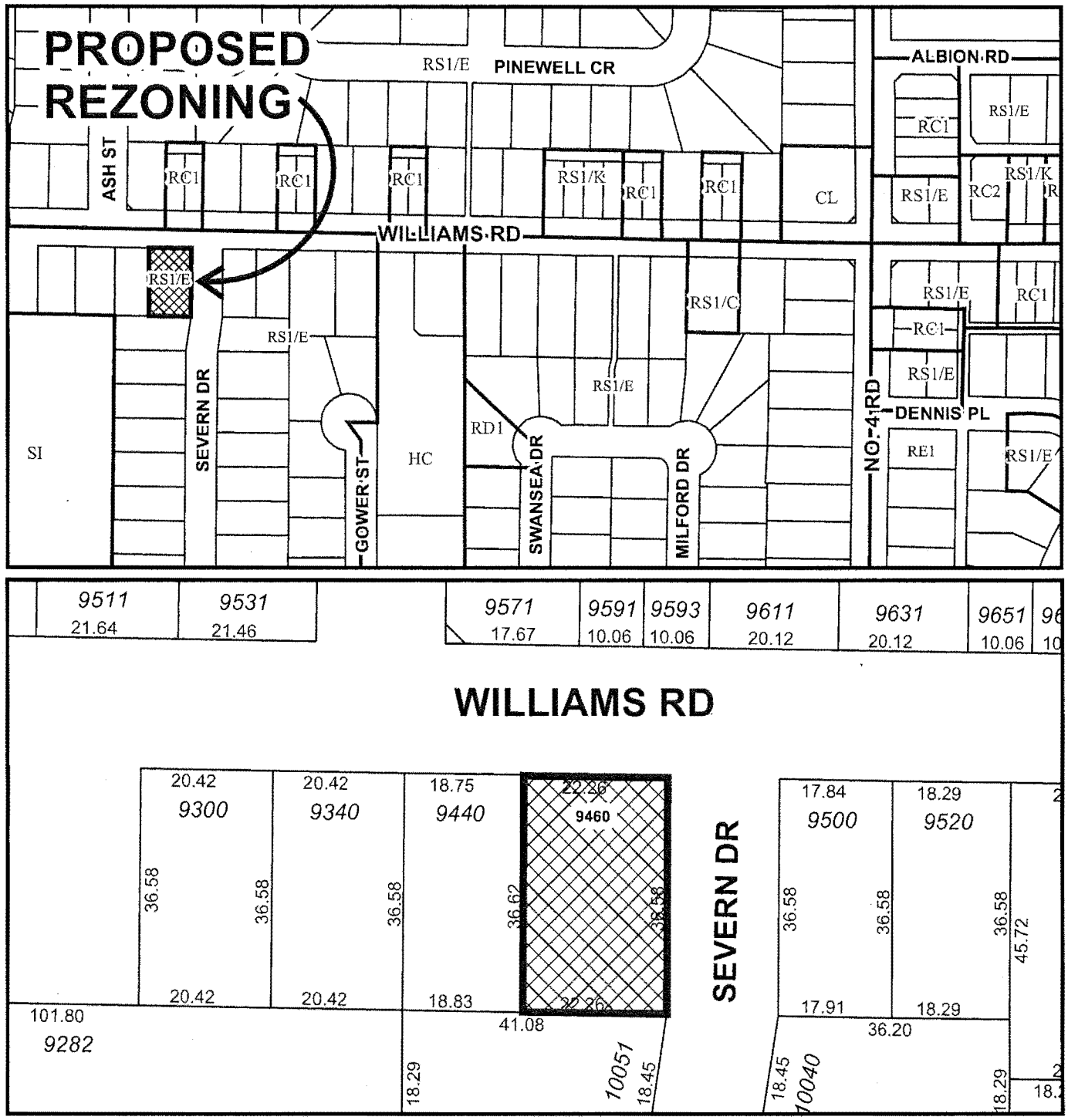
On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9582 be introduced and given first reading.

Edwin Lee
Planner 1
(604-276-4121)

EL:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Letters Regarding Land Acquisition
Attachment 5: Petition in Support of the Proposal
Attachment 6: Conceptual Subdivision Plan for the Block
Attachment 7: Building Elevations
Attachment 8: Landscape Plan
Attachment 9: Tree Management Plan
Attachment 10: Rezoning Considerations

City of Richmond



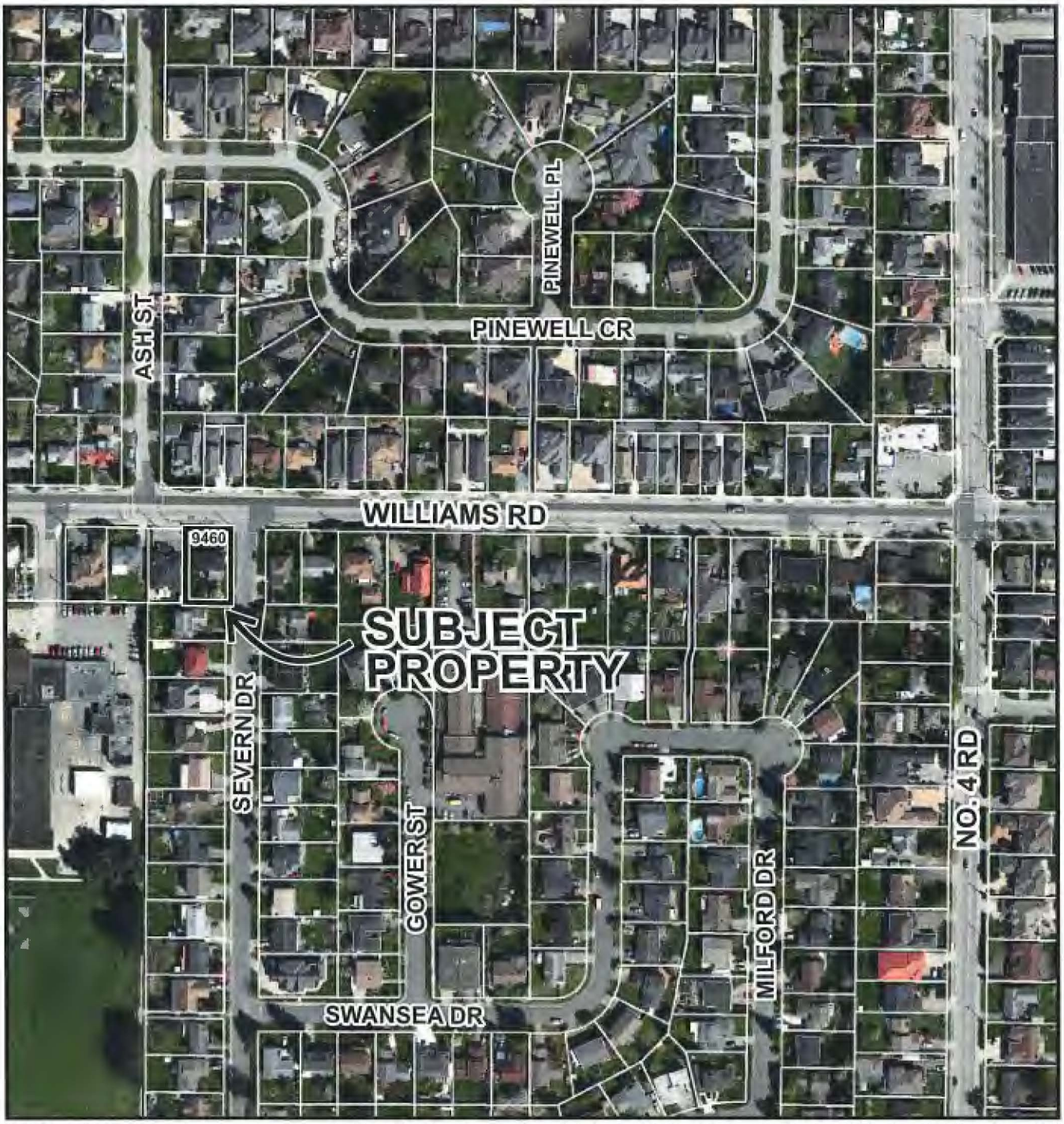

RZ 15-701879

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES

City of Richmond

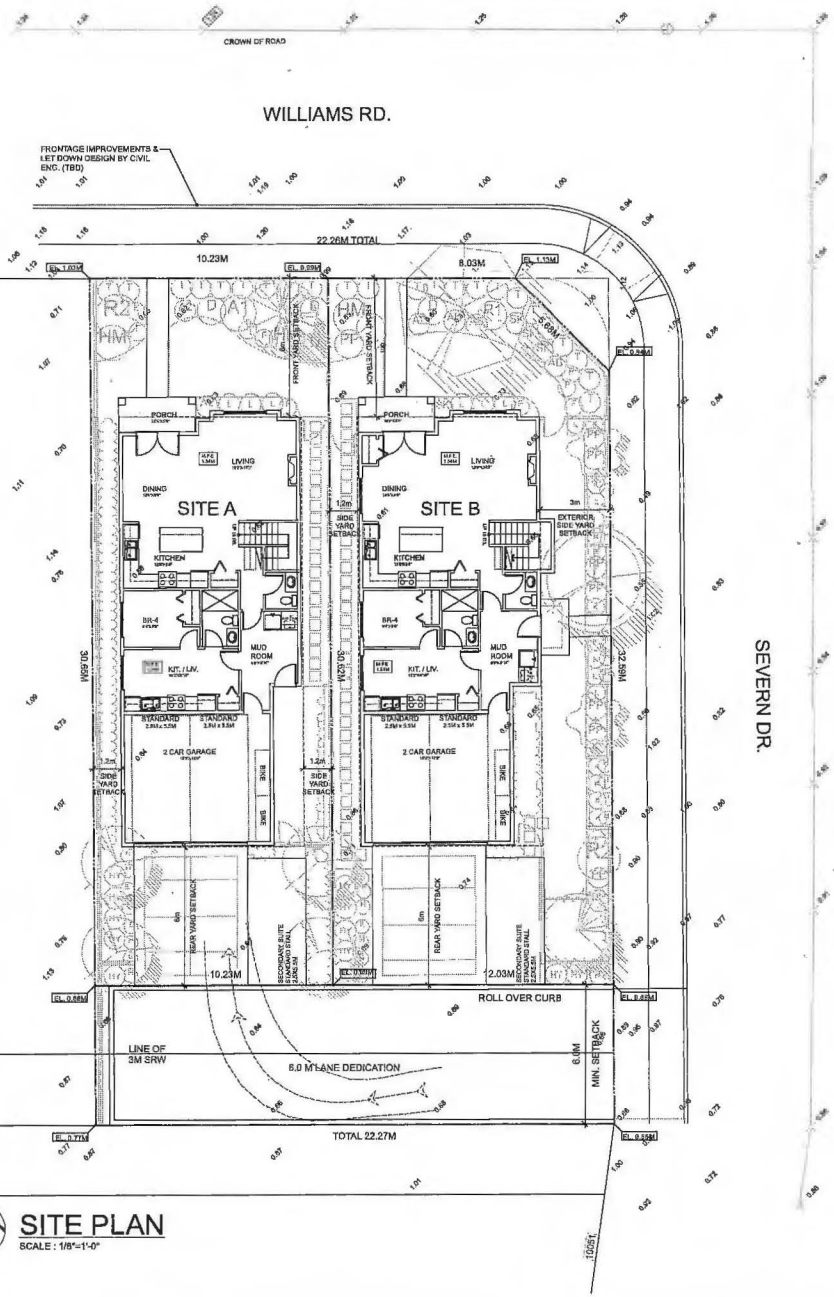



RZ 15-701879

Original Date: 07/15/15

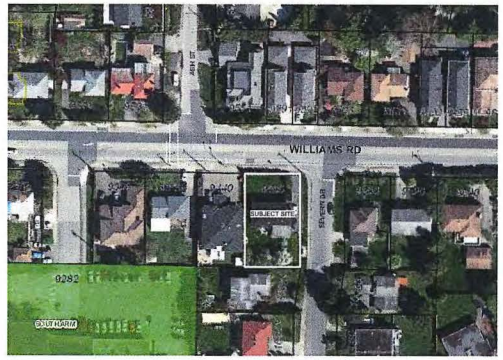
Revision Date:

Note: Dimensions are in METRES




# SITE PLAN

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




# CONTEXT PLAN

SCALE : N.T.S.

## STATISTICS - SITE A:

CIVIC ADDRESS: 9460 WILLIAMS ROAD
LEGAL DESCRIPTION: 189 SEC 34 BLK4N RG6W PL 41287

PROPOSED ZONING: RC2
SITE AREA: 3,375 SQ.FT.
LOT DIMENSIONS: 10.23M x 30.62M

**FLOOR AREA:**
ALLOWED: 2,025 SQ.FT. (60.0%)

PROPOSED:
PRINCIPAL: 1,725 SQ.FT.
SECONDARY: 295 SQ.FT.
ACCESSORY (E 400 SQ.FT.
TOTAL: 2020 SQ.FT. (59.8%)

**LOT COVERAGE:**
ALLOWED: 1,687 SQ.FT. (50.0%)

PROPOSED:
BUILDING: 1,039 SQ.FT. (30.8%)
COVERED ARE 54 SQ.FT. (1.6%)
TOTAL: 1,092 SQ.FT. (32.4%)

PERMEABILITY CALC.:
NON-POUROUS 516 SQ.FT. (15.3%)
LIVE PLANT (MI 1,354 SQ.FT. (40.1%)
TOTAL: 1870 SQ.FT. (55.4%)

TOTAL BUILDING & NON-PORO(47.5%)

**MAX HEIGHT:**
ALLOWED: PRINCIPAL: 2.5 STOREYS
ACCESSORY: 9.0 M

PROPOSED: PRINCIPAL: ~~2.5~~ STOREYS 2 storeys
ACCESSORY: 6.2 M

**PRIVATE OUTDOOR SPACE:**
MIN. REQUIRED 674 SQ.FT. (20%)

PROPOSED: 674 SQ.FT. (20%)

## STATISTICS - SITE B:

CIVIC ADDRESS: 9460 WILLIAMS ROAD
LEGAL DESCRIPTION: 189 SEC 34 BLK4N RG6W PL 41287

PROPOSED ZONING: RC2
SITE AREA: 3,678 SQ.FT.
LOT DIMENSIONS: 10.23M x 30.62M

**FLOOR AREA:**
ALLOWED: 2,327 SQ.FT. (60.0%)

PROPOSED:
PRINCIPAL: 2,012 SQ.FT.
SECONDARY: 295 SQ.FT.
ACCESSORY (EXCL) 400 SQ.FT.
TOTAL: 2708 SQ.FT. (59.5%)

**LOT COVERAGE:**
ALLOWED: 1,839 SQ.FT. (50.0%)

PROPOSED:
BUILDING: 1,178 SQ.FT. (30%)
COVERED AREA: 117 SQ.FT. (3%)
TOTAL: 1294 SQ.FT. (33%)

NON-POUROUS: 498 SQ.FT. (21%)
LIVE PLANT (MIN. 20%) 1,821 SQ.FT. (78%)
TOTAL: 2319 SQ.FT. (60%)

TOTAL BUILDING & NON-POROUS: (52%)

**MAX HEIGHT:**
ALLOWED: PRINCIPAL: 2.5 STOREYS
ACCESSORY: 9.0 M

PROPOSED: PRINCIPAL: ~~2.5~~ STOREYS 2 storeys
ACCESSORY: 6.2 M

**PRIVATE OUTDOOR SPACE:**
MIN. REQUIRED: 776 SQ.FT. (20%)

PROPOSED: 776 SQ.FT. (20%)

| NO | DATE | ISSUE |
|---|---|---|
| 2 | JUNE 10, 2016 | RZ RESUBMISSION |
| 1 | APRIL 22, 2016 | RZ RESUBMISSION |

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Vancouver, BC V5T 1R5
T - 604 731 1127 F - 604 731 1327

PROJECT – COMPACT SINGLE FAMILY SUBDIVISION
9460 WILLIAMS RD, RICHMOND, BC

DRAWING TITLE – SITE PLAN STATISTICS
SCALE – 1/8"=1'-0"
DATE – DEC. 23, 2016
DRAWN – KP
CHECKED –
SHEET NO. – a1.0
PROJ NO – 150



ATTACHMENT 2

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 15-701879** **Attachment 3**

Address: 9460 Williams Road

Applicant: Sansaar Investments Ltd.

Planning Area(s): Broadmoor

| | Existing | Proposed |
|---|---|---|
| **Owner:** | Rajwant Khaira | To be determined |
| **Site Size ($m^2$):** | 814 $m^2$ | 314 $m^2$ and 360 $m^2$ (after lane dedication) |
| **Land Uses:** | Single-Family Residential | No change |
| **OCP Designation:** | Neighbourhood Residential | No change |
| **Area Plan Designation:** | N/A | No change |
| **702 Policy Designation:** | N/A | No change |
| **Zoning:** | Single Detached (RS1/E) | Compact Single Detached (RC2) |
| **Number of Units:** | One (1) | Two (2) |
| **Other Designations:** | N/A | No change |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max. 0.6 | 0.6 Max. | none permitted |
| Buildable Floor Area: | Max. 188.4 $m^2$ (1,856 $ft^2$) and 216 $m^2$ (2,325 $ft^2$)* | Max. 188.4 $m^2$ (1,856 $ft^2$) and 216 $m^2$ (2,325 $ft^2$)* | none |
| Lot Coverage – Building: | Max. 50% | 50% Max. | none |
| Lot Coverage – Building, structures, non-porous surfaces: | Max. 70% | 70% Max. | none |
| Lot Coverage – Landscaping with live plant material: | Min. 20% | 20% Min. | none |
| Setback – Front & Rear Yards (m): | Min. 6.0 m | 6.0 m | none |
| Setback – Interior Side Yards (m): | Min. 1.2 m | 1.2 m | none |
| Setback – Exterior Side Yard (m): | Min. 3.0 m | 3.0 m | none |
| Height: | Max. 2½ storeys | 2 storeys | none |
| Lot Size ($m^2$): | Min. 270$m^2$ | 314$m^2$ / 360$m^2$ | none |
| Lot Width (m): | Min. 9 m / 11 m | 10.235 m / 12.033 m | none |
| Lot Depth (m): | Min. 24 m | 30.65 m | none |

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

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

Richmond, June 16, 2016

Rajwant Khaira
9460 Williams Rd
Richmond BC

Sir Edwin Lee
Planning & Development Dpt.
Richmond City Hall
6911 No. 3 Rd
Richmond BC

**RE: Rezoning application for RZ-15-701879, 9460 Williams Rd.**

Dear Sir,

I am the owner of 9460 Williams Road, also speaking on behalf of Sansaar Investments, the applicant for this rezoning. I would like to express to you my efforts of purchasing the adjacent lots, 9440 and 9340 Williams Road. Since May 2013 my realtor and I have approached the owners more than a handful of times. They are not interested in looking at any written contracts or verbal deal.

I am also aware that 9440 Williams Road did go up for sale for one day. My realtor had verbally offered more than asking however he quickly changed his mind due to family dynamics changing.

Both owners of 9440 and 9340 Williams Road are aware of my rezoning application and have no opposing views to this movement.

Sincerely

Rajwant Khaira

Rajwant Khaira
9460 Williams Rd.
Richmond BC

11/18/2015

Dear Sir,

I would like to express to you and anyone else that would be interested in the neighborhood of your property, specifically address directly adjacent to your property 9440 and 9340 Williams Rd. Richmond. I have attempted to see and have seen the owners to ask them to sell the properties at 5 different times since May 2013 till last approach November 01,2015. I did express to "Terry" (owner of directly adjacent property to yours) that he could get much more money than the market at the time, but he said always the same to me "they are not interested to sell".
In some cases owners have the property set up that money cannot buy till family scenario is changing. Here we are dealing with owners that i know will not sell for a long time, years.
I had development property in South surrey for 33 townhouse project at 15151-26 ave, developer was trying to buy neighbors, well that was in 1991, Today the neighbors are still there, but the project was done without them.
This block where your property is located is dealing with similar problems, Terry the owner of directly adjacent property to yours is not willing sell, as his set up here is offering comfort for his family and business.

Sincerely,

Robert W Kowalewski
Sutton Group West Coast Realty Ltd.
604 328 7250

Rajwant Khaira
9460 Williams Rd.
Richmond BC

4/18/2016

Dear Sir,

I have made one more visit on April 18,2016 to the owners directly neighboring to your property at 9460 Williams Rd Richmond BC .This was a total of 6 attempts to help you to buy the neighboring properties. I would like to express to you and anyone else that neighbors at 9440 and 9340 would like the development you propose to be approved without any objection as it was expressed to me on April 18,2016

Owners of 9440 and 9340 are not interested to sell, but they wish you get approval for the two lot subdivision and build new homes, as it was said "better for the neighborhood".

Robert W Kowalewski
Sutton Group West Coast Realty Ltd.
604 328 7250

Rajwant Khaira
9460 Williams Rd
Richmond BC
V6A 1H1

Edwin Lee
Planning & Development Dpt.
Richmond City Hall
6911 No. 3 Rd.
Richmond BC
V6Y 2C1

June 9, 2016

RE: Rezoning application 9460 Williams Rd.

Dear Sir,

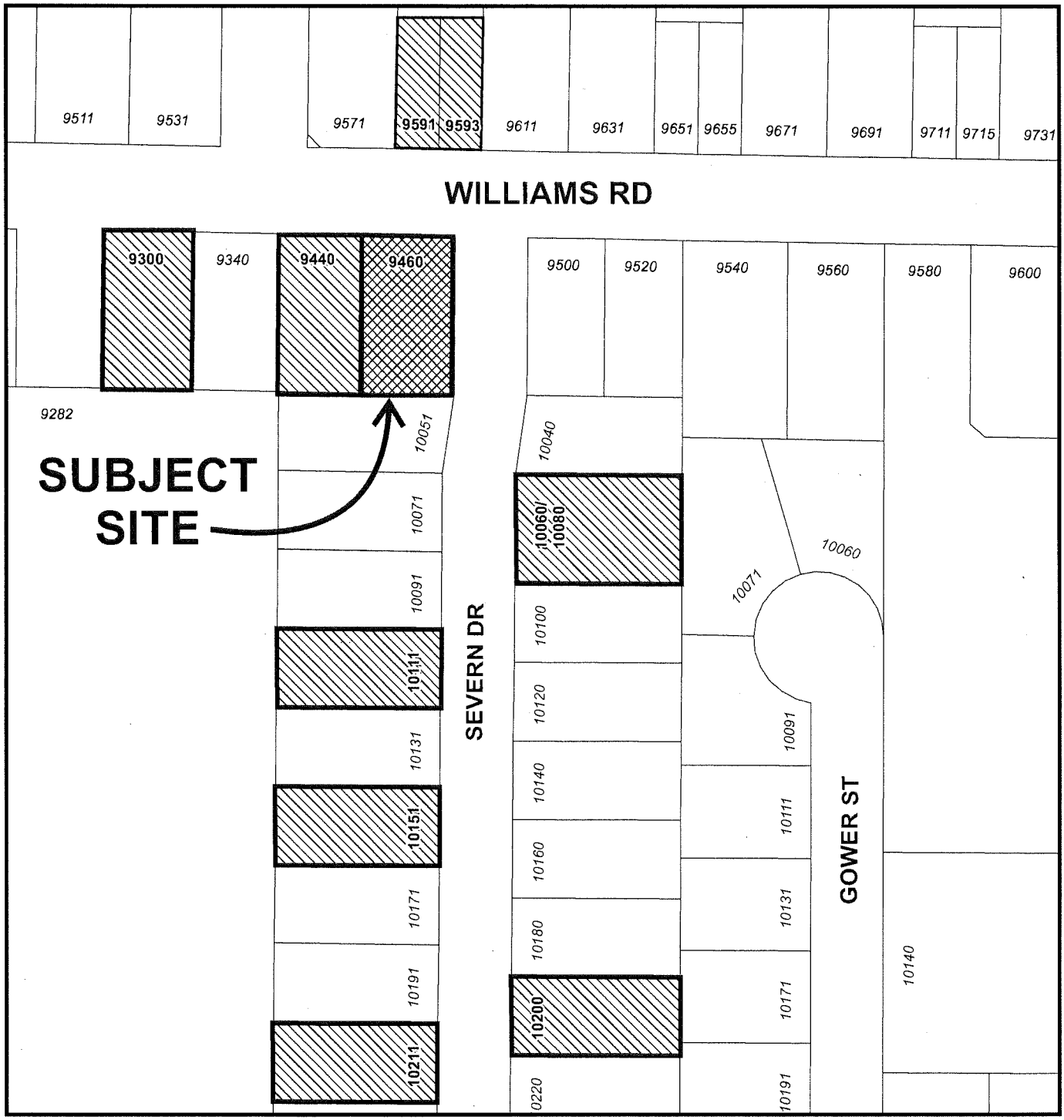
We, and the undersigned below, are writing to you today to express our opposition to the current OCP for this area. Currently the OCP for this whole block is suggesting townhome development. We are fully aware that the applicant for 9460 Williams, Sansaar Investments, is trying to rezone this land for two homes just like across the street for this lot. We fully support the subdivision of the property into two lots.

Sincerely,

Rajwant Khaira

| 1 | NAME | ADDRESS | SIGNATURE | DATE |
|---|---|---|---|---|
| | Nancy Lee | 9591 WILLIAMS RD. | | June. 9th 2016 |
| 2 | Emily L: | 9593 Williams Rd | | Jun 9th 2016. |
| 3 | VING, MA | 9500 William Rd | | June 9, 2016 |
| 4 | Susan Nixon | 9440 Williams Rd | | June 9, 2016 |
| 5 | G. SINHA | 10111 SEVERN DR | | JUNE 9TH |
| 6 | G. Lee | 10201 SEVERN DR | | Jun. 9/16 |
| 7 | D Brodie | 10151 Severn | D Brodie | June 9/16 |
| 8 | K. Brodie | 10151 SEVERN | K. Brodie | June 9/16 |
| 9 | L Mendoza | 10060 SEVERN | | June 9/16 |
| 10 | T. Butler-Taylor | 10080 Severn Dr | T. Butler-Taylor | June 9/16 |
| 11 | Mei Wang | 10211 Severn Dr | | June 9/2016 |
| 12 | | | | |
| 13 | | | | |
| 14 | | | | |
| 15 | | | | |

City of Richmond

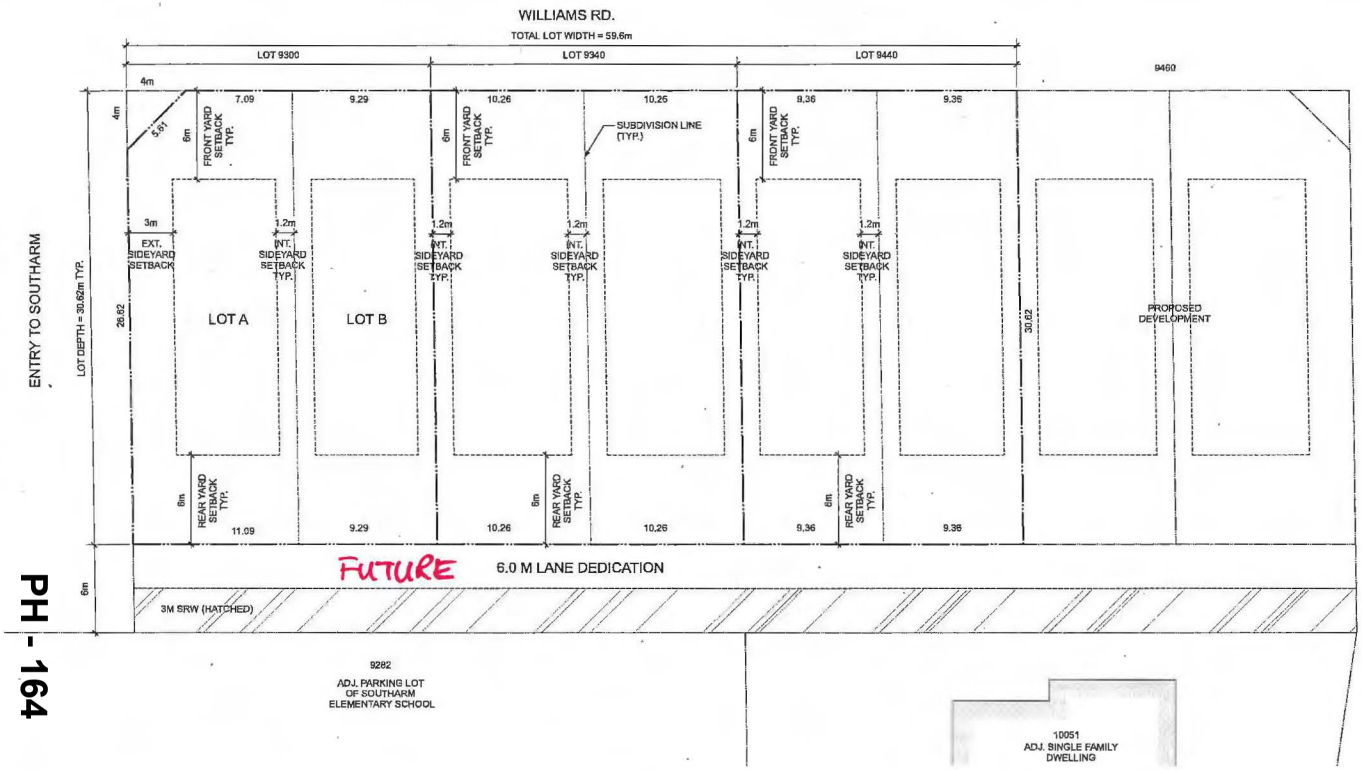



Mapping of Petition in Support of the Proposal
RZ 15-701879 - 9460 Williams Road

Original Date: 06/16/16

Revision Date:

Note: Dimensions are in METRES



## CONTEXT PLAN

SCALE : N.T.S.

## CONCEPT PLAN

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

**NOTES:**

- ALL DIMENSIONS ARE APPROXIMATE
- ALL DIMENSIONS ARE IN METRES (M)

### LOT 9300:

| | |
|---|---|
| ADDRESS : | 9300 WILLIAMS RD., RICHMOND |
| **SUBDIVISION LOT A:** | |
| SITE AREA :<br>PROPOSED ZONING: | 3,567 SQFT (331 SQM)<br>RC2 |
| MAX. HEIGHT ALLOWED :<br>PROPOSED BUILDING HEIGHT : | 2.5 STOREYS<br>2.5 STOREYS |
| SITE COVERAGE ALLOWED :<br>SITE COVERAGE PROPOSED : | 50% (1,784 SQFT) (166 SQM)<br>50% (1,784 SQFT) (166 SQM) |
| MAX. ALLOWED FLOOR AREA:<br>PROPOSED FLOOR AREA: | 3,576 SQFT x 0.60 = 2,146 SQFT (199 SQM)<br>2,146 SQFT (199 SQM) |
| MAX. ALLOWED COVERED AREA:<br>PROPOSED COVERED AREA: | 2,146 SQFT X 0.10 = 215 SQFT (20 SQM)<br>2,146 SQFT X 0.10 = 215 SQFT (20 SQM) |
| **SUBDIVISION LOT B:** | |
| SITE AREA :<br>PROPOSED ZONING: | 3,060 SQFT (284 SQM)<br>RC2 |
| MAX. HEIGHT ALLOWED :<br>PROPOSED BUILDING HEIGHT : | 2.5 STOREYS<br>2.5 STOREYS |
| SITE COVERAGE ALLOWED :<br>SITE COVERAGE PROPOSED : | 50% (1,530 SQFT) (142 SQM)<br>50% (1,530 SQFT) (142 SQM) |
| MAX. ALLOWED FLOOR AREA:<br>PROPOSED FLOOR AREA: | 3,060 SQFT x 0.60 = 1,836 SQFT (171 SQM)<br>1,836 SQFT (171 SQM) |
| MAX. ALLOWED COVERED AREA:<br>PROPOSED COVERED AREA: | 1,836 SQFT X 0.10 = 184 SQFT (17 SQM)<br>1,836 SQFT X 0.10 = 184 SQFT (17 SQM) |

### LOT 9340:

| | |
|---|---|
| ADDRESS : | 9340 WILLIAMS RD., RICHMOND |
| SITE AREA :<br>PROPOSED ZONING: | 3,380 SQFT (314 SQM)<br>RC2 |
| MAX. HEIGHT ALLOWED :<br>PROPOSED BUILDING HEIGHT : | 2.5 STOREYS<br>2.5 STOREYS |
| SITE COVERAGE ALLOWED :<br>SITE COVERAGE PROPOSED : | 50% (1,690 SQFT) (157 SQM)<br>50% (1,690 SQFT) (157 SQM) |
| MAX. ALLOWED FLOOR AREA:<br>PROPOSED FLOOR AREA: | 3,380 SQFT x 0.60 = 2,028 SQFT (188 SQM)<br>2,028 SQFT (188 SQM) |
| MAX. ALLOWED COVERED AREA:<br>PROPOSED COVERED AREA: | 2,028 SQFT X 0.10 = 203 SQFT (19 SQM)<br>2,028 SQFT X 0.10 = 203 SQFT (19 SQM) |

### LOT 9440:

| | |
|---|---|
| ADDRESS : | 9440 WILLIAMS RD., RICHMOND |
| SITE AREA :<br>PROPOSED ZONING: | 3,085 SQFT (287 SQM)<br>RC2 |
| MAX. HEIGHT ALLOWED :<br>PROPOSED BUILDING HEIGHT : | 2.5 STOREYS<br>2.5 STOREYS |
| SITE COVERAGE ALLOWED :<br>SITE COVERAGE PROPOSED : | 50% (1,543 SQFT) (143 SQM)<br>50% (1,543 SQFT) (143 SQM) |
| MAX. ALLOWED FLOOR AREA:<br>PROPOSED FLOOR AREA: | 3,085 SQFT x 0.60 = 1,851 SQFT (172 SQM)<br>1,851 SQFT (172 SQM) |
| MAX. ALLOWED COVERED AREA:<br>PROPOSED COVERED AREA: | 1,851 SQFT X 0.10 = 186 SQFT (17 SQM)<br>1,851 SQFT X 0.10 = 186 SQFT (17 SQM) |

| NO — | DATE — | ISSUE — |
|---|---|---|
| 2 | JUNE 10, 2016 | RZ RESUBMISSION |
| 1 | APRIL 22, 2016 | RZ RESUBMISSION |

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PROJECT —
COMPACT SINGLE FAMILY SUBDIVISION
—
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE —
CONCEPT PLAN

SCALE — 1/16"=1'-0"
DATE — DEC. 23, 2015
DRAWN — KP
CHECKED —
SHEET NO.— a1.1
PROJ NO — 1608



ATTACHMENT 6

STREETSCAPE - WILLIAMS RD.
SCALE: 1" = 1'-0"

STREETSCAPE - LANE
SCALE: 1" = 1'-0"

STREETSCAPE - SEVERN DR.
SCALE: 1" = 1'-0"

| NO — | DATE — | ISSUE — |
|---|---|---|
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PROJECT —
COMPACT SINGLE FAMILY SUBDIVISION
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE —
STREETSCAPES

| | |
|---|---|
| SCALE — 1"=1'-0" | SHEET NO. — a2.0 |
| DATE — DEC. 23, 2016 | |
| DRAWN — KP | |
| CHECKED — | PROJ NO — 1508 |



ATTACHMENT 7

SITE B - NORTH ELEVATION (WILLIAMS RD.)
SCALE: 1/4" = 1'-0"

SITE B - EAST ELEVATION (ASH ST.)
SCALE: 1/4" = 1'-0"

| NO | DATE | DESC |
|---|---|---|
| 2 | JUNE 10, 2016 | RZ RESUBMISSION |
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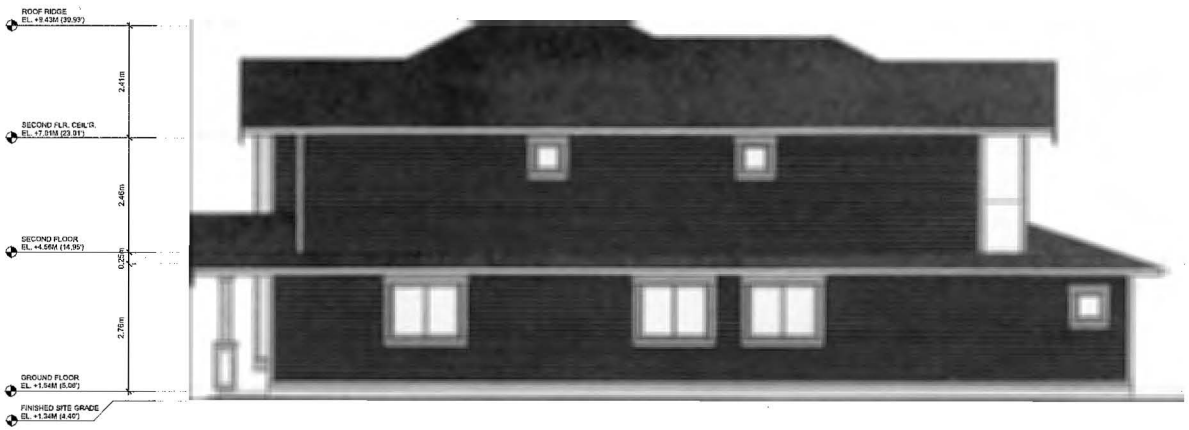
PROJECT –
COMPACT SINGLE FAMILY SUBDIVISION
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE –
TYP. ELEVATIONS

SCALE – 1/4"=1'-0"
DATE – DEC. 23, 2016
DRAWN – KP
CHECKED –
SHEET NO. – a2
PROJ NO – 908

ATTACHMENT 7

SITE B - SOUTH ELEVATION (LANE)
SCALE: 1/4" = 1'-0"




SITE B - WEST ELEVATION (SIDE INTERIOR)
SCALE: 1/4" = 1'-0"

| NO – | DATE – | ISSUE – |
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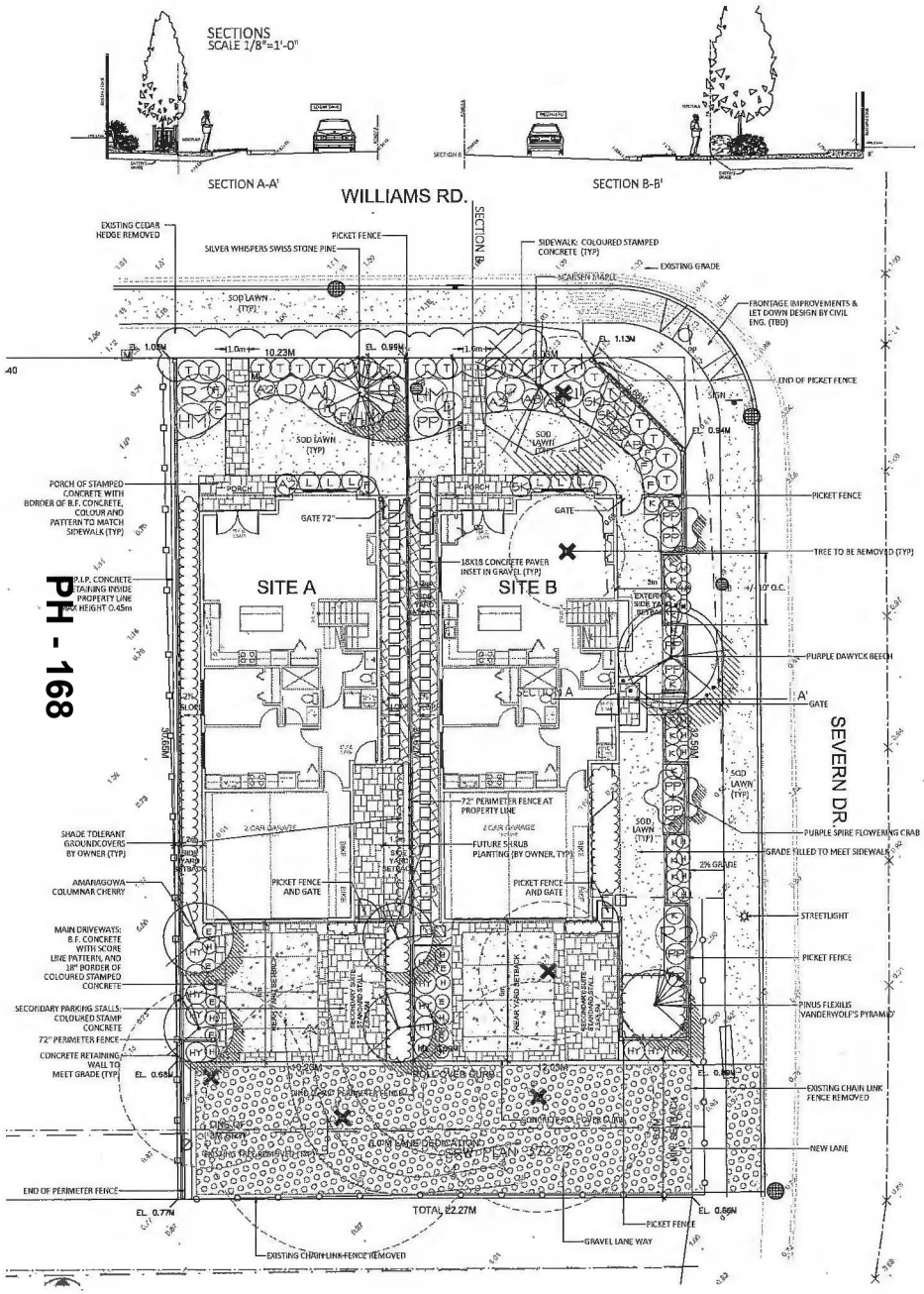
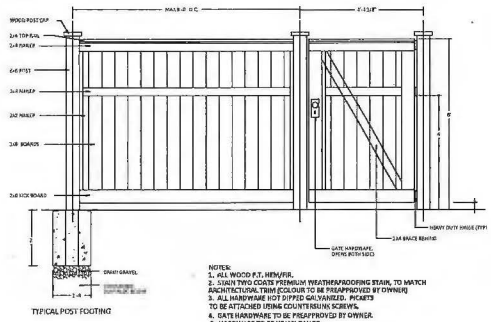
PROJECT –
COMPACT SINGLE FAMILY SUBDIVISION
–
9460 WILLIAMS RD.
RICHMOND, BC

DRAWING TITLE –
TYP. ELEVATIONS

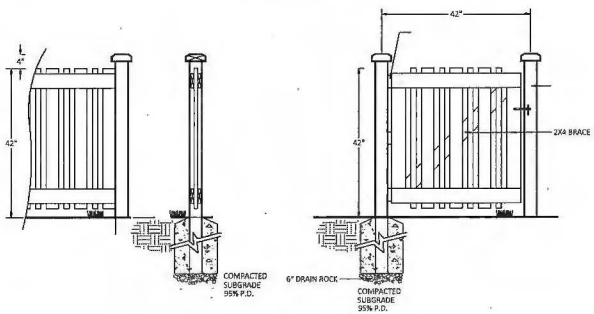
SCALE – 1/4"=1'-0"
SHEET NO. –
a2.2
DATE – DEC. 23, 2016
DRAWN – KP
CHECKED –
PROJ NO – 1508

ATTACHMENT 7




1 PERIMETER FENCE AND GATE
SCALE 1/2"=1'-0"




2 PICKET FENCE AND GATE
SCALE 3/4"=1'-0"

## PLANT SCHEDULE

PMG JOB NUMBER: 15-181

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| AF | 1 | ACER X FREEMANII 'SCARSEN' | SCARLET COLUMNAR SENTINEL MAPLE | 10CM CAL; 18M STD; B&B |
| FS | 1 | FAGUS SYLVATICA 'DAWYCKII PURPLE' | PURPLE FASTIGIATE BEECH | 10CM CAL; B&B |
| M | 2 | MALUS X 'JEFSPIRE' | PURPLE SPIRE FLOWERING CRABAPPLE | 6CM CAL; 1.8M STD; B&B |
| PE | 1 | PINUS SEMBRA 'FLEM' | SILVER WHISPERS SWISS STONE PINE | 3.5M HT; B&B |
| PP | 1 | PINUS PARVIFLORA 'TEMPELHOF' | TEMPELHOF WHITE PINE | 3.5M HT; B&B |
| PS | 4 | PRUNUS SERRULATA 'AMANOGAWA' | AMANOGAWA CHERRY | 6CM CAL; 1.8M STD; B&B |
| SHRUB | | | | |
| AB | 3 | ABELIA X 'EDWARD GOUCHER' | PINK ABELIA | #2 POT; 30CM |
| AI | 1 | AZALEA SCHLIPPENBACHII | ROYAL KONIGAN AZALEA, APRIL | #3 POT; 40CM |
| A2 | 3 | AZALEA JAPONICA 'CORAL BELLS' | AZALEA; SHELL PINK | #2 POT; 25CM |
| H | 15 | HEMEROCALLIS 'STELLA D'ORO' | STELLA D'ORO DAYLILY | #1 POT |
| HH | 3 | HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' | ENDLESS SUMMER BIGLEAF HYDRANGEA | #3 POT; 60CM |
| PP | 4 | PINUS MUGO 'SLOWMOUND' | SLOWMOUND MUGO PINE | #3 POT; 40CM |
| F | 4 | POLYSTICHUM MUNITUM | SHORD FERN | #1 POT |
| L | 6 | PRUNUS LAUROCERASUS 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | #2 POT; 30CM |
| RI | 1 | RHODODENDRON 'ELIZABETH' | RHODODENDRON, RED | #2 POT; 30CM |
| R2 | 2 | RHODODENDRON 'VIRGINIA RICHARDS' | RHODODENDRON, PINK/CRIMSON BLOTCH | #3 POT; 50CM |
| SK | 4 | SKIMMIA JAPONICA 'MACROPHYLLA' | LARGE LEAF JAPANESE SKIMMIA | #3 POT; 50CM |
| T | 23 | TAXUS X MEDIA 'DENSIFORMIS' | DWARF ENGLISH YEW | #3 POT; 50CM |
| HY | 15 | TAXUS X MEDIA 'HICKSII' | HICK'S YEW | #3 POT; 50CM |
| D | 5 | VIBURNUM DAVIDII | DAVID'S VIBURNUM | #2 POT; 30CM |
| GRASS | | | | |
| K | 16 | CALAMAGROSTIS 'KARL FOERSTER' | KARL FOERSTER FEATHERREED GRASS | #2 POT |
| BG | | | | |
| E | 7 | EUONYMUS JAPONICA 'EMERALD 'N GOLD' | EUONYMUS, GOLD VARIEGATED | #1 POT; 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD – DEFINITION OF CONDITIONS OF AVAILABILITY.

15181-B.ZIP

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 18.JUN.07 | TREE INVENT PLAN, TREE SIZE | BJ |
| 1 | 18.APR.21 | REV. PER CITY COMMENTS | BJ |

CLIENT:

PROJECT:

**RESIDENTIAL REZONING**

**9640 Williams Road**
**at Severn Drive**
**RICHMOND, BC**

DRAWING TITLE:

**LANDSCAPE PLAN & DETAILS**

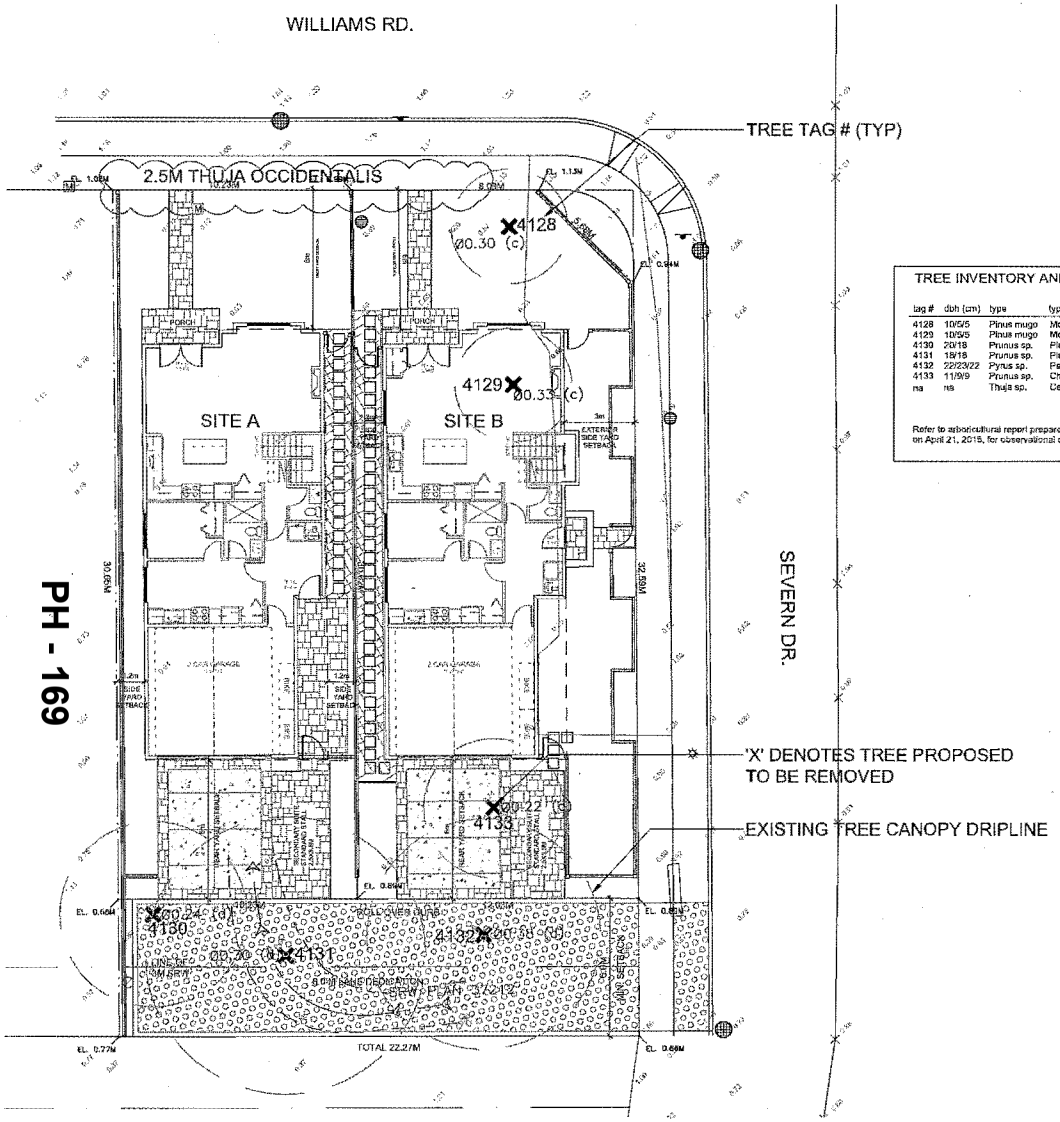
DATE: 18.DEC.04
SCALE: VARIES
DRAWN: BJ
DESIGN:
CHKD: PCM

DRAWING NUMBER: **L1** OF

PMG PROJECT NUMBER: 15-181

ATTACHMENT 8

PH - 168




PH - 169

TREE INVENTORY AND ASSESSMENT LIST:

| tag # | dbh (cm) | type | type | condition/health | observations | Action |
|---|---|---|---|---|---|---|
| 4128 | 10/5/5 | Pinus mugo | Mountain Pine | G/G | 3m tall, 3-4m dripline, tree to conflict with required grade raise | remove to accommodate construction |
| 4129 | 10/5/5 | Pinus mugo | Mountain Pine | G/G | 3m tall, 3-4m dripline, tree to conflict with bldg. footprint | remove to accommodate construction |
| 4130 | 20/18 | Prunus sp. | Plum | M/M | aggressively pruned, with stubs | remove to accommodate construction |
| 4131 | 18/18 | Prunus sp. | Plum | M/P | excessive black knot, limited live canopy, tree in decline | remove to accommodate construction |
| 4132 | 22/23/22 | Pyrus sp. | Pear | MG/M | dieback in lower canopy, open grown symetrical canopy, decay column within central leader | remove to accommodate construction |
| 4133 | 11/9/9 | Prunus sp. | Cherry | MG/MG | open grown symmetrical canopy, tree to conflict with bldg. footprint | remove to accommodate construction |
| na | na | Thuja sp. | Cedar hedge | na | 2.5m ht | remove to open front yard to street |

(P=poor, M=moderate, G=good)

Refer to arboricultural report prepared by Mike Faddum & Associates Ltd. Surrey BC (778-593-0803) on April 21, 2015, for observational details and methodology.

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pmg LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 | f: 604 294-0022

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 2 | 15.Dec.07 | REFLECT NEW PLAN, TREE SIZE | BJ |
| 1 | 15.Aug.21 | REV. PER CITY COMMENTS | BJ |

CLIENT:

PROJECT:

**RESIDENTIAL REZONING**

**9640 Williams Road**
**at Severn Drive**
**RICHMOND, BC**

DRAWING TITLE:

**TREE MANAGEMENT PLAN**

DATE: 15.DEC.07
SCALE: 1/8"=1'-0"
DRAWN: BJ
DESIGN:
CHKD:

DRAWING NUMBER: **L2** OF 3

15181-3.DP

PMG PROJECT NUMBER: 15-181

ATTACHMENT 9

City of Richmond

# Rezoning Considerations

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

**Address:** 9460 Williams Road **File No.:** RZ 15-701879

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9582, the developer is required to complete the following:**

1. 6.0 m lane dedication along the entire south property line and a 4 m x 4 m corner cut dedication at the southwest corner of the intersection between Williams Road and Severn Drive.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title to ensure that the building design on the proposed corner lot at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 6 to this report.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreement on title ensuring that the principal dwelling and any secondary suite cannot be stratified.
6. Registration of a legal agreement on title ensuring that the only means of vehicle access to the proposed corner lot is from the proposed rear lane.
7. Registration of a legal agreement on title for the proposed corner lot to ensure that the only means of vehicle access is from the proposed rear lane and that there be no access to Severn Drive.
8. Submission of Landscaping Security in the amount of $19,249.56.
9. City acceptance of the developer's offer to voluntarily contribute $1,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.

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

1. Enter into a Servicing Agreement* for the design and construction of the proposed rear lane and frontage improvement works. Works include, but may not be limited to,

   Frontage Improvements

   a) Construction of the new rear lane to current City's standards.
   b) Williams Road - New 1.5 m concrete sidewalk at property line, remaining to existing curb to be minimum 1.5 m landscaped boulevard.
   c) Severn Drive - From centre line of existing road: pavement widening to 5.6 m from center line of existing road, new curb and gutter, min. 1.5 m landscaped boulevard, 1.5 m new concrete sidewalk at property line.
   d) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
      (1) To underground Hydro service lines.
      (2) When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
      (3) To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).



Initial: _____

Water Works:

e) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.

f) At Developers cost, the City is to cut and cap the existing water service connection along the Williams Road frontage and install two (2) new water service connections complete with meters and meter boxes along the Williams Road frontage.

Storm Sewer Works:

g) At Developers cost, the City is to upgrade the existing storm service connection on Williams Road frontage to utilize the existing box culvert connection. New IC and dual connections at the adjoining property line of the newly subdivided lots plus a new ROW will be required to accommodate the new IC.

Sanitary Sewer Works:

h) At Developers cost, the City is to remove the existing IC located at the southwest corner of the development site and replace with a new manhole. Reconnect the existing service to Lot 9440 and existing lead to the sanitary main.

i) Install a new IC with dual service connections at the adjoin property line of the newly subdivided lots, complete with lead to tie-in to the new manhole.

General Items:

j) 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.

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

**Note:**

* This requires a separate application.

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

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

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



Initial: _____

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

Signed

Date

City of Richmond

**Bylaw 9582**

## Richmond Zoning Bylaw 8500
## Amendment Bylaw 9582 (RZ 15-701879)
## 9460 Williams 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 **"COMPACT SINGLE DETACHED (RC2)".**

   P.I.D. 006-128-904
   Lot 189 Section 34 Block 4 North Range 6 West New Westminster District Plan 41287

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9582".**

| | |
|---|---|
| FIRST READING | JUL 11 2016 |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

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

MAYOR

CORPORATE OFFICER

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | July 12, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 15-705932 |
| **Re:** | **Application by Westmark Developments Ltd. for Rezoning at 6700/ 6720 No. 1 Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9583, for the rezoning of 6700/ 6720 No. 1 Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

Wayne Craig
Director, Development

SDS:blg
Att.

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Affordable Housing | ☑ | |

## Staff Report

### Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone the property at 6700/6720 No. 1 Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from No. 1 Road (Attachment 1). The site is currently occupied by a stratified duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A duplex on a lot zoned "Single Detached (RS1/E)" fronting No. 1 Road.

To the South: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting No. 1 Road.

To the East: Single-family dwellings on lots zoned "Single Detached (RS1/E)" fronting Gamba Drive.

To the West: Across No. 1 Road, single-family dwellings on lots zoned "Single Detached (RS1/F)"; currently under rezoning application (RZ 16-731275) to rezone to "Medium Density Townhouse (RTM2)" in order to develop nine (9) townhouse units.

### Related Policies & Studies

#### Official Community Plan

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

#### Single-Family Lot Size Policy 5411/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5411 (adopted by Council April 24, 1989 and amended in 1995 and 2005) (Attachment 4). The Policy permits properties within the area to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/E)" zone. Amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500 indicate Lot Size Policies are not applicable for rezoning applications on sites that contain a duplex and are intended to be subdivided into no more than two (2) single-family lots. Each lot at the subject site will be approximately 15 m

(49 ft.) wide and approximately 465 $m^2$ (5,000 $ft^2$) in area. The proposed subdivision would comply with these requirements.

**Arterial Road Policy**

The existing Arterial Road Policy in the OCP identifies the subject site for redevelopment as single-family only. On February 22, 2016, Council considered proposed amendments to the Arterial Road Policy. Staff completed public consultation on the proposed changes in April and May 2016. It is anticipated that a staff report and required bylaws to amend the OCP will be presented to Planning Committee and Council in the fall of 2016 for consideration. The proposed amendments would designate the subject property as "Single Family Lot Size Policy (No Townhouse)". The proposed rezoning and subdivision would comply with this designation.

To limit the number of driveway connections to No. 1 Road, vehicle access to the proposed lots will be limited to a single shared driveway. In accordance with the provisions of the "Single Detached (RS2/C)" zone, a minimum 9.0 m front yard setback is required where driveway access is on an arterial road, in order to make adequate provisions for a driveway with turnaround capability. Additional information is provided in the "Site Access" section of this report.

To ensure that the proposed lots are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant is required to submit a Landscape Plan for both lots, prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed works, prior to final adoption of the rezoning bylaw. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscaping inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure the landscaping survives.

**Floodplain Management Implementation Strategy**

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

**Public Consultation**

A rezoning sign has been installed on the subject property. In response to the sign, staff have received one (1) piece of email correspondence with general questions regarding the application. Staff provided a response to the resident and no further inquiries were received.

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

## Analysis

### Existing Legal Encumbrances

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

There are also existing restrictive covenants registered on Title, restricting the use of the subject property to a duplex (Document No. AE8735 & AE8736). These covenants must be discharged from Title as a condition of rezoning.

### Site Access

Vehicle access to the proposed lots will be limited to a single shared driveway from No. 1 Road. Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that upon subdivision of the property, vehicle access to the proposed lots is through a shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line. No obstructions are permitted within the shared driveway.

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

Provisions in the "Single Detached (RS2/C)" zone include a minimum 9.0 m front yard setback where the driveway access to the proposed lots is on an arterial road, in order to make adequate provisions for a driveway with turnaround capability. At Building Permit stage, the buildings and driveways on the proposed lots will be designed to accommodate on-site vehicle turn-around capability to prevent the necessity for vehicles to reverse out onto No. 1 Road.

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

### Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses five (5) trees located on the subject site, one (1) tree and one (1) hedge on neighbouring properties, and one (1) City-owned hedge.

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

- Retain one (1) Cherry tree located on the neighbouring property to the north due to its location outside the proposed building footprints (tag# A).

- Retain one (1) Western red cedar hedge located on the neighbouring property to the south due to its location outside the proposed building footprints (tag# 828).
- Remove two (2) Cherry trees on-site due to poor condition, severe historic improper pruning, and visible signs of decline (tag# 825 & 826).
- Remove three (3) Lombardy poplar trees on-site located on shared property lines with the neighbouring property to the east (tag# 824) and north (tag# 822 & 823) due to poor condition, including large dead limbs and historic and recent scaffold limb failures, and conflict with the proposed development. Additionally, the root systems of these trees will be impacted by construction such that the trees cannot be retained. Prior to removal, the applicant is required to obtain written permission from the adjacent property owner with whom the tree is shared. If permission is not granted for the removal of the shared trees, the trees shall be protected as per Tree Protection Information Bulletin Tree-03.
- Remove one (1) City-owned cedar hedge located in front of the subject property due to conflict with the proposed driveway (tag# 827). The applicant has received approval from the Parks Department and must contact the department four (4) business days prior to removal.

*Tree Protection*

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the two (2) trees off-site.

To ensure protection of the two (2) trees off-site (tag# 828 and A), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

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

*Tree Replacement*

For the removal of the five (5) trees on-site, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires 10 replacement trees to be planted and maintained on the proposed lots. The applicant's Arborist has indicated that a total of six (6) replacement trees can be accommodated on the proposed lots (as shown in Attachment 5). The applicant has proposed to plant and maintain three (3) trees on each of the proposed lots; for a total of six (6) trees. The applicant is also required to submit a cash-in-lieu contribution in the amount of $2,000

($500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (four (4) trees).

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (37-139 dbh), replacement trees shall be the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|---|---|---|---|
| 2 | 8 cm | | 4 m |
| 2 | 9 cm | | 5 m |
| 2 | 11 cm | | 6 m |

To ensure the six (6) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscape Plan, along with a Landscape Security. Additional information is provided in the "Arterial Road Policy" section of this report.

**Affordable Housing Strategy**

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

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on $1.00/ft$^2$ of total buildable area of the single-family developments (i.e. $5,500) in-lieu of providing a secondary suite on 50% of the new lots. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw.

**Site Servicing and Frontage Improvements**

There are no site servicing concerns with the proposed rezoning.

At future subdivision stage, the applicant will be required to complete frontage improvements along No. 1 Road, including the design and construction of a new 1.5 m wide treed and grassed boulevard and a 1.5 m sidewalk behind the existing curb and gutter.

At future subdivision and Building Permit stage, the applicant is required to pay the current year's taxes and complete the required service connection works as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (NWS901).

**Financial Impact or Economic Impact**

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

**Conclusion**

The purpose of this rezoning application is to rezone the property at 6700/6720 No.1 Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) lots.

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

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

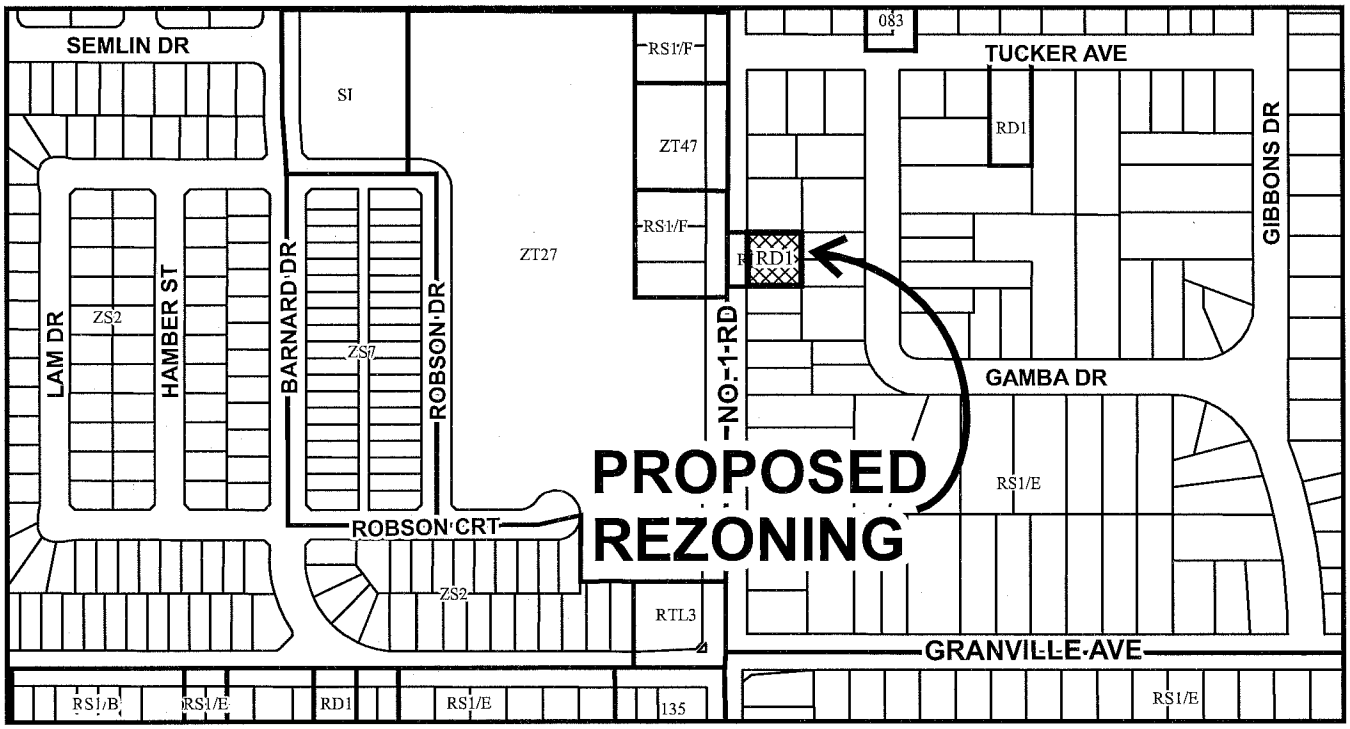
On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9583 be introduced and given first reading.

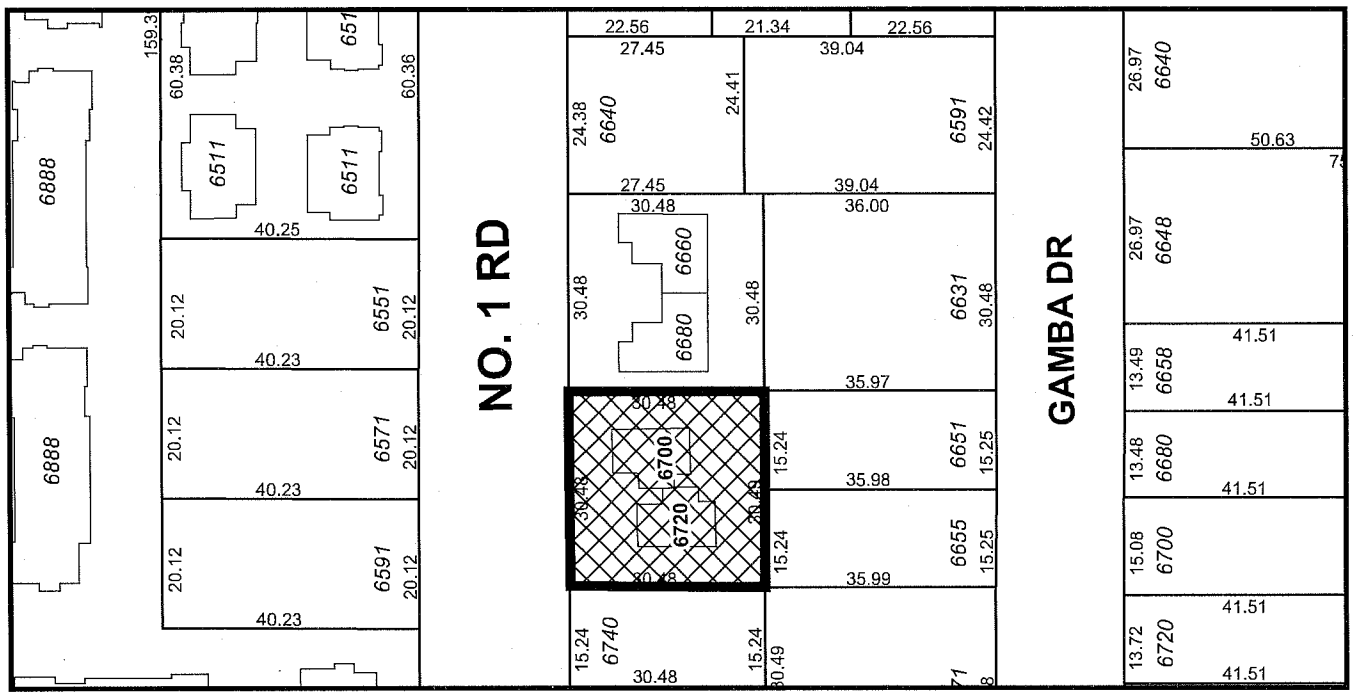
Steven De Sousa
Planning Technician
(604-276-8529)

SDS:blg

Attachment 1: Location Map
Attachment 2: Conceptual Development Plans
Attachment 3: Development Application Data Sheet
Attachment 4: Lot Size Policy 5411
Attachment 5: Tree Management Plan
Attachment 6: Rezoning Considerations

City of Richmond




RZ 15-705932

Original Date: 08/07/15

Revision Date:

Note: Dimensions are in METRES

City of Richmond

RZ 15-705932

Original Date: 08/07/15

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS901

SCALE 1 : 200

0 5 10 15 20 m

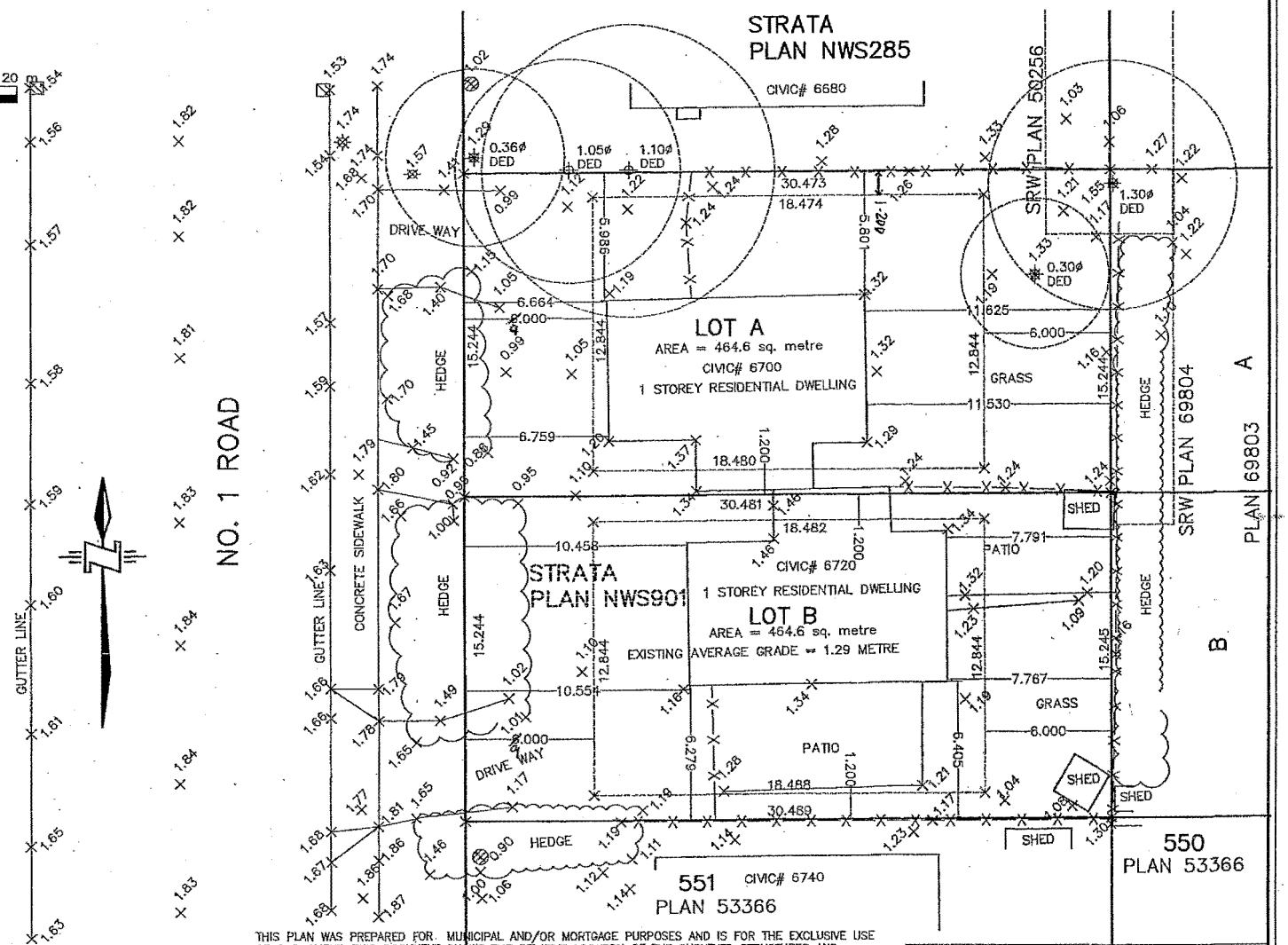
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS:
6700–6720 NO.1 ROAD, RICHMOND, BC
PID: 001–556–908 (STRATA LOT 1)
001–556–916 (STRATA LOT 2)

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #344
ELEVATION = 1.380 METRE
GEODETIC DATUM = CVD28GVRD

**LEGEND:**

- GROUND ELEVATION
- TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- STREET LIGHT
- ROUND CATCH BASIN
- CATCH BASIN
- HYDRO POLE
- FENCE
- DED DECIDUOUS




CERTIFIED CORRECT ACCORDING TO FIELD SURVEY THIS 18TH DAY OF JUNE, 2015.

RICHARD S FU B.C.L.S.

THIS PLAN WAS PREPARED FOR MUNICIPAL AND/OR MORTGAGE PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.


RICHARD FU LAND SURVEYING INC.
3817 McKAY PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1506-004




ATTACHMENT 2

City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 15-705932** **Attachment 3**

Address: 6700/6720 No. 1 Road

Applicant: Westmark Developments Ltd.

Planning Area(s): Thompson

| | Existing | Proposed |
|---|---|---|
| Owner | 6700 No. 1 Road: A. & A. Bains<br>6720 No. 1 Road: S-8132 Holdings Ltd | To be determined |
| Site Size | Approx. 929.2 $m^2$ (10,000 $ft^2$) | Lot A: 464.6 $m^2$ (5,000 $ft^2$)<br>Lot B: 464.6 $m^2$ (5,000 $ft^2$) |
| Land Uses | One (1) two-family dwelling | Two (2) single-family dwellings |
| Designations:<br>OCP<br>702 Policy | <br>Neighbourhood Residential<br>Existing duplex into two (2) equal halves | <br>No change<br>No change |
| Zoning | Two-Unit Dwellings (RD1) | Single Detached (RS2/C) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio | Max. 0.55 for 464.5 $m^2$ of Lot Area + Max. 0.3 for Remainder | Max. 0.55 for 464.5 $m^2$ of Lot Area + Max. 0.3 for Remainder | None permitted |
| Buildable Floor Area | Max. 255 $m^2$ (2,750 $ft^2$)* | Max. 255 $m^2$ (2,750 $ft^2$)* | None permitted |
| Lot Coverage:<br>Buildings<br>Non-Porous<br>Landscaping | <br>Max. 45%<br>Max. 70%<br>Min. 25% | <br>Max. 45%<br>Max. 70%<br>Min. 25% | None |
| Lot Size | Min. 360.0 $m^2$ | Lot A: 464.6 $m^2$<br>Lot B: 464.6 $m^2$ | None |
| Setbacks:<br>Front Yard<br>Interior Side Yards<br>Rear Yard | <br>Min. 9 m<br>Min. 1.2 m<br>Min 6 m | <br>Min. 9 m<br>Min. 1.2 m<br>Min 6 m | None |
| Height | Max. 2 ½ storeys & within Residential Vertical Lot Envelopes | Max. 2 ½ storeys & within Residential Vertical Lot Envelopes | None |

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

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

# City of Richmond Policy Manual

| Page 1 of 2 | Adopted by Council: April 24, 1989<br>Amended by Council: August 21, 1995<br>Amended by Council: July 18, 2005 | **POLICY 5411** |
|---|---|---|
| File Ref: 4045-00 | SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 11-4-7 | |

**POLICY 5411:**

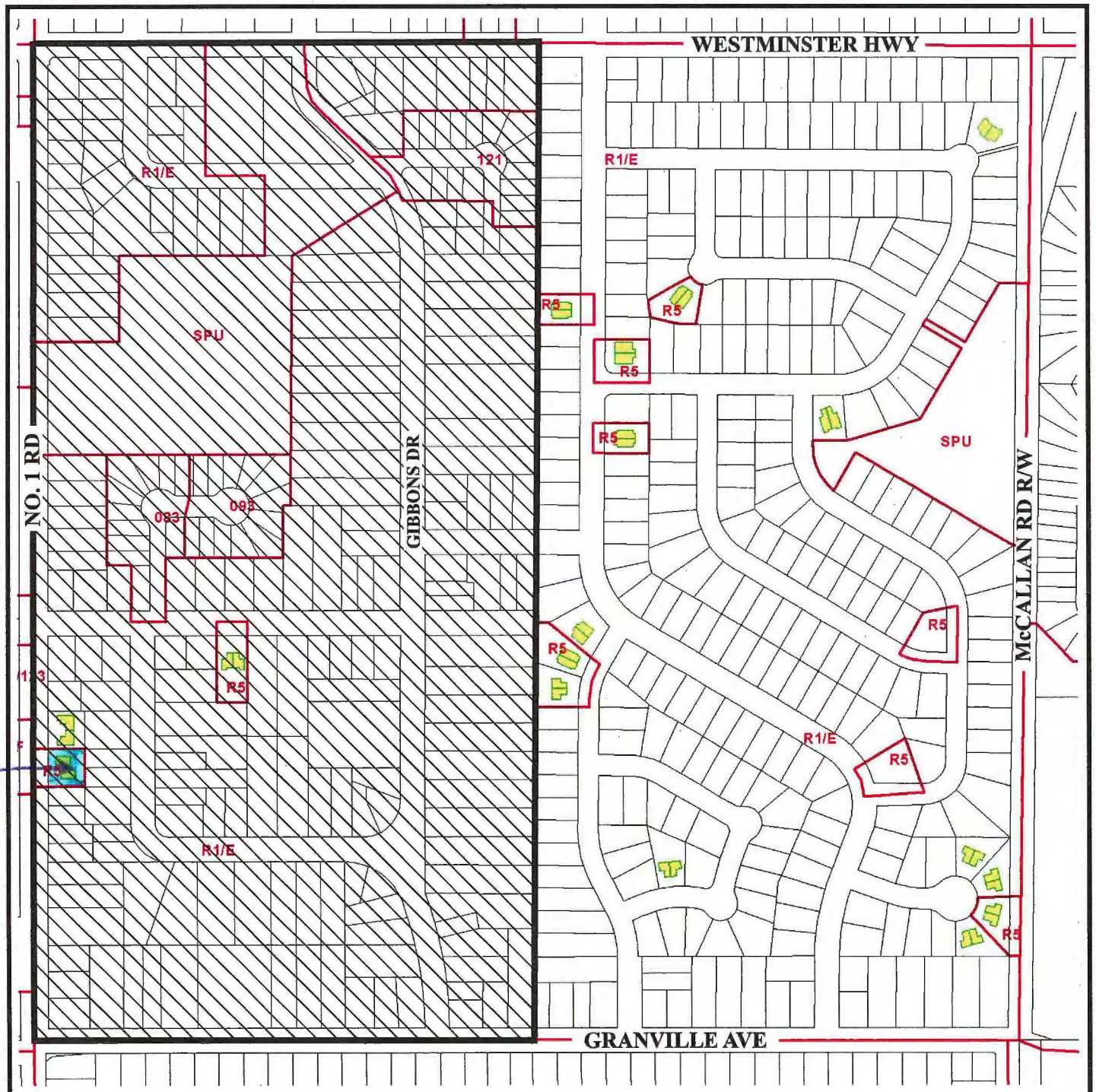
The following policy establishes lot sizes for that portion of Section 11-4-7, bounded by **Westminster Highway, Granville Avenue, No. 1 Road, and the property line to the rear of the properties on the east side of Gibbons Drive:**

1. All lots resulting from subdivision shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300.

2. This policy is to be used in determining the disposition of future applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.

3. Property boundaries are outlined on the accompanying plan.

4. Multiple-family residential development shall <u>not</u> be permitted.



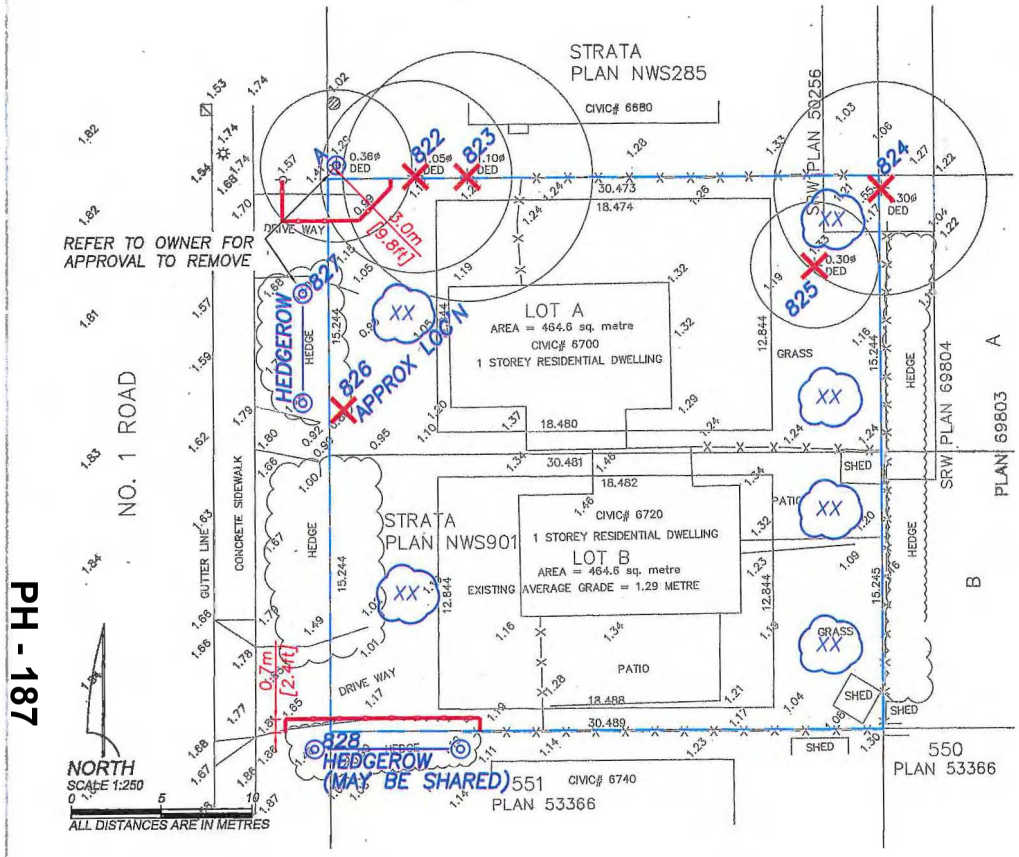

Subdivision permitted as per **R1/E**.

# Policy 5411
# Section 11-4-7

Adopted Date: 04/24/89

Amended Date: 07/18/05

Note: Dimensions are in METRES




## SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.
Size: H denotes height and C denotes caliper.
Current arboricultural best management practices and BCSLA/BCLNA standards apply to: quality, root ball, health, form, handling, planting, guying/staking and establishment care.
Scale, Height and Spread (metres) are approximate mature sizes considering landscape planting in a "Southern Coastal BC" growing environment - actual dimensions will vary.

| CODE | QTY | Size | BOTANICAL NAME | COMMON NAME |
|---|---|---|---|---|
| **BROADLEAF - SMALL TO MEDIUM SCALE:** | | | | |
| ACA | | 6cm C | Acer campestre | Field maple |
| AG | | 6cm C | Acer griseum | Paperbark maple |
| ARB | | 6cm C | Acer rubrum 'Bowhall' | Bowhall maple |
| ARRS | | 6cm C | Acer rubrum 'Red Sunset' | Red Sunset maple |
| DI | | 6cm C | Davidia involucrata | Dove tree |
| FSD | | 6cm C | Fagus sylvatica 'Dawyck' | Dawyck beech |
| FSP | | 6cm C | Fagus sylvatica 'Pendula' | Weeping European beech |
| MSO | | 3.5m H | Magnolia soulangeana | Saucer magnolia |
| SP | | 6cm C | Stewartia pseudocamellia | Japanese stewartia |
| AP | | 6cm C | Acer palmatum | Japanese maple |
| AU | | 6cm C | Arbutus unedo | Strawberry tree |
| CC | | 3.5m H | Cercis canadensis | Redbud |
| CF | | 6cm C | Cornus florida | Flowering dogwood |
| CK | | 6cm C | Cornus kousa | Kousa dogwood |
| CRXL | | 6cm C | Crataegus x lavellei | Lavalle hawthorne |
| MGR | | 6cm C | Magnolia grandiflora | Southern magnolia (evergreen) |
| MST | | 6cm C | Magnolia stellata | Star magnolia |
| PSAR | | 6cm C | Prunus sargentii 'Rancho' | Sargent cherry |
| PY | | 6cm C | Prunus x yedoensis | Yoshino cherry |
| SJ | | 6cm C | Styrax japonicus | Japanese snowbell |
| SR | | 6cm c | Syringa reticulata | Lilac |
| **EVERGREEN - SMALL SCALE:** | | | | |
| APC | | 3.5m H | Abies procera 'Glauca' | Noble fir |
| PO | | 3.5m H | Picea omorika | Serbian spruce |

## LEGEND:

- ### denotes **TAG NUMBER** or **ID REFERENCE**.
- (#) denotes **PRIORITY RANKING** for treatment planning consideration.
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes **RETENTION** tree (proposed).
- denotes **REMOVAL** tree (proposed).
- (H) denotes **HIGH RISK REMOVAL** tree (proposed).
- denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
- denotes **NON-BYLAW** undersize tree (as measured by project arborist).
- denotes **SITE** or **STUDY AREA BOUNDARY**.
- denotes **TREE PROTECTION ZONE (TPZ)** setback alignment as specified by project arborist.
- (XX) denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

**PLAN NOTES:**
This plan is based on drawings supplied by the project surveyor (BCLS), Engineer (P.ENG) and/or design Professionals and is provided for verified site or field solutions to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from these professionals for these purposes.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

| REV # | DATE | COMMENTS |
|---|---|---|
| 0 | JUL 16 2015 | INITIAL SUBMISSION |


acigroup.ca
ACL GROUP
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484


**TREE MANAGEMENT DRAWING**

| | |
|---|---|
| PROJECT: | TWO LOT SUBDIVISION |
| ADDRESS: | 6700 6720 No 1 RD, RICHMOND |
| CLIENT: | WESTMARK DEVELOPMENT LTD |
| ACL FILE: | 15275 SHEET: 2 OF 2 |

City of Richmond

# Rezoning Considerations

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

**Address:** 6700/6720 No. 1 Road **File No.:** RZ 15-705932

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9583, the developer is required to complete the following:**

1. Submission of a Landscape Plan for the proposed lots, 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 guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line.
   - Include a mix of coniferous and deciduous trees.
   - Include low fencing (max. 1.2 m high) outside of the rear yard;
   - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
   - Include the six (6) required replacement trees, along with a Landscape Security in the amount of $500/tree, with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|---|---|---|---|
| 2 | 8 cm | | 4 m |
| 2 | 9 cm | | 5 m |
| 2 | 11 cm | | 6 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. City acceptance of the developer's offer to voluntarily contribute $2,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. The City's acceptance of the applicant's voluntary contribution of $1.00 per buildable square foot of the single-family developments (i.e. $5,500) to the City's Affordable Housing Reserve Fund.
6. Registration of a legal agreement on Title, ensuring upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line.
7. Registration of a legal agreement on Title to restrict the location of the shared driveway, ensuring at Building Permit stage, the building and driveway on the proposed lots are designed to accommodate on-site vehicle turnaround capability to prevent vehicles from reversing onto No. 1 Road.
8. Registration of a cross-access easement on Title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.
9. Discharge of the existing covenants registered on Title of the subject property (i.e. AE8735 & AE8736), which restricts the use of the property to a duplex.

**At Demolition Permit* stage, the developer is required to complete the following:**

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



Initial: _____

2. Obtain written authorization from the neighbouring property owners at 6680 No. 1 Road and 6651 Gambia Drive to remove Trees (tag# 822, 823, 224) located on the shared property lines. If written authorization is not obtained by the applicant, these trees must be retained and protected in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
3. Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the City-owned hedge (tag# 827).

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

1. Discharge of existing Strata Plan (NWS901).
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

a) Using the OCP Model, there is 530.0 L/s of water available at a 20 psi residual at the No.1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

b) The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and building designs.

c) At Developers cost, the City is to:
- Cut and cap the existing water service connections along the No. 1 Road frontage.
- Install two (2) new water service connections complete with meters and meter boxes along the No. 1 Road frontage.

*Storm Sewer Works:*

d) At Developers cost, the City is to:
- Utilize the existing storm service connections along the No. 1 Road frontage and upgrade the existing IC's and relocate into the boulevard along the No. 1 Road frontage.

*Sanitary Sewer Works:*

e) The Developer is required to:
- Not construct any building works at the site until the City has completed rear yard sanitary works.

f) At the Developers cost, the City is to:
- Install a new sanitary service connection with IC at the south east corner of the development site and tie-in to the existing MH (SMH3650).
- Install a new sanitary IC at the existing service connection of the northeast corner of the site.

*Frontage Improvements:*

g) Transportation frontage improvements:
- Applicant responsible for the design and construction of a new 1.5 m wide treed/grassed boulevard and a 1.5 m wide concrete sidewalk, behind the existing curb/gutter.

h) The Developer is required to :
- Coordinate with BC Hydro, TELUS and other private communication service providers:
  - To underground Hydro service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, TELUS Kiosks, etc.).
- Complete other frontage improvements as per Transportation's requirements.



Initial: _____

*General Items:*

a) The Developer is required to:

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

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

**Note:**

* This requires a separate application.

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

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

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

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

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

[signed copy on file]

Signed | Date

City of Richmond

**Bylaw 9583**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9583 (RZ 15-705932)
# 6700/6720 No. 1 Road

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

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

   P.I.D. 001-556-908
   Strata Lot 1 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW901 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. 001-556-916
   Strata Lot 2 Section 11 Block 4 North Range 7 West New Westminster District Strata Plan NW901 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9583".**

| | |
|---|---|
| FIRST READING | JUL 25 2016 |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | June 20, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 14-672762 |
| **Re:** | **Application by Haydenco Holdings Ltd. for Rezoning at 12040 No. 5 Road from Agricultural (AG1) to Light Industrial (IL)** | | |

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9584, for the rezoning of 12040 No. 5 Road from "Agricultural (AG1)" to "Light Industrial (IL)", be introduced and given first reading.

Wayne Craig
Director, Development

WC:ke
Att.

| REPORT CONCURRENCE |
|---|
| CONCURRENCE OF GENERAL MANAGER |

## Staff Report

### Origin

Haydenco Holdings Ltd. has applied to the City of Richmond for permission to rezone 12040 No. 5 Road from the "Agricultural (AG1)" zone to the "Light Industrial (IL)" zone in order to develop a new light industrial building (Attachment 1). The property is currently vacant.

### Findings of Fact

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

### Surrounding Development

The subject site fronts onto No. 5 Road and does not contain any buildings.

To the North: An industrial building on a property zoned "Light Industrial (IL)", which is serviced by an existing lane accessed from Rice Mill Road.

To the South: A single-family house on a property zoned "Agriculture (AG1)".

To the East: A site containing the BC Ferries maintenance/operations harbour split-zoned "Agriculture (AG1)" and "Light Industrial (IL)".

To the West: Across No. 5 Road, warehouse and light industrial buildings on sites zoned "Industrial Business Park (IB1)".

### Related Policies & Studies

#### Official Community Plan

The subject site is designated "Industrial" in the Official Community Plan (OCP). The proposed development complies with the OCP. The site is zoned "Agriculture (AG1)", but is not located within the Agricultural Land Reserve (ALR).

#### Floodplain Management Implementation Strategy

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

### Public Consultation

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

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

## Analysis

### Built Form and Architectural Character

The proposed light industrial building proposes a setback of 3.0 m (10 ft.) from No. 5 Road and massing and height (10.9 m or 36 ft.), which is similar to the existing light industrial development to the north at the corner of No. 5 Road and Rice Mill Road and meets the requirements of the Richmond Zoning Bylaw 8500.

The building will relate well to No. 5 Road through the establishment of a street oriented development with the building sited in close proximity to the street. Landscaping within the 3 m (10 ft.) setback to No. 5 Road in conjunction with the required upgrades along No. 5 Road (pathway and grass and treed boulevard) will improve the pedestrian scale of the development (refer to Attachment 3 for site plan drawings and landscape plan drawings).

In order to meet the minimum Flood Construction Level (FCL) as required in the City's Flood Plain Designation and Protection Bylaw of 2.9 m GSC, the elevation of the site will be increased resulting in the need for a retaining wall (approximately 2 m or 6 ft. in height) along the south edge of the site. For the western portion of the site where the building is proposed at the property line, glazing and panel reveals in the building walls provides architectural detailing to the visible south elevation of the development. Furthermore, fence heights on the east portion associated with the parking area will be limited to 1 m (3.5 ft.) in height to minimize impacts to the neighbouring property to the south. This adjacency condition along the south edge of the site is temporary and will be addressed with redevelopment of properties to the south for similar purposes.

### Transportation and Site Access

Access to the site will be provided at the rear of the site through the dedication and continuation of an existing lane established from Rice Mill Road. All off-street parking and loading areas for the industrial building will be provided for on the east portion of the site with access to the lane only. Registration of a legal agreement to ensure vehicle access to the site is from the lane only and not permitting access from/to No. 5 Road is a rezoning consideration. A total of 16 off-street parking stalls are provided, which satisfies the minimum parking requirements under the zoning bylaw.

### Tree Retention and Replacement

The City's Tree Preservation Coordinator has reviewed the submitted arborist report. Upon review of the arborist report, staff concurs with the findings and recommendations of the report. A total of five trees are proposed to be impacted and will require removal as a result of the development. Three trees are located on-site and two trees are located off-site on the neighbouring property to the south. The following is a summary of recommendations:

- Remove three on-site trees as a result of a direct conflict with the proposed building and replace with five trees (replacement tree sizing to be determined by the existing Tree Protection Bylaw 8057 provisions) and a cash-in lieu ($500) contribution for one replacement tree that cannot be accommodated on-site.
- Remove two trees located on the neighbouring property to the south (12060 No. 5 Road) that cannot be retained due to their close proximity to the proposed development. The applicant has obtained written permission from the property owner to the south to remove the two referenced trees. Compensation in the form of two replacement trees planted on 12060 No. 5 Road will be required, consistent with provisions in the Tree Protection Bylaw. An additional cash-in-lieu compensation ($2,000), based on a 2:1 replacement ratio, is being secured as a rezoning consideration for the subject site now as the trees on the neighbouring property are directly impacted by the proposed redevelopment.
- Refer to Attachment 4 for a plan outlining proposed tree removals.

*Tree Replacement*
A total of three on-site bylaw sized trees are proposed to be removed as a result of conflicts with the proposed industrial building footprint. To accommodate the required 2:1 ratio of replacement trees (six trees), the site is able to accommodate five replacement trees on-site that are proposed to be planted along the No. 5 Road frontage of the site to complement the pedestrian frontage works to be completed as part of this development. These on-site replacement trees are sized at a minimum of 8 cm diameter at breast height (for deciduous) and/or 6 m height (for coniferous) in accordance with the City's Tree Protection Bylaw provisions on sizing of replacement trees. A landscape plan (Attachment 3) has been submitted to confirm the tree replanting scheme and a landscaping bond will be secured as a rezoning consideration for this development. A $500 cash-in-lieu contribution is also being secured to account for the one replacement tree that is not able to be planted on-site.

For the two bylaw sized trees on the neighbouring property to the south recommended for removal, a tree permit is required. In accordance with the City's Tree Protection Bylaw, a total of two replacement trees will be required to be planted on site and placed in a location that provides for the best opportunities for their retention if this property also redevelops for industrial purposes. In addition to planting replacement trees on the property to the south, a cash-in-lieu ($2,000) contribution is being secured through this rezoning to address these trees on the neighbouring site being impacted by the proposed redevelopment. Through this rezoning, the applicant has obtained written permission from the property owner at 12060 No. 5 Road for tree removals.

**Site Servicing and Frontage Improvements**

Road, frontage and site servicing works are summarized as follows:
- Lane – dedication and continuation of the lane along the entire east portion of the subject site.
- No. 5 Road frontage – Works to accommodate additional on-street parking and related frontage upgrades (pathway and grass & treed boulevard).
- Site servicing works to extend the necessary services along the frontage of the site, including any required connections, inspection chambers and meter gauges.

All of the above referenced lane, road/frontage and site servicing works are to be designed and constructed through a Servicing Agreement required to be completed prior to issuance of a building permit for the development. All works are at the developers sole cost (refer to Attachment 5 – Rezoning Considerations).

### Financial Impact or Economic Impact

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

### Conclusion

The purpose of this rezoning application is to rezone 12040 No. 5 Road to the "Light Industrial (IL)" zoning district to allow for the development of an industrial building, accessed through a new lane along to the east of the site.

Staff supports the rezoning application as it is consistent with the existing OCP designation and recent redevelopment and siting of the industrial building to the immediate north.

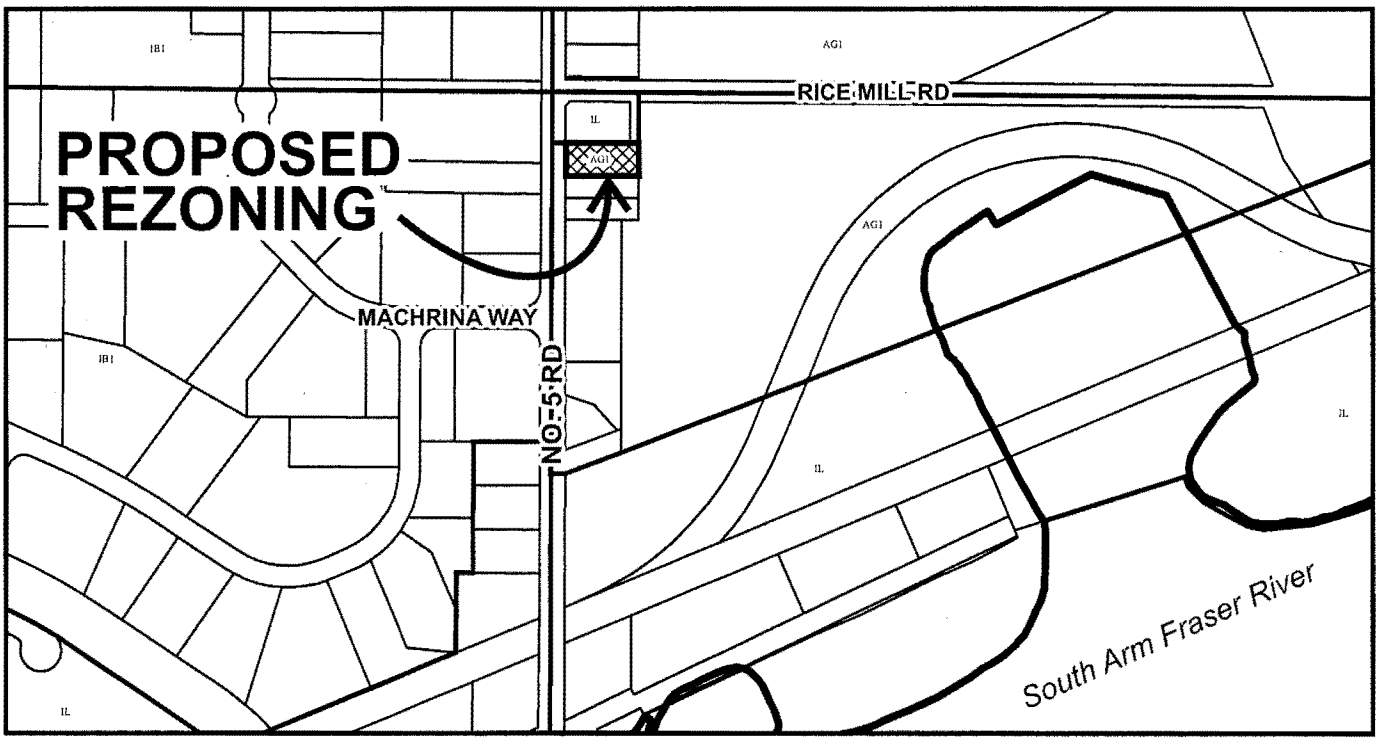
It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9584 be introduced and given first reading.

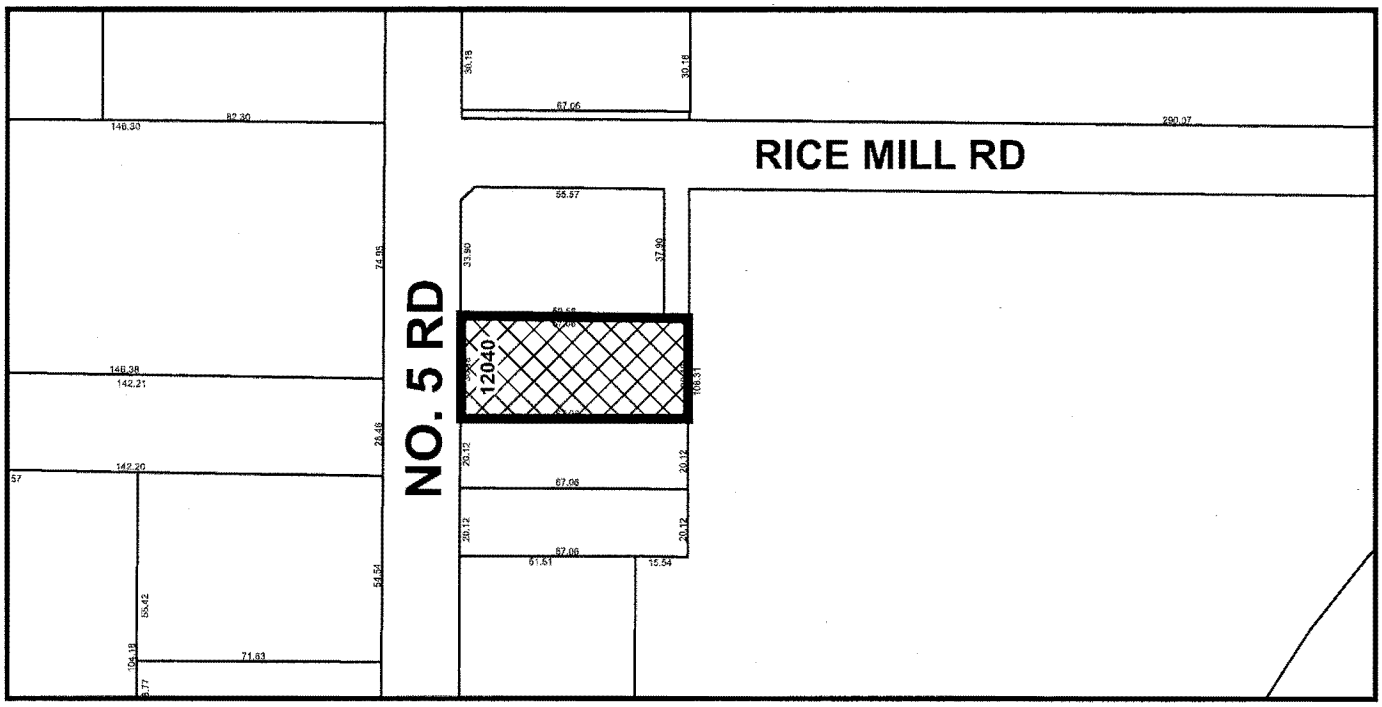
Kevin Eng
Planner 2

KE:cas

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Conceptual Development Plans
Attachment 4: Proposed Tree Removal Plan
Attachment 5: Rezoning Considerations

City of Richmond




RZ 14-672762

Original Date: 09/30/14

Revision Date: 06/27/16

Note: Dimensions are in METRES

City of
Richmond

RZ 14-672762

Original Date: 09/30/14

Revision Date: 06/06/16

Note: Dimensions are in METRES

City of Richmond

# Development Application Data Sheet

Development Applications Department

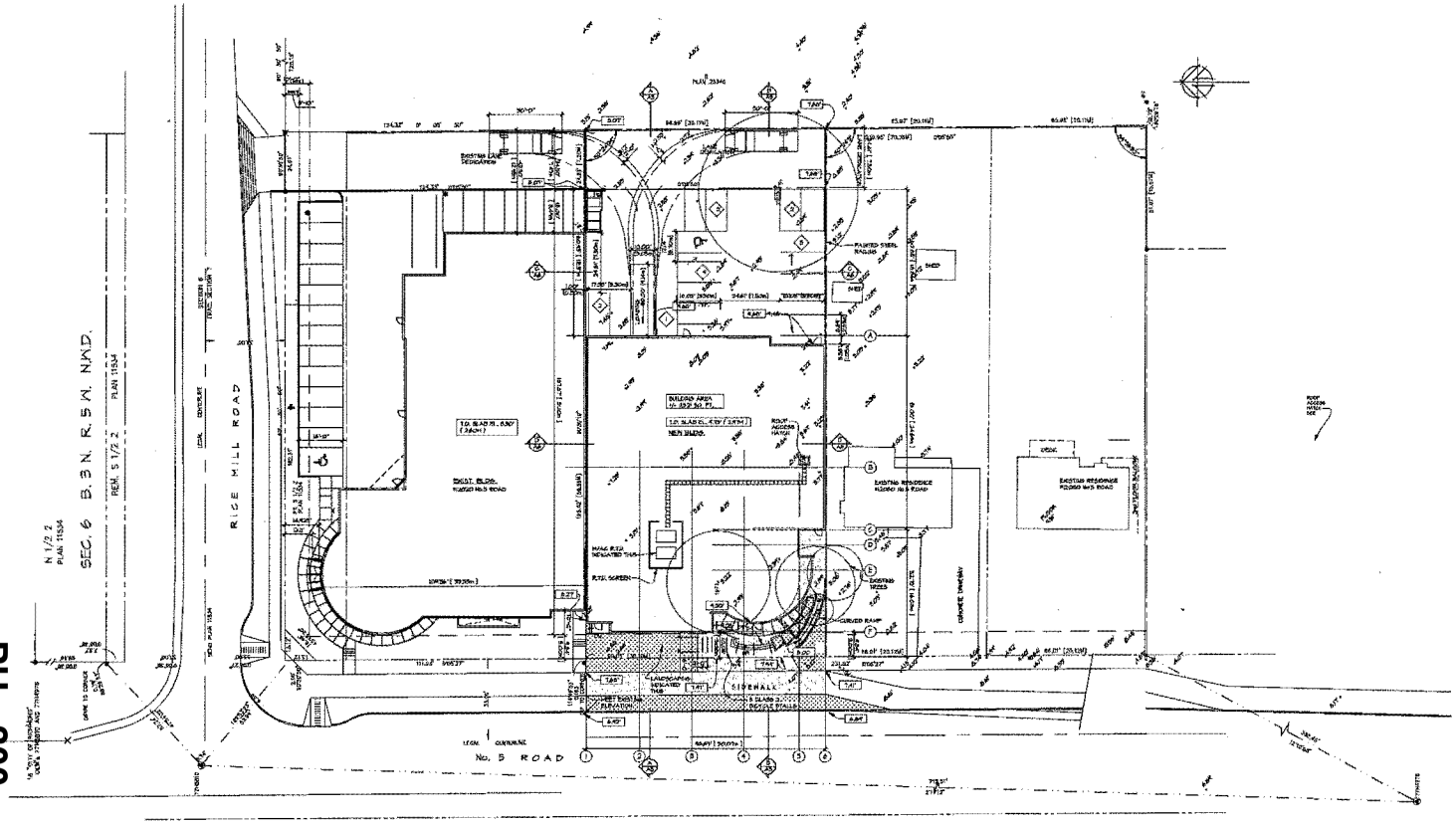
**RZ 14-672762** **Attachment 2**

Address: 12040 No. 5 Road

Applicant: Haydenco Holdings Ltd.

| | Existing | Proposed |
|---|---|---|
| **Owner:** | Haydenco Holdings Ltd. | No change |
| **Site Size ($m^2$):** | 2,008 sq. m | Approximately 1,782 sq. m (after lane dedication) |
| **Land Uses:** | Existing house | Light industrial building and off-street parking |
| **OCP Designation:** | Industrial | No change |
| **Zoning:** | Agricultural (AG1) | Light Industrial (IL) |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|---|---|---|---|
| Floor Area Ratio: | Max. 1.0 FAR | 0.9 FAR | none permitted |
| Lot Coverage – Building: | Max. 60% | 60% | none |
| Setback – Front Yard (m): | Min. 3 m | 3 m | none |
| Setback – Side Yard (m): | No setback required | none | none |
| Setback – Rear Yard (m) | No setback required | 18.5 m | none |
| Height (m): | 12 m | 10.9 m | none |
| Off-street Parking Spaces – Total: | 16 stalls | 16 stalls | none |




SITE PLAN
SCALE 1" = 30'

## RESUME:

**LEGAL DESCRIPTIONS**

SOUTH 1/2 LOT B,
SEC. 6 AT B.3 N. R. 5 W. N.W.D. PLAN 11534

**CIVIC ADDRESSING - EXISTING**

12040 No. 5 ROAD
RICHMOND, B.C.

**ZONING:** EXISTING: A61

**ZONING:** PROPOSED: LIGHT INDUSTRIAL L1

**SITE AREA** 68,050 21,750 S.F. = 2,023.4 SM
NET 19,344 S.F. = 1,797.3 SM

**BUILDING AREA** 11,521 S.F.± [1,077 SM±]

**SITE COVERAGE:** MAX. ALLOWABLE = 60%
NET 11,521 / 19,344 S.F. = 59.5%
GROSS 11,521 / 21,750 S.F. = 52.9%

**FLOOR AREAS**

| FLOOR | | |
|---|---|---|
| MAIN (EXCL. STAIRS, RM EXCLUDED) | 11,150 S.F.± | [1,035.8 SM±] |
| SECOND | 3,104 S.F.± | [288.3 SM±] |
| MEZZANINE | 2,658 S.F.± | [246.9 SM±] |
| TOTAL | 17,085 S.F.± | [1,587.2 SM±] |

**FLOOR AREA RATIO** MAX. ALLOWABLE = 1.0
NET 17,085 / 19,344 S.F. = 0.88
NET 17,085 / 21,750 S.F. = 0.78

**BUILDING SETBACKS**

| | REQUIRED | PROVIDED |
|---|---|---|
| FRONT YARD - No. 5 | 9.14' [3.0M] | 10.29' [3.06M] |
| NORTH SIDE YARD | 0.0' | 0.17' [0.05M] |
| SOUTH SIDE YARD | 0.0' | 0.17' [0.05M] |
| EAST REAR YARD | 0.0' | 60.95' [18.57M] |

**HEIGHT:** MAXIMUM ALLOWABLE: 34.51' [10.5M]
PROPOSED: 35.61' [10.87M]

**PARKING:** REGULAR STALL 8.24' X 16.40'
SMALL CAR 7.87' X 16.40'
H/C STALL 12.14' X 19.69'

**REQUIRED:** 17,085 S.F. x 1 / 1076.45 S.F. = 15.87 STALLS

**PROVIDED:** REGULAR STALLS 16 STALLS

**LOADING** LOADING 9.24' X 21.60'
1 BAYS PROVIDED

| REVISIONS | | |
|---|---|---|
| No. | DATE | DESCRIPTION |
| A | JULY 2014 | ISSUED FOR CLIENT REVIEW |
| B | AUG. 2014 | PRELIMINARY CITY REVIEW |
| C | NOV. 2014 | ISSUED FOR RE-ZONING |
| D | APRIL 2015 | REVISED AS PER PLANNING DEPARTMENT COMMENTS |
| E | JUL 4/15 | RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT |
| F | JUL 7 2015 | ISSUED FOR CITY REVIEW |
| G | OCT 4/15 | ISSUED FOR DEVELOPMENT PERMIT & REZONING |
| H | NOV 16/15 | REVISED AS PER CITY COMMENTS AND RE-ISSUED FOR DP AND REZ. |
| J | FEB 25/16 | REVISED AS PER CITY COMMENTS AND RE-ISSUED FOR DP AND REZ. |

PH - 200

ATTACHMENT 3

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LO STUDIO
architecture inc.
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C.
V6V 2R4 – TEL. 604-278-8114 – CELL 778-885-0264

PROJECT
PROPOSED OFFICE WH'S BUILDING
FOR: HAYDEN DRILLING SUPPLIES LTD

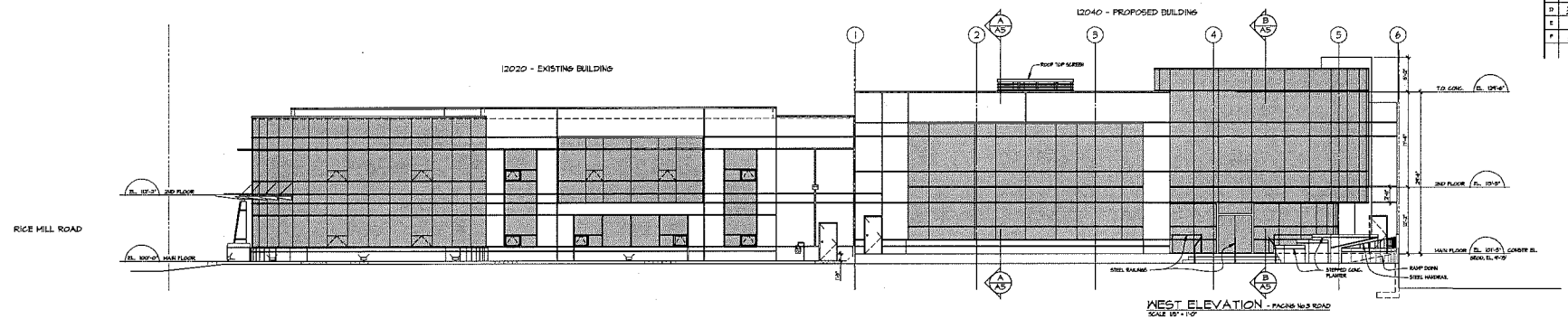
SHEET TITLE
SITE DEVELOPMENT PLAN

Plot date: Jan 08, 2016 – 8:29am

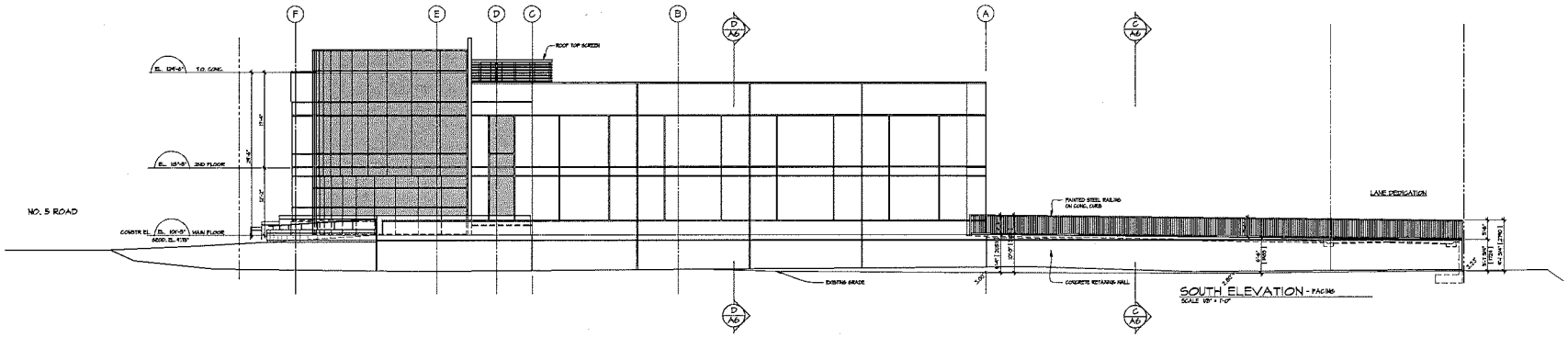
BUILDING & INTERIOR DESIGN CONSULTANTS
IN COLLABORATION WITH LO STUDIO ARCHITECTURE
#205 - 3751 JACOMBS ROAD • RICHMOND, B.C. V6V 2R4 • TEL: 604-276-0114 • FAX: 604-276-8550 • E-MAIL: office@sanford-designs.com
• sanford design group

| SCALE | 1" = 30' | DRAWN BY: | HG | 12040 No 5 ROAD RICHMOND, B.C. | DWG. No. | 14-016-A1 | REV. J |
|---|---|---|---|---|---|---|---|
| DATE | APRIL 15-14 | CHECKED BY: | HG | | | | |

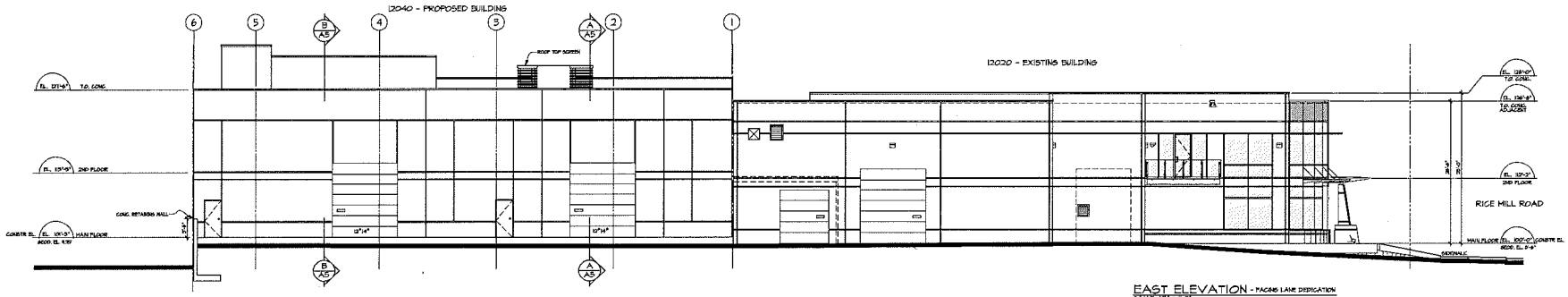
| REVISIONS | | |
|---|---|---|
| No | DATE | DESCRIPTION |
| A | JULY 2014 | ISSUED FOR CLIENT REVIEW |
| B | SEPT 25/14 | ISSUED FOR RE-ZONING |
| C | JUNE 4/15 | RE-ISSUED FOR REZONING & DEVELOPMENT PERMIT |
| D | JULY 22/15 | ISSUED FOR CITY REVIEW |
| E | OCT. 9/15 | ISSUED FOR DEVELOPMENT PERMIT & REZONING |
| F | FEB 25/16 | ISSUED FOR DEVELOPMENT PERMIT & REZONING |




WEST ELEVATION - FACING No.5 ROAD
SCALE 1/8" = 1'-0"




SOUTH ELEVATION - FACING
SCALE 1/8" = 1'-0"




EAST ELEVATION - FACING LANE DEDICATION
SCALE 1/8" = 1'-0"
NO F.R.R. REQ'D.
2 HR. F.R.R. PROVIDED

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architecture Inc.
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C.
V6V 2R4 – TEL. 604-278-6114 – CELL 778-886-0264

PROJECT
PROPOSED OFFICE MFG BUILDING
FOR: HAYDEN DRILLING SUPPLIES LTD

SHEET TITLE
ELEVATIONS

Plot date: Jun 06, 2016 – 9:16am

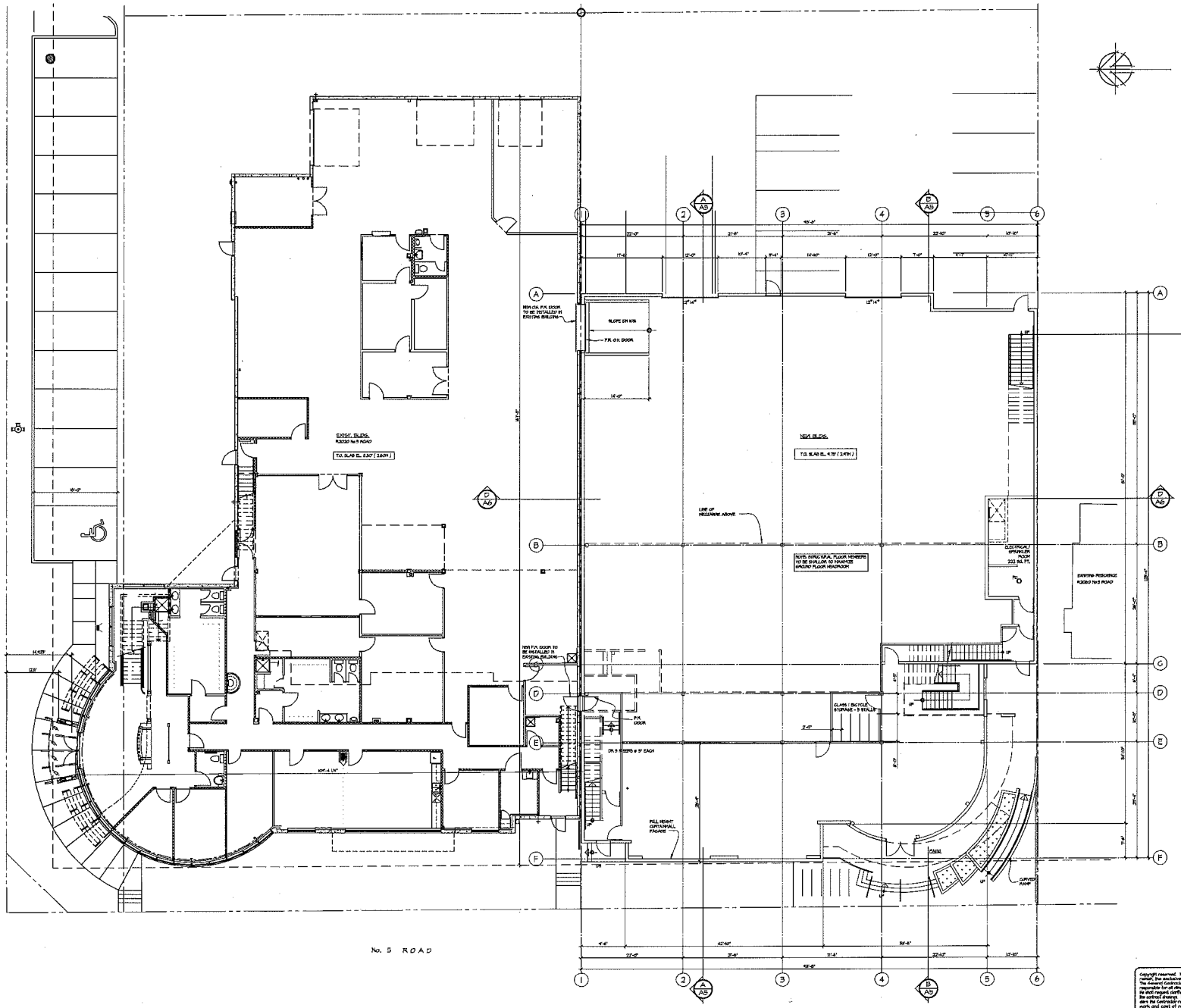
BUILDING & INTERIOR DESIGN CONSULTANTS
IN COLLABORATION WITH LO STUDIO ARCHITECTURE
#205 - 3751 JACOMBS ROAD • RICHMOND, B.C. V6V 2R4 • TEL: 604-278-6114 • FAX: 604-278-8850 • E-MAIL: office@sanford-designs.com
• sanford design group

| SCALE: 1/8" = 1'-0" | DRAWN BY: MC | 12040 No 5 ROAD RICHMOND, B.C. | DWG. No. 14-016-A4 | REV. F |
|---|---|---|---|---|
| DATE: APRIL 8-14 | CHECKED BY: MC | | | |

PH - 201

PH - 202

RICE MILL ROAD




SPRINKLER ROOM

ELECTRICAL ROOM

STAIRS ABOVE

## MAIN FLOOR PLAN

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

MAIN FLOOR AREA +/- 11,710 SQ. FT.

| REVISIONS | | |
|---|---|---|
| No. | DATE | DESCRIPTION |
| A | JULY 2-14 | ISSUED FOR CLIENT REVIEW |
| B | AUG. 27/14 | PRELIMINARY CITY REVIEW |
| C | SEPT 17/14 | ISSUED FOR RE-ZONING |
| D | APRIL 30/15 | REVISED AS PER PLANNING DEPARTMENT COMMENTS |
| E | JUNE 4/15 | RE-ISSUED FOR REZONING AND DEVELOPMENT PERMIT |
| F | JULY 22/15 | ISSUED FOR CITY REVIEW |
| G | OCT. 9/15 | ISSUED FOR DEVELOPMENT PERMIT & REZONING |
| H | Nov 14/15 | REVISED AS PER CITY COMMENTS AND RE-ISSUED FOR DP AND REZ. |
| J | FEB 25/16 | REVISED AS PER CITY COMMENTS AND RE-ISSUED FOR DP AND REZ. |

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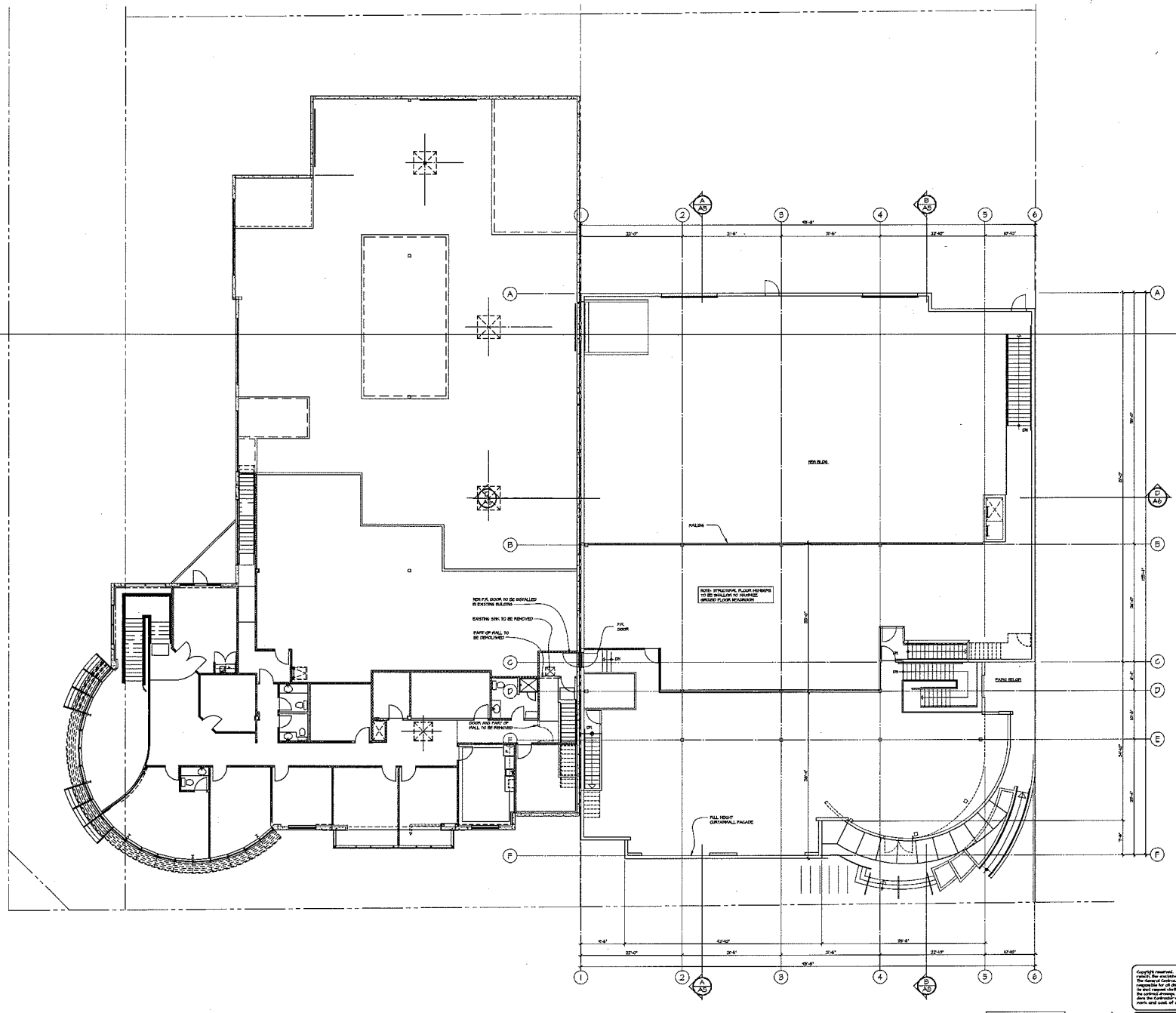
ARCHITECTURE
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C.
V6V 2R4 – TEL 604 -278-0114 – CELL 778 200 0204

PROJECT
PROPOSED OFFICE MFG BUILDING
FOR: HAYDEN DRILLING SUPPLIES LTD

SHEET TITLE
MAIN FLOOR




| REVISIONS | | |
|---|---|---|
| No. | DATE | DESCRIPTION |
| A | JULY 2-14 | ISSUED FOR CLIENT REVIEW |
| B | AUG 27/14 | PRELIMINARY CITY REVIEW |
| C | SEPT 22/14 | ISSUED FOR RE-ZONING |
| D | APRIL 30/15 | REVISED AS PER PLANNING DEPARTMENT COMMENTS |
| E | JUNE 4/15 | RE-ISSUED FOR REZONING AND DEVELOPMENT PERMIT |
| F | JULY 23/15 | ISSUED FOR CITY REVIEW |
| G | OCT. 9/15 | ISSUED FOR DEVELOPMENT PERMIT & REZONING |
| H | NOV 14/15 | REVISED AS PER CITY COMMENTS AND RE-ISSUED FOR DP AND REZ. |
| J | FEB 29/16 | REVISED AS PER CITY COMMENTS AND RE-ISSUED FOR DP AND REZ. |

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ARCHITECTURE
#205 – 3751 JACOMBS ROAD – RICHMOND, B.C.
V6V 2R4 – TEL. 604-278-0114 – CELL 778 820 0264

PROJECT
PROPOSED OFFICE MFG BUILDINGS
FOR: HAYDEN DRILLING SUPPLIES LTD

SHEET TITLE
SECOND FLOOR

BUILDING & INTERIOR DESIGN CONSULTANTS
IN COLLABORATION WITH LO STUDIO ARCHITECTURE

sanford design group

SCALE: 1/8" = 1-0" | DRAWN BY: HC | 12040 No 5 ROAD RICHMOND, B.C.

DWG. NO. 14-016-A3 | REV. 1

PH - 203

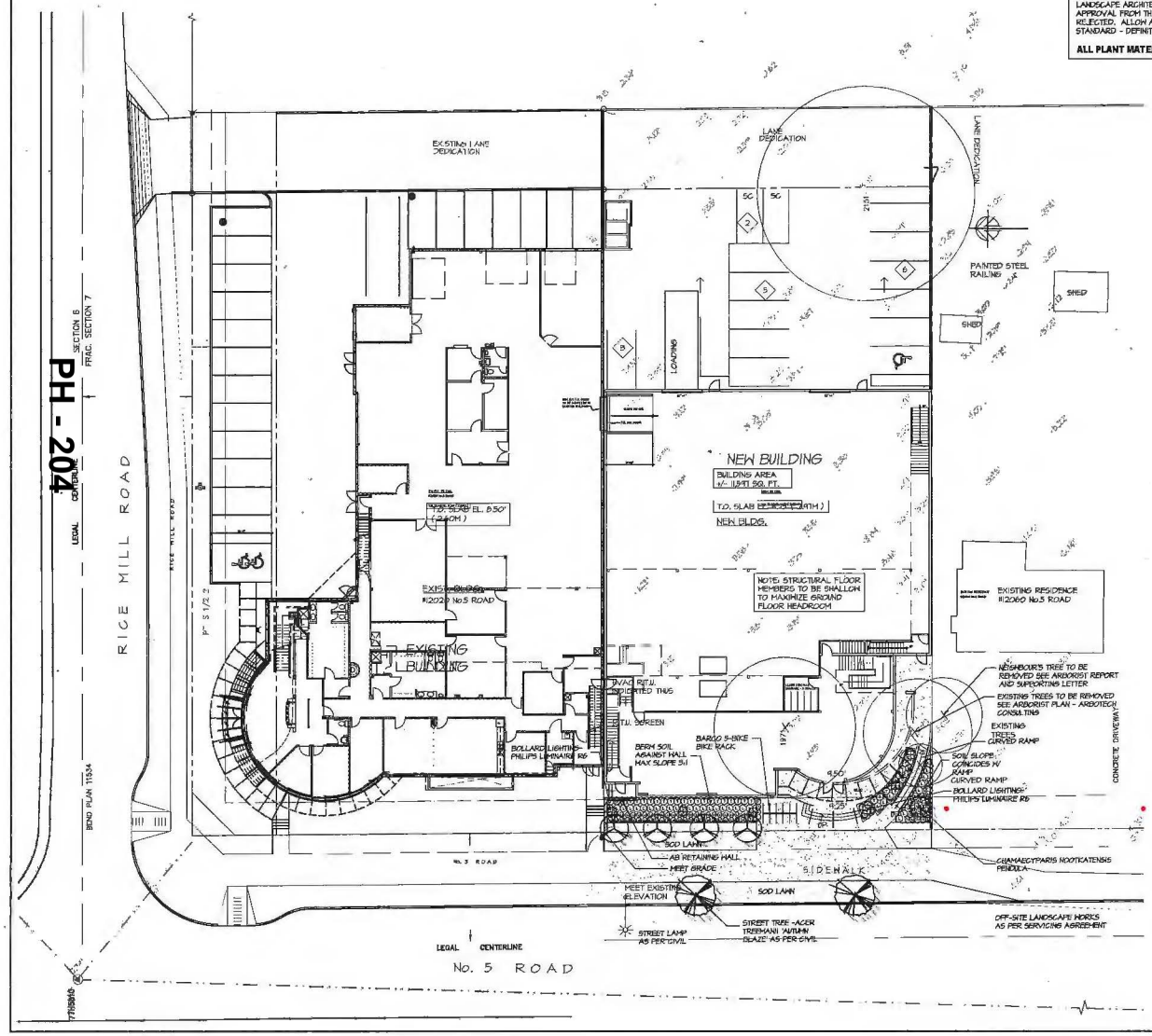
## PLANT SCHEDULE

M2 JOB NUMBER: 15069

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|---|---|---|---|---|
| TREE | | | | |
| | 1 | CHAMAECYPARIS NOOTKATENSIS 'PENDULA' | WEEPING NOOTKA CYPRESS | 6M HT; B&B |
| | 2 | ACER TREEMANII 'AUTUMN BLAZE' | AUTUMN BLAZE MAPLE | 8CM CAL; 2M STD; B&B |
| | 4 | PRUNUS SERRULATA 'AMANOGAWA' | AMANOGAWA CHERRY | 8CM CAL; 1.8M STD; B&B |
| SHRUB | | | | |
| T | 35 | TAXUS X MEDIA 'H.M. EDDIE' | YEW | 1.25M B&B |
| PERENNIAL | | | | |
| LI | 75 | LAVENDULA ANGUSTIFOLIA 'MUNSTEAD' | ENGLISH LAVENDER | #1 POT |
| GROUNDCOVER | | | | |
| L | 43 | LONICERA PILEATA | PRIVET HONEYSUCKLE | #1 POT; |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNTA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

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



BIKE RACK BY BARGO PRODUCTS:
MODEL: SKU BR 01, SURFACE MOUNTED

BOLLARD LIGHTING
PHILIPS LUMINAIRE R6
ALUMINUM, LED

15-069-06.ZIP

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 6 | 2015/10/20 | REV. AS PER CITY COMMENTS | PHT |
| 5 | 2015/10/01 | RE-ISSUE FOR DP/REZONING | AG |
| 4 | 2015/07/31 | REV. AS PER ARCHITECT | AG |
| 3 | 2015/07/21 | ISSUE FOR REZONING/DP | AG |
| 2 | 2015/07/14 | ISSUED FOR REVIEW | MHB |
| 1 | 2015/06/23 | PRELIMINARY ISSUE | MB |

SEAL:

PROJECT:

**INDUSTRIAL DEVELOPMENT HAYDEN PHASE 2**

12040 NO. 5 ROAD,
RICHMOND, BC

DRAWING TITLE:

***LANDSCAPE PLAN***

| | |
|---|---|
| DATE: 2015, AUG. 31 | DRAWING NUMBER: |
| SCALE: 1/16" = 1'-0" | L1 |
| DRAWN: AG | |
| DESIGN: HTLM | |
| CHK'D: HTLM | OF 2 |
| M2LA PROJECT NUMBER: | JOB NO 15 069 |

## PART ONE GENERAL REQUIREMENTS

### 1.1 REFERENCES

.1 CCDC Doc 2 LATEST EDITION
Comply with all articles in the General Conditions of Contract in conjunction with this section unless superseded by other Contract Documents.

.2 B.C. Landscape Standard, LATEST EDITION, prepared by the B.C. Society of Landscape Architects and the B.C. Landscape & Nursery Association, jointly. All work and materials shall meet standards as set out in the B.C. Landscape Standard unless superseded by this specification or as directed by Landscape Architect with written instruction.

.3 MASTER MUNICIPAL SPECIFICATIONS & STANDARD DETAILS, LATEST EDITION, prepared by the Consulting Engineers of British Columbia, Roadbuilders and Heavy Construction Association, and the Municipal Engineers Division

.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST EDITION Prepared by the Irrigation Industry Association of British Columbia.

.5 MUNICIPAL BYLAWS AND ENGINEERING SPECIFICATIONS WHERE NOTED.

### 1.2 TESTING

.1 A current (not more than one month) test for all growing medium to be used on this site is required. Provide and pay for testing by an independent testing facility pre-approved by the Landscape Architect. Deliver growing medium test results to Landscape Architect for review and approval prior to placement. Refer to Section 3.4 Growing Medium Testing for procedure.

.2 Owner reserves the right to test or re-test materials. Contractor responsible to pay for testing if materials do not meet specification.

### 1.3 SUBMITTALS

.1 Any alternate products differing from that contained in the contract documents must be pre-approved by the Landscape Architect.

.2 Submittals to consist of product sample or manufacturer's product description.

### 1.4 SITE REVIEW

.1 Under the terms of the Landscape Architect's Contract with the Owner and where the Landscape Architect is the designated reviewer, the Landscape Architect will observe construction as is necessary in their opinion to confirm conformance to the plans and specifications. Contact Owners Representative to arrange for site observation at the appropriate times. Allow two days notice. Observation schedule may include but will not be limited to the following:
.11 Start Up Site Meeting, General Contract: Prior to any site disturbance, a meeting with the general contractor to review tree preservation issues, general landscape issues and municipal requirements.
.12 Start Up Site Meeting, Landscape Contract (if separate): At the start of work with Owner's Representative, Site Superintendent and Landscape Contractor; a meeting is to be held to review expected work and to verify the acceptability of the subgrade and general site conditions to the Landscape Contractor. Provide growing medium test results for this meeting.
.13 Progress Site Visits: To observe materials and workmanship as necessary through the course of the work. Review of different aspects of the work may be dealt with on any single visit. Such elements may include Site Layout, Rough Grading, Growing Medium - quality, depths, finish grading; Drainage and Drainage Materials; Lawns or Grass areas; Planting - plant material including negotiations with suppliers, nursery inspections, plant sizes, quality, quantity, planting practice and layout, tree support; Mulch, Irrigation Systems; Play Equipment; Site Furniture; and other elements of the site development where the Landscape Architect is the designated reviewer such as: Pedestrian Paving, Fencing, Non-structural walls and slabs, Unit Paving.
.14 Substantial Performance: Review of all work, accounting of all substitutions, deletions; plant counts, preparations of deficiency list, and recommendations for completion.
.15 Certificate of Completion: Upon the declaration of Substantial Performance, a recommendation for the issuance of the Certificate of Completion will be made to the Payment Certifier as defined in the contract.
.16 Deficiency Review: Prior to the completion of the holdback period, check for completion of deficiencies. Once completed, a Schedule 'C' will be issued where required.
.17 Warranty Review: Prior to the completion of the warranty period (+/- 11 months after issuance of the Certificate of Completion), review all warranty material and report recommendations for warranty replacement.

### 1.5 WORKMANSHIP

.1 Unless otherwise instructed in the Contract Documents, the preparation of the subgrade shall be the responsibility of the General Contractor. Placement of growing medium constitutes acceptance of the subgrade by the Landscape Contractor. Any subsequent corrections to the subgrade required are the responsibility of the Landscape Contractor.

.2 All work and superintendence shall be performed by personnel skilled in landscape contracting. In addition, all personnel applying herbicides and/or pesticides shall hold a current license issued by the appropriate authorities.

.3 A site visit is required to become familiar with site conditions before bidding and before start of work.

.4 Confirm location of all services before proceeding with any work.

.5 Notify Landscape Architect of any discrepancies. Obtain approval from Landscape Architect prior to deviating from the plans.

.6 Take appropriate measures to avoid environmental damage. Do not dump any waste materials into water bodies. Conform with all federal, provincial and local statutes and guidelines.

.7 Collect and dispose of all debris and/or excess material from landscape operations. Keep paved surfaces clean and repair damage resulting from landscape work. Repairs are to be completed prior to final acceptance.

.8 Where new work connects with existing, and where existing work is altered, make good to match existing undisturbed condition.

### 1.6 WARRANTIES

.1 [illegible] all materials and workmanship for a minimum period of one full year from the date of Certificate of Completion.

.2 Refer [illegible] individual sections for specific warranties.

PH-205

## PART TWO SCOPE OF WORK

### 2.1 SCOPE OF WORK

.1 Other conditions of Contract may apply. Confirm Scope of Work at time of tender.

.2 Work includes supply of all related items and performing all operations necessary to complete the work in accordance with the drawings and specifications and generally [illegible] following:

## PART THREE SOFT LANDSCAPE DEVELOPMENT

## PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

## PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT

15-064-06.ZIP

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M2 LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
New Westminster, British Columbia
V3M 3L7
Tel: 604.553.0044
Fax: 604.553.0045
Email: office@m2la.com

| NO. | DATE | REVISION DESCRIPTION | DR. |
|---|---|---|---|
| 6 | 16.JUN.20 | REV. AS PER CITY COMMENTS | PHT |
| 5 | 15.OCT.08 | RE-ISSUE FOR DP/REZONING | AS |
| 4 | 15.OCT.01 | REV. AS PER ARCHITECT | AS |
| 3 | 15.SEP.24 | ISSUE FOR REZONING/DP | AS |
| 2 | 15.SEP.06 | ISSUED FOR REVIEW | NHB |
| 1 | 15.AUG.31 | PRELIMINARY ISSUE | NB |

SEAL:

PROJECT:

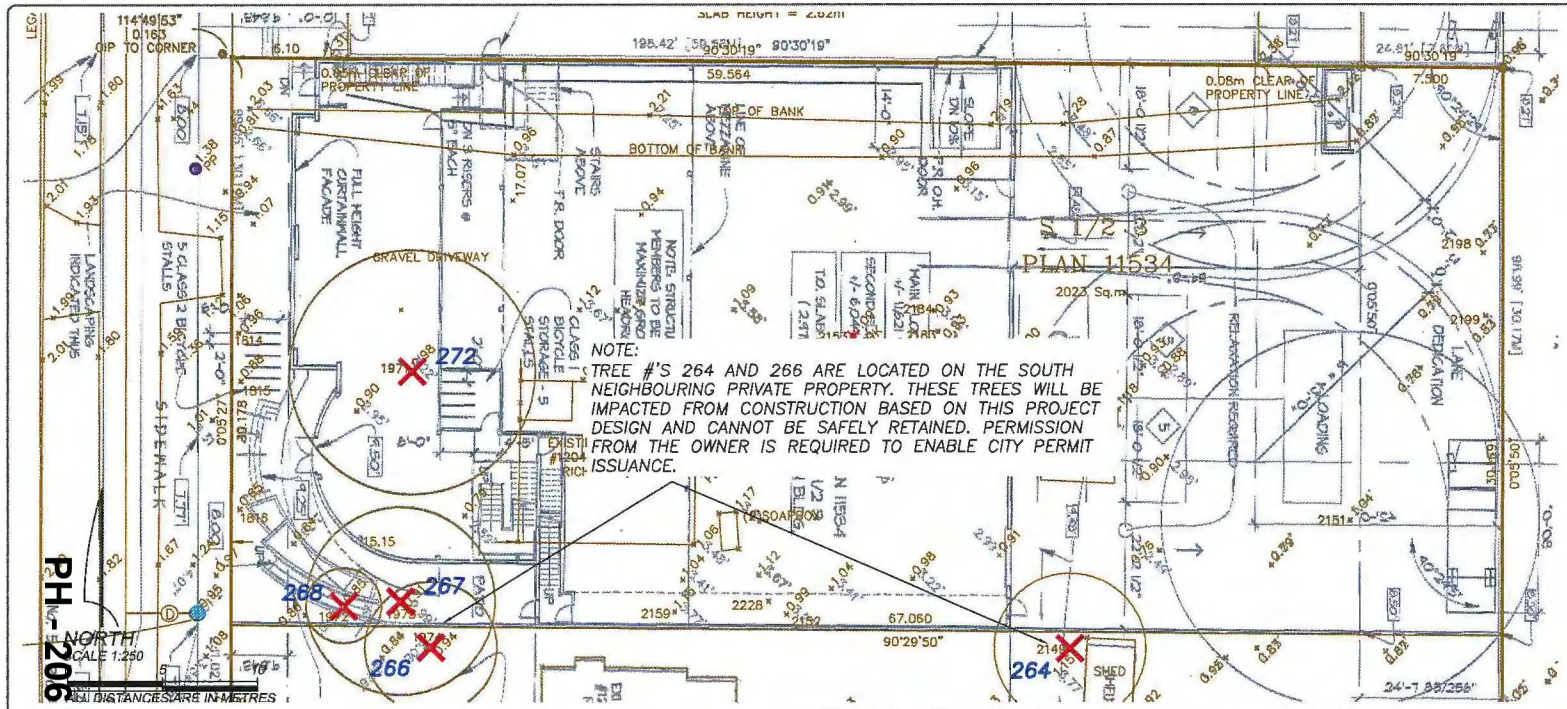
INDUSTRIAL DEVELOPMENT
HAYDEN PHASE 2

12040 NO. 5 ROAD,
RICHMOND, BC

DRAWING TITLE:

LANDSCAPE SPECIFICATIONS

DATE: 2015. AUG. 31
SCALE: -
DRAWN: AS
DESIGN: HTLH
CHK'D: HTLH
DRAWING NUMBER: L2 OF 2
M2LA PROJECT NUMBER: JOB NO 15 069




**PLAN NOTES:**
This plan is based on drawings supplied by the project Surveyor (RCLS), Engineer (P ENG) and/or Design Professionals and is provided for context only as it relates to the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions thereof. Refer to the original drawings from those professionals for those purposes.

## TREE PROTECTION GUIDELINES:

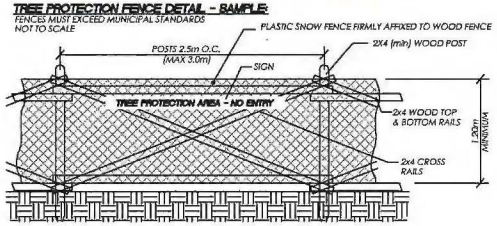
1. **TREE PROTECTION ZONE SETBACKS:**
The **Tree Protection Zone** (TPZ) alignments are established as directed by this office to provide a suitable setback to ensure adequate root protection to maintain tree health and tree stability. These alignments are based on site and tree conditions as determined by the project arborist, and they supersede any other tree protection setbacks provided by others (including setbacks derived from municipal guidelines), and may be conditional to certain mitigation measures being undertaken (i.e. root pruning, compensatory treatment to remaining root zone). The tree protection guidelines also apply to the overhead portions of the tree (trunk, branches and foliage), even if those tree parts extend outside of the TPZ setback.
2. **TREE PROTECTION FENCES (BARRIERS):**
Barriers must be erected at the specified alignments and setbacks, maintained in good condition until the project reaches substantial completion, and the restrictions and guidelines implemented as detailed herein through to the completion of the landscaping phase. The materials and installation of the fence must meet or exceed the municipal standards. Signs stating "TREE PROTECTION ZONE - NO ENTRY" must be placed on the tree protection fence at a suitable frequency at the direction of the project arborist. Arbortech will install signs in cases that we are retained to provide field services for compliance during construction. The owner, contractor, sub-contractor and trades should be made aware of the restrictions therein, and consult with this office for any access. If required, Tree protection fencing must be inspected and approved by the municipality and/or the project arborist prior to commencement of any demolition, site preparation or construction work.
3. **SURVEY OF FENCES:**
If any tree protection fences are aligned with or within close proximity to a restrictive covenant, a property line, and/or an environmentally sensitive or protected area, the contractor must undertake a survey of the location of those property lines such that the tree protection fence can be installed and inspected accurately.
4. **TREE PROTECTION AND LAND CLEARING OPERATIONS:**
If large scale land clearing areas contain a TPZ and/or there is windthrow treatments required in new forest edge interfaces along the perimeter of the land clearing areas, and/or when certain trees within a TPZ are specified for removal, it is strongly recommended that the land clearing contractor should coordinate with the project arborist in advance to review their work plan and to identify retained trees and the protection measures for them, as well as during the clearing process to improve compliance and to assess new forest edges and provide tree failure risk mitigation prescriptions.
For tendering purposes, the proponents should be required to provide unit costs for the following treatments (including disposal of waste) in the forest interface zones.
   - Removal of defective trees in size categories of small (dbh up to 20 cm dbh), medium (dbh 21 cm to 45 cm), large (dbh 46 to 75 cm) and very large (76 cm dbh and greater), and
   - Pruning services (hourly).

   Note that approvals for leaving chips or large woody debris created by the waste of these operations on the site will be investigated with affected property owners upon request.
   In certain cases, and subject to municipal approval, interim tree protection measures instead of standard tree protection fence installation may be acceptable, such as but not limited to:
   - Retaining the services of the project arborist to attend and direct the compliance to protection measures during the clearing scope that is in proximity to the TPZ, or
   - Installing alternative demarcation of the TPZ such as survey stakes, painting lines on the ground, and/or placing rope and flagging.
5. **TREE PROTECTION GUIDELINES:**
Any construction related work or activities within or directly adjacent to a TPZ requires advance approval and the on-site direction of the project arborist. The trunks, branches, foliage and roots of retained trees, as well as the soil within the tree protection zones, must not be damaged by construction activities, except as approved and directed by the project arborist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:
   - Restricted low impact methods for the removal of trees and stumps within or adjacent to TPZ,
   - No soil disturbance, including trenching for underground services or utilities, stripping of organic soil for hard landscape installation, excavation for building foundations, fill placement, or trenching for irrigation or conduit installation,
   - No storage or transport of: soil, spoil, construction materials, waste materials, etc.,
   - No waste or washing of concrete, stucco, drywall, paint, or other materials that may adversely impact the soil or roots,
   - No passage or operation of vehicles or equipment,
   - No placement of temporary structures or services,
   - No affixing lights, signs, cables or any other device to retained trees,
   - No unauthorized pruning or cutting of retained trees. Any pruning or other treatment of a retained tree must be completed by a qualified arborist or tree service firm employing ISA Certified Arborists and in conformance with ANSI A300 Standards, and/or under the direction of the Project Arborist from this office, and,
   - Any excavations adjacent to the TPZ will require the attendance of the project arborist and root pruning to be undertaken as necessary.
   - The use of aerial lifts, cranes or other overhead equipment is restricted in proximity to retained trees and should be planned with the size and height of the crown of the tree accordingly.

   It is recognized that certain unpredictable construction conflicts with a TPZ may arise that could interfere with the protection of the selected trees, however any encroachment into a TPZ and/or changes to the tree retention scheme are subject to approval in advance by the project arborist and the municipality. Certain TPZ restrictions or guidelines noted herein may be waived if they are considered by the project arborist to be tolerable impacts, and/or if the impacts to the trees can be successfully mitigated by implementing special measures, protection systems, compensatory treatments, and/or follow-up works, as specified and directed by this office.
6. **LANDSCAPING:**
The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing medium, grading and sub-base preparation for hard landscape features, (i.e. sidewalks and patios), site preparation for retaining walls and footings, excavation for fences, signs and other landscape features, digging of planting holes for new plants and trees, the digging of trenches for irrigation, drainage and lighting, and the placement of turf and other finishing works, all have a very high potential for tree and root damage. It is vital that the landscape works respect the limitations on activities within the TPZ therefore the landscape installation staff should be advised. On-site direction by the project arborist is strongly recommended.

## TREE PROTECTION FENCE DETAIL - SAMPLE:

FENCES MUST EXCEED MUNICIPAL STANDARDS
NOT TO SCALE




## LEGEND:

- denotes **TAG NUMBER** or **ID REFERENCE**.
- denotes **PRIORITY RANKING** for treatment planning consideration.
- denotes **DRIPLINE** (spread of the branches and foliage) of the tree.
- denotes **RETENTION** tree (proposed).
- denotes **REMOVAL** tree (proposed).
- denotes **HIGH RISK REMOVAL** tree (proposed).
- denotes **OFF-SITE** tree (to be protected and/or owner contacted as noted).
- denotes **NON-BYLAW** undersize tree (as measured by project arborist).
- denotes **SITE** or **STUDY AREA BOUNDARY**.
- denotes **TREE PROTECTION ZONE (TPZ)** setback alignment as specified by project arborist.

| REV # | DATE | COMMENTS |
|---|---|---|
| 0 | MAY 28, 2015 | INITIAL SUBMISSION |


acigroup.ca
ACI GROUP
ARBORTECH CONSULTING
SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 p 604 275 3484


# TREE MANAGEMENT DRAWING

| | |
|---|---|
| PROJECT: | LIGHT INDUSTRIAL DEVELOPMENT |
| ADDRESS: | 12040 NO. 5 ROAD RICHMOND |
| CLIENT: | HAYDEN DRILLING - SANFORD DESIGN |
| ACL FILE: | 15204 SHEET: 1 OF 1 |

PH - 206

ATTACHMENT 4

City of Richmond

# Rezoning Considerations

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

**Address:** 12040 No. 5 Road **File No.:** RZ 14-672762

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9584, the developer is required to complete the following:**

1. 7.5 m wide lane dedication along the entire east property line.
2. Submission of a Landscaping Security in the amount of $15,000 based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and contingency. The Landscape Plan includes 5 required replacement trees with the following minimum sizes (NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees):

| No. of Replacement Trees | Minimum Caliper of Deciduous Tree | or | Minimum Height of Coniferous Tree |
|---|---|---|---|
| 5 | 8 cm | | 6 m |

3. City acceptance of the developer's offer to voluntarily contribute $2,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
5. Registration of a legal agreement on title ensuring that the only means of vehicle access is through the lane to be extended at the east of the site and that no access be permitted to the site from No. 5 Road.

**As part of any tree removal permit applied for 12060 No. 5 Road in relation to the proposed redevelopment at 12040 No. 5 Road, the following requirements must be met:**

1. Provides for a minimum of 2 replacement trees located on 12060 No. 5 Road (NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees).
2. That the location of the replacement trees be located in an area and planted in a manner that maximizes opportunities for their retention upon redevelopment of 12060 No. 5 Road to the satisfaction of Tree Protection Staff.

**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 Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:
   a) Extension of the lane – Within the 7.5 m wide lane dedication roll over curbs on both sides, pavement, lighting and extension of the storm sewer system (200 mm) approximately 28 m (including installing a new manhole at the south property line).
   b) No. 5 Road frontage works – Road widening works to maintain the two travel lanes and accommodate a new parking lane along the east side of the road. Total pavement width to be approximately 10.15 m. On the east side of the road, install a new curb and gutter, 2 m wide grass and treed boulevard and 3 m wide asphalt trail. The developer's consultant is also required to complete a roadway lighting assessment and recommend lighting upgrades through the Servicing Agreement.
   c) Water works – Using the OCP Model, there is 442.6 L/s of water available at a 20 psi residual at the No.5 Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 250.0 L/s. Please submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection.



Initial: _____

- Disconnect the existing water connection along No. 5 Road and Install a new 25mm diameter water connection complete with meter and meter box.

d) Storm sewer works – On-site drainage to be designed to be directed to the south west corner of the site. Upgrade the existing storm sewer connection and inspection chamber located at the south west corner of the site to meet City engineering requirements.

e) Sanitary works – Extend south approximately 30m of a new 200mm sanitary sewer from the existing cap SCP52138. Terminate with manhole at the south property line. Install a new sanitary service connection complete with inspection chamber off of the newly constructed sewer. At Developers cost, the City is to perform all tie-in for proposed works to existing City infrastructure.

f) General - Developer to coordinate with BC Hydro, Telus and other private communication service providers:
   - To underground proposed Hydro service lines.
   - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
   - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
   - Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or 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.
   - A sediment and control plan is required.

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

**Note:**

* This requires a separate application.

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

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

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

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

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

- SIGNED COPY ON FILE -

Signed

Date

City of Richmond

**Bylaw 9584**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9584 (RZ 14-672762)
# 12040 No. 5 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 **"LIGHT INDUSTRIAL (IL)".**

   P.I.D. 003-606-520
   South Half Lot 3 Sections 6 and 7 Block 3 North Range 5 West New Westminster District Plan 11534

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9584".**

| | |
|---|---|
| FIRST READING | JUL 11 2016 |
| A PUBLIC HEARING WAS HELD ON | |
| SECOND READING | |
| THIRD READING | |
| OTHER CONDITIONS SATISFIED | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

City of Richmond

# Memorandum

Finance and Corporate Services Division
Administration and Compliance

| | | | |
|---|---|---|---|
| **To:** | Mayor and Councillors | **Date:** | August 30, 2016 |
| **From:** | Carli Edwards, P.Eng.<br>Manager, Customer Services and Licencing | **File:** | 12-8275-30-001/2016-Vol 01 |
| **Re:** | **Clarification Regarding Liquor Legislation** | | |

At the regular Council Meeting on July 25th, Council considered recommendations related to the report "Council Policies on Provincially Regulated Liquor Establishments". Council approved recommendations for a new Policy and granted first reading to an amendment to the Zoning Bylaw, all intended to align and respond to new Provincial regulations related to liquor policy. Zoning Amendment Bylaw No. 9591 is proceeding to a Public Hearing on September 6th.

Zoning Amendment Bylaw No. 9591 proposes to expand the definition of "grocery store" to include the sale of BC wine in grocery stores larger than 2,322 m2 (25,000 $ft^2$). This amendment would limit the location of wine sales to the larger, community shopping centres in the City, preventing a proliferation of operators selling wine from small community retail stores. This will increase convenience to consumers and align Richmond with neighbouring municipalities in Surrey and Delta. A map of the existing ten (10) grocery stores that would meet the proposed criteria is attached to this memo.

During consideration of the Zoning Bylaw amendment, Council was informed that the *Liquor Control and Licencing Act* requires that the local government be contacted and asked for comment on any liquor licence application, including one to sell wine in a grocery store. However, staff have received new information from the Liquor Control and Licencing Branch (the "LCLB) that they consult with local government only on liquor service applications such as pubs and restaurants wishing to stay open later. This means that the once the LCLB verifies that the site complies with land use and zoning regulations when processing applications for wine in grocery stores it will not seek comments from the local government.

Considering this new information on the licensing process, it remains the recommendation from staff that the Zoning Bylaw is amended as proposed. Provincial regulations require that any grocery store applying to sell wine must be engaged primarily in food sales and sell BC wine only. The Richmond Zoning Bylaw amendment provides further restrictions to the size of the grocery store that will limit the number of potential locations. Should a grocery store with wine sales wish to convert to full liquor sales in the future, the location will be required to go through a full rezoning process, regardless of what the Provincial guidelines allow. Furthermore, a stand-alone wine/liquor store will also require rezoning and public consultation to ensure that Council will receive community input prior to making a decision on the rezoning request.

As directed by Council, there will be further legal advice provided in a separate confidential memorandum, from Law, to clarify the relationship between City bylaws and LCLB regulations.

At the regular Council meeting on July 25, 2016, Council also directed staff to report back after 12 months to review the implementation of the new policies and proposed bylaw amendment, should it be approved. Council has the ability to amend the bylaws at that time, or any time should the need arise. At present, there are no inquiries from any grocery store in Richmond wishing to add wine sales.

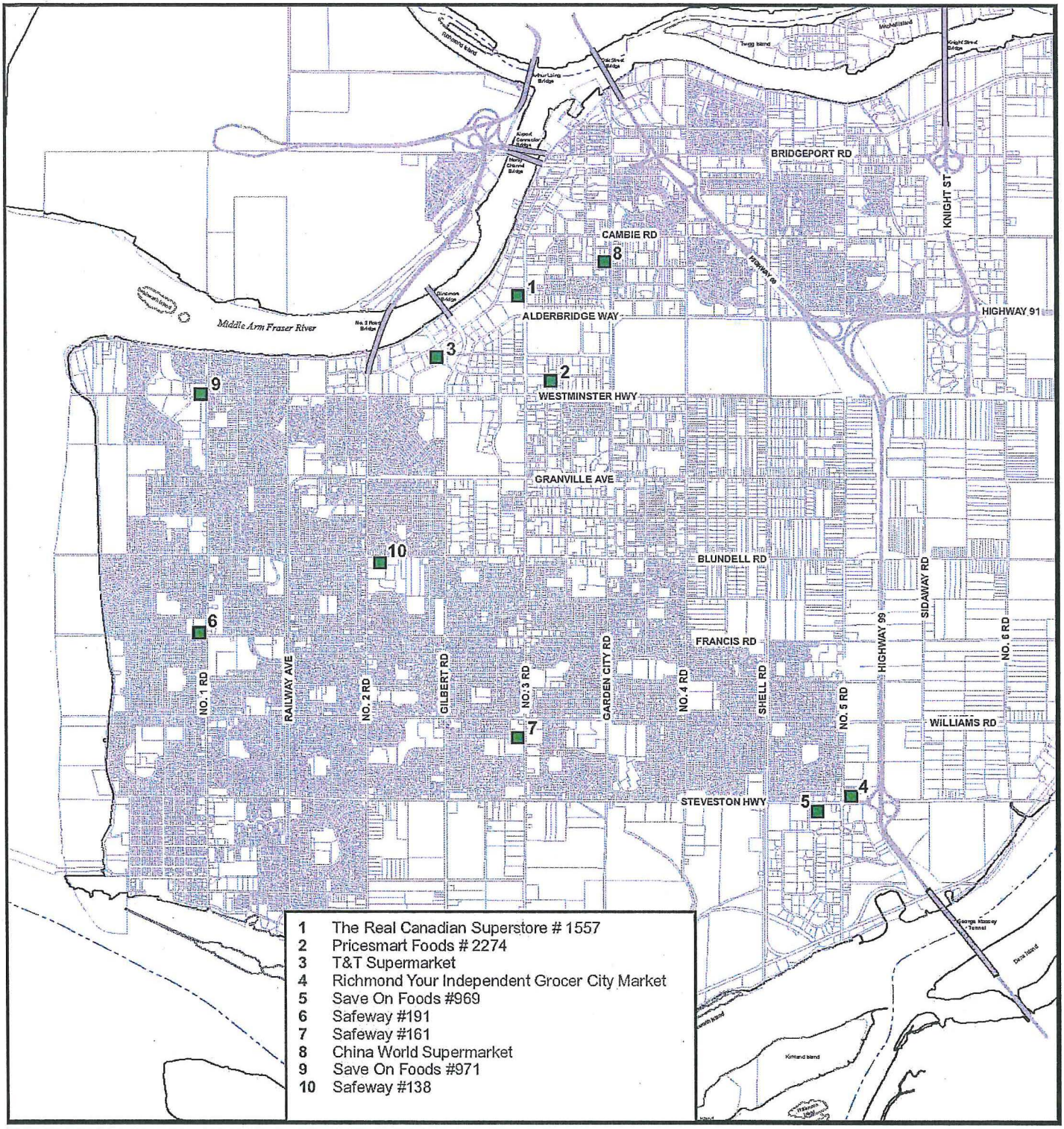
The clarification from the LCLB does not impact any of the provisions in the new policy "Applications for Liquor Licences" that was passed by Council. This new policy ensures that any rezoning applications for liquor uses (for example any new locations proposed to allow full liquor retail sales) are subject to a neighbourhood survey.

The proposed Zoning Bylaw amendment allows for the City of Richmond to balance consumer convenience with maintaining restrictions on liquor sales. Sales of BC wines will be permitted in larger grocery stores while all new liquor and stand-alone wine stores will undergo site specific rezoning process in addition to the LCLB licencing requirements.

Staff will continue to monitor any development in LCLB regulations and report back to Council as required. Please contact the writer if you require further information/clarification.

Carli Edwards, P.Eng.
Chief Licence Inspector
(4136)

Att. 1
pc: SMT
Cecilia Achiam, Director, Administration and Compliance
Lance Bredeson, Staff Solicitor
Wayne Craig, Director, Development
Terry Crowe, Manager, Policy Planning




1 The Real Canadian Superstore # 1557
2 Pricesmart Foods # 2274
3 T&T Supermarket
4 Richmond Your Independent Grocer City Market
5 Save On Foods #969
6 Safeway #191
7 Safeway #161
8 China World Supermarket
9 Save On Foods #971
10 Safeway #138

# Attachment 1
## Grocery Stores larger than 2,322 sq.m (25,000 sq.ft)

Original Date: 08/30/16

Revision Date:

Note: Dimensions are in METRES

City of Richmond

# Report to Committee

| | | | |
|---|---|---|---|
| **To:** | General Purposes Committee | **Date:** | July 10, 2016 |
| **From:** | Cecilia Achiam<br>Director, Administration and Compliance | **File:** | |
| **Re:** | **Council Policies on Provincially Regulated Liquor Establishments** | | |

## Staff Recommendation

1) That the new consolidated Council Policy titled "Applications for Liquor Licences – New or Amended" (Attachment 1), which harmonizes with Provincial legislation by:
   a) eliminating the 1km buffer requirement for wine stores;
   b) continuing the requirement for a rezoning process for stand-alone liquor or wine stores and for full liquor sales within a grocery store; and
   c) reinforcing the requirement for a neighbourhood survey and Council input for all applications for new or permanent changes to liquor licences;

   be approved;

2) That the following Council policies be rescinded:
   a) Policy 9003 Neighbourhood Public House Applications – Process for Appropriately Zoned Land;
   b) Policy 9305 Liquor Primary Licence and Food Primary Liquor Licence – Hours of Operation;
   c) Policy 9306 Rezoning Applications Intended to Facilitate Provincially Licensed Liquor Primary Uses;
   d) Policy 9307 Licencee Retail Store (LRS) Rezoning Applications;
   e) Policy 9308 Temporary Changes to Liquor Licenses – Short Term Requests by Licence Holders;
   f) Policy 9309 Guidelines for Free Standing Licensee Retail Store (LRS) Rezoning Applications; and
   g) Policy 9310 Guidelines for Liquor Primary Licensed Establishments Rezoning Applications; and

3) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9591 to amend the definition of "Retail, general" to allow the sale of BC wines in grocery stores and to create a new definition of "Wine store" so that specific regulations can be applied to this use, be introduced and given first reading.

Cecilia Achiam
Director, Administration and Compliance
(604-276-4122)

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Law | ☑ | for D WAZAKETH |
| Development Applications | ☑ | |
| Policy Planning | ☑ | |
| **REVIEWED BY SMT** | INITIALS: | **APPROVED BY CAO** |

## Staff Report

### Origin

This report responds to three Council referrals related to recommendations from the BC Liquor Policy Review. It also proposes a new policy to harmonize Council Policy with recent changes in Provincial legislation and consolidates a number of polices with a single streamlined policy.

### Background

The regulation and distribution of liquor in B.C. is a Provincial responsibility with local governments playing a key role influencing liquor related activities in their communities. Council policies related to provincially regulated liquor establishments guide staff when they are dealing with the administrative and functional activities associated with the role of local government. There are currently seven Council policies related to liquor establishments.

While the existing and proposed policies deal with all aspects of the local government role in liquor licencing, this report deals primarily with the policy and zoning regulations for liquor retail establishments (liquor purchased for consumption off site). Liquor retail sales, as defined in the Liquor Control and Licencing Act (the "Act"), include all types of liquor, including wine, beer, spirits, and hard alcohol. However, the Act has a different set of rules for retail stores that sell only wine and wine products. This is further delineated by new rules that allow for the sale of BC wine only in grocery stores. This report, the policy proposed and the proposed zoning amendment will align City of Richmond with Provincial guidelines for each of these three categories (liquor, wine and BC wine).

The recent changes to the retailing models are a result of the 2014 B.C. Liquor Policy Review Final Report. The report details 73 recommendations dealing with the social, convenience, economic and licensing activities for liquor in the province. Of these recommendations, approximately 20 relate to local governments' involvement in the licencing of liquor establishments. Subsequent to the release of the final report, there has been a phased implementation of the recommendations, and at the writing of this report, 41 of the 73 recommendations have been implemented, most of which are not related to local governments. The complete list of recommendations and schedule of implementation is shown in Attachment 2.

### Analysis

### Response to Council Referrals:

1. <u>December 2013 Referral</u>

   From Planning Committee December 3, 2013

   *"That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back."*

The B.C. Liquor Policy recommendation of permitting the sale of liquor in grocery stores has been implemented in seven grocery stores throughout the province. The new regulations allow for two different models of liquor sales associated with a grocery store, depending on whether it is sales of BC wine only, or full liquor retail (see Attachment 3).

The response from other municipalities to the change in provincial legislation permitting the sale of liquor in grocery stores has been mixed, and many have yet to respond with any changes. Most municipalities require a rezoning in order to add wine or liquor sales to a grocery store. Others, like Vancouver have policy in place to prohibit either of the two models of liquor sales in grocery stores. A summary of response from other municipalities is shown in Table 1.

Table 1 – Comparison of Liquor Policies in other Municipalities

| Municipality | Distance Criteria applied to Wine Stores? | Wine Sales Allowed in Grocery Stores? | Liquor Sales Allowed in Grocery Stores? |
|---|---|---|---|
| Vancouver | Yes | No | No |
| Delta | No | Yes | Yes |
| Surrey | No | Yes | Yes |
| New Westminster | No | Rezoning required | Rezoning required |
| Burnaby | No | Rezoning required | Rezoning required |
| Coquitlam | No | Rezoning required | Yes |
| **Richmond (proposed)** | **No** | **Yes** | **Rezoning required** |

The current Zoning Bylaw does not contemplate wine sales as distinct from liquor sales, and either of the two proposed provincial models for the addition of liquor sales to a grocery store would require Council approval for a zoning change.

January 2014 Referral

From Public Hearing January 20, 2014:

> *"That the policy regarding "Guidelines for Free-Standing Licensee Retail Store (LRS) Rezoning Applications" be referred to staff to review the location of liquor outlets and report back following the introduction of the revised Provincial guidelines for liquor outlets."*

The location of all liquor and wine stores in Richmond are shown in Attachment 4.

Under the new BC Liquor Policy recommendations, there were changes made to geographic restrictions on licensing private and public liquor stores while wine stores continue to have no geographic restrictions. The most significant change is the requirement for new or relocated BC Government Liquor Stores to be at least 1km away from any existing liquor retail store. This brings the requirement for publically owned liquor retail stores in line with those for privately owned stores. The summary of changes is listed in Table 2.

Table 2 – Changes to Provincial Geographic Restrictions related to Liquor Retail Stores

| Geographic Restriction | Former Requirement | New Requirement |
|---|---|---|
| The "5km rule" | Liquor Retail Store Licences can be moved up to 5km away from original approved location. | The locational restriction has been removed allowing free movement of Liquor Retail Store licences. |
| The "1km rule" | Private Liquor Retail Stores ONLY were required to be a minimum of 1km from all other types of liquor stores. | ALL new or relocated Liquor Retail Stores (now INCLUDES BC Government Liquor Stores) are required to be 1km away from another liquor store. |

2. <u>January 2016 Referral</u>

From General Purposes Committee on January 4, 2016:

> *"That staff investigate the implementation of a 1-kilometre rule for a liquor store."*

As noted above in Table 2 and reiterated with the Provincial policy, the distance criteria; known as the 1-kilometre rule, will be maintained, and expanded to include public liquor stores sites. This means that new liquor store locations (public and private, relocated and new) will not be able to locate within 1 kilometre of a property with an existing liquor store. To date, the Provincial regulation has excluded wine stores, while the existing Richmond policy treats liquor retail and wine stores the same when considering distance restrictions.

This was the principal concern raised by a consortium of Richmond Liquor Store Owners and Operators heard by General Purposes Committee on January 4, 2016. This group was concerned that once established, a wine store could grow into a full liquor retail store. In addition, the consortium has provided correspondence to senior levels of government from affected stakeholders concerned that, in their opinion, permitting grocery stores to sell BC VQA wines violates trade agreements.

Following the consortium's presentation to Committee, the City has received correspondence from the BC Wine Institute, dated January 8, 2016, opposing a local government's imposition of a 1km rule on wine stores. The BC Wine Institute cites, amongst other views, that the "farm to table" licenses aid BC wine grape farmers with vital access to market and that the public consultation process by the Province supports this view.

In response to both groups, the Minister Responsible for the Liquor Distribution Branch issued a letter to all Mayor and Board chairs, dated February 24, 2016 to explain the rationale for not restricting the location of wine stores. In general, the rationale for the 1km rule for liquor retail stores locations is to

provide some degree of market certainty for retailers while ensuring that a community is not over-served with liquor stores. The Minister's position is that this restriction should not apply to wine stores for the following reasons:

- Product selection in BC wine stores is very limited compared to the full variety of domestic and international beer, wine, and spirits sold in private and public liquor stores.
- If the 1km rule applied to wine stores, a community would be prevented from having a full service liquor store in its neighbourhood.
- The new regulations requiring minimum liquor pricing will prevent grocery stores from employing low priced sales strategies, such as "loss leader" promotions, to build market share or potentially lead to over-supply in the community.

Of the two existing City Policies associated to a liquor retail store location, one speaks to a 500 meter buffer restriction to a school, parks or other liquor retail locations. As mentioned above, the changes to Provincial regulations extend the buffer for full liquor retail to 1km and now include BC Government stores. The 500 meter buffer to schools and parks is a City requirement and is proposed to remain in the proposed policy.

Proposed Changes to Zoning Bylaw

Zoning Bylaw 8500 Amendment bylaw 9591 has been drafted to reflect new Provincial Liquor Control and Licensing Branch (BC LCLB) regulations. The proposed amendments will harmonize City regulations with Provincial regulations on the sale of wine while maintaining appropriate restrictions on stand-alone and full service liquor retail sales. The tandem approach of amending Council policies on liquor sales in the community and amendments to Zoning Bylaw 8500 establishes a clear policy and bylaw framework within which all future applications for liquor licences can take place. The proposed policy framework ensures that a consistent approach to future applications is taken, and avoids site-specific applications to allow the sale of BC wine in grocery stores (of a minimum size), which is consistent with Provincial regulations.

Zoning Bylaw Amendment Bylaw 9591 has been drafted to:

- Create a new definition for a stand-alone wine store. This additional definition is required in order for the City to apply specific regulations to stores that sell only wine or wine products, as distinct from a liquor retail store. The proposed definition is:

  "**Wine store** means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*."

- The definition of 'Retail, general' is proposed to be amended to add a minimum floor area requirement of 2,322 sq.m. (25,000 sq.ft) for a grocery store to allow the sale of wine, as follows:

  **"Retail, general**

  a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and

rentals, and a farmers' market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail second hand**, adult retail or retail stores requiring **outdoor storage**.

b) The sale of wine – limited to wines produced in British Columbia as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a grocery store, if the **floor area** of the grocery store exceeds 2,322 sq.m (25,000 sq.ft), including retail and storage space."

The addition of a definition for "wine store" captures free-standing wine stores so that the City can apply specific regulations which may vary from full service liquor retail. Any property owner wishing to have a free-standing wine store (as licensed under the *Liquor Control and Licensing Act* ) would require a Council-approved rezoning, including a Public Hearing. In addition, should a free-standing wine store be permitted through a Council-approved zoning amendment, any future change to allow a full range of alcohol sales (similar to liquor sales permitted in the Zoning Bylaw as Retail Liquor 2) would require a subsequent rezoning application, public hearing and Council approval of a zoning amendment bylaw.

The proposed amendment to the definition of "retail, general" with a minimum floor area of 2,322 sq.m (25,000 sq.ft) would limit the location of wine sales to the larger, community shopping centres in the City, preventing a proliferation of operators selling wine from small community retail stores. It also specifies that wine sales in grocery stores are limited to BC wines only.

There are currently ten grocery stores in Richmond that would meet this size criteria. We note for Council that Provincial regulations for the sale of BC wines in grocery stores require a store to have a minimum floor area of 929 sq.m (10,000 sq.ft). As summarized in Attachment 3, there are a number of other criteria in the Provincial regulations to ensure that food sales account for the majority of the business. It is within the right of Council to establish land-use regulations which are more rigourous than the Provincial legislation. Staff are of the opinion that the requirement for a larger minimum floor area ensures that wine sales are limited to larger, community service centres and larger commercial areas.

Providing a mechanism for large grocery stores to sell BC wine on shelves will increase convenience to consumers while maintaining restricted access to full liquor retail sales. Should Council endorse the proposed amendment to Council Policies and Zoning Bylaw 8500, Provincial regulations under the *Liquor Control and Licensing Act* will still require that the local government be contacted and asked for comment for any application to sell wine in a grocery store. This is a balanced approach which provides for Council input without burdening Council and applicants with individual site specific rezoning processes.

**Proposed Policy Options on Distance Restrictions for Council Consideration:**

Staff offer three proposed policy options for Council to consider in response to the provincial changes to distance restrictions on liquor sales. More specifically, the options address locational criteria and the distance between existing and new or relocated wine store locations. While the policy includes requirements to be considered in the event of a rezoning application, the policy does not direct when a rezoning is required, as this is prescribed by the Zoning Bylaw. **Staff recommend Option 1** (Attachment 1)

The following provisions are carried over from existing policies in all three options proposed:

- the distance criteria between retail liquor or wine stores and other uses, including schools and parks, would remain the same as in the existing policies;
- the distance criteria for retail liquor and wine stores applies regardless if the outlet is stand-alone or co-located with a grocery store; and
- the requirement for a public survey and Council input for all types of new or permanent changes to liquor licences remains in place.

**Option 1** – Harmonize with Provincial Legislation (Attachment 1) ***Recommended***

In this option, the distance restriction for wine stores is proposed to be removed from the Council Policy (no restrictions). However, no new liquor store (public and private and including those located in grocery stores) would be permitted to locate within 1 km of an existing liquor store. This option:

- Harmonizes Council policy with new Provincial recommendations for distance restrictions for retail liquor stores;
- Communicates Council's policy direction on the distance criteria for wine stores;
- Amends conditions related to the authority of the Licence Inspector to consider temporary changes to Liquor Licences;
- Includes housekeeping amendments to modernize language.

**Pros:** This option aligns the City of Richmond with the Provincial recommendation and is consistent with the findings of the provincial government's liquor policy review, which found that most people want greater choice in purchasing and consuming alcohol. This option also supports the BC Wine Institute's position that removing the restriction will provide BC Wine Grape Farmers with vital access to market.

**Cons:** While the overall number of licences in the province is controlled, the removal of the "5km rule" by the province, in combination with the ability to locate in grocery stores, could lead to more wine stores opening in Richmond. This may lead to increase availability of wine in the community and may make it harder for existing Richmond Liquor Store Owners to compete in the marketplace.

Given that the Provincial regime permits wine stores to continue to have no geographic restrictions but has expanded the 1km rule to include private and public liquor stores, staff propose that Council Policy harmonize with the 1 kilometer distance restriction and exclude wine stores. This will align Richmond with the BC Liquor Policy Review, which included extensive public consultation. This option preserves Council's authority to seek public input on any form of liquor or wine retail business, either stand-alone or within a grocery store.

**Option 2** – Include Wine Stores in Expanded Distance Restriction

This option includes wine stores in the 1km restriction between liquor stores.

**Pros:** Current Council Policy prohibits all types of liquor retail from moving to locations within 500m of another liquor retail store. The new Provincial requirement is for a 1km separation for new full service liquor retail and no restrictions for wine stores. This applies regardless of whether the liquor retail is a stand-alone location or co-located in a grocery store. Expanding the Council Policy to 1km

aligns with the Province and treats wine stores the same as other liquor retail. This would prevent the proliferation of liquor sales in the community, regardless of liquor type.

**Cons**: BC Wine sales account for just 9% of all liquor sales in the Province. Including wine stores in the geographic distance requirement could prevent the community from having a full service liquor store in its neighbourhood due to the presence of a wine store.

**Option 3** –Status Quo for Wine Stores

In this option, the current distance restriction for wine stores will stay at 500m while the restriction for liquor stores will be expanded to 1km to match the provincial regulations.

**Pros:** Current Council policy restricts all types of liquor retail (including wine stores) from locating within 500m of another liquor retailer. This option aligns Council Policy with Provincial regulations for full service liquor retail, while keeping the status quo on wine stores in Richmond. This would provide easier access to the market for wine stores when compared to the 1km restriction while providing a balance to the concern regarding a proliferation of liquor sales.

**Cons:** This Option does not respond to the public desire to have greater consumer choice in purchasing alcohol and will provide similar barriers to BC Wine Grape Farmers trying to access the market. This may also lead to confusion in the marketplace between regulations among different levels of government.

Rescinding Redundant Existing Liquor Policies

Seven outdated existing liquor related policies dealing with public input, hours of operations, rezoning process and site location guidelines (Attachment 5) will need to be rescinded. There are a number of overlapping conditions in the existing policies, plus conditions that are superseded by existing by-laws, including the Zoning By-law. Table 3 summarizes all of the policies proposed to be rescinded, along with the reasons for rescinding.

Table 3 – List of Policies Proposed to be Rescinded

| Policy # | Policy Title | Reason for Rescinding |
|---|---|---|
| 9003 | Neighbourhood Public House Applications – Process for Appropriately Zoned Land | Redundant – Development Application Fee Bylaw |
| 9305 | Liquor Primary Licence and Food Primary Licence – Hours of Operations | Updated into New Consolidated Policy |
| 9306 | Rezoning Applications Intended to Facilitate Provincially Licensed Liquor Primary Establishments | Updated into New Consolidated Policy |
| 9307 | Licenced Retail Store (LRS) Rezoning Applications | Updated into New Consolidated Policy |
| 9308 | Temporary changes to Liquor Licenses – Short term requests by Licence Holders | Updated into New Consolidated Policy |
| 9309 | Guidelines for free standing licensee Retail Store (LRS) Rezoning Applications | Updated into New Consolidated Policy |
| 9310 | Guidelines for Liquor Primary Licensed Establishments Rezoning Applications | Updated into New Consolidated Policy |

**Financial Impact**

None

**Conclusion**

The approval of the new consolidated policy dealing with provincially regulated liquor establishments into a single updated policy makes for ease of administration and clarity to the public. The proposed amendments to the Zoning Bylaw allow for the City of Richmond to apply regulations to wine stores and to balance consumer convenience with maintaining restrictions on liquor sales. The bylaw amendments and the new policy are harmonized with Provincial regulations related to the locational criteria for liquor retail and wine stores.

Carli Edwards,
Manager, Customer Service and Licencing
(604-276-4136)

CKE
Att. 1: Proposed Council Policy on Liquor Related Uses #XXXX
2: Liquor Policy Review Implementation Table
3: Backgrounder of liquor in grocery stores
4: Map of existing liquor retail and wine store locations
5: Proposed Rescinded Policies, 9003, 9305- 9310

**PROPOSED POLICY** Option 1 - Harmonize with Provincial Legislation

City of Richmond

**Policy Manual**

| Page 1 of 4 | Adopted by Council: <date> | **Policy XXXX** |
|---|---|---|
| File Ref: <file no> | APPLICATIONS FOR LIQUOR LICENCES – NEW OR AMENDED | |

**Purpose**

To provide direction to City staff, the public, potential applicants and Council when dealing with applications for liquor licences associated with provincially regulated and licensed liquor establishments within the City of Richmond.

**1. Definitions**

The following definitions are provided for the purposes of this policy:

**Act** means the British Columbia *Liquor Control and Licensing Act*;

**Liquor Primary Club Facility** means the facility of a club which is applying to be licenced as a liquor primary club under the Act;

**Liquor Primary Establishment** means the establishment to which a liquor primary licence may be issued and where liquor will be consumed on-site;

**Neighbourhood Public House** has the meaning ascribed to Neighbourhood Public House in the Richmond Zoning Bylaw 8500;

**Retail Liquor 1** means an establishment for the retail sale of beer, wine, spirits, cider and coolers to the public as a secondary use to a Neighbourhood Public House;

**Retail Liquor 2** means an establishment for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total floor area not exceeding 510 square meters that is not accessory to a Neighbourhood Public House, is licensed under the Act and for the purposes of this policy does not include Wine Stores;

**Retail Liquor Establishment** means collectively Retail Liquor 1, Retail Liquor 2 and BC Government Liquor Stores; and

**Wine Store** means a facility for the retail sale of only wine or wine products, including, mead, sake and cider, licensed under the Act and operated as stand-alone business or as part of a grocery store.

## 2. Application Requiring Rezoning

a) All rezoning applications for new or relocated uses and facilities/establishments defined in this policy should meet the guidelines given below:

| Type of new or relocated facility/establishment | Distance Criteria | | |
|---|---|---|---|
| | Should be at least 1km from Retail Liquor Establishment | Should be at least 500m from a school, park or community centre | Located in a commercial shopping centre with aggregate floor area of at least 2,800 sq. metres |
| Liquor Primary Club | No | No | No |
| Liquor Primary Establishment | No | Yes | No |
| Neighbourhood Public House | No | Yes | No |
| Retail Liquor 1 | Yes | Yes | No |
| Retail Liquor 2 | Yes | Yes | Yes |
| Wine Store | No | Yes | Yes |

b) All rezoning applications for new or relocated uses and facilities/establishments defined in this policy must be supported by a neighborhood survey intended to collect public opinion on the proposed liquor use. The survey shall be conducted by an independent research or consulting firm at the sole cost of the applicant. Prior to conducting the

neighbourhood survey, the applicant will submit the following information to the City's Director of Development for comment and/or approval:

i. the minimum catchment area for the neighbourhood survey;
ii. the name of the independent research or marketing group who will conduct the survey;
iii. the method that will be used to conduct and compile the results; and
iv. the dates during which the neighborhood survey will be conducted.

Based on the comments, if any, and approval of the City's Director of Development, the applicant will complete the survey and submit the same to the City's Director of Development. The results of the neighbourhood survey, together with any comments the Director of Development feels are appropriate, shall be presented to Council through the appropriate standing committee, with a staff report including a recommendation either to support or deny the rezoning application and reasons for the recommendation.

**3. Permanent Changes to Liquor Licences**

a. All applicants seeking approval to extend liquor hour service (new or amended) past 2:00 a.m. will not be supported by the City.

b. Excepting a Neighborhood Public House, all applicants seeking approval for a permanent change to have service under their liquor licence (new or amended), extended up to and including 2:00 a.m. or seeking to modify the nature of service (i.e. patron participation), shall submit an application to the City's Chief Licence Inspector. Such applications will be processed in accordance with the procedure specified in the Development Application Fees Bylaw.

c. Neighborhood Public House applicants seeking approval for an extension of hours to 12:00 a.m. Sunday to Thursday, or 1 a.m. Friday and Saturday shall submit an application to the City's Chief Licence Inspector. Such applications will be processed in accordance with the procedure specified in the Development Fees Bylaw.

**4. Temporary Changes to Liquor Licenses**

a. For the purposes of this policy, a "temporary change to a liquor licence includes those changes which:
   i. are not for more than three consecutive days; and
   ii. do not exceed six applications in a 12 month period.

b. All applicants requesting approval for a temporary change to their liquor licence shall apply to the City in accordance with the Development Application Fees By-law.

c. The City's Chief Licence Inspector will submit comments to the Liquor Control and Licensing Branch for temporary changes to liquor licenses.

d. After submitting such comments, the City's Chief Licence Inspector will provide a memo to Council members advising of the City's Chief Licence Inspector comments.

e. All applicants requesting approval of changes to their liquor licence which are not temporary changes should submit their application in accordance with 3. Permanent Changes to Hours of Liquor Service.

**5. All applications for New Liquor Licences or Permanent Changes to Liquor Licences**

In addition to the requirements in the Act, the Development Application Fees Bylaw, and this policy, all applications for new liquor licenses or permanent changes to liquor licenses that require City input must be supported by a neighbourhood survey to be conducted by City Staff. This survey will involve distributing notifications to surrounding property owners, residents and tenants for the purposes of gaining feedback on the proposed changes. Feedback received from this survey will be considered in accordance with the relevant procedure for new liquor licenses or permanent changes to the liquor licences.

# Liquor Policy Review Implementation Table

**Implemented** **In Progress**

**Recommendations implemented to date: 41 out of 73**

| Recommendations | Date Implemented | Related Documents |
|---|---|---|
| **1.** Government should expand public education about health and safety risks related to alcohol use, with particular emphasis on the harmful effects of binge drinking by youth and post-secondary students. | Apr. 9/15 | |
| **2.** Government should identify all of its alcohol-related education initiatives to ensure they are focused and are as effective as possible. | | |
| **3.** Easily understood information about Canada's Low Risk Drinking Guidelines should be made available to consumers in licensed establishments. | | |
| **4.** The Liquor Control and Licensing Branch (LCLB) should have the regulatory authority to require social responsibility public education material to be posted in all licensed establishments and liquor stores. These materials should be developed in consultation with industry. | Dec. 1/14 | Policy Directive 15-03 |
| **5.** Government, public health officials and industry should collaborate to develop effective and meaningful social responsibility educational campaigns for display in licensed establishments, liquor stores and advertising and public service campaigns. | Apr. 9/15 | |
| **6.** While labelling liquor bottles and packages is the responsibility of the federal government, B.C. should work with the other provinces and territories to encourage warning labels on liquor products. | | |
| 7. Serving it Right (SIR), the provincial government's responsible beverage service program, should be expanded and enhanced. | Regulations effective Sept. 15/15 | Policy Directive 14-20<br><br>Factsheet on 2015 changes to SIR |
| 8. The fee structure of SIR should be reviewed by the provider and government to ensure the cost to retailers and establishments is not onerous. Additionally, consideration should be given to the application of fee revenue to SIR program enhancements. | Sept. 15/15 | |
| 9. LCLB should develop an in-person educational program for licensees, like that in Ontario, to educate licensees and their staff about the Province's liquor laws and how to operate their establishments in a responsible manner. The goal would be to increase licensee compliance and develop an increasing awareness of the health and safety harms from alcohol abuse. Government should consider using monetary penalties imposed on licensees to fund this initiative. | | |

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| 10. Government should encourage police to use the enforcement tools of ticketing and fines more frequently for those people under 19 years of age who are caught possessing liquor, using false identification or being in restricted premises selling liquor. Liquor retailers and the public should also be made more aware of the severity of these penalties. | | |
| 11. Government should review enforcement penalties of LCLB and other jurisdictions to ensure that B.C.'s penalty levels are appropriate. | In progress | Penalty Schedule Consultation Paper |
| 12. Due to the varying size and focus of licensed establishments, consideration should be given to how different types of penalties (e.g., a suspension versus a monetary penalty) may impact a licensee and staff. | In progress | Penalty Schedule Consultation Paper |
| 13. LCLB should work with police agencies to explore implementing "last drink" programs across B.C. on a more concerted basis. If an impaired person's last drink was in a licensed establishment, LCLB can investigate and possibly levy penalties for over serving clients. | | |
| 14. LCLB should have the authority to regulate the home delivery of alcohol and should consider that home delivery service providers require SIR certification. | | |
| 15. Applicants and licensees seeking a review of LCLB decisions should have access to a new and separate decision-making body outside the licensing branch. The Ministry of Justice should review current processes and determine how best to provide independent decision-making for those seeking appeal. | | |
| 16. Permit licensees to offer time-limited drink specials (e.g., happy hours), provided the price is not below a prescribed minimum consistent with those advocated by health advocates. | June 20/14 | Policy Directive 14-15 |
| 17. LDB should review its minimum pricing policy as it applies to all categories of liquor so that minimum prices are set at an appropriate level. | Feb. 23/16 | Policy Directive 16-04 |
| 18. LDB should consider tying minimum prices to the amount of alcohol (e.g., a beer with seven per cent alcohol would have a higher minimum price than a beer with four per cent alcohol). | Feb. 23/16 | |
| 19. The Province should develop and implement a retail model that meets consumer demands for more convenience by permitting the sale of liquor in grocery stores. Government should continue to restrict the total number of retail outlets and require separation of grocery products and liquor. This reflects the views of health and safety advocates and the acknowledged safety benefits of restricting minors' access to liquor. | Apr. 1/15 | For all links and resources for this change, see our Relocation of a Liquor Retail Store page |
| 20. Introducing liquor in grocery stores should be phased in, giving public and private liquor stores time to adjust to the new retail model. | Apr. 1/15 | For all links and resources for this change, see our Relocation of a Liquor Retail Store page |
| 21. In consultation with industry, government should develop a policy that standardizes the types of non-liquor products that can be sold in liquor retail outlets. | | |
| 22. As a grocery model is developed, government should look at consistency in operating hours for licensed, rural agency and manufacturer retail stores. | Apr. 28/14 | |
| 23. LDB should improve its marketing of B.C. liquor products in stores, developing new opportunities for product placement and innovative promotional and educational materials. | | |
| 24. Government should work with industry and tourism associations to develop promotional materials such as maps, apps and brochures on B.C. wineries, breweries and distilleries | | |

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| 25. Government should work with other Canadian wine-producing jurisdictions to jointly develop thematic wine promotions in each jurisdiction's liquor stores to promote Canadian wine. | | |
| 26. Government should discuss establishing a quality assurance program for B.C. craft beer and artisan-distilled spirits (similar to the VQA wine program). | | |
| 27. Manufacturers should be able to establish low-risk tasting venues such as a picnic area as part of their existing licence without the need to apply for a specific endorsement. Government should work with industry, local government and First Nations to increase flexibility for tasting options for manufacturers while being sensitive to potential negative impacts, such as noise, on the community. | | |
| 28. Allow manufacturers to offer patrons liquor that was not produced on site (e.g., a winery could sell a beer to a visitor). | July 28/15 | Policy Directive 15-07 |
| 29. Government should consult with the Agricultural Land Commission about amending the Agricultural Land Commission Act regulations to allow manufacturers operating within the Agricultural Land Reserve to allow more people in consumption areas (e.g. lounges) and to sell liquor that was not produced on site. | | |
| 30. Government should consult with industry and review the minimum requirements to obtain a brewery, winery or distillery licence. Government should also consider how these requirements are regulated by LCLB and LDB to ensure transparency and an effective regulatory system. | | |
| 31. Government should permit B.C. liquor manufacturers to offer products for sample and sale at temporary off-site retail locations (e.g., farmer's markets), with appropriate conditions. The decision about whether to allow vintners, brewers and distillers to showcase their products at a particular location will be left to the location management (e.g., farmer's market association). | June 21/14 | Policy Directive 14-11<br><br>Farmer's Market Sales Authorization Request (LCLB049c) |
| 32. Allow patrons to buy bottles of liquor to take home that are showcased at festivals or competitions. Consider amending SOLs issued to festivals and competitions, or allow BC Liquor or private retail stores to operate a temporary store on site as the means to provide for these sales. | June 21/14 | Policy Directive 14-12<br><br>Permanent Change to a Liquor Licence (LCLB005b)<br><br>Temporary Off-site Sales Authorization Request (LCLB091) |
| 33. Allow manufacturers to have off-site locations where they can sample and sell their products to the public (e.g., permanent tasting rooms in a downtown store). | | |
| 34. Minors, if accompanied by a parent or guardian, should be permitted in certain liquor-primary establishments. | June 21/14 | Policy Directive 14-13<br><br>Application to Allow Minors (LCLB045) |
| 35. The LCLB should clarify and modernize regulations with respect to food primary operations, including lounge and kitchen requirements. | Nov. 23/15 | Policy Directive 15-12 |
| 36. Food-primary licensees should continue to focus on food service, with a full menu available whenever liquor service is available. However, patrons should not be obligated to – or made to feel like they must – order food if they do not wish to eat. | June 20/14 | Food Primary Guide |

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| 37. Food-primary enterprises that wish to fully transition away from food service after a certain hour (e.g., 9 p.m.) – if, for example, they wanted to operate as a nightclub – will be able to apply for a licence endorsement, allowing them to operate like a liquor-primary licence during those hours only. | | |
| 38. Food- or liquor-primary licences should be available to other types of businesses, allowing a range of new establishments (e.g., spas, cooking schools, and galleries) to offer liquor to their clientele as an additional service. | | |
| 39. Government should consult with UBCM, local governments and First Nations about streamlining the liquor application process. An applicant for a liquor primary licence should be able to seek input from the local government or First Nation before or at the same time it applies to LCLB. | | |
| 40. The criteria used by local governments and First Nations to evaluate an application from their community and then make a recommendation to LCLB should be determined by the local government or First Nation. This respects the role of local governments and First Nations in setting standards for assessing liquor-licence applications in their communities. | | |
| 41. The provincial government should amend legislation so local government councils could, if they wish, give staff the authority to provide recommendations on licence applications (e.g., licence amendments involving a change in hours or capacity) directly to LCLB. This means local government recommendations would not have to be endorsed by a council resolution. | | |
| 42. In the interest of customer service, First Nations, local and provincial governments should identify target timelines to resolve all applications related to liquor licensing. | Oct. 27/14 | Letter to Local Government and First Nations |
| 43. Introduce online applications to simplify the process. | Feb. 2/15 | Special Occasion Licences Online (SOLO) website SOLO FAQ |
| 44. Government should create an annual SOL for organizations that hold occasional meetings or activities throughout the year. Licence holders could store unconsumed liquor for future events. The licence holder would be required to ensure the safe transport and storage of unconsumed liquor product. | | |
| 45. Event organizers should be able to apply for a single SOL that covers multiple events held over several days at several locations. | Feb. 2/15 | Special Occasion Licences Online (SOLO) website SOLO FAQ |
| 46. Consult with police and local governments and First Nations to find ways to streamline their role in approving small-capacity, time-limited events (e.g., family wedding) that have little or no public safety risks for their communities. | Aug. 1/14 | |
| 47. Police should continue to be informed of all upcoming SOL events in their communities. | Feb. 2/15 | Special Occasion Licences Online (SOLO) website SOLO FAQ |
| 48. Remove the regulation that requires non-profit organizations to apply for an SOL for concerts and events. This will allow promoters who actually manage the event, to be responsible to meet all requirements of the liquor licence. | | |
| 49. Permit businesses to obtain SOLs to raise funds for charity. | | |
| 50. Permit hobby brewers and vintners to apply for an SOL to host competition events, allowing homemade beers and wines to be sampled by both judges and the public. | Mar. 4/16 | |

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| 51. Except where it is not suitable from a public safety perspective, permit whole-site licensing for public events, eliminating "beer gardens." | Apr. 28/14 | Policy Directive 14-02<br><br>Special Occasion Licence Policy Manual<br><br>Major Events Terms and Conditions Guide |
| 52. Allow the sale of mixed-spirit drinks at public SOL events. | Apr. 28/14 | Policy Directive 14-02<br><br>Special Occasion Licence Policy Manual<br><br>Major Events Terms and Conditions Guide |
| 53. Allow hosts to serve UBrew/UVin or homemade beer or wine at SOL events (e.g., weddings, family reunions). | June 20/14 | Policy Directive 14-08<br><br>Special Occasion Licence Policy Manual |
| 54. Government should consult with clubs to determine if there is interest in repealing the club designation, and reclassify the licence as food-primary or liquor-primary. | | |
| 55. The provincial government should introduce a new licence class and streamlined application process for facilities (e.g., stadiums, arenas and theatres) that charge a fee for an event (e.g., a sporting event or play). Minors should be permitted to stay until the event ends. | | |
| 56. There should be more drink choices (e.g., mixed spirits) for consumers, as in all other types of licensed establishments. | Apr. 28/14 | Policy Directive 14-03 |
| 57. Liquor sales in arenas and stadiums should be permitted in all public areas. As part of this, stadiums should have increased flexibility to provide hawking services to patrons in both the seated and concourse areas, and throughout the scheduled event. | Apr. 28/14 | Policy Directive 14-03<br><br>Liquor Primary Terms and Conditions Guide<br><br>To apply for a change to allow hawkers or to expand the area in which they can sell, use form LCLB045b<br>(Stadiums only) |
| 58. LDB warehousing and distribution systems should be modernized and streamlined. The wholesale ordering processes should be improved with the goal of better and more efficient service to clients. | | |
| 59. Any establishment that sells liquor should be able to provide samples in a socially responsible manner. | | |
| 60. Permit licensees to store liquor in secure, offsite locations, subject to notifying LCLB. | May 30/14 | Policy Directive 14-05<br><br>Off-site Storage Notification form (LCLB027) |
| 61. Individual establishments that are part of a larger company (e.g., chain outlets) should be able to transfer small amounts of liquor between locations. | June 20/14 | Policy Directive 14-09 |

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| 62. Provide a more streamlined and time-sensitive application process to allow facilities such as ski hills and golf courses to temporarily extend their licensed area to another part of the property (e.g., a patio near a ski-hill gondola lift or a temporary patio near a golf clubhouse). | Nov. 24/14 | Policy Directive 14-16<br><br>Application for a Temporary Use Area (TUA) Endorsement<br><br>Security Plan Template for TUA Activations |
| 63. Permit patrons to carry liquor between adjoining licensed establishments (e.g., from the pub to the adjoining restaurant). | June 20/14 | Policy Directive 14-10 |
| 64. Allow hotel and resort patrons to carry liquor throughout designated areas of the hotel (e.g., carrying a glass of wine presented at check-in to the hotel room). | | |
| 65. Extend the hours that patrons can receive liquor through room service. | Mar. 4/16 | |
| 66. Allow liquor-primary establishments to offer more liquor-free events for all-ages (e.g., music concerts). | Nov. 24/14 | Policy Directive 14-18 |
| 67. Allow multi-use buildings (e.g., community centres) to use licensed space for non-alcohol related purposes. | | |
| 68. Allow private and public retail liquor stores to sell growlers (refillable bottles) and operate refilling stations. | | |
| 69. Change the regulations allowing UBrew/UVin members to change their name to "Ferment-On-Premises" to be consistent with federal legislation. Establishments can continue to call themselves UBrews/UVins if they choose. | Nov. 24/14 | Policy Directive 14-17 |
| 70. Permit the owners and family members of UBrews and UVins to own other liquor-related establishments. | June 20/14 | Policy Directive 14-08 |
| 71. Remove or streamline the requirement that changes in corporate share ownership must be reported to LCLB, provided no new shareholders are added. | | |
| 72. To make the required adjustment, the Ministry of Justice should develop an effective change management plan, which should include training and professional development for staff and consideration of appropriate LCLB resources. | | |
| 73. Ensure that these recommendations, when taken in total, represent a significant reduction in red tape for businesses in the liquor industry in B.C., to support economic development. | | |

## BACKGROUNDER

### Liquor in grocery stores

The B.C. Liquor Policy recommendation of permitting the sale of liquor in grocery stores has been implemented in seven grocery stores throughout the province. The new regulations allow for two different models of liquor sales associated with a grocery store.

- The **Store-within-a-Store** model allows liquor or wine stores to relocate within eligible grocery stores. The model allows for one-cart shopping experiences between grocery and liquor, but the liquor retailer operates as a separate business.
- The **Wine-on-Shelves** model is available exclusively to Wine Store licensees (VQA and Independent Wine Stores). The model allows for the sale of 100% BC Wine: stored by the grocer, stocked in designated display areas, purchased at designated check-out registers by certified employees, and with opportunities to sample the products in designated tasting areas.

The Liquor Control and Licensing Regulations require an eligible grocery store meet a number of requirements in order to be considered for liquor sales. Eligible grocery stores must be:

- Primarily engaged in retailing a general line of foods (including beverages) for human consumption;
- At least 10,000 square feet in size, including storage space;
- Have food sales revenue accounting for over 70% of the total non-liquor sales revenue each year; and
- Have food sales revenue accounting for over 50% of the total sales revenue each year, including liquor sales from a retailer located in the grocery store.

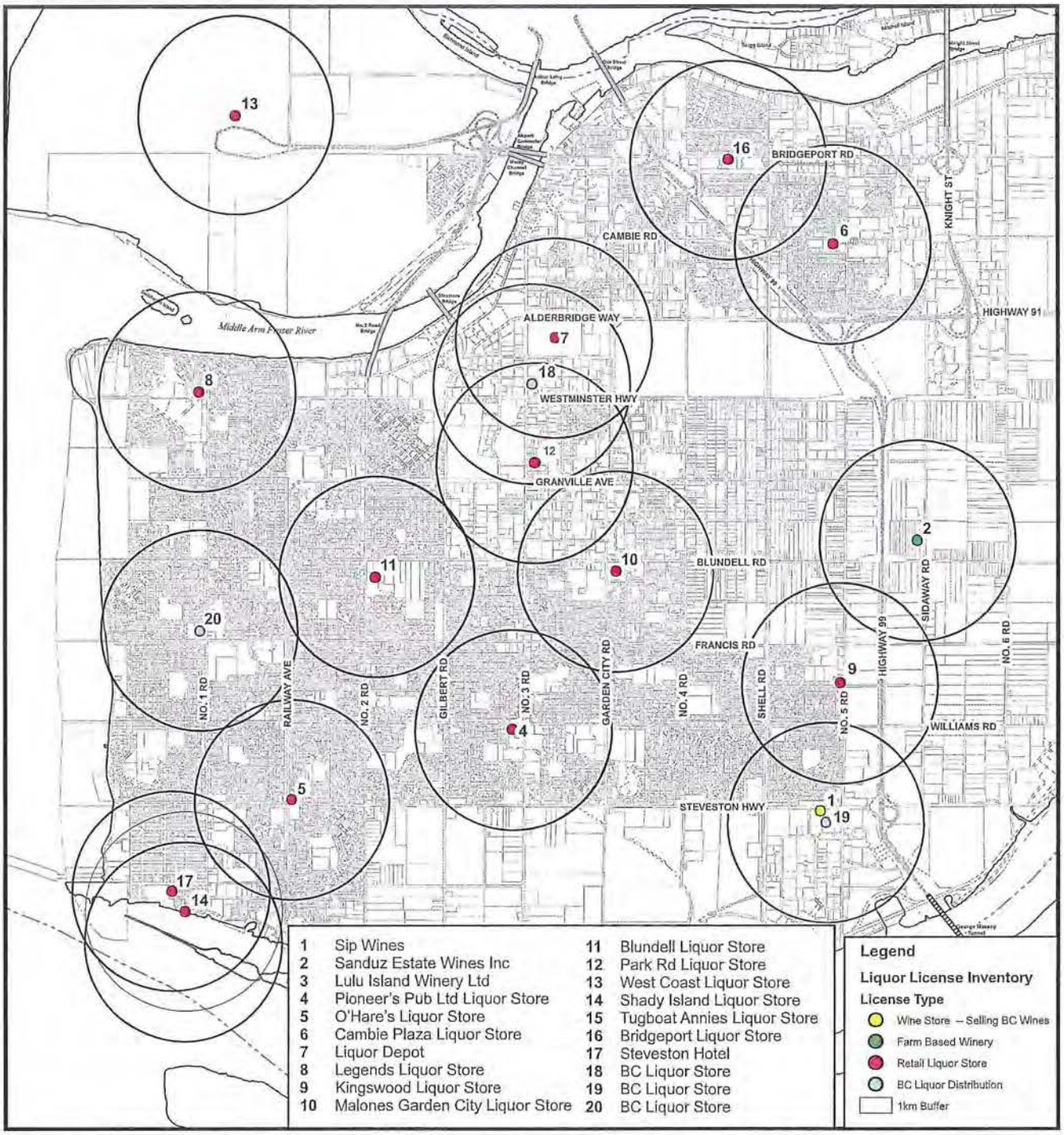
Of the seven grocery stores that are selling liquor under the new regulations, five are in the lower mainland and two are in Kelowna. As of the writing of this report, all seven are Save-on-Foods stores and all are following the "wine-on-shelf" model.

The City regulates the sale of liquor or alcohol through land use powers (Zoning Bylaw) and Business Licensing. In issuing a Business Licence, amongst other requirements, a potential business activity must be a ***permitted use*** defined in the Zoning Bylaw. A Business License for a grocery store is defined to be carrying out a "***retail, general***" Permitted Use under the Zoning Bylaw, which currently excludes the sale of alcoholic beverages.

Under the recommendations in this report, it is proposed to add sales of wine in grocery stores to the definition of "retail, general". This would allow wine sales to be added to large grocery stores (over 25,000 sq.ft), providing customer convenience without a site specific rezoning. However, the sale of alcohol, other than BC wine products, added to a grocery store, in the "store-within-a-store" model would require a site specific rezoning. Sales under this model would be required to meet the definition of ***retail, liquor 2*** under the Zoning Bylaw.

> **Retail, liquor 2** means a facility for the retail sale of beer, wine, spirits, cider and coolers to the public, having a total **floor area** not exceeding 510.0 m² that is not accessory to **neighbourhood public house** and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act*, and includes liquor stores and wine and beer stores.

City of Richmond



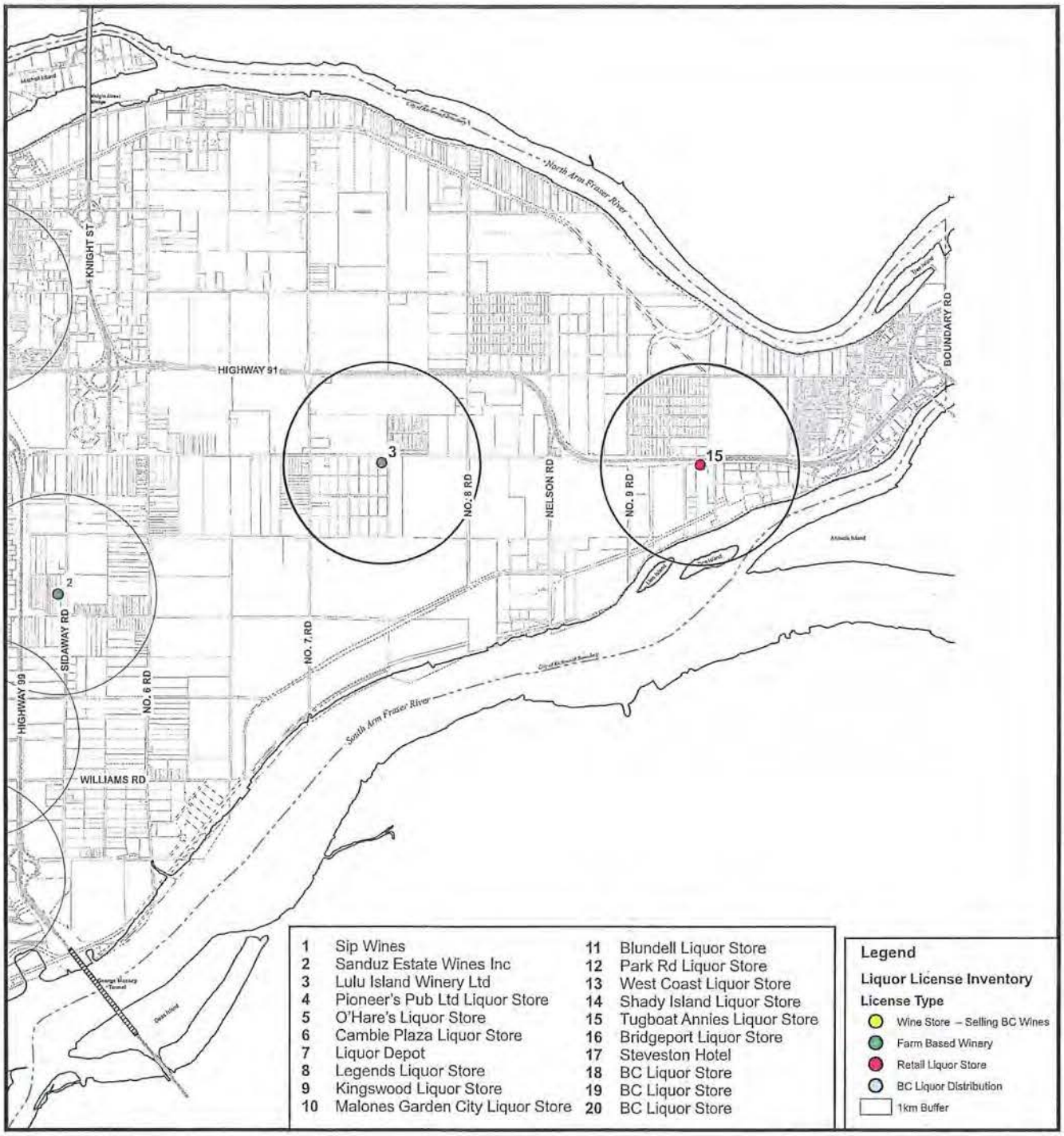

Attachment 4
Existing Liquor Retail and Wine Stores
West Richmond

Original Date: 05/10/16

Revision Date: 00/00/00

Note: Dimensions are in METRES

City of Richmond




| | | | |
|---|---|---|---|
| 1 | Sip Wines | 11 | Blundell Liquor Store |
| 2 | Sanduz Estate Wines Inc | 12 | Park Rd Liquor Store |
| 3 | Lulu Island Winery Ltd | 13 | West Coast Liquor Store |
| 4 | Pioneer's Pub Ltd Liquor Store | 14 | Shady Island Liquor Store |
| 5 | O'Hare's Liquor Store | 15 | Tugboat Annies Liquor Store |
| 6 | Cambie Plaza Liquor Store | 16 | Bridgeport Liquor Store |
| 7 | Liquor Depot | 17 | Steveston Hotel |
| 8 | Legends Liquor Store | 18 | BC Liquor Store |
| 9 | Kingswood Liquor Store | 19 | BC Liquor Store |
| 10 | Malones Garden City Liquor Store | 20 | BC Liquor Store |

**Legend**

**Liquor License Inventory**

**License Type**

- Wine Store – Selling BC Wines
- Farm Based Winary
- Retail Liquor Store
- BC Liquor Distribution
- 1km Buffer

Attachment 4
Existing Liquor Retail and Wine Stores
East Richmond

Original Date: 05/10/16

Revision Date: 00/00/00

Note: Dimensions are in METRES

# City of Richmond Policy Manual

| Page 1 of 4 | Adopted by Council: Aug. 23/93 | POLICY 9003 |
|---|---|---|
| File Ref: 8275-00 | NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS – PROCESS FOR APPROPRIATELY ZONED LAND | |

**POLICY 9003:**

It is Council policy that:

The following statements apply when evaluating public opinion with respect to proposed neighbourhood public houses (pubs) and cold beer and wine stores (Class "D" Liquor Licence) on lands appropriately zoned for such a use:

1. An owner of land or an authorized agent, may file an application for Council support of a neighbourhood public house and/or cold beer and wine store (hereinafter referred to as a "pub") using the standard development application form, and shall pay to the City the application fee specified in Application and Approval Fees Bylaw No. 5430.

2. The Director of Planning shall acknowledge such an application and direct the applicant to erect a sign with the information noted on Schedule A to this policy on the subject site. The Director of Planning shall also place a display advertisement in two consecutive editions of both local newspapers noting the particulars of the application as shown on Schedule B to this policy. Both forms of notice will direct that comments on the proposal be submitted in writing to the Director of Planning.

3. The Director of Planning shall collect all comments received within 14 days from the date of the last advertisement and prepare a report noting the number of comments received and summarizing their contents. The report which shall be submitted to the Planning and Development Services Committee would address the following factors:

   a) Whether or not Council should consider that the residents are in favour of granting the licence;

   b) The proximity of the establishment to other social facilities and public buildings;

   c) Traffic, road access and availability of parking;

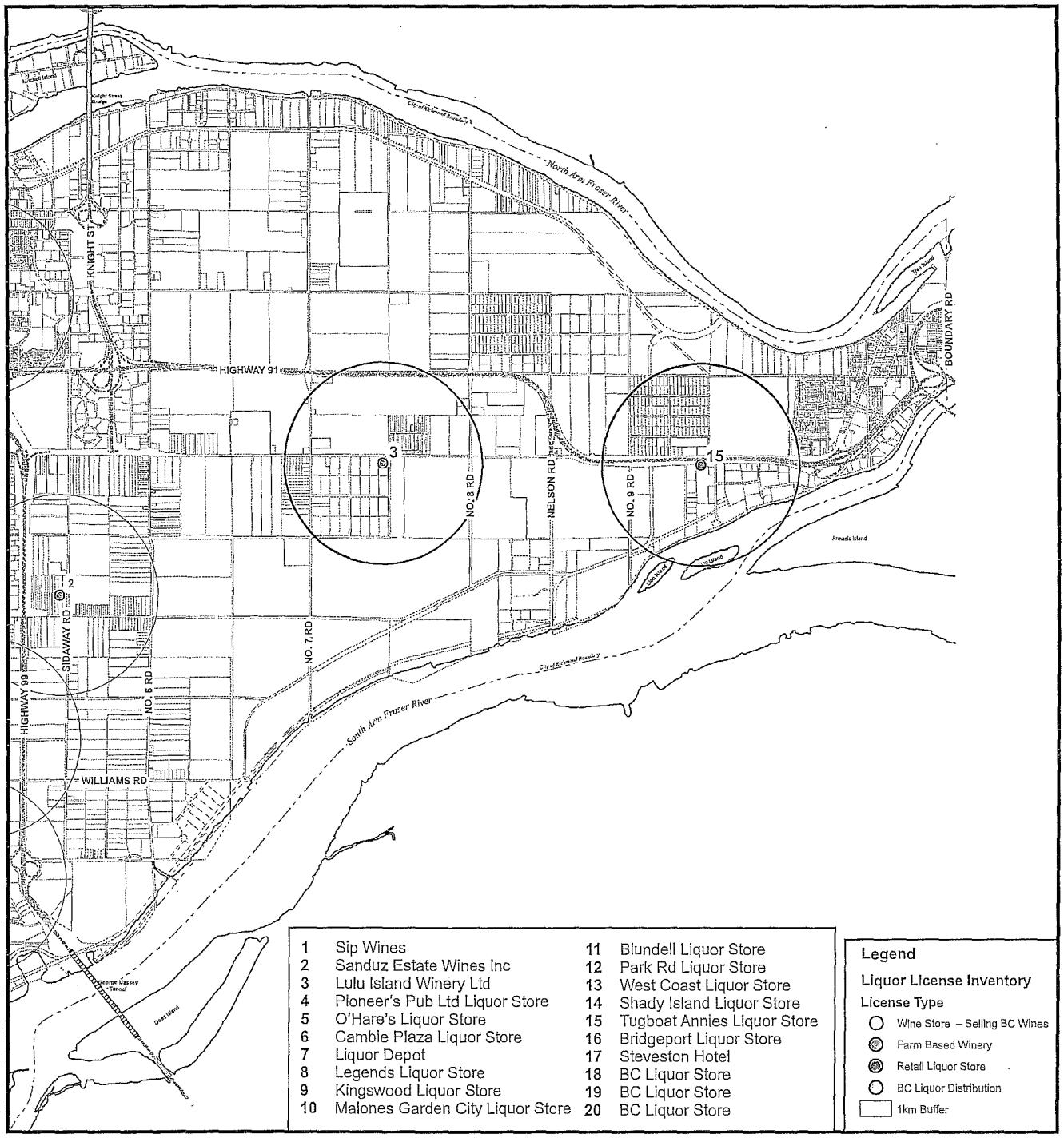
   d) Noise and the appearance of the establishment;

   e) Any other local issue that Council considers relevant; and

   f) Such other comments as the Director of Planning feels are appropriate, including a recommendation on the adjudication of the application.

4. Upon consideration of the report specified in Section 3, the Committee shall recommend to Council either:

City of Richmond




| | | | |
|---|---|---|---|
| 1 | Sip Wines | 11 | Blundell Liquor Store |
| 2 | Sanduz Estate Wines Inc | 12 | Park Rd Liquor Store |
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| 5 | O'Hare's Liquor Store | 15 | Tugboat Annies Liquor Store |
| 6 | Cambie Plaza Liquor Store | 16 | Bridgeport Liquor Store |
| 7 | Liquor Depot | 17 | Steveston Hotel |
| 8 | Legends Liquor Store | 18 | BC Liquor Store |
| 9 | Kingswood Liquor Store | 19 | BC Liquor Store |
| 10 | Malones Garden City Liquor Store | 20 | BC Liquor Store |

**Legend**

**Liquor License Inventory**

**License Type**

- Wine Store – Selling BC Wines
- Farm Based Winery
- Retail Liquor Store
- BC Liquor Distribution
- 1km Buffer

# Attachment 4
# Existing Liquor Retail and Wine Stores East Richmond

Original Date: 05/10/16

Revision Date: 00/00/00

Note: Dimensions are in METRES

a) That Council consider the adoption of a resolution in accordance with the requirements of the Liquor Control and Licensing Branch (LCLB); or

b) That Council deny the request for support of the pub application.

5. Council shall, upon receipt of a recommendation from the Planning and Development Services Committee, in accordance with Section 4, either:

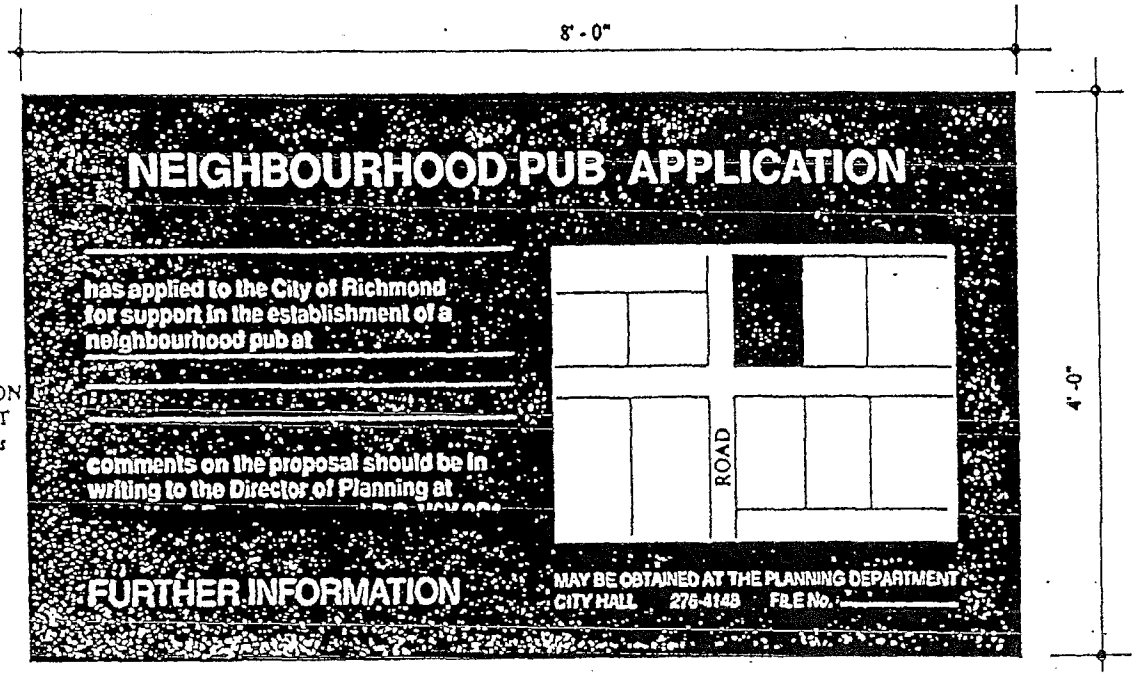
a) Consider the adoption of a resolution in accordance with the requirements of the LCLB; or

b) Deny the request for support of the pub application,

and direct that the applicant and the LCLB be so advised by the City Clerk.

(Planning Department)

## SCHEDULE "A"
## TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9003




SPECIFICATION

Green background with white Helvetica Medium lettering.
Site map will be white background with red lines.
The map will show the Project location, adjoining roads and properties, indicate address and north arrow.
The file no. will be assigned by the [redacted], contact Zoning Technician at 278-5575

July 1993

## SCHEDULE "B"
## TO NEIGHBOURHOOD PUBLIC HOUSE APPLICATIONS POLICY 9003

CITY OF RICHMOND
NOTICE OF APPLICATION FOR A NEIGHBOURHOOD PUB

The City of Richmond has received an application from (applicant) for support of a neighbourhood pub at (address). If you have any comments in regards to this matter, please submit them in writing to the Director of Planning, City of Richmond, 6911 No. 3 Road, Richmond, B.C. V6Y 2C1, on or before (date). If you have any questions or require any further clarification, please contact (staff contact name) in the City Planning Department, at (telephone number).

(name)
Director of Planning

City of Richmond

Policy Manual

| Page 1 of 1 | Adopted by Council: April 25th, 2005 | Policy: 9305 |
|---|---|---|
| File Ref: 4105-00 | Liquor Primary Licence and Food Primary Liquor Licence - Hours of Operation | |

**Policy 9305:**

It is Council policy that:

1. All applicants seeking approval to extend hours for a Liquor Primary Licence or a Food Primary Liquor Licence (new or amended) beyond 2:00 a.m. will not be recommended by the City.

2. All applicants seeking approval to extend hours for Liquor Primary Licence with the exclusion of Neighbourhood Pubs or a Food Primary Liquor Licence (new or amended) up to and including 2:00 a.m. shall submit an application to the Licence Inspector, and such application will be processed in accordance with the procedure specified in Bylaw 7276.

3. All Neighbourhood Pub applicants seeking approval for an extension of hours up to current permitted neighbourhood pub hours as outlined in Policy 9302 shall submit an application to the Licence Inspector and such application will be processed in accordance with the procedure specified in Bylaw 7276.

**Policy 9306:**

It is Council policy that

1. Liquor Primary License Applications – Appropriately Zoned Sites

   a) In the case of a Liquor Primary License application for a property that is appropriately zoned to permit a Liquor Primary Use, the applicant will be so informed.

   b) Should an application for a Liquor Primary Licence be submitted to the City on a site that permits a Liquor Primary Use, the application will be processed in accordance with the procedure specified in Section 1.9 of the Development Application Fees Bylaw.

2. Liquor Primary Use Applications – Site Rezoning Required

   a) In the case of a Liquor Primary application for a property that is not appropriately zoned to permit a Liquor Primary Licence Use, the applicant will be so informed along with the Liquor Control and Licensing Branch.

   b) Should the applicant wish to rezone the property to permit a Liquor Primary Use, a rezoning application must be submitted to the Development Applications Department and all applicable application fees provided.

   c) A rezoning application must, at the discretion of Council, be supported by a Neighbourhood Survey that is intended to collect public opinion on the proposed Liquor Primary use. The Neighbourhood Survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:

      i. the minimum catchment area for the required Neighbourhood Survey;
      ii. the name of the Market Research Company approved to conduct the Survey;
      iii. the method used to conduct and compile the results of the Neighbourhood Survey; and
      iv. the dates during which the Neighbourhood Survey must be conducted.

   d) The results of the Neighbourhood Survey, together with any comments the Director of Development feels are appropriate, shall be presented to Council, through the appropriate standing committee, with a staff report including a recommendation either to support or deny the rezoning application.

**Policy 9307:**

It is Council policy that:

Rezoning applications intended to facilitate a stand-alone Licensee Retail Store (i.e. not an accessory use to a Neighbourhood Public House) will be considered under the following general guidelines and criteria:

1. The proliferation of stand-alone Licensee Retail Stores is generally discouraged;
2. Licensee Retail Store Rezoning Applications intended to facilitate the replacement of an existing BC Liquor Store, operated by the Liquor Control and Licensing Branch or an existing LRS, will be considered on a case-by-case basis;
3. Except as noted in Section 4 below, all proposals for relocation of an existing or new Licensee Retail Store within the City of Richmond must be supported by a neighbourhood survey that is intended to collect public opinion on the proposed new location of the Licensee Retail Store. The neighbourhood survey will be required to be conducted by an independent Market Research Company at the sole cost of the applicant. The Director of Development will confirm approval in writing the following:
   i. the minimum catchment area for the required neighbourhood survey;
   ii. the name of the market research company selected by the applicant to conduct the Survey;
   iii. the method used to conduct and compile the results of the neighbourhood survey; and
   iv. the dates during which the neighbourhood survey must be conducted.
4. Notwithstanding Section 3 above, proposals to replace an existing BC Liquor Store or existing LRS on the same site will <u>not</u> be required to conduct a neighbourhood survey.

City of Richmond

Policy Manual

| Page 1 of 1 | Adopted by Council: July 25th, 2005 | Policy 9308 |
|---|---|---|
| File Ref: 12-8275 | TEMPORARY CHANGES TO LIQUOR LICENCES – SHORT TERM REQUESTS BY LICENCE HOLDERS | |

**Policy 9308:**

**It is Council Policy that:**

1. Definitions:

   - **Liquor Licence** means a liquor primary licence, liquor primary club licence or a food primary licence as set out in the *Liquor Control and Licensing Act*

   - **Licence Inspector** means the Chief Licencing Inspector for the City.

2. Licence Inspector Comments to the Province

   i. All Liquor Licence applicants requesting approval of a temporary change to their Liquor Licence shall apply to the City and pay the applicable fee.
   ii. The Licence Inspector is delegated the authority to submit comments to the Liquor Control and Licensing Branch for temporary changes to Liquor Licences to a maximum per applicant of:
      a. three consecutive days
      b. two applications in a twelve month period.
   iii. The Licence Inspector will provide a memo to Council members advising of the Licence Inspector's comments.

3. Council comments to the Province

   i. All Liquor Licence applicants requesting approval of greater than three consecutive days or submitting more than two applications in a twelve month period will have their application presented to Council.
   ii. Upon receipt of the completed application and payment of applicable fee, the Licence Inspector will prepare a report containing a recommendation to Council through the appropriate standing Committee.
   iii. After consideration of the report, any resolution of Council will be sent to the Liquor Control and Licensing Branch and the applicant will be provided with a copy the resolution.

City of Richmond

Policy Manual

| Page 1 of 1 | Adopted by Council: July 25th, 2005<br>Amended by Council: December 19th, 2005 | Policy 9309 |
|---|---|---|
| File Ref: 12-8275 | GUIDELINES FOR FREE-STANDING LICENSEE RETAIL STORE (LRS) REZONING APPLICATIONS | |

**Policy 9309:**

**It is Council policy that:**

1. Definitions:

   **Free Standing Licensee Retail Store** – means a retail store that sells alcoholic beverages to the public for off-site consumption and is licensed under the regulations of the *Liquor Control and Licensing Act* or has an appointment or agreement under the *Liquor Distribution Act.*

2. Guidelines:

   The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a free-standing Licensee Retail Store:

   (1) Unless a Licensee Retail Store rezoning is intended to facilitate the replacement of an existing BC Liquor Store or an existing Licensee Retail Store, new Licensee Retail Stores should avoid locations within 500 m (1,640 ft.) from the following uses:

   (a) Public and private schools, especially secondary schools;
   (b) Public parks and community centres; and
   (c) Other Licensee Retail Stores or BC government operated liquor stores.

   (2) A free-standing LRS should be located in commercial shopping centres (i.e. planned commercial developments which cater to the day-to-day needs of nearby residents) which have an aggregate floor area of at least 2,800 $m^2$ (30,150 sq. ft.).

   (3) The free-standing LRS should not exceed a gross floor area of 510 $m^2$ (5,500 sq. ft.), including refrigerated space, unless the LRS is intended to facilitate the replacement of an existing BC Liquor Store.

   (4) The following matters are to be addressed:
   - Adequate vehicle and pedestrian circulation;
   - Vehicle Loading/unloading;
   - Off-street parking;
   - Traffic and safety concerns; and
   - Crime Prevention Through Environmental Design (CPTED).

City of Richmond

Policy Manual

| Page 1 of 1 | Adopted by Council: July 25th, 2005 | Policy 9310 |
|---|---|---|
| File Ref: 12-8275 | GUIDELINES FOR LIQUOR PRIMARY LICENSED ESTABLISHMENT REZONING APPLICATIONS | |

**Policy 9310:**

**It is Council policy that:**

1. Definitions:

   **Liquor Primary Licensed Establishment** means an establishment that is primarily in the hospitality, entertainment or beverage service business. This may include establishments commonly known as bars, lounges, pubs, cabarets, etc. that are licensed under the regulations of the *Liquor Control and Licensing Act.*

2. Guidelines:

   The following criteria and factors are to be considered in making an assessment of a rezoning application to permit a Liquor Primary Licensed establishment:

   (1) Rezoning applications for Liquor Primary Licensed establishments are to demonstrate compatibility with nearby existing and planned land uses, including conformity with all applicable Council Policies and approved land use plans.

   (2) Liquor Primary Licensed establishments should avoid locations within 500 m (1,640 ft.) of the following uses:

   (a) Public and private schools; and
   (b) Public parks and community centres.

   (3) The following matters are addressed:
   - Adequate vehicle and pedestrian circulation;
   - Vehicle loading/unloading;
   - Off-street parking;
   - Traffic and safety concerns;
   - Noise concerns; and
   - Crime Prevention Through Environmental Design (CPTED).

City of Richmond

**Bylaw 9591**

# Richmond Zoning Bylaw 8500 Amendment Bylaw 9591 (Regulation of Sale of Alcoholic Beverages in Grocery Stores)

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

1. Richmond Zoning Bylaw 8500 is amended is further amended at Section 3.4 [Use and Term Definitions] by:

   (a) deleting the definition of **Retail, general** in its entirety and substituting the following:

   "**Retail, general** — a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to grocery, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers' market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail secondhand**, adult retail or retail stores requiring **outdoor storage**.

   b) The sale of wine – limited to wines produced in British Columbia, as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a grocery store, if the **floor area** of the grocery store exceeds 2,322 sq.m."

   (b) adding the following definition of "**Wine store**", in alphabetical order:

   "**Wine store** — means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9591".**

| | | |
|---|---|---|
| FIRST READING | _____ | CITY OF RICHMOND |
| PUBLIC HEARING | _____ | APPROVED by |
| SECOND READING | _____ | APPROVED by Director or Solicitor |
| THIRD READING | _____ | |
| ADOPTED | _____ | |

_____
MAYOR

_____
CORPORATE OFFICER

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

City of Richmond

# Memorandum

Finance and Corporate Services Division
Administration and Compliance

| | | | |
|---|---|---|---|
| **To:** | Mayor and Councillors | **Date:** | July 18, 2016 |
| **From:** | Cecilia Achiam, MCIP, BCSLA<br>Director, Administration and Compliance | **File:** | 12-8275-05/2016-Vol 01 |
| **Re:** | **Amended Recommendation for Council Policies on Provincially Regulated Liquor Establishments** | | |

This memorandum provides information for Mayor and Councillors regarding Item 2 on the General Purposes Committee agenda for July 18, 2016, "Council Policies on Provincially Regulated Liquor Establishments".

The report proposes, among other things, proposed amendments to Zoning Bylaw 8500 to regulate wine sales in grocery stores. Upon further staff review, it has been determined that proposed Zoning Bylaw 8500 Amendment Bylaw 9591 should be revised to include a definition of "Grocery store". A replacement version of Zoning Bylaw 8500 Amendment Bylaw 9591 is attached to this report. Recommendation 3 of the report should be replaced as follows:

"3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9591 to:
   a. amend the definition of "Retail, general" and add a definition of "Grocery store" to allow the sale of BC wines in grocery stores ;and
   b. create a new definition of "Wine store" so that specific regulations can be applied to this use;

be introduced and given first reading."

Also attached to this memo is a chart that identifies the changes proposed to policy and to the Zoning bylaw. This chart shows the changes according to each type of liquor or wine retail sales model and should provide greater clarity to the recommendations.

Cecilia Achiam, MCIP, BCSLA
Director, Administration and Compliance

CA:ce
Att. 2
pc: SMT
David Weber, Director, City Clerk's Office
Wayne Craig, Director, Development
Doug Long, City Solicitor

CITY OF RICHMOND DATE JUL 18 2016 RECEIVED CITY CLERK'S OFFICE

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JUL 18 2016
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Richmond

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City of Richmond

**Bylaw 9591**

# Richmond Zoning Bylaw 8500 Amendment Bylaw 9591 (Regulation of Sale of Alcoholic Beverages in Grocery Stores)

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

1. Richmond Zoning Bylaw 8500 is amended is further amended at Section 3.4 [Use and Term Definitions] by:

   (a) deleting the definition of **Retail, general** in its entirety and substituting the following:

   "**Retail, general** — a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to **grocery store**, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers' market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail secondhand**, adult retail or retail stores requiring **outdoor storage**.

   b) The sale of wine – limited to wines produced in British Columbia, as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a **grocery store**, if the **floor area** of the **grocery store** exceeds 2,322 sq.m."

   (b) adding the following definition of "**Grocery store**", in alphabetical order:

   "**Grocery store** — means a premises where the **principal use** is the sale of goods to the general public including canned, dry, fresh and frozen food, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, dairy products, baked products, snack foods, cut flowers, household cleaning supplies, household supplies, and a pharmacy as a **secondary use** to the sale of food products."



5079020

(c) adding the following definition of "**Wine store**", in alphabetical order:

"**Wine store** means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9591".**

FIRST READING _____

PUBLIC HEARING _____

SECOND READING _____

THIRD READING _____

ADOPTED _____

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor
LB

_____
MAYOR

_____
CORPORATE OFFICER

| Type of Store | Wine Only or All Liquor? | Existing | | Provincial Regulations | Proposed Changes | |
|---|---|---|---|---|---|---|
| | | Policy | Zoning Bylaw | | New policy | New Zoning |
| Stand-Alone Store | Wine Only | required to be 500m from a school or park or any other wine or liquor store | requires a rezoning and is treated the same as a liquor store with full range of liquor, beer and Wine | local government input must be considered | harmonized with Provincial regulations PLUS must be 500m from schools and parks | Wine Store is defined separately so that it is not treated the same as full liquor retail |
| | All Liquor (including wine, beer and spirits) | required to be 500m from a school or park or any other wine or liquor store | requires a rezoning | local government input must be considered and location must be 1km from another liquor store | harmonized with Provincial regulations PLUS must be 500m from schools and parks | no change, requires a rezoning |
| Grocery Store | BC Wine Only | not contemplated | requires a rezoning | grocery store must sell primarily food and local government input must be considered | harmonized with Provincial regulations PLUS must be 500m from schools and parks | rezoning not required as long as grocery store meets size requirements |
| | All Liquor (including wine, beer and spirits) | not contemplated | requires a rezoning | grocery store must sell primarily food, location must be 1km from other liquor sales and local government input must be considered | harmonized with Provincial regulations PLUS must be 500m from schools and parks | no change, requires a rezoning |

All applications for selling liquor or wine (retail model, either as a store or within a grocery store) or applications for selling liquor to be consumed on site (bars and restaurants) are required to go through a public process, including a neighbourhood survey and a recommendation from Council

TO: MAYOR & EACH COUNCILLOR
FROM: CITY CLERK'S OFFICE

City of Richmond

# Memorandum

Finance and Corporate Services Division
Administration and Compliance

**To:** Mayor and Councillors **Date:** July 20, 2016

**From:** Carli Edwards, P.Eng.
Manager, Customer Services and Licencing **File:** 12-8275-30-001/2016-Vol 01

**Re:** **Updated Map Showing Existing Liquor Retail and Wine Stores**

Following consideration of the report "Council Policies on Provincially Regulated Liquor Establishments" at the General Purposes Committee meeting on Monday, July 18th, the map of Liquor Retail and Wine Stores has been updated. The wine store shown as location 1 – Sips Wine, has been removed due to its closure earlier this year. The following three liquor retail locations have been added:

| Number (as shown on map) | Store Name | Location |
|---|---|---|
| **1** | Richmond Liquor Store Merchants | 7551 Westminster Hwy |
| **21** | Executive Cold Beer & Wine Store | 7211 Westminster Hwy |
| **22** | Richmond Liquor Store | 8555 Sea Island Way |

The updated map is now a current list of all types of retail liquor or wine stores in the City of Richmond.

Carli Edwards, P.Eng.
Manager, Customer Services and Licencing
(4136)

CE:ce

Att. 1

CITY OF RICHMOND DATE JUL 20 2016 RECEIVED CITY CLERK'S OFFICE

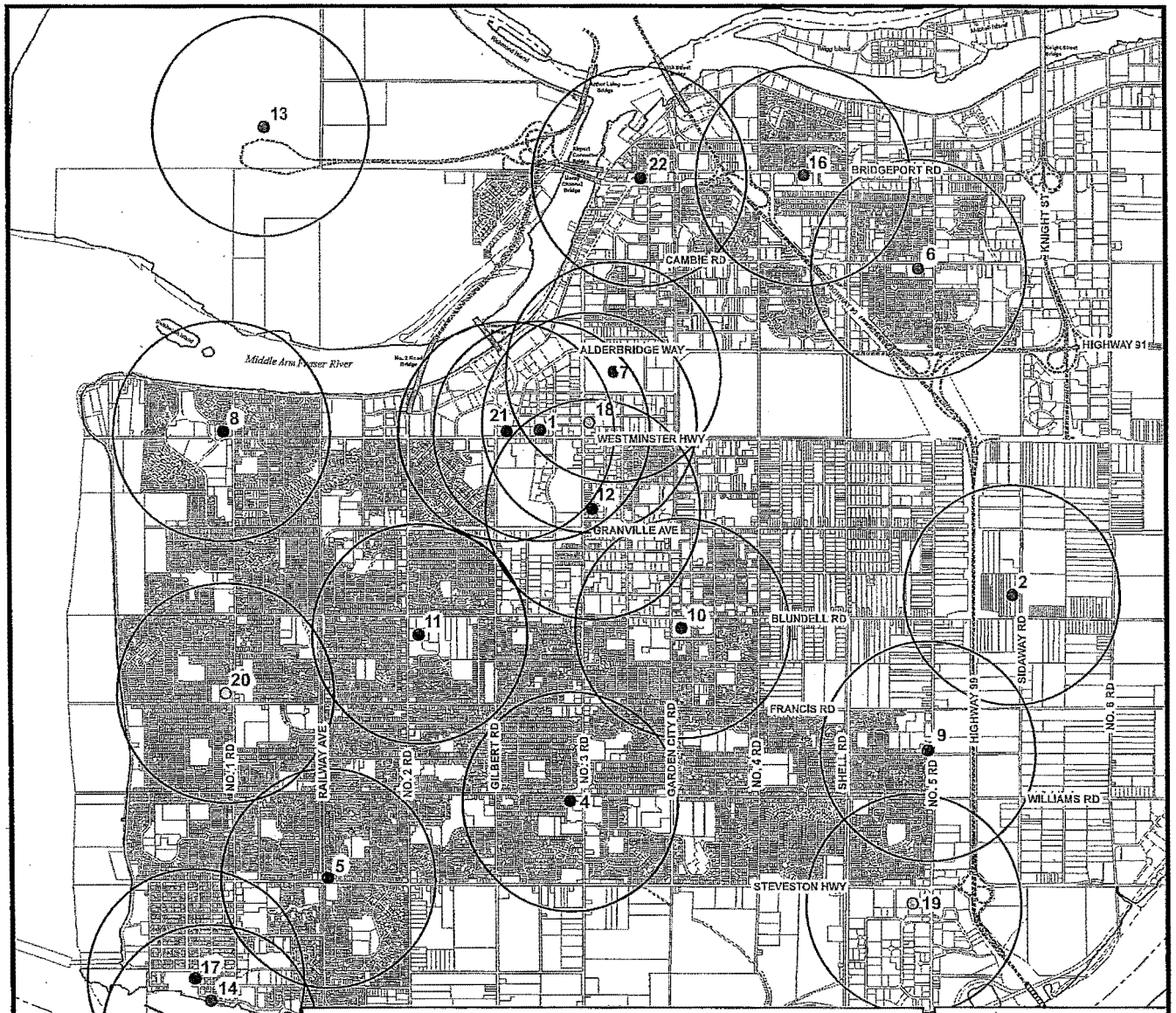
PHOTOCOPIED
JUL 20 2016
& DISTRIBUTED

pc: SMT
Cecilia Achiam, MCIP, BCSLA, Director, Administration and Compliance
Wayne Craig, Director, Development
Terry Crowe, Manager, Policy Planning



Richmond

City of Richmond




| | | | |
|---|---|---|---|
| 1 | Richmond Liquor Store Merchants | 12 | Park Rd Liquor Store |
| 2 | Sanduz Estate Wines Inc | 13 | West Coast Liquor Store |
| 3 | Lulu Island Winery Ltd | 14 | Shady Island Liquor Store |
| 4 | Pioneer's Pub Ltd Liquor Store | 15 | Tugboat Annies Liquor Store |
| 5 | O'Hare's Liquor Store | 16 | Bridgeport Liquor Store |
| 6 | Cambie Plaza Liquor Store | 17 | Steveston Hotel |
| 7 | Liquor Depot | 18 | BC Liquor Store |
| 8 | Legends Liquor Store | 19 | BC Liquor Store |
| 9 | Kingswood Liquor Store | 20 | BC Liquor Store |
| 10 | Malones Garden City Liquor Store | 21 | Executive Cold Beer & Wine Store |
| 11 | Blundell Liquor Store | 22 | Richmond Liquor Store |

**Legend**

**Liquor License Inventory**

**License Type**

- Wine Store – Selling BC Wines
- Farm Based Winery
- Retail Liquor Store
- BC Liquor Distribution
- 1km Buffer

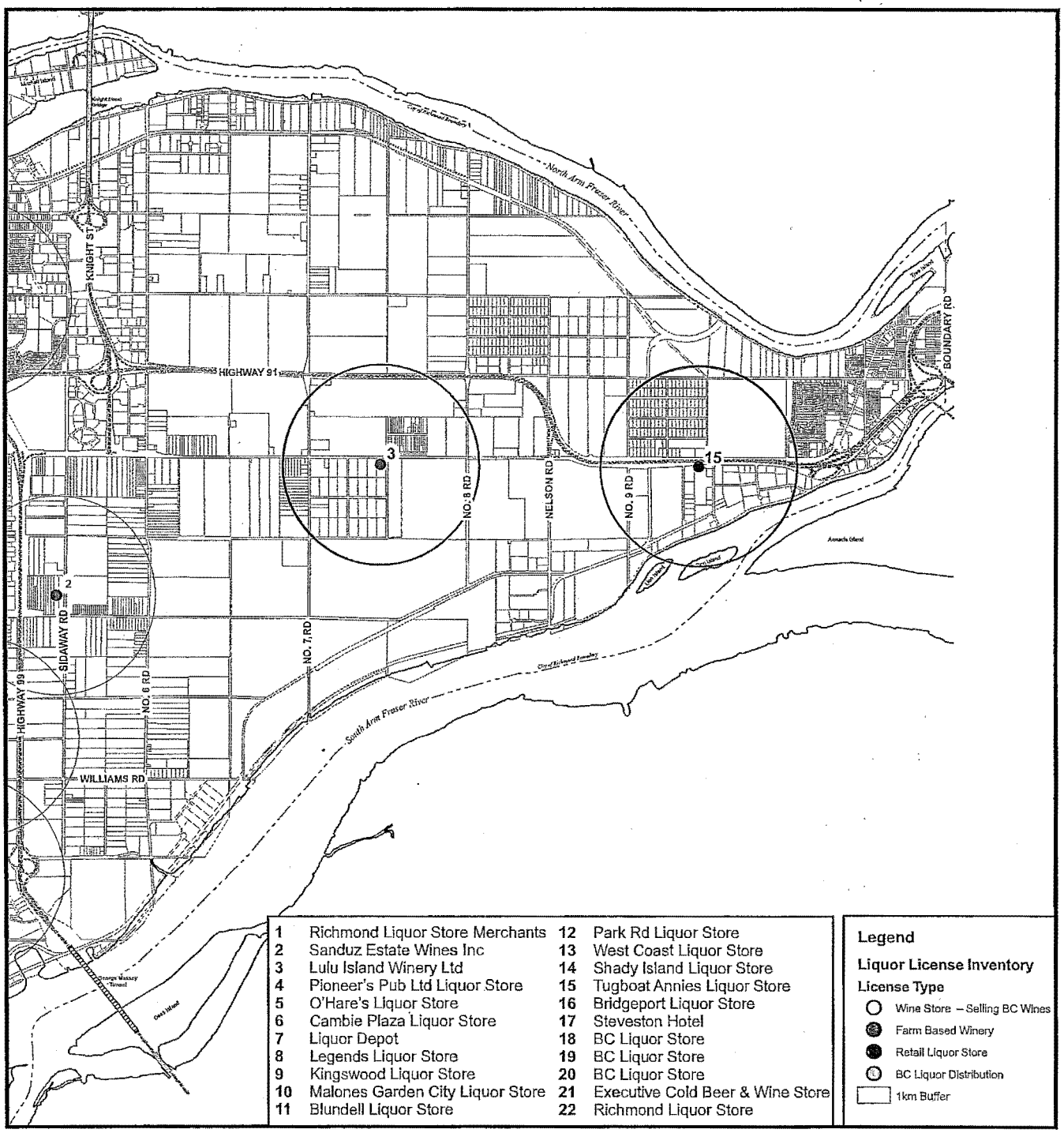
Attachment 4
Existing Liquor Retail and Wine Stores
West Richmond

Original Date: 05/10/16

Revision Date: 07/19/16

Note: Dimensions are in METRES

# City of Richmond

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| 11 | Blundell Liquor Store | 22 | Richmond Liquor Store |

**Legend**

**Liquor License Inventory**

**License Type**

- Wine Store – Selling BC Wines
- Farm Based Winery
- Retail Liquor Store
- BC Liquor Distribution
- 1km Buffer

## Attachment 4
## Existing Liquor Retail and Wine Stores East Richmond

Original Date: 05/10/16

Revision Date: 07/19/16

Note: Dimensions are in METRES

City of Richmond

**Bylaw 9591**

# Richmond Zoning Bylaw 8500 Amendment Bylaw 9591 (Regulation of Sale of Alcoholic Beverages in Grocery Stores)

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

1. Richmond Zoning Bylaw 8500 is amended is further amended at Section 3.4 [Use and Term Definitions] by:

   (a) deleting the definition of **Retail, general** in its entirety and substituting the following:

   "**Retail, general** — a) means a premises where goods, merchandise, other materials and services are offered for sale at retail to the general public and includes limited on-site storage or limited seasonal outdoor sales to support that store's operations, which includes but is not limited to **grocery store**, hardware, pharmaceutical, appliance and sporting goods stores, bicycle/scooter sales and rentals, and a farmers' market, and minor **government services**, such as postal services, but does not include warehouse sales and the sale of **building** supplies, gasoline, heavy agricultural and industrial equipment, alcoholic beverages, **retail pawnshop**, **retail secondhand**, adult retail or retail stores requiring **outdoor storage**.

   b) The sale of wine – limited to wines produced in British Columbia, as per the regulations of the *Liquor Control and Licensing Act* – is permitted within a **grocery store**, if the **floor area** of the **grocery store** exceeds 2,322 sq.m."

   (b) adding the following definition of "**Grocery store**", in alphabetical order:

   "**Grocery store** — means a premises where the **principal use** is the sale of goods to the general public including canned, dry, fresh and frozen food, fresh fruits and vegetables, fresh and prepared meats, fish and poultry, dairy products, baked products, snack foods, cut flowers, household cleaning supplies, household supplies, and a pharmacy as a **secondary use** to the sale of food products."

(c) adding the following definition of "**Wine store**", in alphabetical order:

"**Wine store** means a premises where goods offered for sale to the general public are limited to wine or wine products, including mead, sake and cider, as per the regulations of the *Liquor Control and Licensing Act*."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9591".**

| | |
|---|---|
| FIRST READING | JUL 25 2016 |
| PUBLIC HEARING | |
| SECOND READING | |
| THIRD READING | |
| ADOPTED | |

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor
LB

MAYOR

CORPORATE OFFICER

City of Richmond

# Report to Committee

Planning and Development Division

| | | | |
|---|---|---|---|
| **To:** | Planning Committee | **Date:** | July 8, 2016 |
| **From:** | Wayne Craig<br>Director, Development | **File:** | RZ 14-665028 |
| **Re:** | **Application by 8572534 Canada Ltd. for Rezoning at 5960 No. 6 Road to Allow a Licensed Health Canada Medical Marihuana Production Facility** | | |

## Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (ZI11)" zoning district and rezone 11320 Horseshoe Way (RZ 13-639815) to "Licensed Health Canada Pharmaceutical Production (ZI11)", be abandoned; and

2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9592, for the rezoning of 5960 No. 6 Road to allow a licensed Health Canada medical marihuana production facility and supporting uses on a site-specific basis in the "Light Industrial (IL)" zoning district, be introduced and given first reading.

Wayne Craig
Director, Development

WC:ke
Att. 5

| REPORT CONCURRENCE | | |
|---|---|---|
| **ROUTED TO:** | **CONCURRENCE** | **CONCURRENCE OF GENERAL MANAGER** |
| Fire Rescue | ☑ | |
| RCMP | ☑ | |
| Policy Planning | ☑ | |

## Staff Report

### Origin

8572534 Canada Ltd. has applied to the City of Richmond for permission to rezone 5960 No. 6 Road to allow a licensed Health Canada medical marihuana production facility and supporting uses on a site-specific basis in the "Light Industrial (IL)" zoning district. The subject site is a building contained in a larger stratified industrial business park with other industrial buildings. This rezoning application applies to only 2 strata lots (strata lot 9 and 10) in the building at the south east corner of the site addressed as 5960 No. 6 Road (Attachment 1).

### Background Information

In response to new Federal Health Canada Marihuana for Medical Purposes Regulations introduced in 2013, Council adopted zoning bylaw provisions in December 2013, requiring a rezoning application to allow a licensed Health Canada medical marihuana production facility in the City. Subsequent Official Community Plan Amendments were approved by Council in March 2014 to implement policies to manage proposed medical marihuana production facility's through the required rezoning process.

### Closure of Application – 11320 Horseshoe Way (RZ 13-639815)

Richmond Zoning Bylaw 8500, Amendment Bylaw 9109 is recommended to be abandoned in this report for the rezoning application at 11320 Horseshoe Way for a proposed licensed Health Canada medical marihuana production and research and development facility. Third reading was granted on March 17, 2014. The applicant has not completed the rezoning considerations for this application, with staff inquiring multiple times with the applicant about fulfilling the rezoning considerations after the March 2014 Public Hearing. Staff have formally notified the applicant of the City's intent to close the rezoning application as there has been no activity or updates on this file since the Public Hearing on March 17, 2014. Staff have not heard back from the applicant as a result of this notification and have not been contacted by the applicant regarding the application. There have also been recent media reports indicating that the company is no longer in operation.

### Findings of Fact

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

### Surrounding Development

5960 No. 6 Road is a light industrial building located at the south east corner of a larger 9.3 acre stratified industrial complex at the north east corner of No. 6 Road and Westminster Highway. The industrial complex is zoned "Light Industrial (IL)" and contains 7 buildings with vehicle access to the property from No. 6 Road. The building proposed to accommodate the medical marihuana production facility is currently occupied by a vehicle auto body shop, construction storage/office and a bakery.

To the North: Industrial buildings on a property zoned "Light Industrial (IL)".

To the South: Across Westminster Highway, property zoned "Agriculture (AG1)" contained in the Agricultural Land Reserve (ALR).

To the East: A property zoned "Agriculture (AG1)" contained in the ALR.

To the West: Two vacant properties zoned "Light Industrial (IL)" with a rezoning application being processed by staff proposing a drive-through restaurant development (RZ 14-678861). Across No. 6 Road, a fire hall zoned "School & Institutional (SI)" and business parks zoned "Industrial Business Park (IB1)" and "Industrial Business Park (ZI3)".

## Related Policies & Studies

### Official Community Plan

The Official Community Plan (OCP) contains policies and requirements applicable to proposed licensed Health Canada medical marihuana production facilities (established under the Marihuana for Medical Purposes Regulations – MMPR) to manage and consider such proposals through the rezoning process (Attachment 3). The proposed rezoning application is consistent with the OCP policies as the proposal:

- Is located in an OCP designated "Mixed Employment" area.
- Does not result in the proliferation of such facilities in Richmond.
- Is located in an area that minimizes impacts to surrounding areas and does not negatively affect any potential sensitive land uses (e.g., residential, school, park, or community institutional).

The facility is proposed to be located in one unit (containing two strata lots) of a multi-tenanted industrial building. To address potential adjacency issues, the proponent has:

- Consulted with all existing tenants in the building who have confirmed in writing they have no concerns or objections to the proposed use.
- Developed a facility design to ensure that any potential noise and odours related to the facility operations are properly mitigated and contained.

### Agricultural Land Reserve Adjacency

The subject site abuts land in the ALR to the immediate west. No new building or significant exterior modifications are required to accommodate the proposed facility. Generally, all modifications will be limited to the interior of the building. The current north-south orientation of the subject building at 5960 No. 6 Road provides an existing buffer edge to the ALR. Furthermore, building modifications that involve minimum exterior renovations are exempted from Development Permit requirements. As a result, neighbouring agricultural land will not be impacted and on this basis the rezoning application was not referred to the Agricultural Advisory Committee.

**Floodplain Management Implementation Strategy**

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

**Ministry of Transportation and Infrastructure Approval**

Due to the site's proximity to a Ministry of Transportation and Infrastructure (MOTI) Highway and interchange (Highway 91), staff have forwarded this proposal to MOTI staff and received preliminary approval. Formal approval of the rezoning amendment bylaw is required by MOTI as a rezoning consideration for this project.

## Public Consultation

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

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

## Analysis

**Proposed Amendment to the Light Industrial (IL) Zone – Licensed Health Canada Medical Marihuana Production Facility**

This rezoning application proposes to allow a medical marihuana production facility on a site specific basis in the "Light Industrial (IL)" zoning district. The existing zoning for the subject site is "Light Industrial (IL)". The following is a summary of zoning provisions:

- Limits the medical marihuana production facility to the two strata lot(s) proposed to be used at 5960 No. 6 Road.
- Limits a medical marihuana production facility use to a maximum of 520 sq. m (5,600 sq. ft.).

**Proposed Facility and Operations**

The proposed facility will occupy approximately 500 sq. m (5,382 sq. ft.) of floor area in the light industrial building. All facility operations are proposed to be located on the ground floor of the building and will consist of cultivation/growing areas for the plants, storage, vault and drying rooms and supporting areas for employees and office functions (Attachment 4). No storefront/retail activities are proposed in accordance with Health Canada MMPR provisions and City regulations/bylaws. A building permit application will be required for all proposed works to the building and unit.

All proposed activities related to the medical marihuana production facility are fully contained within the unit in the building as required by Health Canada MMPR. The applicant proposes implementing a number of building measures to mitigate and address any potential negative impacts of the facility to, including:

- Heating, ventilation and air conditioning (HVAC) systems to address moisture and proper ventilation and air scrubbers/pressurized zones to minimize any odour; and
- Building mechanical systems designed to comply with the City's Noise Regulation Bylaw 8856.

A report from a registered professional detailing out HVAC, building and mechanical systems to be implemented in the proposed medical marihuana production facility operations will be required as a rezoning consideration (Attachment 5) to ensure that potential impacts are fully addressed and installed through the building permit process for works to the unit.

**Health Canada – Confirmation of Approval**

The applicant has submitted an application to become a licensed producer under the MMPR, which is currently being processed by Health Canada. In addition to obtaining the necessary approvals from the City of Richmond for the proposed medical marihuana production facility, license approval from Health Canada is also required. Confirmation of license approval by Health Canada under the MMPR is a rezoning consideration to ensure that the subject rezoning application is coordinated with the submitted licensed producer application to Health Canada under the MMPR for this facility (Attachment 5).

**Community Safety**

*Security Provisions*
In accordance with the Health Canada regulations for a medical marihuana production facility, the MMPR prescribes the facility security provisions based on the type of operation and proposed volume of product being produced. The physical security measures in a building must be demonstrated by the applicant as meeting or exceeding Federal regulations. The security plan for this proposed facility has been developed by a professional security consultant and includes multiple layers of physical and electronic surveillance measures in accordance with Health Canada requirements. License approval from Health Canada to become a licensed producer will not occur until Health Canada is satisfied, through on-site inspections, that the facility meets all security requirements.

Through the license producer application process, an RCMP detachment in Ottawa liaises with Health Canada to conduct appropriate research and background checks. Should approval of a license be granted by Health Canada, the local RCMP detachment will be engaged about the operations of a licensed medical marihuana production facility and any enforcement actions or compliance initiatives required, if necessary.

*Fire Safety Provisions*
To address fire, life and safety issues as required in Fire Protection and Life Safety Bylaw 8306, a fire safety plan is required to be approved by Richmond Fire Rescue staff as a condition of building permit issuance for the proposed facility, including:

- Fire, life safety plan prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary.
- Demonstrate compliance with applicable BC Building Code, BC Fire Code, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.
- Emergency Procedures to be used in case of fire.
- Training and appointment of a designated supervisory staff to carry out fire safety duties.
- Documents showing the type, location and operation of fire emergency system(s).
- The scheduling and holding of fire drills, supported with documentation.
- The control of fire hazards.
- Inspection and maintenance of facilities for the safety of the building's occupants.

*Change of Use and Future Remediation Requirements*
If the rezoning application is approved, the building unit will contain a number of specific building installations and systems to support the operation of a medical marihuana production facility. If at any time in the future, the medical marihuana production facility ceases operation on the subject site, the remediation of the building to ensure health and safety standards remain a priority. Therefore, staff recommend that a legal agreement be registered on the subject site (as a rezoning consideration) that will:

- Place notice on title of the subject strata lot(s) that the unit has been used as a medical marihuana production facility.
- Identify that upon cessation of the use of the facility as a medical marihuana production facility, the owner must engage a registered professional to assess the building/unit and all related mechanical systems and make remediation recommendations to address any environmental, health and safety issues. All works to fulfill the remediation plan must be undertaken, with completion verified by the registered professional.
- Identify that the City will not process any subsequent building permit or business license applications for the subject building unit the requirement remediation works are completed.

**Transportation and Site Access**

A Traffic Impact Assessment (TIA) has been submitted in support of the proposed medical marihuana production facility. Transportation staff have reviewed the TIA and generally concur with the consultants assessment that traffic impacts to the surrounding area will be minimal and that the available on-site parking and loading to the facility are sufficient (3 parking stalls immediately adjacent to the facility plus an additional 41 spaces around the facility; 2 loading bays).

Vehicle access to the proposed facility will be from the existing driveway locations along No. 6 Road as confirmed by the TIA.

**Landscape Enhancements**

The applicant has agreed to provide landscape enhancements around the subject site building at 5960 No. 6 Road and surrounding off-street parking area. These planting areas will provide for 14 new trees located on-site. The rezoning considerations include a requirement for the

submission of an acceptable landscape plan and related security to confirm planting of the new trees on-site.

**Site Servicing and Frontage Improvements**

All existing water, storm and sanitary service connections are sufficient to accommodate the proposed facility. No additional servicing or frontage works are required as part of this rezoning application.

**Waste Management**

Organic waste generated by facility operations is proposed to be composted on-site and stored in a secured location. A detailed waste management plan for organic product generated from the medical marihuana production facility, prepared by an appropriate environmental consultant is required to be submitted for review and approval from City Environmental Programs staff as a rezoning consideration for this project.

## Financial Impact or Economic Impact

The rezoning application results in insignificant operational budget impacts (OBI) for off-site City infrastructure (such as roadworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

## Conclusion

The purpose of this application is to rezone 5960 No. 6 Road to allow a licensed Health Canada medical marihuana production facility and supporting uses in 2 strata lots in this building on a limited, site-specific basis in the "Light Industrial (IL)" zoning district.

Staff supports this rezoning application as it is consistent with the OCP and existing zoning bylaw regulations and all community safety and adjacency issues have been addressed by the proposal.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9592 be introduced and given first reading.

Staff also recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9109 (11320 Horseshoe Way; RZ 13-639815) be abandoned.

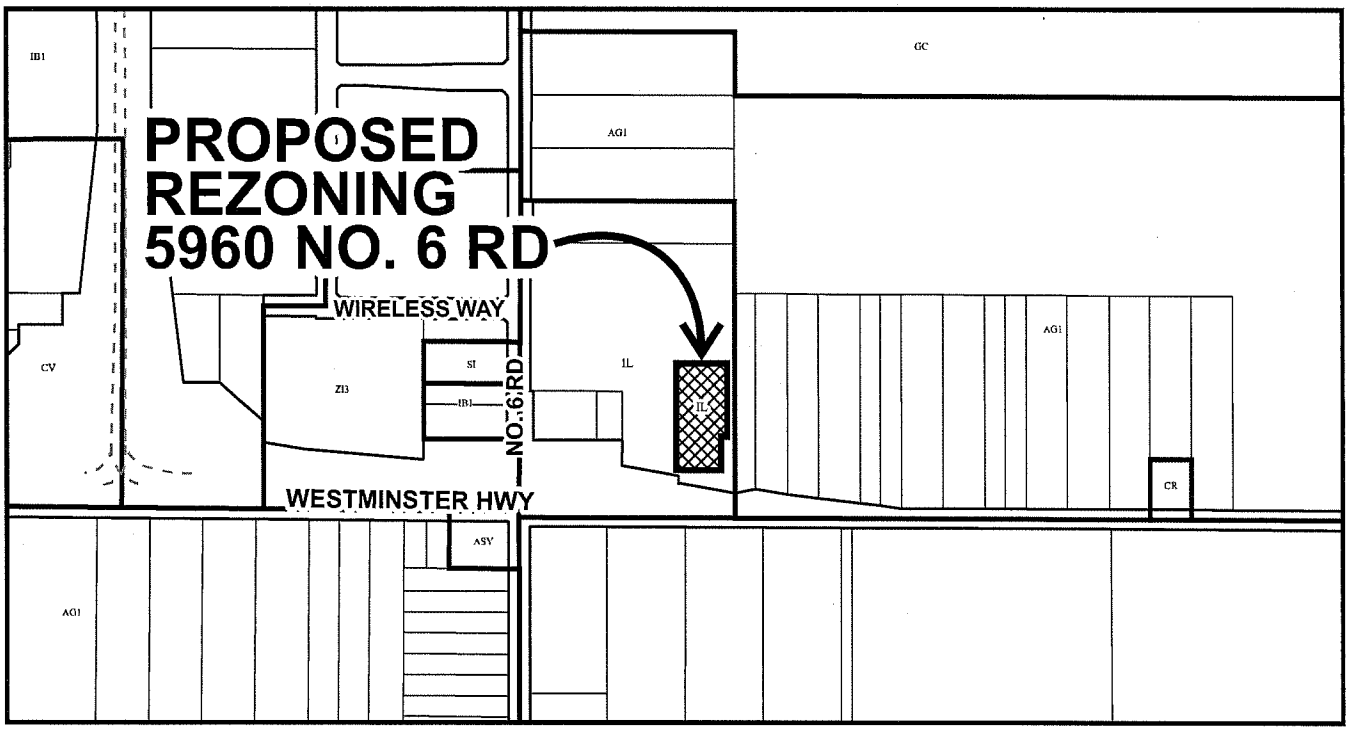
Kevin Eng
Planner 2

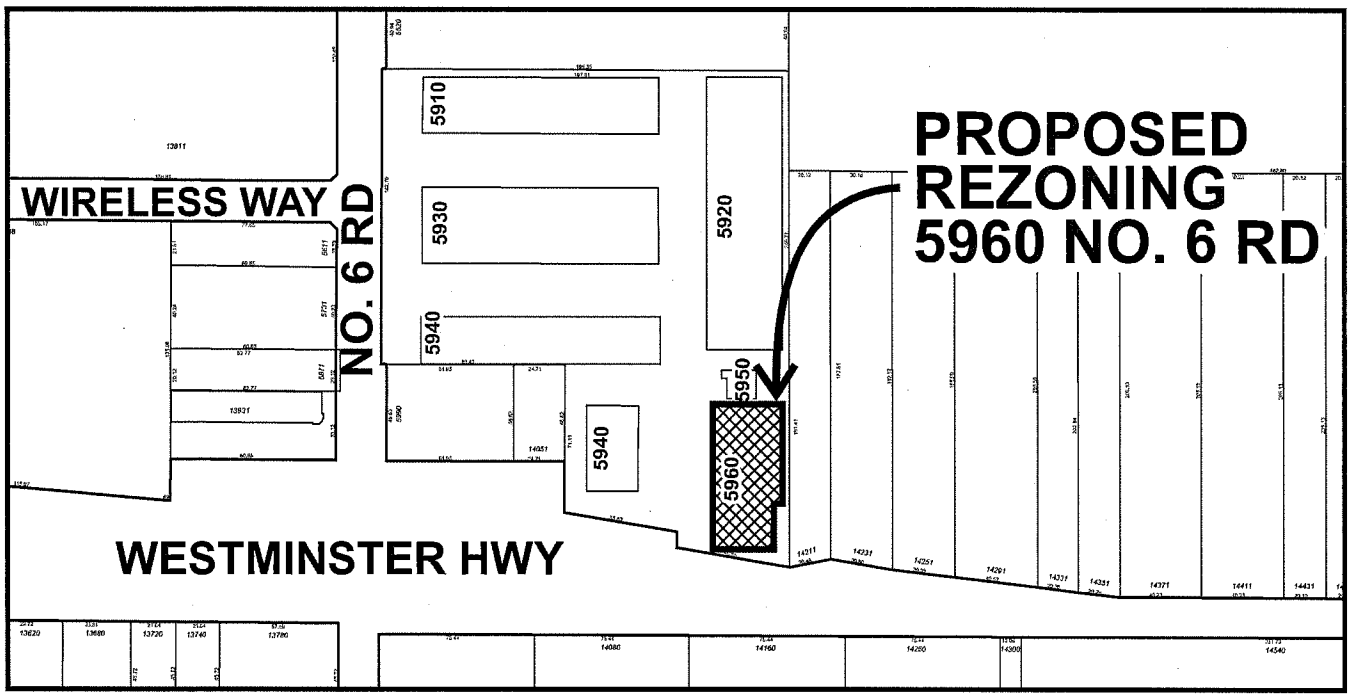
KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet
Attachment 3: OCP Policies – Health Canada Licensed Medical Marihuana and Research and Development Facilities
Attachment 4: Preliminary Building Plans
Attachment 5: Rezoning Considerations

City of Richmond




RZ 14-665028

Original Date: 06/09/14

Revision Date: 07/08/16

Note: Dimensions are in METRES

City of
Richmond

RZ 14-665028

Original Date: 06/09/14

Revision Date: 07/08/16

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City of Richmond

# Development Application Data Sheet

Development Applications Department

**RZ 14-665028** **Attachment 2**

Address: 5960 No. 6 Road (Strata Lot 9 & 10 Section 4 Block 4 North Range 5 West New Westminster District Strata Plan NW1098 Together with Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1)

Applicant: 8572534 Canada Ltd.

| | Existing | Proposed |
|---|---|---|
| **Owner:** | 5908 Holdings Ltd. | No change |
| **Land Uses:** | Building containing light industrial businesses | Licensed Health Canada Medical Marihuana Production Facility |
| **OCP Designation:** | Mixed Employment | No change - complies |
| **Zoning:** | Light Industrial (IL) | Light Industrial (IL) with provisions to allow a medical marihuana production facility in 2 strata lots on the subject site only |
| **Floor Area:** | Strata lot units currently vacant | 500 $m^2$ total floor area for a licensed medical marihuana production facility and supporting activities |

## 3.6.4 Potential City Centre Building Height Increase

### OVERVIEW

The City wishes to explore increasing building height in a portion of the City Centre. Transport Canada regulates building heights around the airport. YVR and the City have identified a possible area to study for increasing building height (around City Hall see OCP ANSD Map).

### OBJECTION 1:

**Maximize City Centre viability safely by exploring with YVR possible increases in building height around City Hall to improve sustainability, social, economic and environmental benefit.**

### POLICIES:

a) continue to explore with YVR the possibility of increasing building height around City Hall;

b) if such building height increases are allowed by the Federal Government, study the implications and benefits (e.g., how high to build, what uses would occur, what the community benefits may be).

*Bylaw 9110 2014/03/24*

## 3.6.5 Health Canada Licensed Medical Marihuana Production, and Research and Development Facilities

### OVERVIEW

In June 2013, Health Canada enacted the *Marihuana for Medical Purposes Regulations (MMPR)* to better manage the research, production and distribution of medical marihuana.

In December 2013, Council amended the Zoning Bylaw to not permit medical marihuana production facilities and medical marihuana research and development facilities in any zoning district City-wide, as they were a new land use, their potential impacts were unknown and it is desirable to prevent the unnecessary proliferation of facilities. Over time, if Council receives requests to approve medical marihuana production facilities and medical marihuana research and development facilities, to protect the City's interests, Council may consider such proposed facilities, on a case-by-case review basis, subject to meeting rigorous social, community safety, land use, transportation, infrastructure, environmental and financial planning, zoning and other City policies and requirements. This section establishes the policies and requirements, by which such proposed facilities may be considered and, if deemed appropriate, approved.

### TERMS

In this section, the following terms apply:

- "Medical Marihuana Production Facility"—means a facility for the growing and production of medical marihuana in a fully enclosed building as licensed and lawfully sanctioned under Health Canada's Marihuana for Medical Purposes Regulations (as amended from time to time), including the necessary supporting accessory uses related to processing, testing, research and development, packaging, storage, distribution and office functions that are directly related to and in support of growing and cultivation activities;

*Bylaw 9110 2014/03/24*

- "Medical Marihuana Research and Development Facility"—means a facility for the research and development of medical marihuana only in a fully enclosed building as lawfully sanctioned by Health Canada under the Controlled Drugs and Substances Act (as amended from time to time).

## OBJECTION 1:

**Protect the City's social, economic, land use and environmental interests when considering proposed medical marihuana production facilities and medical marihuana research and development facilities by preventing their unnecessary proliferation, avoiding long-term negative effects, and ensuring minimal City costs.**

## POLICIES:

a) limit medical marihuana production facilities and medical marihuana research and development facilities, through the rezoning process, to one facility in an OCP designated Mixed Employment or Industrial area. Any future proposals for a medical marihuana production facility or a medical marihuana research and development facility may be considered on a case-by-case basis and may require additional OCP amendments;

b) a medical marihuana production facility must:

   i) be located in a stand-alone building, which does not contain any other businesses;

   ii) have frontage on an existing, opened and constructed City road, to address infrastructure servicing and emergency response requirements;

   iii) avoid negatively affecting sensitive land uses (e.g., residential, school, park, community institutional);

   iv) not emit any offensive odors, emissions and lighting to minimize negative health and nuisance impacts on surrounding areas;

c) medical marihuana production facility applicants shall engage qualified professional consultants to prepare required studies and plans through the City's regulatory processes (e.g., rezoning, development permit, building permit, other);

d) medical marihuana production facility applicants shall ensure that proposals address the following matters, through the City's regulatory processes (e.g., rezoning, development permit, building permit, other):

   i) compliance with City social, community safety, land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other policies and requirements;

   ii) compliance with all federal, provincial and regional (e.g., Metro Vancouver) policies and requirements;

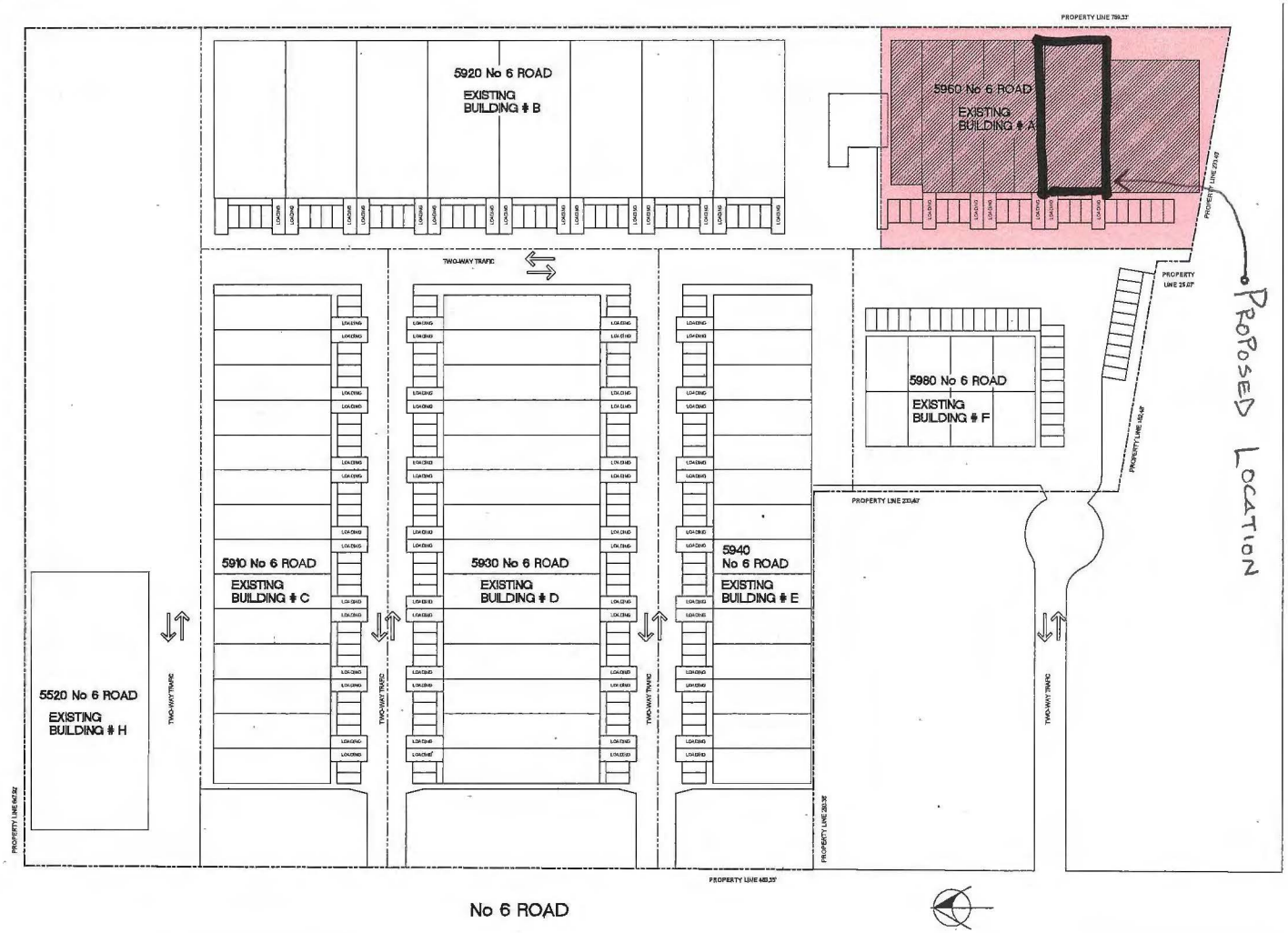
*Bylaw 9110 2014/03/24*

iii) compliance with the City Building Regulation Bylaw, Fire Protection and Life Safety Bylaw, Noise Regulation Bylaw, Business License Bylaw, Business Regulation Bylaw and other related, applicable City Bylaws;

iv) compliance with the current BC Building Code, BC Fire Code, BC Fire Services Act, BC Electrical Code, and other related codes and standards;

e) the applicant/owner of a Health Canada licensed and City approved medical marihuana production facility shall be responsible for full remediation of the facility should it cease operations or upon closure of the facility;

f) consultation with stakeholders on a proposed medical marihuana production facility shall be undertaken as deemed necessary based on the context specific to each proposal.




1 SITE PLAN
SCALE- 1"=40'-0"

**LEGAL DESCRIPTION**

9 SEC 4
BLK4N R05W
NW91096 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT
PLAN 54497

ZONED IL

**CIVIC ADDRESS**

5960 No 6 ROAD
RICHMOND, B.C.

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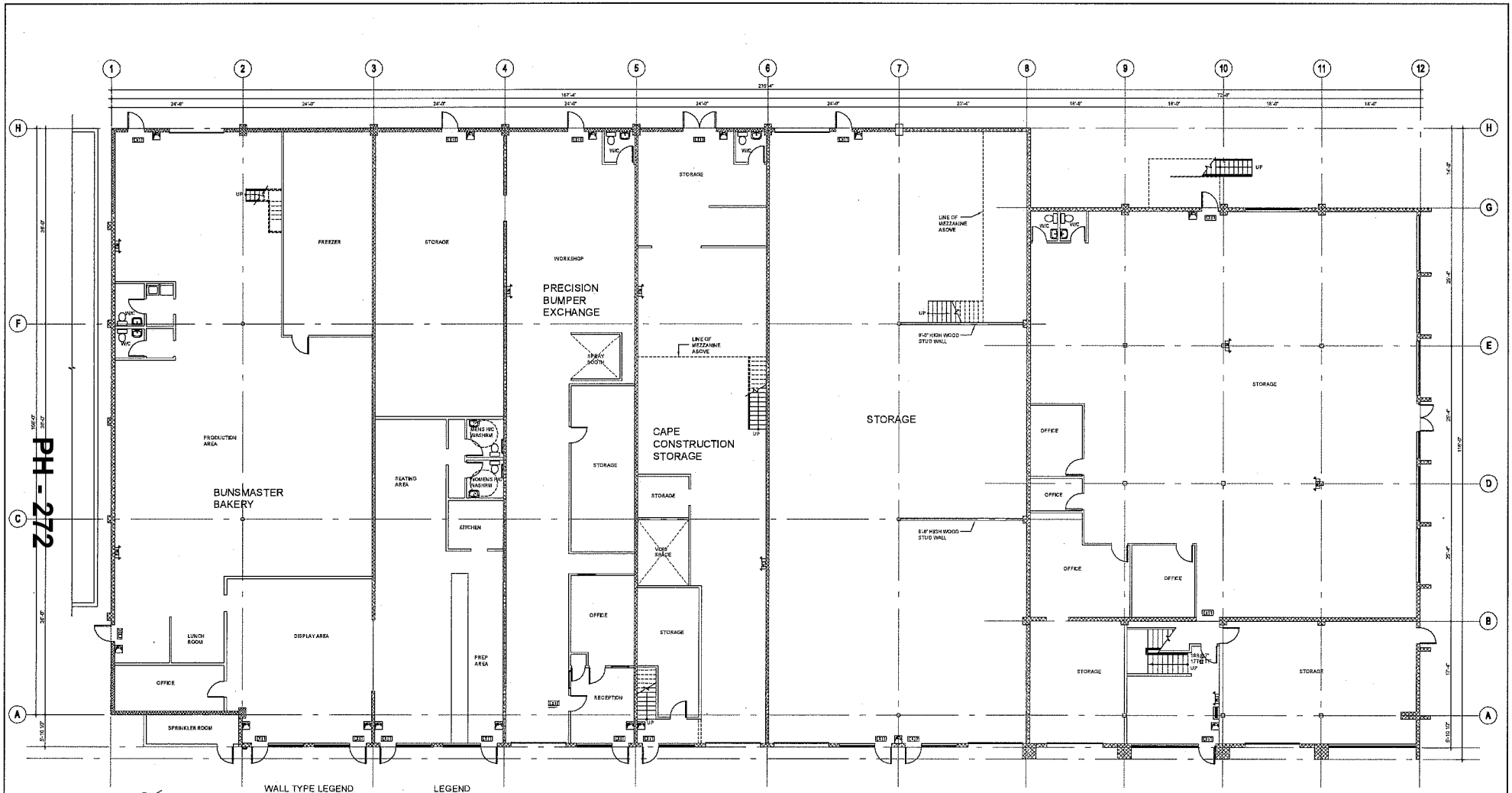
CHERCOVER MASSIE & ASSOCIATES LTD.
ARCHITECTURE & ENGINEERING
#120 - 1209 West 73rd Ave. Vancouver, B.C. Canada V6P 6G5
Ph. 604 - 264 - 1450 Fax. 604 - 264 - 1462 Email cma@shawlink.ca

SEAL

TITLE: SITE PLAN
PROJECT: TENANT IMPROVEMENTS
5960 No 6 ROAD, RICHMOND, BC
CONSULTANT:
DRAWN: IVEV
DATE: OCT. 2015
CHECKED:
SCALE: 1"=40'-0"
PROJECT No. 213-214
DWG No A1 OF 5
REVISION



ATTACHMENT 4




1 / A1 GROUND FLOOR PLAN
SCALE- 1/8"=1'-0"

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ARCHITECTURE & ENGINEERING
# 120 - 1200 West 73rd Ave, Vancouver, B.C. Canada V6P 6G5
Ph. 604 - 264 - 1450 Fax. 604 - 264 - 1462 Email cma@shawlink.ca

SEAL:

TITLE: EXISTING GROUND FLOOR PLAN

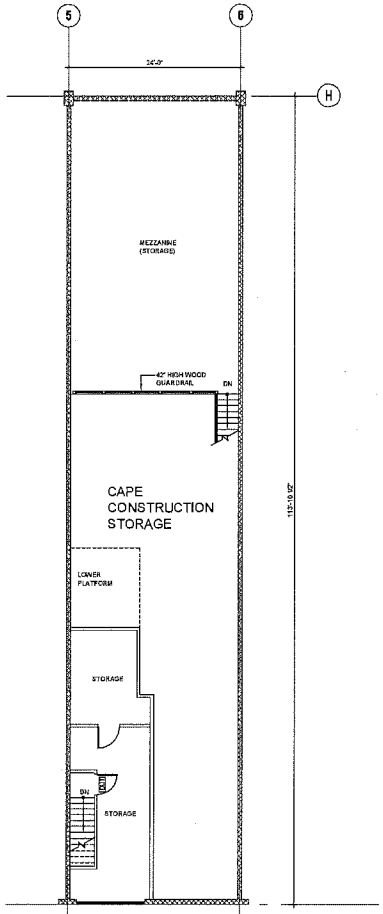
PROJECT: TENANT IMPROVEMENTS
5960 No 6 ROAD, RICHMOND, BC

CONSULTANT:

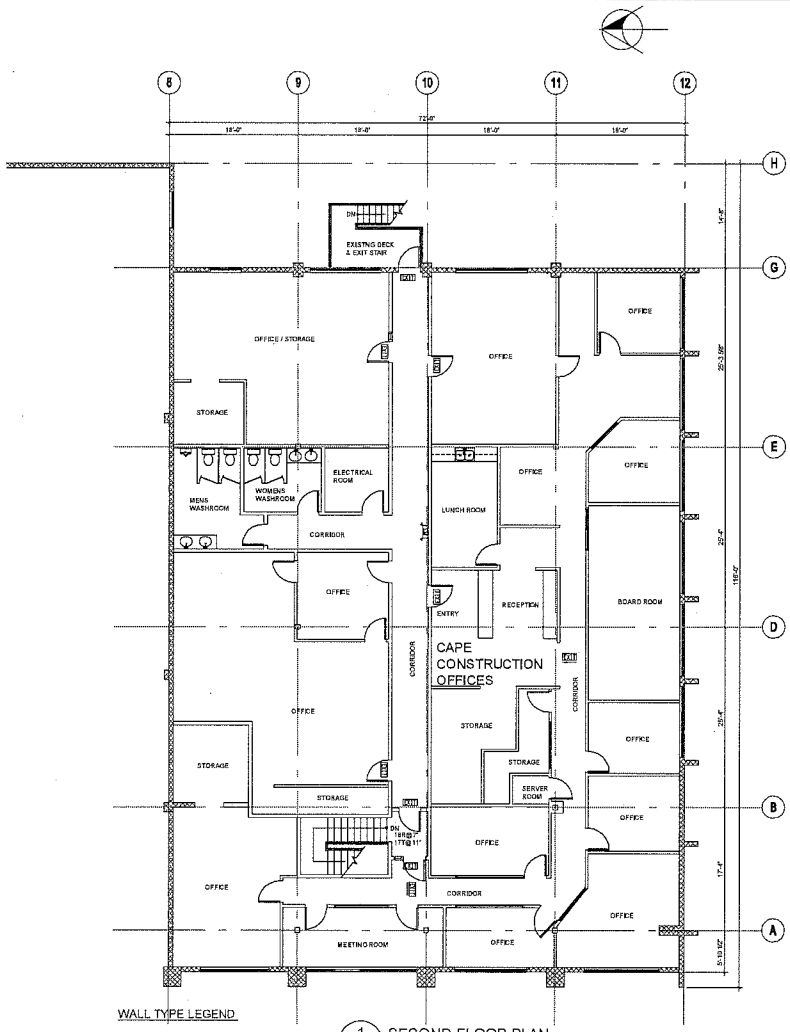
DRAWN: MEV/DFR
SCALE: 1/8"=1'-0"
DATE: OCT. 2015
CHECKED:
PROJECT No. 213-214

DWG No A3 OF 5
REVISION

PH - 273




1 / A1 UPPER FLOOR PLAN
SCALE- 1/8"=1'-0"




WALL TYPE LEGEND

EXISTING CONCRETE BLOCK WALLS

EXISTING INTERIOR STUD WALLS AND INTERIOR PARTITIONS

1 / A1 SECOND FLOOR PLAN
SCALE- 1/8"=1'-0"

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| REVISION: | SUBJECT: | DATE: | REVISION: | SUBJECT: | DATE: |
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SEAL

TITLE: EXISTING SECOND FLOOR PLAN

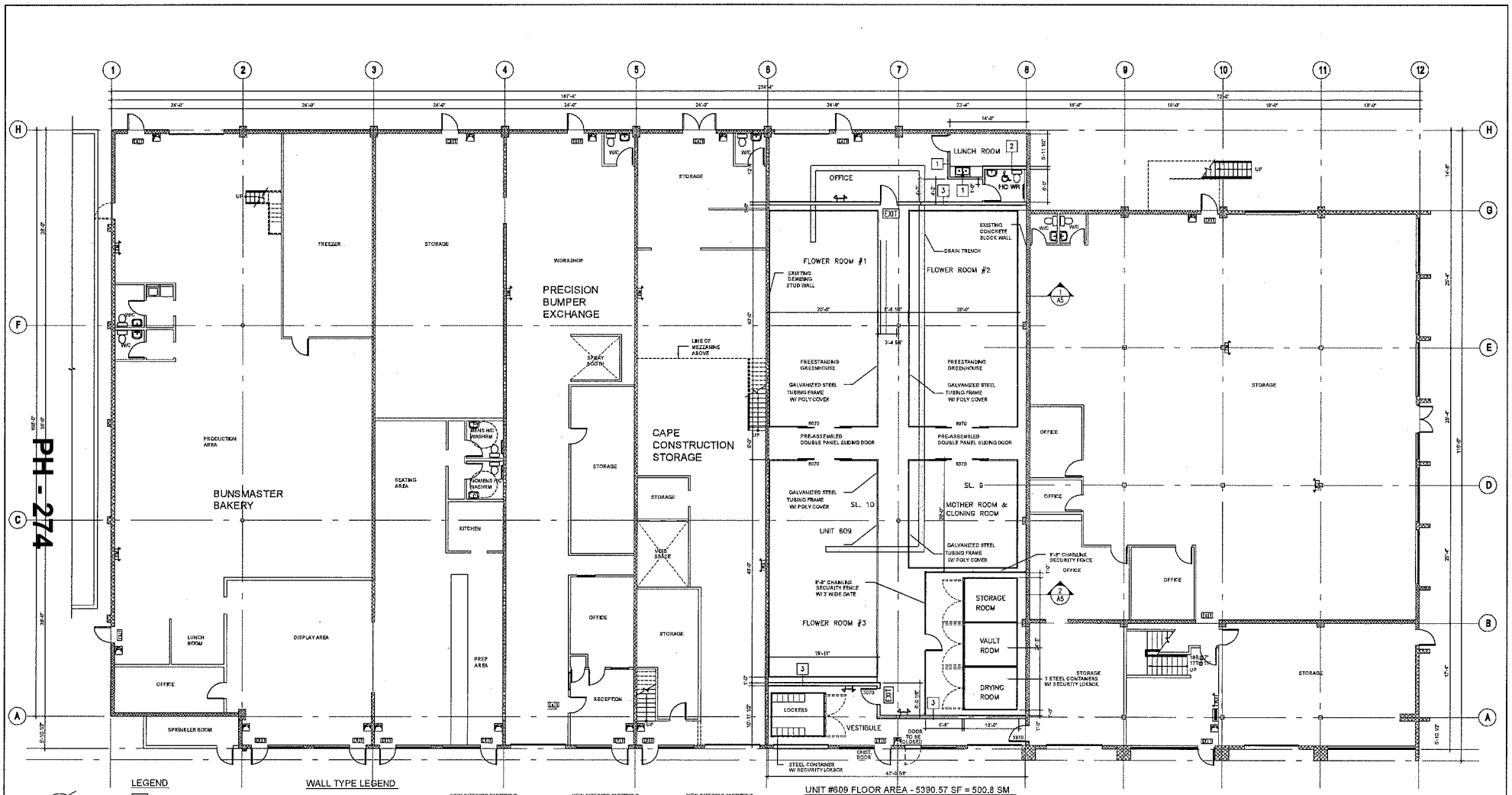
PROJECT: TENANT IMPROVEMENTS
5960 No 6 ROAD, RICHMOND, BC

CONSULTANT:

DRAWN: DFR
DATE: OCT. 2015
CHECKED:
SCALE: 1/4"=1'-0"
PROJECT No. 213-214

DWG No A4 OF 5

REVISION




UNIT #609 FLOOR AREA - 5390.57 SF = 500.8 SM

1 / A1 GROUND FLOOR PLAN
SCALE- 1/8"=1'-0"

## LEGEND

- ANNUNCIATOR PANEL
- EXIT SIGN
- EMERGENCY LIGHT
- PULL STATION

## WALL TYPE LEGEND

- EXISTING CONCRETE BLOCK WALLS
- EXISTING INTERIOR STUD WALLS AND INTERIOR PARTITIONS

1 NEW INTERIOR PARTITIONS
TO 9'-0" ABOVE F.F.
1/2" GYPSUM BOARD
2 x 4 METAL STUDS @ 16" O.C.
1/2" GYPSUM BOARD

2 NEW INTERIOR PARTITIONS
TO 9'-0" ABOVE F.F.
1/2" GYPSUM BOARD
2 x 6 METAL STUDS @ 16" O.C.
1/2" GYPSUM BOARD

3 NEW INTERIOR PARTITIONS
TO 18'-6" ABOVE F.F.
5/8" GYPSUM BOARD
2 x 6" METAL STUDS @ 16" O.C.
5/8" GYPSUM BOARD

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ARCHITECTURE & ENGINEERING
# 120 - 1200 West 73rd Ave. Vancouver, B.C. Canada V6P 6G5
Ph. 604 - 264 - 1450 Fax. 604 - 264 - 1452 Email cma@shaw.ink.ca

SEAL

TITLE: PROPOSED GROUND FLOOR PLAN

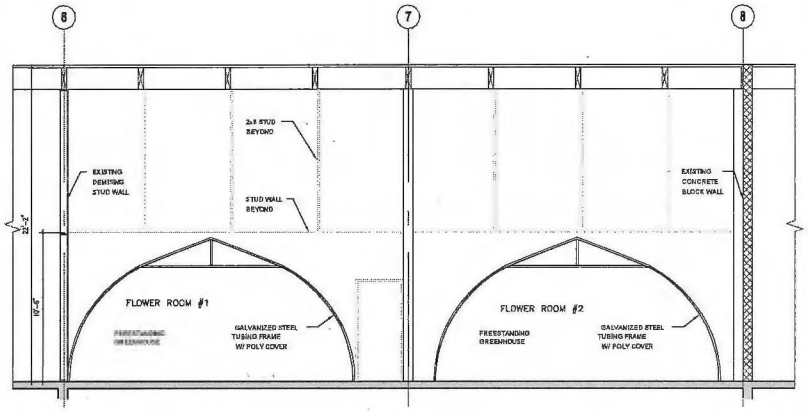
PROJECT: TENANT IMPROVEMENTS
5960 No 6 ROAD, RICHMOND, BC

CONSULTANT:

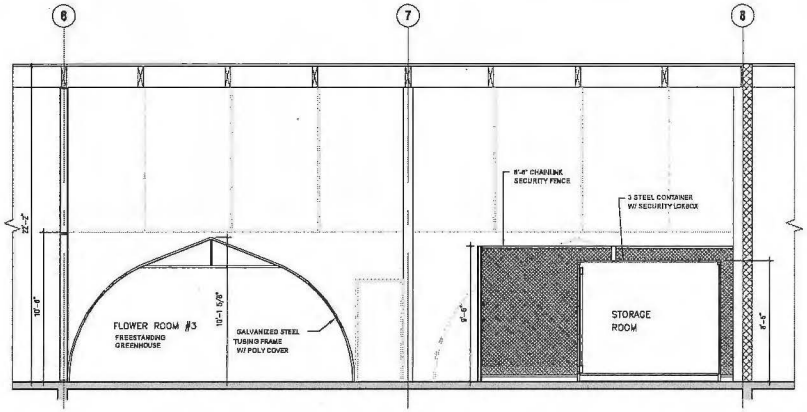
DRAWN: MEV/DFR
SCALE: 1/8"=1'-0"
DATE: OCT. 2015
CHECKED:
PROJECT No. 213-214

DWG No. A2 OF 5

REVISION




1 SECTION
SCALE- 1/4"=1'-0"




2 SECTION
SCALE- 1/4"=1'-0"

PH - 275

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Ph. 604 - 264 - 1450 Fax. 604 - 264 - 1462 Email cma@shawlink.ca

SEAL

TITLE: SECTIONS

PROJECT: TENANT IMPROVEMENTS
5960 No 6 ROAD, RICHMOND, BC

CONSULTANT:

DRAWN: DFR
DATE: OCT. 2015
CHECKED:
SCALE: 1/4"=1'-0"
PROJECT No. 213-214

DWG No A5 OF 5

REVISION

City of Richmond

# Rezoning Considerations

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

**Address:** 5960 No. 6 Road (Strata Lot 9 & 10 Section 4 Block 4 North Range 5 West New Westminster District Strata Plan NW1098 Together with Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1)

**File No.:** RZ 14-665028

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9592, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of documentation, to the satisfaction of the Director of Development, confirming approval/issuance of the appropriate license from Health Canada through the Marihuana for Medical Purposes Regulations (MMPR) to undertake medical marihuana production by the proponent on the subject site. The proponent/applicant will provide any necessary authorizations/consent for the City to contact Health Canada to obtain information on the status of the license.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title that will:
   a) Place notice on title of the subject strata lots that the building unit has been used as a medical marihuana production facility.
   b) Upon cessation of the use of the facility as a medical marihuana production facility, require the business operator of the medical marihuana production facility and/or owner of the subject strata lots to:
      - Engage a registered professional to assess the building and all supporting mechanical, electrical, plumbing and heating ventilation & air conditioning (HVAC) systems and make recommendations to remediate the building to address any environmental health, building safety and other issues as determined by the registered professional;
      - Undertake all necessary works to fully remediate the building; and
      - Submit verification from the professional consultant that the building and site has been remediated to the satisfaction of the registered professional to inform any potential purchasers of the subject strata lots.
      - Identify that the City will not process any subsequent building permit of business license applications on the subject site until the City received confirmation that the required assessment of the building has been completed by a registered professional and that all recommended remediation works have been completed to the registered professional's satisfaction.
5. Complete a report from a registered professional detailing out specific building measures and mechanical systems to be implemented in the proposed medical marihuana production facility to ensure all noise, odour and other potential negative operational aspects generated from the facility will be fully contained in the facility.
6. Complete a report from an environmental consultant detailing out a waste management plan for all organic waste generated by facility operations for review and approval by City Environmental Programs staff.
7. Submission of a landscape plan to the satisfaction of the Director of Development and related landscape security to confirm landscaping to be implemented on-site in the surrounding area of the building located at 5960 No. 6 Road. The landscape plan is to include 14 new trees (6 cm minimum calliper each).

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

1. Submission of a fire safety plan to the satisfaction of Richmond Fire Rescue staff in accordance with Fire Protection and Life Safety Bylaw 8306 of which the following requirements will apply:



Initial: _____

a) Fire safety plan prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary.

b) Demonstrate compliance with applicable BC Building Code, BC Fire Code, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.

c) Emergency Procedures to be used in case of fire.

d) Training and appointment of a designated supervisory staff to carry out fire safety duties.

e) Documents showing the type, location and operation of fire emergency system(s).

f) The scheduling and holding of fire drills, supported with documentation.

g) The control of fire hazards.

h) Inspection and maintenance of facilities for the safety of the building's occupants.

i) Richmond Fire Rescue must approve the fire safety plan prior to final inspection occurring for the Building Permit on the subject site.

2. Submission of a letter of assurance from the professional building consultant confirming implementation of the building measures and mechanical systems detailed in the report (required in rezoning considerations item #5).

3. Obtain any necessary approvals from Metro Vancouver (Waste Discharge Permit Application).

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

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

**Note:**

* This requires a separate application.

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

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

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

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

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

SIGNED COPY ON FILE.

Signed

Date

City of Richmond

**Bylaw 9592**

# Richmond Zoning Bylaw 8500
# Amendment Bylaw 9592 (RZ 14-665028)
# 5960 No. 6 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 text into Section 12.2.3.B – Additional Uses

   "**medical marihuana production facility** in accordance with provisions contained in Section 12.2.11.6 and 12.2.11.7"

   ii. Inserting the following text into Section 12.2.11 – Other Regulations

   "6. A **medical marihuana production facility** shall only be permitted at the following **sites** and subject to the restrictions in Section 12.2.11.7

   5960 No. 6 Road
   P.I.D. 001-651-412
   P.I.D. 001-651-421
   Strata Lot 9 & 10 Section 4 Block 4 North Range 5 West New Westminster District Strata Plan NW1098 Together with Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

   7. A maximum of 520 $m^2$ **floor area** is permitted for a **medical marihuana production facility**."

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9592".**

| | | |
|---|---|---|
| FIRST READING | JUL 25 2016 | CITY OF RICHMOND APPROVED by RK |
| PUBLIC HEARING | | |
| SECOND READING | | APPROVED by Director or Solicitor |
| THIRD READING | | |
| MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE | | |

OTHER CONDITIONS SATISFIED _____

ADOPTED _____

_____ _____

MAYOR CORPORATE OFFICER