



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

Tuesday, September 8, 2015 – 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 9243 (RZ 15-694974)**
(File Ref. No. 12-8060-20-009243; RZ 15-694974) (REDMS No. 4563706)

PH-10

See Page PH-10 for full report

Location: 10291 No. 5 Road

Applicant: Jasdeep and Harpreet Mann

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 to/from the existing rear lane.

First Reading: July 13, 2015

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 9243.



2. **RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9260, OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9273, AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9261 AND 9262 (RZ 14-660662 AND RZ 14-660663)**

(File Ref. No. 12-8060-20-009260/009261/009262/009273; RZ 14-660662 and RZ 14-660663) (REDMS No. 4594676)

PH-28

See Page PH-28 for staff memorandum dated July 10, 2015

PH-59

See Page PH-59 for full report

Location: 23200, 23241, 23281, 23301, 23321, 23361 and 23381 Gilley Road; 23000, 23060, 23066, part of 23080 and part of 23100 Westminster Highway; and part of 4651, 4671, and 4691 Smith Crescent

Applicant: Oris Developments (Hamilton) Corp.

Purpose of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9260:

To amend Schedule 2.14 - Hamilton Area Plan to:

- amend the text respecting the “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation to require that non-residential uses be located on the ground floor of buildings for minimum depth of 10.0 m (33.0 ft.) of the north side of Gilley Road and within 15.0 m (50.0 ft.) of the south side of Gilley Road instead of the entire ground floor, and to add a range of assisted living residential uses to be permitted where residential apartments are permitted; and
- re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)”.

Location: Entire Hamilton Area Plan

Applicant: City of Richmond

Page

Purpose of Official Community Plan Bylaw 7100, Amendment Bylaw 9273:

To amend Official Community Plan Bylaw 7100 to delete the exiting Schedule 2.14 – Hamilton Area Plan in its entirety which has been previously replaced by new Schedule 2.14 – Hamilton Area Plan included within Official Community Plan Bylaw 9000.

Location: Parts of 23241 and 23281 Gilley Road; Part of 23060, 23066 and 23080 Westminster Highway; and Part of 23100 Westminster Highway

Applicant: Oris Developments (Hamilton) Corp.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9261:

To create the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone and rezone a 0.58 ha. (1.43 acres) site on parts of 23241 and 23281 Gilley Road and part of 23060, 23066, 23080, and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" to permit development of a 130-unit congregate housing / apartment building, with 82 congregate housing units, 18 memory ward care units and 30 strata apartment units, on Oris Parcel 3.

Location: 23241, 23281 and part of 23301 Gilley Road; Part of 23060, and 23000 Westminster Highway

Applicant: Oris Developments (Hamilton) Corp.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9262:

To create the "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" zone and rezone a 0.44 ha. (1.10 acres) site at 23241, 23281, and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to a proposed new, mixed-use "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" to permit development of a 73-unit mixed-use building with ground-floor commercial on Oris Parcel 2.

The proposed mixed-use building on Parcel 2 and congregate housing / apartment building on Parcel 3 are the first rezoning applications to be considered under the recently updated Hamilton Area Plan and are the first steps to establish the new Hamilton Village Centre envisioned under the Area Plan. These two (2) developments are connected in that they share a common driveway and a common amenity space located on Parcel 3 and have connected parkades.

Page

Related Information – No Action Required at Public Hearing:

Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 is proposed to create a capital reserve fund for receipt of amenity contributions that are received from applicants for rezoning applications consistent with the Hamilton Area Plan.

First Reading: July 13, 2015

Order of Business:

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

Council Consideration:

1. Action on second and third readings of Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9260. ☐
2. Action on second and third readings of Official Community Plan Bylaw 7100, Amendment Bylaw 9273. ☐
3. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9261. ☐
4. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9262. ☐
5. Adoption of Official Community Plan Bylaw 7100, Amendment Bylaw 9273. ☐

Page

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9264**
(File Ref. No. 12-8060-20-009264; 08-4430-03-11) (REDMS No. 4596479)

PH-151

See Page PH-151 for full report

Location: City-wide

Applicant: City of Richmond

Purpose: To clarify that notification signs for City-initiated rezoning or text amendments are not required.

First Reading: July 13, 2015

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 9264.

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2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9264.

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4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9270 (RZ 15-697230)**
(File Ref. No. 12-8060-20-009270; RZ 15-697230) (REDMS No. 4620626)

PH-157

See Page PH-157 for full report

Location: 11811 Dunford Road

Applicant: 1006738 BC Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, to permit the property to be subdivided to create two (2) lots with vehicle access to Dunford Road.

First Reading: July 27, 2015

Order of Business:

Page

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

PH-175

- (a) **Geraldine Wray**, 4460 Garry Street
2. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9270.



5. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9274 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9275 (RZ 14-674749)

(File Ref. No. 12-8060-20-009274/009275; RZ 14-674749) (REDMS No. 4620626)

PH-177

See Page PH-177 for full report

Location: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

Applicant: AM-PRI Developments (2013) Ltd.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9275:

To create the “Single Detached (ZS23) – Steveston” zone, and to rezone 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the “Single Detached (RS1/C & RS1/E)” zones to the “Single Detached (ZS23) – Steveston” zone, to permit subdivision into thirty (30) smaller residential lots, including the creation of two new roads and a new rear lane system.

Location: Trites Area

Purpose of Official Community Plan Bylaw 7100, Amendment Bylaw 9274:

To revise the Trites Area Land Use Map in the Steveston Area Plan to include a revised proposed road network associated with the single-family area; and

To show the existing townhouse development located at 5580 Moncton Street by retaining the existing “Two-Level Townhouses” land use designation and deleting the additional “Single-Family Housing” land use designation over the front portion of the existing townhouse development.

First Reading: July 27, 2015

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 Official Community Plan Bylaw 7100, Amendment Bylaw 9274.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9275.

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6. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 9280 AND 9281**

(File Ref. No. 12-8060-20-009280/009281) (REDMS No. 4630710, 4574786)

PH-229

See Page **PH-229** for Memorandum, Director of Development

PH-233

See Page **PH-233** for full report

PH-445

Appendix 1 – RS-1 Massing Study: July 2015 Workshop Comments Forms
See Agenda and Staff Reports – Part 2

PH-600

Appendix 2 – RS-1 Massing Study: Builder Comments Forms
See Agenda and Staff Reports – Part 3

PH-1304

Appendix 3 – RS-1 Massing Study: Externally Submitted Forms
See Agenda and Staff Reports – Part 4

Location: City-wide

Applicant: City of Richmond

Purpose: To better regulate the height and massing of single detached and two-unit dwellings, and regulate the size and siting of accessory buildings in the single family and two-unit dwelling zones.

First Reading: July 27, 2015

Order of Business:

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

Public Hearing Agenda – Tuesday, September 8, 2015

Page

- PH-407 (a) Sharon MacGougan, 7411 Ash Street
- PH-408 (b) Carlos Silva, 8120 Jones Road
- PH-409 (c) Frances Lukban, 1188 Mellis Drive
- PH-410 (d) Michael Seidelman, Richmond Resident
- PH-412 (e) Ann Albisser, 12639 No. 2 Road
- PH-413 (f) Marion Smith, 6580 Mayflower Drive
- PH-417 (g) Lyn ter Borg, submission dated September 2, 2015
- PH-423 (h) Christine Smerdon, 11491 7th Avenue
- PH-424 (i) Michael Wolfe, 9731 Odlin Road
- PH-425 (j) John Parrott, 8960 Lancelot Gate
- PH-426 (k) Steffany Walker, 12633 No. 2 Road
- PH-427 (l) John Montgomery, 5880 Sandpiper Court
- PH-429 (m) Brian Howe, 6233 London Road
- PH-431 (n) Katherine Covell, 6233 London Road
- PH-432 (o) Graham Johnsen, 5131 Hummingbird Drive
- PH-434 (p) Neil Cumming, 5771 Gannet Court
- PH-438 (q) Anna Delaney, 11331 Sealord Road (Submission #851)
- PH-439 (r) Sarah Gordon, 5831 Plover Court
- PH-440 (s) Frank Suto, submission dated September 4, 2015
- PH-441 (t) Peggy Ogloff, 6531 Clematis Drive (Submission #853)
- PH-442 (u) Ryan Odamura, 3580 Bowen Drive
- PH-443 (v) Anna Delaney, 11331 Sealord Road
- PH-444 (w) Peggy, Fred, Kathryn, and Robert Ogloff, 6531 Clematis Drive

24. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9280. ☐
2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9281. ☐

Page

3. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9280.

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4. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9281.

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ADJOURNMENT

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City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: June 17, 2015

File: RZ 15-694974

Re: Application by Jasdeep Mann and Harpreet Mann for Rezoning at
10291 No. 5 Road from Single Detached (RS1/E) to Compact Single
Detached (RC2)

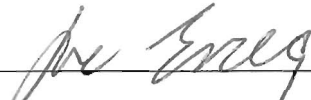
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, for the rezoning of
10291 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be
introduced and given first reading.



Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details				
Applicant(s)	Jasdeep Mann and Harpreet Mann				
Location	10291 No. 5 Road (See Attachment 1)				
Development Data Sheet	See Attachment 2				
Zoning	Existing: Single Detached (RS1/E)				
	Proposed: Compact Single Detached (RC2)				
OCP Designation	Neighbourhood Residential	Complies:	X	Yes	No
Lot Size Policy	Single-Family Lot Size Policy 5434 (See Attachment 3)	Complies:	X	Yes	No
Arterial Road Policy Designation	Compact Lot or Coach House	Complies:	X	Yes	No
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicants propose to include a secondary suite in the dwelling on one (1) of the two (2) lots proposed. Prior to rezoning, the applicants are required to register a legal agreement on Title to secure the secondary suite. Details on the nature of the legal agreement are included in Attachment 4.	Complies:	X	Yes	No
Agricultural Land Reserve (ALR) Buffer Zone	Consistent with the Official Community Plan (OCP) guidelines, the applicants will be required to register a covenant on Title prior to rezoning to secure a 4 m wide landscaped buffer along the No. 5 Road frontage of both proposed subdivided properties.				
Floodplain Management Implementation Strategy	The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.				
Surrounding Development	North: Two (2) residential lots zoned "Single Detached (RS1/E)", which front on to Seacliff Road.				
	South: One (1) residential lot zoned "Single Detached (RS1/B)".				
	East: Directly across No. 5 Road, is the site of the Richmond Christian School on a large agricultural lot in the Agricultural Land Reserve (ALR), split-zoned "Assembly (ASY)" and "Agriculture and Golf Zones (AG1)".				
	West: Directly across the existing rear lane, are residential lots under Land Use Contract 014.				
Rezoning Considerations	See Attachment 4				

Analysis

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Compact Single Detached (RC2)" with vehicle access to and from the existing rear lane. A survey showing the proposed subdivision plan is provided in Attachment 5.

Existing Legal Encumbrances

There is an existing statutory right-of-way (ROW) on Title for utilities in the northwest corner of the subject site. Encroachment into the statutory right-of-way is not permitted.

There is also a Land Tax Deferment Act Agreement registered on Title. This agreement allows the property owner to defer payment of taxes. The deferred taxes must be paid and the agreement discharged from Title prior to the preparation and registration of any legal documents associated with this rezoning application.

Transportation Requirements and Site Access

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots is to be from the existing rear lane only.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway, and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on April 9, 2015 for a period of one (1) year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicants, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 23 trees on the subject property and four (4) trees on the adjacent property to the south at 10311 No. 5 Road.

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

- Two (2) trees are recommended for removal due to poor condition (Trees # 43 and # 37).
- Eight (8) trees are in fair condition, but are in conflict with proposed development such that the trees cannot be successfully retained (Trees # 30, 35, 36, 38, 39, 40, 41, 42).
- Seven (7) Black Locust trees in the front yard of the subject site are in good condition and must be retained and protected (Trees # 44, 45, 46, 47, 48, 49, 50).
- Six (6) trees in the rear yard of the subject site are in good condition and must be retained and protected (Trees # 28, 29, 31, 32, 33, 34).
- Three (3) of the trees on the adjacent property to the south at 10311 No. 5 Road must be retained and protected as recommended in the Arborist's Report (Trees A, C, D).
- Tree B on the adjacent property to the south at 10311 No. 5 Road is recommended for removal via a Permit because a significant portion of the canopy hangs over the subject site, which would become unbalanced with any pruning required to provide clearance for proposed building on the subject site. The property owner of the adjacent lot to the south

at 10311 No. 5 Road has requested that Tree B be removed at the applicants' cost. The applicants have agreed to obtain a Permit to remove Tree B at their cost at future development stage. The applicants are required to obtain written authorization from the neighbouring property owner prior to applying for a Tree Removal Permit.

Since Trees # 37 and 39 are located on shared property lines, the applicants have submitted a copy of written authorization from the adjacent property owners to the north at 11820 and 11840 Seacliff Road for the removal of the trees at future development stage.

Tree Protection

A total of 13 trees on-site are to be retained and protected. The proposed Tree Management Drawing is shown in Attachment 6.

To ensure tree protection, the applicants must 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 on-site and off-site tree protection zones at future development stage. The contract must include the scope of work, 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.
- Submission of a survival security in the amount of \$13,000 for Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling at the subject site, the applicants are 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 and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

The Official Community Plan (OCP) tree replacement ratio of 2:1 requires a total of 20 replacement trees. However, due to limited space available in the yards of the proposed lots and in recognition of the 13 trees on-site that are to be retained, staff recommend that a cash-in-lieu contribution to the City's Tree Compensation Fund in the amount of \$3,000 be required prior to final adoption of the rezoning bylaw for the planting of trees in the City. The value of the recommended compensation amount is based on the number of replacement trees that could be otherwise accommodated on the proposed lots [e.g., a total of six (6) replacement trees valued at \$500/tree].

Landscaping

Consistent with the guidelines in the Arterial Road Policy, the applicants are required to submit a Landscape Plan, Cost Estimate, and a Landscaping Security prior to final adoption of the rezoning bylaw to ensure that the front yards of the proposed lots are enhanced. The Landscape

Plan must be prepared by a Registered Landscape Architect to the satisfaction of the Director of Development, and the Landscaping Security must be based on 100% of the cost estimate provided by the Landscape Architect (including any fencing and hard surfaces proposed in the front yards, and installation costs).

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. Prior to subdivision, the developer will be required to:

- Provide a cash-in-lieu contribution in the amount of \$22,790 for future lane drainage improvements.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Pay servicing costs associated with the water, storm, and sanitary works identified in Attachment 4.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include: a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage);

Financial Impact

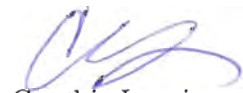
This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site, and with Lot Size Policy 5434.

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Compact Single Detached (RC2)" with vehicle access to and from the existing rear lane.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9243 be introduced and given first reading.



Cynthia Lussier
Planning Technician - Design
(604-276-4108)

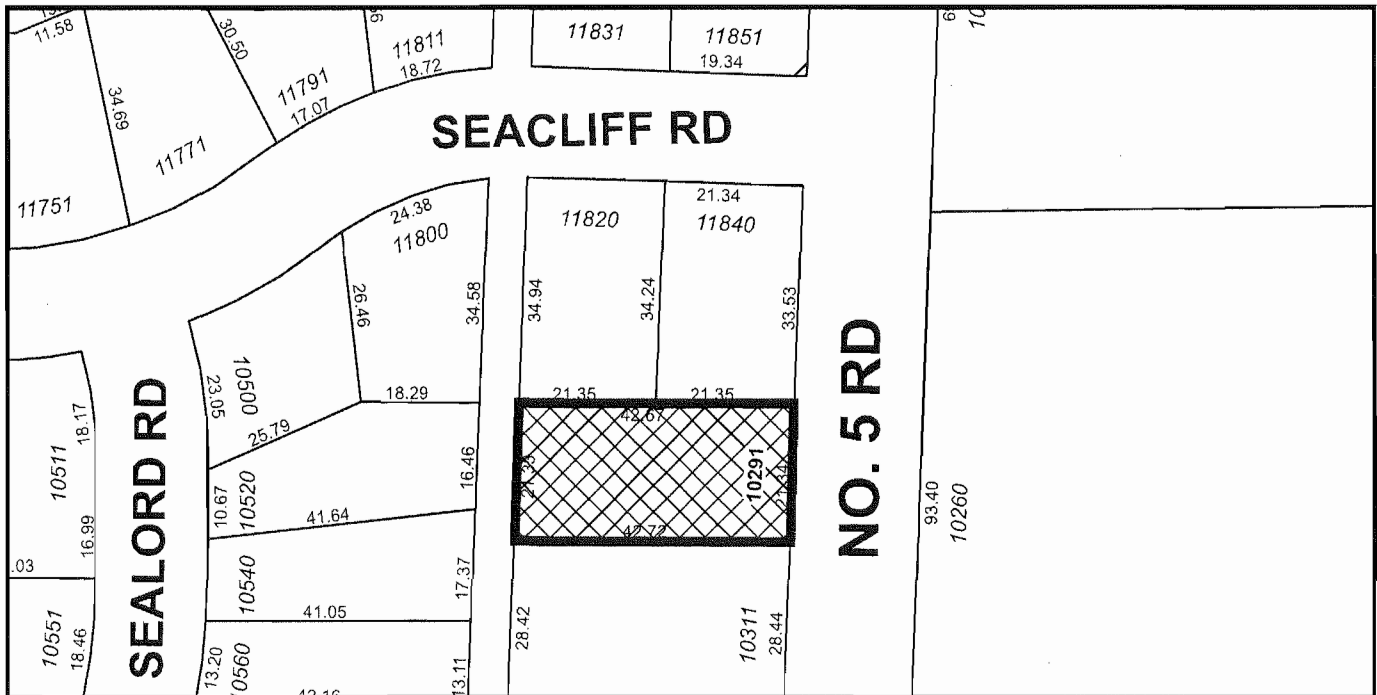
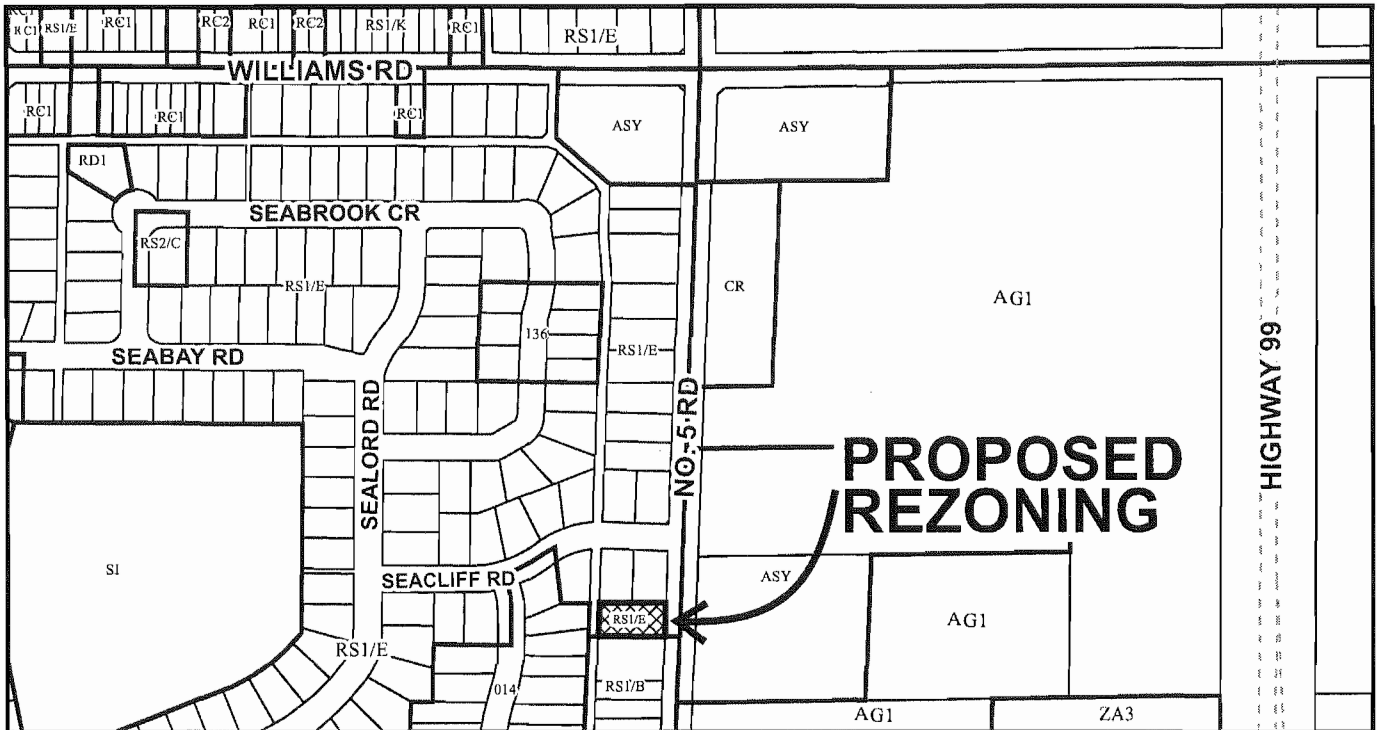
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Single-Family Lot Size Policy 5434
- Attachment 4: Rezoning Considerations
- Attachment 5: Survey and Proposed Subdivision Plan
- Attachment 6: Proposed Tree Management Drawing



City of Richmond



RZ 15-694974

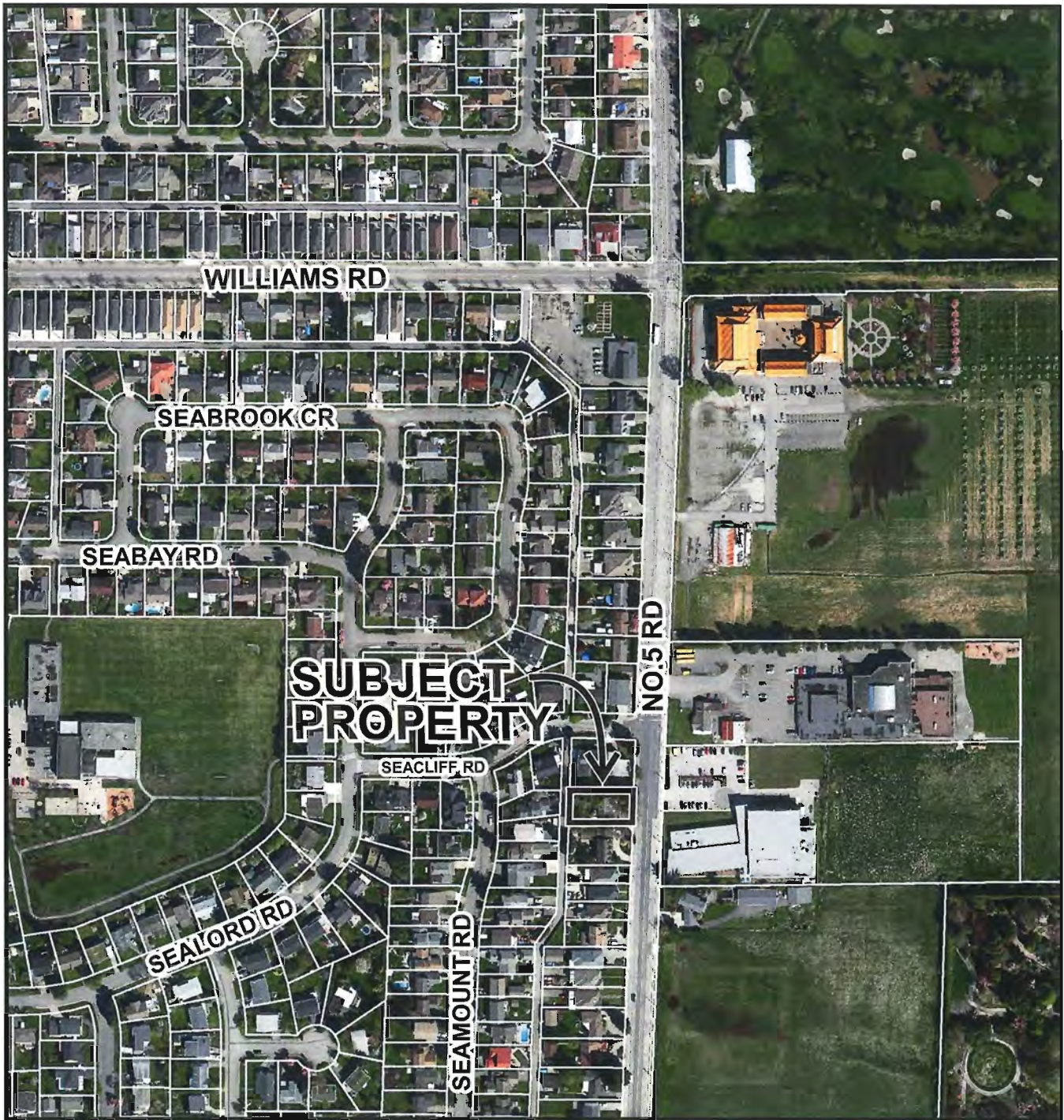
Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-694974

Original Date: 03/19/15

Revision Date:

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Division

RZ 15-694974**Attachment 2**

Address: 10291 No. 5 Road

Applicant(s): Jasdeep Mann and Harpreet Mann

Date Received: March 12, 2015 Fast Track Compliance: April 27, 2015

	Existing	Proposed
Owner	Elizabeth Ann Bates	To be determined
Site Size (m ²)	912 m ² (9,816 ft ²)	Two (2) lots, each 456 m ² (4,908 ft ²)
Land Uses	Single-family residential	No change
Zoning	Single Detached (RS1/E)	Compact Single Detached (RC2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building	Max. 50%	Max. 50%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	Max. 2 ½ storeys	Max. 2 ½ storeys	none
Lot Size	Min. 270 m ²	Two (2) lots, each 456 m ²	none
Lot Width	Min. 9 m	Min. 9 m	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

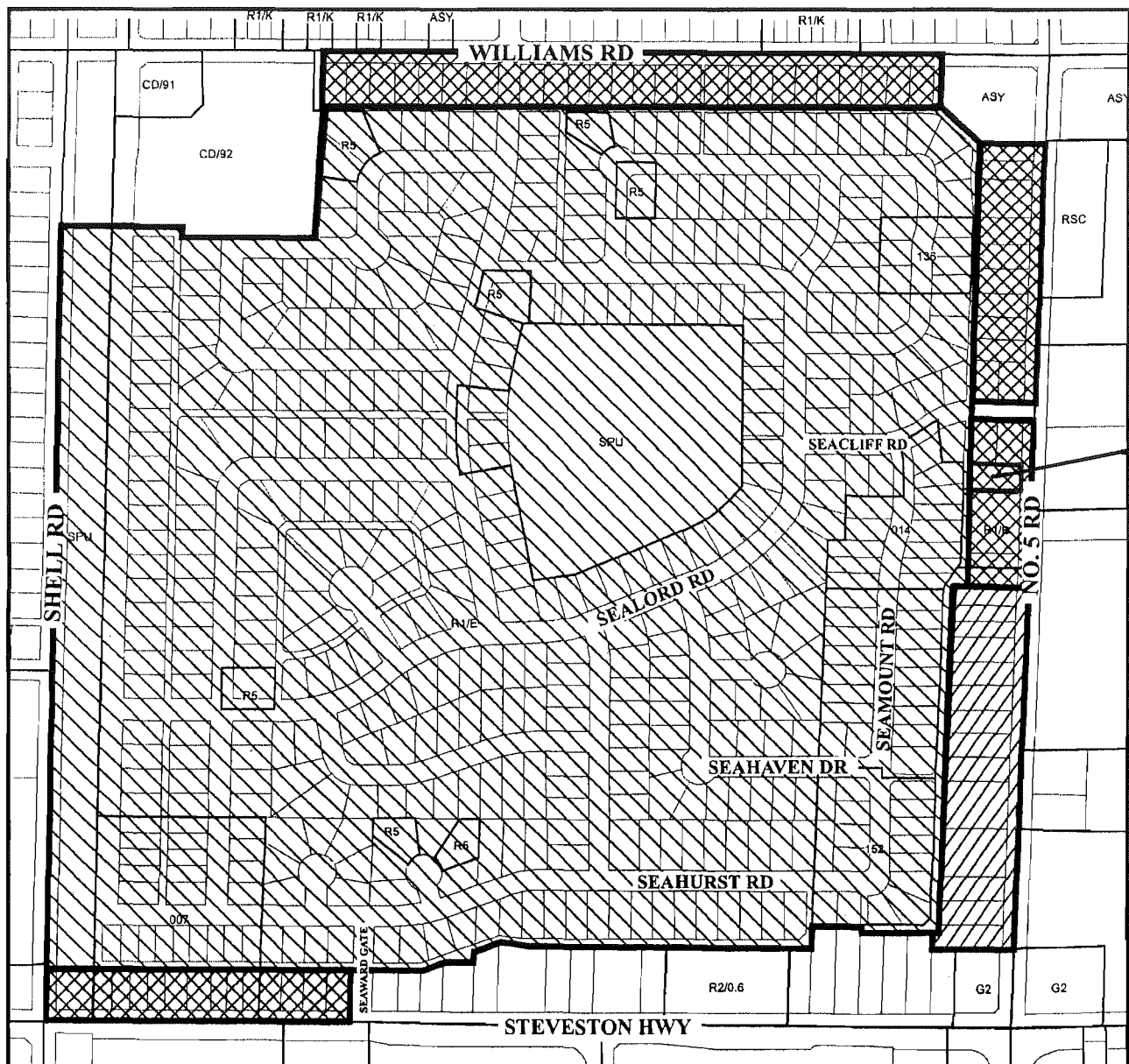
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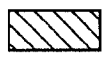


SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006



Address: 10291 No. 5 Road

File No.: RZ 15-694974

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9243, the applicants are required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
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 the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Submission of a Contract entered into between the applicants and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50, and off-site Trees A, C, D). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$13,000 for on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50.
6. Payment of deferred taxes and the submission of a title search demonstrating that the Land Tax Deferment Act Agreement (BB2018881) has been discharged from title. Note: this is required prior to the preparation of any legal documents associated with this rezoning application.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on title to ensure that landscaping planted along within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to impacts of noise, dust, and odour.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicants change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,890) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

At Demolition stage, the applicant(s) must complete the following requirements:

- install tree protection fencing around all trees to be retained (on-site Trees # 28, 29, 31, 32, 33, 34, 44, 45, 46, 47, 48, 49, 50, and off-site Trees A, C, D). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

At Subdivision* stage, the applicant(s) must complete the following requirements:

- Provide a cash-in-lieu contribution in the amount of \$22,790 for future lane drainage improvements.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include (but is not limited to): a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage).
- Pay servicing costs associated with the following water, storm, and sanitary works:

Water Works

- Using the OCP Model, there is 507.2 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The applicant 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. If adequate flow is not available, the Developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- At the applicant's cost, the City is to cut and cap the existing water service connection at the watermain along the No. 5 Road frontage.
- Install two new 25 mm water service connections complete with meter and meter boxes along the No. 5 Road frontage (the meter boxes to be located within a new 1.5m wide utility right-of-way (refer to *General Items* below).

Storm Sewer Works

- The applicant is required to provide a cash-in-lieu contribution of \$22,790.00 for the design and construction of lane drainage upgrades in accordance with the Subdivision and Development Bylaw 8751.
- At the applicant's cost, the City is to cut and cap the existing storm service connections fronting the No. 5 Road frontage, and install a new 450 mm diameter Type II Inspection Chambers complete with two 100 mm diameter connections at the common property line within a new 1.5m wide utility right-of-way (refer to *General Items* below).

Sanitary Sewer Works

- At the applicant's cost, the City is to cut and cap the existing service connection at the property's northwest corner and install a new 450 mm diameter Type II Inspection Chamber complete with two 100 mm diameter connections at the common property line.

General Items

- The applicant is required to provide a 1.5 m wide utility right-of-way across the entire No. 5 Road frontage to accommodate storm inspection chambers and water meter boxes. No permanent structures such as fences, and storage sheds with concrete foundations, are allowed to be built on or across the utility right-of-way.
- The applicant may be required to provide a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the No. 5 Road frontage (to be determined through the Servicing Agreement design review).
- The applicant is required 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).
- Ensure driveway locations do not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.
- 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 applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any 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 original on file]

Signed

Date

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 392 SECTION 36
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 45712**

#10291 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D 003-480-631



LEGEND:

- (ca) denotes cedar
(d) denotes deciduous
CB denotes catch basin
denotes power pole
denotes round catch basin
denotes water meter
col denotes cleanout
denotes inspection chamber
MH denotes manhole
NR denotes north rim

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #191,
Control Monument 02H2453
Located at S edge traffic island @
Riverside Dr & Featherstone Way
Elevation = 1.664 metres

(Benchmark: HPN #190,
Control Monument 94H1624
Elevation = 2.353 metres)

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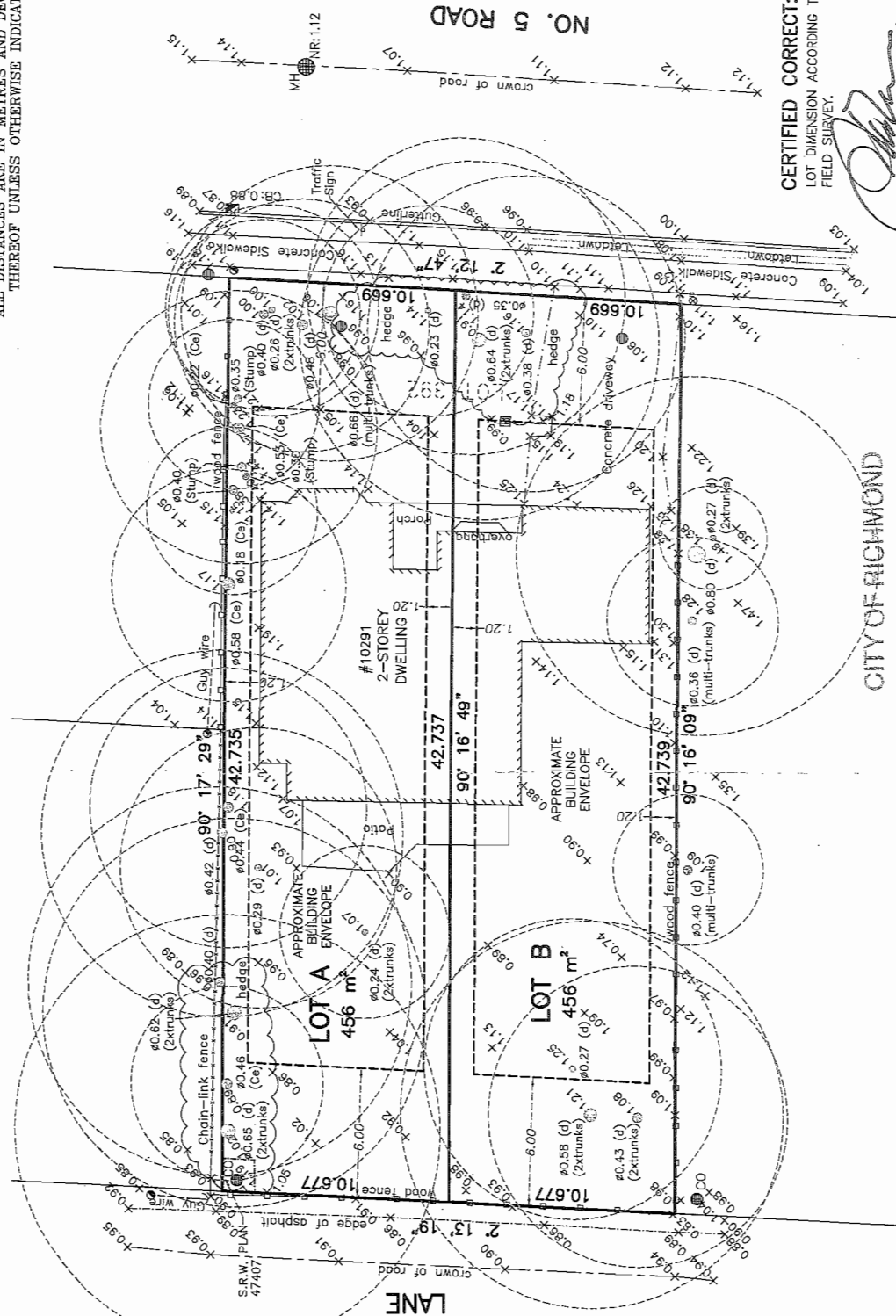
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5887
FB-274 P58-62
Drawn By: MY

DWG No. 5887-TOP0

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

February 3rd, 2015.

CITY OF RICHMOND

APR 21 2015

RECEIVED

TREE INVENTORY AND ASSESSMENT LIST:

- D8** Specifies the character of the trait represented (*A*: narrow-spectrum or *a*: broad-spectrum), the direction of the trait (*P*: positive or *N*: negative), and the level of the trait (*L*: low or *H*: high). The trait is specified as *low*, *high*, *positive*, *negative*, *broad-spectrum*, or *narrow-spectrum*. The trait is specified as *low*, *high*, *positive*, *negative*, *broad-spectrum*, or *narrow-spectrum*.

Tree #	DBH (cm)	Tree Type	Condition	Observation	Action	
76	46-51	Long-leafed hick	U	Asymmetrical crown due to proximity of adjacent tree, typically crown more inclined to left than right. Some horizontal pruning at the same or reduction cut. Large dead crown high in the crown.	Retain	
77	42-49	Live-oak hick	U	Two stems at base, upper of the two crown <i>Asymmetrical crown due to proximity of adjacent tree. Horizontal crown cut, dead branches in crown.</i>	Retain	
80	30	Pine oak	M	Asymmetrical crown and second to the east due to proximity of adjacent tree. Horizontal crown cut. Dead branches in crown.	Remove	
81	35-39	Black beech	M	Multiple stems, all at 1.5m. Some overhanging crown and shearing down.	Retain	
82	31	Western red cedar	M	Stems <i>Asymmetrical crown due to proximity of adjacent tree. Horizontal crown cut. Asymmetrical crown.</i>	Retain	
83	53	Black beech	M	Multiple stems from base. Asymmetrical crown due to the proximity of adjacent trees. Sealed limb damaged and heavily horizontal crown and dead branches in crown.	Retain	
84	43	Black beech	M	Asymmetrical crown damaged to the northeast, due to proximity of adjacent trees.	Retain	
85	35	Holly	U	Multiple leaders attach at trunk, one of which with a large terminal drooping tree. Heavily inclined at the east resulting in a reaction growth and an asymmetrical crown.	Not used	
86	33	Long-leafed hick	U	Trunked in the crown of adjacent trees. High crown with a series of gaps in the stem.	Remove	
87	46	Scots pine	M	Multiple large leaders attach at 2m with long limb inclusion. High crown and asymmetrical crown due to proximity of adjacent trees.	Remove	
88	30	61	Western red cedar	M	High, asymmetrical crown due to proximity of building and adjacent trees. Heavily pruned via heading cuts for branching clearance.	Remove
89	39	62	Western red cedar	M	Asymmetrical crown due to proximity of existing building and historic clearance pruning. Asymmetrical crown and system due to the pruning system being indicated by the existing concrete foundations.	Remove
90	40	20	Scots pine	M	Suppressed by adjacent trees. Sub-terminal leader attached at 1.5m with limb inclusion.	Remove
91	41	61	Western red cedar	U	Two stems attach at 5m with long limb inclusion. Large terminal drooping crown at 1.5m on south side. Horizontal crown cut. One of the stems with a large terminal drooping crown high in the crown. One of the stems with a large terminal drooping crown high in the crown.	Remove
92	28	Black beech	M	Trunked in the crown of the adjacent tree, and dependent on that tree for stability. Some sweep to north due to proximity of adjacent trees.	Remove	
93	22	Plum	U	Asymmetrical crown and <i>leave sweep to north due to proximity and suppression of adjacent trees.</i>	Remove	
94	41	47	Black beech	M	Asymmetrical crown with <i>limb and limb to north due to proximity of adjacent trees.</i>	Retain
95	43	51	Black beech	M	Large and small crown at base with <i>limb. Asymmetrical crown due to proximity of adjacent trees.</i>	Retain
96	30-35-31-29	Synedra myrtilloides	M	Multiple stems attach at the top crown with long limb inclusion. Embedded in the crown of adjacent trees.	Retain	
97	28	Black beech	M	Single asymmetrical crown with <i>sweep to the east due to proximity and suppression of adjacent trees.</i>	Retain	
98	40-42	Black beech	M	Two stems attach at the top crown. Large limb inclusion, which on 50% of base. Asymmetrical crown will turn to the west due to proximity of adjacent trees.	Retain	
99	41	Black beech	M	Asymmetrical crown joined to the east due to proximity of adjacent trees. Sealed limb, pruned and heavily horizontal crown and dead branches in crown.	Retain	
100	29	40	Black beech	M	Asymmetrical crown <i>joined to the south due to the proximity of adjacent trees.</i>	Retain
A	22-16	Holly	M	Two stems attach at the top crown with long limb inclusion. Asymmetrical crown joined to the south due to proximity of adjacent trees. East stem attached at 2m with long limb inclusion and heavily horizontal crown and dead branches in crown.	Protect	
B	75	Black beech	U	Two leaders attach at 2m with long limb inclusion. Crown <i>pruned over the existing building.</i>	Protect	
C	11+10+8	Lilac	U	Severe limb loss pruning via heading cut. Multiple stems from base. Heavily pruned crown pruned to 2.5m above ground.	Protect	
D	8	Holly	S	Multiple stems attach at 1m with limb inclusion. Well <i>limb-aided in the crown.</i>	Protect	

THE NEW PROJECTION TEST (NPT) (Figure 1) was designed to provide a valuable reference to ensure adequate NPT production to maintain true health and true stability. These alignment are based on the field conditions as determined by the patient's own perception of the alignment. The patient is asked to perform the alignment in a relaxed, comfortable position, and may be encouraged to perform multiple repetitions (up to 10) to ensure a consistent, comfortable alignment. The patient is then asked to perform the alignment in a relaxed, comfortable position, and may be encouraged to perform multiple repetitions (up to 10) to ensure a consistent, comfortable alignment. The patient is then asked to perform the alignment in a relaxed, comfortable position, and may be encouraged to perform multiple repetitions (up to 10) to ensure a consistent, comfortable alignment.

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.

parameters of the form clicking creos, and/or when certain trees within a 197 are specified for removal, it is strongly recommended that the forest clearing contractor avoid conflicts with the project objectives in advance to resolve their work plans and to identify relevant

For tendering purposes, the proponent should be required to provide unit costs for the following treatments (including disposal of sludge and ponding area) for the management of the project.

- **Franchising** provides the entrepreneur with a proven business model and a support system. Franchising is a business model in which a company (the franchisor) allows an individual (the franchisee) to use its name and business model to operate a business. Franchising is a popular way to start a business because it provides the entrepreneur with a proven business model and a support system. Franchising is a business model in which a company (the franchisor) allows an individual (the franchisee) to use its name and business model to operate a business. Franchising is a popular way to start a business because it provides the entrepreneur with a proven business model and a support system.

Installation may be acceptable, such as but not limited to:

- installing alternative demarcation at the IPZ such as survey stakes, painting lines on the ground, and/or placing rope and tagging.

not be damaged by construction activities). Except as approved and directed by the project biologist, activities within and access to the TPZ are restricted during the site preparation, construction and landscape installation phases of the project as follows:

- No storage or transport of soil, spoil, construction materials, waste materials, etc., excavation for building foundations, fill placement, or trenching for irrigation or conduit installation.

- No placement of temporary structures or services.
- No affixing lights, signs, cables or any other device to retained liner.

- Any excavations adjacent to the TPZ will require the attendance of the project architect and root pruning to be undertaken as under the direction of the Project Architect from this office, and,

the size and height of the crown of the tree accordingly. It is recognized that certain interactions can arise in conflicts with a IPY may arise that could interfere with its resolution of the

[illegible]

LANDSCAPING: The landscaping phase is when retained trees can be severely damaged. The operation of equipment, the placement of growing

subject to stresses for migration, drainage and drying, and the placemakers or fun and other learning works, all have a very high potential for loss and root damage. It is vital that the landscape works respect the limitations on activities within the IPZ therefore the

TREE PROTECTION FENCE DETAIL - SAMPLE:
FENCES MUST EXCEED MUNICIPAL STANDARDS

Diagram showing a vertical post labeled "POSTS 2.5m O.C." and a horizontal sign attached to it labeled "SIGN". The sign is 3.0m long, indicated by a dimension line below it labeled "(MAX 3.0m)".

TREE PROTECTION AREA - NO ENTRY

	JUN 19, 2015	ADDITIONAL TREE RETENTION PER CITY REQUEST
0	MAR 2, 2015 <th>INITIAL SUBMISSION</th>	INITIAL SUBMISSION

100

PROJECT:	PROPOSED 2-LOT SUBDIVISION
----------	----------------------------

ADDRESS:	10291 NO.3 RD, RICHMOND
----------	-------------------------

1. VINE 0007 C 603 765 7130 ACI EIFF. 15123 SHEET: 1 OF 2



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9243 (RZ 15-694974)
10291 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 **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 003-480-631

Lot 392 Section 36 Block 4 North Range 6 West New Westminster District Plan 45712

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9243"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

JUL 13 2015



MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Cathryn Volkering Carlile,
General Manager, Community Services
Wayne Craig,
Director of Development
Date: July 10, 2015
File: RZ14-660662
RZ14-660663
Re: **Oris Development (Hamilton) Corp.**
Rezoning Applications for Parcels 2 and 3 in Hamilton
Revised Affordable Housing Considerations and Zoning Amendment Bylaws

This memorandum provides Mayor and Council with an update on the above-noted applications as directed at the July 7, 2015 Planning Committee meeting. At this meeting, Committee directed staff to enter into discussions with the applicant, Oris Development (Hamilton) Corp., to see if there was an ability to provide market rental or affordable housing units in the proposed developments.

Staff has had focused discussions with the two (2) developers, Oris Development (Hamilton) Corp. and New Coast Lifestyles (NCL) Ltd., regarding the provision of affordable housing units in these developments. An agreement has been reached whereby the developers would be willing to provide affordable housing units in lieu of the affordable housing cash contribution currently identified in the rezoning report. The applicant has agreed to:


- Register the City's standard Affordable Housing Agreement to secure three (3) 1-bedroom units within the mixed-use commercial/residential building on Parcel 2 in lieu of providing the currently required affordable housing cash-in-lieu contribution for each rezoning application for Parcels 2 and 3;
- The three (3) affordable housing units will have a total combined floor area of at least 159 m² (1708 ft²). The proposed units will comply with the minimum unit sizes, tenant eligibility and rental rates specified in the Affordable Housing Strategy.


The applicant has stated that they would like the ability to potentially move the above units/total square footage to a future development site in the area that will be providing affordable housing units. This request is being made so the units could potentially be combined with other affordable housing units in order to create a block of affordable units that could be marketed to a non-profit housing provider. This would not replace future affordable housing units and would be in addition to requirements in future buildings. Such a request would require future consideration by Council and suitable relocation provisions for any tenants that may be occupying the units.

July 10, 2015

- 2 -

Should Council wish to pursue the proposed built affordable housing units instead of the cash contribution to the Affordable Housing Reserve, the attached revised Bylaws 9261 and 9262 should be introduced and given First Reading. The Rezoning Considerations provided in Attachment 3 would also replace the Rezoning Considerations attached to the rezoning staff report.


Wayne Craig,
Director of Development


Cathryn Volkering Carlile,
General Manager, Community Services

cc: Joe Erceg, General Manager, Planning and Development
Mark McMullen, Senior Coordinator – Major Projects

Attachment 1 Revised Zoning Amendment Bylaw 9261
Attachment 2 Revised Zoning Amendment Bylaw 9262
Attachment 3 Revised Rezoning Considerations



City of Richmond

Bylaw 9261

Richmond Zoning Bylaw 8500 Amendment Bylaw 9261 (RZ14-660662) Parts of 23241 and 23281 Gilley Road; Part of 23060, 23066, 23080 and part of 23100 Westminster Highway

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

1. Richmond Zoning Bylaw 8500 is amended by:

a. Inserting in Section 3.4 (Use and Term Definitions) the following:

**“Hamilton Area Plan
community amenity capital
reserve**

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

b. Inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment Zones), in numerical order:

2. Section 18.27 as follows:

“18.27 Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)

18.27.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **congregate housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City’s **community amenity space** objectives.

18.27.2 PERMITTED USES

- **housing, apartment**
- **housing, congregate**
- **community care facility, major**

18.27.3 SECONDARY USES

- **boarding and lodging**
- **health service, minor**
- **home business**

18.27.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 with an additional 0.19 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.27.4.1, the reference to "0.40" is increased to a higher **density** of "1.5" if, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZLR27 zone, the **owner** pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

18.27.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** for **buildings** is 60%.

18.27.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 6.0 m for the **rear yard**;
 - c) 10.0 m for an apartment **building** and 5.0 m for a canopy from the north **interior side yard**; and
 - d) 3.0 m for the south **interior side yard**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback** for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

18.27.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

18.27.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m².

18.27.9 LANDSCAPING AND SCREENING

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

18.27.10 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.

18.27.11 OTHER REGULATIONS

1. There shall not be more than 30 **housing, apartment units** as permitted under Section 18.27.2.
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.”
4. 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 “**Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9261”
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9261**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

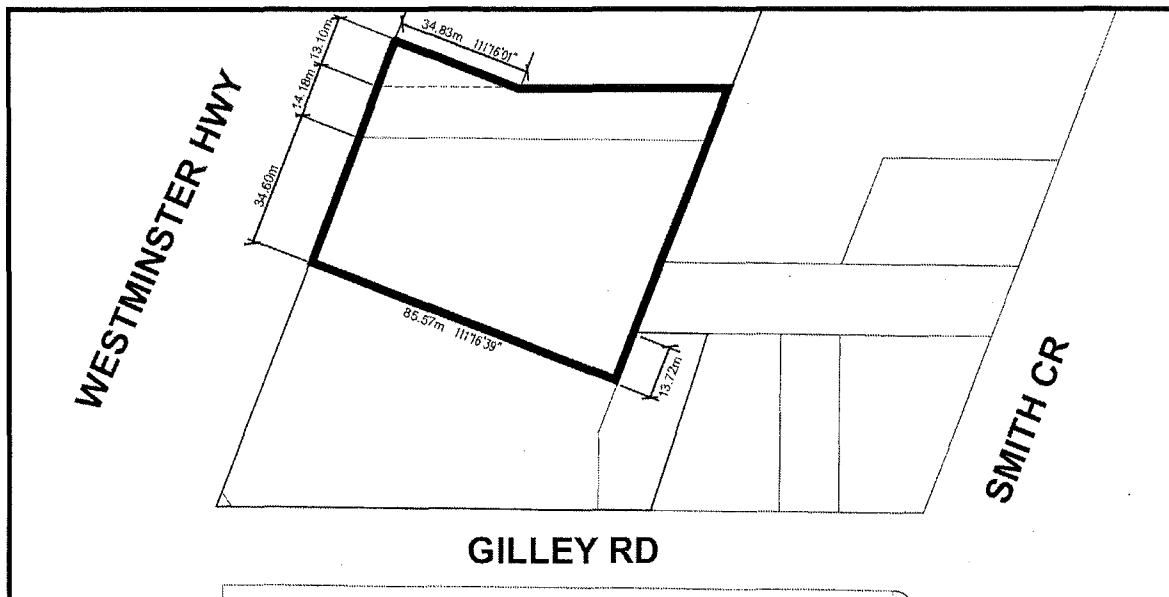
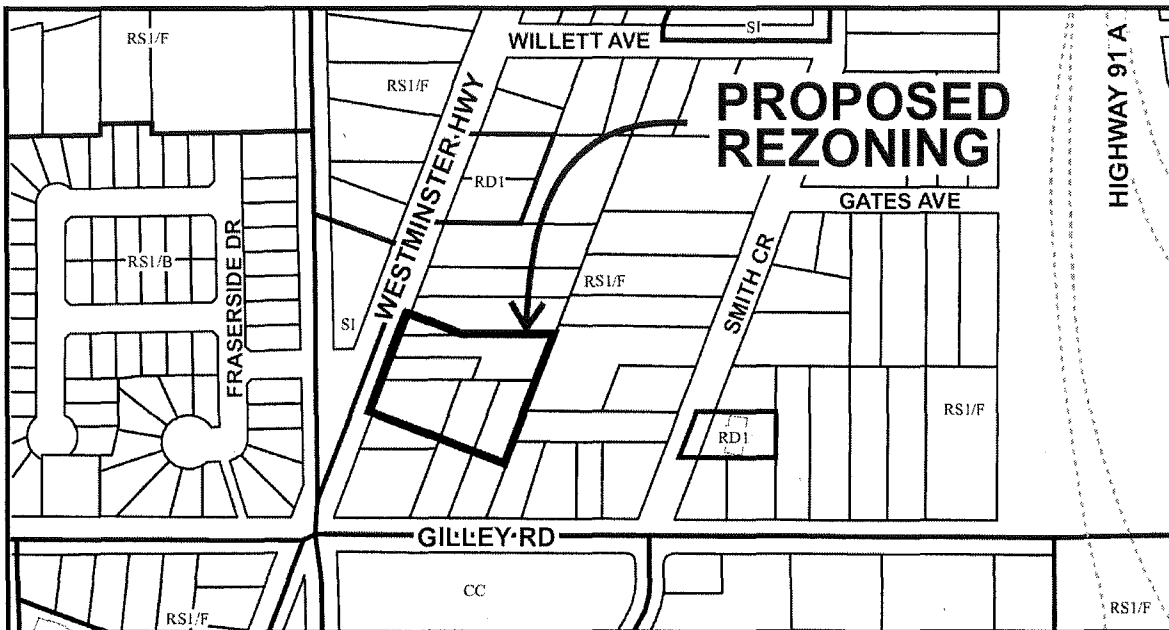
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>RK</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

"Schedule A attached to and forming part of Bylaw No. 9261"



City of
Richmond



RZ 14-660662

Original Date: 06/01/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9262 (RZ14-660663)
23241, 23281 and part of 23301 Gilley Road;
Part of 23060 and 23000 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:

a. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“20.29 Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)

20.29.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **commercial uses** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City's affordable housing and **community amenity space** objectives.

20.29.2 PERMITTED USES

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- neighbourhood public house
- office
- restaurant
- retail, convenience
- service, business support
- service, financial
- recreation, indoor
- recycling drop-off
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal

- **studio**
- **veterinary service**

20.29.3 SECONDARY USES

- **community care facility minor**
- **home business**

20.29.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 20.29.4.1, the reference to “0.40” is increased to a higher **density** of “1.5” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the ZMU29 **zone**, the **owner**:
 - a) pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
 - b) prior to occupancy of any **building** on the **lot**, the **owner**:
 - i) has constructed on the **lot**, or on another **lot** to the satisfaction of the **City**, not less than three (3) **affordable housing units**, with a combined **habitable space** of the **affordable housing units** comprising at least 159 m²; and
 - ii) 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.

20.29.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** is 55%.

20.29.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 1.5 m from Gilley Road;
 - c) 6.0 m for the **rear yard**; and
 - d) 3.0 m for the north **interior side yard**

2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.29.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.29.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 30.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.29.9 LANDSCAPING AND SCREENING

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

20.29.10 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.

20.29.11 OTHER REGULATIONS

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.29.2 must be located on the **first storey** 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 area and by designating it "**Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)**":

That area outlined in bold on "Schedule A attached to and forming part of Bylaw No. 9262"

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9262**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

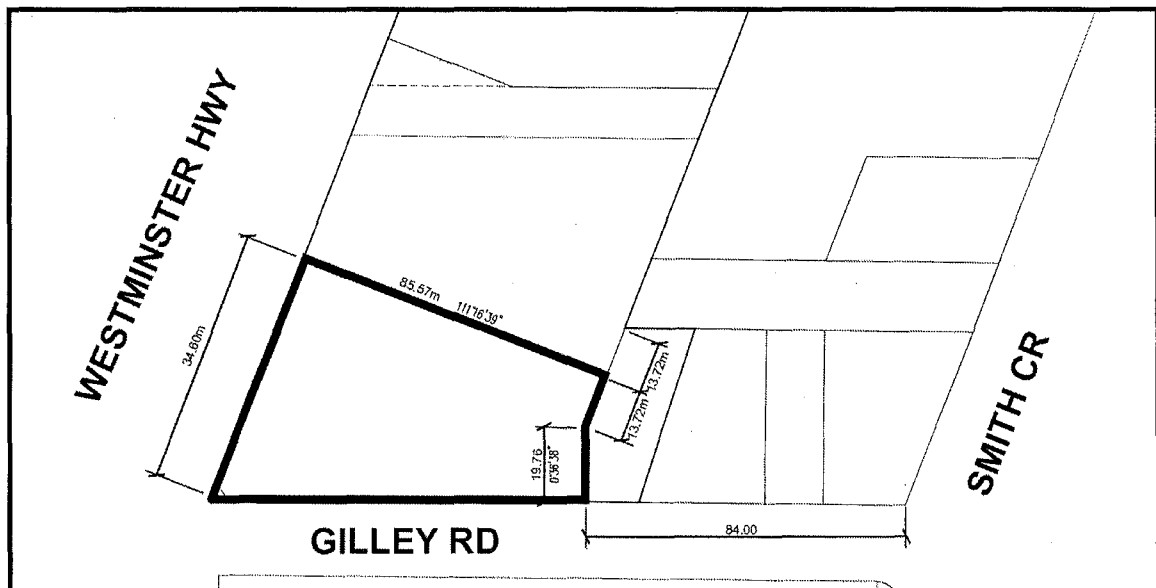
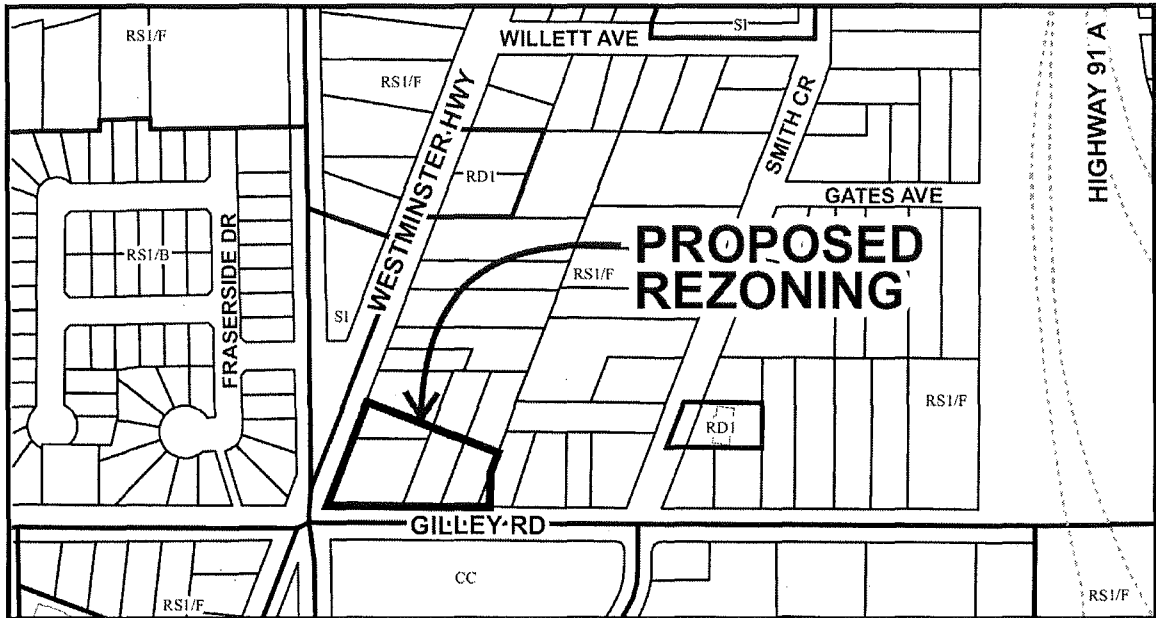
CORPORATE OFFICER



"Schedule A attached to and forming part of Bylaw No. 9262"



City of
Richmond



RZ 14-660663

Original Date: 06/01/15

Revision Date:

Note: Dimensions are in METRES



Address: 23241, 23281 & 23301 Gilley Road; 23000, 23060, 23066, 23080 & part of 23100 Westminster Highway - Oris Parcel 2 (Bylaw 9262 / RZ14-660663) & Oris Parcel 3 (Bylaw 9261 / RZ14-660662)

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaws 9261 and 9262, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9260.
2. Subdivision Plan: Preparation and registration of a subdivision plan that consolidates the current lots and subdivides the consolidated lot into three (3) parcels comprising the “**Lands**” (which will require prior to subdivision approval the demolition of any part of the existing buildings crossing new proposed parcel lines) as shown in Attachments 1 and 2 as follows:
 - a) Parcel 1 - The remaining lands on Lot 1 on the draft subdivision plan for future development;
 - b) Parcel 2 - 4446 m² on Lot 2 on the draft subdivision plan for the subject mixed-used building (RZ 14-660663);
 - c) Parcel 3- 5783 m² on Lot 3 on the draft subdivision plan for the seniors housing building (RZ 14-660662);
3. Tree Removal: Submission of a landscape plan for the Development Permit that includes replacement trees at a ratio of at least 2:1 to compensate for all 79 trees to be removed (except for those trees already approved for removal by the City due to disease or for building demolition) to which Tree Protection Bylaw No. 8057 applies.
4. Flood Covenant: Registration of the City’s standard flood covenant on the title of Parcels 2 and 3 ensuring that there is no construction of habitable area below the Flood Construction Level of 3.5 m.
5. Westminster Highway Bus Bay and Gilley/Westminster Corner: Registration of a statutory right-of-way on Parcel 2 to accommodate a bus bay, bus shelter, sidewalk and 5.0 m by 5.0 m road corner cut at the Gilley Road / Westminster Hwy intersection on Parcel 2 as generally shown on Attachment 3 to the satisfaction of the Director, Transportation.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public vehicle, pedestrian and bicycle access at all times;
 - c) Future construction and maintenance of public utilities;
 - d) City and public utility provider maintenance of works.
6. High Street Plaza and Greenway/Strollway: Registration of a statutory right-of-way in favour of the City on the title of Parcels 2 and 3 that provides public access as generally shown on Attachment 4 and which physically includes:
 - a) A High Street Plaza with a width ranging from 6.0 m to 9.0 m on Parcel 2;
 - b) A Greenway/Strollway with a minimum width of 3.0 m on Parcel 3;

The statutory right-of-way for Parcels 2 and 3 will provide for:

- a) Developer construction of all works;
 - b) Public pedestrian and bicycle access at all times;
 - c) Public markets on the Parcel 2 Plaza to be permitted with hours and operating conditions to the satisfaction of the City;
 - d) Non-permanent outdoor restaurant seating and fixtures within the most westerly 3.0m of the SRW adjacent to the commercial units in the building on Parcel 2 subject to the approval of the City;
 - e) Landscaping and paving as provided in a Development Permit issued by the City;
 - f) Developer and owner maintenance of all works.
7. Statutory Right-of-Way and Easement for New “Road A”: Registration of a statutory right-of-way for public access and an easement for maintenance on Parcel 3 and the existing lots comprising future Parcel 4, as determined to the

satisfaction of the Director, Transportation and Director of Development, for "Road A" as shown on Attachments 2 and 3.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public vehicle, pedestrian and bicycle access at all times on grade or above a parkade;
 - c) Landscaping to be provided under the Development Permit;
 - d) Maintenance of all works by the owners of Parcel 3; and
 - e) Assumption of all liability for the works by the owners of Parcel 3.
8. Access Over Parcel 3 for Parcel 2: Registration of a legal agreement, as determined to the satisfaction of the Director of Development, to permit the owners (including their visitors and general public using the commercial parking) of Parcel 2 to gain access on grade or through a parkade on Parcel 3 for vehicles, bicycles and pedestrians and to allow for access to the "Road A" SRW identified above.
 9. Access Over Parcel 3 for Future Parcels 4 and 5: Registration of a legal agreement, as determined to the satisfaction of the Director of Development, to permit the owners of future Parcels 4 and 5 to gain access on grade or through a parkade on Parcel 3 for vehicles, bicycles and pedestrians and to allow for access to the "Road A" SRW identified above.
 10. Parking on Parcel 3 for Parcel 2: Registration of a legal agreement to provide for 29 vehicle parking spaces and bicycle parking for the owners of Parcel 2 within the parkade on Parcel 3 (with the number of vehicle and bicycle parking spaces to be confirmed prior to rezoning adoption) as generally shown on Attachment 2.
 11. Parking on Parcel 3 for future Parcels 4 & 5: Registration of a legal agreement to provide for 21 vehicle parking spaces for the owners of future Parcels 4 & 5 within the parkade on Parcel 3 (with determination if parking for Parcels 4/5 is needed and, if any, the number of vehicle parking spaces to be provided prior to rezoning adoption) as generally shown on Attachment 2.
 12. Visitor Parking on Parcel 2 for Parcel 3: Registration of a legal agreement on Parcels 2 and 3, as determined to the satisfaction of the Director of Development, to permit Parcel 3 visitors to use the commercial & visitor parking within the Parcel 2 parkade.
 13. Commercial & Visitor Parking Non-Assignment Covenant on Parcel 2: Registration of a covenant on Parcel 2 that ensures that the shared visitor parking and commercial parking on Parcel 2 is not assigned to any specific residential unit / commercial unit nor be designated (i.e. sold, leased, reserved, signed, or otherwise assign) by the owner or operator for the exclusive use of employees, specific businesses, and/or others.
 14. Parking and Building Construction Agreement for Parcels 2 and 3: Registration of agreements on Parcels 2 and 3 that ensure:
 - a) No building permit will be issued by the City for Parcel 2 until all associated parking and access on Parcel 3 (described in the above legal agreements) has been included within an approved building permit for Parcel 3;
 - b) No building permit will be issued by the City for Parcel 3 until all associated parking and access on Parcel 2 (described in the above legal agreements) has been included within an approved building permit for Parcel 2;
 - c) No building permit granting occupancy will be issued by the City for Parcel 2 until all associated parking and access on Parcel 3 (described in the above legal agreements) has been built and received a building permit granting occupancy.
 - d) No building permit granting occupancy will be issued by the City for Parcel 3 until all associated parking and access on Parcel 2 (described in the above legal agreements) has been built and received a building permit granting occupancy.
 - e) The Parcel 3 owner shall provide to the Parcel 2 owner, a parking and access easement construction easement that will permit the Parcel 2 owner to construct and use a parking facility on Parcel 3 so as to satisfy the parking and access requirements above.
 15. Electric Vehicle Parking Covenant: Registration of a covenant on Parcels 2 and 3 requiring that 20% of resident parking stalls that will be equipped with 120V electric PH-41 and that an additional 25% of the resident parking

Initial: 

stalls will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.

16. Shared Indoor Amenity Easement: Registration of an access easement and other legal agreements on Parcels 2 and 3 as shown on Attachment 2 to:
- a) Ensure that not less than 3,458 ft² of shared indoor amenity space for the residential owners/occupants Parcels 2 and 3 (which includes a pool and exercise room) and 741 ft² of indoor amenity space for exclusive use of the residential owners/occupants of Parcel 2 (for a multi-purpose room) is constructed on Parcel 3;
 - b) Provides that neither a building permit nor a final inspection granting occupancy for a building on Parcel 3 be permitted unless the required shared and exclusive amenity space are provided as described above;
 - c) Ensure that appropriate mechanisms to allow for shared rights of access and use for the above-noted Parcels 2 and 3 shared and Parcel 2 exclusive amenity spaces, to the satisfaction of the City;
 - d) Provide that the final inspection granting occupancy for the building on Parcel 2 is prohibited until the 741 ft² of exclusive Parcel 2 indoor amenity space and 3,458 ft² of shared indoor amenity space within the building on Parcel 3 is completed and has been issued a final inspection granting occupancy, except as provided below;
 - e) Ensure that, if the exclusive and shared amenity spaces are not completed on Parcel 3 as provided above, a minimum of 1,076 ft² of indoor amenity space (multi-purpose room) is constructed within a building on Parcel 2 prior to issuance of a permit granting occupancy for such building on Parcel 2; and
 - f) Provide that the City is identified as a grantee to ensure that the agreements not be discharged and or changed without City approval.
17. Public Art: City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot of residential floor area and \$0.42 per buildable square foot of commercial floor area under the proposed zoning to the City's public art fund, or provide a security for the design and installation of public art based on the same valuation in accordance with the City's Public Art Policy (Acct. #7750-80-00000-000) (e.g. \$53,180 for Parcel 2 and \$73,868 for Parcel 3 to be confirmed by the final DP Plans).
18. Area Plan Amenity Community Amenities: City acceptance of the developer's offer to voluntarily provide a contribution of \$49.50 per square meter of total residential floor area to a capital reserve fund to be established by the City for the community amenities specified under the Hamilton Area Plan. The contribution for Parcel 2 is estimated at \$285,205 (to be confirmed based on the final DP Plans). The total contribution for Parcel 3 is estimated at \$430,118. Part of this contribution (\$28,985) would not apply to the floor specified including within the proposed 18 memory ward units (to be confirmed on the final DP Plans) provided that they receive the necessary licencing from Vancouver Coastal Health (VCH) and comply with the "community care facility, major" use under the proposed zoning.
19. Affordable Housing: Registration of the City's standard Housing Agreement to secure three (3) affordable housing units on Parcel 2 (in respect to the rezoning of both Parcel 2 and Parcel 3), the combined habitable floor area of which shall comprise at least 159 m² (1,708 ft²) 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-Bedroom Units	3 Total	50 m ² (535 ft ²)	\$950	\$38,000 or less

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

20. "Neighbourhood Public House" Use Covenant on Parcel 2: Register a restrictive covenant on the title of Parcel 2 that restricts this use to the ground floor, requires its outdoor public entrance on Gilley Road and advises other owners of this possible use within the building.
21. Riparian Management Areas: The developer is required to address the habitat loss within the Riparian Management Areas (RMAs) on Gilley Road and the Queen Canal as generally provided in the Memo from Pottinger Gaherty, Environmental Consultants Ltd. dated June 2, 2015 (PH-42 7) with regards to providing satisfactory habitat

Initial: 

compensation within the Servicing Agreement works (including addressing transportation, civil and landscape works). These works and the impacted habitat are to be further reviewed by the developer's Qualified Environmental Professional (QEP) with a follow-up report confirming that the necessary habitat compensation has been provided to satisfaction of the Director, Engineering and Senior Manager, Parks.

22. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permits and building permits for Parcels 2 and 3 confirming that each building has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.
23. The submission and processing of Development Permits* for the subject mixed-use building on Parcel 2 and seniors building on Parcel 3 completed to a level deemed acceptable by the Director of Development.
24. Enter into a Servicing Agreement and to be registered on title of Parcels 2 and 3 and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks/streetscape works described in Attachment 5 along with the necessary statutory right of ways and any easements that are required to be registered on title for such servicing works.
25. Ensure that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement included within Attachment 6.
26. Enter into a covenant to be registered on Parcel 3 that will prohibit stratification beyond 30 individual strata lots for the apartment units and one (1) strata lot for the 18 memory care units and 82 congregate housing units, along with any strata common property.
27. Completion and registration of the transfer of title of Parcel 3 from Oris Development (Hamilton) Corp. to 23100 Hamilton Holdings Corp. (of which New Coast Lifestyles (NCL) Ltd. is the managing partner).

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

1. Submit separate landscaping security Letters-of-Credit in amounts based on sealed estimates from the project registered Landscape Architect for the developments on Parcel 2 and Parcel 3 (including materials, labour & 10% contingency).
 - a. That notations be included on the Development Permit Plans stating that 44 of the 73 units (including the three (3) affordable housing units) in the mixed use building on Parcel 2 and 109 of the 130 units in the seniors building on Parcel 3 will meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include Ageing-In-Place elements as provided within the Official Community Plan Bylaw 9000.

29. Prior to Building Permit Issuance for Parcels 2 and 3, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 - a. Incorporation of the "Basic Universal Housing" provisions of Zoning 8500 and Ageing-in-Place elements as provided within the OCP for the residential units in the building on Parcels 2 and 3 as provided in the Development Permit.
 - b. Submission of a Dewatering Plan to the satisfaction the Manager, Engineering Planning and Manager, Sustainability.
 - c. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 - d. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City

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


Note:

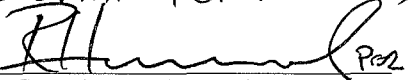
- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property developer but also as covenants pursuant to Section 219 of the Land Title Act.


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

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

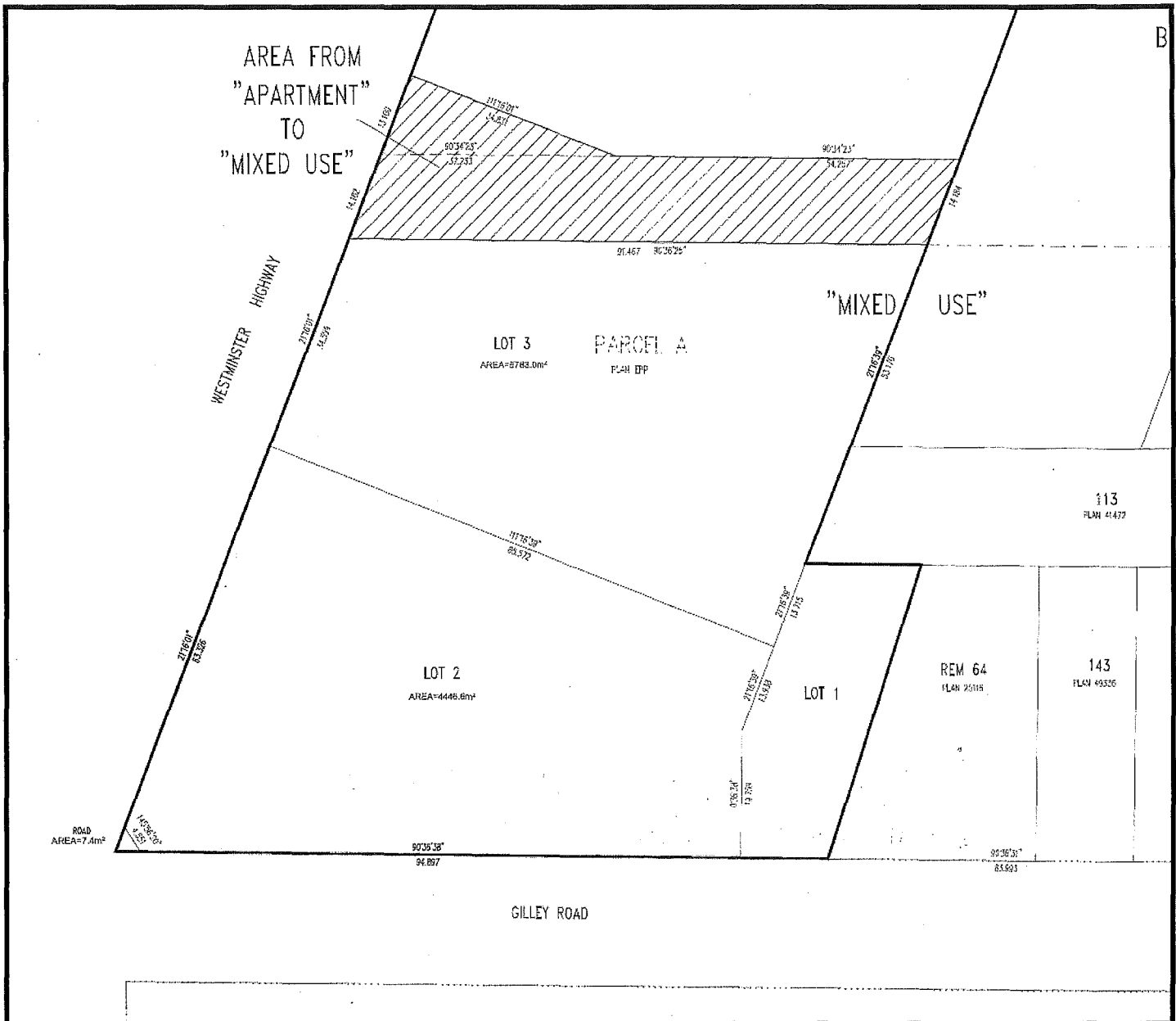
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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


Signed Owner and Developer of Parcel 2 Date July 9, 2015
ORIS DEVELOPMENT (HAMILTON) CORP.


Signed Owner and Developer of Parcel 3 Date JULY 09, 2015
23100 HAMILTON HOLDINGS CORP.


ORIS DEV. (HAMILTON) CORP.

ATTACHMENT 1
DRAFT SUBDIVISION PLAN



PH - 45

Initial:

ATTACHMENT 7



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1185 West Georgia Street
T 604.682.3707
F 604.682.3497
Vancouver, BC Canada V6E 4E6
www.pggroup.com

Memo

PGL File #: 220-29.02
DATE: June 2, 2015
TO: Nathan Curran (Oris Consulting Ltd.)
FROM: Bruce Nidle
RE: HAMILTON NEIGHBOURHOOD PARCEL 2 & 3 REZONING – ENVIRONMENTAL ASPECTS

Pottinger Gaherty Environmental Consultants Ltd. (PGL) has prepared this summary of environmental aspects for the proposed rezoning of Parcels 2 & 3, Hamilton Neighbourhood in Richmond, BC. This summary deals with both the Oris Consulting Ltd. (Oris) development project and City of Richmond (City) culvert replacement and extension and widening of Westminster Highway project.

The proposed development of Parcels 2 & 3 has the objectives to preserve and improve the connected ecological network, minimize impacts to the Riparian Management Areas (RMA), and offset unavoidable losses with appropriate compensation. The two RMAs to be addressed are adjacent to the parcel of land – the 15m Queens Canal RMA and the 5m Gilley Road RMA.

The 15m Queen's Canal RMA will not be directly impacted by the proposed Parcel 2 & 3 development, but will be impacted by the City's plans to replace and extend a culvert and widen Westminster Highway to support new road alignments. These City works will impact an area of the Queen's Canal RMA from the southeast corner of Gilley Road and Westminster Highway to the bus bay on Westminster Highway. The impacts will result in losses of approximately 1,492m² and 256m² of Queen's Canal RMA riparian and instream habitat, respectively. It is our understanding that there have been recent revisions to the design of the Gilley Road/Westminster Highway intersection that will reduce impacts on Queens Canal. Revised impact and compensation numbers for this revision will be provided at a later date.

The 5m Gilley Road RMA between Westminster Road and Smith Crescent will be affected by the development of Parcel 2 & 3. The riparian and instream habitat losses are unavoidable given the proposed designs for Gilley Street and the adjacent parcels. However, the flow from the Gilley Street ditch will continue to discharge to Queen's Canal via the new (City) culvert. The stormwater design will use best-management practices to maintain recharge of Queen's Canal (from Gilley Road), and will include native grass, shrub and trees along the stormwater route. This will create a green/vegetated area of 96m² and a stormwater conveyance area of 96 lineal metres.

The impacts of the proposed Oris development on the Gilley Road RMA after taking into consideration the use of a variety of stormwater management measures, include the loss of an estimated 1,017m² of riparian habitat and an estimated 122m² of instream habitat from the north side of Gilley Road between Westminster Road and Smith Crescent. Additional "green" and stormwater conveyance areas will be created by Oris in the future on the south side of Gilley Road, along Westminster Highway, and at offsite locations (if necessary).

Impacts attributable to the City's culvert replacement and extension project and widening of Westminster Highway include the loss of an estimated 1,492m² and 256m² of riparian and instream habitat, respectively, from the Queen's Canal RMA. As noted above, recent revisions to the City project will reduce compensation required for that project.

Hamilton Area Plan

Underground Utilities

Over time, public and private utilities such as hydro, telephone, cable and gas, will be located underground in road or other rights-of-way in the Hamilton Area. At grade works such as kiosks, manholes, etc. should be located to minimize impact to open space and the public realm (e.g., sidewalks, greenways, etc.). Where it is not feasible to relocate overhead services to underground at the time of development, then the developer should provide works to facilitate future undergrounding such as pre-ducting.

Retaining Walls

The following retaining methods will be deployed:

- short-term temporary retaining walls (retention of pre-load) to be lock block;
- long-term temporary retaining walls to meet aesthetic requirements particularly adjacent to existing residential properties;
- permanent retaining wall types to be chosen to meet aesthetic requirements to accommodate long-term anticipated settlement.

Flood Protection and Mitigation

Flood construction levels and building setbacks from dikes must meet the City's Flood Plain Designation and Protection Bylaw 8204.

Dike upgrades must meet current City standards that include provisions for future dike raising.

Dikes upgrades must be approved under the Dike Maintenance Act by the Provincial Inspector of Dikes (Ministry of Forests, Lands and Natural Resource Operations). Refer to the 2041 OCP Development Permit Area Guidelines for further requirements.



- Installation of a new pedestrian signal at the proposed development access / Westminster Highway intersection to include but not limited to the followings: Signal pole, controller, base and hardware, pole base (decorative pole & street light fixture), detection, conduits (Electrical & Communications) and signal indications, and communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
- Relocate / upgrade the existing full traffic signal at the Westminster Highway / Gilley Road intersection to accommodate the proposed road widening to include but not limited to the following: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
- Re-grade the Westminster Highway/Gilley Road intersection, which may involve removing and replacing/modifying existing channelized island.
- Complete asphalt resurfacing works as described in the Interim Roadworks (shown in Attachment 3).

Gilley Road:

- Along the development frontage, while maintaining existing eastbound and westbound traffic lanes (each at approximately 3.25m - 3.5m wide) and maintaining or providing equivalent or better to existing curb/gutter and concrete sidewalk along the south side of the road, widen the road to provide a new 3m wide parking lane on the north side, a new 0.15m wide barrier curb, and a 3.35m wide concrete sidewalk / landscaped boulevard.
- East of the development frontage, maintain or provide equivalent or better to all existing driving portion of the roadway as well as the existing curb/gutter and concrete sidewalk along the south side.

Note:

That the above as well as the preliminary road functional plan are to describe the general scope of the frontage works required but are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more info is provided. Roads DCC credits may be eligible for some road widening works along Westminster Highway if such works are within dedicated portion of the roadway, and if such works add new roadway elements and are completed to the ultimate standards. The exact value of the eligible road works on the DCC program would be assessed upon the completion of the SA process.

3.0 Parks / Streetscape Requirements:

The Servicing Agreement is to include a landscape plan with street trees and landscaping with Gilley Road and Westminster Highway, coordinated with any City RMA compensation, to the satisfaction of staff.

ATTACHMENT 6

Hamilton Area Plan

Appendix 1

Construction, Phasing and Interim Design Measures

Transitions to Existing Grade: Temporary and Permanent

The following need to be addressed where a new development is elevated above existing grades:

- address grade changes;
- address horizontal transitions;
- address half road requirements;
- maintain road access to adjacent properties as required;
- maintain satisfactory operation of Westminster Highway;
- design services and buildings to accommodate anticipated settlement and satisfactory long-term performance of structures and pavement;
- address drainage onto adjacent properties.

Servicing and Phasing

Mitigation of development impacts will be required wherever possible to the satisfaction of all governing agencies. Geotechnical and civil engineering reports are to be submitted to address; but are not limited to:

- site preparation and preload;
- protection of existing services;
- drainage management;
- maintaining services and access to neighbouring properties;
- long-term performance of roads and utilities; predicted settlement and a long-term maintenance program;
- preparing a construction staging and phasing plan outlining acceptable methodology for construction of all utilities (new and existing); road works; and neighbourhood accessibility;
- addressing all other mitigation for short and long-term impacts as may be required by the City of Richmond, the applicant's geotechnical and/or civil engineer, and any such other governing agencies having jurisdiction;
- liaison with utility providers such as Metro Vancouver, Fortis Gas, and BC Hydro;
- addressing drainage onto adjacent properties with regards to flooding and functioning of septic systems;
- addressing sanitary servicing in a manner that provides sanitary service to adjacent existing residential properties when necessary.

an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Assess streetlight levels along Westminster Highway and Gilley Road and areas of public rights-of-passage and install/upgrade lighting as required to meet City standards.
 - Assess the potential differential settlement between the proposed piled buildings and the surrounding un-piled areas and design City utilities and service connections to accommodate this movement, to the City's satisfaction.
 - Fill all abandoned utility pipes with low strength, flowable grout or similar to prevent future road subsidence.
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and proposed utility/road installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.

2.0 Transportation Requirements:

The Developer responsible for the design and construction of the road infrastructure works. Works to include, but not limited to, providing the general road cross-sections described below as well as works shown schematically in the preliminary road functional plan (Attachment 3):

Westminster Highway:

- Along the development frontage, maintain existing northbound and southbound traffic lanes as well as the shared multi-use path on the west side. Widening on the east side of the road (east of the existing road centre line) to provide the following new road elements:
 - 1.8 m wide on-street bike lane
 - 0.6 m wide buffer on both sides of the on-street bike lane
 - 3.0 m wide bus bay/lay-by between Gilley Road and Fraserside Gate
 - 0.15 m wide barrier curb
 - 5.1 m wide concrete sidewalk (bus bay / lay-by area) and a 2.5m wide concrete sidewalk with a 1.75m wide treed boulevard (outside the bus bay/lay-by area)
 - A new accessible bus landing pad and a new accessible bus shelter
- North of the development frontage, provision of a new southbound-to-eastbound left-turn lane (min. 3.2m wide and min. 21m storage length) at the proposed development access while maintaining all existing road elements (traffic lanes, shoulders, on-street bike lanes, and/or multi-use pathway).

Initial: 

- locate Parcel 2 and Parcel 3 storm connections along their Westminster Highway frontage by tying into the existing 750mm diameter storm sewer.
- Construct a new manhole on the existing Westminster Highway 750mm diameter storm sewer to connect the private storm system to be built on "New Road A" (north of Parcel 3).
- Install infrastructure on Gilley Road to provide stormwater best management practices (e.g rain gardens).
- Provide erosion and sediment control plans for all on-site and off-site works.

32. c) Sanitary Sewer Works:

The Developer is required to:

- Install new sanitary sewers along the development's Westminster Highway and Gilley Road frontages. Sewers must be designed to accommodate future development as per the HASS and accommodate any settlement caused by the development. Temporary sewers may be required fronting future development Parcel 6. A permanent gravity connection is required into manhole SMH6176 located adjacent to the Metro Vancouver sanitary pump station.
- Relocate the City's 150mm diameter and 200mm diameter forcemains located along Gilley Road to accommodate road raising between Westminster Hwy and Smith Crescent that would otherwise compromise the City's ability to access and maintain these assets. The new main shall be located above the proposed concrete slab. Solutions such as installing a single forcemain with appropriate clean-outs/valves/air valves or installing a gravity system should be considered through the servicing agreement process.
- Install works to protect and facilitate the maintenance of Metro Vancouver's 1m diameter forcemain, pump station and related infrastructure located within or adjacent to Gilley Road. Such measures include but are not limited to installing a piled concrete pad (as proposed by the developer) along the length of Gilley Road that includes removable sections to allow access to the forcemain and installing vertical pipes positioned along the main, and possibly other features, for monitoring and inspection purposes. The developer will coordinate with Metro Vancouver as part of the City's drawing approval process.

33. d) General Items:

- The City is aware of ongoing hydrocarbon contamination issues originating from a gas station located at 22490 Westminster Highway. At the developer's cost, the developer is required to manage any hydrocarbon contamination encountered during construction of the servicing agreement works in compliance with the Environmental Management Act.

The Developer is required to:

- Relocate or accommodate existing City and third party utilities affected by the Gilley Road raising and Westminster Highway road widening. Undergrounding and/or pre-ducting for future undergrounding may be required, at the developers cost, to be determined through the servicing agreement process.
- Complete asphalt resurfacing works as described in the proposed Interim Roadworks Plan (Attachment 3).
- Provide a SRW for utility installation along the properties Westminster Highway frontage wherever the proposed sidewalk crosses into the development site.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Coordination is required with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require

ATTACHMENT 5

SERVICING AGREEMENT REQUIREMENTS

Enter into a Servicing Agreement for Parcels 2 and 3 for the design and construction of works that include, but may not be limited to the following:

1.0 Engineering Servicing Requirements:

Discussions with the developer have contemplated that the construction of off-site servicing works relating to RZ 14-660662 and RZ 14-660663 will be combined. All works described below shall therefore be completed under a single servicing agreement.

Utility servicing shall generally follow the concepts and layouts proposed in the Hamilton Area Serving Study (HASS) prepared for the City by KWL, dated Oct 29, 2014. Increased storm sewer diameters and other amendments to the HASS may be required to meet the City's minimum standards. The proposal to raise Gilley Road using piled concrete foundations will require the relocation of City and other utilities in ways generally, but not limited to, those described below, at the developers cost. All works and agreements will be to the satisfaction of the Director of Engineering.

i. Water Works:

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.
- Relocate approx 270m of 300mm diameter watermain along Gilley Road to accommodate road raising that would otherwise compromise the City's ability to access and maintain this asset. The new main shall be located above the proposed concrete slab. An air valve will be required.
- Install additional fire hydrants as required along the developments frontages to achieve the City's standard spacing requirements.
- Subject to the availability of funds in the City's Development Coordinated Works capital accounts and obtaining the required spending authority, replace the 300 mm diameter watermain along Westminster Hwy to the limits of the proposed road works.

At the Developer's cost, the City will complete all watermain tie-ins.

30. b) Storm Sewer Works:

31.

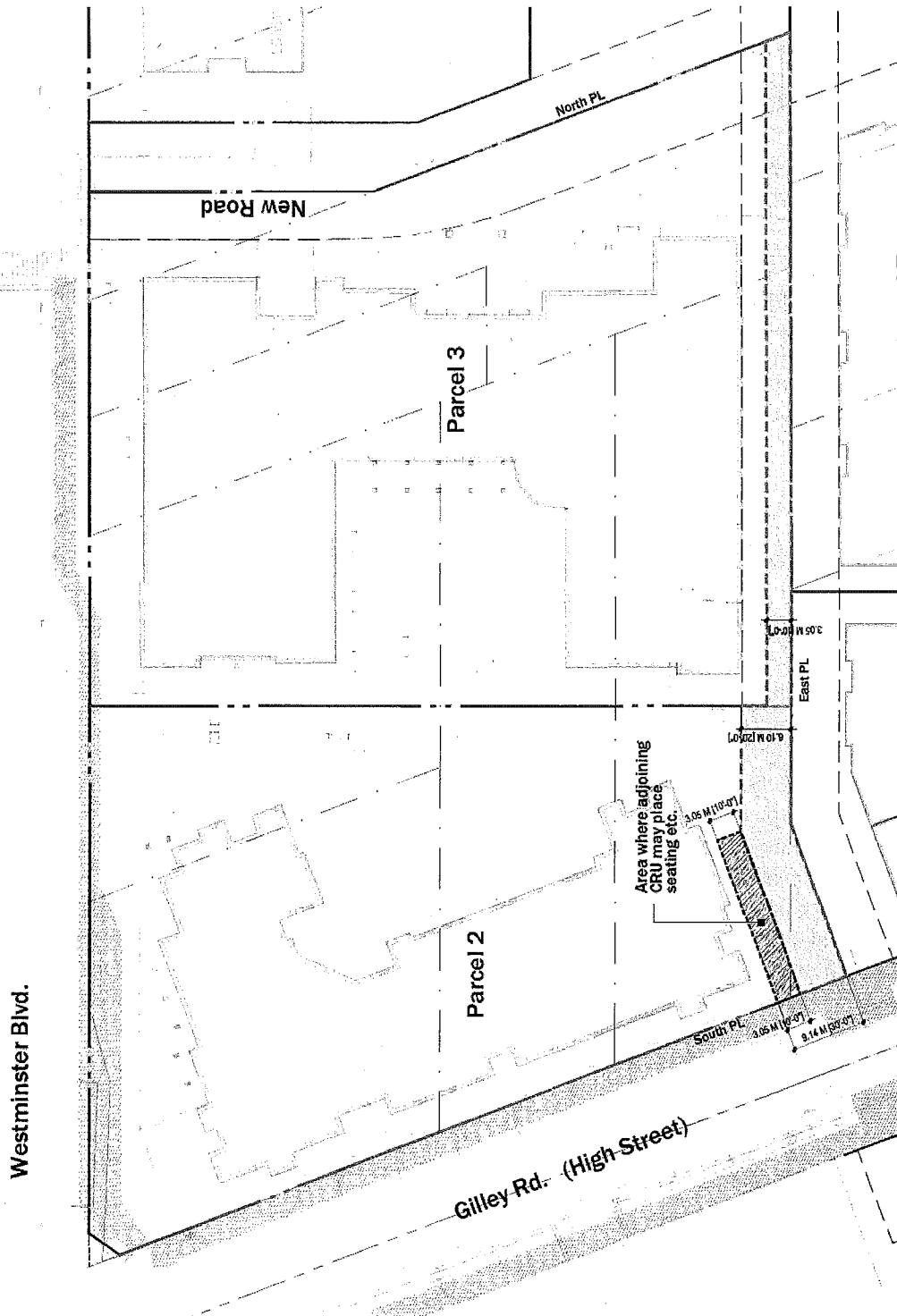
The Developer is required to:

- Maintain existing drainage service to properties located east of the development by installing a temporary 1200mm diameter sewer along Gilley Road from the centre of Smith Crescent connecting into either the proposed or existing Queen's Canal culvert. Some elements of this sewer, such as the manhole in Smith Crescent, will be deemed as permanent and shall be designed as such, which will be determined through the servicing agreement process.
- Construct new storm sewers along the centre of the newly raised Gilley Road complete with permanent tie-in to the Queens Canal culvert and the proposed manhole in the centre of Smith Crescent (the latter may require additional manholes within the Smith Crescent and Gilley Road intersection).

PH - 52

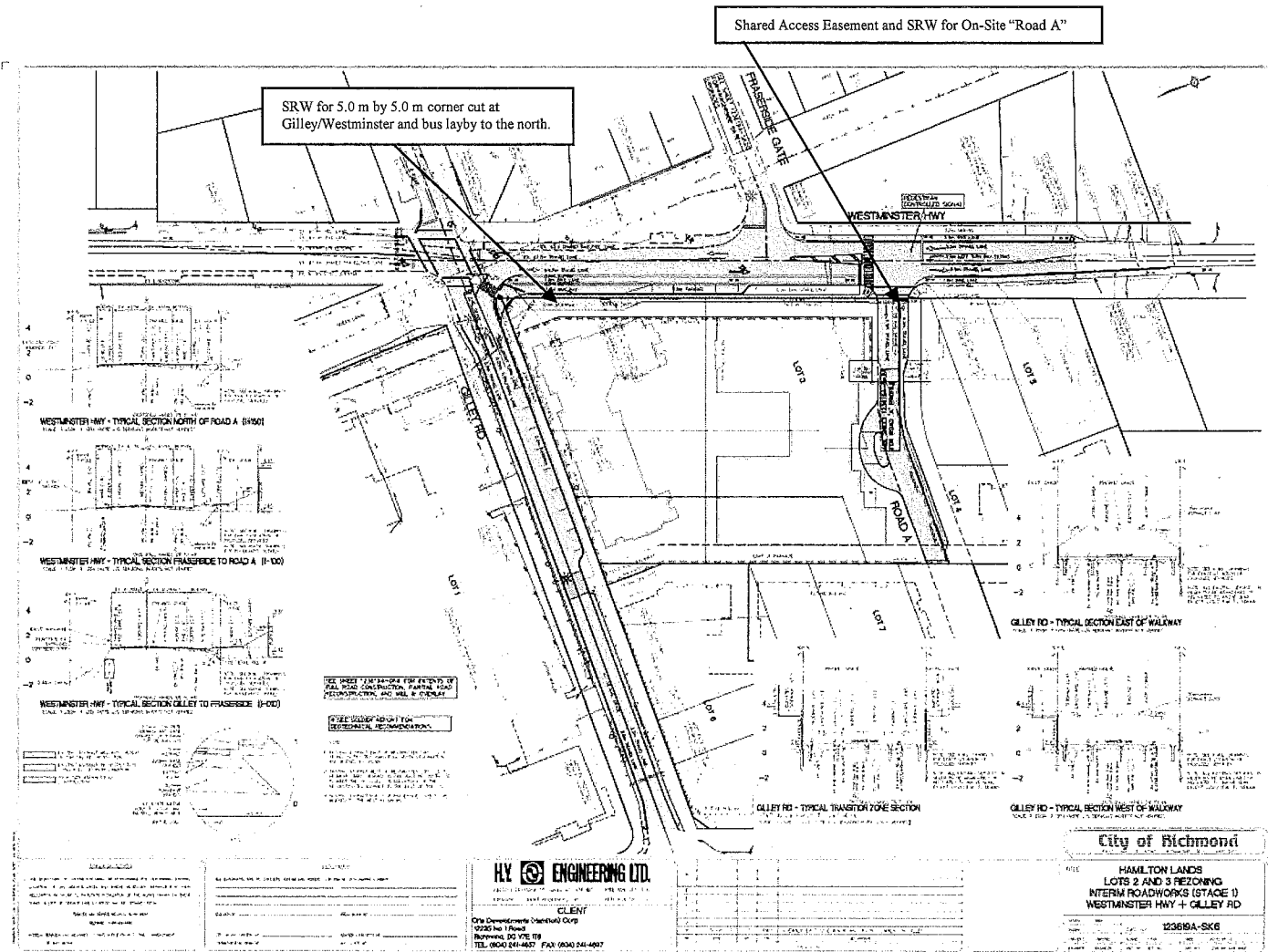
Initial: 

ATTACHMENT 4
SRW AREAS FOR HIGH STREET PLAZA & GREENWAY/STROLLWAY

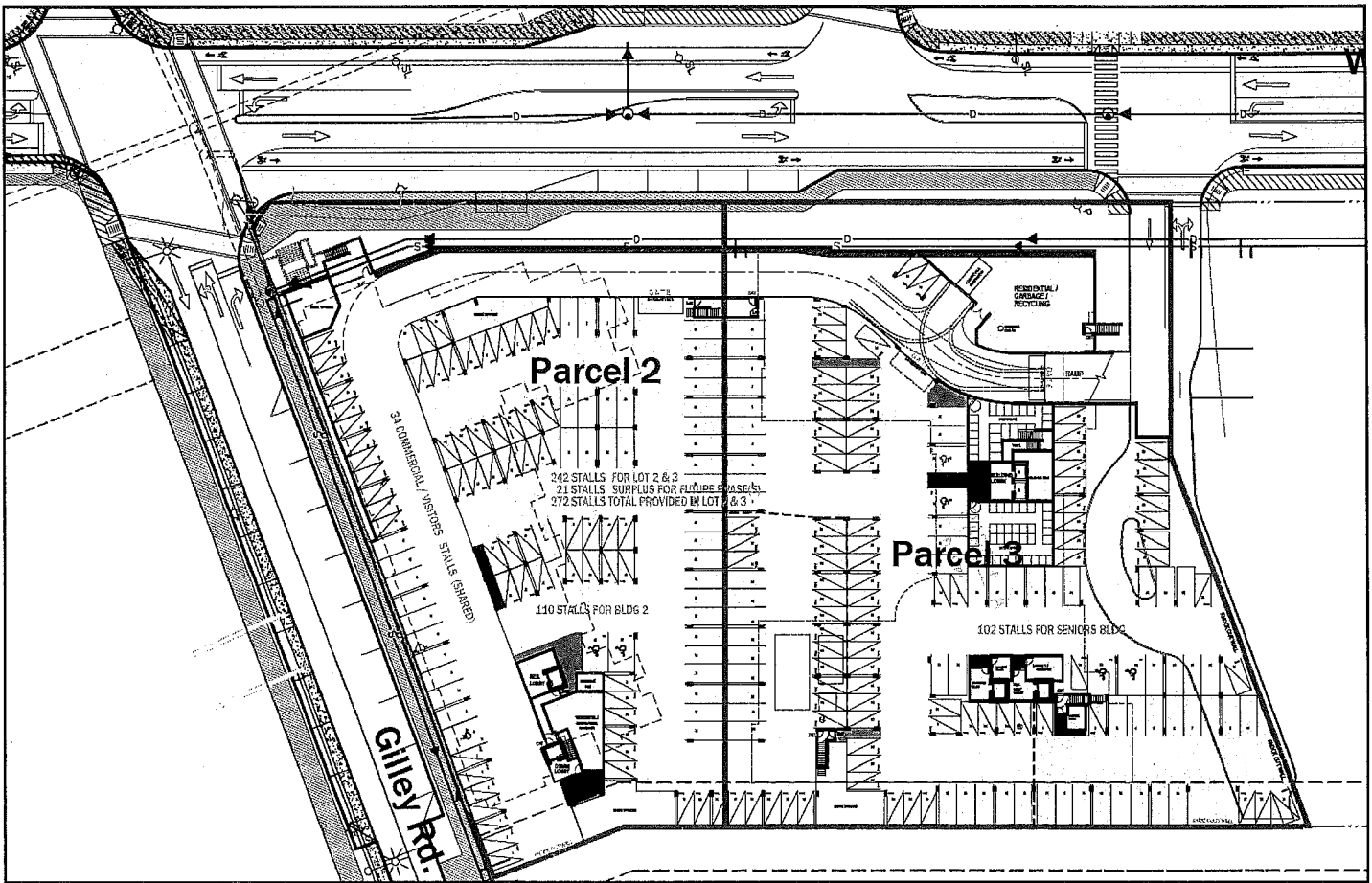




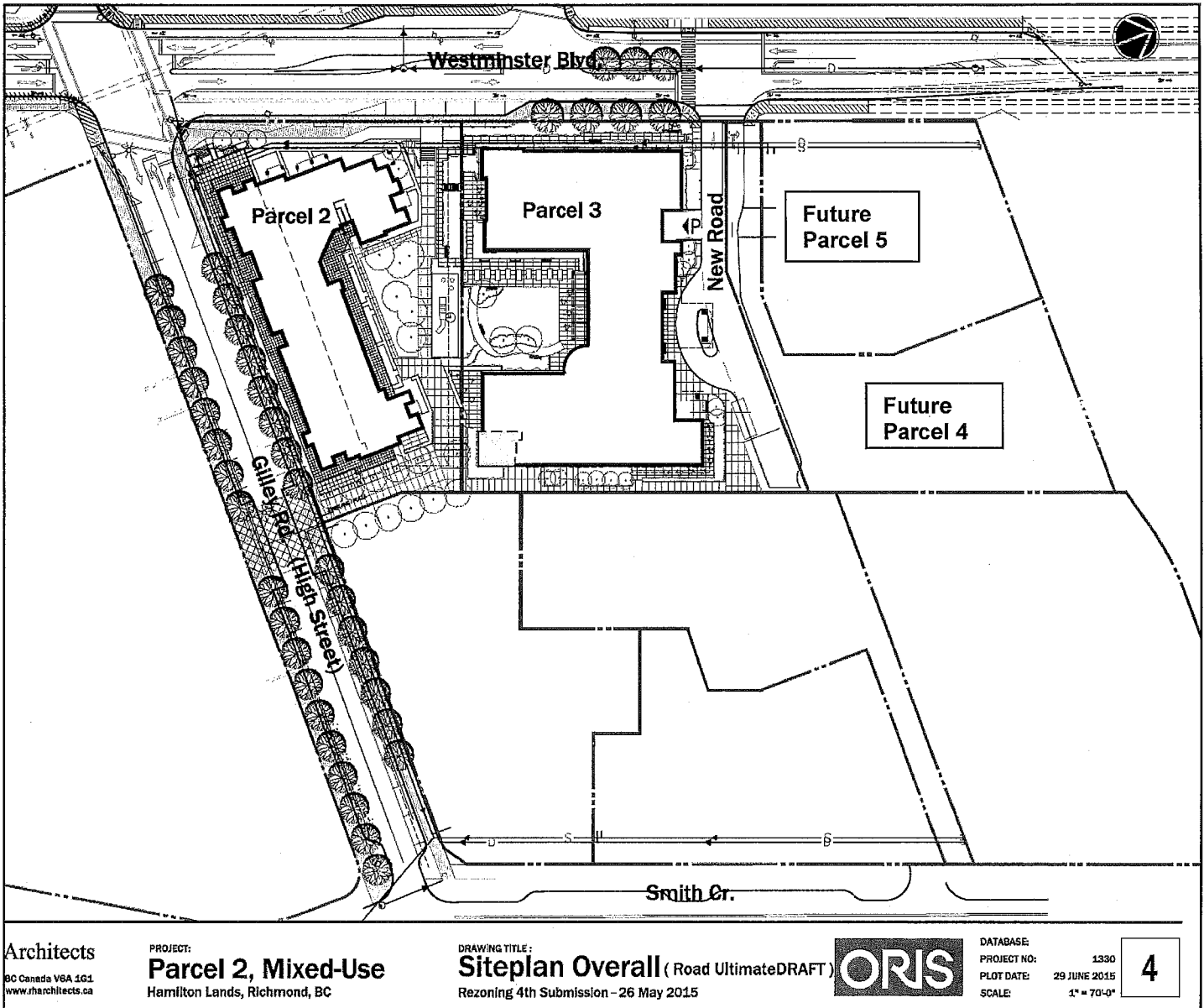
ATTACHMENT 3 PRELIMINARY ROAD FUNCTIONAL PLAN



Shared Access Easement and SRW for On-Site "Road A":



ATTACHMENT 2
& PARKING PLANS



Given the estimated habitat losses outlined above, the plan to compensate for habitat lost is as follows. The recommended location for compensatory works is the Queen's Canal RMA; this large area is currently characterized by significant human influence, and invasive plants dominate. The plan will restore the riparian area through implementation of a site-specific Invasive Plant Management Plan and a Revegetation Plan. The plan would also be developed with reference to the City's concept plan for the park/trail system in the Queen's Canal corridor.

Based on the amount of riparian habitat lost as a result of the City's projects ($1,492\text{m}^2$), and assuming a 1:1.5 compensation ratio for riparian habitat, the City's restored area would equal $2,238\text{m}^2$. The City's compensation habitat would start just south of the Westminster Highway bus layby and move north on both sides of the Canal to the extent required. The amount of riparian habitat owing from the proposed Oris development is equal to $1,526\text{m}^2$ assuming a 1:1.5 compensation ratio for riparian habitat. Oris' restored riparian habitat would start at the north end of the City's restored area and move north on both sides of the Canal to the extent required.

For the loss of instream habitat, the recommended location for compensation is also on the Queen's Canal. It is our understanding that the west side of Queen's Canal is unstable, therefore the widening of the east side of Queen's Canal to increase the wetted width is a concept which could easily be accommodated in the reach of Queen's Canal north and south of the Fraserside Gate crossing. Based on a 1:1 ratio for instream habitat loss, the amount of habitat owing from the City and Oris projects would be 256m^2 and 122m^2 , respectively. Details on (a) whether or not riparian compensation can occur on both sides of Queens Canal and (b) whether or not instream compensation can be created in Queens Canal will be the subject of future discussions with City environmental and engineering staff. If other locations for instream compensation are required, they will be sought in consultation with City staff.

The habitat losses and proposed compensation are summarized in the following table:

Project	Habitat Loss		Habitat Compensation	
	Riparian	Instream	Riparian (1:1.5)	Instream (1:1)
Oris Hamilton	1,017	122	1,526	122
City Culvert and Road Widening	1,492	256	2,238	256

After rezoning, PGL will prepare a detailed habitat compensation plan for both the City and Oris projects for riparian and instream compensation owing, which will include Invasive Plant Management, Revegetation and Instream Habitat Construction Plans. Detailed drawings of the impacted and compensation areas as well as the proposed stormwater design will be included. This plan will be checked with City staff to ensure compatibility with park/trail/road designs for the Queen's Canal corridor and Gilley - Westminster intersection. It will then be submitted to the City Environmental Review Committee for approval, prior to completion of the Servicing Agreements.



To: Planning Committee

Date: July 2, 2015

From: Wayne Craig
Director of Development

File: RZ 14-660662/
RZ 14-660663

Re: Applications by Oris Development (Hamilton) Corp. for Rezoning at:

- Parts of 23241 and 23281 Gilley Road, and 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"; and
- 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)"

Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9260 to amend Schedule 2.14 – Hamilton Area Plan to:

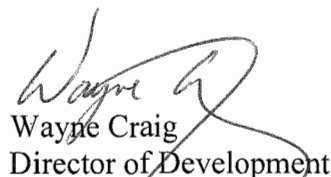
- Amend the text within Section 3.2, Objective 2, Policy a) respecting the "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)" land use designation; and
- Re-designate 23066 and parts of 23080 and 23100 Westminster Highway from "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)";

be introduced and given first reading.

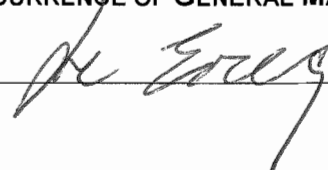
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9273 to delete the existing Schedule 2.14 – Hamilton Area Plan in its entirety, be introduced and given first reading.
3. That Bylaws 9260 and 9273, having been considered in conjunction with:
 - The City's Financial Plan and Capital Program; and
 - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

4. That Bylaws 9260 and 9273, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation.
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9261, to create the "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone parts of 23241 and 23281 Gilley Road, and part of 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)", be introduced and given first reading.
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9262, to create the "Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" zone, and to rezone 23241, 23281 and part of 23301 Gilley Road, and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to "Residential /Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)", be introduced and given first reading.
7. That Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276, pursuant to Section 188(1) of the *Community Charter*, to establish a capital reserve fund for community amenity contributions that are received for the planned community amenities as specified under Schedule 2.14 - Hamilton Area Plan, Bylaw 9000, be introduced and given first, second and third readings.


Wayne Craig
Director of Development

MM:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Parks	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Economic Development	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	

Staff Report

Origin

Oris Developments (Hamilton) Corp. has made two (2) separate rezoning applications for two (2) proposed development sites as shown Attachments 1 and 3:

- A 0.58 ha. (1.43 acre) site on parts of 23241 and 23281 Gilley Road, part of 23060, 23066, 23080 and part of 23100 Westminster Highway from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" to permit development of a 130-unit building, with 82 seniors congregate housing rental units that include common dining and limited health care, an memory ward with 18 rental units which are intended to be licenced by Vancouver Coastal Health as they provide additional health care and supervision, and 30 market condo apartment units to be sold, on Oris' Parcel 3.
- A 0.44 ha. (1.10 acre) site on 23241, 23281, and part of 23301 Gilley Road and part of 23060 and 23000 Westminster Highway from "Single Detached (RS1/F)" to a proposed new, mixed-use "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" to permit development of a 73-unit market condo, mixed-use building with 929 m² (10,000 ft²) of ground floor commercial on Oris' Parcel 2.

Two (2) rezoning applications have been submitted by Oris (Hamilton) Corp. who will build and market the mixed-used building on Parcel 2 while the apartment / seniors congregate housing building on Parcel 3 will be built by New Coast Lifestyles (NCL) Management Ltd. Oris and NCL have provided a document confirming that each project is distinct and will be independently developed with Oris (Hamilton) Corp. only acting behalf of New Coast Lifestyles (NCL) Management Ltd.

The proposed mixed-use building on Parcel 2 and apartment/seniors congregate care building on Parcel 3 as shown on Attachment 3 are the first rezoning applications to be considered under the recently updated Hamilton Area Plan are the first steps to establish the new Hamilton Village Centre envisioned under the Area Plan. These two (2) developments are connected in that they share a common driveway located on Parcel 3, have shared indoor amenity space on Parcel 2 and have connected parkades with shared parking.

The new Hamilton Area Plan within Schedule 2.14 of the Official Community Plan (OCP) is also proposed to be amended to facilitate both of the above rezoning applications.

Findings of Fact

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

Surrounding Development

- To the North: Single-family dwellings zoned “Single Detached (RS1/F)”.
- To the East: Single-family dwellings zoned “Single Detached (RS1/F)”.
- To the South: A shopping mall fronting onto Gilley Road zoned “Community Commercial (CC)”.
- To the West: A vacant, former fire hall site fronting onto Westminster Highway zoned “School and Institutional (SI)”.

Related Policies & Studies**Richmond Official Community Plan (OCP) – Hamilton Area Plan Schedule 2.14**

The new Hamilton Area Plan under Official Community Plan Bylaw 9000 designates all of Parcel 2 and most of Parcel 3 as “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)”. Parcel 2 has a split designation with its most northerly portion designated as “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” as shown on Attachments 3 and 4. The proposed OCP Amendment Bylaw 9260 would:

- Amend the text within “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)” land use designation to require that only a portion of the ground floor of buildings adjacent to Gilley Road be used for non-residential uses instead of the entire ground floor amended, and to include a range of assisted living residential uses; and
- Re-designate 23066 and parts of 23080 and 23100 Westminster Highway from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)”.

Secondly, the proposed OCP Amendment Bylaw 9273 would delete the old Hamilton Area Plan from the 1997 Official Community Plan Bylaw 7100 which still includes all of the City’s Area Plans. The new Hamilton Area Plan which was included within the newer 2012 Official Community Plan Bylaw 9000 on February 25, 2014.

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 plain covenant on Title is required prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City’s Affordable Housing Strategy provides that apartment and mixed-use buildings with over 80 residential apartment units provide five (5) percent of the building’s total residential floor area within affordable housing units secured under a housing agreement and covenant in perpetuity. Under the Strategy, developers of buildings with less than 80 residential apartment

units are to make a contribution of \$4.00 per buildable square foot of total residential floor area permitted under the proposed rezoning.

Despite the fact that these two (2) rezoning applications are linked via access and parking, the rezoning is being advanced by the applicant as separate rezoning applications for the buildings on Parcels 2 and 3.

At the time of application, staff inquired as to why two (2) rezoning applications were being submitted instead of one (1) application. The applicant, Oris (Hamilton) confirmed that it will be proceeding to build and market the mixed-used building on Parcel 2 and is acting behalf of the future owner of Parcel 3, New Coast Lifestyles (NCL) Ltd., who would build the apartment / seniors congregate housing building. Oris and NCL also provided a detailed written summary that described how Parcels 2 and 3 will be built and marketed separately after the sale of Parcel 3 to NCL. Therefore, the applicants are contributing:

- An estimated \$249,176 for the residential floor area associated with the 73 residential apartment units within the mixed-use building on Parcel 2.
- An estimated \$79,032 for the floor area of the 30 market strata units and associated common areas within the 130-unit apartment/seniors building on Parcel 3. Of the total 130 units within this building, the remaining 82 units of congregate housing and 18 memory ward units are not subject to affordable housing contributions under the Strategy.

If this project was considered via one (1) rezoning application for both buildings, the applicant would be required to provide built affordable housing units on site. The affordable housing would be based on five (5) percent of the combined residential floor area of the 73 market apartment units within the mixed-use building on Parcel 2 and the 30 market apartment units within the apartment/ seniors congregate housing building on Parcel 3. This would equate to approximately 4,460 ft² or five (5) 2-bedroom affordable housing units.

Consultation

Staff have reviewed the proposed OCP Amendment Bylaws 9260 and 9273 with respect to the Province's *Local Government Act* and City's OCP Bylaw Preparation Consultation Policy No. 5043 and advise that the City is not obligated to refer the proposed OCP amendment bylaw and recommend that this report does not require referral to external stakeholders. Table 1 below clarifies this recommendation.

Table 1: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.
Richmond School Board	No referral necessary as this commercial application does not involve any multiple-family housing units thus it does not have the potential to generate 50 or more school aged children (e.g., typically around 295 multiple-family housing units).

The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and no density changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and density changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and no density changes are proposed.
TransLink	No referral necessary, as no transportation road network changes are proposed, only minor land use and density changes.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.

However, out of courtesy, the proposed OCP Amendment Bylaws 9260 and 9273 will be referred to the School Board for their information and comment prior to this bylaw being considered at a Public Hearing.

Analysis

Built Form and Architectural Character

Parcel 2: Mixed-Use Building:

The mixed-use, four-storey building includes the following elements as shown in preliminary plans in Attachment 5:

- A contemporary style building with facade articulation and large sun decks.
- 929 m² (10, 000 ft²) of ground-floor commercial space fronting Gilley Road; with an average setback of 2.0 m (6.6 ft.) from the back of the public sidewalk.
- 73 residential apartment units on the north (rear) side of the ground floor and remaining upper three (3) floors.
- The building stepping back above ground floor; with the upper three (3) residential floor being set back an average of a further 3.0 m (9.8 ft).
- The major pedestrian entrance faces to High Street Plaza to the east.
- The “L”-shaped building footprint provides separation of common outdoor amenity space from Westminster Highway.
- Large roof overhangs and lower awnings over the commercial units.
- The elevated west facade, above the lower Westminster Highway grade, has been addressed by terraced landscape walls, sloping landscape and a window wall extending down to below the first floor level into the parkade at street level.

Parcel 3: Apartment/Seniors Congregate Housing Building:

The seniors' housing building includes the following elements as shown in preliminary plans in Attachment 6:

- A contemporary style building with facade articulation and large sundecks.
- 82 seniors congregate housing units, 18 memory ward care units and 30 residential apartment units.
- The building has a large porte cochere / canopy on its north elevation, allowing for weather protection for vehicle pick-up of residents and provides a focal point for the building.
- The major pedestrian entrance faces to High Street Plaza to the south.
- The "U" building footprint that provides for a contained courtyard.
- Large roof overhangs and awnings over the commercial units provide weather protection and additional visual interest to the building.
- The elevated first floor above Westminster Highway has been addressed by terraced landscape walls, sloping landscape and a window wall extending down to below the first floor level, providing light into the parkade at street level.

Public Realm

The proposed development provides for a varied public realm comprised of three (3) distinct components as outlined below.

Gilley High Street: Gilley Road will be reconstructed into a "High Street" compatible with the urban village environment as envisioned by the Hamilton Area Plan.

The proposed 3.35 m (10.0 ft.) wide public sidewalk on the north side with street trees and landscape strip which allows for rainwater infiltration, will be extended to the east and established on the south side of the street as future developments are approved. The proposed mixed-use building is set back at minimum of 1.5 m (5.0 ft.) with an on-site sidewalk to provide for a generous combined 4.85 m (15.0 ft.) wide pedestrian area.

Gilley High Street Plaza: The High Street Plaza is proposed to be located in the middle of the block between Westminster Highway and Smith Crescent, with an ultimate width of 18.0 m (60.0 ft.) opening up onto the Gilley High Street. The current Parcel 2 application includes a 9.0 m (30.0 ft.) wide plaza frontage facing Gilley Road, with the remaining plaza being constructed with the Parcel 4 development to the east. The proposed plaza includes an outdoor restaurant seating adjacent to the building with the remaining area for seating, walking, possible outdoor market and Public Art work.

Greenway/Strollway: The Parcel 2 development will include the first leg of the Greenway/Strollway leading north out of the Gilley High Street Plaza to eventually be extended to Willet Avenue, as required in the Hamilton Area Plan. The Parcel 2 development includes a 3.0 m (9.8 ft.) wide strollway, with the future development of Parcel 7 to the east providing the remaining width of the Greenway/Strollway.

A statutory right-of-way (SRW) will be registered over the High Street Plaza and Greenway/Strollway to secure public pedestrian and bicycle access with owner maintenance.

Transportation and Access

Development Access: The proposed mixed-used building on Parcel 2 and the proposed apartment/seniors congregate care building on Parcel 3 will have one (1) shared vehicle driveway entering from Westminster Highway. This driveway is designated within the Hamilton Area Plan as a “Shared Street” (also shown as “New Road” on developer plans). The Shared Street will provide local vehicle and pedestrian access to Parcels 2 and 3 and will be extended through to Smith Crescent as future parcels develop to the east (Attachment 4). The Shared Street encumbered by a statutory right-of-way (ROW) to ensure public access and maintenance by the future owners of buildings on Parcels 2 and 3.

Westminster Highway: The applicant will complete a number of improvements to Westminster Highway as shown on Attachments 3, 5 and 6. It should be noted that Westminster Highway is to remain at its current 1.0 m (3.3 ft.) elevation. The major transportation improvements include, but are not limited to:

- A 1.8 m wide on-street bike lane, new minimum 2.5 m wide off-road multi-use pathway/sidewalk, and curb, with a landscaped boulevard in sections, on the east side of Westminster Highway to the north of the Shared Street.
- A southbound left turn lane into the development’s access driveway off of the on-site Shared Street. A new pedestrian signal will be installed on the south side of the proposed development access on Westminster Highway to facilitate the safe crossing of pedestrians across Westminster Highway.
- Improvements to the existing intersection with Gilley Road to facilitate the Gilley Road works.
- A bus lay-by north of the Westminster Highway and Gilley intersection, as well as accessible bus landing pad and shelter.
- Repaving of the full width of Westminster Highway from the Gilley intersection to north of the Shared Street.

Gilley Road High Street: The applicant will reconstruct Gilley Road to create the “High Street” as envisioned under the Hamilton Area Plan. The road will rise up at a 4 percent grade from the current 1.0 m (3.3 ft.) elevation at Westminster Highway to 3.5 m (12.0 ft.). This raised elevation allows for much of the Parcel 2 parkade to be constructed below finished grade and provides for most of the store fronts within the mixed-use building to be both at street grade and located above the required minimum flood construction level. The street will then slope down to the existing grade to the east at Smith Crescent.

The required works include:

- Resurfacing the entire block from just west of Westminster Highway to the ultimate 3.5 m (12.0 ft.) grade to the middle of the block, with an interim grading and resurfacing back down to the current grade at Smith Crescent.
- Intersection improvements with a westbound left-turn lane onto Westminster Highway southbound.

- A 3.35 m (11.0 ft.) sidewalk on the north side of the street with trees and landscaped boulevard to allow for rainwater infiltration designed to be compatible with the proposed urban, commercial High Street.
- The reconstruction of the existing concrete sidewalk on the south side of Gilley Road, separated from the traffic with a barrier curb, to accommodate the raised road grade.

The Hamilton Area Plan staff report indicated that the City's DCC program would be amended in 2015 to include approximately \$7M in road improvements to the area. These road improvements include improvements to Westminster Hwy (from just south of Gilley Rd. to Boundary Rd.) and the new Willet Ave. extension and bridge over the Queen Canal. While staff intend to recommend that these road improvements be added to the City-wide DCC program as identified in the Hamilton Area Plan staff report, an amendment to the DCC bylaw has not yet been brought forward to Council for their consideration. The DCC program review is currently underway and will be presented to City Council for consideration upon completion of a comprehensive staff review.

The developer is responsible for improvements to Westminster Hwy as part of the required Servicing Agreement for this project. A portion of these required road improvements are included in the existing City wide DCC program. The road works eligible for DCC credits will be restricted to the works included in the DCC program at the time when the DCC credits are assessed (i.e. at Building Permit). The Westminster Hwy improvements intended to be added to the DCC program (additional road widening for boulevard, sidewalk and bike lane improvements) would increase the eligible DCC credits for this development by approximately \$330,000 should these additions to the DCC program be accepted by City Council. The exact amount of the eligible DCC credits will be calculated once the SA design drawings have been approved by the City and the actual construction value is determined. The DCC credits will be capped at the lower amount of the value of the DCC works included in the City wide DCC bylaw endorsed by City Council; the actual costs of constructing the works provided by the developer; or the roads portion of the DCCs payable for the project.

Parking: The partially below-grade parkades for Parcels 2 and 3 will be connected, with vehicle access being provided on Parcel 3 to the on-site Shared Street. The proposed parking meets the requirements in Zoning Bylaw 8500 as follows:

- Parcel 2 includes 115 parking spaces, with 91 resident parking spaces (with a further 29 paces provided on Parcel 3) and 34 shared resident visitor/commercial parking spaces.
- Parcel 3 includes 102 parking spaces for the apartments and seniors congregate housing units plus 29 resident parking spaces for Parcel 2.
- Parcels 2 and 3 will have easements registered on Title to provide for shared access and parking.

Tree Retention and Replacement

No trees are planned to be retained on the sites given that the building parkades occupy the entirety of both sites to provide for the necessary parking. The applicant will be required to submit a landscape plan as part of the Development Permit that will include replacement trees at

a ratio of at least 2:1 to compensate for the 79 removed trees to which Tree Protection Bylaw No. 8057 applies (except for those trees already approved for removal by the City due to disease or for building demolition).

Amenity Space

Common Amenity Space in the Apartment/Seniors Congregate Housing Building on Parcel 3:

The proposed building on Parcel 3 will include approximately 1,096 m² (11,800 ft²) of common amenity space. Part of this large amenity space will be for residents of the building on Parcel 3, and part for use by residents on Parcel 2. The amenity areas on Parcel 3 include the following:

- For the use apartment/ seniors congregate housing on Parcel 3: 7,599 ft² of amenity space, comprised of two (2) lounges, dining room, theatre, kitchen, country kitchen, library, beauty salon and barber shop.
- Shared between Parcel 3 and adjacent Parcel 2: 3,458 ft² of shared indoor amenity space, which includes a pool and exercise room.
- Amenity Room for the use of Parcel 2: A 741 ft² amenity room for use of residents of only Parcel 2.

There will be requirement for registration of an easement on Parcel 3 to ensure that residents of Parcel 2 are provided with shared rights of access and use. The City will be a grantee to ensure that the agreements are not discharged and or changed without City approval. A covenant will also be registered on Parcel 2 that will require provision of 100 m² (1,076 ft²) at occupancy of the building on Parcel 2 if the shared amenity space has not been already been constructed on Parcel 3.

Common Outdoor Amenity Space:

The applicants are proposing outdoor amenity on Parcels 2 and as described below:

- Parcel 2 – Mixed-Use Building: 567 m² (6,103 ft²) within the main outdoor amenity spaces are located on the north side of the building and include a treed common, large play area and patio space.
- Parcel 3 – Apartment / Seniors Congregate Housing Building: 1,180 m² (12,702 ft²) within a large courtyard within this “U” shaped building which includes raised garden plots, a circuit pathway and seating. There is also an enclosed dining patio and secure memory garden patio.

Together, these amenity areas function as central gathering spaces for the buildings and will be reviewed further during the Development Permit process.

Site Servicing and Frontage Improvements

Servicing: In addition to frontage improvements discussed above, the City’s Engineering Department has determined the scope of upgrades to existing services to service the proposed development to be undertaken by the applicant, as identified in the Rezoning Considerations (Attachment 7).

The applicant will be constructing a sub-surface structure over Gilley Road and the 1.0 m (3.3 ft.) diameter Metro Vancouver sewer main and utilizing light weight fill to raise Gilley Road to the elevations discussed above.

Riparian Management Areas: There are two (2) Riparian Management Areas (RMAs) affected by the proposed developments. The Parcel 2 development and Gilley High Street works will remove the small Gilley Road ditch which is within an RMA extending 5.0 m (16.0 ft.) back on either side of the ditch. Through the Servicing Agreement, a linear landscape strip and boulevard trees will be included within the streetscape and provide for rainwater infiltration and a slowing of stormwater flow into the Queen Canal. The Queen Canal RMA extends 15.0 m (49.0 ft.) back on either side of the canal with impacts to this area requiring habitat compensation within this RMA.

The compensation for in-stream and riparian habitat loss will be included within the Queen Canal corridor through the Servicing Agreement.

These works are to be further reviewed by the developer's Qualified Environmental Professional (QEP), with a follow-up report to confirm that the design of the necessary habitat compensation that will be provided through the Servicing Agreement process as provided in the Rezoning Considerations (Attachment 7) to the satisfaction of the Director of Engineering.

Proposed OCP and Zoning Bylaw Amendments

As discussed above, proposed OCP Amendment Bylaw 9260 includes both a text amendment and map amendment concerning the Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR) land use designations.

Proposed Amendments to the Hamilton Area Plan within the OCP:

The proposed text change to the "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)" land use designation will require that a portion of the ground floor of buildings adjacent to Gilley Road be used for commercial and non-residential uses rather than the entire ground floor as currently required. Specifically, the change would only require commercial and non-residential uses within 10.0 m (33.0 ft.) of the north side of Gilley Road and within 15 m (49.0 ft.) and south side of Gilley Road. This change would apply to the entire land use designation including properties adjacent to Parcels 2 and 3 under the rezoning applications and facing the south side of Gilley Road. The land use designation would continue to allow for the same commercial, non-residential residential apartment uses to be located on the remainder of the ground floor and upper floors of buildings.

The proposed change was requested by the applicant who presented a professional market analysis study that demonstrates that the 12,000 build-out population of Hamilton could only support approximately 50,000 to 55,000 ft² of commercial floor area (excluding amenity space). The Hamilton Area Plan's land use designation for ground floor commercial could lead to 120,000 sq. ft. of commercial floor area being required. Based on the retail demand model in the consultant market study, which takes into consideration Hamilton's projected population, exposure to traffic and location characteristics within the region, this is 2 to 2.6 times the amount that could be supported and sustained. This assessment resonates with other regional studies (such as the Grandview Heights Commercial Market Analysis completed for that area of Surrey),

which estimate that similarly built communities can support approximately 0.38 m² (4 ft²) per capita of supermarket/commercial space. It is thus reasonable to accommodate commercial space in line with the findings of the consultant's report of approximately 4,645 m² (50,000 ft²).

The proposed land use designation change to Land Use Map (Attachment 4) to re-designate part of the proposed Parcel 3 (apartment /seniors congregate housing) from "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)" to "Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" applied to a small area. The change was necessitated by the applicant's site planning which lead to Parcel 3 including both the above designations (a split designation). Given that the apartment form of development and 1.5 FAR density remain consistent with both designations under the current Area Plan, the proposed change of designation constitutes a relatively minor amendment which Planning staff support.

The Area Plan supports the inclusion of seniors housing in multi-family designations. To support this policy, the Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)" designation is amended to specifically include a range of assisted living residential uses as found in the adjacent "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)" designation.

Lastly, proposed OCP Amendment Bylaw 9273 deletes the existing Hamilton Area Plan under Bylaw 7100 for the same area to which the new Hamilton Area Plan was adopted as an amendment to OCP Bylaw 9000 in February, 2014.

Zoning Bylaw Amendments:

The proposed Zoning Bylaw amendments proposed above are consistent with the Hamilton Area Plan.

Bylaw 9261 proposes to rezone 0.44 ha. (1.10 acres) comprising Parcel 3 from "Single Detached (RS1/F)" to "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)" to permit a 130 unit apartment/seniors congregate housing building, with 82 congregate housing units, 18 memory ward care units and 30 strata apartment units. The following primary uses are included to accommodate this development: "housing, apartment", "housing, congregate" and "community care facility, major". This zone provides for maximum density of 1.5 FAR with provision of community amenity contributions by the applicants. An additional 0.19 FAR is permitted provided that it is used to accommodate amenity space for the lot subject to this zone.

Lastly, Bylaw 9261 includes a definition for the "Hamilton Area Plan community amenity capital reserve". The definition references the statutory Capital Reserve Fund to be created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 into which this and future applicant's amenity contributions will be deposited.

Bylaw 9262 proposes to rezone 0.58 ha. (1.43 acres) Parcel 2 from "Single Detached (RS1/F)" to "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" to permit a 73-unit mixed-use building with ground floor commercial. The zone includes a wide range of commercial and non-residential uses similar those found in the "Community Commercial (CC)".

The zone also permits a neighbourhood public house (neighbourhood pub) use as requested by the applicant. Should a neighbourhood pub be proposed for the site, the City's typical liquor licencing process will be required as a condition of Business Licencing. The applicant has agreed to register a covenant on title that restricts the use to the ground floor, requires its outdoor public entrance on Gilley Road and advises other owners of this possible use within the building. The zone also permits "housing, apartment" and provides for a maximum density of 1.5 FAR with provision of community amenity contributions by the applicants.

Hamilton Area Plan Amenity Contributions:

The applicants will provide community amenity contributions of \$49.50 per square meter (\$4.60 per ft²) of the total residential floor area of the buildings on Parcels 2 and 3 consistent with the Hamilton Area Plan for the proposed amenities (e.g, community centre, library, police office, a childcare hub, pedestrian pier as proposed under the Area Plan). The contribution is estimated at \$285,205 for the mixed-use building on Parcel 2. The total contribution for Parcel 3 is estimated at \$430,118. Part of this contribution (\$28,985) would not apply to the floor area specified including within the proposed 18 memory ward units as Area Plan's amenity contributions only apply to residential floor area. To confirm that these units fall within with the "community care facility, major" use under the zoning, the applicant will need to verify that the necessary licencing from Vancouver Coastal Health (VCH) for the memory ward is in place prior to these units being exempted from the amenity contribution.

Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 has been prepared pursuant to Section 188(1) of the *Community Charter* to establish a capital reserve fund for community amenity contributions that are received for the planned community amenities as specified under Schedule 2.14 - Hamilton Area Plan, Bylaw 9000.

Public Art

The applicant will either make a public art contribution as provided by the City's Public Art Policy or prepare a Public Art Plan to provide Public Art elements within the development. The High Street Plaza on Parcel 2 has been discussed as a possible location for the public art. The contributions for both Parcels 2 and 3 are estimated total \$127,048. Provision of the public art contribution will be coordinated between the developer and the City's Public Art Coordinator, and secured prior to adoption of the rezoning with details to be provided at the Development Permit stage.

Accessible Housing

To assist in ensuring accessibility is an option for residents, 44 of the 73 units in the mixed use building on Parcel 2 and 109 of the 130 units in the building on Parcel 3 will meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include the Aging-in-Place elements as provided within the OCP.

The above-noted specifications and units will be identified and reviewed during the Development Permit and Building Permit stages.

LEED Silver Development

As provided by the Hamilton Area Plan, the applicants will ensure that the buildings on Parcels 2 and 3 have been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score. This will require review from a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve LEED Silver certification or equivalent. Consideration will be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.

Major Elements to be Addressed at the Development Permit Stage

Development Permit (DP) approval to the satisfaction of the Director of Development is required prior to rezoning adoption.

In advance of the full DP submission and review, the following significant aspects of the proposal have been identified to be addressed.

- The grade difference along Gilley Road between the public sidewalk and the “retail sidewalk/patio”, particularly where Gilley Road slopes down to meet Westminster Highway, with the objective of achieving a comfortable height transition, adequate landscape screening of the projecting parkade, adequate depths for both the public sidewalk and the retail sidewalk/patio and appropriate accessibility for the disabled.
- The grade difference between the public sidewalk and Level 1 of the Parcel 2 and 3 buildings along Westminster Highway, with the objective of achieving a comfortable height transition, adequate landscape screening of the projecting parkade, adequate animation of the streetscape and application of CPTED principles.

Financial Implications

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals.

The anticipated operating budget impact for the ongoing maintenance of these assets is \$8,000.00. This will be considered as part of the 2017 Operating budget.

Conclusion

The proposed developments on Parcels 2 and 3 shown on Attachment 3, 5 and 6 constitute the first rezoning applications to be considered under the Hamilton Area Plan. In particular, these developments will involve significant improvements to Westminster Highway and the first phase of the Gilley High Street to be at the centre of the Hamilton Village Centre as envisioned under the Hamilton Area Plan.

The proposed developments also establish part of the High Street Plaza and first leg of the Greenway/Strollway network for Hamilton. These improvements are at the core of creating a pedestrian-oriented Hamilton Village Centre.

The proposed developments will also assist in funding the future community amenities as provided under the Hamilton Area Plan.

As this proposal is being advanced as separate two (2) rezoning applications, the applicant will be providing a cash-in-lieu contribution toward affordable housing instead of constructing built affordable housing units on-site.

On this basis, it is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9260, Official Community Plan Bylaw 7100, Bylaw 9273, and Zoning Bylaw 8500, Amendment Bylaws 9261 and 9262, be introduced and given first reading. It is also recommended that Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276 be introduced and given first, second and third readings.



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

MM:blg

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Oris Parcel Phasing Plan
- Attachment 4 Hamilton Area Plan Land Use Map Excerpt
- Attachment 5: Preliminary Development Plans for Parcel 2
- Attachment 6: Preliminary Development Plans for Parcel 3
- Attachment 7: Rezoning Considerations



City of
Richmond



RZ 14-660662
RZ 14-660663

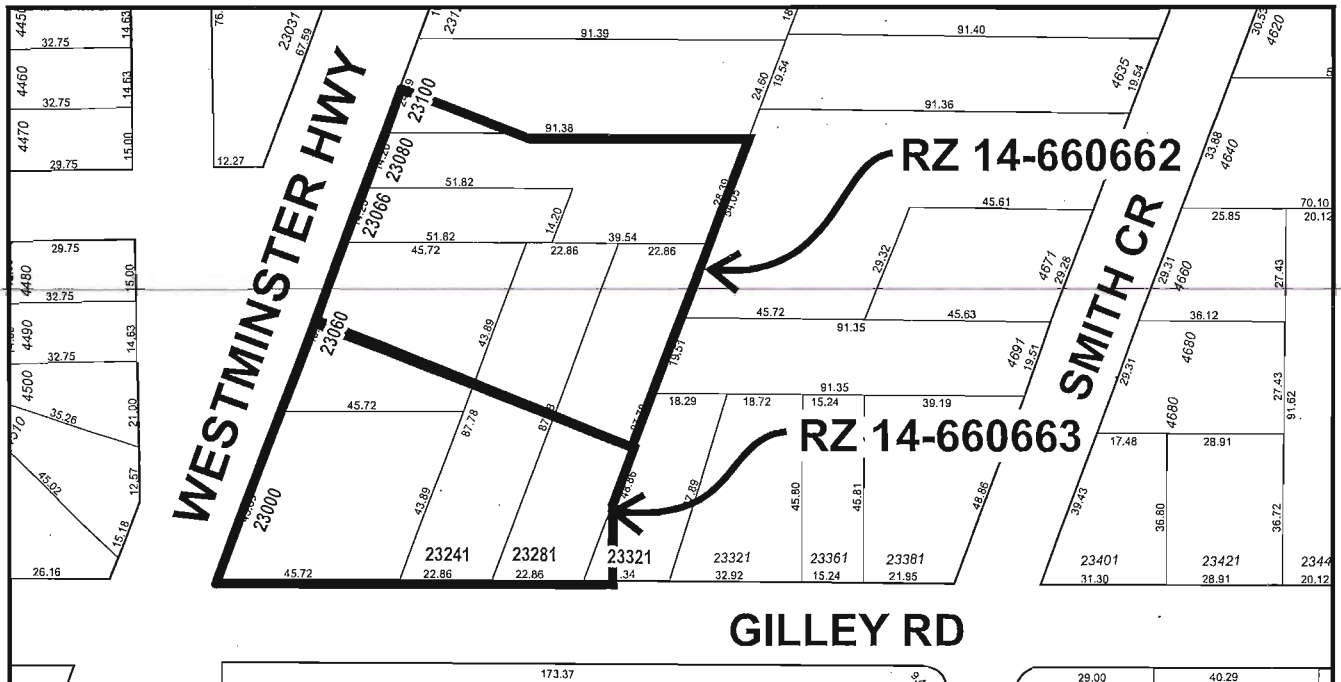
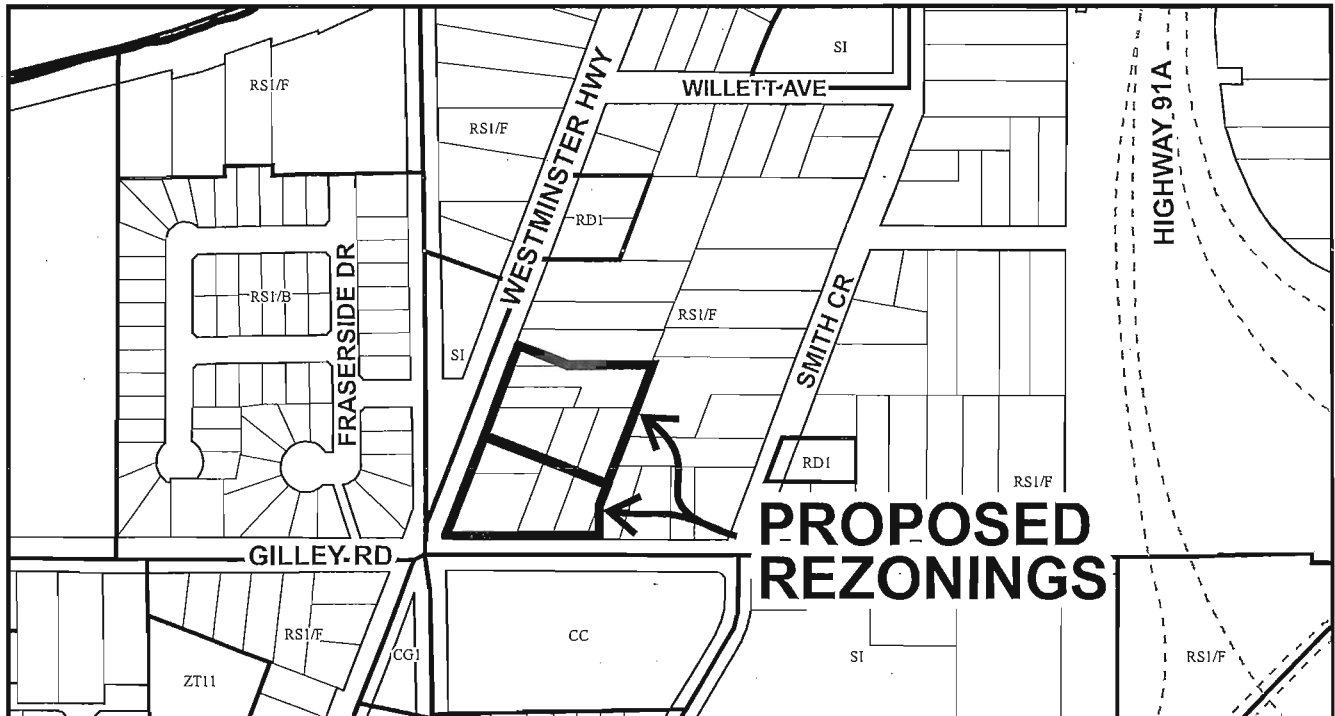
Original Date: 08/27/14

Revision Date: 06/01/15

Note: Dimensions are in METRES



City of Richmond



RZ 14-660662
RZ 14-660663

Original Date: 08/27/14

Revision Date: 06/01/15

Note: Dimensions are in METRES



City of Richmond

Development Application Data Sheet

Development Applications Division

RZ 14-660662 & RZ 14-660663

Attachment 2

-Parcel 2: 23241, 23281 & part of 23301 Gilley Road and part of 23060 & 23000 Westminster Highway (RZ14-660663)

-Parcel 3: 23241 & 23281 Gilley Road and 23060, 23066, 23080 & part of 23100

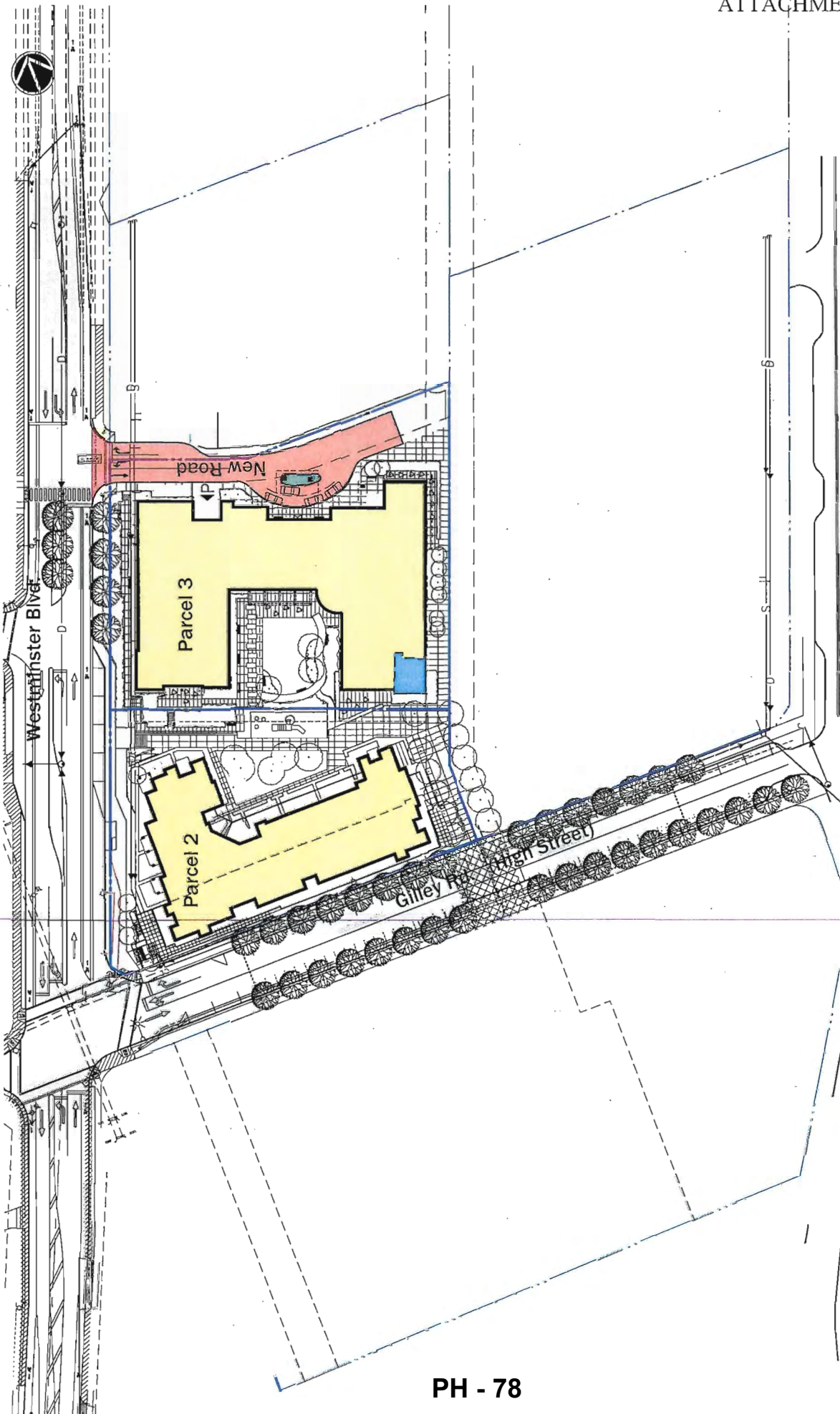
Address: Westminster Highway (RZ14-660662)

Applicant: Oris Development (Hamilton) Corp.

Planning Area(s): Hamilton Area Plan

	Existing	Proposed
Owner:	Oris Developments (Hamilton) Corp.	Parcel 2 - Oris Developments (Hamilton) Corp. Parcel 3 - New Coast Lifestyles (NCL) Management Ltd.
Site Size (m²):	Parcel 2: Min. 4,447 m ² Parcel 3: Min. 5,783 m ²	Parcel 2: Min. 4,447 m ² Parcel 3: Min. 5,783 m ²
Land Uses:	Single-Family Residential	Parcel 2: Mixed-Use Building Parcel 3: Apartment/Congregate Housing Building
Area Plan Designation:	Parcels 2 & 3: "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)" Part of Parcel 3: "Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)"	Parcels 2 & 3: "Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR)"
Zoning:	Parcels 2 & 3: "Single Detached (RS1/F)"	Parcel 2: "Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)" Parcel 3: "Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)"
Number of Units:	None	Parcel 2: 73 units Parcel 3: 18 memory care beds, 82 congregate housing units, 30 strata units
Other Designations:	N/A	N/A

	Bylaw Requirement	Proposed	Variance
Density (units/ha.):	N/A	N/A	none permitted
Floor Area Ratio	Parcels 2 & 3: 1.5 FAR	For Parcels 2 & 3: 1.5 FAR	none permitted
Lot Coverage – Building:	Parcel 2: Max. 50 % Parcel 3: Max. 55 %	Parcel 2: 50 % Parcel 3: 55 %	none
Lot Size (min. dimensions):	Parcel 2: Min. 4,000 m ² Parcel 3: Min. 5,000 m ²	Parcel 2: Min. 4,447 m ² Parcel 3: Min. 5,783 m ²	none
Setback – Front Yard (m):	Parcel 2: Min.6.0 m Parcel 3: Min.6.0 m	Parcel 2: Min.6.0 m Parcel 3: Min.6.0 m	none
Setback – Side Yards (m):	Parcel 2 (Gilley):Min.1.5m Parcel 2 (Interior):Min.1.5m Parcel 3 (North Interior): Min.10.0 m Parcel 3 (south Interior): Min.3.0 m	Parcel 2 (Gilley):Min.1.5m Parcel 2 (Interior):Min.1.5m Parcel 3 (North Interior): Min.10.0 m Parcel 3 (south Interior): Min.3.0 m	none
Setback – Rear Yard (m):	Parcel 2: Min. 6.0 m Parcel 3: Min. 6.0 m		none
Height (m):	Parcel 2: 17.0 m Parcel 3: 17.0 m	Parcel 2: >17.0 m Parcel 3: >17.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	Parcels 2 & 3: 1.5 (R) and 0.20 (V) per unit	For Both Parcels 2 & 3: 1.5 (R) and 0.20 (V) per unit	none
Off-street Parking Spaces Total	Parcel 2: 140 Parcel 3: 102	Parcel 2: 144 Parcel 3: 102	none
Tandem Parking Spaces:	Permitted	none	none
Amenity Space – Indoor:	Parcels 2 & 3: 100 m ²	Parcel 2: 1,027 m ² / 69m ² Parcel 3: 1,027 m ² * *Shared on Parcel 2, 3, 4 & 5.	none
Amenity Space – Outdoor:	Parcels 2 & 3: 6.0 m ² per unit (min.)	Parcel 2: 7.77 m ² /unit Parcel 3: 9.08 m ² / unit	none
Other:			



PH - 78

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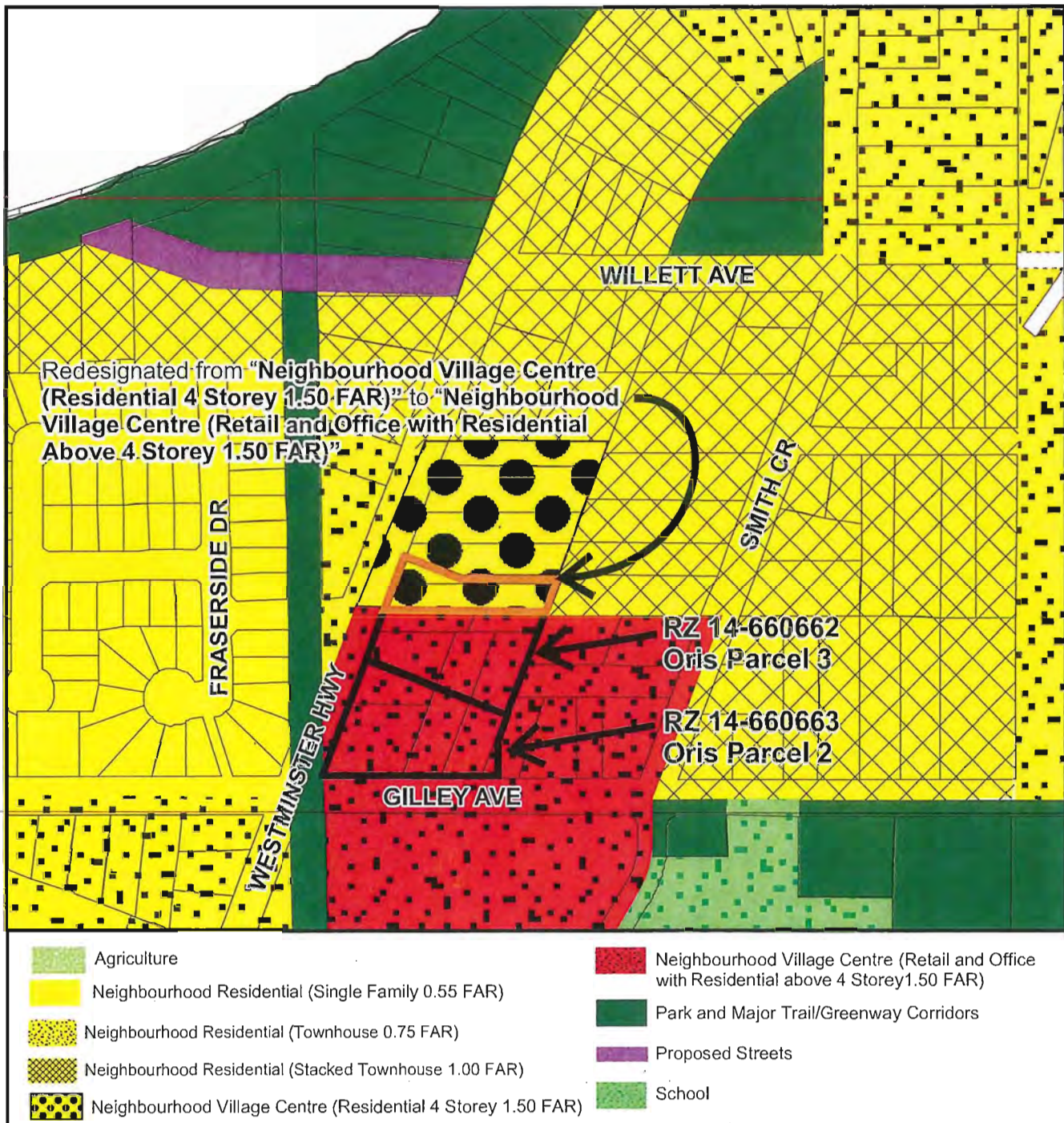
DRAWING TITLE:
Siteplan Overall (Road Ultimate Draft)
 Rezoning 4th Submission



DATABASE:
 PROJECT NO:
 PLOT DATE:
 SCALE:



City of Richmond



Original Date: 06/03/15

Revision Date:

Note: Dimensions are in METRES

Parcel 2 - Mixed-Use Building

Client: Oris Consulting

DENSITY		Sq.Ft.	Acres		
GROSS SITE AREA	Ha.	47,863	1.099	Sq.M.	4,447
				F.A.R.	1.50
				UPA	66.44
NUMBER OF UNITS		73			
GROSS FLOOR AREA (For FAR)		72,001	Sq.Ft.		
FAR		1.50			
FAR - Universal accessible units Bonus 1.85m ² / 20sq.ft per units		1,460	Sq.Ft.		
PROPOSED ZONING		50%			
LOT COVERAGE PROVIDED :		140			
REQUIRED PARKING :		144			
PROVIDED PARKING:					

AMENITY REQUIREMENTS:					
Required (0.01 % of Total GFA) Part of Parcel 3 Amenity building		740	Sq.Ft.	69	M ²
Provided Indoor Amenity (at Parcel 3 Amenity building)		741	Sq.Ft.	69	M ²
BIKE SPACES REQUIRED : Class 1, 4.25 per dwelling unit Plus Class 2, 0.2/unit		106	Bike Spaces		
BIKE SPACES PROVIDED :		106	Bike Spaces		
BUILDING HEIGHT : PERMITTED		4	Storey		
BUILDING HEIGHT : PROPOSED		4	Storey		
PROPOSED MIN. SETBACKS :					
Commercial	SOUTH P.L	0.60 M	2.00 FT		
Residential	SOUTH P.L	2.00 M	6.60 FT		
EAST P.L		6.00 M	20.00 FT		
NORTH P.L		3.00 M	10.00 FT		
WEST P.L		6.00 M	20.00 FT		

PH - 80

Parcel 2 & 3 Parking Stats

Parcel	Type	No. of Units	Bylaw Rate	Stall Required	Stall Provided	Total Stalls In Parcel	Surplus Stalls for Future
Parcel 2	Residential	73	1.5	110	110	283	173
	Res. Visitors	73	0.2	15	-15 (shaded)	Boundary	Phase(s)
	Commercial	832 sq.m.	3/100 sq.m. - 350 sq.m then 4/200sq.m	30	34		
Parcel 2 Total				140	144		
Parcel 3	Market	30	1.5	45	45		
	Res. Visitors	30	0.2	3	3		
	Memory Ward /Assisted Living	100	0.3	30	30		
	Staff (estimated 24 staff)	24	24	24	24		
Parcel 3 Total				102	102		
Parcel 2 & 3 Total				242	246		



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PROJECT:

Parcel 2, Mixed-Use

Hamilton Lands, Richmond, BC

UNIT SUMMARY :

Unit	Unit Type / Description	Unit Size (sf)	No. of Units	Net Floor Area (sf)	Required Parking	Required Parking	Unit Mix
Unit A	3 Bedroom	556	9	5,004			19.2% 1Br
Unit A1	1 Bedroom	505	1	505			
Unit A2	1 Bedroom	596	4	2,384			
Unit B	1 Bedroom + Den	646	21	13,566			37.0% 1Br + Den
Unit B1	1 Bedroom + Den (inside elbow unit)	778	6	4,658			4.1% 2Br
Unit C	2 Bedrooms	800	3	2,400			
Unit D	2 Bedrooms + Den	850	9	7,650			
Unit D1	2 Bedrooms + Den	857	3	2,571			
Unit E	2 Bedroom + Den - corner	993	3	2,979			
Unit E1	2 Bedroom + Den - corner	987	3	2,961			
Unit E2	2 Bedroom + Den - corner	1,005	3	3,015			
Unit E3	2 Bedroom + Den - corner	996	3	2,988			
Unit E4	2 Bedroom + Den - corner	1,033	3	3,099			
Unit F	3 Bedroom - Penthouse	1,103	1	1,103			
Unit F1	3 Bedroom - Penthouse	1,122	1	1,122			
Total			73	56,015	110.0	110.0	2.7% 3Br + Den

Commercial (15% reduction)
 Visitors 0.2/unit
 Required Parking 140.0
 Shared
 Apts. Common Area, Amenity, Lobby, Storage, Bike Storage (SF)
 7,970 Sq. Ft.
 Apt Bldg Efficiency 87.5%
 Average Net Unit Size 767 sq./ft.
 Average Gross Unit Size 877 sq./ft.

PARCEL 2	Commercial	Residential	Total For FAR (SF)	Total Buildable (SF)
Ground Floor	Gross Area (SF) 10,000	Gross Area (SF) 10,806	20,806	20,806
2nd Floor	*FAR deductions 293	*FAR deductions 452	17,783	18,196
3rd Floor		18,196	17,783	18,196
4th Floor		16,786	16,373	16,786
Total	10,000	63,985	72,001	73,985

* FAR deductions = Mechanical, Electrical, Elevator Shaft & exit stairs Level 2 to 4, Bike Storage.

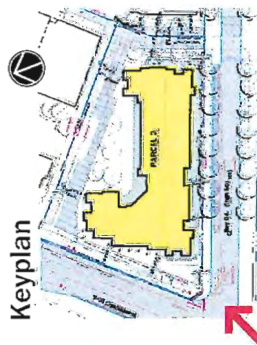
- * 276 stalls are being constructed in parcels 2 and 3
- * 246 stalls are being provided for parcels 2 and 3
- * Commercial and Visitor stalls for Parcels 2 and 3 are shared with the larger requirement prevailing.
- * There will be a surplus of 30 +/- stalls in Parcels 2 and 3 which will be allocated to future phases.



DRAWING TITLE: **Project Stats**
 Rezoning 4th Submission - 20 May 2015

DATABASE: 1330
 PROJECT NO: 20 MAY 2015
 PLOT DATE: 20 MAY 2015
 SCALE:

1



View at Westminster Hwy & Gilley Road (Highstreet)

PH - 81



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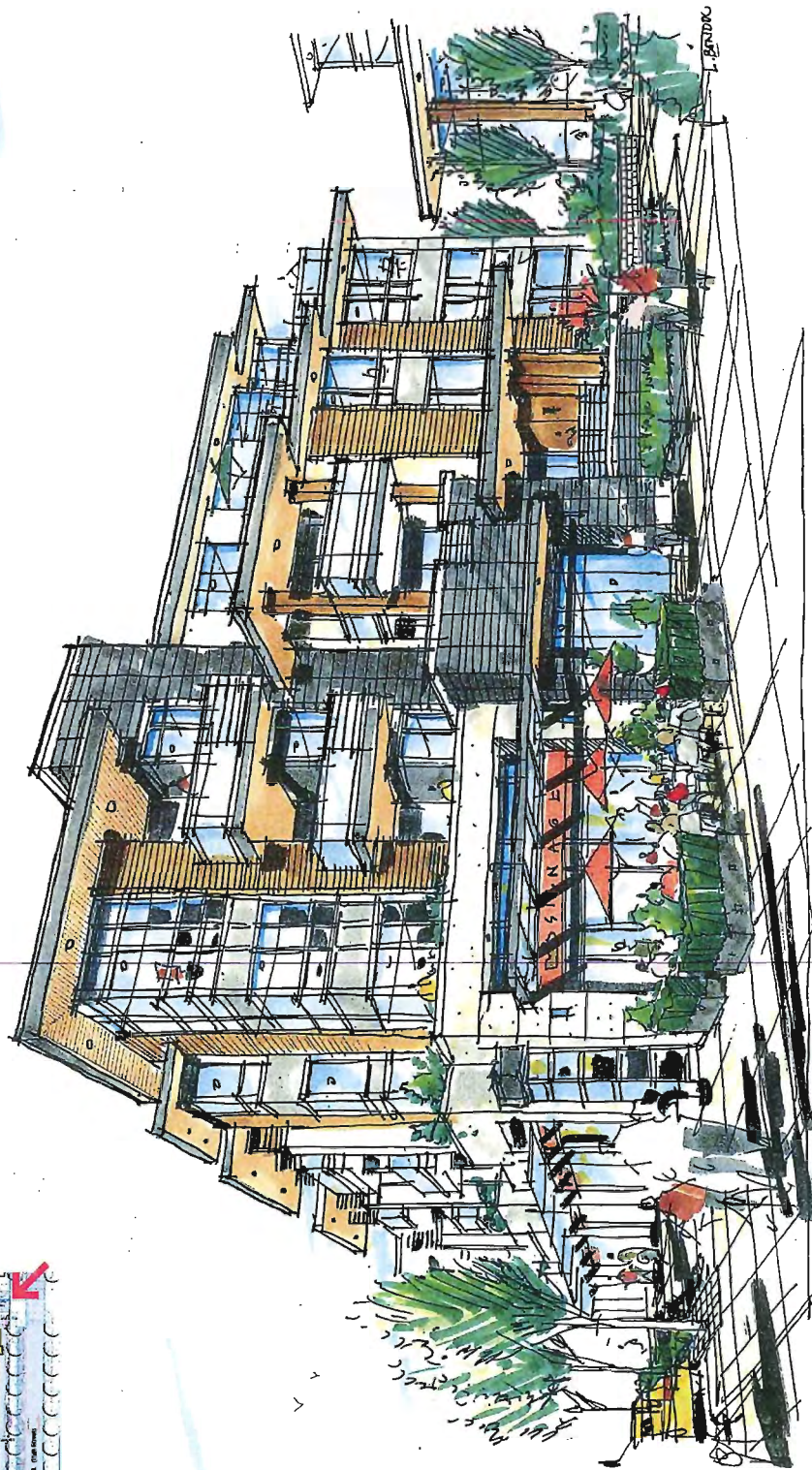
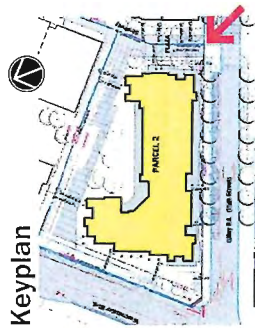
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Character Sketch
Rezoning 4th Submission - 20 May 2015



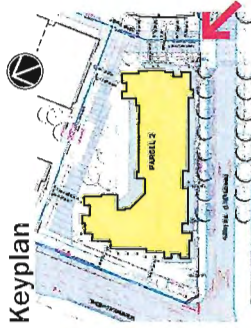
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1330
20 MAY 2015



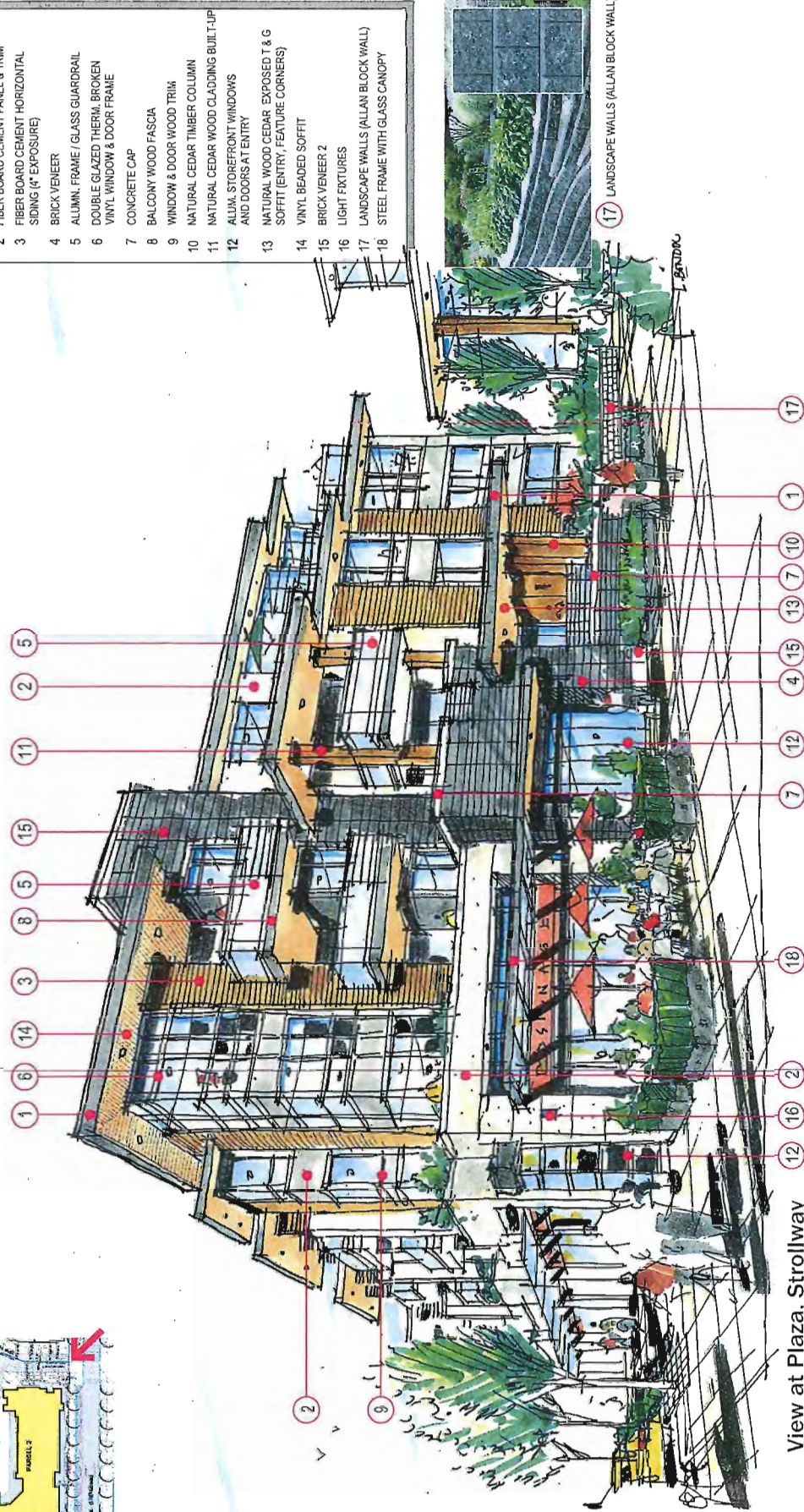
View at Plaza, Strollway

Keyplan



ILLUSTRATIVE MATERIAL LEGEND

- 1 ROOF FASCIA (WOOD)
- 2 FIBER BOARD CEMENT PANEL & TRIM
- 3 FIBER BOARD CEMENT HORIZONTAL SIDING (4" EXPOSURE)
- 4 BRICK VENEER
- 5 ALUMN. FRAME / GLASS GUARDRAIL
- 6 DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
- 7 CONCRETE CAP
- 8 BALCONY WOOD FASCIA
- 9 WINDOW & DOOR WOOD TRIM
- 10 NATURAL CEDAR TIMBER COLUMN
- 11 NATURAL CEDAR WOOD CLADDING BUILT-UP
- 12 ALUM. STOREFRONT WINDOWS AND DOORS AT ENTRY
- 13 NATURAL WOOD CEDAR EXPOSED T & G SOFFIT (ENTRY, FEATURE CORNERS)
- 14 VINYL BEADED SOFFIT
- 15 BRICK VENEER 2
- 16 LIGHT FIXTURES
- 17 LANDSCAPE WALLS (ALLAN BLOCK WALL)
- 18 STEEL FRAME WITH GLASS CANOPY



View at Plaza, Strollway

RHA

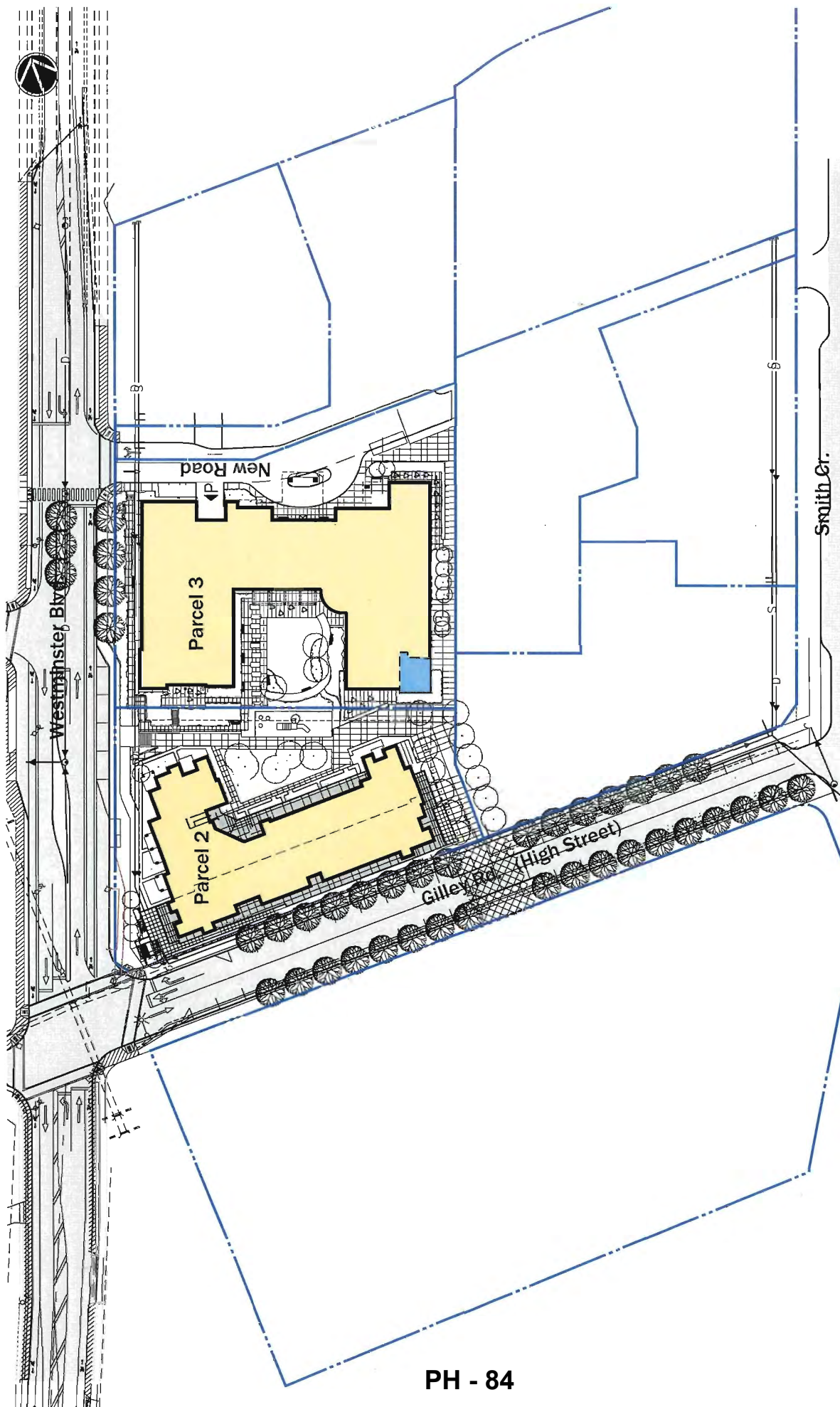
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t 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT: Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE: MATERIAL LEGEND
Rezoning 4th Submission - 20 May 2015

ORIS

DATABASE: SKETCH
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 3.1



PH - 84

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T 604.689.6002 F 604.689.1091 www.rositchhempill.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Siteplan Overall (Road Ultimate DRAFT)
Rezoning 4th Submission - 26 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

4

1330
29 JUNE 2015
1" = 70'-0"



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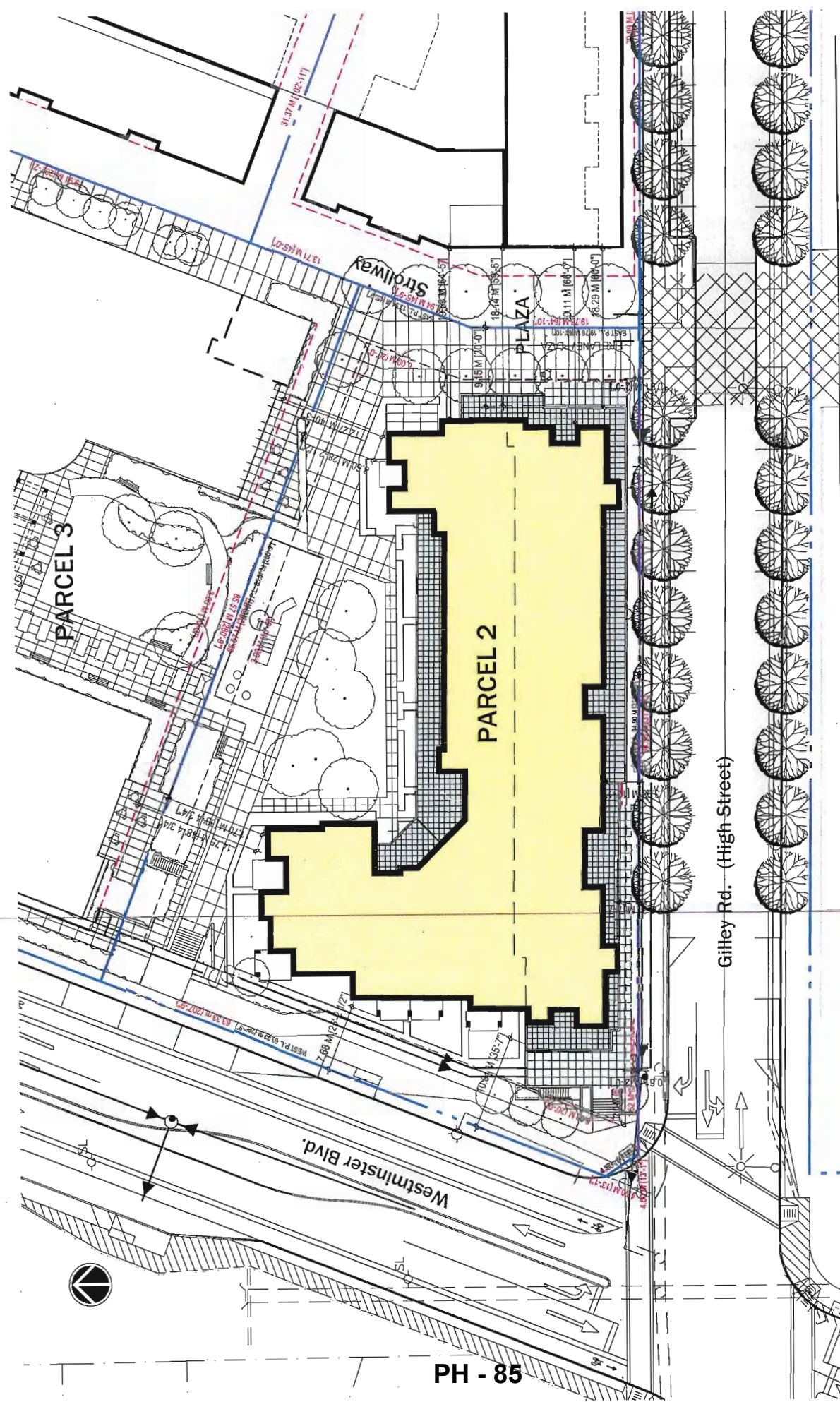
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

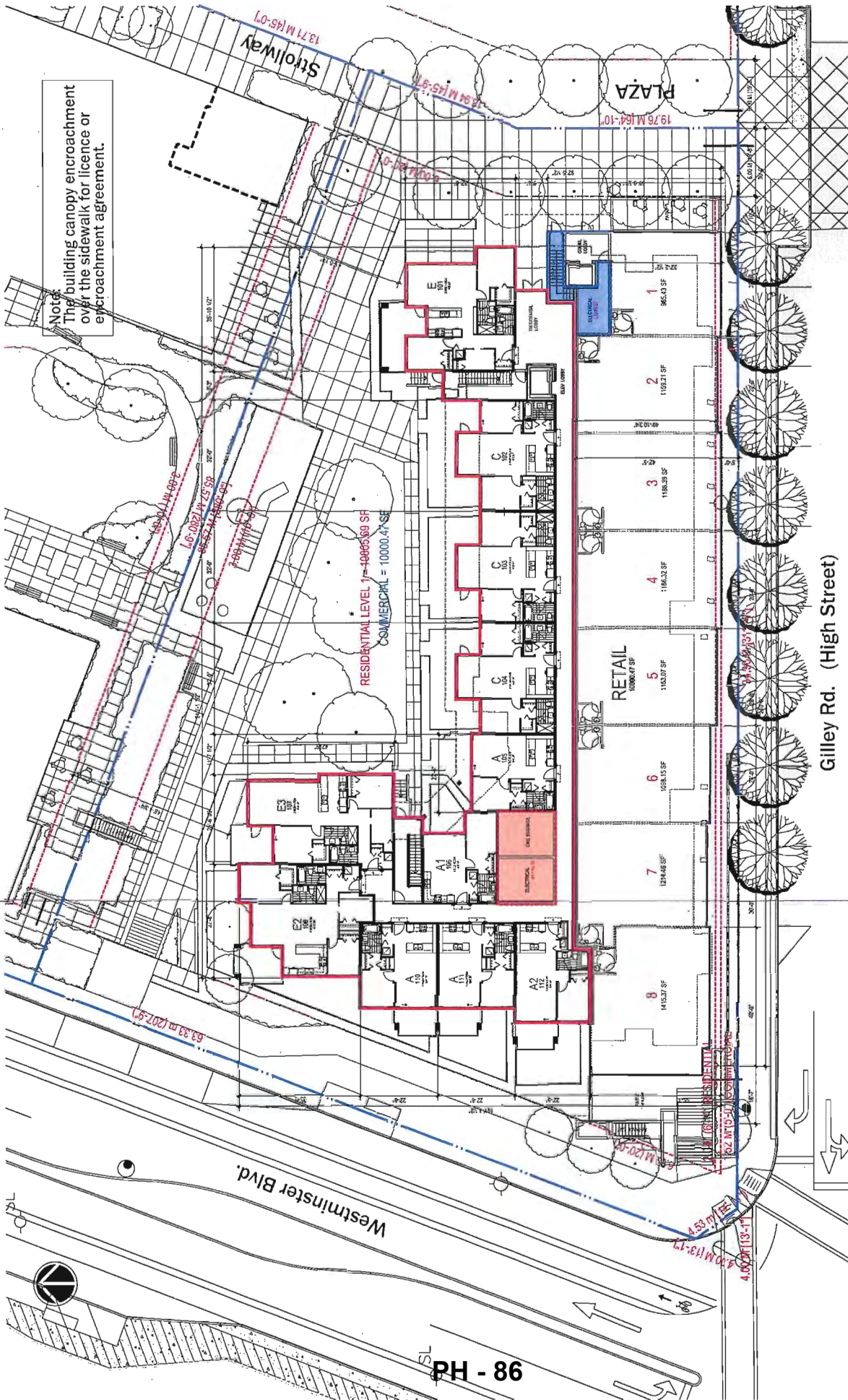
DRAWING TITLE:
Siteplan (Road Ultimate DRAFT)
Rezoning 4th Submission - 20 May 2015



DATABASE: 1330
PROJECT NO: 20 MAY 2015
PLOT DATE: 1/32" = 1'-0"
SCALE:

5





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PROJECT:

Parcel 2, Mixed-Use

Hamilton Lands, Richmond, BC

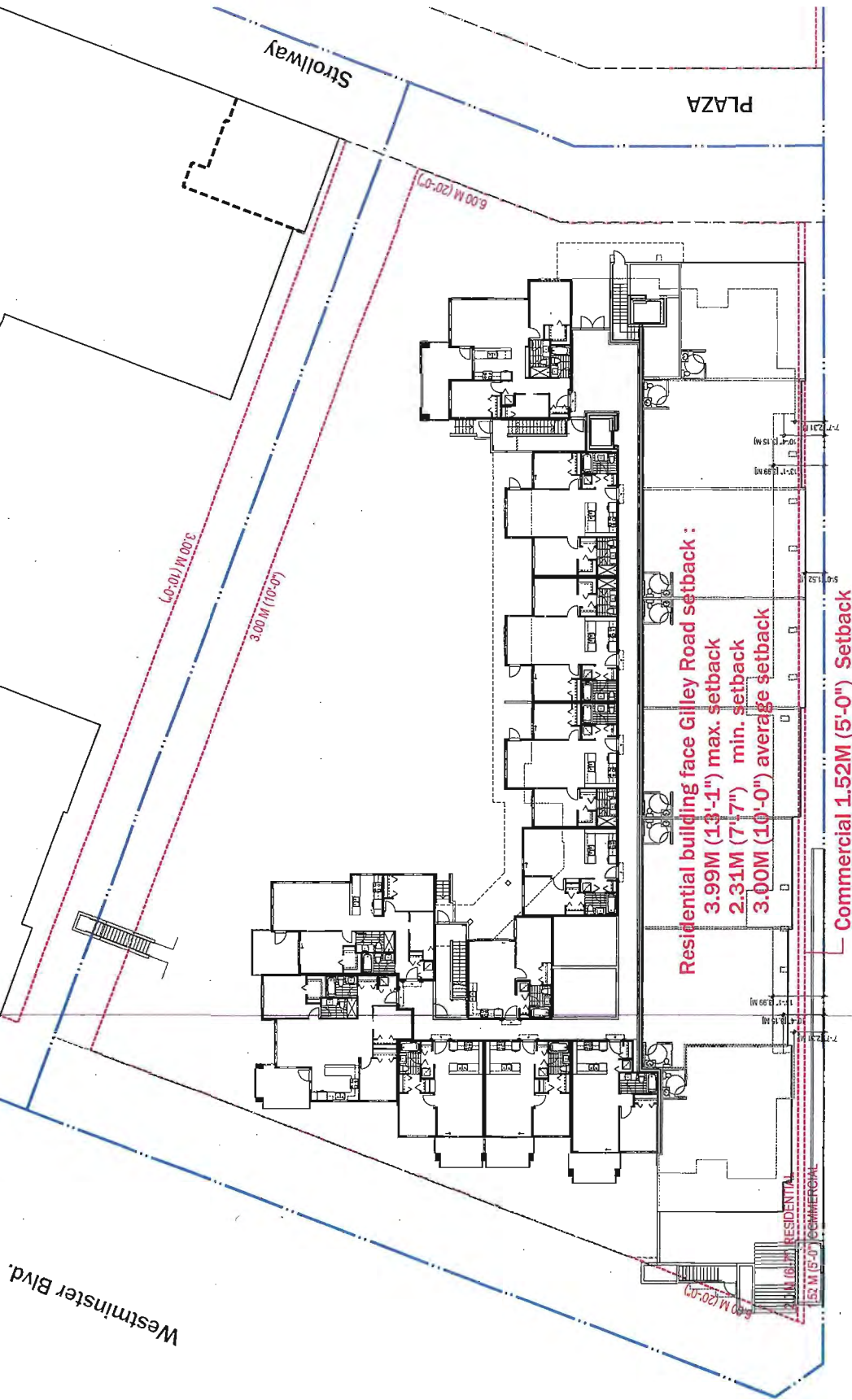
DRAWING TITLE:

Level 1 - 11 units

Rezoning 4th Submission - 20 May 2015

ORIS

DATABASE: 1330-A3.0
 PROJECT NO: 1330
 PLOT DATE: 20 MAY 2015
 SCALE: 1" = 25'-0"



PH - 87



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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

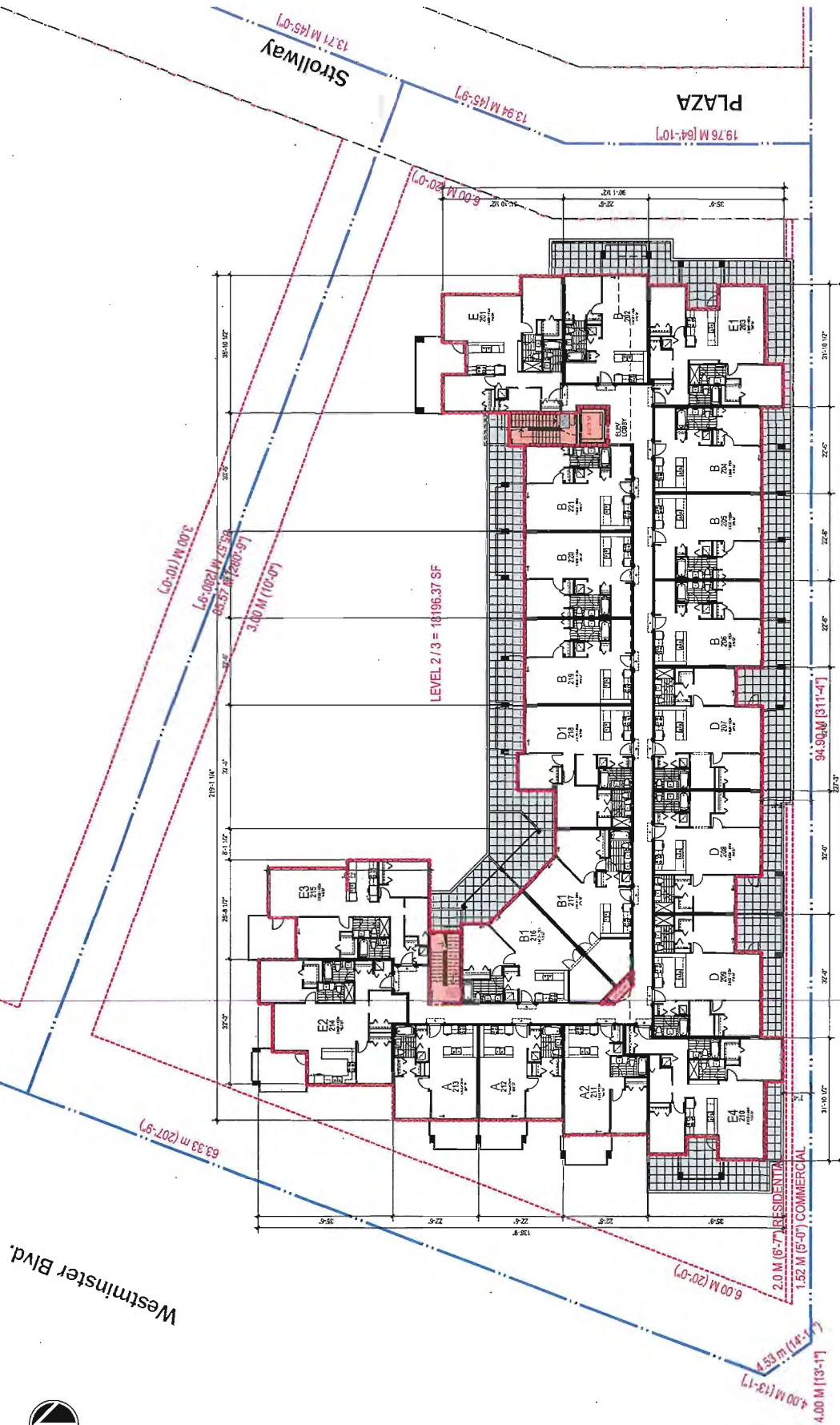
DRAWING TITLE:
Level 1 Setbacks
Rezoning 4th Submission - 20 May 2015

Setbacks



DATABASE: 1330-A3.0
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

6.1



PH - 88

Gilley Rd. (High Street)

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1 604.669.6002 f 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Level 2 / 3 21 units/floor
Rezoning 4th Submission - 20 May 2015

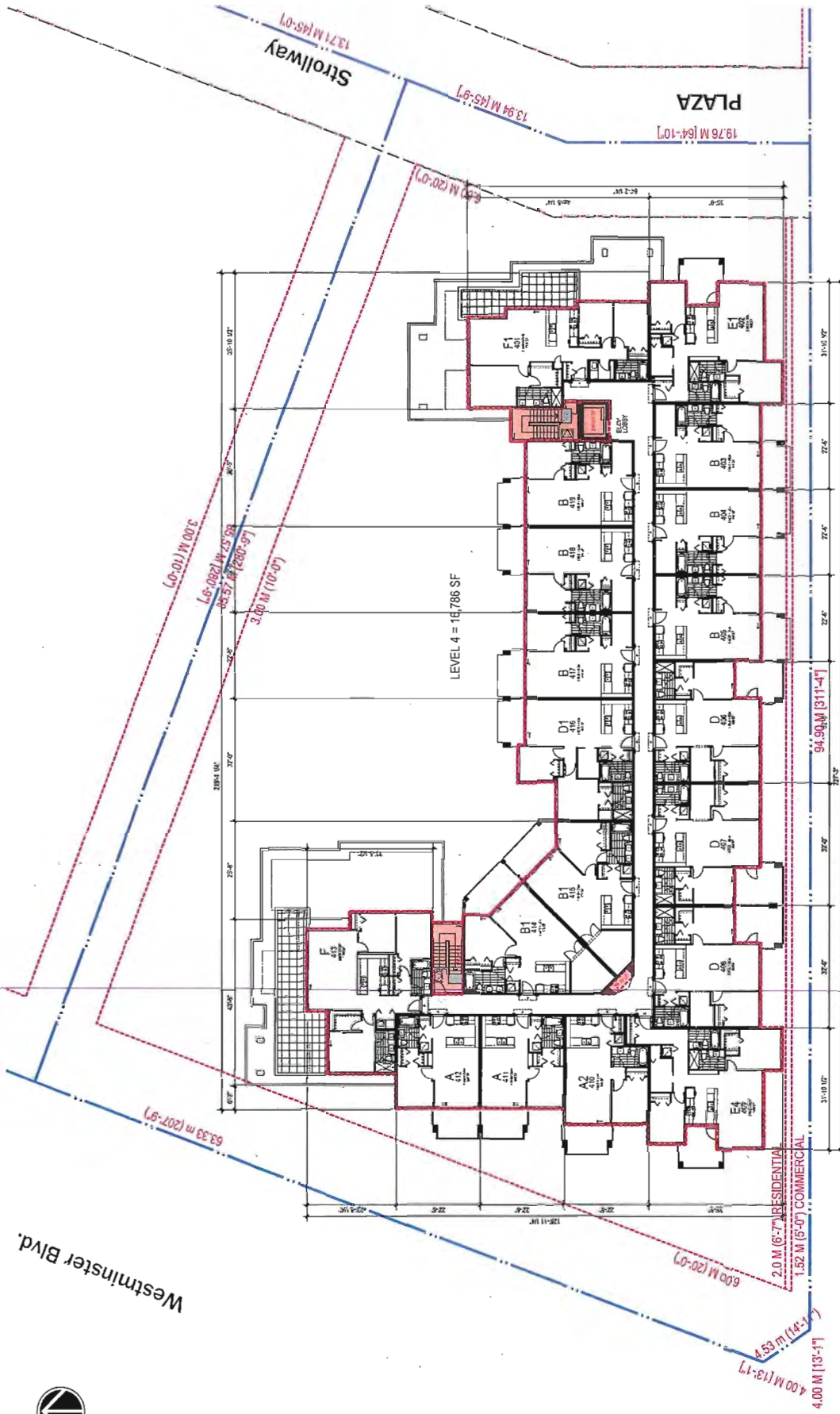


DATABASE: 1330CA3.0
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

7



PH - 89



Gilley Rd. (High Street)

RHA
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1 604.669.6002 1 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Level 4 - 19 units
Rezoning 4th Submission - 20 May 2015

ORIS

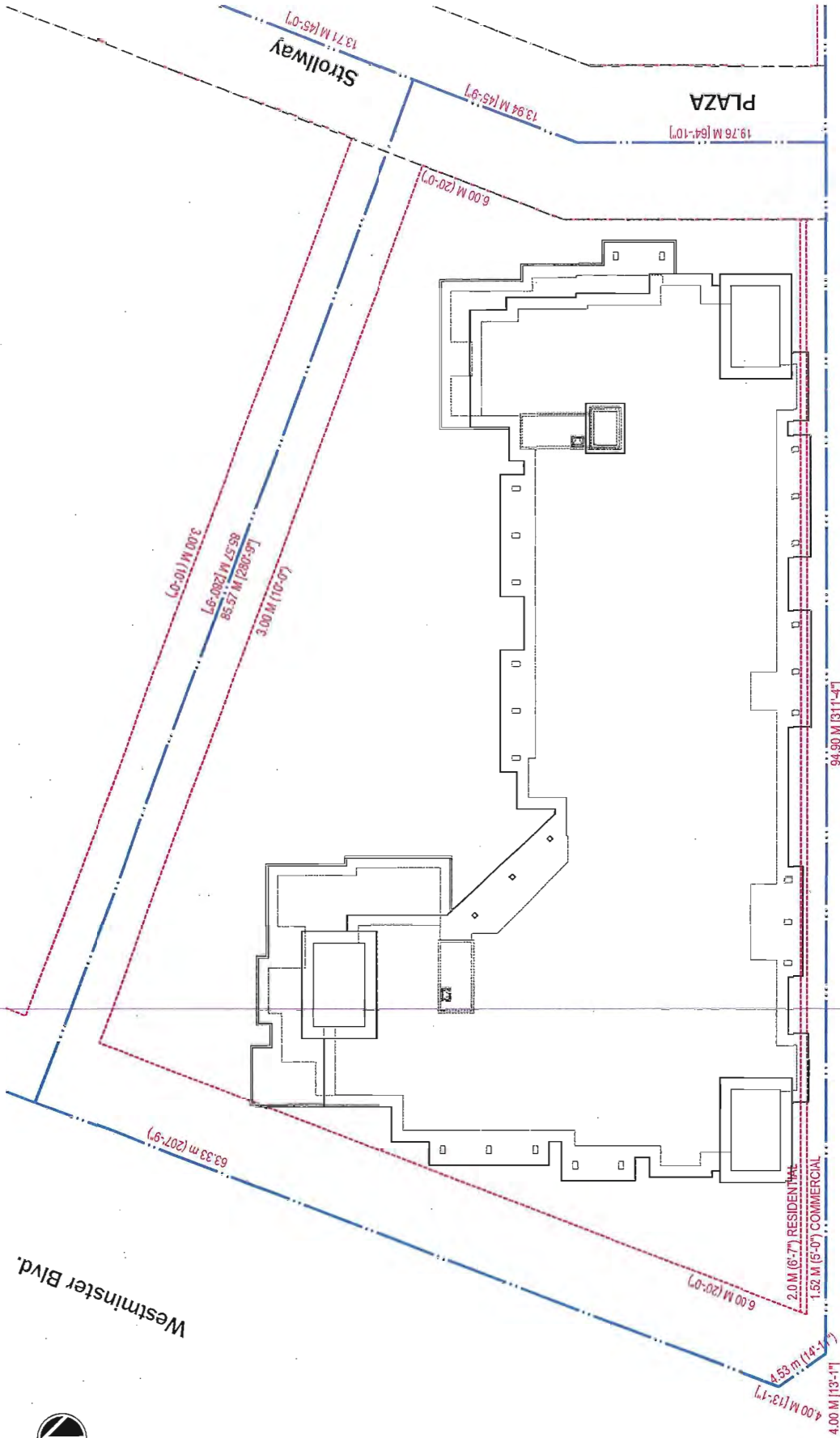
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PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

8



Westminster Blvd.

PH - 90



Gilley Rd. (High Street)

RHA

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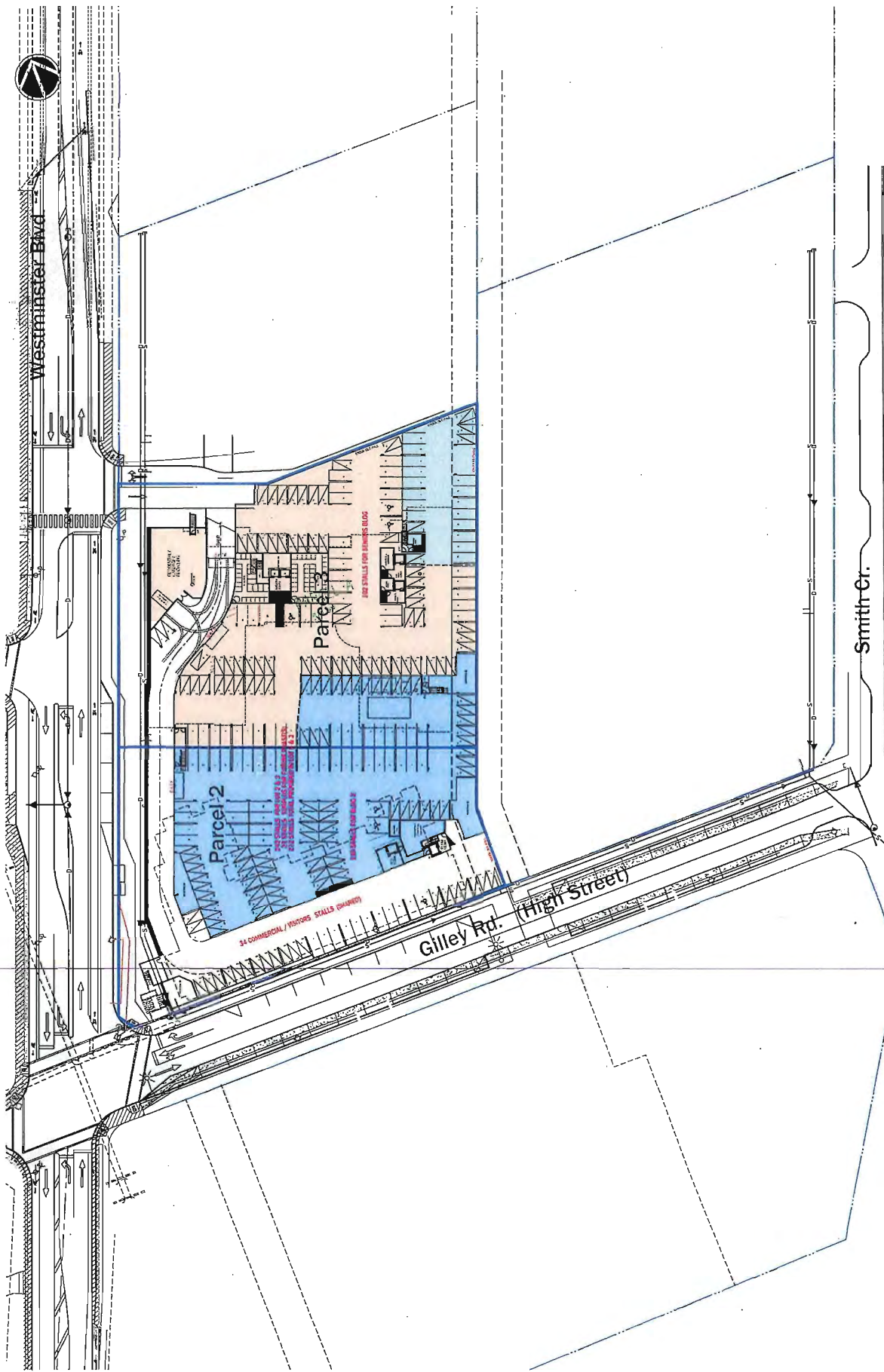
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Roof Plan
Rezoning 4th Submission - 20 May 2015

ORIS

DATABASE: 13304330
PROJECT NO: 1330
PLOT DATE: 20 MAY 2015
SCALE: 1" = 25'-0"

9



PH - 91



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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

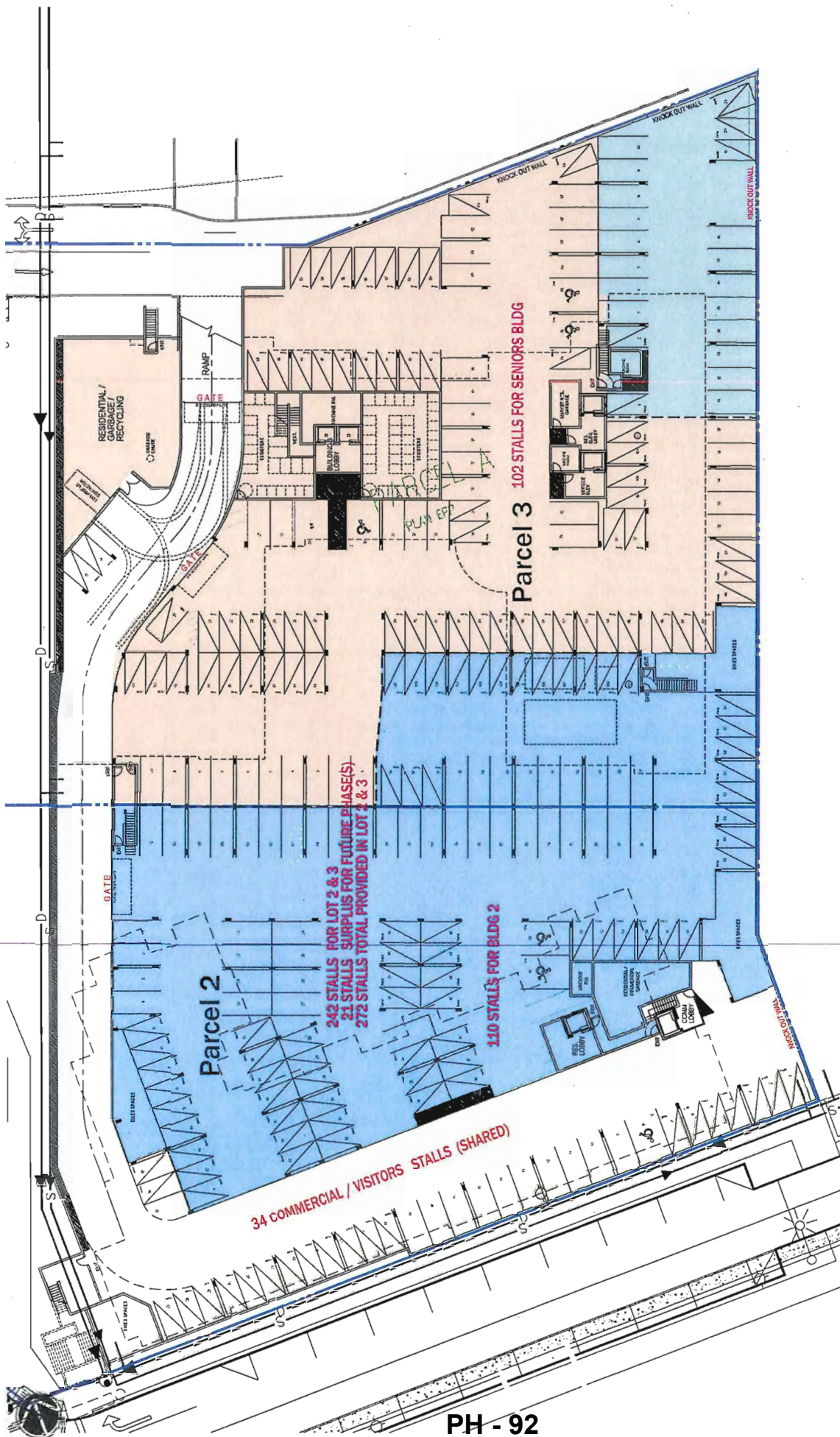
DRAWING TITLE:
Parkade Overall
Rezoning 4th Submission - 26 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1336
29 JUNE 2015
1" = 70'-0"

10



PH - 92



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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Parkade - Parcel 2 & 3
Rezoning 4th Submission - 26 May 2015



DATABASE: 1338
PROJECT NO: 29 JUNE 2015
PLOT DATE: 1/32" = 1'-0"
SCALE:

11



PH - 93

T.O.S. EL. 3.50 M

211

DRAWING TITLE:
Cross Section
Rezoning 4th Submission - 20 May 2015

DRAWING TITLE:
Cross Section
Rezoning 4th Submission - 20 May 2015

DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1330
20 MAY 2015
1" = 30'-0"



The site plan for Parcel 2 is oriented vertically. The building is divided into several levels: Level 4 (EL. 14.17 M), Level 3 (EL. 11.12 M), Level 2 (EL. 8.07 M), and a Retail section (EL. 3.50 M). A note indicates that the building is 17 M (55.8') MAX BUILDING HT. (FROM GILLEY RD. PL FINISHED GRADE). The plan shows a parking area with 10 spaces, a landscaped area, and a sidewalk. The surrounding streets are Gilley Rd. (High Street) to the left and Westminster Blvd. to the right. The plan also shows a 25' min. slope and a 5' PL (Public Limit) line. A note at the bottom right states: 'ALL UTILITIES ARE SHOWN AS EXISTING. THE LOCATION OF UTILITIES IS BASED ON RECORD DRAWINGS. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED. THE LOCATION OF UTILITIES IS NOT GUARANTEED.' The plan is dated 10/10/10 and is a preliminary drawing.

SECTION 3

AHL

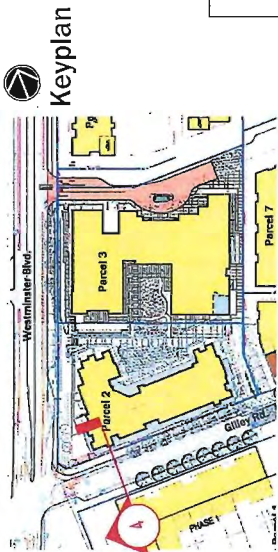
DRAWING TITLE:
Cross Section

DRAWING TITLE:

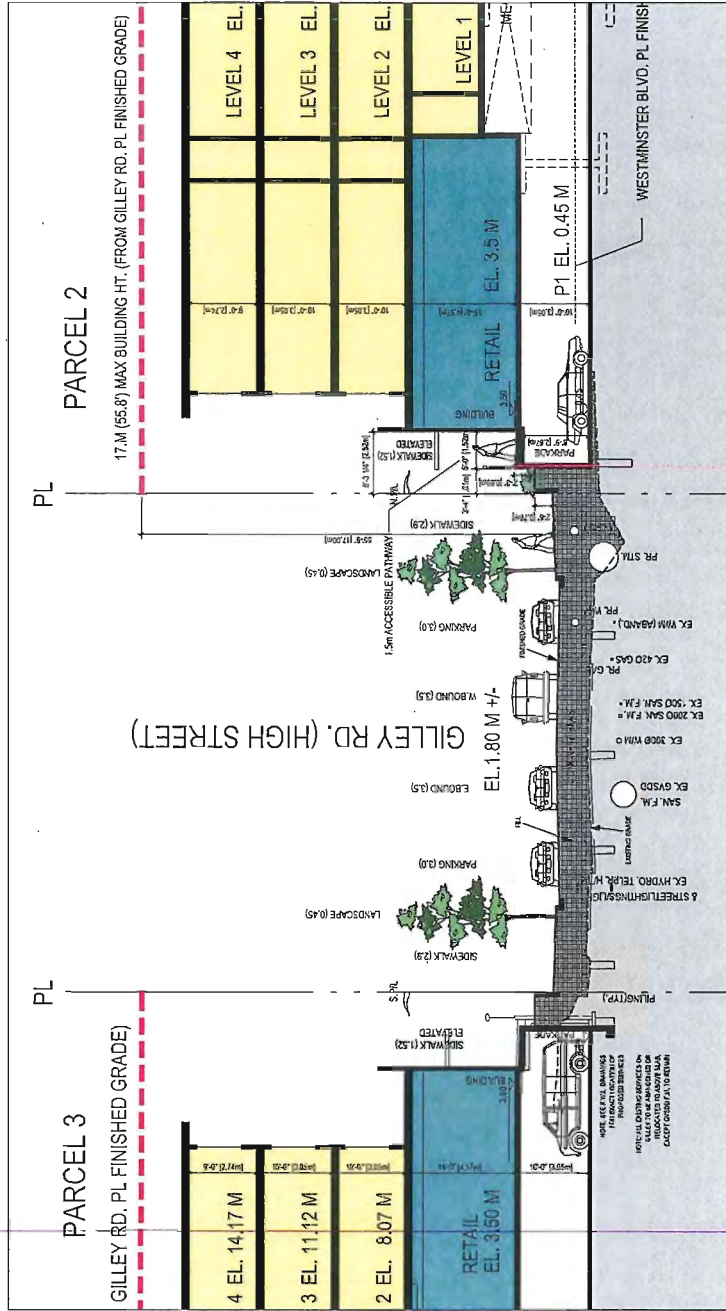
DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

ORIS

1330
01 JUNE 2015
1/16th - 1:0th



Keyplan



PH - 95



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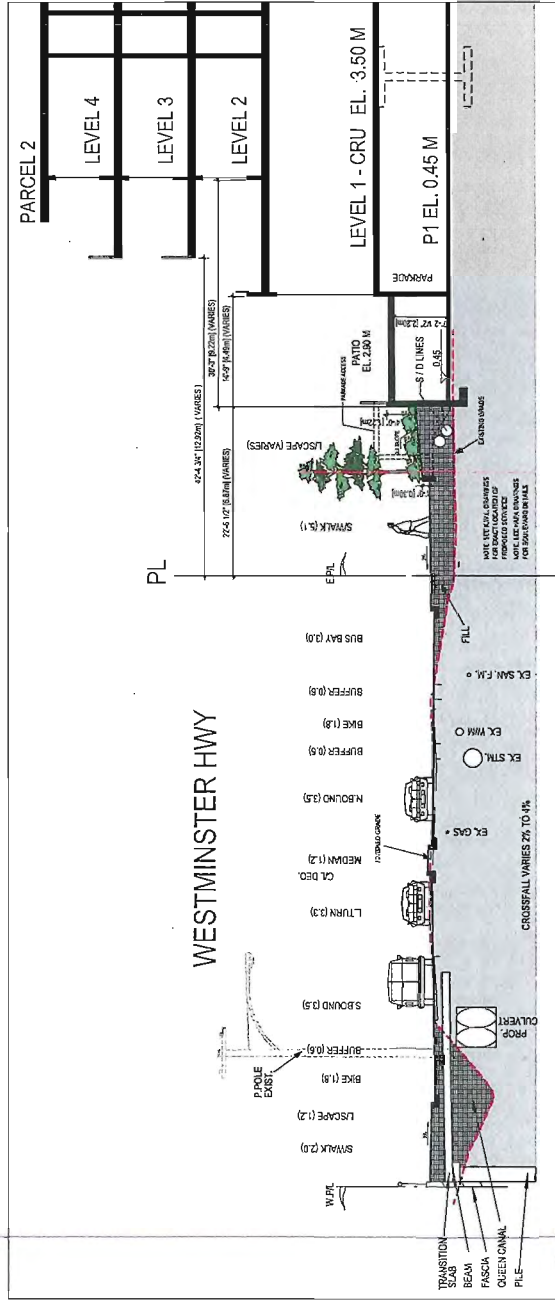
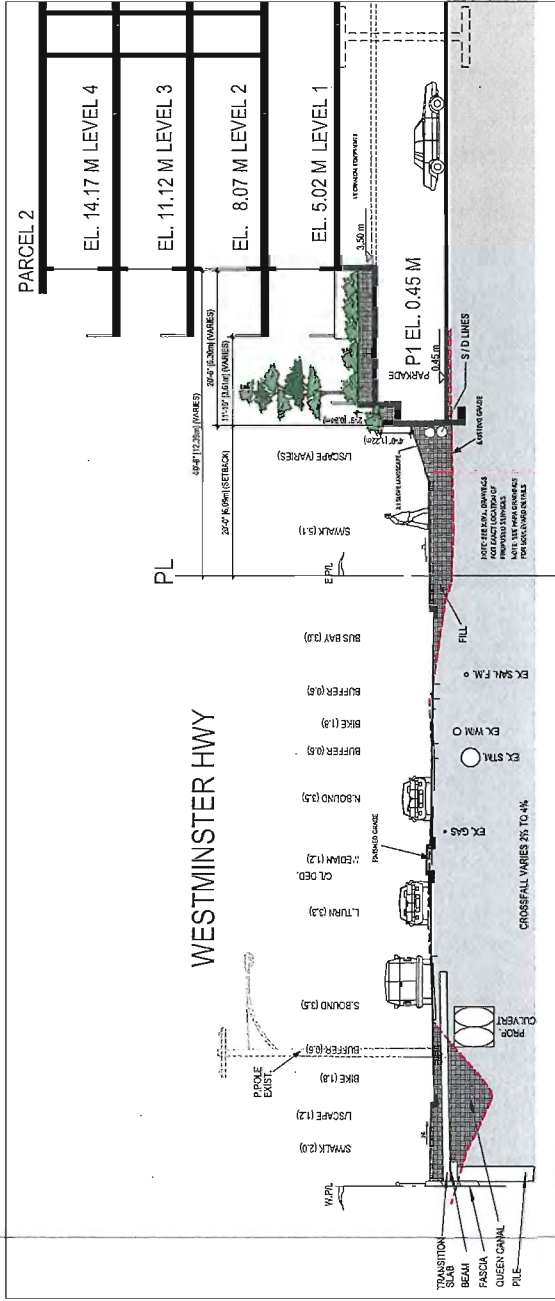
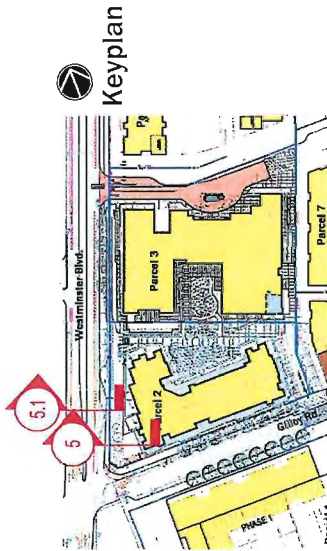
PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Cross Section



DATABASE:
PROJECT NO: 1390
PLOT DATE: 01 JUNE 2015
SCALE: 1/16" = 1'-0"

12.2





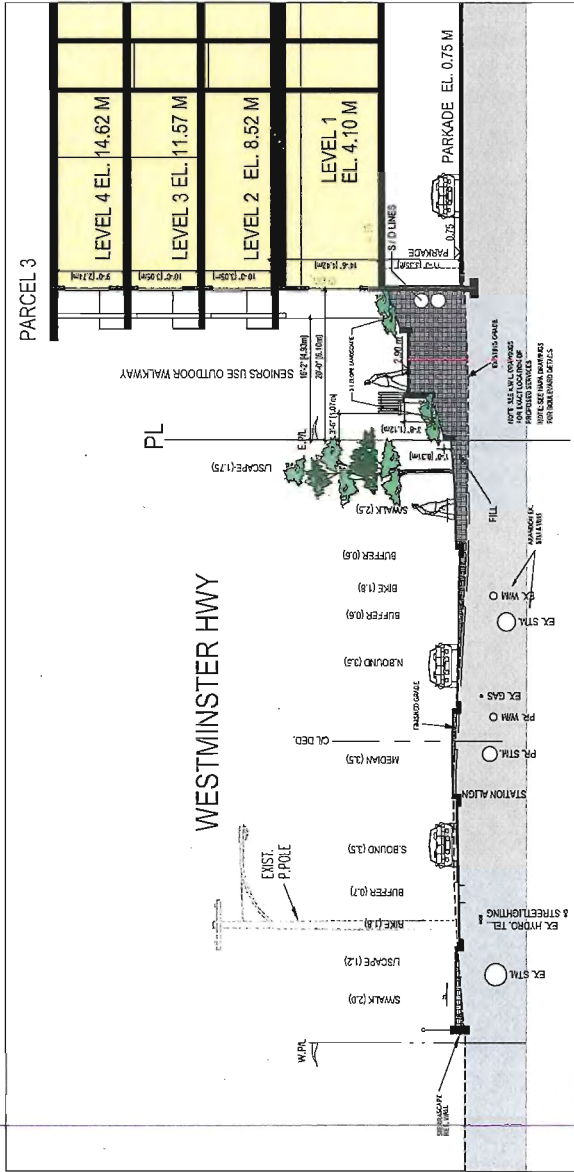
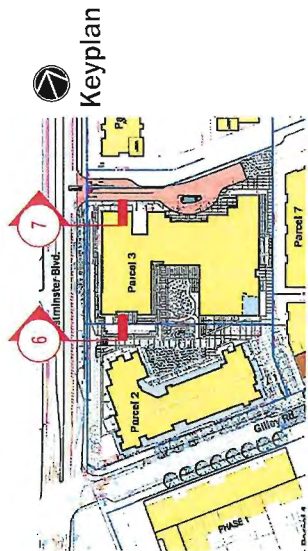
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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

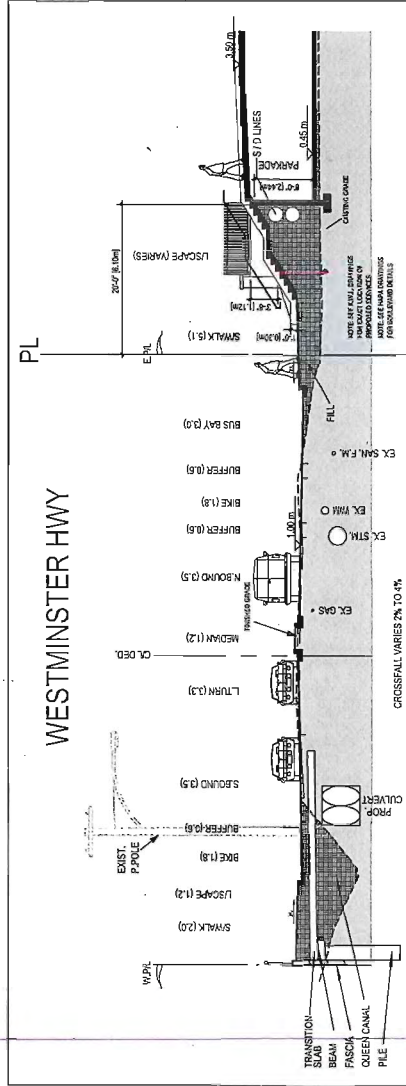
DRAWING TITLE:
Cross Section

ORIS

DATABASE:
PROJECT NO: 1330
PLOT DATE: 01 JUNE 2015
SCALE: 1/16" = 1'-0"



SECTION 7



SECTION 6

RHA

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Cross Sections



DATABASE:
PROJECT NO.:
1330
DATE: JUNE 2015
PLOT DATE:
1/16" = 1'-0"

12.4



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



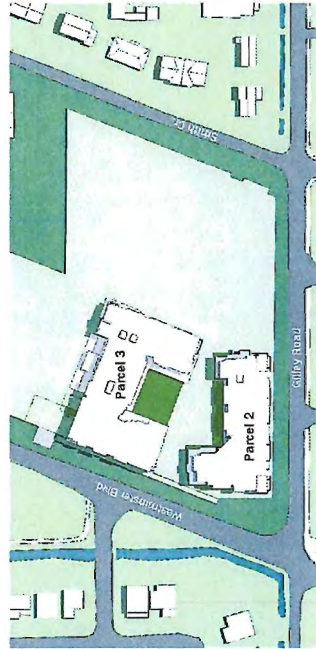
21 March 12 noon



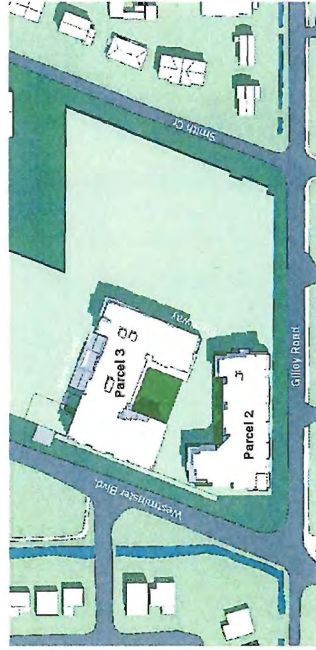
21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm

PH - 98



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1 604.669.8002 1 604.669.1091 www.rharchitects.ca

PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

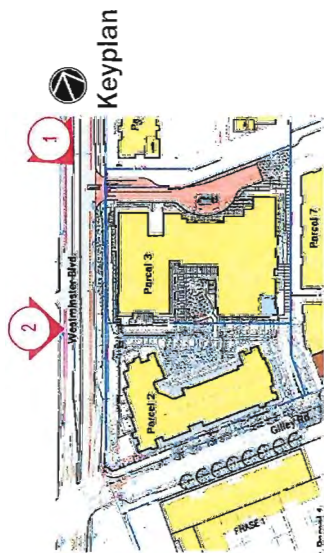
DRAWING TITLE:
Shadow Diagram
Rezoning 4th Submission - 26 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1330
30 JUNE 2015

13

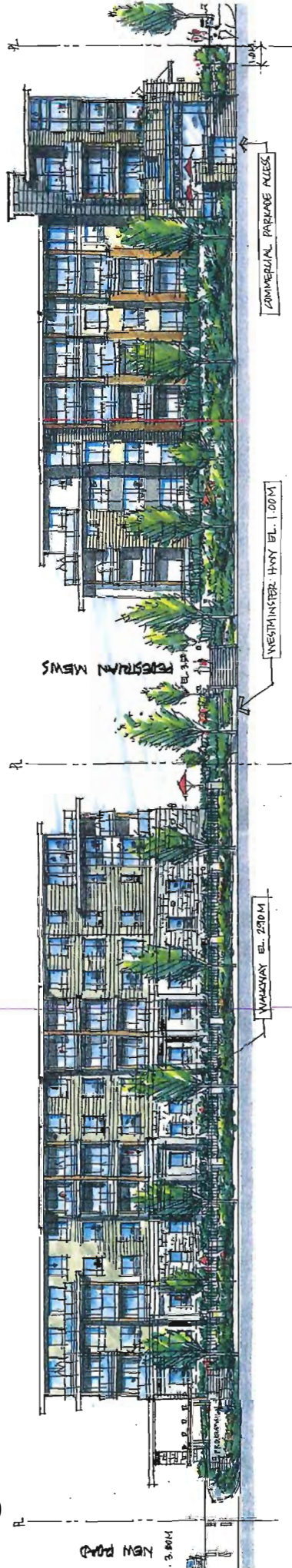


1. Progress 3d Massing - View at New Road and Westminister Hwy.

PH - 99

PARCEL 3

PARCEL 2



2. Westminister Highway - Elevations

RHA
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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

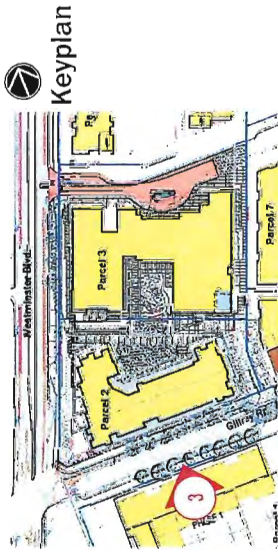
DRAWING TITLE:
Streetscape

ORIS

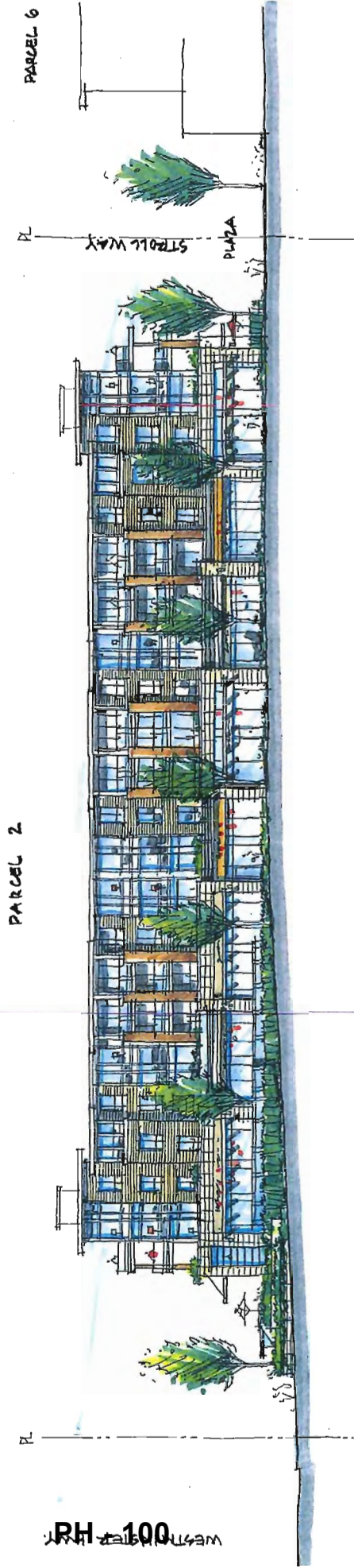
DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1330
01 JUNE 2015
1" = 25'-0"

14



Keyplan



3. Gilley Road - Elevations



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PROJECT:
Parcel 2, Mixed-Use
Hamilton Lands, Richmond, BC

DRAWING TITLE:
Streetscape



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

SKETCH
1330
01 JUNE 2015
1" = 25'-0"

Parcel 3 - Seniors Building

Client: Oris Consulting / NCL

DENSITY	Ha.	Acres	Sq. Ft.	Sq. Ft.	F.A.R.	UPA
GROSS SITE AREA	0.578	1.429	62,248	5,783	1.50	90.97
NUMBER OF UNITS	130					
GROSS FLOOR AREA (For FAR)	93,504	Sq. Ft.				
FAR	1.50					
PROPOSED ZONING						
LOT COVERAGE PROVIDED :	55%					
REQUIRED PARKING :	102					
PROVIDED PARKING :	102					
AMENITY REQUIREMENTS:						
Required Amenity (0.01 % of Total Residential GFA)	1,085	Sq. Ft.				
Provided Indoor Amenity (in the Seniors Program)	7,599	Sq. Ft.				
BIKE SPACES REQUIRED : Class 1, 0.27/100m ² of FAR	58	Bike Spaces				
BIKE SPACES PROVIDED :	4	Storey				
BUILDING HEIGHT : PERMITTED	4	Storey				
BUILDING HEIGHT : PROPOSED						
PROPOSED MIN. SETBACKS :						
	SOUTH P.L.	10.00 FT				
	EAST P.L.	20.00 FT				
	NORTH P.L.	36.10 FT				
	WEST P.L.	20.00 FT				

PH - 101

Parcel 2 & 3 Parking Stats

Type	No. of Units	By-law Rate	Stall Required	Stall Provided	Surplus
Parcel 2					
Residential	73	1.5	110	110	
Res. Visitors	73	0.2	15	-15 (shared)	
Commercial	832 sq.m.	3/100sq.m. - 350 sq.m. then 4/100sq.m.	30	34	
Parcel 2 Total			140	144	
Parcel 3					
Market	30	1.5	45	45	
Res. Visitors	30	0.2	3	3	
Memory Ward /Assisted Living	100	0.3	30	30	
Staff (estimated 24 staff)	24	24	24	24	
Parcel 3 Total			102	102	
Parcel 2 & 3 Total			242	246	30 +/-



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Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:

Project Stats

Rezoning 4th Submission - 20 May 2015



DATABASE:
PROJECT NO:
PLOT DATE:
SCALE:

1

1331
20 MAY 2015

UNIT SUMMARY :

Unit	Unit Type / Description	Unit Size (sq)	No. of Units	Unit Net Floor Area (sq)	Required Parking	Required Parking	Unit Mix
Unit A seniors	Studio, Independent / Assisted Living	317	3	951			2.3%
Unit B seniors	1 Br, Independent / Assisted Living	508	21	10,668			
Unit B1 seniors	1 Br, Independent / Assisted Living	471	6	2,826			1 Bedroom
Unit B2 seniors	1 Br, Independent / Assisted Living	540	2	1,080			
Unit B3 seniors	1 Br, Independent / Assisted Living	511	3	1,533			
Unit B4 seniors	1 Br, Independent / Assisted Living	547	2	1,094			
Unit B5 seniors	1 Br, Independent / Assisted Living	489	3	1,467			
Unit C seniors	1 Br + Den, Independent / Assisted Living	553	16	8,848			23.1% 18ed + Den
Unit C1 seniors	1 Br + Den, Independent / Assisted Living	550	11	6,050			
Unit C2 seniors	1 Br + Den, Independent / Assisted Living	589	3	1,767			
Unit D seniors	2 Br, Independent / Assisted Living	664	3	1,992			
Unit D1 seniors	2 Br, Independent / Assisted Living	672	3	2,016			
Unit D2 seniors	2 Br, Independent / Assisted Living	686	3	2,058			
Unit D3 seniors	2 Br, Independent / Assisted Living	594	3	1,782			9.2% 2 Bedroom
			82	44,132			
Unit mA market	1 Br, Market Seniors Housing	600	18	10,800			
Unit mA1 market	1 Br, Market Seniors Housing	600	3	1,800			18.5% 1 Bedroom
Unit mB market	1 Br, Market Seniors Housing	687	3	2,061			
Unit mC market	2 Br, Market Seniors Housing	844	3	2,532			4.6% 2 Bedroom
Unit mC1 market	2 Br, Market Seniors Housing	855	3	2,565			
			30	19,758			
Unit MC seniors	Memory Care Units	245	12	2,940			
Unit A seniors	Studio, Transition Units	370	1	370			9.2% Studio
Unit B seniors	Semi-1 Bedroom Transition Units	447	5	2,235			0.8% Studio
			18	5,545			3.8% 1 Bedroom
Total			130	69,435			
					75.0		100.0%

Visitor 0.2/unit (market) 3 cars parking reduction

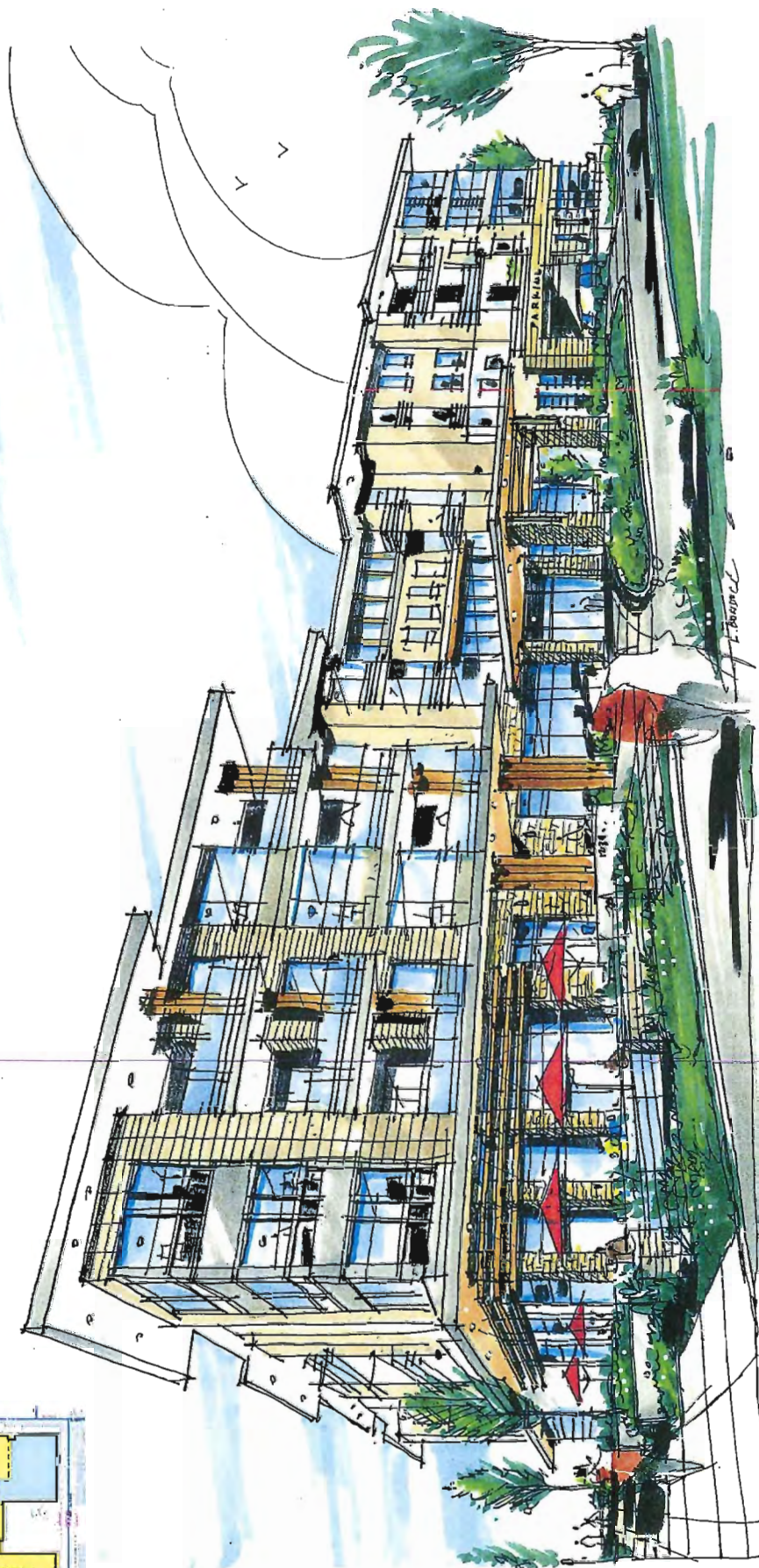
24 Staffs (1 per)

Parking Required

PARCEL 3	Gross Area (sq) Buildable	Parcel 2 Amenity	*FAR deductions	Net 3.445 Amenity	Seniors/Functions	Mem. Bldg. Staffs	Total For FAR (\$F)
Ground Floor	29,255	741		5,300	482		19,274
2nd Floor	26,096			2,299	890		22,907
3rd Floor	26,552				890		25,662
4th Floor	26,552				890		25,662
Total	108,454	741		7,599	3,152		93,504

* FAR deductions = Amenities, Mechanical, Electrical, Elevator Shaft & entrance Level 2 to 4.

- * 276 stalls are being constructed in parcels 2 and 3
- * 246 stalls are being provided for parcels 2 and 3
- * Commercial and Visitor stalls for Parcels 2 and 3 are shared with the larger requirement prevailing.
- * There will be a surplus of 30 +/- stalls in Parcels 2 and 3 which will be allocated to future phases.



PH - 102

Strollway and New Road - View Looking Southwest



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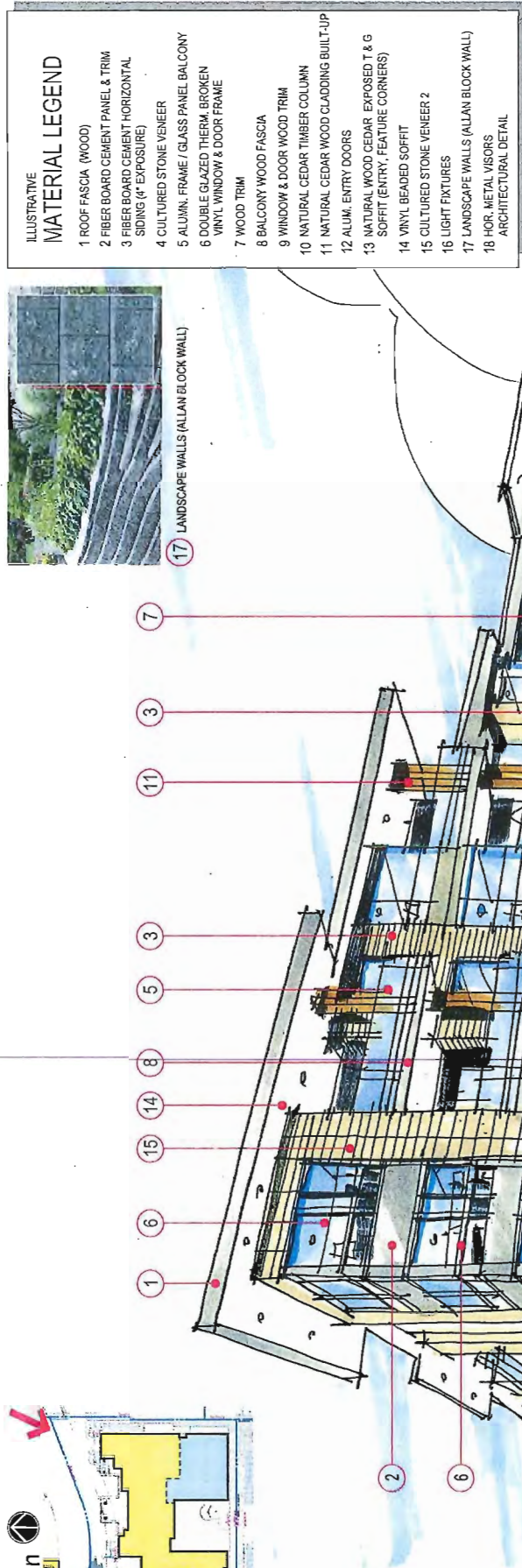
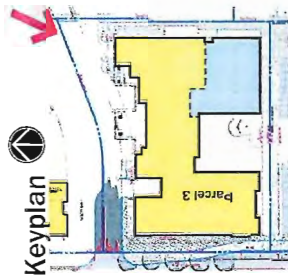
PROJECT:
Seniors Building
 Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
Character Sketch
 Rezoning 4th Submission - 20 May 2015



DATABASE:
PROJECT NO: 1331
PLOT DATE: 20 MAY 2015
SCALE:

2



ILLUSTRATIVE MATERIAL LEGEND

- 1 ROOF FASCIA (WOOD)
- 2 FIBER BOARD CEMENT PANEL & TRIM
- 3 FIBER BOARD CEMENT HORIZONTAL SIDING (4" EXPOSURE)
- 4 CULTURED STONE VENEER
- 5 ALUM. FRAME / GLASS PANEL BALCONY
- 6 DOUBLE GLAZED THERM. BROKEN VINYL WINDOW & DOOR FRAME
- 7 WOOD TRIM
- 8 BALCONY WOOD FASCIA
- 9 WINDOW & DOOR WOOD TRIM
- 10 NATURAL CEDAR TIMBER COLUMN
- 11 NATURAL CEDAR WOOD CLADDING BUILT-UP
- 12 ALUM. ENTRY DOORS
- 13 NATURAL WOOD CEDAR EXPOSED T & G SOFFIT (ENTRY, FEATURE CORNERS)
- 14 VINYL BEADED SOFFIT
- 15 CULTURED STONE VENEER 2
- 16 LIGHT FIXTURES
- 17 LANDSCAPE WALLS (ALLAN BLOCK WALL)
- 18 HOR. METAL VISORS ARCHITECTURAL DETAIL

PH - 103

Strollway and New Road - View Looking Southwest

RHA
Rositch Hemphill Architects
320 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
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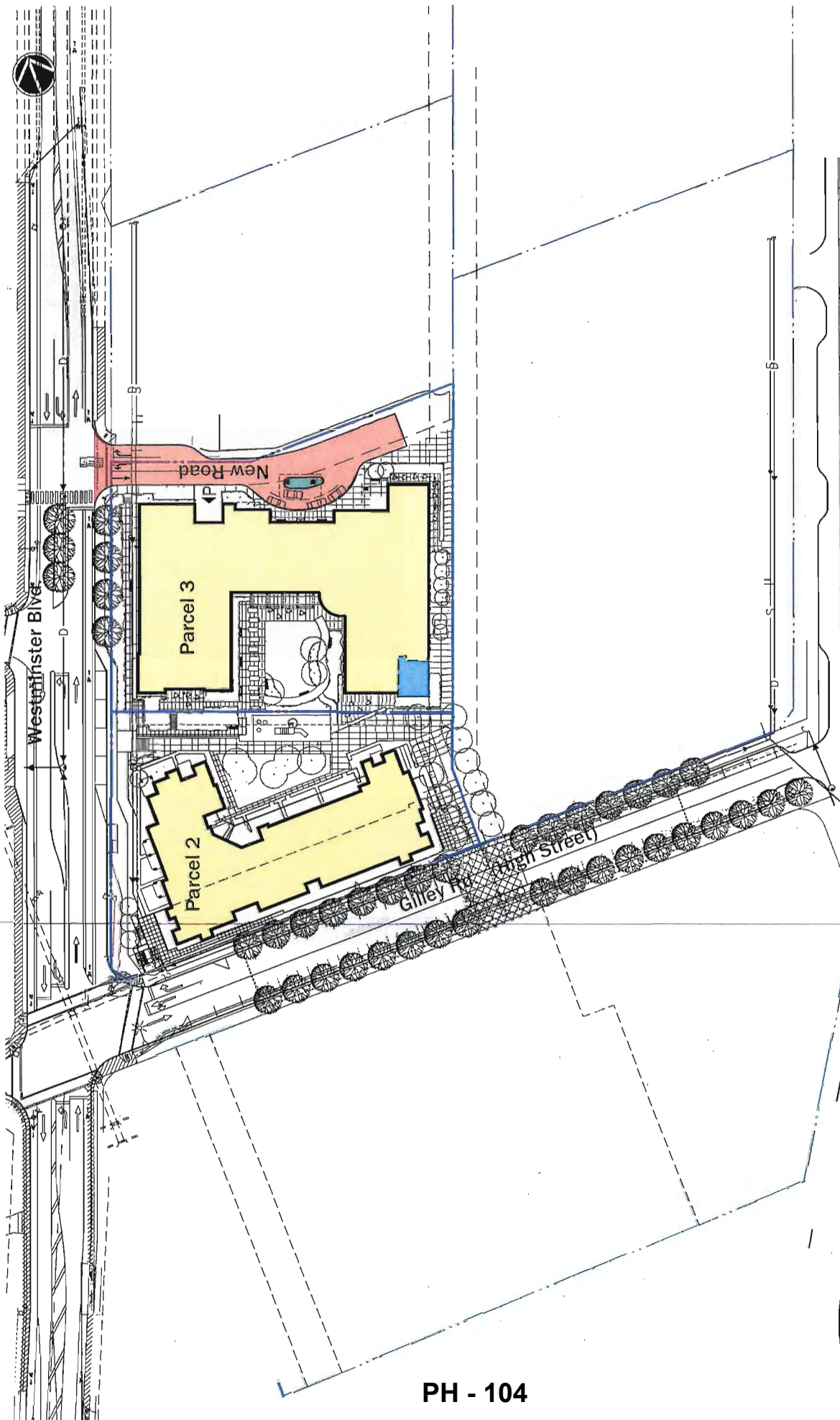
PROJECT:
Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
MATERIAL LEGEND
Rezoning 4th Submission - 20 May 2015

DATABASE:
PROJECT NO: 1331
PLOT DATE: 20 MAY 2015
SCALE:



3



PH - 104



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PROJECT:
Seniors Building
 Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
Siteplan Overall (Road Ultimate Draft)
 Rezoning 4th Submission



DATABASE:
PROJECT NO: 1331
PLOT DATE: 29 JUNE 2015
SCALE: 1" = 70'-0"

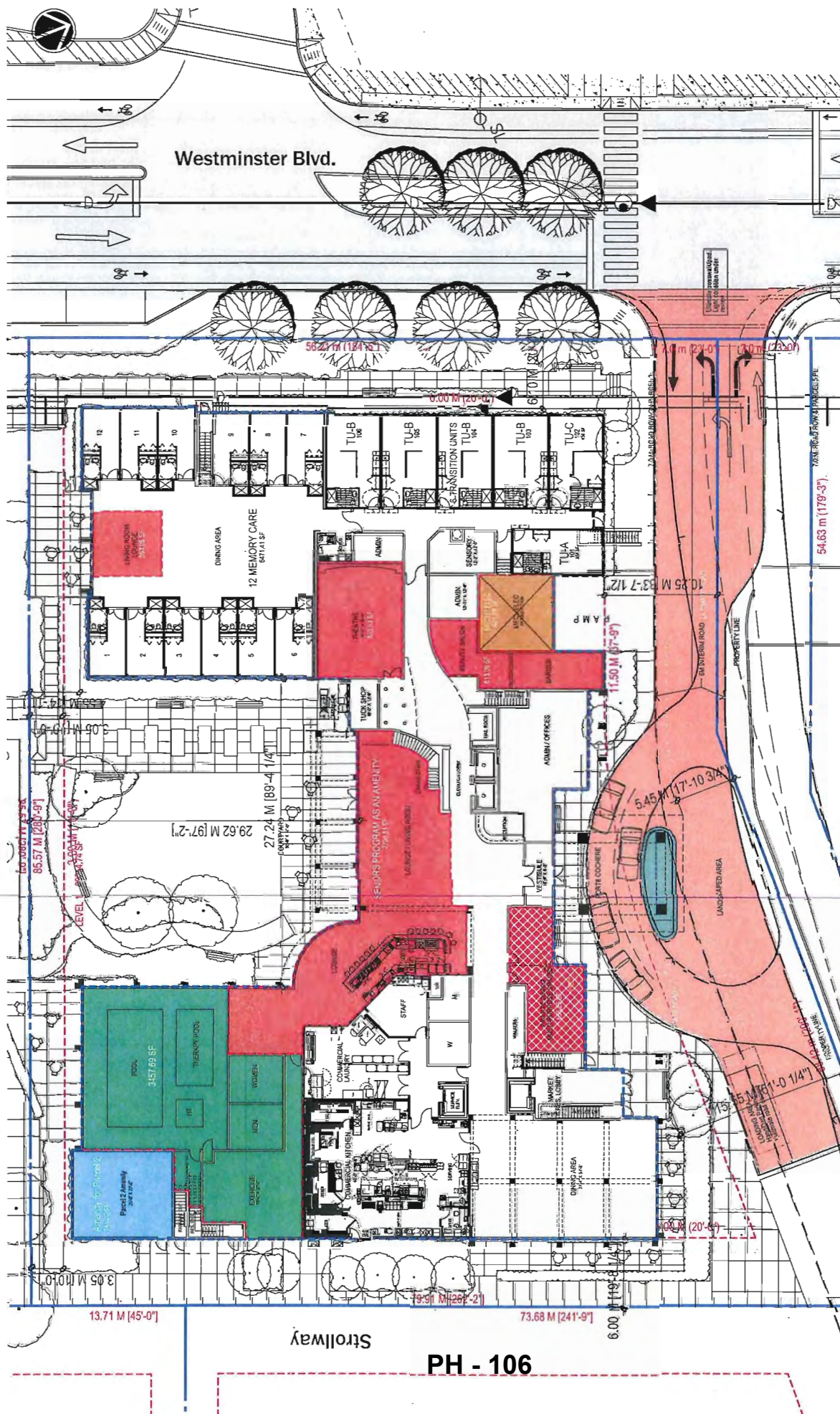
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DRAWING TITLE:
Level 1
Rezoning 4th Submission - 20 May 2015

PROJECT: **Seniors Building**
Parcel 3, Hamilton Lands, Richmond, BC

Rositch Hemphill Architects
120 Powell Street, Unit 10 Vancouver, BC Canada V6A 1G1
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Westminster Blvd.



PH - 107

6.1

DATABASE: 1331
PROJECT NO: 20 MAY 2015
PLOT DATE: 1/15"-1/4"
SCALE:



DRAWING TITLE: **Level 1** Amenity program allocation diagram
Resoning 4th Submission - 20 May 2015

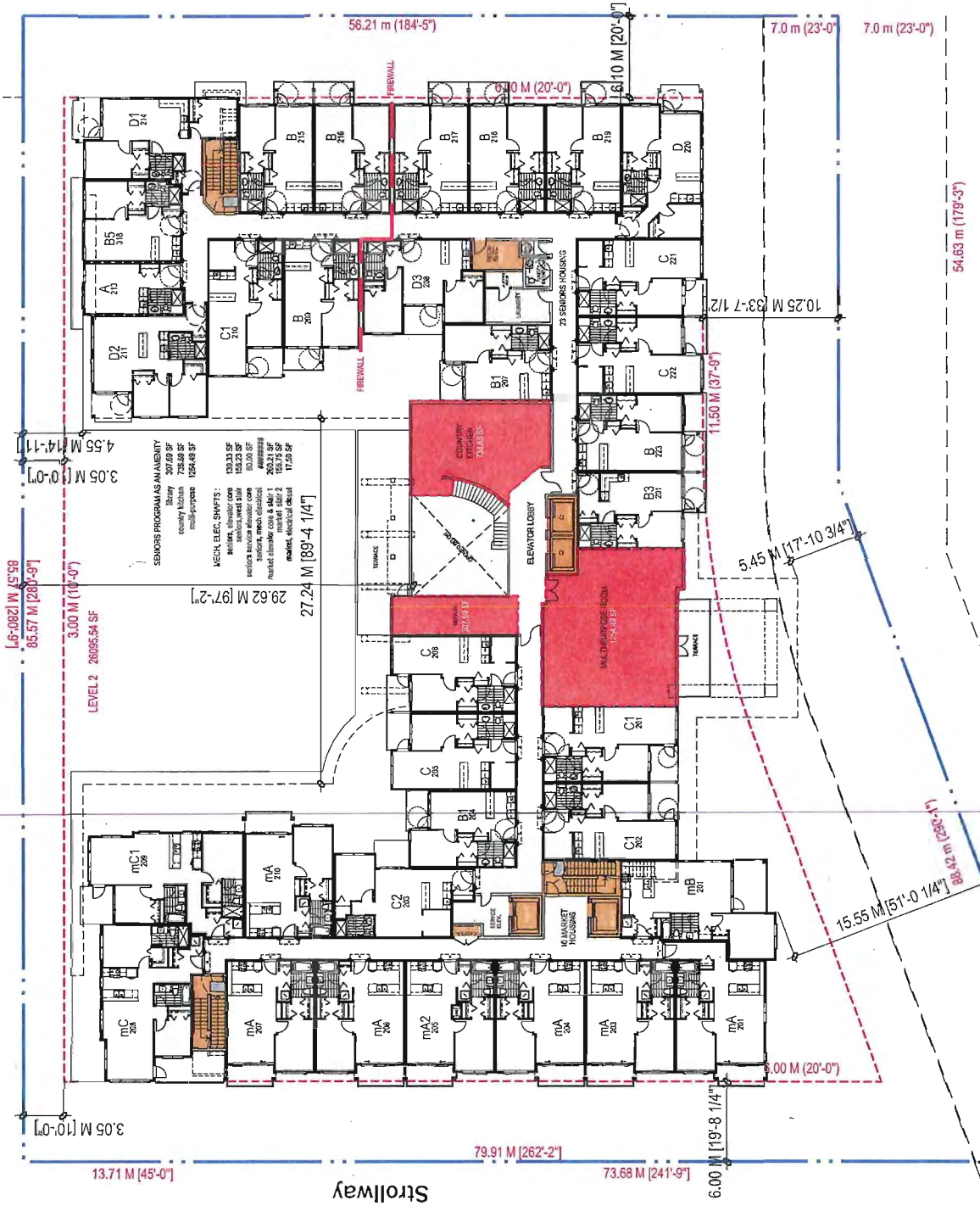
PROJECT: **Seniors Building**
Parcel 3, Hamilton Lands, Richmond, BC

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PH - 108

1331
20 MAY 2015
1" = 25'-0"



DRAWING TITLE:
Level 2
Rezoning 4th Submission - 20 May 2015

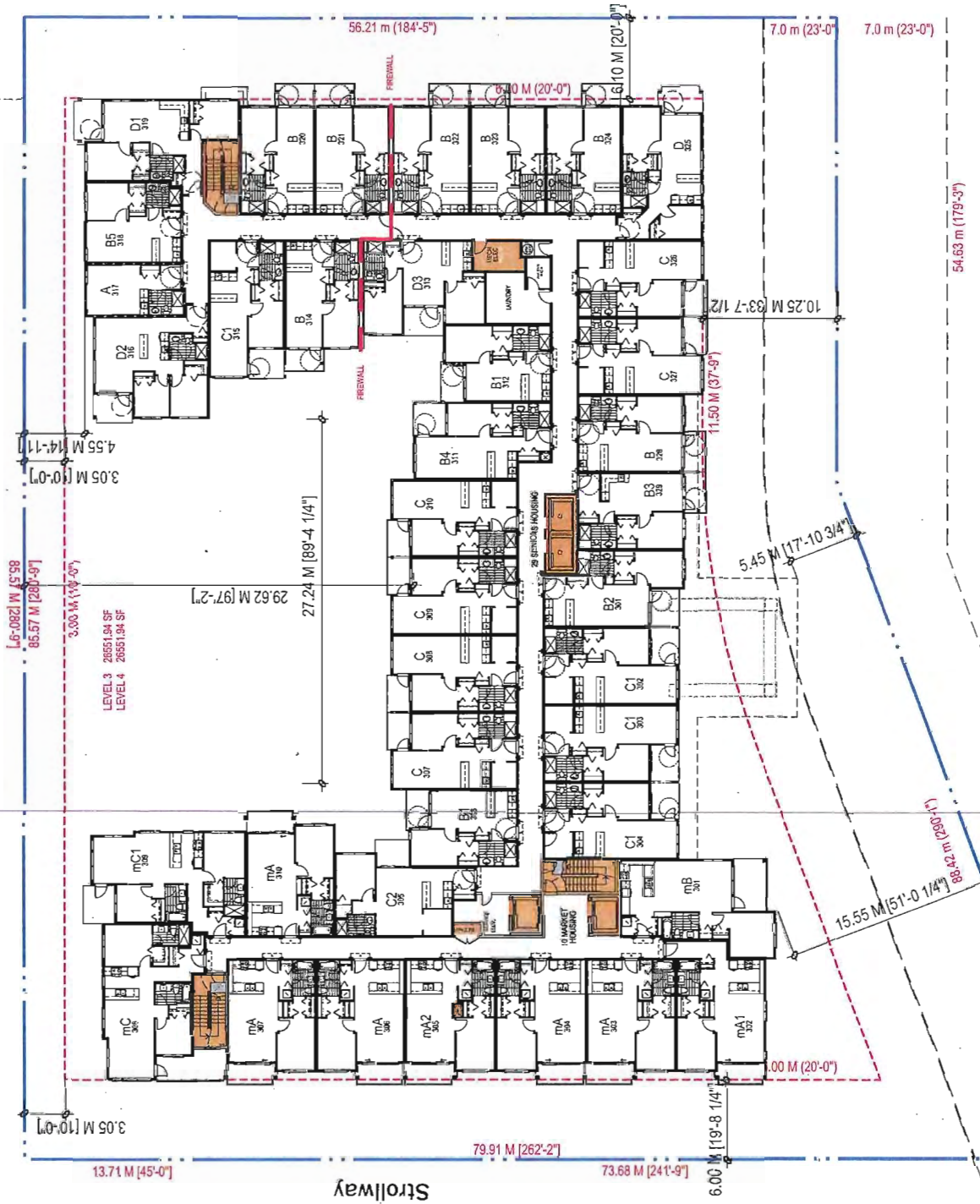
PROJECT:
Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

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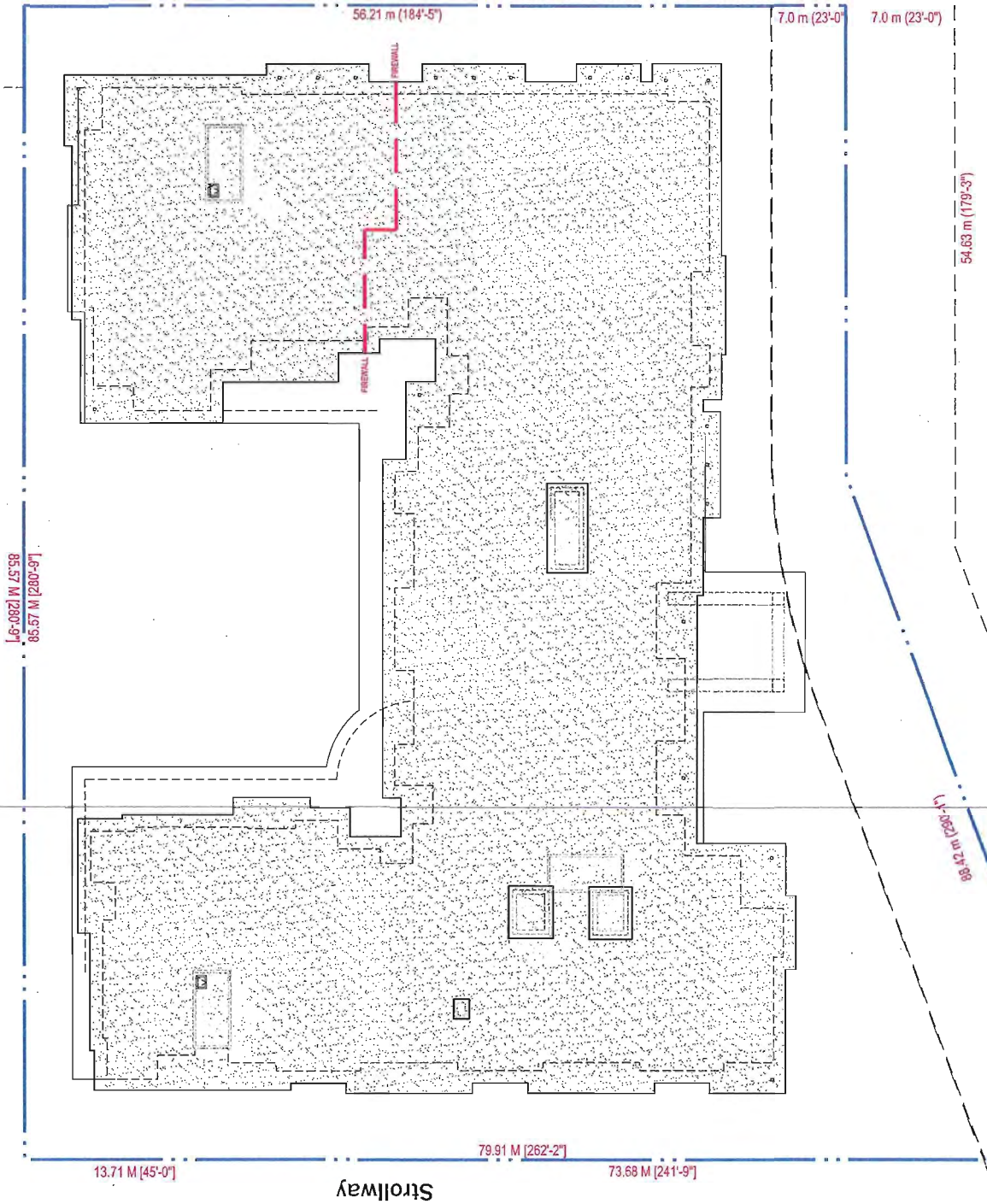


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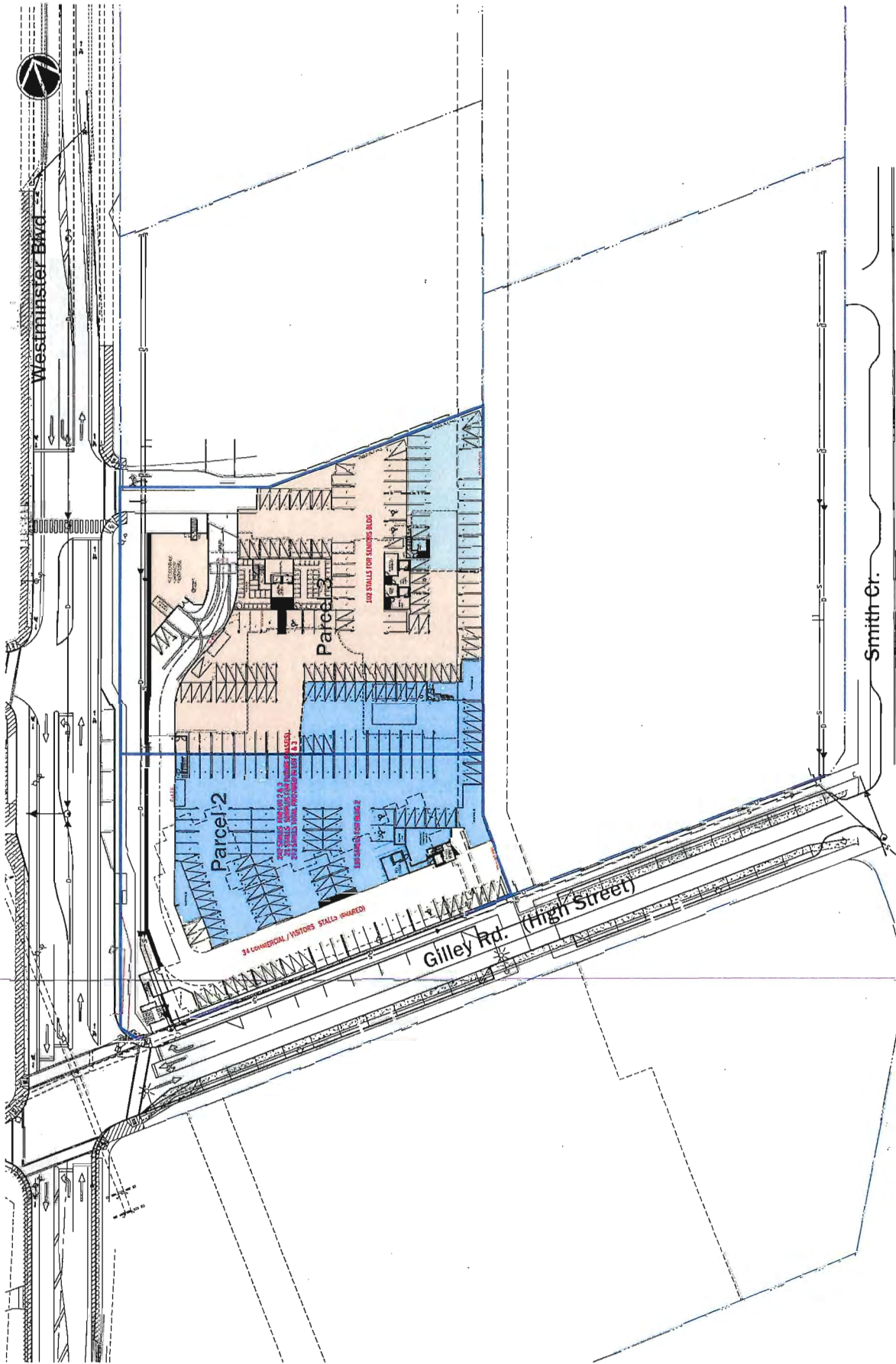
PROJECT:
Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

DRAWING TITLE:
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Rezoning 4th Submission - 20 May 2015

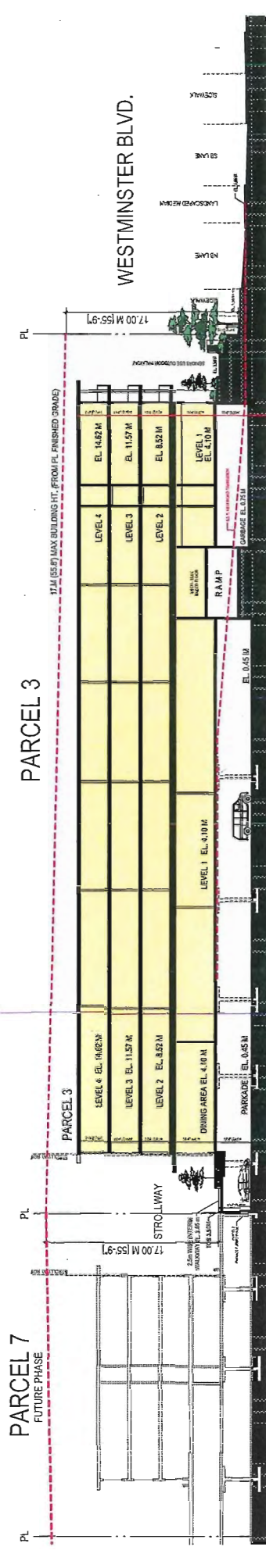
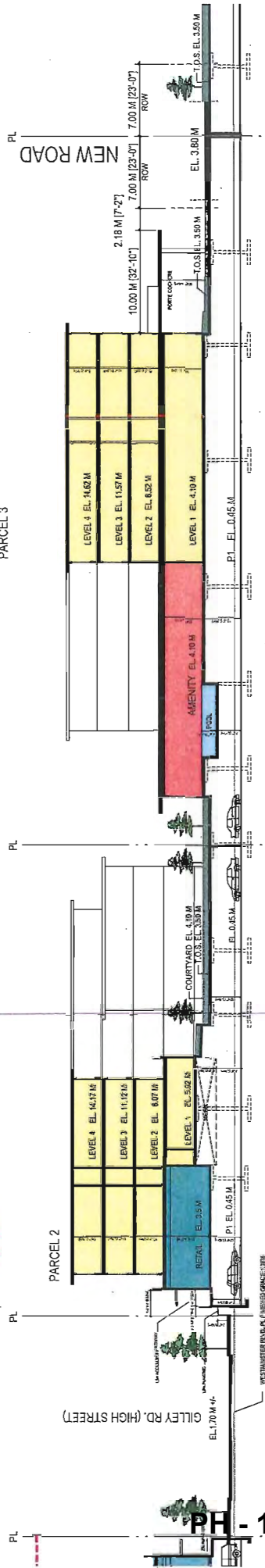
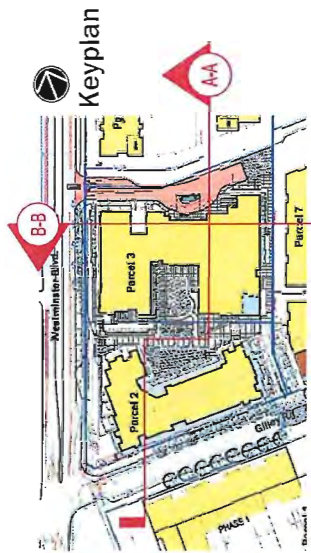
9
1331
20 MAY 2015
1" = 25'-0"

DATA BASE:
PROJECT NO:
PLOT DATE:
SCALE:









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Seniors Building
Parcel 3, Hamilton Lands, Richmond, BC

Cross Sections
Rezoning 4th Submission - 19 May 2015



12
1331
19 MAY 2015
1" = 30'-0"

PH - 113



21 Dec 9 am



21 Dec 12 noon



21 Dec 3 pm



21 March 9 am



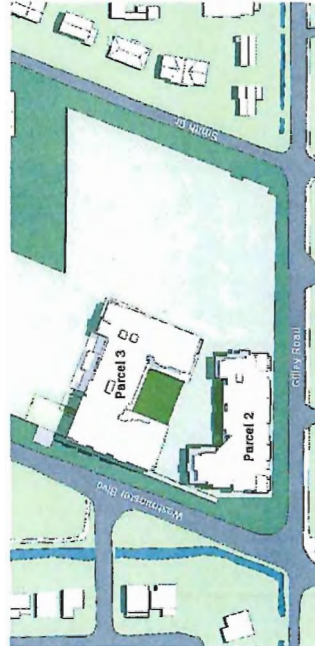
21 March 12 noon



21 March 3 pm



21 June 9 am



21 June 12 noon



21 June 3 pm



Rezoning Considerations

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

Address: 23241, 23281 & 23301 Gilley Road; 23000, 23060, 23066, 23080 & part of 23100 Westminster Highway - Oris Parcel 2 (Bylaw 9262 / RZ14-660663) & Oris Parcel 3 (Bylaw 9261 / RZ14-660662)

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaws 9261 and 9262, the developer is required to complete the following:

1. Final Adoption of OCP Amendment Bylaw 9260.
2. Subdivision Plan: Preparation and registration of a subdivision plan that consolidates the current lots and subdivides the consolidated lot into three (3) parcels comprising the “Lands” (which will require prior to subdivision approval the demolition of any part of the existing buildings crossing new proposed parcel lines) as shown in Attachments 1 and 2 as follows:
 - a) Parcel 1 - The remaining lands on Lot 1 on the draft subdivision plan for future development;
 - b) Parcel 2 - 4446 m² on Lot 2 on the draft subdivision plan for the subject mixed-used building (RZ 14-660663);
 - c) Parcel 3- 5783 m² on Lot 3 on the draft subdivision plan for the seniors housing building (RZ 14-660662);
3. Tree Removal: Submission of a landscape plan for the Development Permit that includes replacement trees at a ratio of at least 2:1 to compensate for all 79 trees to be removed (except for those trees already approved for removal by the City due to disease or for building demolition) to which Tree Protection Bylaw No. 8057 applies.
4. Flood Covenant: Registration of the City’s standard flood covenant on the title of Parcels 2 and 3 ensuring that there is no construction of habitable area below the Flood Construction Level of 3.5 m.
5. Westminster Highway Bus Bay and Gilley/Westminster Corner: Registration of a statutory right-of-way on Parcel 2 to accommodate a bus bay, bus shelter, sidewalk and 5.0 m by 5.0 m road corner cut at the Gilley Road / Westminster Hwy intersection on Parcel 2 as generally shown on Attachment 3 to the satisfaction of the Director, Transportation.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public vehicle, pedestrian and bicycle access at all times;
 - c) Future construction and maintenance of public utilities;
 - d) City and public utility provider maintenance of works.
6. High Street Plaza and Greenway/Strollway: Registration of a statutory right-of-way in favour of the City on the title of Parcels 2 and 3 that provides public access as generally shown on Attachment 4 and which physically includes:
 - a) A High Street Plaza with a width ranging from 6.0 m to 9.0 m on Parcel 2;
 - b) A Greenway/Strollway with a minimum width of 3.0 m on Parcel 3;

The statutory right-of-way for Parcels 2 and 3 will provide for:

- a) Developer construction of all works;
 - b) Public pedestrian and bicycle access at all times;
 - c) Public markets on the Parcel 2 Plaza to be permitted with hours and operating conditions to the satisfaction of the City;
 - d) Non-permanent outdoor restaurant seating and fixtures within the most westerly 3.0m of the SRW adjacent to the commercial units in the building on Parcel 2 subject to the approval of the City;
 - e) Landscaping and paving as provided in a Development Permit issued by the City;
 - f) Developer and owner maintenance of all works.
7. Statutory Right-of-Way and Easement for New “Road A”: Registration of a statutory right-of-way for public access and an easement for maintenance on Parcel 3 and the existing lots comprising future Parcel 4, as determined to the

satisfaction of the Director, Transportation and Director of Development, for “Road A” as shown on Attachments 2 and 3.

The statutory right-of-way will provide for:

- a) Developer construction of all works;
 - b) Public vehicle, pedestrian and bicycle access at all times on grade or above a parkade;
 - c) Landscaping to be provided under the Development Permit;
 - d) Maintenance of all works by the owners of Parcel 3; and
 - e) Assumption of all liability for the works by the owners of Parcel 3.
8. Access Over Parcel 3 for Parcel 2: Registration of a legal agreement, as determined to the satisfaction of the Director of Development, to permit the owners (including their visitors and general public using the commercial parking) of Parcel 2 to gain access on grade or through a parkade on Parcel 3 for vehicles, bicycles and pedestrians and to allow for access to the “Road A” SRW identified above.
 9. Access Over Parcel 3 for Future Parcels 4 and 5: Registration of a legal agreement, as determined to the satisfaction of the Director of Development, to permit the owners of future Parcels 4 and 5 to gain access on grade or through a parkade on Parcel 3 for vehicles, bicycles and pedestrians and to allow for access to the “Road A” SRW identified above.
 10. Parking on Parcel 3 for Parcel 2: Registration of a legal agreement to provide for 29 vehicle parking spaces and bicycle parking for the owners of Parcel 2 within the parkade on Parcel 3 (with the number of vehicle and bicycle parking spaces to be confirmed prior to rezoning adoption) as generally shown on Attachment 2.
 11. Parking on Parcel 3 for future Parcels 4 & 5: Registration of a legal agreement to provide for 21 vehicle parking spaces for the owners of future Parcels 4 & 5 within the parkade on Parcel 3 (with determination if parking for Parcels 4/5 is needed and, if any, the number of vehicle parking spaces to be provided prior to rezoning adoption) as generally shown on Attachment 2.
 12. Visitor Parking on Parcel 2 for Parcel 3: Registration of a legal agreement on Parcels 2 and 3, as determined to the satisfaction of the Director of Development, to permit Parcel 3 visitors to use the commercial & visitor parking within the Parcel 2 parkade.
 13. Commercial & Visitor Parking Non-Assignment Covenant on Parcel 2: Registration of a covenant on Parcel 2 that ensures that the shared visitor parking and commercial parking on Parcel 2 is not assigned to any specific residential unit / commercial unit nor be designated (i.e. sold, leased, reserved, signed, or otherwise assign) by the owner or operator for the exclusive use of employees, specific businesses, and/or others.
 14. Parking and Building Construction Agreement for Parcels 2 and 3: Registration of agreements on Parcels 2 and 3 that ensure:
 - a) No building permit will be issued by the City for Parcel 2 until all associated parking and access on Parcel 3 (described in the above legal agreements) has been included within an approved building permit for Parcel 3;
 - b) No building permit will be issued by the City for Parcel 3 until all associated parking and access on Parcel 2 (described in the above legal agreements) has been included within an approved building permit for Parcel 2;
 - c) No building permit granting occupancy will be issued by the City for Parcel 2 until all associated parking and access on Parcel 3 (described in the above legal agreements) has been built and received a building permit granting occupancy.
 - d) No building permit granting occupancy will be issued by the City for Parcel 3 until all associated parking and access on Parcel 2 (described in the above legal agreements) has been built and received a building permit granting occupancy.
 - e) The Parcel 3 owner shall provide to the Parcel 2 owner, a parking and access easement construction easement that will permit the Parcel 2 owner to construct and use a parking facility on Parcel 3 so as to satisfy the parking and access requirements above.
 15. Electric Vehicle Parking Covenant: Registration of a covenant on Parcels 2 and 3 requiring that 20% of resident parking stalls that will be equipped with 120V electric plug-ins and that an additional 25% of the resident parking

stalls will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.

16. Shared Indoor Amenity Easement: Registration of an access easement and other legal agreements on Parcels 2 and 3 as shown on Attachment 2 to:
- a) Ensure that not less than 3,458 ft² of shared indoor amenity space for the residential owners/occupants Parcels 2 and 3 (which includes a pool and exercise room) and 741 ft² of indoor amenity space for exclusive use of the residential owners/occupants of Parcel 2 (for a multi-purpose room) is constructed on Parcel 3;
 - b) Provides that neither a building permit nor a final inspection granting occupancy for a building on Parcel 3 be permitted unless the required shared and exclusive amenity space are provided as described above;
 - c) Ensure that appropriate mechanisms to allow for shared rights of access and use for the above-noted Parcels 2 and 3 shared and Parcel 2 exclusive amenity spaces, to the satisfaction of the City;
 - d) Provide that the final inspection granting occupancy for the building on Parcel 2 is prohibited until the 741 ft² of exclusive Parcel 2 indoor amenity space and 3,458 ft² of shared indoor amenity space within the building on Parcel 3 is completed and has been issued a final inspection granting occupancy, except as provided below;
 - e) Ensure that, if the exclusive and shared amenity spaces are not completed on Parcel 3 as provided above, a minimum of 1,076 ft² of indoor amenity space (multi-purpose room) is constructed within a building on Parcel 2 prior to issuance of a permit granting occupancy for such building on Parcel 2; and
 - f) Provide that the City is identified as a grantee to ensure that the agreements not be discharged and or changed without City approval.
17. Public Art: City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot of residential floor area and \$0.42 per buildable square foot of commercial floor area under the proposed zoning to the City's public art fund, or provide a security for the design and installation of public art based on the same valuation in accordance with the City's Public Art Policy (Acct. #7750-80-00000-000) (e.g. \$53,180 for Parcel 2 and \$73,868 for Parcel 3 to be confirmed by the final DP Plans).
18. Area Plan Amenity Community Amenities: City acceptance of the developer's offer to voluntarily provide a contribution of \$49.50 per square meter of total residential floor area to a capital reserve fund to be established by the City for the community amenities specified under the Hamilton Area Plan. The contribution for Parcel 2 is estimated at \$285,205 (to be confirmed based on the final DP Plans). The total contribution for Parcel 3 is estimated at \$430,118. Part of this contribution (\$28,985) would not apply to the floor specified including within the proposed 18 memory ward units (to be confirmed on the final DP Plans) provided that they receive the necessary licencing from Vancouver Coastal Health (VCH) and comply with the "community care facility, major" use under the proposed zoning.
19. Affordable Housing: City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot of total residential floor area permitted under the proposed rezoning (e.g. estimated at \$249,176 for 62,294 ft² for Parcel 2 and \$79,032 for 19,758ft² for the 30 market strata residential units plus associated common halls and other areas to be added on Parcel 3) to the City's Affordable Housing Reserve Fund. (Acct.#7600-80-000-90150-0000).
20. "Neighbourhood Public House" Use Covenant on Parcel 2: Register a restrictive covenant on the title of Parcel 2 that restricts this use to the ground floor, requires its outdoor public entrance on Gilley Road and advises other owners of this possible use within the building.
21. Riparian Management Areas: The developer is required to address the habitat loss within the Riparian Management Areas (RMAs) on Gilley Road and the Queen Canal as generally provided in the Memo from Pottinger Gaherty, Environmental Consultants Ltd. dated June 2, 2015 (Attachment 7) with regards to providing satisfactory habitat compensation within the Servicing Agreement works (including addressing transportation, civil and landscape works). These works and the impacted habitat are to be further reviewed by the developer's Qualified Environmental Professional (QEP) with a follow-up report confirming that the necessary habitat compensation has been provided to satisfaction of the Director, Engineering and Senior Manager, Parks.
22. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permits and building permits for Parcels 2 and 3 confirming that each building has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver

certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code and utilizing geo-exchange energy systems.

23. The submission and processing of Development Permits* for the subject mixed-use building on Parcel 2 and seniors building on Parcel 3 completed to a level deemed acceptable by the Director of Development.
24. Enter into a Servicing Agreement and to be registered on title of Parcels 2 and 3 and submit security for the estimated value of the works to the satisfaction of the City for the design and construction of the engineering, transportation and parks/streetscape works described in Attachment 5 along with the necessary statutory right of ways and any easements that are required to be registered on title for such servicing works.
25. Ensure that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement included within Attachment 6.
26. Enter into a covenant to be registered on Parcel 3 that will prohibit stratification beyond 30 individual strata lots for the apartment units and one (1) strata lot for the 18 memory care units and 82 congregate housing units, along with any strata common property.

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

1. Submit separate landscaping security Letters-of-Credit in amounts based on sealed estimates from the project registered Landscape Architect for the developments on Parcel 2 and Parcel 3 (including materials, labour & 10% contingency).
2. That notations be included on the Development Permit Plans stating that 44 of the 73 units in the mixed use building on Parcel 2 and 109 of the 130 units in the seniors building on Parcel 3 will meet the Basic Universal Housing provisions within Zoning Bylaw 8500. The remaining units within the buildings will include Ageing-In-Place elements as provided within the Official Community Plan Bylaw 9000.

Prior to Building Permit Issuance for Parcels 2 and 3, the developer must complete the following requirements:

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of the “Basic Universal Housing” provisions of Zoning 8500 and Ageing-in-Place elements as provided within the OCP for the residential units in the building on Parcels 2 and 3 as provided in the Development Permit.
3. Submission of a Dewatering Plan to the satisfaction the Manager, Engineering Planning and Manager, Sustainability.
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 Division at 604-276-4285.

Note:

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

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

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

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

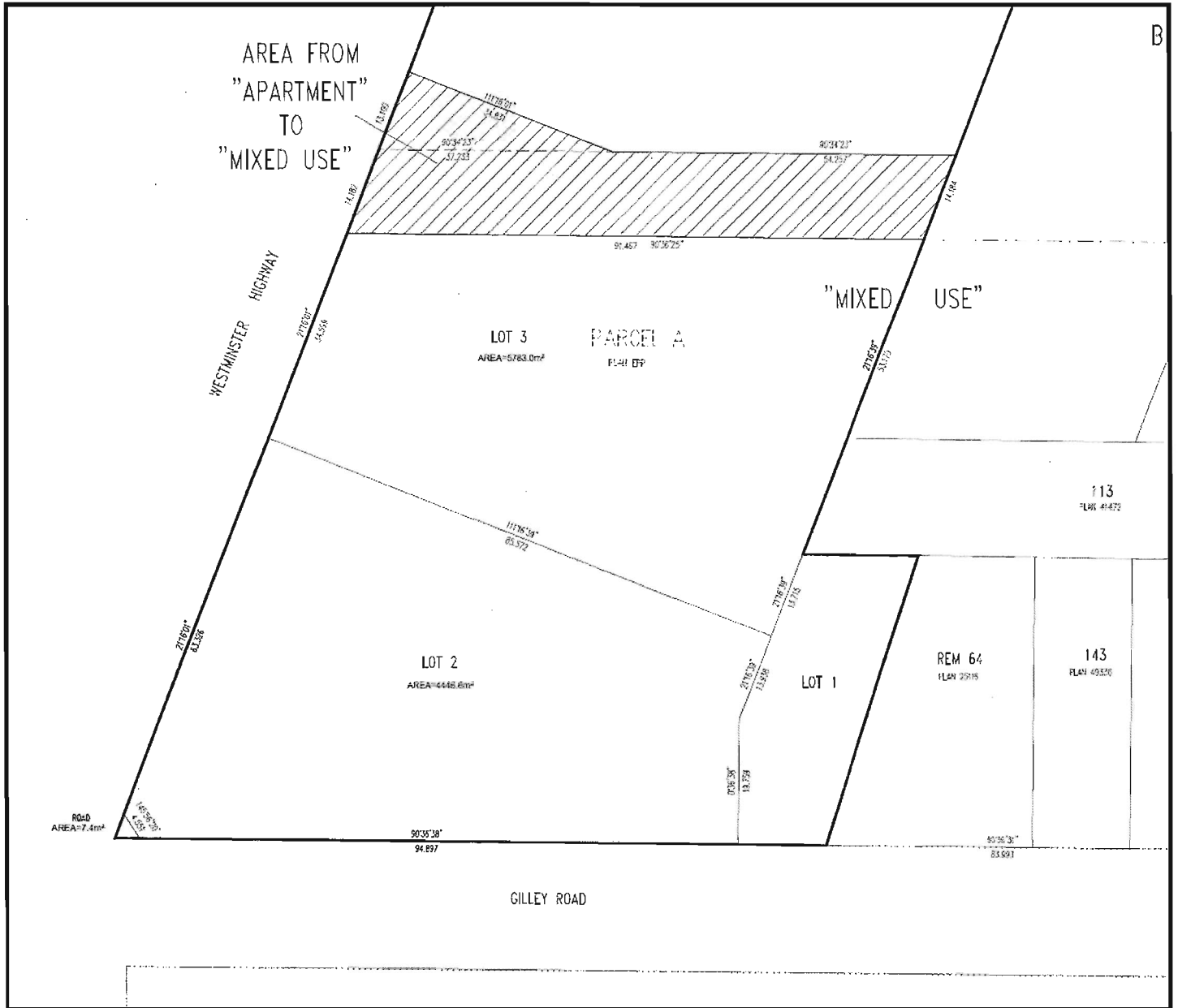
Signed Owner and Developer of Parcel 2

Date

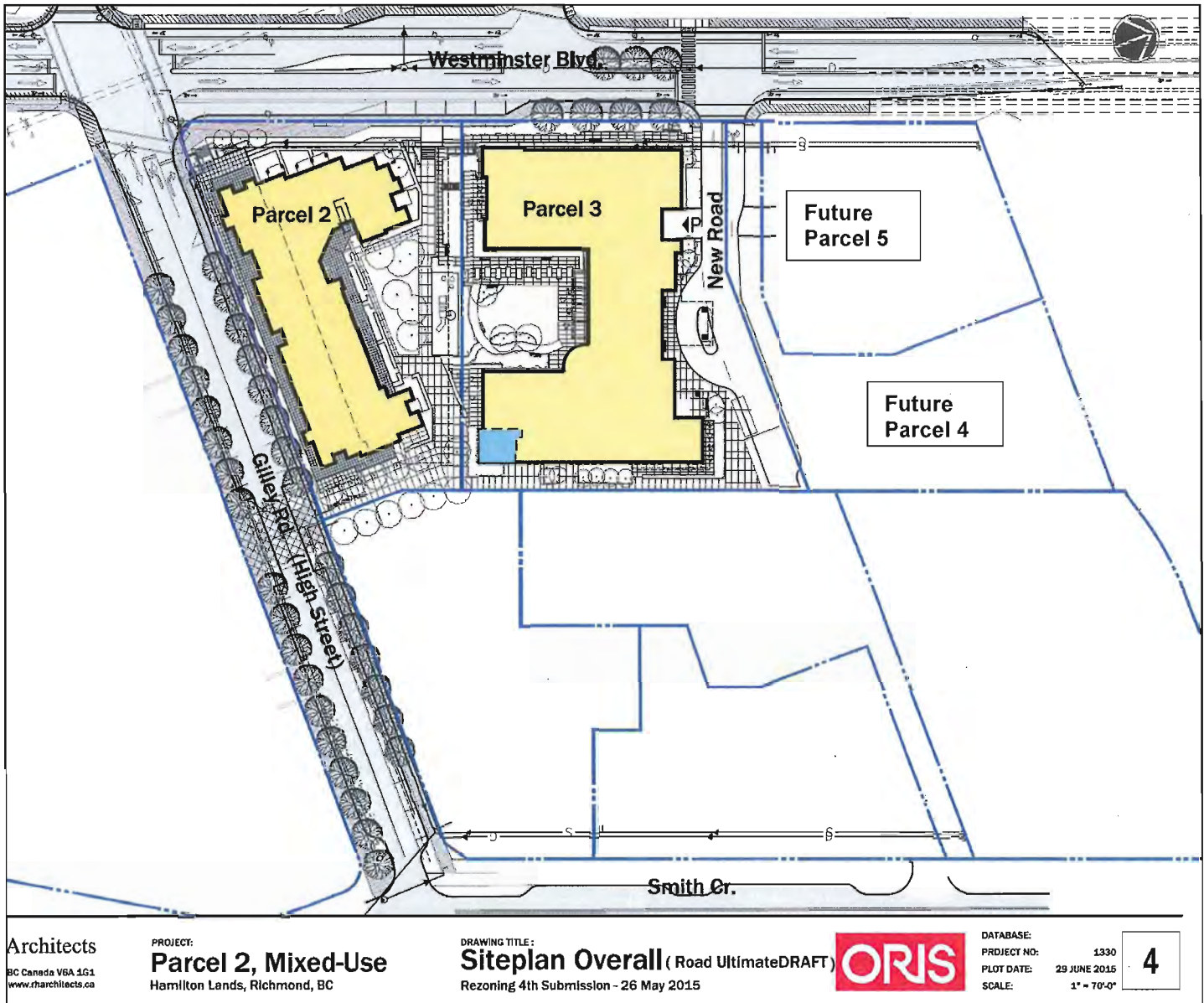
Signed Owner and Developer of Parcel 3

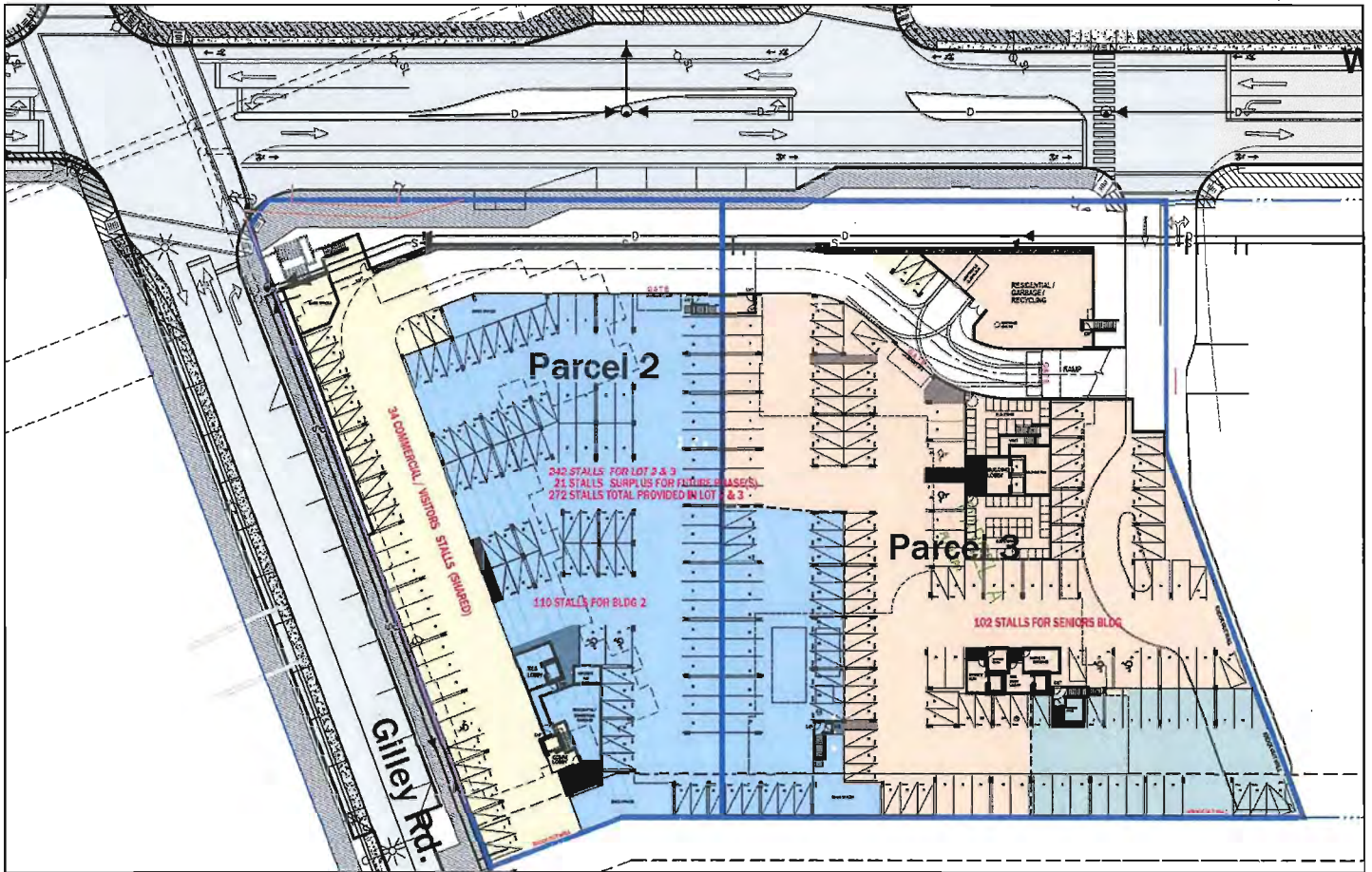
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ATTACHMENT 1
DRAFT SUBDIVISION PLAN

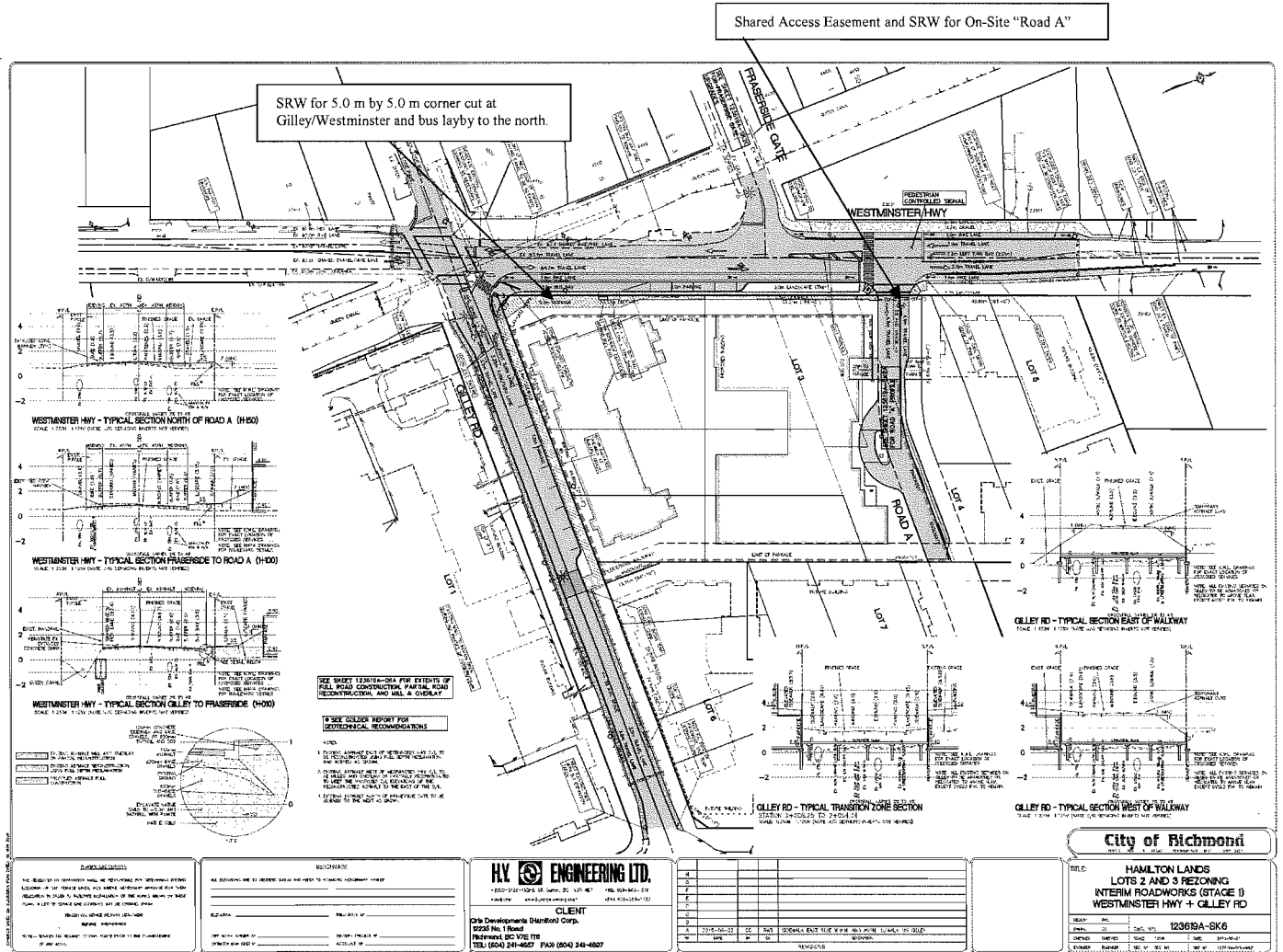


ATTACHMENT 2
& PARKING PLANS

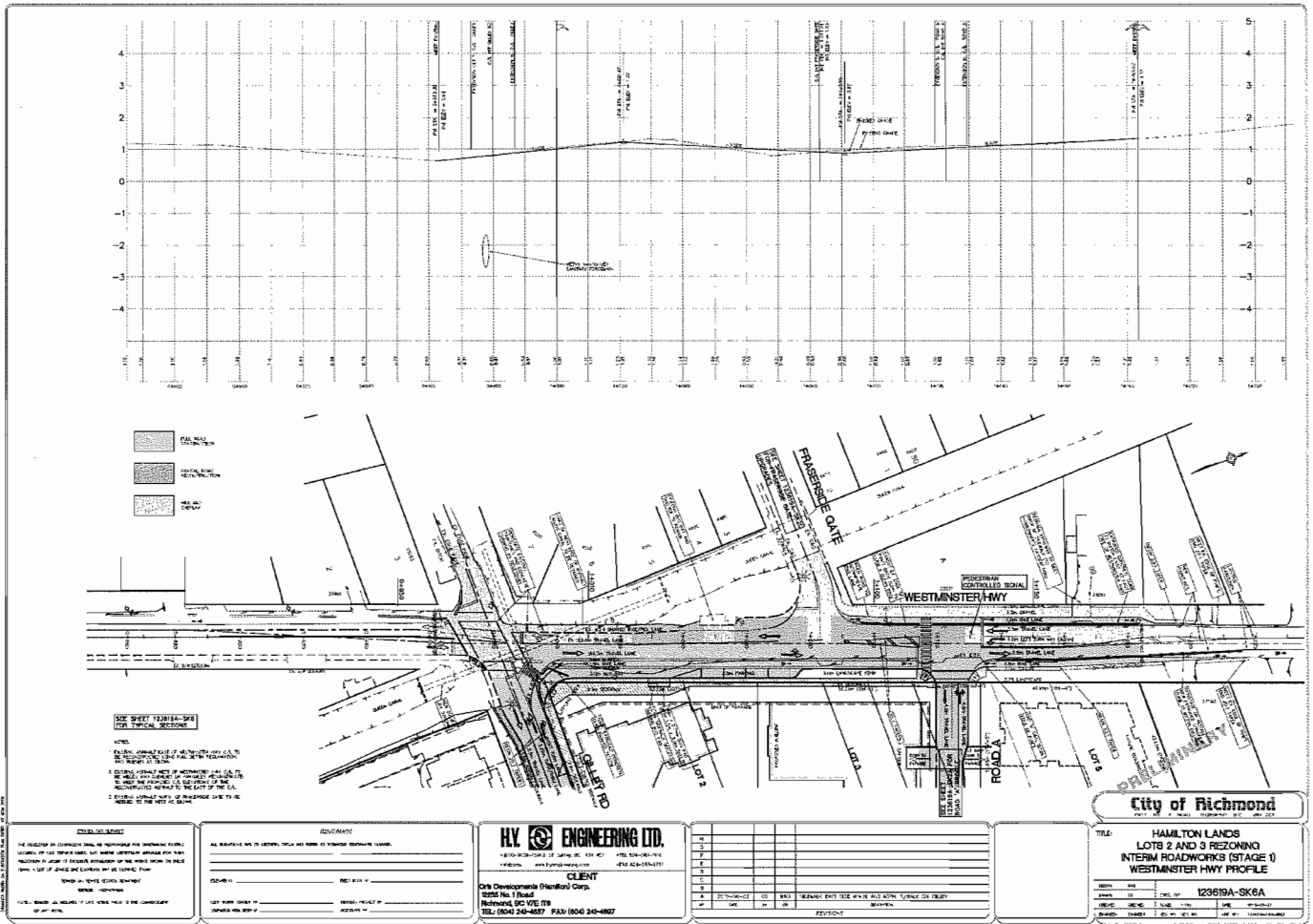




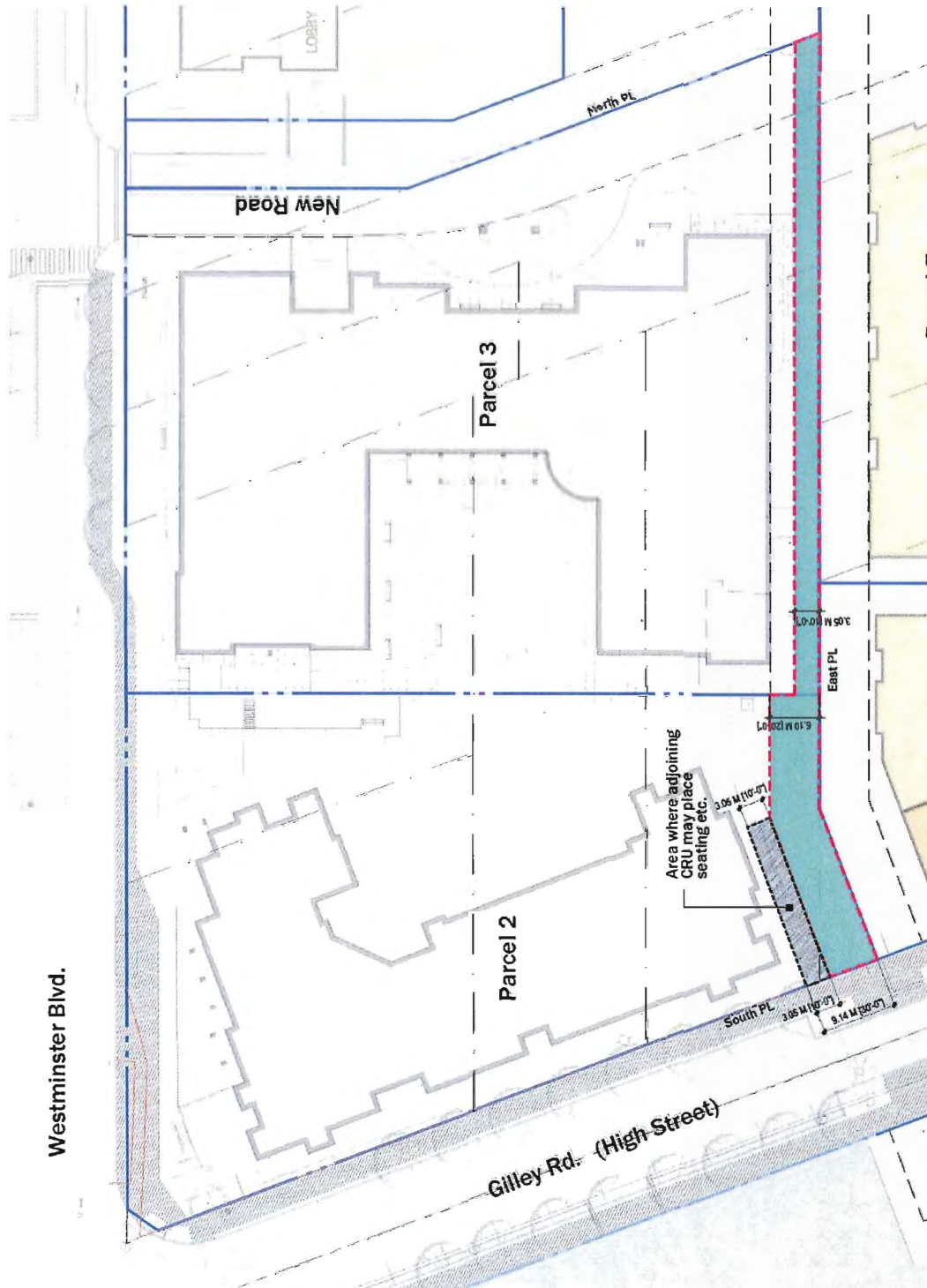
ATTACHMENT 3 PRELIMINARY ROAD FUNCTIONAL PLAN



Shared Access Easement and SRW for On-Site "Road A":



ATTACHMENT 4
SRW AREAS FOR HIGH STREET PLAZA & GREENWAY/STROLLWAY



ATTACHMENT 5

SERVICING AGREEMENT REQUIREMENTS

Enter into a Servicing Agreement for Parcels 2 and 3 for the design and construction of works that include, but may not be limited to the following:

1.0 Engineering Servicing Requirements:

Discussions with the developer have contemplated that the construction of off-site servicing works relating to RZ 14-660662 and RZ 14-660663 will be combined. All works described below shall therefore be completed under a single servicing agreement.

Utility servicing shall generally follow the concepts and layouts proposed in the Hamilton Area Serving Study (HASS) prepared for the City by KWL, dated Oct 29, 2014. Increased storm sewer diameters and other amendments to the HASS may be required to meet the City's minimum standards. The proposal to raise Gilley Road using piled concrete foundations will require the relocation of City and other utilities in ways generally, but not limited to, those described below, at the developers cost. All works and agreements will be to the satisfaction of the Director of Engineering.

a) Water Works:

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.
- Relocate approx 270m of 300mm diameter watermain along Gilley Road to accommodate road raising that would otherwise compromise the City's ability to access and maintain this asset. The new main shall be located above the proposed concrete slab. An air valve will be required.
- Install additional fire hydrants as required along the developments frontages to achieve the City's standard spacing requirements.
- Subject to the availability of funds in the City's Development Coordinated Works capital accounts and obtaining the required spending authority, replace the 300 mm diameter watermain along Westminster Hwy to the limits of the proposed road works.

At the Developer's cost, the City will complete all watermain tie-ins.

b) Storm Sewer Works:

The Developer is required to:

- Maintain existing drainage service to properties located east of the development by installing a temporary 1200mm diameter sewer along Gilley Road from the centre of Smith Crescent connecting into either the proposed or existing Queen's Canal culvert. Some elements of this sewer, such as the manhole in Smith Crescent, will be deemed as permanent and shall be designed as such, which will be determined through the servicing agreement process.
- Construct new storm sewers along the centre of the newly raised Gilley Road complete with permanent tie-in to the Queens Canal culvert and the proposed manhole in the centre of Smith Crescent (the latter may require additional manholes within the Smith Crescent and Gilley Road intersection).

- locate Parcel 2 and Parcel 3 storm connections along their Westminster Highway frontage by tying into the existing 750mm diameter storm sewer.
- Construct a new manhole on the existing Westminster Highway 750mm diameter storm sewer to connect the private storm system to be built on "New Road A" (north of Parcel 3).
- Install infrastructure on Gilley Road to provide stormwater best management practices (e.g rain gardens).
- Provide erosion and sediment control plans for all on-site and off-site works.

c) Sanitary Sewer Works:

The Developer is required to:

- Install new sanitary sewers along the development's Westminster Highway and Gilley Road frontages. Sewers must be designed to accommodate future development as per the HASS and accommodate any settlement caused by the development. Temporary sewers may be required fronting future development Parcel 6. A permanent gravity connection is required into manhole SMH6176 located adjacent to the Metro Vancouver sanitary pump station.
- Relocate the City's 150mm diameter and 200mm diameter forcemains located along Gilley Road to accommodate road raising between Westminster Hwy and Smith Crescent that would otherwise compromise the City's ability to access and maintain these assets. The new main shall be located above the proposed concrete slab. Solutions such as installing a single forcemain with appropriate clean-outs/valves/air valves or installing a gravity system should be considered through the servicing agreement process.
- Install works to protect and facilitate the maintenance of Metro Vancouver's 1m diameter forcemain, pump station and related infrastructure located within or adjacent to Gilley Road. Such measures include but are not limited to installing a piled concrete pad (as proposed by the developer) along the length of Gilley Road that includes removable sections to allow access to the forcemain and installing vertical pipes positioned along the main, and possibly other features, for monitoring and inspection purposes. The developer will coordinate with Metro Vancouver as part of the City's drawing approval process.

d) General Items:

- The City is aware of ongoing hydrocarbon contamination issues originating from a gas station located at 22490 Westminster Highway. At the developer's cost, the developer is required to manage any hydrocarbon contamination encountered during construction of the servicing agreement works in compliance with the Environmental Management Act.

The Developer is required to:

- Relocate or accommodate existing City and third party utilities affected by the Gilley Road raising and Westminster Highway road widening. Undergrounding and/or pre-ducting for future undergrounding may be required, at the developers cost, to be determined through the servicing agreement process.
- Complete asphalt resurfacing works as described in the proposed Interim Roadworks Plan (Attachment 3).
- Provide a SRW for utility installation along the properties Westminster Highway frontage wherever the proposed sidewalk crosses into the development site.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Coordination is required with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the above ground structures. If a private utility company does not require

Initial: _____

an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

- BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 1mW X 1m (deep)
 - Traffic signal UPS – 2mW X 1.5m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Assess streetlight levels along Westminster Highway and Gilley Road and areas of public rights-of-passage and install/upgrade lighting as required to meet City standards.
 - Assess the potential differential settlement between the proposed piled buildings and the surrounding un-piled areas and design City utilities and service connections to accommodate this movement, to the City's satisfaction.
 - Fill all abandoned utility pipes with low strength, flowable grout or similar to prevent future road subsidence.
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site and proposed utility/road installations and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.

2.0 Transportation Requirements:

The Developer responsible for the design and construction of the road infrastructure works. Works to include, but not limited to, providing the general road cross-sections described below as well as works shown schematically in the preliminary road functional plan (Attachment 3):

Westminster Highway:

- Along the development frontage, maintain existing northbound and southbound traffic lanes as well as the shared multi-use path on the west side. Widening on the east side of the road (east of the existing road centre line) to provide the following new road elements:
 - 1.8 m wide on-street bike lane
 - 0.6 m wide buffer on both sides of the on-street bike lane
 - 3.0 m wide bus bay/lay-by between Gilley Road and Fraserside Gate
 - 0.15 m wide barrier curb
 - 5.1 m wide concrete sidewalk (bus bay / lay-by area) and a 2.5m wide concrete sidewalk with a 1.75m wide treed boulevard (outside the bus bay/lay-by area)
 - A new accessible bus landing pad and a new accessible bus shelter
- North of the development frontage, provision of a new southbound-to-eastbound left-turn lane (min. 3.2m wide and min. 21m storage length) at the proposed development access while maintaining all existing road elements (traffic lanes, shoulders, on-street bike lanes, and multi-use pathway).

- Installation of a new pedestrian signal at the proposed development access / Westminster Highway intersection to include but not limited to the followings: Signal pole, controller, base and hardware, pole base (decorative pole & street light fixture), detection, conduits (Electrical & Communications) and signal indications, and communications cable, electrical wiring and service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
- Relocate / upgrade the existing full traffic signal at the Westminster Highway / Gilley Road intersection to accommodate the proposed road widening to include but not limited to the following: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, APS (Accessible Pedestrian Signals) and illuminated street name sign(s) as necessary.
- Re-grade the Westminster Highway/Gilley Road intersection, which may involve removing and replacing/modifying existing channelized island.
- Complete asphalt resurfacing works as described in the Interim Roadworks (shown in Attachment 3).

Gilley Road:

- Along the development frontage, while maintaining existing eastbound and westbound traffic lanes (each at approximately 3.25m - 3.5m wide) and maintaining or providing equivalent or better to existing curb/gutter and concrete sidewalk along the south side of the road, widen the road to provide a new 3m wide parking lane on the north side, a new 0.15m wide barrier curb, and a 3.35m wide concrete sidewalk / landscaped boulevard.
- East of the development frontage, maintain or provide equivalent or better to all existing driving portion of the roadway as well as the existing curb/gutter and concrete sidewalk along the south side.

Note:

That the above as well as the preliminary road functional plan are to describe the general scope of the frontage works required but are subject to minor refinement as part of the SA process. That is, the detailed design elements, such as detailed intersection design including curb returns and channelized island, pavement markings, vehicle turning requirements, etc., would be carried out as part of the SA process when more info is provided. Roads DCC credits may be eligible for some road widening works along Westminster Highway if such works are within dedicated portion of the roadway, and if such works add new roadway elements and are completed to the ultimate standards. The exact value of the eligible road works on the DCC program would be assessed upon the completion of the SA process.

3.0 Parks / Streetscape Requirements:

The Servicing Agreement is to include a landscape plan with street trees and landscaping with Gilley Road and Westminster Highway, coordinated with any City RMA compensation, to the satisfaction of staff.

ATTACHMENT 6

Hamilton Area Plan

Appendix 1

Construction, Phasing and Interim Design Measures

Transitions to Existing Grade: Temporary and Permanent

The following need to be addressed where a new development is elevated above existing grades:

- address grade changes;
- address horizontal transitions;
- address half road requirements;
- maintain road access to adjacent properties as required;
- maintain satisfactory operation of Westminster Highway;
- design services and buildings to accommodate anticipated settlement and satisfactory long-term performance of structures and pavement;
- address drainage onto adjacent properties.

Servicing and Phasing

Mitigation of development impacts will be required wherever possible to the satisfaction of all governing agencies. Geotechnical and civil engineering reports are to be submitted to address; but are not limited to:

- site preparation and preload;
- protection of existing services;
- drainage management;
- maintaining services and access to neighbouring properties;
- long-term performance of roads and utilities; predicted settlement and a long-term maintenance program;
- preparing a construction staging and phasing plan outlining acceptable methodology for construction of all utilities (new and existing); road works; and neighbourhood accessibility;
- addressing all other mitigation for short and long-term impacts as may be required by the City of Richmond, the applicant's geotechnical and/or civil engineer, and any such other governing agencies having jurisdiction;
- liaison with utility providers such as Metro Vancouver, Fortis Gas, and BC Hydro;
- addressing drainage onto adjacent properties with regards to flooding and functioning of septic systems;
- addressing sanitary servicing in a manner that provides sanitary service to adjacent existing residential properties when necessary.

Underground Utilities

Over time, public and private utilities such as hydro, telephone, cable and gas, will be located underground in road or other rights-of-way in the Hamilton Area. At grade works such as kiosks, manholes, etc. should be located to minimize impact to open space and the public realm (e.g., sidewalks, greenways, etc.). Where it is not feasible to relocate overhead services to underground at the time of development, then the developer should provide works to facilitate future undergrounding such as pre-ducting.

Retaining Walls

The following retaining methods will be deployed:

- short-term temporary retaining walls (retention of pre-load) to be lock block;
- long-term temporary retaining walls to meet aesthetic requirements particularly adjacent to existing residential properties;
- permanent retaining wall types to be chosen to meet aesthetic requirements to accommodate long-term anticipated settlement.

Flood Protection and Mitigation

Flood construction levels and building setbacks from dikes must meet the City's Flood Plain Designation and Protection Bylaw 8204.

Dike upgrades must meet current City standards that include provisions for future dike raising.

Dikes upgrades must be approved under the Dike Maintenance Act by the Provincial Inspector of Dikes (Ministry of Forests, Lands and Natural Resource Operations). Refer to the 2041 OCP Development Permit Area Guidelines for further requirements.

ATTACHMENT 7



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1185 West Georgia Street
T 604.682.3707
F 604.682.3497
Vancouver, BC Canada V6E 4E6
www.pggroup.com

Memo

PGL File #: 220-29.02

DATE: June 2, 2015

TO: Nathan Curran (Oris Consulting Ltd.)

FROM: Bruce Nidle

RE: HAMILTON NEIGHBOURHOOD PARCEL 2 & 3 REZONING – ENVIRONMENTAL ASPECTS

Pottinger Gaherty Environmental Consultants Ltd. (PGL) has prepared this summary of environmental aspects for the proposed rezoning of Parcels 2 & 3, Hamilton Neighbourhood in Richmond, BC. This summary deals with both the Oris Consulting Ltd. (Oris) development project and City of Richmond (City) culvert replacement and extension and widening of Westminster Highway project.

The proposed development of Parcels 2 & 3 has the objectives to preserve and improve the connected ecological network, minimize impacts to the Riparian Management Areas (RMA), and offset unavoidable losses with appropriate compensation. The two RMAs to be addressed are adjacent to the parcel of land – the 15m Queens Canal RMA and the 5m Gilley Road RMA.

The 15m Queen's Canal RMA will not be directly impacted by the proposed Parcel 2 & 3 development, but will be impacted by the City's plans to replace and extend a culvert and widen Westminster Highway to support new road alignments. These City works will impact an area of the Queen's Canal RMA from the southeast corner of Gilley Road and Westminster Highway to the bus bay on Westminster Highway. The impacts will result in losses of approximately 1,492m² and 256m² of Queen's Canal RMA riparian and instream habitat, respectively. It is our understanding that there have been recent revisions to the design of the Gilley Road/Westminster Highway intersection that will reduce impacts on Queens Canal. Revised impact and compensation numbers for this revision will be provided at a later date.

The 5m Gilley Road RMA between Westminster Road and Smith Crescent will be affected by the development of Parcel 2 & 3. The riparian and instream habitat losses are unavoidable given the proposed designs for Gilley Street and the adjacent parcels. However, the flow from the Gilley Street ditch will continue to discharge to Queen's Canal via the new (City) culvert. The stormwater design will use best-management practices to maintain recharge of Queen's Canal (from Gilley Road), and will include native grass, shrub and trees along the stormwater route. This will create a green/vegetated area of 96m² and a stormwater conveyance area of 96 lineal metres.

The impacts of the proposed Oris development on the Gilley Road RMA after taking into consideration the use of a variety of stormwater management measures, include the loss of an estimated 1,017m² of riparian habitat and an estimated 122m² of instream habitat from the north side of Gilley Road between Westminster Road and Smith Crescent. Additional "green" and stormwater conveyance areas will be created by Oris in the future on the south side of Gilley Road, along Westminster Highway, and at offsite locations (if necessary).

Impacts attributable to the City's culvert replacement and extension project and widening of Westminster Highway include the loss of an estimated 1,492m² and 256m² of riparian and instream habitat, respectively, from the Queen's Canal RMA. As noted above, recent revisions to the City project will reduce compensation required for that project.

Given the estimated habitat losses outlined above, the plan to compensate for habitat lost is as follows. The recommended location for compensatory works is the Queen's Canal RMA; this large area is currently characterized by significant human influence, and invasive plants dominate. The plan will restore the riparian area through implementation of a site-specific Invasive Plant Management Plan and a Revegetation Plan. The plan would also be developed with reference to the City's concept plan for the park/trail system in the Queen's Canal corridor.

Based on the amount of riparian habitat lost as a result of the City's projects ($1,492\text{m}^2$), and assuming a 1:1.5 compensation ratio for riparian habitat, the City's restored area would equal $2,238\text{m}^2$. The City's compensation habitat would start just south of the Westminster Highway bus layby and move north on both sides of the Canal to the extent required. The amount of riparian habitat owing from the proposed Oris development is equal to $1,526\text{m}^2$ assuming a 1:1.5 compensation ratio for riparian habitat. Oris' restored riparian habitat would start at the north end of the City's restored area and move north on both sides of the Canal to the extent required.

For the loss of instream habitat, the recommended location for compensation is also on the Queen's Canal. It is our understanding that the west side of Queen's Canal is unstable, therefore the widening of the east side of Queen's Canal to increase the wetted width is a concept which could easily be accommodated in the reach of Queen's Canal north and south of the Fraserside Gate crossing. Based on a 1:1 ratio for instream habitat loss, the amount of habitat owing from the City and Oris projects would be 256m^2 and 122m^2 , respectively. Details on (a) whether or not riparian compensation can occur on both sides of Queens Canal and (b) whether or not instream compensation can be created in Queens Canal will be the subject of future discussions with City environmental and engineering staff. If other locations for instream compensation are required, they will be sought in consultation with City staff.

The habitat losses and proposed compensation are summarized in the following table:

Project	Habitat Loss		Habitat Compensation	
	Riparian	Instream	Riparian (1:1.5)	Instream (1:1)
Oris Hamilton	1,017	122	1,526	122
City Culvert and Road Widening	1,492	256	2,238	256

After rezoning, PGL will prepare a detailed habitat compensation plan for both the City and Oris projects for riparian and instream compensation owing, which will include Invasive Plant Management, Revegetation and Instream Habitat Construction Plans. Detailed drawings of the impacted and compensation areas as well as the proposed stormwater design will be included. This plan will be checked with City staff to ensure compatibility with park/trail/road designs for the Queen's Canal corridor and Gilley – Westminster intersection. It will then be submitted to the City Environmental Review Committee for approval, prior to completion of the Servicing Agreements.



**Richmond Official Community Plan Bylaw 9000,
Amendment Bylaw 9260 (RZ14-660662)
23200, 23241, 23281, 23301, 23321, 23361 and 23381 Gilley Road;
23000, 23060, 23066, part of 23080 and part of 23100 Westminster
Highway; and part of 4651, 4671, 4691 Smith Crescent**

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

1. Richmond Official Community Plan Bylaw 9000 is amended at Schedule 2.14 – Hamilton Area Plan, to change the land use designation on the Land Use Map, from “Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)” to “Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)”, for the area outlined in bold on “Schedule A attached to and forming part of Bylaw 9260”.
2. Richmond Official Community Plan Bylaw 9000 is further amended at Schedule 2.14 – Hamilton Area Plan to amend by deleting Section 3.2, Objective 2, Policy a) in its entirety and replacing it with:
 - a) allow for the redevelopment of the current shopping mall and other properties designated as Neighbourhood Village Centre (Retail and Office with Residential Above 4 Storey 1.50 FAR) on the Land Use Map, as follows:
 - North Side of Gilley Road - Non-Residential Uses
have a minimum building depth of 10.0 m (33.0 ft.) back from the north edge of Gilley Road, and the ground floor of buildings shall be used for retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility uses; and such uses may be permitted anywhere else;
 - South Side of Gilley Road - Non-Residential Uses
have a minimum building depth of 15.0 m (50.0 ft.) back from the south edge of Gilley Road, and the ground floor of buildings shall be used for retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility uses; and such uses may be permitted anywhere else;

- Both Sides of Gilley Road - Residential Uses

beyond the areas above, residential apartments, including a range of assisted living residential uses, and private common amenity space may be located on the remaining portions of ground floor of any building and upper three floors of any building;

- the base density of 0.40 FAR may be increased to a maximum 1.5 FAR with the provision of amenities or amenity contributions as required under Objective 12;
- the maximum height is 4 storeys and 17.0 m (55.8 ft.) above the adjacent street grade;
- building setbacks from property lines are to be generally a minimum of 6.0 m (19.7 ft.) from Westminster Highway, with a minimum 1.5 m (5.0 ft.) setback and overall average 2.0 m (6.6 ft.) setback from the Gilley High Street, and between 3.0 m to 6.0 m (9.8 ft. to 19.7 ft.) setback from other streets;"

3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9260"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 13 2015

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Manager or Solicitor <i>[Signature]</i>

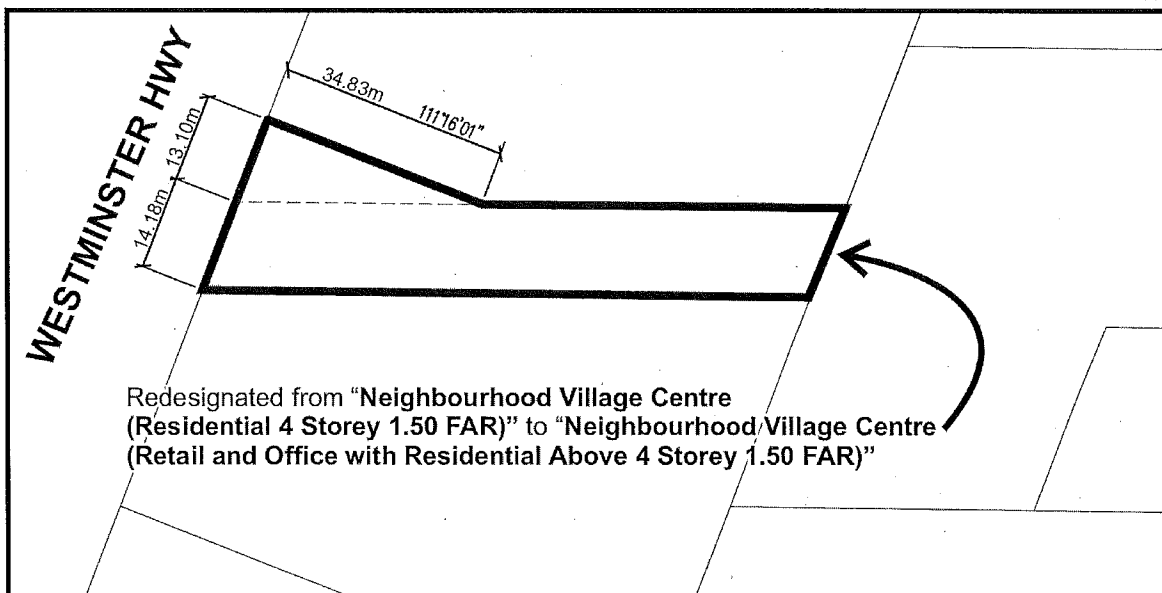
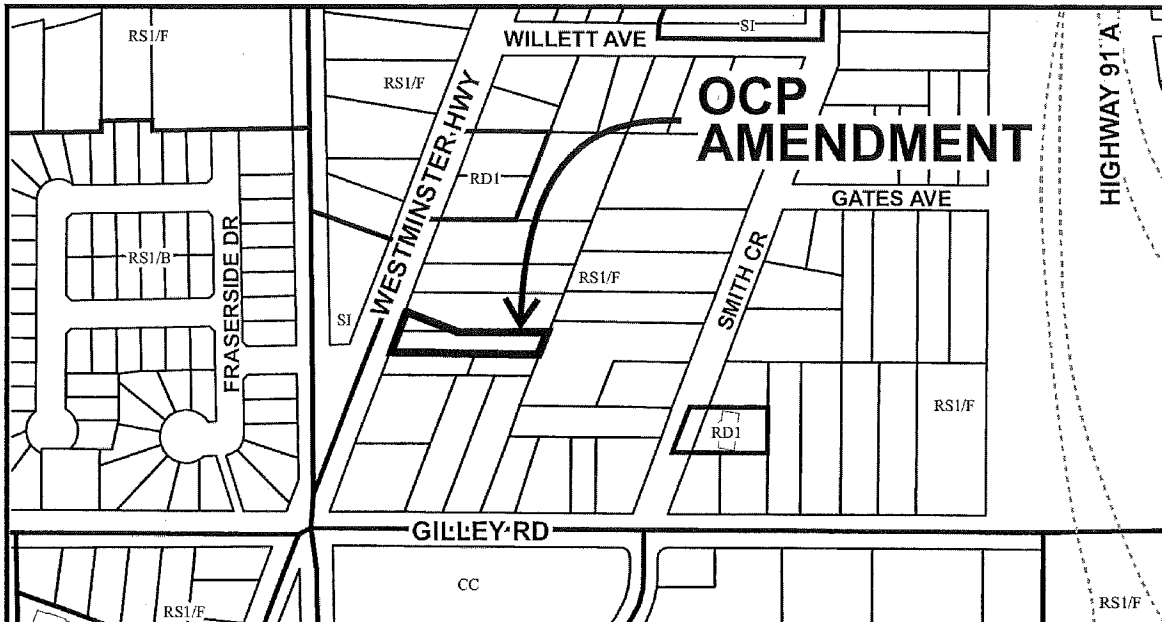
MAYOR

CORPORATE OFFICER

"Schedule A attached to and forming part of Bylaw 9260"



City of
Richmond



Schedule "A"
OCP Amendment
Bylaw 9260

Original Date: 06/01/15

Revision Date: 06/02/15

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9261 (RZ14-660662)
Parts of 23241 and 23281 Gilley Road;
Part of 23060, 23066, 23080 and part of 23100 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:

a. Inserting in Section 3.4 (Use and Term Definitions) the following:

**“Hamilton Area Plan
community amenity capital
reserve**

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

b. Inserting the following into Section 18 (Site Specific Residential (Low Rise Apartment Zones), in numerical order:

2. Section 18.27 as follows:

“18.27 Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)

18.27.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **congregate housing** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City’s **community amenity space** objectives.

18.27.2 PERMITTED USES

- **housing, apartment**
- **housing, congregate**
- **community care facility, major**

18.27.3 SECONDARY USES

- **boarding and lodging**
- **health service, minor**
- **home business**

18.27.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40 with an additional 0.19 **floor area ratio** permitted provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.27.4.1, the reference to "0.40" is increased to a higher **density** of "1.5" if, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZLR27 zone, the **owner** pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**.

18.27.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** for **buildings** is 60%.

18.27.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 6.0 m for the **rear yard**;
 - c) 10.0 m for an apartment **building** and 5.0 m for a canopy from the north **interior side yard**; and
 - d) 3.0 m for the south **interior side yard**.
2. Common entry features, staircases and unenclosed **balconies** may project into any **setback** for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, an enclosed parking **structure** may project into the **setbacks** provided that the **structure** either is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, and is no closer than 6.0 m from Westminster Highway.

18.27.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

18.27.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 40.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 5,000 m².

18.27.9 LANDSCAPING AND SCREENING

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

18.27.10 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.

18.27.11 OTHER REGULATIONS

1. There shall not be more than 30 **housing, apartment units** as permitted under Section 18.27.2.
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.”
4. 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 “**Low Rise Apartment (ZLR27) – Neighbourhood Village Centre (Hamilton)**”:

That area outlined in bold on “Schedule A attached to and forming part of Bylaw No. 9261”
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9261**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

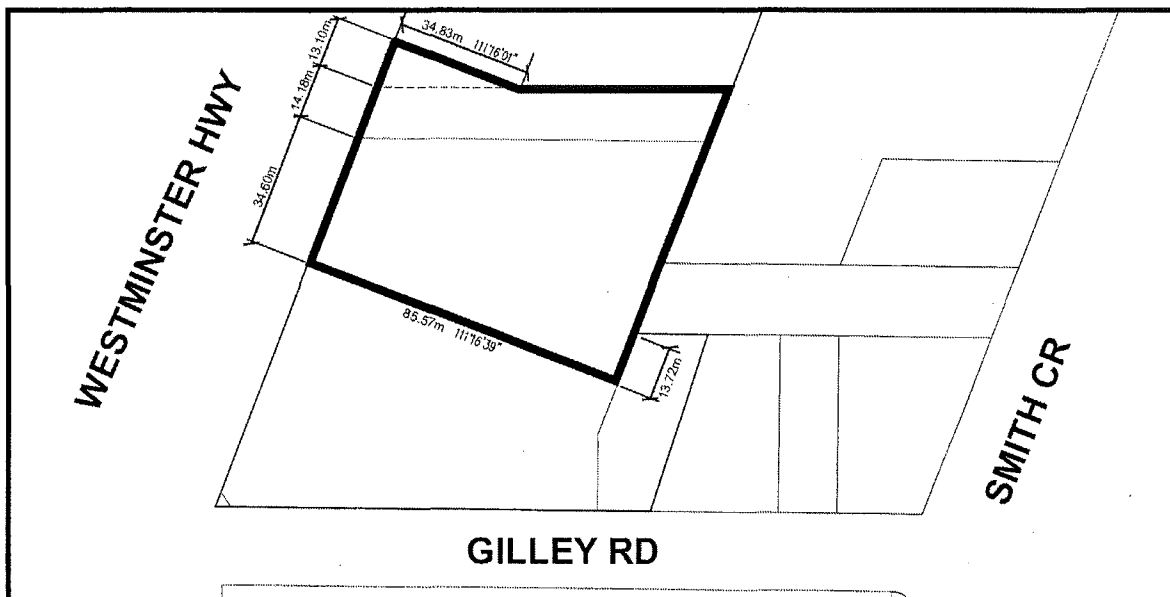
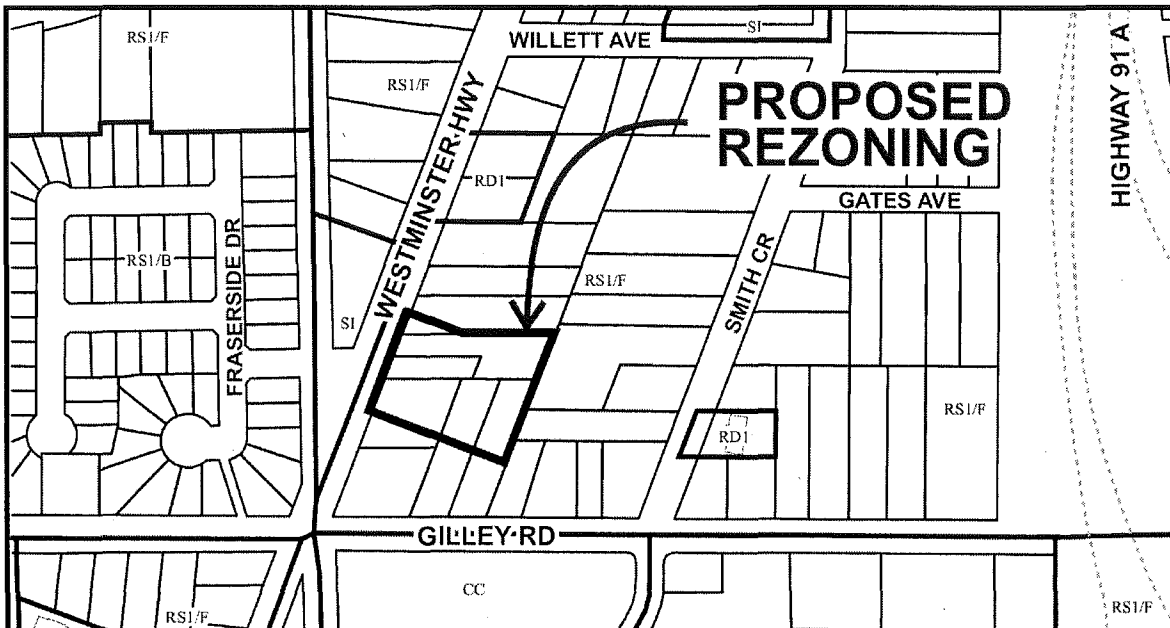
JUL 13 2015



"Schedule A attached to and forming part of Bylaw No. 9261"



City of
Richmond



RZ 14-660662

Original Date: 06/01/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9262 (RZ14-660663)
23241, 23281 and part of 23301 Gilley Road;
Part of 23060 and 23000 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following into Section 20 (Site Specific Mixed Use Zones), in numerical order:

“20.29 Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)

20.29.1 PURPOSE

This **zone** provides for a mixed-use **development** consisting of **apartment housing** and **commercial uses** with a maximum **floor area ratio** of 0.40 that may be increased to 1.5 with a **density bonus** that would be used for rezoning applications in order to help achieve the City’s affordable housing and **community amenity space** objectives.

20.29.2 PERMITTED USES

- animal grooming
- child care
- education, commercial
- government service
- health service, minor
- housing, apartment
- library and exhibit
- neighbourhood public house
- office
- restaurant
- retail, convenience
- service, business support
- service, financial
- recreation, indoor
- recycling drop-off
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal

- **studio**
- **veterinary service**

20.29.3 SECONDARY USES

- **community care facility minor**
- **home business**

20.29.4 PERMITTED DENSITY

1. The maximum **floor area ratio** is 0.40.
2. Notwithstanding Section 20.29.4.1, the reference to “0.40” is increased to a higher **density** of “1.5” if, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the **ZMU29 zone**, the **owner**:
 - a) pays \$49.50 per square meter of total residential **floor area** into the **Hamilton Area Plan community amenity capital reserve**; and
 - b) prior to occupancy of any **building** on the **lot**, the **owner**:
 - i) has constructed on the **lot**, or on another **lot** to the satisfaction of the **City**, not less than three (3) **affordable housing units**, with a combined **habitable space** of the **affordable housing units** comprising at least 159 m²; and
 - ii) 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.

20.29.5 MAXIMUM LOT COVERAGE

1. The maximum **lot coverage** is 55%.

20.29.6 Yards & Setbacks

1. The minimum **setbacks** are:
 - a) 6.0 m for the **front yard**;
 - b) 1.5 m from Gilley Road;
 - c) 6.0 m for the **rear yard**; and
 - d) 3.0 m for the north **interior side yard**

2. Common entry features, staircases and unenclosed **balconies** may project into any **setback**, except that for Gilley Road, for a maximum distance of 1.5 m.
3. Notwithstanding the above **setbacks**, enclosed parking **structures** may project into the **setbacks** provided that the **structure** includes transparent glazing, or is not visible from the exterior of the **building**, or is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**.

20.29.7 MAXIMUM HEIGHTS

1. The maximum **height** for **principal buildings** is 17.0 m (not to exceed four (4) storeys).
2. The maximum **height** for **accessory buildings** and **accessory structures** is 6.0 m.

20.29.8 SUBDIVISION PROVISIONS/MINIMUM LOT SIZE

1. The minimum **lot width** is 30.0 m and minimum **lot depth** is 80.0 m.
2. The minimum **lot area** is 4,000 m².

20.29.9 LANDSCAPING AND SCREENING

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

20.29.10 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.

20.29.11 OTHER REGULATIONS

1. With the exception of **housing, apartment**, the **uses** specified in Section 20.29.2 must be located on the **first storey** 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 area and by designating it "**Residential / Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)**":

That area outlined in bold on "Schedule A attached to and forming part of Bylaw No. 9262"

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9262**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

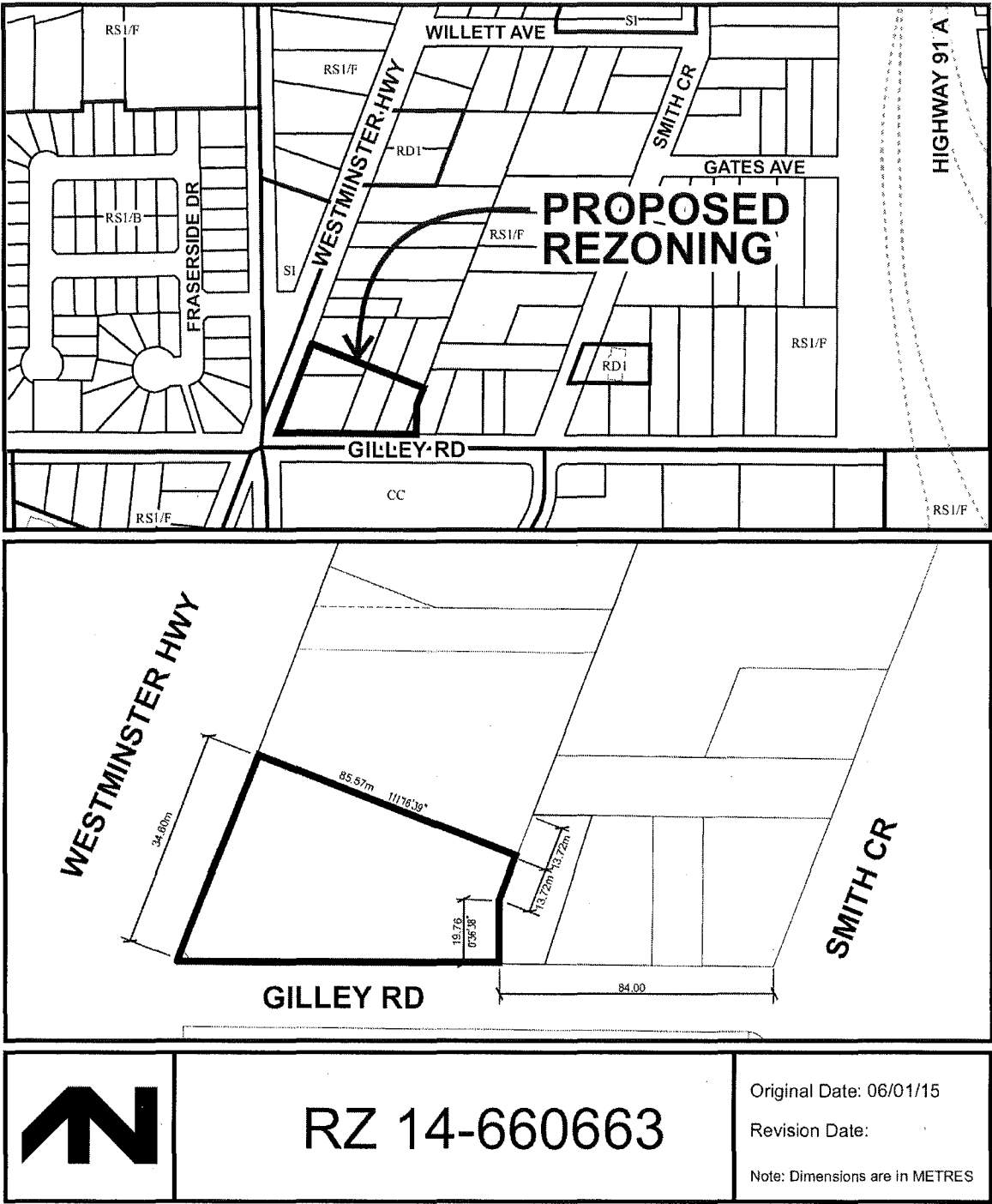
JUL 13 2015



“Schedule A attached to and forming part of Bylaw No. 9262”



City of
Richmond





City of Richmond

Bylaw 9273

Richmond Official Community Plan Bylaw 7100 Amendment Bylaw 9273

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

1. Richmond Official Community Plan Bylaw 7100 is amended by deleting the existing "Schedule 2.14 – Hamilton Area Plan" in its entirety.
2. This Bylaw may be cited as "**Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9273**".

FIRST READING

JUL 13 2015

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER



CITY OF RICHMOND

***HAMILTON AREA PLAN COMMUNITY AMENITY
CAPITAL RESERVE
FUND ESTABLISHMENT BYLAW NO. 9276***

BYLAW NO. 9276



**Hamilton Area Plan Community Amenity
Capital Reserve Fund
Establishment Bylaw No. 9276**

WHEREAS:

- A. Section 188(1) of the *Community Charter* authorizes Council to establish a reserve fund for a specified purpose and direct that money be placed to the credit of the reserve fund;
- B. Council wishes to establish a reserve fund for the purposes of supporting capital costs related to community amenities as specified under the Hamilton Area Plan;

The Council of the City of Richmond enacts as follows:

- 1. The Hamilton Area Plan Community Amenity Capital Reserve Fund is hereby established.
- 2. Any and all amounts in the Hamilton Area Plan Community Amenity Capital Reserve Fund, including any interest earned and accrued, may be used and expended solely for capital costs for community amenities located within the Hamilton Area and those specified in the Hamilton Area Plan (whether or not undertaken by the City).
- 3. If any section, subsection, paragraph, clause or phrase of this bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this bylaw.
- 4. This Bylaw is cited as “**Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276**”.

FIRST READING

SECOND READING



THIRD READING

ADOPTED

JUL 13 2015

JUL 13 2015

JUL 13 2015

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

MAYOR

CORPORATE OFFICER



City of Richmond

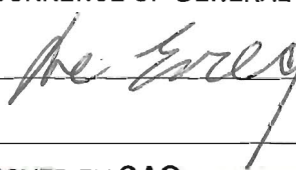


Report to Committee

To: Planning Committee
From: Wayne Craig
Director of Development
Date: June 16, 2015
File: 08-4430-03-11/2015-
Vol 01
Re: **Proposed Zoning Text Amendment – Notification Signs for City-initiated
Rezoning or Text Amendments**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9264, that clarifies that notification signs for City-initiated rezoning or text amendments are not required, be introduced and given first reading.


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

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Clerks Law	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

On April 27, 2015, Richmond City Council directed staff to bring forward bylaws that would result in the early termination of all 93 land use contracts (LUC) that include single-family properties within the City of Richmond. In addition to the early termination of LUC's, staff are also directed to bring forward bylaws to establish underlying zoning for the 93 LUC areas. Prior to bringing forward underlying zoning bylaws and related LUC terminations bylaws, a bylaw amendment to Richmond Zoning Bylaw No. 8500 is needed to clarify that a notification sign on each individual property is not required.

A public hearing for the early LUC termination and underlying zoning bylaws is anticipated to occur in late 2015. In the interim, a comprehensive public information process is underway to help inform residents and other stakeholders of the proposed changes.

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

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

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

7.2. Well-informed and sustainable financial decision making.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

9.2. Effective engagement strategies and tools.

Findings of Fact

The requirement to post a notification sign is an obligation of Richmond's Zoning Bylaw rather than the *Local Government Act*. Section 2.4 of Richmond's Zoning Bylaw requires that all rezoning applicants post a notification sign on the site at least 14 days prior to a public hearing. This section is intended to ensure area residents are aware of specific development proposals rather than situations where multiple properties are affected by the same zoning amendment at the same time. For City-initiated rezonings or text amendments, the City does not have the ability to post notifications signs on private property.

Background on Land Use Contracts

The provincial legislation enabling land use contracts (LUC) was in effect for a short period of time between 1973 and 1979. During that time, the City of Richmond entered into several LUC's with property owners addressing the use and development rights of a property. Many of those regulations are out of date and are not consistent with more modern use and development rights provided in Richmond Zoning Bylaw No. 8500 which is the current zoning bylaw. Until recently, consent from both the municipality and property owner was required prior to modifying or discharging a LUC from the title of a property and establishing the underlying zoning.

After repeated efforts by Richmond City Council requesting the Provincial government to provide municipal governments with the authority necessary to address LUC's, the *Local Government Act* was amended on May 29, 2014.

Since the new legislation was adopted, staff and Richmond City Council have been reviewing the legal and procedural requirements of terminating LUC's prior to the sunset date of June 30, 2024. In order to pursue the early termination of LUC's, the following must take place:

- adopt underlying zoning for all LUC properties (this has to be completed no later than June 30, 2022);
- schedule and hold a public hearing on both the underlying zoning and the early termination of 93 LUC's as per the legal requirements of the *Local Government Act* (this will require a mailed notification to over 15,000 residents, and securing a larger venue in anticipation of a high level of interest);
- provide the Board of Variance with new authority to hear appeals on the early termination of LUC's and to extend the dates set in early termination bylaws for reasons of hardship, up to the sunset date of June 30, 2024.

On April 27, 2015, Council directed staff to bring forward bylaws that would result in the early termination of all 93 LUC's that include single-family properties. Some of the 93 LUC's also include multi-family residential (townhouses and apartments) and institutional uses. In addition to the early termination of the LUC's, staff are also directed to bring forward bylaws to establish underlying zoning for the 93 LUC areas.

Prior to bringing forward underlying zoning bylaws and related LUC termination bylaws, there are a number of steps that must be taken. They include:

- Bylaw amendments to Richmond Zoning Bylaw No. 8500 to clarify that the requirement for a notification sign on an individual property for City-initiated rezoning or text amendments which is the subject of this report;
- Preparation of a new Board of Variance Bylaw to establish application fees for the optional LUC early termination bylaw appeals, update the application procedures and requirements, update and review the notification procedures, and provide for other housekeeping updates which is the subject of a separate report;
- Establish the form of the public hearing notice that will include up to 186 separate bylaws and will be mailed to over 15,000 residents; and
- Ensure availability of off-site venues that can host a larger sized public hearing.

It is anticipated that two sets of bylaws will be introduced to Council in the fall of 2015. The first set of bylaws will establish underlying zoning for properties affected by the 93 LUC's. The second set of bylaws will terminate those 93 LUC's. If Council gives first reading to those bylaws, the bylaws would be forwarded to a special public hearing to be held later in 2015. The public hearing will provide an opportunity for those who believe that their interest in property is

affected by the proposed bylaws to be heard or to present written submissions. Following the public hearing, Council would consider adoption of the bylaws.

The provincial legislation requires a transition period of at least one year after the LUC termination bylaw is adopted unless otherwise specified by City Council. For example if LUC termination bylaws are adopted at the end of 2015, then the LUC would still be valid for a minimum of one year before the LUC is terminated. The provincial legislation has also given the City's Board of Variance new authority to consider appeals by a property owner regarding timing of the LUC termination date due to hardship. The Board of Variance can extend the termination date for a LUC for a particular property to a later date up to June 30, 2024. If granted, the extension would only apply to the particular property owner and would end if the property ownership changes.

Analysis

As part of the process to terminate LUC's, underlying zoning would have to be established for the more than 4,000 properties that would be affected. Read extremely narrowly, section 2.4 of Richmond's Zoning Bylaw could be interpreted to indicate a notification sign should be posted on each property prior to a public hearing. This would be impossible as the City has no authority to post signage on private property. The City has already begun a multi-faceted communications strategy to provide members of the public with information on what the City is doing with respect to the establishment of underlying zoning and the early termination of LUC's.

To date, the communication strategy has included the following:

- a press release explaining the proposed changes and process;
- a separate webpage link at www.richmond.ca/plandev/planning2/projects/LUC.htm that includes a summary of the process and frequently asked questions;
- a separate email address (luc@richmond.ca) and phone number (604-204-8626) for members of the public to contact if they have questions or wish to provide comments and other feedback; and
- static display boards with summary information and maps which can be found in the main lobby at City Hall.

The addition of a notification sign for each property that is proposed to have underlying zoning would not be necessary due to the comprehensive communication strategy.

The City will post a notification sign if an individual City-owned parcel is subject to a rezoning proposal. A recent example is the temporary fire hall at 6931 Granville Avenue where a text amendment was required to the existing zone to allow for emergency services. In that case, two notification signs were used, in addition to the required public hearing notices. The statutory requirements to inform residents and adjacent property owners and tenants would ensure that there is sufficient notice. The City will also consider additional consultation with the community, in addition to the public hearing requirements.

Financial Impact

None.

Conclusion

As part of the process to terminate land use contracts that have single family properties, an amendment would be required to Richmond Zoning Bylaw 8500 to clarify that notification signs for City-initiated rezoning or text amendments are not required. A multi-faceted communications strategy is underway to properly inform the public on the implications of terminating land use contracts. As such, requiring over 4,000 notification signs would not be necessary.

It is recommend that Zoning Bylaw 8500, Amendment Bylaw 9264, be introduced and given first reading.

A handwritten signature in blue ink, appearing to read 'John Hopkins', is written over the printed name.

John Hopkins, MCIP
Senior Planner
(604-276-4279)

JH:cas



**Richmond Zoning Bylaw 8500
Amendment Bylaw No. 9264**

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

1. Richmond Zoning Bylaw 8500 is amended by adding the following to Section 2.4:

“2.4.9. Notwithstanding Section 2.4.1, a notification sign is not required for City-initiated rezoning or text amendments.”
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9264”**.

FIRST READING



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

JUL 13 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Fast Track Application Planning and Development Division

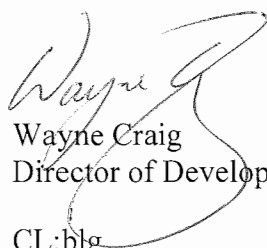
To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 9, 2015
File: RZ 15-697230

Re: Application by 1006738 BC Ltd. for Rezoning at 11811 Dunford Road from Single Detached (RS1/E) to Single Detached (RS2/A)

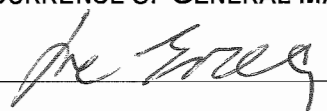
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, for the rezoning of 11811 Dunford Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.



Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details				
Applicant	1006738 BC Ltd.				
Location	11811 Dunford Road (see Attachment 1)				
Development Data Sheet	See Attachment 2				
Zoning	Existing: Single Detached (RS1/E)				
	Proposed: Single Detached (RS2/A)				
OCP Designation	Neighbourhood Residential	Complies:	X	Yes	No
Steveston Area Plan Land Use Designation	Single-Family	Complies:	X	Yes	No
Lot Size Policy	Single-Family Lot Size Policy 5470 (see Attachment 3)	Complies:	X	Yes	No
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to provide a cash-in-lieu contribution based on \$1.00/ft ² of buildable area (i.e., \$4,770) to the City's Affordable Housing Reserve Fund.	Complies:	X	Yes	No
Floodplain Management Implementation Strategy	The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.				
Surrounding Development	North: Directly across the existing public walkway that runs within an undeveloped portion of Dunfell Road along the north side of the subject site, is a residential lot zoned "Single Detached (RS1/E)".				
	South: Existing residential development on small lots zoned "Single Detached (RS1/A)".				
	East: Directly across Dunford Road, is a residential lot zoned "Single Detached (RS1/E)".				
	West: Directly across the existing public walkway that runs along the west side of the subject site, are existing low-density townhouses on a site fronting Garry Street, which is under Land Use Contract 005.				
Rezoning Considerations	See Attachment 4				

Analysis

The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned "Single Detached (RS2/A)" with vehicle access to and from Dunford Road. A survey showing the proposed subdivision plan is provided in Attachment 5. There is an existing dwelling on the subject site that is proposed to be retained.

Existing Legal Encumbrances

There is an existing tri-party statutory right-of-way (SRW) on title for utilities along the south side of the subject site, to which the City, Telus, and BC Hydro are parties. The City's Engineering Department has confirmed that there are no City utilities within the right-of-way and action has been taken to release the City's interest in this right-of-way. The applicant must contact Telus and BC Hydro to obtain permission to encroach into the SRW at development stage.

Proposed Site Access

Access to the proposed lots is to be from Dunford Road. Access to the proposed north lot is to be via the existing driveway. The applicant is responsible for the costs associated with installing a new driveway crossing from the proposed south lot to Dunford Road, through a City Work Order (details are included in Attachment 4).

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies on and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized fruit tree on the subject site (Tree # 9), five (5) undersized Katsura trees in the boulevard on City-owned property along Dunford Road (Trees # 1-5), and three (3) Plum trees on City-owned property within the undeveloped portion of Dunfell Road to the northwest of the subject site (Trees # 6-8).

The City's Tree Preservation Coordinator and the City's Parks Department staff have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- The fruit tree on the subject site is recommended for removal due to poor condition resulting from bacterial blight and canker, and is conflict with the driveway on the proposed south lot (Tree # 9).
- Seven (7) of the trees on City-owned property are recommended to be retained and protected due to their condition and location away from any potential construction impacts (Trees # 1, 3, 4, 5, 6, 7, 8,).
- One (1) Katsura tree on City-owned property within the boulevard on Dunford Road is recommended to be relocated to T. Homma Neighbourhood School Park due to its conflict with the driveway crossing on the proposed south lot (Tree # 2).

Tree Protection

A total of seven (7) off-site trees are to be retained and protected adjacent to the subject site, and the off-site Katsura tree is to be relocated to Homma Park. The proposed Tree Retention Plan is shown in Attachment 6.

To ensure protection of the one (1) Katsura tree to be relocated to Homma Park, the applicant must complete the following items prior to final adoption of the rezoning bylaw:

- Submission of contracts with both a Certified Arborist and with a tree relocation company to supervise tree digging, transport, and planting at the new location.
- Submission of a tree survival security in the amount of \$1,300. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until an inspection has been passed by City staff.

Prior to construction at the subject site, the applicant is required to install tree protection fencing around all trees to be retained (Trees # 1, 3, 4, 5, 6, 7, 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03) and must remain in place until construction and landscaping on-site is completed.

Tree Replacement

Consistent with the OCP tree replacement ratio of 2:1, the applicant agrees to plant and maintain a total of two (2) replacement trees on the proposed south lot and to submit a landscaping security in the amount of \$1,000 (\$500/tree) prior to rezoning (minimum 6 cm deciduous calliper or 3.5 m high conifer). The security will not be released until after construction and landscaping on the proposed south lot is completed, and a landscaping inspection has been passed by City staff.

Site Servicing and Frontage Improvements

There are no servicing concerns with the proposed rezoning. At subdivision and development stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.
- Complete the required servicing works and frontage improvements as described in Attachment 4.

Development Variance Permit Requirement with Subdivision & Future Redevelopment Potential of the Subject Site

The proposed subdivision plan shown in Attachment 5 would create a large lot at the north ("Lot 1") and a small lot at the south ("Lot 2"), which is consistent with the Lot Size Policy and with the minimum lot dimensions of the "Single Detached (RS2/A)" zone.

There is an existing dwelling on the proposed "Lot 1", which the applicant proposes to temporarily retain after subdivision. If the subdivision is approved, the rear yard setback to the existing dwelling will not comply with zoning.

To allow the proposed subdivision, the applicant is required to apply for and obtain a Development Variance Permit from the City to vary the rear yard setback from 6 m to 4.18 m on “Lot 1” to temporarily retain the existing dwelling on the site. All other aspects of the existing dwelling on “Lot 1” comply with zoning.

Staff are supportive of a Development Variance Permit for the rear yard setback on “Lot 1” as it is understood to be an interim condition that will be rectified when “Lot 1” is further redeveloped in the future. Although, the applicant has not established a timeframe for this subsequent phase of development, “Lot 1” has the potential to subdivide further into two (2) lots with a north-south orientation under the proposed “Single Detached (RS2/A)” zone, subject to dedication, design, and construction of Dunfell Road to the City’s standard in place at that time.

The preliminary scope of works required with subsequent redevelopment in the future would include, but is not limited to:

- A 3 m x 3 m corner cut dedication at the northeast corner of “Lot 1”.
- Design and construction of a portion of Dunfell Road to local road standard with the proposed south road curb to be aligned with the existing Dunfell Road approach east of Dunford Road. The frontage improvement on the south side (from south to north) would be a narrow grassed boulevard, a 3 m wide multi-use pathway, a wide grassed boulevard, curb, gutter, and 6 m wide road pavement.

The final road cross-section would be determined as part of the subdivision application review process at that time. Access to the future lots would be permitted only from Dunfell Road.

To reflect that redevelopment of the subject site proceeds consistent with the approach described above, the applicant is required to register restrictive covenants on title prior to rezoning to ensure that “Lot 1” cannot subsequently subdivide unless: a) the lots front, and have access to, a dedicated and constructed Dunfell Road only; and b) the subsequent subdivision addresses the Affordable Housing Strategy requirements in place at that time.

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 rezoning application complies with the land use designations and applicable policies contained with the OCP for the subject site, and with the Lot Size Policy 5470.

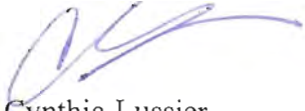
The proposed rezoning would enable subdivision of the subject property into two (2) lots zoned “Single Detached (RS2/A)” with vehicle access to and from Dunford Road.

July 9, 2015

- 6 -

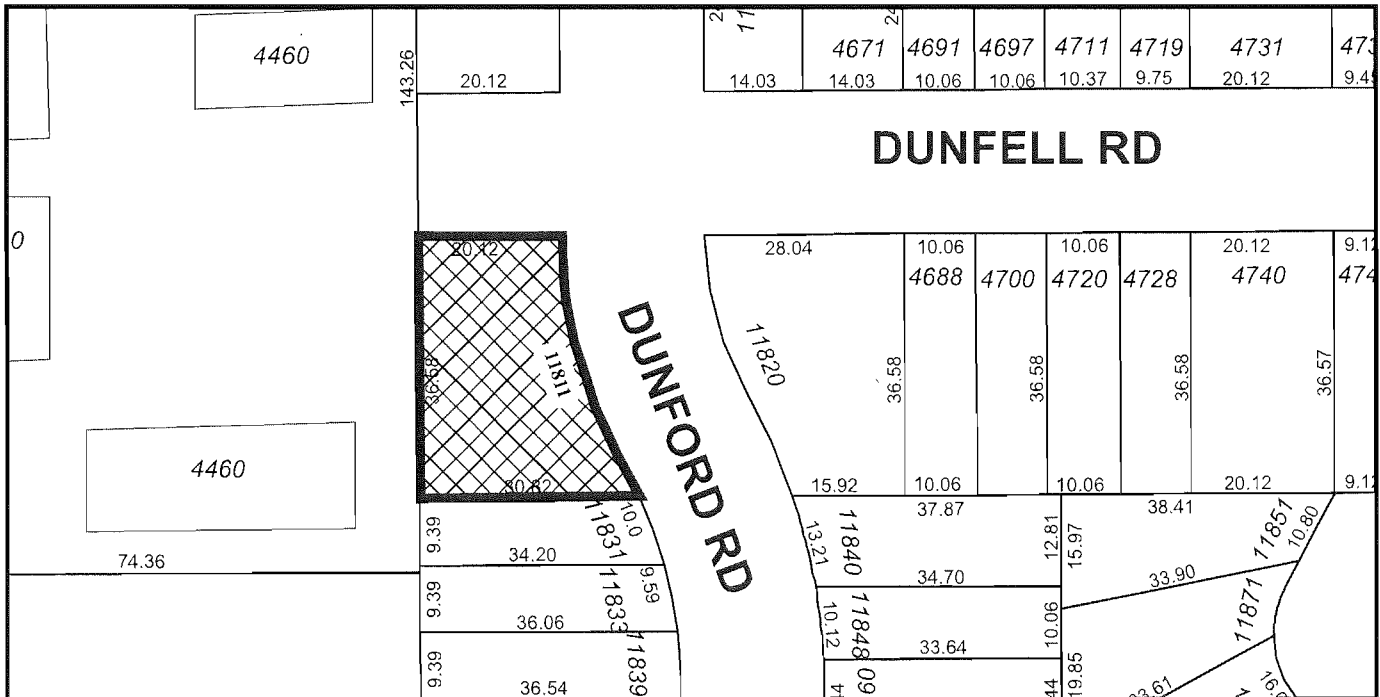
RZ 15-697230
Fast Track Application

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9270 be introduced and given first reading.



Cynthia Lussier
Planning Technician - Design
(604-276-4108)
CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Single Family Lot Size Policy 5470
Attachment 4: Rezoning Considerations
Attachment 5: Proposed Subdivision Plan
Attachment 6: Proposed Tree Retention Plan

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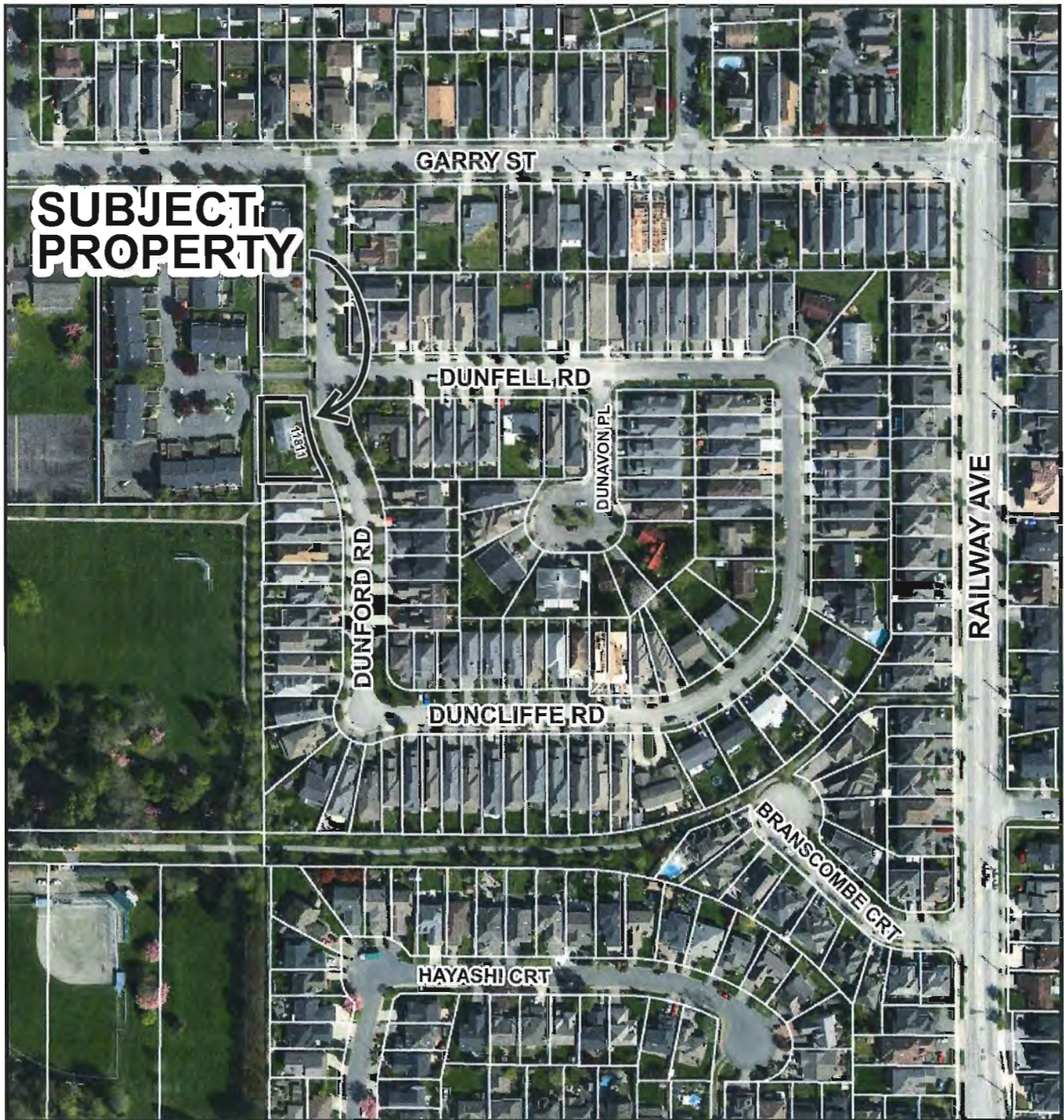
RZ 15-697230

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-697230

Original Date: 06/26/15

Revision Date:

Note: Dimensions are in METRES



RZ 15-697230

Attachment 2

Address: 11811 Dunford Road

Applicant: 1006738 BC Ltd.

Date Received: April 10, 2015

Fast Track Compliance: May 31, 2015

	Existing	Proposed
Owner	Azim Bhimani	To be determined
Site Size (m ²)	865.1 m ² (9,311 ft ²)	Proposed north lot ("Lot 1") – 595.1 m ² (6,405 ft ²) Proposed south lot ("Lot 2") – 270 m ² (2,906 ft ²)
Land Uses	Single-family residential	No change
Zoning	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front Yard (m)	Min. 6 m	"Lot 1" - 8.02 m	none
		"Lot 2" - Min. 6 m	none
Setback – Rear Yard (m)	Min. 6 m	"Lot 1" – 4.18 m	Prior to subdivision, an application to vary the rear yard setback to the existing dwelling from 6 m to 4.18 m is required
		"Lot 2" - Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	"Lot 1" 4.84 m (west) 5.61 m (east)	none
		"Lot 2" - Min. 1.2 m	none
Height (m)	2 ½ storeys	Max. 2 ½ storeys	none
Lot Size	Min. 270 m ²	"Lot 1" - 595.1 m ² "Lot 2" - 270 m ²	none
Lot Width	Min. 9 m	"Lot 1" 23.02 m (average)	none
		"Lot 2" 10.09 m (average)	none

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

**City of Richmond****Policy Manual**

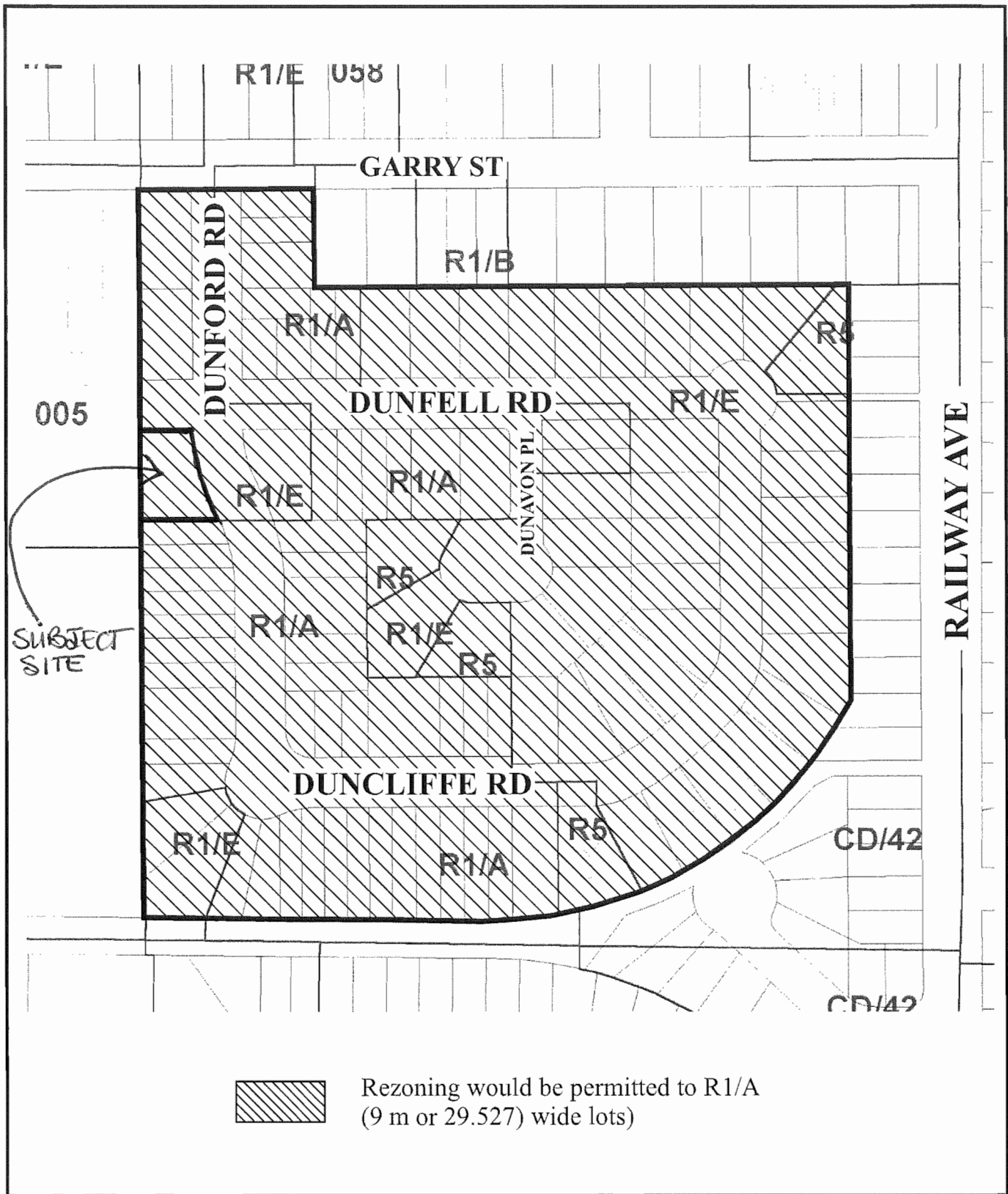
Page 1 of 2	Adopted by Council: July 15, 2002	POLICY 5470
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7	

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.



Policy 5470 Section 02, 3-7

Adopted Date: 07/15/02

Amended:

Note: Dimensions are in METRES



**City of
Richmond**

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

Address: 11811 Dunford Road

File No.: RZ 15-697230

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9270, the following items are required to be completed:

1. Submission of a Contract entered into between the applicant and both a Certified Arborist and tree relocation company to supervise tree digging, transport, and planting of Tree # 2 to T. Homma Neighbourhood School Park. The contracts should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at which stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for relocation of Tree # 2 to T. Homma Neighbourhood School Park. The security will not be released until an acceptable impact assessment report is submitted by the Arborist and until an inspection has been passed by City staff.
3. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) for the planting and maintenance of two (2) replacement trees on the proposed south lot (minimum 6 cm deciduous calliper or 3.5 m high conifer). The security will not be released until after construction and landscaping on the proposed south lot is completed, and a landscaping inspection has been passed by City staff.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,770) 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) proposed 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.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a restrictive covenant on Title to ensure that the proposed north lot ("Lot 1") is not further subdivided unless: a) the lots front, and have access to, a dedicated and constructed Dunfell Road only; and b) the subsequent subdivision addresses the Affordable Housing Strategy requirements in place at that time.

At Subdivision* and Building Permit stage, the following items must be completed:

- Apply for and obtain a Development Variance Permit from the City to vary the rear yard setback from 6 m to 4.18 m on the proposed "Lot 1" to temporarily retain the existing dwelling on the site.

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees.
- Install tree protection fencing around all trees to be retained (Trees # 1, 3, 4, 5, 6, 7, 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin (TREE-03) and must remain in place until construction and landscaping on-site is completed.
- 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.
- Complete the following servicing requirements:

Water Works

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. If adequate flow is not available, the developer shall be required to upgrade the existing water system that may extend beyond the development site frontage.
- Retain the existing water service connection to service the proposed north lot ("Lot 1").

At the developer's cost, the City is to:

- Install a new water service connection complete with meter and meter box along the Dunford Road frontage to service the proposed south lot ("Lot 2").

Storm Sewer Works

The developer is required to:

- Retain the existing storm service connection and inspection chamber along Dunford Road to service the proposed north lot ("Lot 1").
- Retain the existing storm service connection at the southeast corner of the subject site to service the proposed south lot ("Lot 2"), upgrade the existing inspection chamber to current City of Richmond standards, and reconnect existing active connections as required. A new statutory utility right-of-way (approx. 1.5 m x 3.0 m) will be required to accommodate the upgraded inspection chamber, to be determined through the subdivision application review process.

At the developer's cost, the City is to:

- Cut and cap the existing storm service connections and remove the existing storm inspection chambers fronting the undeveloped Dunfell Road.

Sanitary Sewer Works

The developer is required to:

- Retain the existing sanitary service connection along the west property line to service the proposed north lot ("Lot 1").
- Grant a 3.0 m wide statutory utility right-of-way along the entire west property line of the subject site.

At the developer's cost, the City is to:

- Verify the existing sanitary inspection chamber location on the proposed north lot ("Lot 1") and relocate it within the new statutory utility right-of-way to be provided along the entire west property line of the subject site, and upgrade as required.
- Install a new sanitary service connection and inspection chamber within the new statutory utility right-of-way to be provided along the west property line of the subject site to service the proposed south lot ("Lot 2").

Frontage Improvements

The developer is required to:

- Install a driveway crossing for the proposed south lot ("Lot 2"), to be 4.0 m wide (plus flare widths of 0.9 m on both sides at the road curb), consistent with Bylaw 7222. The driveway crossing is to be located next to the new north property line (as far away as possible from the existing driveway crossing to the neighbouring lot to the south at 11831 Dunford Road). The existing sidewalk and grass boulevard is to be reinstated after installation of the driveway crossing.

Note: It is expected that the existing driveway crossing for the proposed north lot ("Lot 1") is to remain unchanged. If not, the driveway location and dimensions are to be reviewed as part of the subdivision application review process.

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

General Items

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

Note:

- * This requires a separate application.

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

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

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

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

SURVEY PLAN OF LOT 34 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 21419

ATTACHMENT 5

PARCEL IDENTIFIER (PID): 004-091-710
FOR SUBDIVISION APPLICATION PURPOSES

CURRENT CIVIC ADDRESS:
11811 DUNFORD ROAD
RICHMOND, B.C.

SCALE 1:125

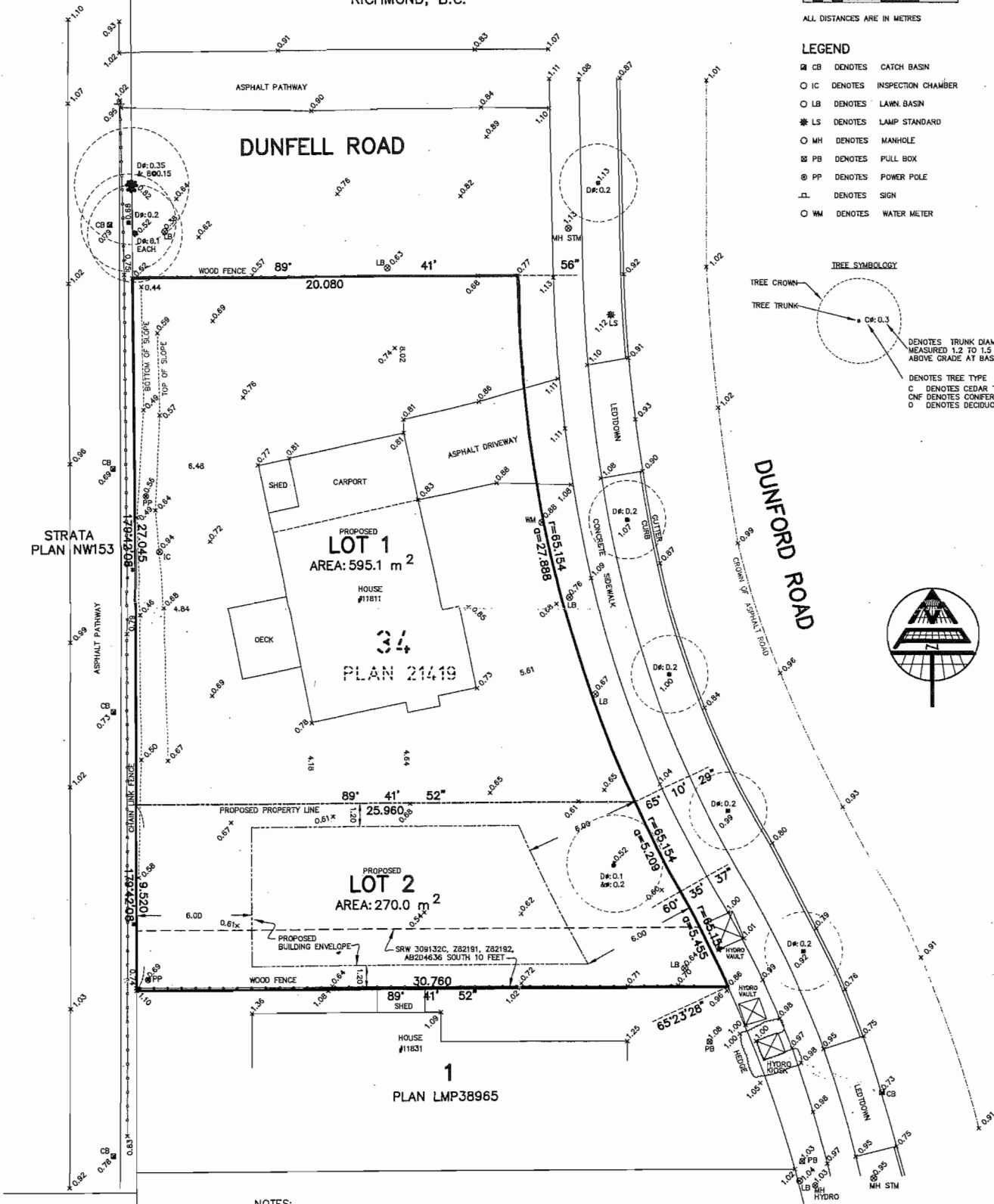
ALL DISTANCES ARE IN METRES

LEGEND

- CB DENOTES CATCH BASIN
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- PB DENOTES PULL BOX
- PP DENOTES POWER POLE
- SL DENOTES SIGN
- WM DENOTES WATER METER

TREE SYMBOLOGY

- TREE CROWN
- TREE TRUNK
- DENOTES TRUNK DIAMETER
MEASURED 1.2 TO 1.5 METRES
ABOVE GRADE AT BASE OF TREE
- DENOTES TREE TYPE
- C DENOTES CEDAR TREE
- CNF DENOTES CONIFEROUS TREE
- D DENOTES DECIDUOUS TREE



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 PLAN RECORDS AND LEGAL FIELD SURVEY.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

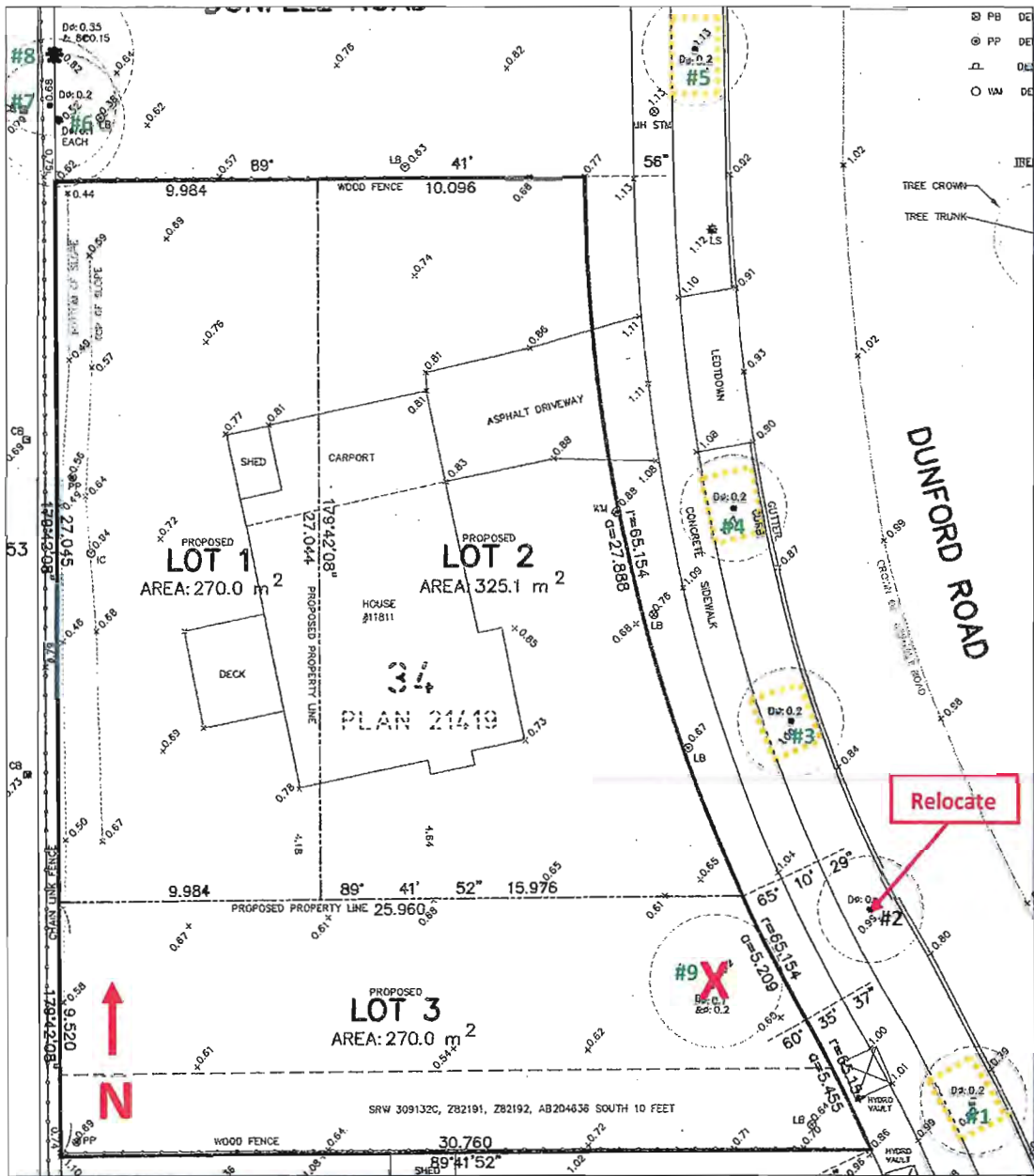
CERTIFIED, CORRECT
THIS 6TH DAY OF APRIL, 2015

[Signature]
B.C.L.S.

DATE OF SURVEY: MARCH 25, 2015

© COPYRIGHT
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
4320 - 11120 HORSESHOE WAY
RICHMOND, B.C. V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137
CADFILE:17823-TPG.DWG

R-15-17823-TPG



Tree Retention & Removal Plan, Scale 1:250

SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Serbian Spruce (<i>Picea omorika</i>)

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (M) Radius	RECOMMENDATION
1	Katsura (off-site) (<i>Cercidiphyllum japonicum</i>)	17	1	Retain
2	Katsura (off-site) (<i>Cercidiphyllum japonicum</i>)	18	1.1	Relocate
3	Katsura (off-site) (<i>Cercidiphyllum japonicum</i>)	15	1	Retain
4	Katsura (off-site) (<i>Cercidiphyllum japonicum</i>)	16	1	Retain
5	Katsura (off-site) (<i>Cercidiphyllum japonicum</i>)	16	1	Retain
6	Plum (off-site) (<i>Prunus sp.</i>)	52 combined	2.3	Retain
7	Plum (off-site) (<i>Prunus sp.</i>)	19	1.2	Retain
8	Plum (off-site) (<i>Prunus sp.</i>)	35 combined	2.2	Retain
9	Pear (on-site) (<i>Pyrus sp.</i>)	30	2.3	Remove



City of Richmond

Bylaw 9270

Richmond Zoning Bylaw 8500 Amendment Bylaw 9270 (RZ 15-697230) 11811 Dunford Road

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

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

P.I.D. 004-091-710

Lot 34 Section 2 Block 3 North Range 7 West New Westminster District Plan 21419

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9270"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JUL 27 2015

CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>BK</i>

MAYOR

CORPORATE OFFICER

10.4460 Garry St.,
Richmond, B.C., V7E 2V2

26 August 2015

David Weber, City Clerk's Office,
6911 No. 3 Rd., Richmond, B.C., V6Y 2C1

To Public Hearing	
Date:	Sept 8 / 15
Item #	4
Re:	11811 Dunford Rd.
	R215-697230

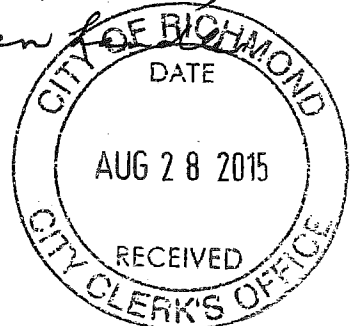
Dear Mr. Weber.

Thank you for the notice of the Public Hearing which is to be held Sept. 8/15 regarding rezoning on property to be subdivided to access vehicles to Dunford Rd.,

Unfortunately I will be unable to attend but did want my views heard.

Could you tell me why the Mayor and Council are continuing to allow developers to despoil further areas in our city? Are they aware of the many old timers, the pioneers responsible for Richmond's development who have been so disappointed in what has happened to Richmond that they have moved to Ladner, White Rock, Surrey and points further east?

As I pointed out in a previous letter to Council on this subject (March 2012) Richmond already has more residents than our roads, bridges, Tunnel and parking spaces can



2.

As my closing remarks in my previous letter stated that, having lived in Richmond for 88 years and having witnessed first hand the appalling charges and destruction in our city, I would suggest we refrain from any further development.

We are an Island and there is very little land left. We, as a city should attempt to achieve QUALITY, rather than QUANTITY!!

Yours Truly,

(Mrs.) Geraldine May.



To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 3, 2015
File: RZ 14-674749

Re: **Application by AM-PRI Developments (2013) Ltd. for Rezoning at 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the "Single Detached (RS1/C & RS1/E)" zones to a new " Single Detached (ZS23) – Steveston " zone**

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 9274, to replace the Trites Area Land Use Map in Schedule 2.4 (Steveston Area Plan) thereof, be introduced and given first reading.
2. That Bylaw 9274, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;


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

3. That Bylaw 9274 and this report, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; however, out of courtesy, they be sent to the Richmond School Board for information purposes and the Richmond School Board may provide comments at the Public Hearing.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, to create the “Single Detached (ZS23) – Steveston” zone, and to rezone 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street from the “Single Detached (RS1/C & RS1/E)” zones to the “Single Detached (ZS23) – Steveston” zone, be introduced and given first reading.


Wayne Craig
Director of Development

WC:sb
Att.

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

Staff Report

Origin

AM-PRI Developments (2013) Ltd. has applied to the City of Richmond to rezone 5460, 5480, 5500, 5520, 5540 & 5560 Moncton Street (Attachment 1) from the “Single Detached (RS1/C & RS1/E)” zones to a new site specific single-family residential zone, the “Single Detached (ZS23) – Steveston” zone to permit subdivision into thirty (30) smaller residential lots, including the creation of two (2) new roads, a new rear lane system and a new pedestrian walkway (Attachments 2 & 3). Five (5) existing dwellings will be demolished.

This report also includes a proposed amendment to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.4, the Steveston Area Plan, to amend the Trites Area Land Use Map to revise the proposed road network to accommodate the subject application and future potential development to the south of the subject site and a housekeeping amendment to better indicate the existing townhouse complex to the east of the subject site located at 5580 Moncton Street (Attachments 4 & 5).

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 6).

Surrounding Development

Surrounding development is as follows:

- To the North: across Moncton Street are a seniors assisted living complex, zoned “Congregate Housing (ZR4) – Steveston” and single-family homes, zoned “Single-Detached (RS1/C & RS1/E)”.
- To the South: fronting onto Trites Road is an older multi-unit light industrial warehouse development, zoned “Light Industrial (IL)”.
- To the East: across a public walkway and fronting onto Moncton Street is a newer 28-unit two-storey townhouse development, zoned “Low Density Townhouses (RTL4)”.
- To the West: fronting onto Moncton Street and Trites Road is a recent 3-lot single-family subdivision, zoned “Single-Detached (RS2/A)” and a single-family home, zoned “Single-Detached (RS1/E)”.

Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP) and the Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856, Affordable Housing Strategy and the Public Art Program.

Official Community Plan (OCP)/Steveston Area Plan – Proposed Amendment

The site is located in the Trites Area of the Steveston planning area and is subject to the 2041 Official Community Plan (OCP) and the Steveston Area Plan (Schedule 2.4 of the OCP). The

2041 OCP Land Use Map identifies the site as “Neighbourhood Residential”. The Trites Area Land Use Map in the Steveston Area Plan identifies the site as “Single-Family Housing” (Attachment 4). The proposed development of single-family lots is consistent with the OCP and the Steveston Area Plan.

The Trites Area Land Use Map in the Steveston Area Plan is proposed to be amended to revise the proposed road network based on the proposed development and future potential development to the south of the subject site (Attachment 5).

The proposed subdivision is adjacent to existing interim industrial activities located on the adjacent property to the south. The industrial use on the adjacent property to the south is identified as an interim use in the Trites Area Land Use Map in the Steveston Area Plan and identifies the adjacent site as “Single-Family Housing”. The 2041 OCP Land Use Map identifies the adjacent site as “Neighbourhood Residential”. Registration of an Industrial Noise Sensitive Use Restrictive Covenant is a consideration of rezoning approval to ensure that the future residents are aware of the potential impacts of adjacent industrial activities, and to ensure that appropriate indoor sound level mitigation is provided in the single-family homes. The covenant requires that a professional engineer confirm that the design and construction of the homes meet appropriate specified standards.

In addition, a housekeeping amendment to the Trites Area Land Use Map is proposed to better indicate the existing townhouse complex located at 5580 Moncton Street (formerly 5580, 5600 and 5620 Moncton Street). The front portion of this existing townhouse complex is currently designated to allow both Single-Family Housing and Two-Level Townhouses (Attachment 4). The proposed housekeeping amendment is to reflect the existing townhouse complex and the existing property lines (Attachment 5).

The proposed amendment Bylaw 9274 is provided for Council consideration.

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 a consideration of rezoning approval.

Affordable Housing Strategy

For single-family rezoning applications, Richmond’s Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City’s Affordable Housing Reserve Fund.

The applicant has agreed to provide a voluntary cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund as a consideration of rezoning approval (i.e., \$ 56,517).

Staff have discussed opportunities to provide secondary suites in the proposal, but the developer advises that this is not feasible on these compact lots which will have modest sized homes, averaging 1,884 square feet in size.

Public Art Program

The developer has agreed to participate in the City's public art program through a voluntary contribution as a consideration of rezoning approval. The contribution rate for residential uses with 10 or more units is \$0.79 per buildable square foot (for a total contribution of \$ 44,648).

The developer is investigating opportunities for the funds to be used to install public art on City lands associated with the development. Subsequent to adoption of the rezoning bylaw, the developer has indicated he will be submitting a Public Art Terms of Reference for review by the Public Art Advisory Committee and City approval.

Heritage Inventory – Japanese Gardens

The City's Heritage Inventory identifies the privately owned "Japanese Gardens" in the front yards of homes at 4600 to 5500 Moncton Street as a landscape heritage resource (Attachment 7). The gardens express the character of a traditional Japanese garden style and are a visible reminder of the importance which Japanese culture has played in the development of Steveston and Richmond.

In recognition of this history, the applicant is proposing to install a Japanese themed garden beside the sidewalk along the Moncton Street frontage of the site (Attachment 8). Registration of a legal agreement to secure the 2.5 m wide landscaping area is a consideration of rezoning approval.

Consultation

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the Local Government Act.

At the time of writing this staff report, staff have not received any public input regarding the subject rezoning application.

Staff have reviewed the proposal, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report does not require referral to outside stakeholders. Nevertheless, for informational purposes, staff recommend the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.

Table 1 below clarifies this recommendation.

Table 1: OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	No referral necessary, as the Agricultural Land Reserve is not affected.

Stakeholder	Referral Comment (No Referral necessary)
Richmond School Board	No referral necessary as this proposed 30-lot single family lot application complies with the existing OCP single-family development designation. Only minor land use and road network changes are proposed and the proposed land use change reflects existing development. Nevertheless, for informational purposes, staff recommend that the report be referred to the Richmond School Board for informational purposes only. The Richmond School Board may provide comments at the Public Hearing.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as only minor land use and road network changes are proposed.
The Councils of adjacent Municipalities	No referral necessary, as adjacent municipalities are not affected and only minor land use and road network changes are proposed.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as only minor land use and road network changes are proposed.
TransLink	No referral necessary, as only minor road network and land use changes are proposed.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary, as the ports are not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary, as the airport is not affected.
Richmond Coastal Health Authority	No referral necessary, as the health authority is not affected.
Community Groups and Neighbours	No referral necessary, as this proposed 30-lot single-family lot application complies with the existing OCP single-family development designation. Only minor land use and road network changes are proposed and the proposed land use change reflects existing development.
Other relevant Federal and Provincial Government Agencies	No referral necessary, as only minor land use and road network changes are proposed.

Richmond Heritage Commission

The development proposal was presented to the Richmond Heritage Commission at their meeting on April 15, 2015 (Attachment 9). The Commission supported the proposal and approved of the incorporation of the heritage-inspired Japanese landscape features.

Richmond Public Art Advisory Committee

The development proposal was presented to the Richmond Public Art Committee at their meeting on April 21, 2015 (Attachment 10). The Committee discussed different potential locations for Public Art and the challenges of locating public art on single-family lots.

Subsequent to the meeting, due to constraints with single-family lot ownership, the applicant has agreed to the Public Art being located on City lands for this project. Public Art details will be reviewed and finalized through the City's Public Art program process.

Analysis

The proposed rezoning would allow for the redevelopment of six (6) large single-family lots into thirty (30) new compact single-family lots. The lot layout includes two new roads, a rear lane

system and a temporary emergency access to Moncton Street, which will be maintained until future redevelopment to the south provides a second road access.

a) Proposed Site Specific “Single Detached (ZS23) – Steveston” Zone

Amendments to the Richmond Zoning Bylaw 8500 are proposed to create the new site specific “Single Detached (ZS23) – Steveston” zone and to rezone the subject site to the new zone. The proposed zone has been prepared to manage development on the subject site and future potential development on adjacent Trites Road sites to the south, taking into consideration the established development pattern in the Trites area, the City’s Affordable Housing Strategy, and the City’s Flood Plain Designation and Protection Bylaw 8204.

The general pattern of compact lots and rear lanes was established in the Trites area with the Council adoption of bylaws for the rezoning to create twenty-nine (29) lots at the corner of Trites Road and Andrews Road (RZ 97-121285), approved by Council on June 9, 2003. The subdivision included five (5) lots with road access fronting onto Andrews Road and Westcott Street zoned “Single Detached (RS1/K)” and twenty-four (24) lots with rear lane access fronting onto Westcott Street, Buchanan Street and Trites Road, zoned “Single Detached (ZS8) – Steveston, West Cambie and Hamilton”. Associated roads and rear lanes were dedicated and constructed.

Subsequent to the Westcott Street and Buchanan Street subdivision, the City created an Affordable Housing Strategy and the Flood Plain Designation and Protection Bylaw 8204.

A new zone is proposed for the subject site to:

- Allow compact lots (Min. 9 m lot width);
- Include an Affordable Housing density bonus to secure either a voluntary contribution towards Affordable Housing, or construction of a secondary suite;
- Limit building height to two-storey (Max. 9 m) and measure residential vertical envelopes from the required Flood Construction Level instead of the average finished grade to accommodate the higher required level for the area (Min. 2.9 m GSC);
- Allow roof elements to project above the residential vertical envelopes to a maximum of 1.0 m for side dormers and 2.5 m for a gable facing a road to allow home design that appropriately controls height and massing and allows homes to be designed with roof elements similar to what is permitted in the single-family subdivision further to the south and on compact lots elsewhere in the City; and
- Provide front yard setbacks to accommodate grade transition.

The subject rezoning application is consistent with the envisioned pattern of redevelopment in the Trites area as it is a proposal to create thirty (30) compact lots involving land dedication, design and construction for a new road and lane network that is intended to extend with future development on the lots fronting onto Trites Road south of the subject lot. To complement the existing streetscape, the proposed zone requires a 6 m setback along Moncton Street and Trites Road (for future potential development fronting onto Trites Road). To enhance all streetscapes, registration of a legal agreement is a consideration of rezoning approval to ensure lane access only for all lots that abut a lane. As noted above, the existing single-family Westcott Street and Buchanan Street subdivision further to the south is zoned ZS8, which allows a reduced 4.3 m front yard setback along internal streetscapes. These

homes were constructed at the previous flood construction level (2.6 m GSC). The proposed zone allows for a reduced 5.3 m front yard setback along internal streetscapes to accommodate grade transition to the current higher flood construction level (2.9 m GSC).

There is a significant grade difference between the lower Moncton Street sidewalk (approximately 1.13 to 1.33 m GSC) and higher required flood construction level for the homes (min. 2.9 m GSC). The front yards are proposed to be tiered, with a lower Japanese themed garden edge along the Moncton Street sidewalk, a row of boulders or stone slabs, upper semi-private yards with low fencing and stair access to a veranda and front door.

Zoning amendment Bylaw 9275 to create the new zone and to rezone the subject site is provided for Council consideration.

b) Proposed Architectural and Landscape Form and Character

To address the treatment of the proposed corner lot interface on the minor arterial Moncton Street for proposed lots 12 & 13 (Attachment 2), the applicant has submitted preliminary architectural plans for proposed building elevations on the two (2) future Moncton Street corner lots (Attachment 11). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that the final building design for the proposed corner lots is generally consistent with the attached plans. Future Building Permit plans must also comply with City regulations and Staff will ensure that plans are generally consistent with the registered legal agreement for building design.

The applicant has also submitted a preliminary landscape plan (Attachment 12) to address: the landscape treatment of the proposed interface on the minor arterial Moncton Street for proposed lots 1 to 13; the interface on the new internal road for proposed corner lots 12 & 13; and the interface on the Trites Area pedestrian walkway system for lots 13 to 19 (Attachment 2). Prior to final adoption of the rezoning bylaw, the applicant is required to submit a final landscape plan for the thirteen (13) proposed Moncton Street lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including all fencing, hard surfaces, tree planting, landscaping materials, installation costs and 10% contingency).

As noted above, the applicant has submitted a preliminary landscape plan for a Japanese themed garden edge and front yards along the minor arterial Moncton Street (Attachment 8). Entering into a legal agreement for the construction and maintenance of a 2.5 m wide Japanese themed garden edge along Moncton Street on each of the thirteen (13) proposed lots fronting onto Moncton Street is a consideration of rezoning approval.

The applicant has provided preliminary site grading information demonstrating that the higher required 2.9 m GSC Flood Construction Level can be accommodated on the proposed lots in a manner that provides appropriate interfaces to Moncton Street, internal roads and the public walkways. Submission of final site grading plans for the proposed lots to the satisfaction of the Director of Development is a consideration of rezoning approval.

c) Site Servicing, Vehicle and Pedestrian Access

Vehicle access to twenty-three (23) of the thirty (30) proposed lots will be to the proposed dedicated abutting rear lane. Vehicle access to the other seven (7) proposed lots along the

east edge of the development will be to the proposed dedicated fronting road. A restrictive covenant is to be registered on Title prior to final adoption of the rezoning bylaw to ensure that there is no vehicle access to Moncton Street and that all lots abutting a rear lane have vehicle access to the rear lane only.

Secondary access to the single-family subdivision is required for emergency vehicles. As a consideration of rezoning approval, the applicant is required to register a public rights of passage right of way over proposed lot 1 (Attachment 2) for the use of emergency vehicles only and providing access from Moncton Street to the proposed north-south laneway. This is an interim measure and the right of way may be discharged in the future when a permanent road connection is provided through future development to the south. When the right of way is discharged in the future the lot may be developed with a new home.

The proposed lots along the east edge of the development will back onto an existing pedestrian walkway along the east edge of the development site. A new proposed interim pedestrian walkway will connect to the existing Trites Area walkway system and will be widened through future development to the south. As noted above, the applicant has submitted a preliminary landscape plan (Attachment 12) to address the proposed interface.

As a consideration of rezoning approval, the applicant is required to dedicate a new laneway system, new ultimate roadway connecting to Moncton Street, new interim roadway along the south edge of the development and a new interim pedestrian walkway in the southeast corner of the development. The interim roadway and pedestrian walkway will be widened through future development to the south. The applicant will also be required to enter into a standard Servicing Agreement for the design and construction of infrastructure and frontage upgrades along Moncton Street and the proposed laneways, roadways and both pedestrian walkways. Works will include water service works, storm sewer works, sanitary sewer works, road works and walkway works. The developer will also be required to negotiate and install private utilities.

d) Existing Bus Stop

A Coast Mountain Bus Company (CMBC) bus stop currently exists along the south side of Moncton Street, at the west edge of the subject site's Moncton Street frontage. As a consideration of rezoning approval, the applicant is required to provide: a 3 m x 9 m accessible bus stop concrete pad at the curb; a 1.5 m x 4.5 m bus shelter concrete pad at the property line along Moncton Street; and the applicant has agreed to provide a voluntary contribution of \$30,000 for the provision of a bus shelter.

Tree Retention and Replacement

A Certified Arborist's Report and proposed Tree Retention / Removal Plan (Attachment 3) were submitted by the applicant. The report identifies thirty (30) bylaw-sized trees on-site and two (2) bylaw-sized trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's report as follows:

- Twenty-seven (27) trees located on-site should be removed and replaced due to structural defects, decay or conflict with required roadways and the requirement to raise the site grade to achieve Flood Construction Level requirements as per Bylaw 8204. This includes one (1) Shore Pine tree (Tag #515, 0.32 m dbh), which is not a good candidate for relocation.
- Two (2) Japanese maple trees located on-site near the north property line of the subject site (Tags #525 & 527, 0.23 & 0.28 m dbh) will be retained, but removed and replanted at an off-site location, which will require special measures on the subject site. These trees conflict with the requirement to raise the site grade to achieve Flood Construction Level requirements as per Bylaw 8204, but are good candidates for relocation and the trees are proposed to be relocated a single time to an off-site location to maximize the opportunity for success.
- One (1) Atlas cedar tree located on-site near the north property line of the subject site (Tag #526, 0.61 m dbh) should be protected and retained, which will require special protection measures on the subject site.
- Two (2) trees (Redwood and Cottonwood) located on the neighbouring properties to the west and south of the subject site are to be protected, but require no special protection measures on the subject site. These trees must be protected in accordance with the City's Bulletin TREE-03.

The applicant is proposing to plant sixty-eight (68) new trees on-site, including fifty (50) deciduous trees (Min. 6 cm calliper) and eighteen (18) coniferous trees (Min. 3.5 m height). Japanese maple, Kousa dogwood, Bride cherry and Japanese snowbell small scale deciduous tree species and small scale Serbian Spruce evergreen tree species are proposed. The proposal exceeds the minimum requirement of fifty-eight (58) replacement trees to achieve a 2:1 tree replacement ratio as specified in the OCP for the removal of twenty-six (26) trees and a 6:1 tree replacement ratio with coniferous trees for the removal of the one (1) Shore Pine tree (Tag #515, 0.32 m dbh).

For the proposed lots 1 to 13 fronting onto Moncton Street (Attachment 2), a tree survival security for the twenty-eight (28) trees to be planted and maintained on these lots is to be included as part of the required landscaping security, which must be submitted with the final landscape plan prior to final adoption of the rezoning bylaw. For the proposed lots 14 to 30 that do not front onto Moncton Street, a tree landscape security for the forty (40) trees to be planted and maintained on these lots (e.g., \$500/tree for a total of \$20,000) is required to be submitted prior to final adoption of the rezoning bylaw and is to be retained until the trees are planted on-site.

Financial Impact or Economic Impact

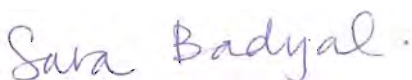
As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights and street trees. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$7,090.00. This will be considered as part of the 2017 Operating budget.

Conclusion

This rezoning application to create the new “Single Detached (ZS23) – Steveston” zone and to subdivide six (6) lots into thirty (30) lots under the new zoning is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP). An OCP amendment to the Trites Area Land Use Map (Steveston Area Plan) is proposed to reflect existing townhouse development to the east of the subject site and to revise the proposed road layout for clarity and to guide future single-family development to the south.

The applicant has agreed to the list of rezoning considerations (Attachment 13).

It is recommended that OCP Bylaw 7100, Amendment Bylaw 9274 and Zoning Bylaw 8500, Amendment Bylaw 9275, be introduced and given first reading.



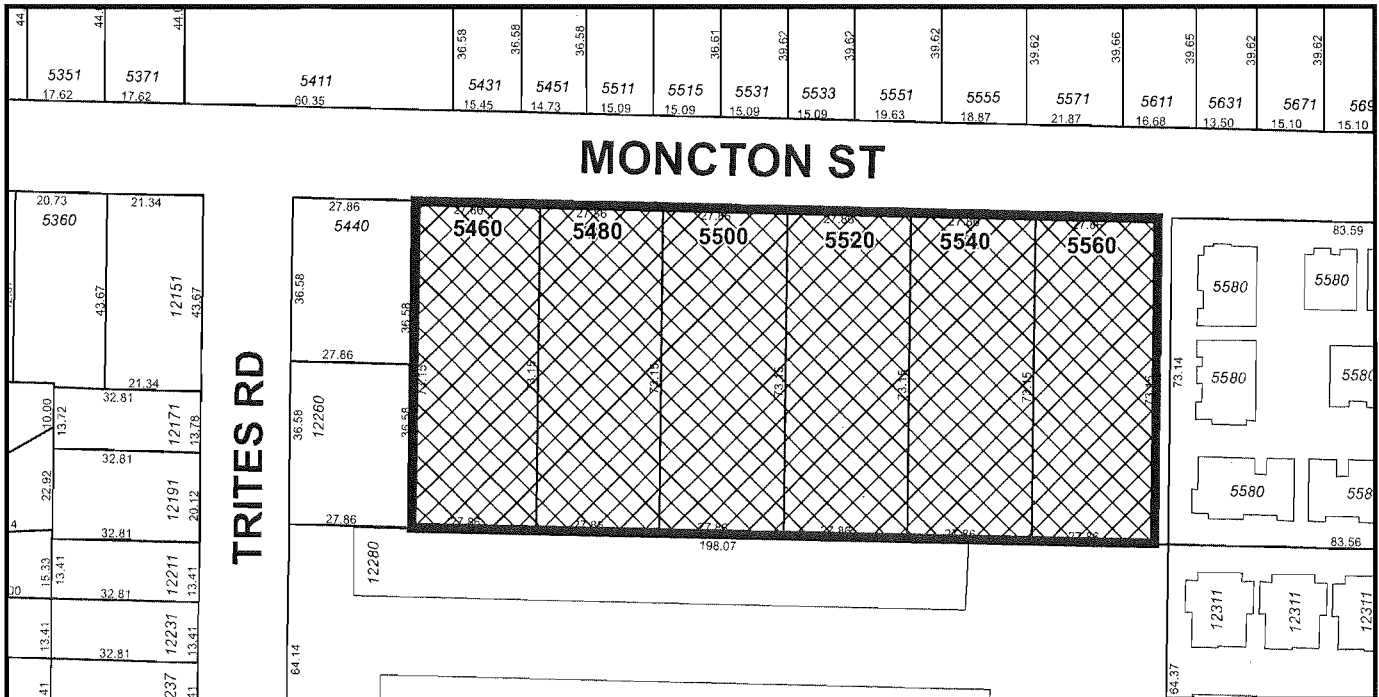
Sara Badyal, MCIP, RPP
Planner 2



Terry Crowe
Manager, Policy Planning

SB:rg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Tree Retention / Removal Plan
- Attachment 4: Context Land Use Map – Steveston Area Plan Trites Area Land Use Map
- Attachment 5: Proposed Amended Steveston Area Plan Trites Area Land Use Map
- Attachment 6: Development Application Data Sheet
- Attachment 7: Heritage Inventory – Japanese Gardens
- Attachment 8: Landscape Plans for Japanese Themed Garden Along Moncton Street
- Attachment 9: Richmond Heritage Commission Minutes Excerpt (April 15, 2015)
- Attachment 10: Richmond Public Art Advisory Committee Minutes Excerpt (April 21, 2015)
- Attachment 11: Development Plans for corner lots on Moncton Street
- Attachment 12: Landscape Plans for corner lots on Moncton Street
- Attachment 13: Rezoning Considerations & Functional Road Plan

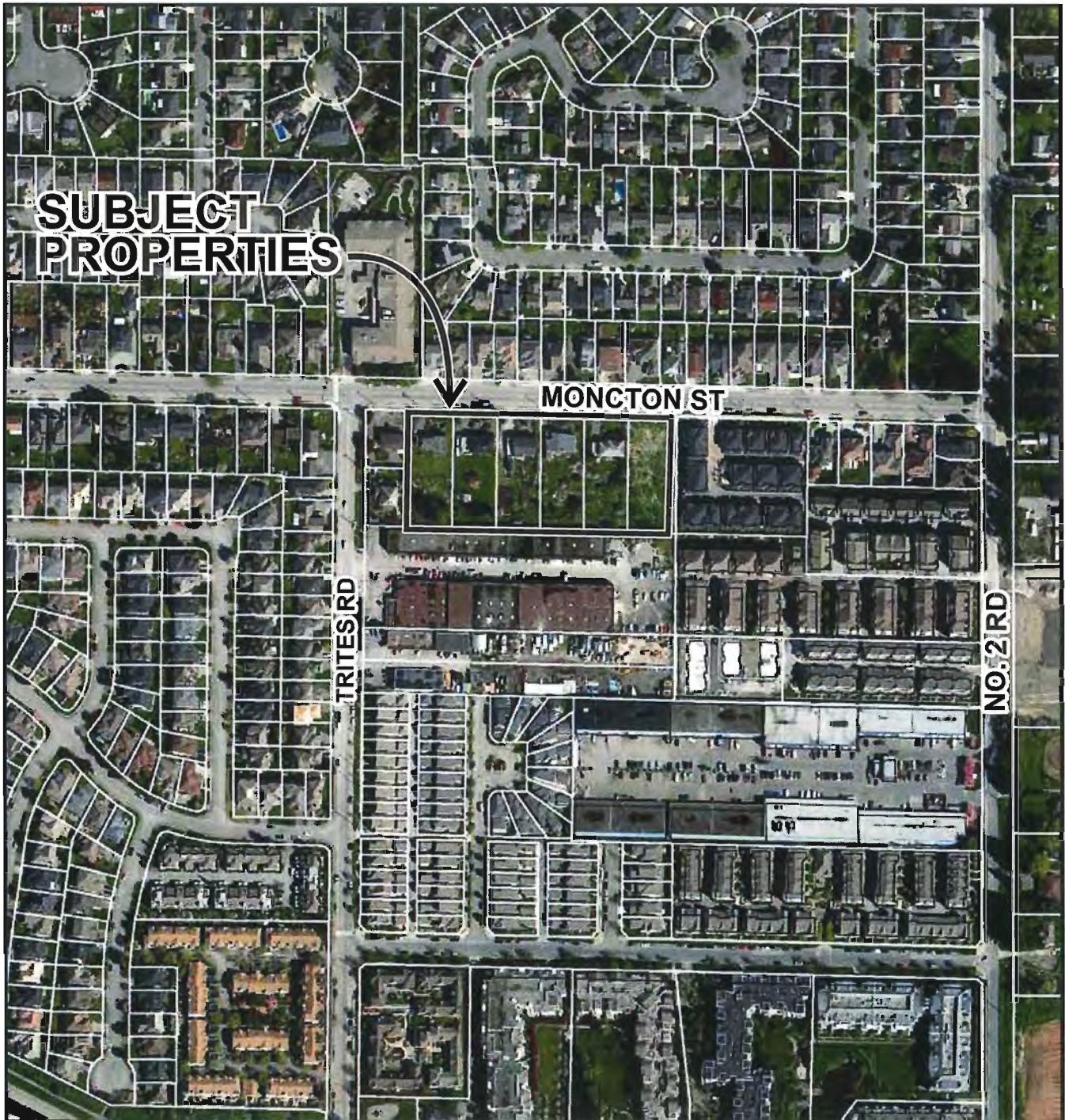
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RZ 14-674749

Note: Dimensions are in METRES



City of
Richmond



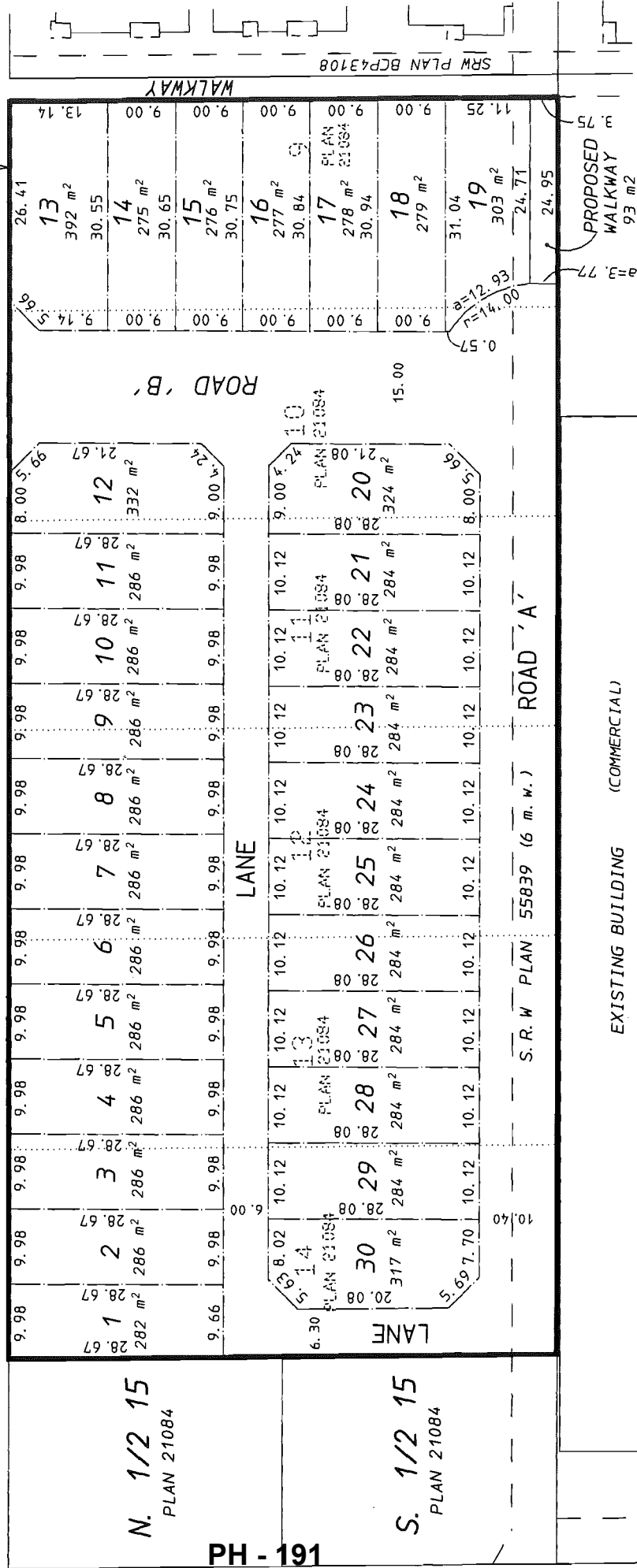
RZ 14-674749

Original Date: 10/20/14

Revision Date:

Note: Dimensions are in METRES

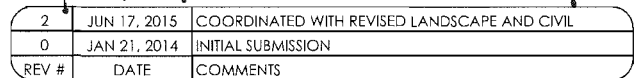
MONCTON STREET

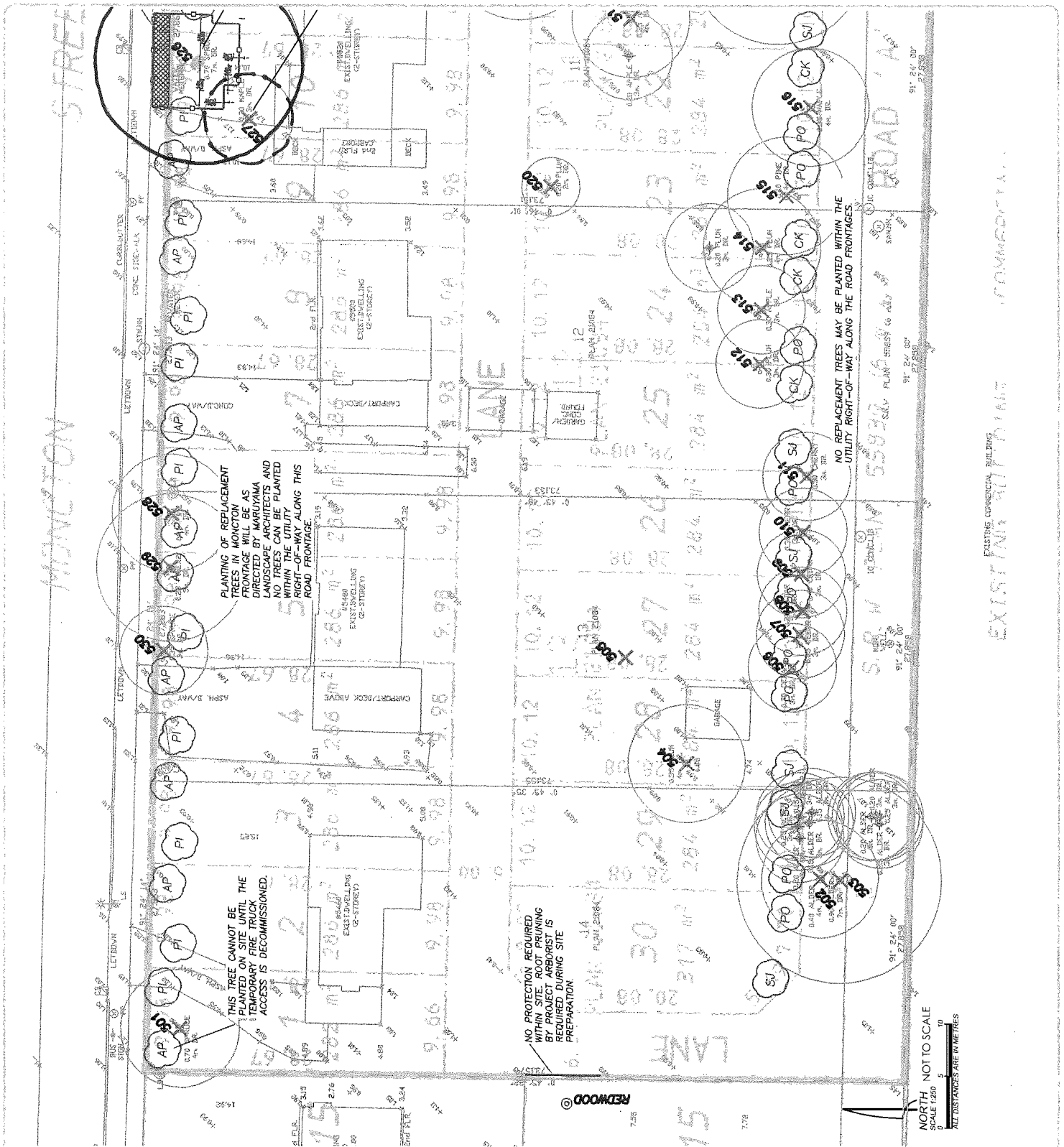


N. 1/2 15
PLAN 21084

S. 1/2 15
PLAN 21084

EXISTING BUILDING (COMMERCIAL)





2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

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CONSULTING

a division of:



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

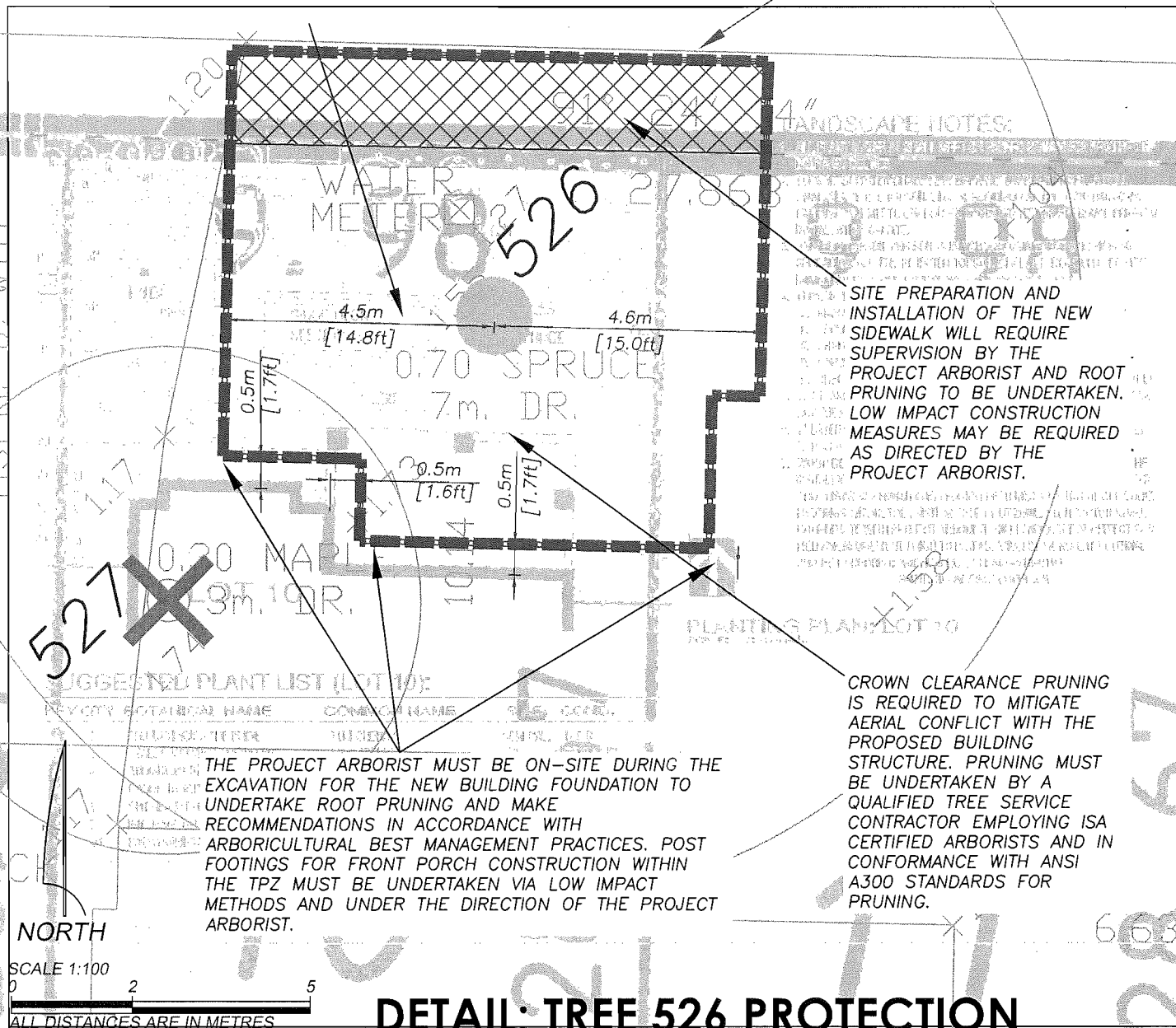
PH-193

TMD DETAIL 4: WEST

PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107
SHEET:	1 OF 1

COORDINATE WITH THIS OFFICE FOR ON-SITE SUPERVISION AND DIRECTION OF LOW IMPACT PREPARATION AND INSTALLATION OF THE POSTS FOR THE SUSPENDED WALKWAY OVER THE ROOT ZONE.

ALIGN TO EXISTING SIDEWALK



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 and is not to be relied upon for the planning and implementing the management of existing trees. This plan does not warrant or certify the accuracy of locations of features or dimensions hereof. Refer to the original drawings from those professionals for those purposes.

2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

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SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4











PH-275-194

DETAIL 1: TREE 526 PROTECTION

PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107

SHEET: 1 OF 1

LEGEND:

-  denotes **TAG NUMBER** or **ID REFERENCE**.
-  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.
-  denotes **REPLACEMENT TREE** proposed (conceptual location - see plant list for details).

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Size: H denotes height and C denotes calliper.

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

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
DECIDUOUS - SMALL SCALE:				
AP	14	6cm C	Acer palmatum	Japanese maple
CK	10	6cm C	Cornus kousa	Kousa dogwood
PI	13	6cm C	Prunus Incisa 'The Bride'	Bride cherry
SJ	13	6cm C	Styrax japonicus	Japanese snowbell
EVERGREEN - SMALL SCALE:				
PO	18	3.5m H	Picea omorika	Serbian spruce
TOTAL	68			

2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

TMD DETAIL 2: LEGEND

PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107
SHEET: 1 OF 1	

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a division of:



SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

PH-275195

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
501	64	Atlas cedar	M	Previously topped and sheared into topiary under utility service lines. The elevation in the root zone is approximately 0.4m below finished yard grades. The root system and crown will be severely impacted from construction and it is not likely to survive.	Remove
502	37	Cottonwood	U	A volunteer native tree that has developed subdominant form due to competition from adjacent tree.	Remove
503	76	Cottonwood	U	A volunteer native tree that has two main stems near the base with a very weak union that is prone to failure (breakage), and a wound at the base of the trunk is decayed and increases the risk of failure.	Remove
504	24	Cherry	M	Topped by heading cuts and left to grow weak replacement leaders. In conflict with construction.	Remove
505	Multi	Saucer magnolia	S	In conflict with the construction footprint. Not suitable to be transplanted due to the very weak multiple stem arrangement.	Remove
506	34	Lawson cypress	S	In conflict with the construction footprint.	Remove
507	31	Lawson cypress	S	In conflict with the construction footprint.	Remove
508	28	Lawson cypress	S	In conflict with the construction footprint.	Remove
509	28	Lawson cypress	S	In conflict with the construction footprint.	Remove
510	26	Lawson cypress	S	In conflict with the construction footprint.	Remove
511	29	Cherry	U	Topped by heading cuts and decay is observed in scaffold limbs.	Remove
512	26	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
513	26	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
514	25	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
515	32	Shore pine	M	Decay at the base of the trunk and infected with Western gall rust – cankers observed throughout the crown. In conflict with the construction footprint.	Remove
516	Multi	Plum	U	Severe decay in trunk and weak scaffold limb structure.	
517	Multi	Plum	U	Severe decay in trunk and weak scaffold limb structure.	
518	34	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
519	32	Apple	U	Severe decay in trunk and weak scaffold limb structure.	Remove
520	24	Cherry	U	90% Dead	Remove
521	33	Cherry	U	Severely infected with disease and canker infection, as well as decay in the main stems.	Remove
522	26	Sawara cypress	U	Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form.	Remove
523	30	Sawara cypress	U	Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form.	Remove
524	30	Sawara cypress	U	Historically topped with decay evident in the topping wounds. The subsequent growth is weakly formed and prone to failure. This tree will never regain normal form.	Remove
* 525	23	Japanese maple	M	Some poor pruning cuts and resulting decay, but suitable for rescue via transplant. It could be re-used on another project if the costs for transplant were reasonable.	Remove
526	61	Atlas cedar	M	Previously topped but reasonably structured re-growth was observed. Grade in root zone is equal to the expected finished grading of the new lots, however the crown and roots would suffer significant damage from construction.	Retain
* 527	28	Japanese maple	M	Some poor pruning cuts and resulting decay, but suitable for rescue via transplant. It could be re-used on another project if the costs for transplant were reasonable.	Remove
528	43	Austrian pine	U	Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage.	Remove
529	62	Austrian pine	U	Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage.	Remove
530	29	Colorado spruce	U	Previously topped under the BC Hydro power lines and the very weak structural form makes the replacement leaders highly prone to breakage.	Remove

* 2 TREES TO BE RELOCATED OFF-SITE

2	JUN 17, 2015	COORDINATED WITH REVISED LANDSCAPE AND CIVIL
0	JAN 21, 2014	INITIAL SUBMISSION
REV #	DATE	COMMENTS

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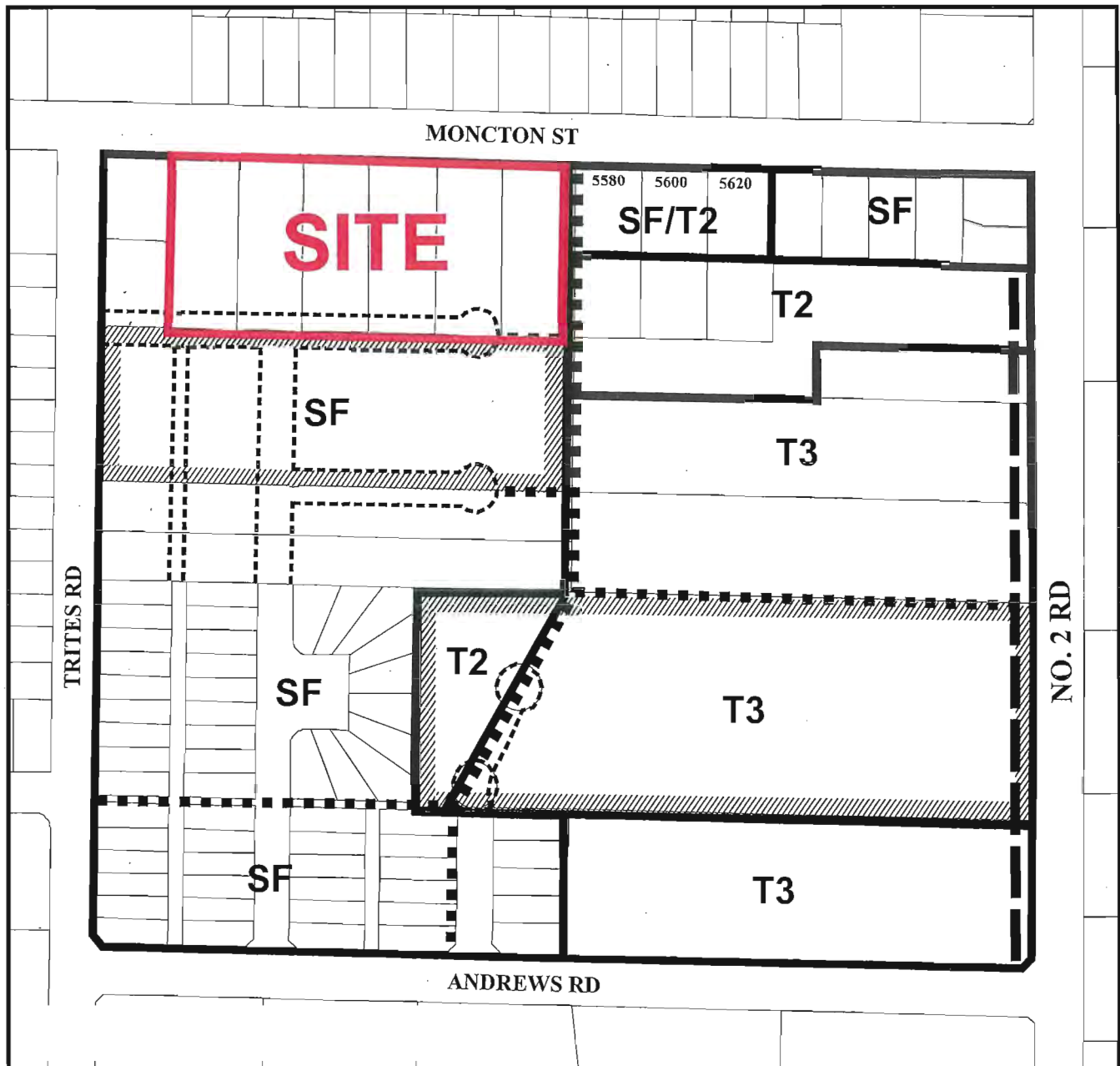


SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

PH 275-196

TMD DETAIL 3: TREE LIST

PROJECT:	PROPOSED SINGLE FAMILY SUBDIVISION
ADDRESS:	5460 to 5560 MONCTON ST, RICHMOND
CLIENT:	AM-PRI CONSTRUCTION LTD
ACL FILE:	15107
SHEET:	1 OF 1



- | | |
|----------------------------------|---|
| SF Single-Family Housing | ■■■■■ Pedestrian Links |
| T2 Two-Level Townhouses | ———— Urban/Rural Buffer |
| T3 Three-Level Townhouses | Possible road and lane alignments (others may be permitted) |
| | /////// Interim Industrial Use |



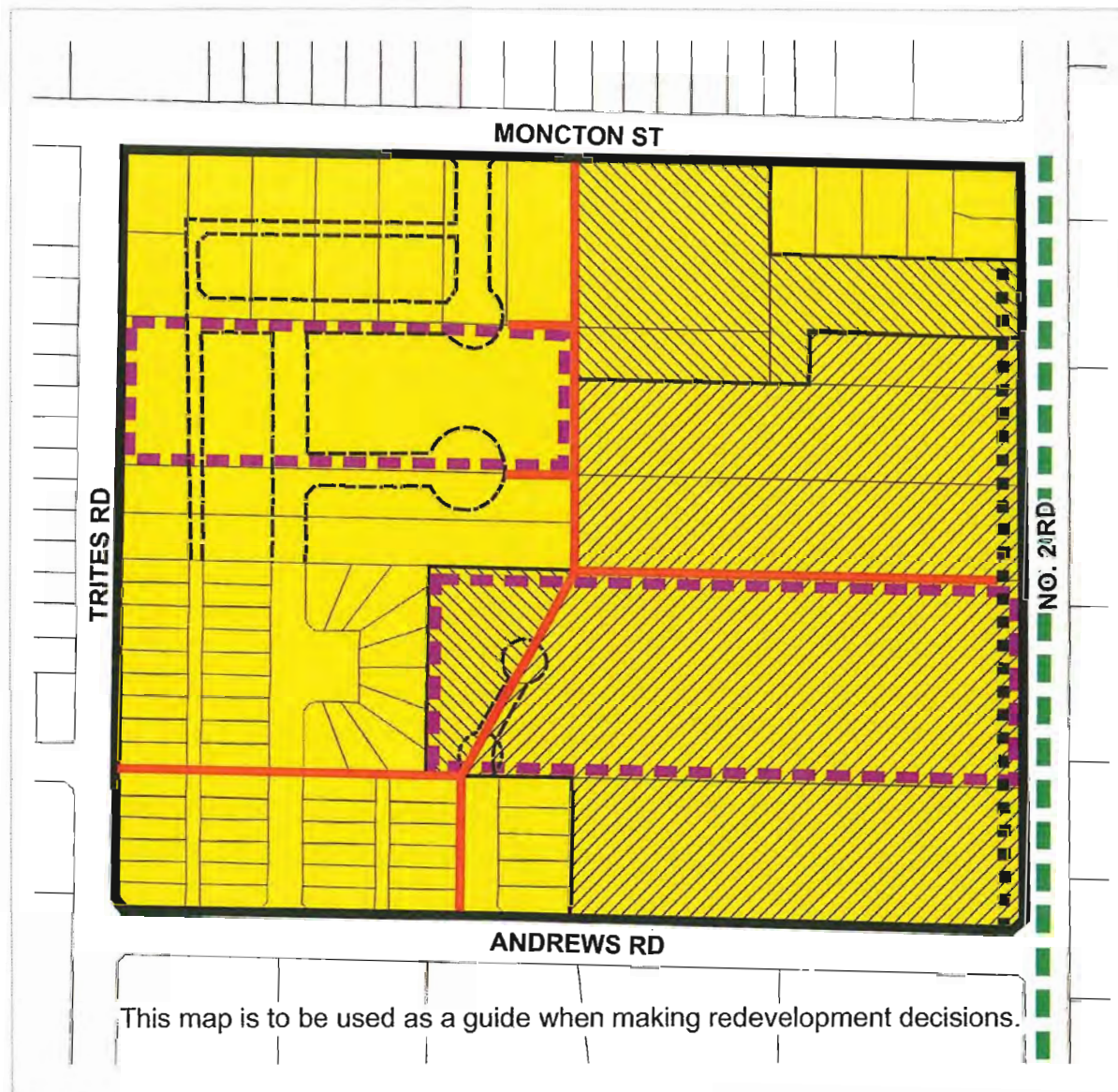
Context Land Use Map
Steveston Area Plan
Trites Area Land Use Map
(RZ 14-67479)

Adopted Date: 06/25/15

Amended Date:

Note: Dimensions are in METRES

Proposed Amended Trites Area Land Use Map



- | | |
|---|---|
| ALR Boundary | Industrial (Interim Use) |
| Trites Area Boundary | Road/Lane
(Possible road and lane alignment;
others may be permitted) |
| Neighbourhood Residential (Single Family) | Trail (Pedestrian Link) |
| Neighbourhood Residential
(Townhouse - 2 Storey) | Urban/Rural Buffer |
| Neighbourhood Residential
(Townhouse - 3 Storey) | |



RZ 14-674749

Attachment 6

Address: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

Applicant: AM-PRI Developments (2013) Ltd.

Planning Area(s): Trites Area (Steveston)

	Existing	Proposed
Owner:	AM-PRI Developments (2013) Ltd.	No change
Site Size (m²):	12,216 m ²	Net site 8,751 m ² Road Dedication 3,372 m ² Pedestrian Walkway 93 m ² Total 12,216 m ²
Land Uses:	Single family residential and vacant lot	Single family residential
OCP Designation:	Neighbourhood Residential	Neighbourhood Residential
Area Plan Designation:	Single-Family	Complies
Zoning:	Single Detached (RS1/C & RS1/E)	Single Detached (ZS23) – Steveston
Number of Units:	6 lots	30 lots

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Complies	None permitted
Lot Coverage: Building Non-Porous Planting	Max. 50% Max. 70% Min. 20%	Complies	None
Lot Size: Width Width, corner lot Depth Area	Min. 9 m Min. 11 m Min. 24 m Min. 270 m ²	Complies	None
Setbacks: Moncton Street Other roads Rear Yard Interior Side Yard Exterior Side Yard	Min. 6.0 m Min. 5.3 m Min. 6.0 m Min. 1.2 m Min. 6.0 m	Complies	None
Height:	Max. two-storey & 9 m Measured from 2.9 m GSC	Complies	None

Japanese Gardens

General Information

Type of Resource: Landscape

Also Known As:

Address: 4600-5500 Moncton Street

Neighbourhood (Planning Area Name): Steveston

Construction Date: 1950's

Current Owner: Private

Designated: No



Statement of Significance

Description of Heritage Site: Moncton Street's Japanese gardens are small-scale, elegant, and simple plantings located in the front yards of a row of modest residential homes along a two-block length of Moncton Street. Consisting mainly of foliage plants, with some flowering species and the occasional annual, the gardens express the character of traditional Japanese garden style.

Statement of Heritage Values: These gardens have heritage value as a visible reminder of the importance that the Japanese and their culture have played in the development of Steveston and Richmond. The gardens along Moncton Street belong predominantly to Japanese-Canadians whose families have lived in Steveston and often in the same homes, for generations. They have cultural significance, as gardening is an integral part of Japanese culture. This strong historical and community tradition came to Canada with new migrants to the area, who came to work in the fishing and cannery industries in Steveston.

These gardens enhance the built environment of Moncton Street, creating a unique cultural enclave and strong sense of place. They have symbolic connections to Japanese culture and speak to traditional Japanese garden style while reflecting local climate, available plant species, and individual taste.

Character Defining Elements: Key elements that define the heritage character of the site include:

- The overall design and effect of the gardens which adapt a number the elements of traditional Japanese garden design principles at a small scale, including enclosure, continuity, balance and scale, texture and contrast
- The use of materials other than plants, including small-scale elements such as stone lanterns, boulders, and gravel used to symbolize dry ponds and streams between islands of planted areas
- The continuity of the gardens along the street edge
- Their overall similarity in design and materials, punctuated by differences in each garden which express the individual owner.

History

History: The gardens along Moncton Street belong predominantly to Japanese-Canadians whose families have lived in Steveston for generations. In most cases, these families have lived at the same address for generations. Gardening is an integral part of Japanese culture and has an honoured tradition and a strong historical base.

The gardens included in this study use elements of traditional Japanese garden design principles; however, none formally follow the traditional guidelines. Most of the gardens are small and at the front of the house, a condition which restricts design decisions. For example, enclosure is a very important element in formal Japanese gardens; however, very few of the gardens employ the use of total enclosure. Some use aspects of it, such as shrubbery and walls and overhangs of the dwelling to give a sense of enclosure. The principles of borrowed scenery and hidden viewpoints are not used either, most likely because of the location and openness of most of the gardens.

The gardens do, however, use the design principles of continuity, balance and scale by grouping plant and decorative elements in odd numbers and often in the triangular form. Most of the gardens are successful at incorporating the design principle of controlling scale and space, particularly those gardens without front hedging. The creation of the illusion of space in these gardens is certainly a challenge, which is cleverly met by a number of them. The successful ones use texture and shape and also situate larger elements at the front and smaller elements at the back of the

garden. Very few use paths to manipulate space and none have streams to do so. (One garden has a small water element.) What is most effective in these gardens is the traditional use of contrast, change and light. Textures are beautifully manipulated in each garden. The choice of plant materials also ensures a lovely series of colour and foliage change throughout the seasons.

CONCEPT AND LANDSCAPE TREATMENT ALONG MONCTON STREET

LANDSCAPE NOTES:

- [illegible]

DESIGN RATIONALE:

- [illegible]

SUGGESTED PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APO	ACER PALATINUM	JAPANESE MAPLE	25M HT.	B & B MULTI-STEM
PID	PHODOPHYLLON ERICIFOLIA	FUCHSIA	60CM CL.	B & B
PIB	PRUNUS SPINOZA	KATSURU TREE	80CM CL.	B & B
PA	PAEONIA ANTIQVA	PINK AZALEA	#3	CONTAINER
AM	ARDISCIA JAPONICA	MARBERRY	#3	CONTAINER
BW	BALUS MICROPHYLLA	WINTER GEM BLOODWOOD	#3	CONTAINER
BT	BETULA PULCHRA	JAPANESE BARBERSH	#2	CONTAINER
CJ	CORONILLA ALBA	WESTERN SWOOSH FERN	#2	CONTAINER
PLI	POLYSTICHUM MUNITZII	SPEY FERN	#2	CONTAINER
L	LEUCOCORONIS SENSUI	NIGHT CRAWLER	#2	CONTAINER
N	NANDINEA DOMESTICA	WINDY B&B	#2	CONTAINER
PIR	PIPER ARIENSONI FOREST LILLY	FOREST LILLY	#3	CONTAINER
PJ	PERSEA JAPONICA	DOVE ARCTIC	#3	CONTAINER
RH	RHOIS COLCUTHERIANA	ROYAL KNOT HEDGEO	#3	CONTAINER
UD	UEDELIA DOLIBRE	UNDEE HEDGE	#3	CONTAINER
SC	SCHUBERTIA NIPPONICA	JAPANESE SUMMITA	#3	CONTAINER
SP	SPIREA ALPINA	ITALIAN PRINCESS	10CM POT	CONTAINER
IC	IMPATIENS FLORIDA	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
ES	EUPHORIA HYBRIDA	JAPANESE SPIRE	10CM POT	CONTAINER
PT	PACHYSTACHYS THIMALLII	JAPANESE SPIRE	10CM POT	CONTAINER

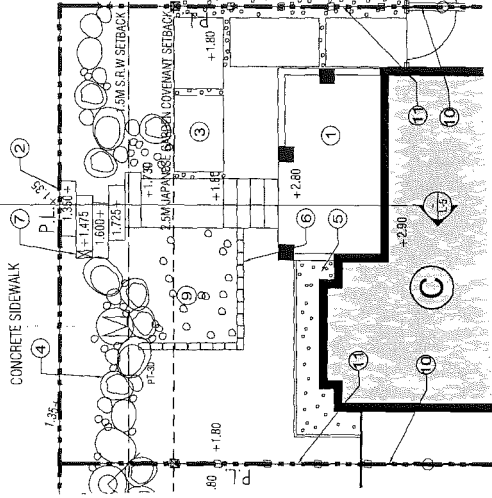
SITE PLAN: LANDSCAPE TREATMENT ALONG MONCTON STREET
SCALE: 1:200 metric

DESCRIPTION OF LANDSCAPE COMPONENTS

- KEY
- 1 HOUSE PORCH - COVERED ENTRY LANDING
 - 2 GRANITE STEPS - 5" WALKER OR PAVES
 - 3 CONCRETE WALKWAY - 5" GRP W/4" PERBLES
 - 4 SMOOTH FACED BOLLARDS - LOW RETAINING WALL
 - 5 1" Ø 20% RIVER ROCK BORDER - BELOW ROOF OVERHANG
 - 6 STONE EPIHEIR
 - 7 GRANITE STONE GUIDE - ENTRY MARKER
 - 8 GRANITE STONE WALL - LOW RETAINER
 - 9 RIVER ROCK - GROUND COVER
 - 10 WOOD PRIVACY FENCE - 6FT HT.
 - 11 WOOD - ALUM. FRONT YARD FENCE - 30" FT.
 - 12 PRIMEABLE PAVED SURFACE, AS DESIGNED BY ARCHITECT FOR EXISTING TRIP #26

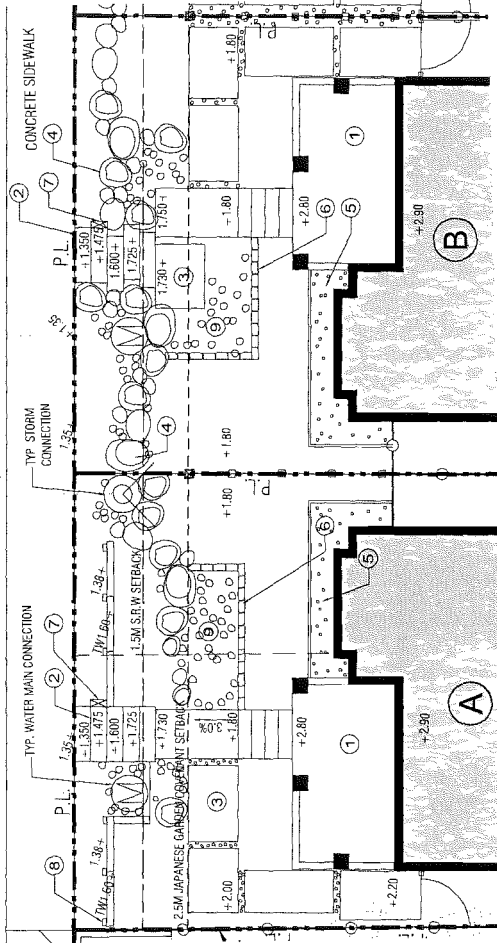
MONCTON STREET

LAWN



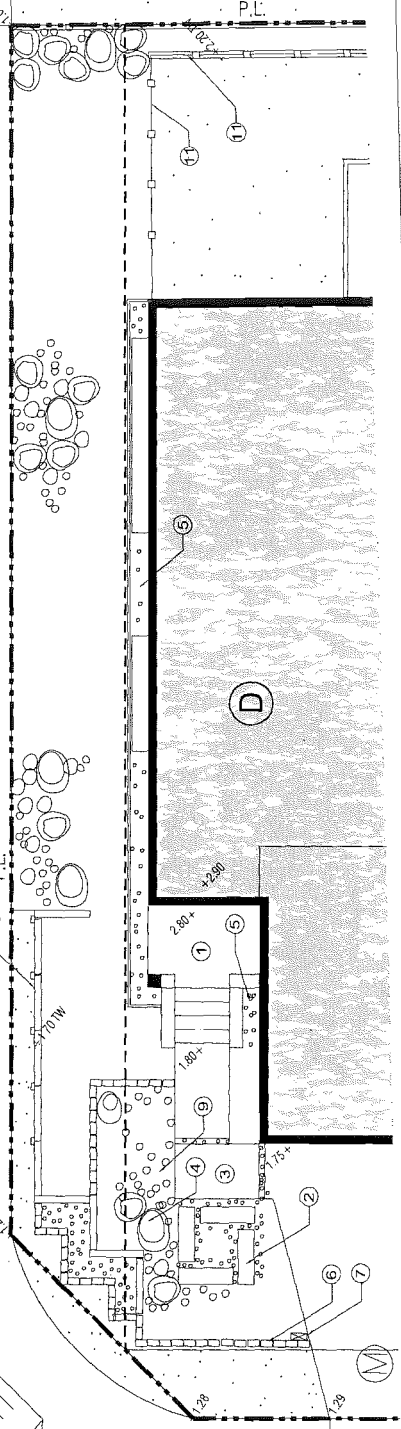
MONCTON STREET

LAWN



LAWN

CONC. SIDEWALK



SHEET TITLE
LANDSCAPE
ENLARGEMENT

SHEET NO.
L-2

DATE: MAR 27, 2014
DESIGN: [signature]
DRAWN: JZ
CHECKED: [signature]
SCALE: 1/8" = 1'-0"
JOB NO.: 141604



PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON, B.C.
FOR: AM-PR DEVELOPMENT LTD.

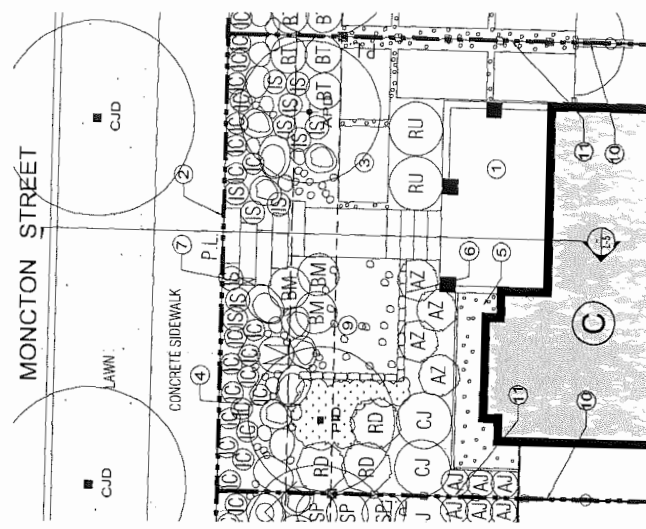
REVISIONS/ISSUED
1. APPRO. CORRECTIONS ISSUED FOR RE-CORRECTED
2. APPRO. CORRECTIONS ISSUED FOR RE-CORRECTED

DESIGNED: [signature] DRAWN: [signature] CHECKED: [signature] DATE: [signature]

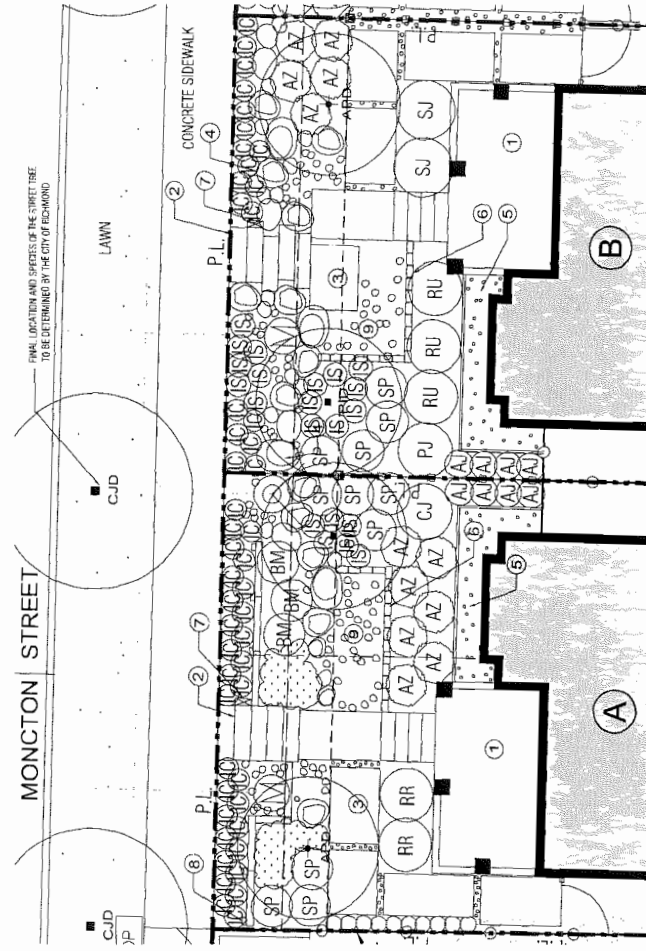
DESCRIPTION OF LANDSCAPE COMPONENTS

- 1 HOUSE FINISH - COATED ENTRY LANDING
- 2 GRANITE STEPS - 5" RISE OF FINISH
- 3 CONCRETE WALKWAY - 5" GAP WITH FIBER LIDS
- 4 SMOOTH FACED BOLLARDS - LOW RETAINING WALL
- 5 1" - 8" DIA. PINE/ROCK BOLLARDS - BLOW ROD OVERHANG
- 6 STONE BORDER
- 7 GRANITE STONE QUERCY - ENTRY MARKER
- 8 GRANITE STONE WALL - LOW RETAINER
- 9 FINER ROCK - GROUND COVER
- 10 WOOD PIVOT FENCE - 8FT HT.
- 11 WOOD - ALUM. FRONT AND BACK - 30" HT.
- 12 FIBERGLASS PAVED SURFACE - AS DESIGNED BY ARBORIST FOR LANDING TREE #205

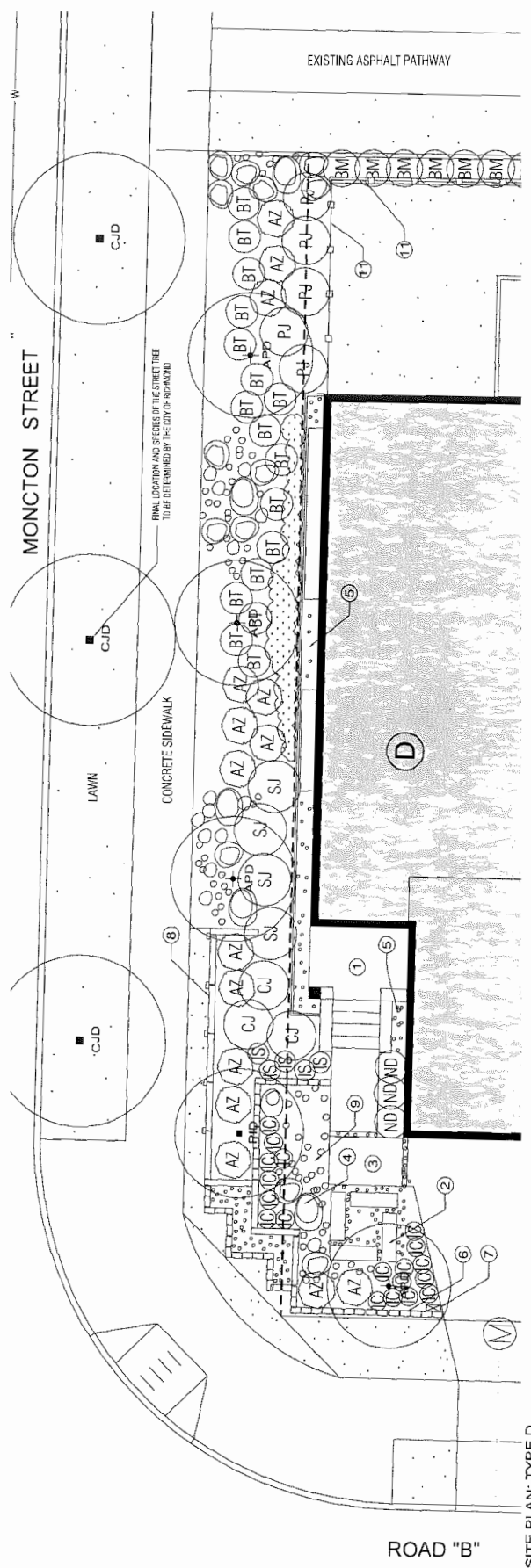
NOTE: REFER TO LANDSCAPE PLAN L'S FOR SUGGESTED PLANT LIST



SITE PLAN: TYPE C
SCALE: 1:50 METRIC



SITE PLAN: TYPE A & B
SCALE: 1:50 METRIC



SITE PLAN: TYPE D
SCALE: 1:50 METRIC

SHEET TITLE:
LANDSCAPE ENLARGEMENT

SHEET NO.
L-3

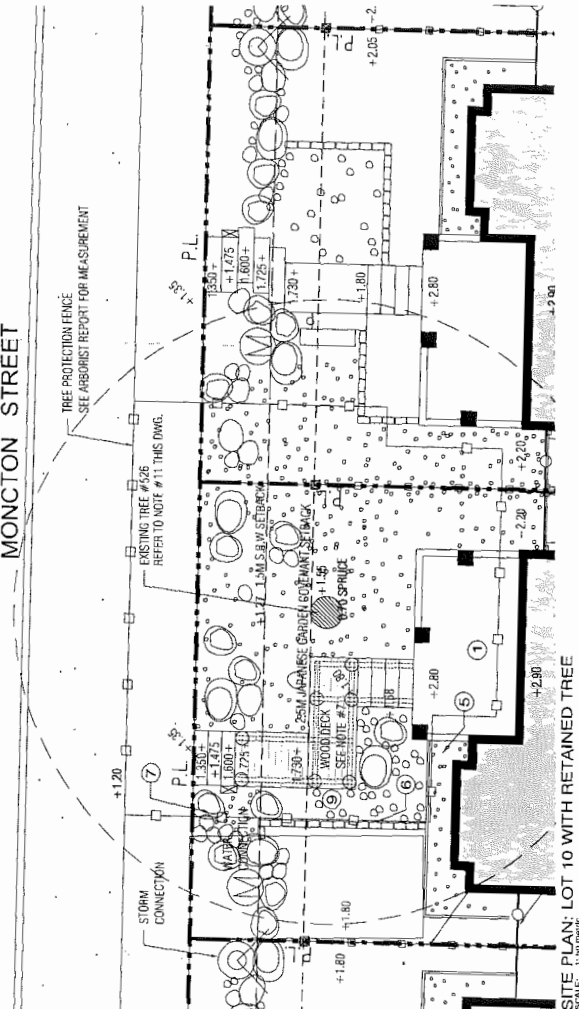
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DESIGN: [Signature]
DRAWN: [Signature]
CHECKED: [Signature]
SCALE: 1:50
JOB NO. 10000

PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON ST. W. SECOND, B.C.
FOR: AM-PR DEVELOPMENT LTD. (013) L

REVISIONS/ISSUED
1. APPROVED FOR THE CITY OF VANCOUVER
2. APPROVED FOR THE CITY OF VANCOUVER

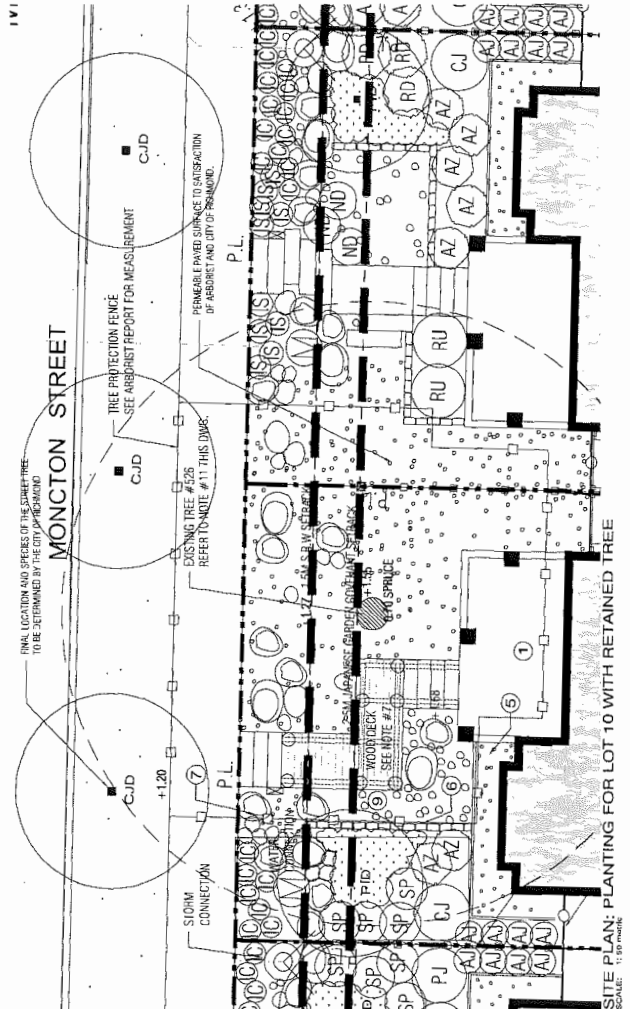
DESIGN: [Signature]
DATE: [Signature]
SCALE: 1:50 METRIC

MONCTON STREET



SITE PLAN: LOT 10 WITH RETAINED TREE
SCALE: 1/8"=1'-0"

MONCTON STREET



SITE PLAN: LOT 10 WITH RETAINED TREE
SCALE: 1/8"=1'-0"

KEY

- 1 HOUSE PORCH - COVERED ENTRY LANDING
- 2 GRANITE STEPS - 5" WIDER ON PAVER
- 3 CONCRETE WALKWAY - 5" GAP WITH PEBBLES
- 4 SMOOTH FACED DOULGERS - LOW RETAINING WALL
- 5 1" - 1 1/2" DIA. RIVER BEDDING - BELOW HOUSE DOORHANG
- 6 STONE BORDER
- 7 GRANITE STONE CURB - ENTRY MARKER
- 8 GRANITE STONE WALL - LOW RETAINMENT
- 9 RIVER ROCK - GROUND COVER
- 10 WOOD PRIVACY FENCE - 8FT HT.
- 11 4000 - ALUM. TINTED YARD FENCE - 30" HT.
- 12 PERMEABLE PAVED SURFACE - AS DESIGNED BY ARCHITECT FOR EXISTING TREE P.O.S.

NOTE: REFER TO LANDSCAPE PLAN L-2 FOR SUGGESTED PLANT LIST

LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL MEET OR EXCEED STANDARDS REQUIRED BY BCNA GUIDELINES.
2. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
3. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
4. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
5. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
7. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
8. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
9. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
10. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
11. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.
12. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING NOTES.

SHEET TITLE
LANDSCAPE ENLARGEMENT

SHEET NO.
L-4

DATE
MAR 26 2015

DESIGN
MAY

DRAWN
JL

CHECKED
MAY

SCALE
1/8"=1'-0"

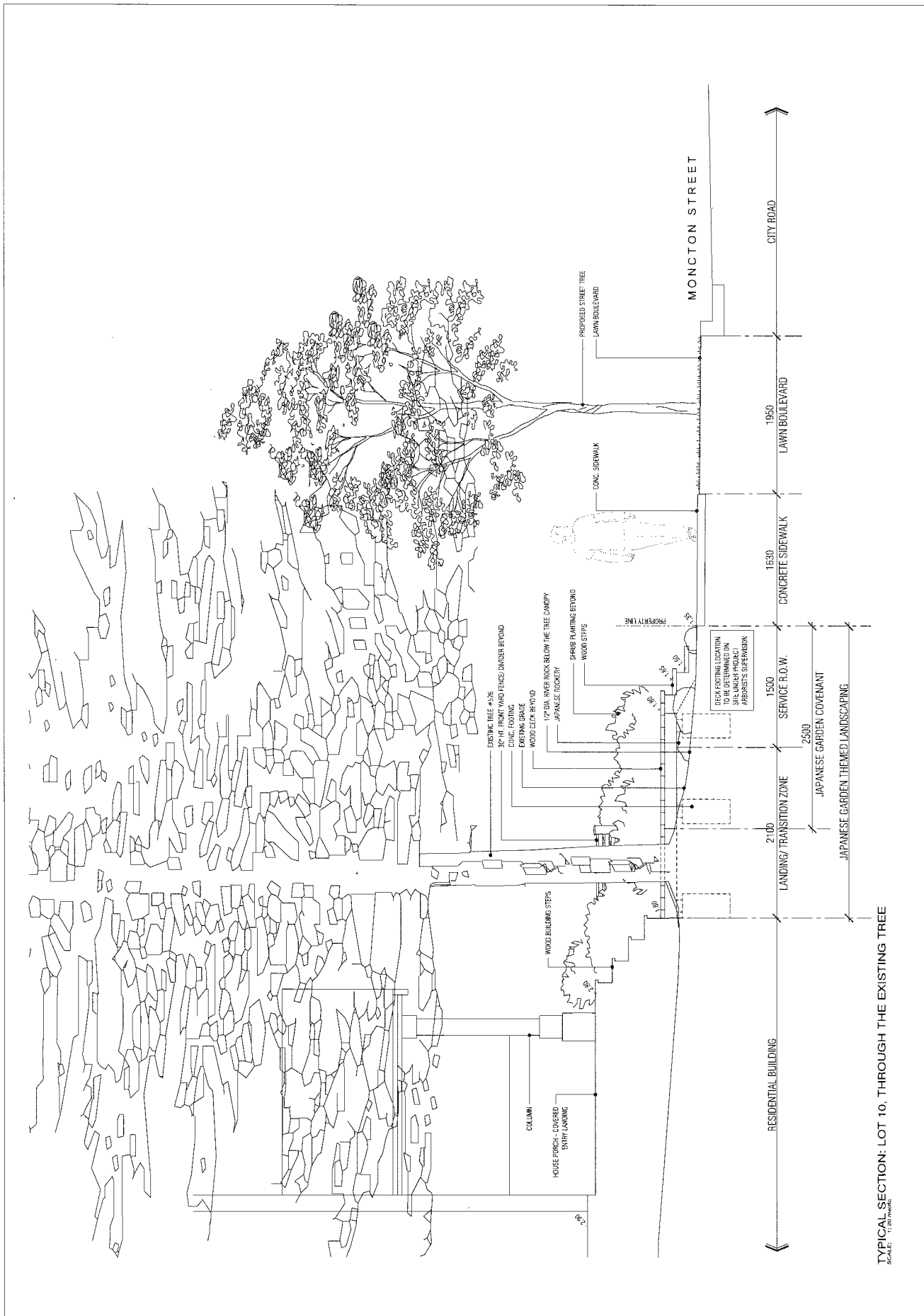
JOB NO.
M150



PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, N.D.C.
FOR: AM-PRI DEVELOPMENTS INC.

REVISIONS ISSUED
1. 03/26/2015: REVISIONS TO L-4 FOR ALL DRAWINGS
2. 04/01/2015: REVISIONS TO L-4 FOR ALL DRAWINGS

OWNER: 5460 TO 5560 MONCTON STREET, N.D.C. ALL RIGHTS RESERVED BY THE ARCHITECT. THE ARCHITECT'S FEE IS \$10,000.00.



TYPICAL SECTION: LOT 10, THROUGH THE EXISTING TREE
SCALE: 1/2" = 1'-0"

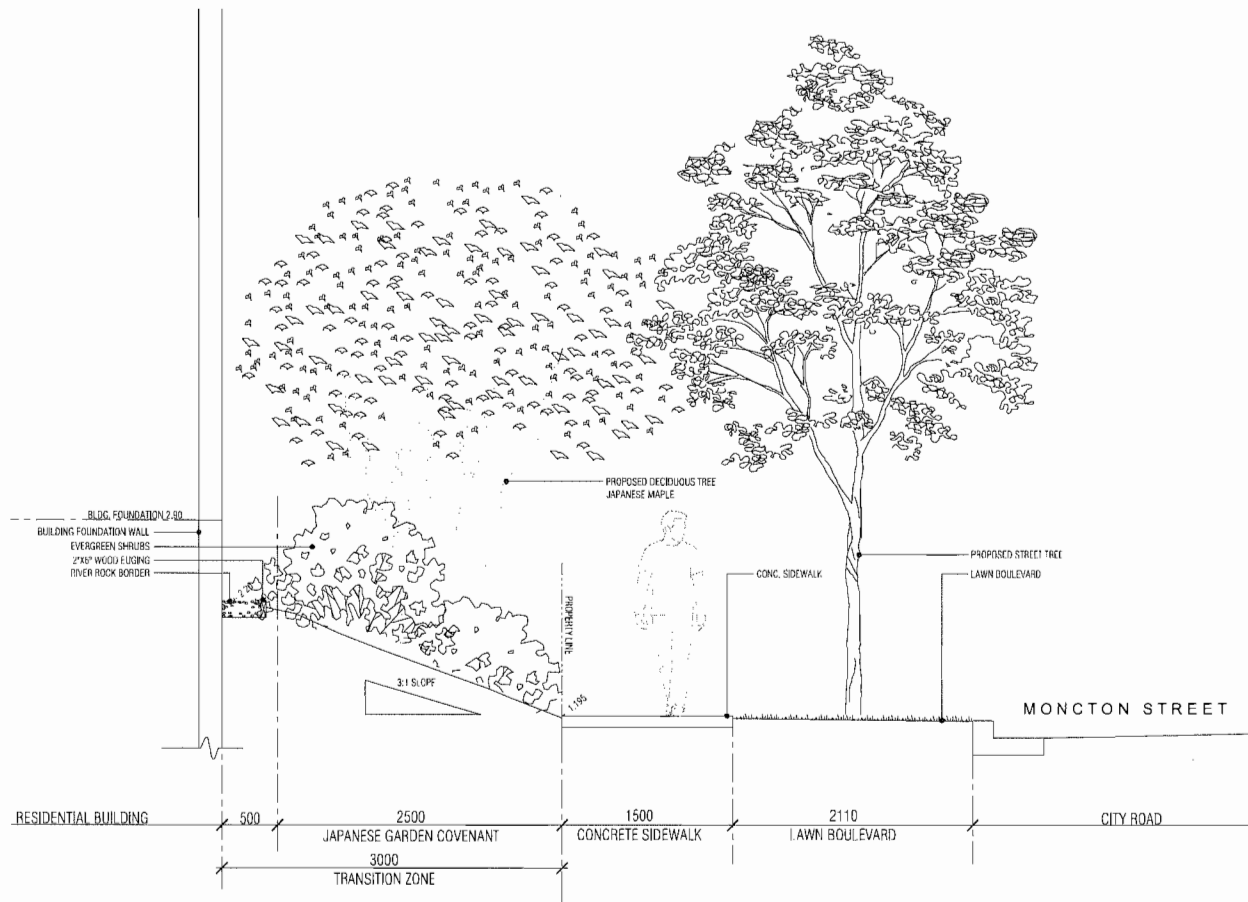
SHEET TITLE
TYPICAL SECTION

SHEET NO.
L-6

DATE MAR 25, 2015
DESIGN PHM
DRAWN AL
CHECKED PHM
SCALE 1/2" = 1'-0"
JOB NO. 101004

PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND, B.C.
FOR: AM-PR1 DEVELOPMENTS (2011) LTD.

REVISIONS/ISSUED
1. APPRO. 08/05/15 ISSUED FOR RE-ZONING
2. NEW 08/05/15 REVISION, RE-REVISION FOR THE ZONING



TYP SECTION: LOT 13, CUT THROUGH MONCTON STREET

SCALE: 1:20 metric

SHEET TITLE
SECTION
LOT 13

RHPPT NO.
L-S-1

DATE MAR. 11, 2011
DESIGN MM
DRAWN JC
CHECKED MM
SCALE 1/8" = 1'-0"
JOB NO. M1504



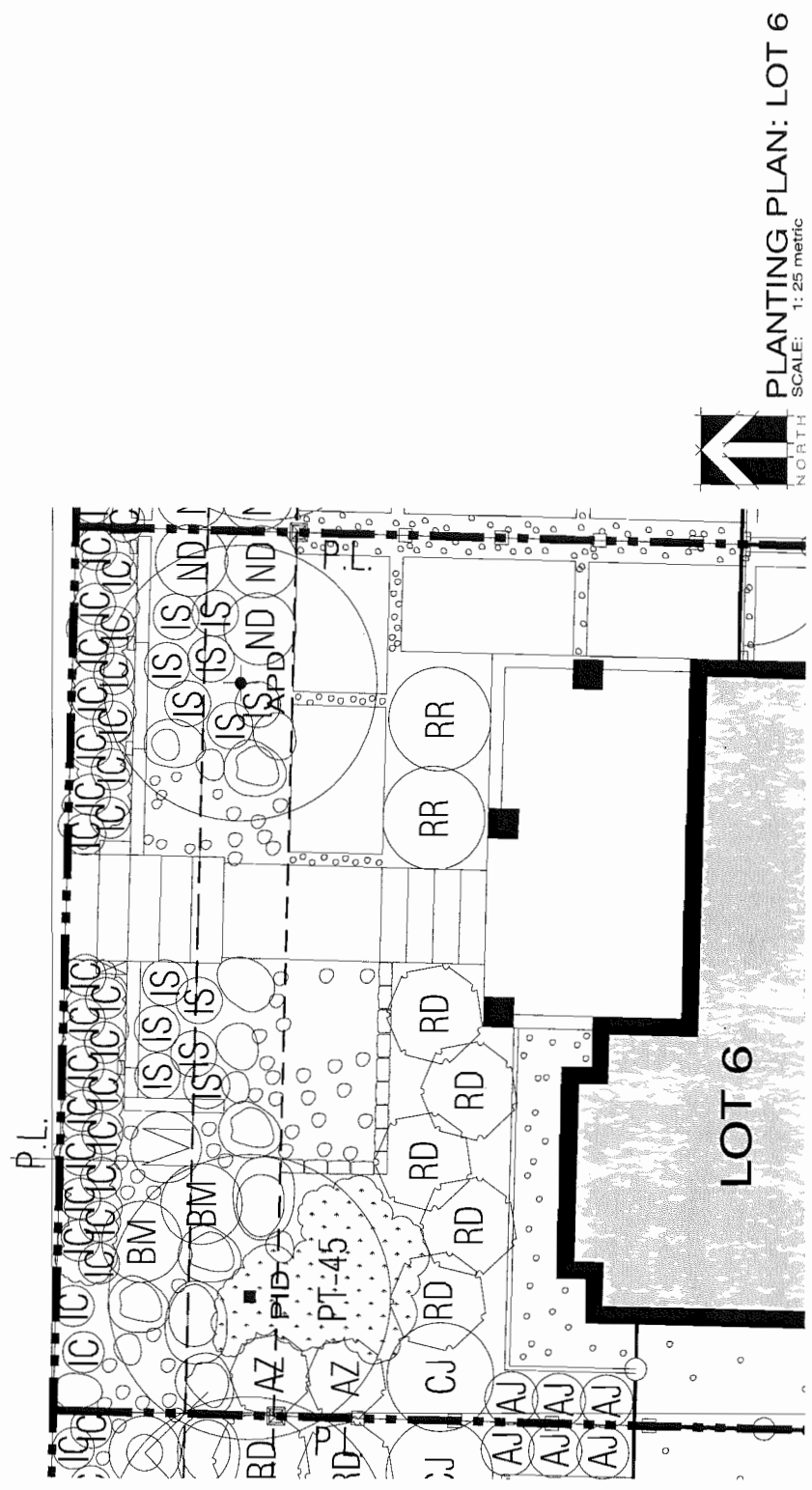
PROJECT

30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON STREET, RICHMOND, B.C.
FOR: AM-PRI DEVELOPMENTS (2011) LTD.

PH. 208

REVISIONS/ISSUED
1. APPRO. REVISIONS ISSUED FOR RE-DESIGN
2. APPRO. REVISIONS ISSUED FOR RE-DESIGN

DESIGNER: M. A. R. A. T. A. LANDSCAPE ARCHITECTS
DATE: MAR. 11, 2011
SCALE: 1/8" = 1'-0"



SUGGESTED PLANT LIST (LOT 6):

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD 1	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B MULTI-STEM
PID 1	PRUNUS INCISA THE BRIDE	FUJI CHERRY	6CM CAL.	B & B
AZ 2	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#3	CONTAINER
AJ 3	ARDISIA JAPONICA	MARLBERRY	#3	CONTAINER
BM 2	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
CJ 1	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
ND 3	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2	CONTAINER
RD 5	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RR 2	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
IC 29	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
IS 13	IRIS ENSATA	JAPANESE IRIS	10CM POT	CONTAINER
PT 45	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER



City of Richmond

Excerpt from Minutes Heritage Commission

Wednesday, April 15, 2015

4a. Developmental Proposal (Information Purposes) – 5460 to 5560 Moncton Street Proposed Single-Family Rezoning and Subdivision Japanese Gardens – Richmond Heritage Inventory

Amit Sandhu (Ampri) and Rod Maruyama (Landscape architect) joined the Commission to present this project. It was noted that this project is not in the Steveston Village Conservation Area and is currently zoned single-family. The current subdivision plan will create 30 new single-family lots and conforms with the Trites sub-area plan.

It was noted that the developer has undertaken archival photographs of the area and have conducted a field investigation to look at the lots and take inventory of the heritage landscape. It was noted that an arborist determined that there are two significant Japanese maple trees on these lots worth saving if the owners do not take them.

The landscape design along the Moncton Street frontage was noted with respect to traditional Japanese character, design features, and materials. The importance was noted of incorporating the character and landscapes of the past into the proposed plan.

Discussion also ensued on the public art contribution which will be worked out with the Public Art Advisory Committee in the coming weeks.

It was noted that the Japanese garden theme will be for all units facing Moncton street and the corner lot.

It was moved and seconded

That Richmond Heritage Commission support this development moving forward and approve of the heritage landscape features incorporated into it.

CARRIED



City of Richmond

Excerpt from Minutes Public Art Advisory Committee

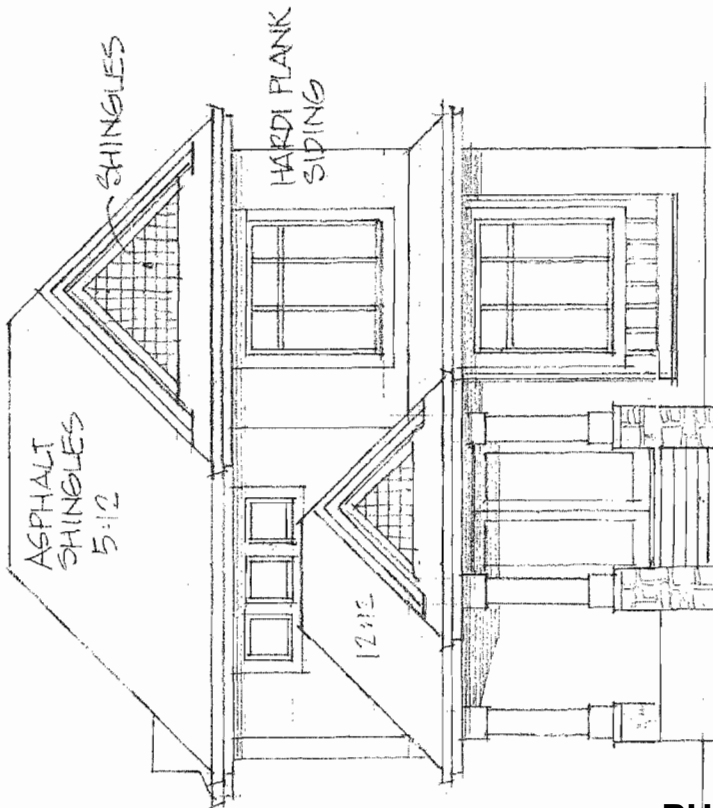
Tuesday, April 21, 2015

5a. 5460 – 5560 Moncton Street Japanese Heritage Streetscape Art Plan

Discussion ensued on this Am-Pri Development which is aiming to have the theme of a Japanese Heritage garden. It was noted that the developer is looking into purchasing stone landscape elements as the public art contribution. Staff noted that this would not qualify as a contribution and this project would need to go through the public art process which could be publicized with the “Japanese Heritage Garden” theme. Discussion ensued on different areas where art could be incorporated into this development such as on the fence, archways or some sort of connecting theme between the buildings. It was noted that the art budget for this project is relatively low and Committee members noted that there needs to be some sort of protection in place since these are freehold properties and not governed by a strata. Discussion ensued regarding rules about art on private properties. Staff will pass along the Commission’s feedback before a Public Art Call is made.

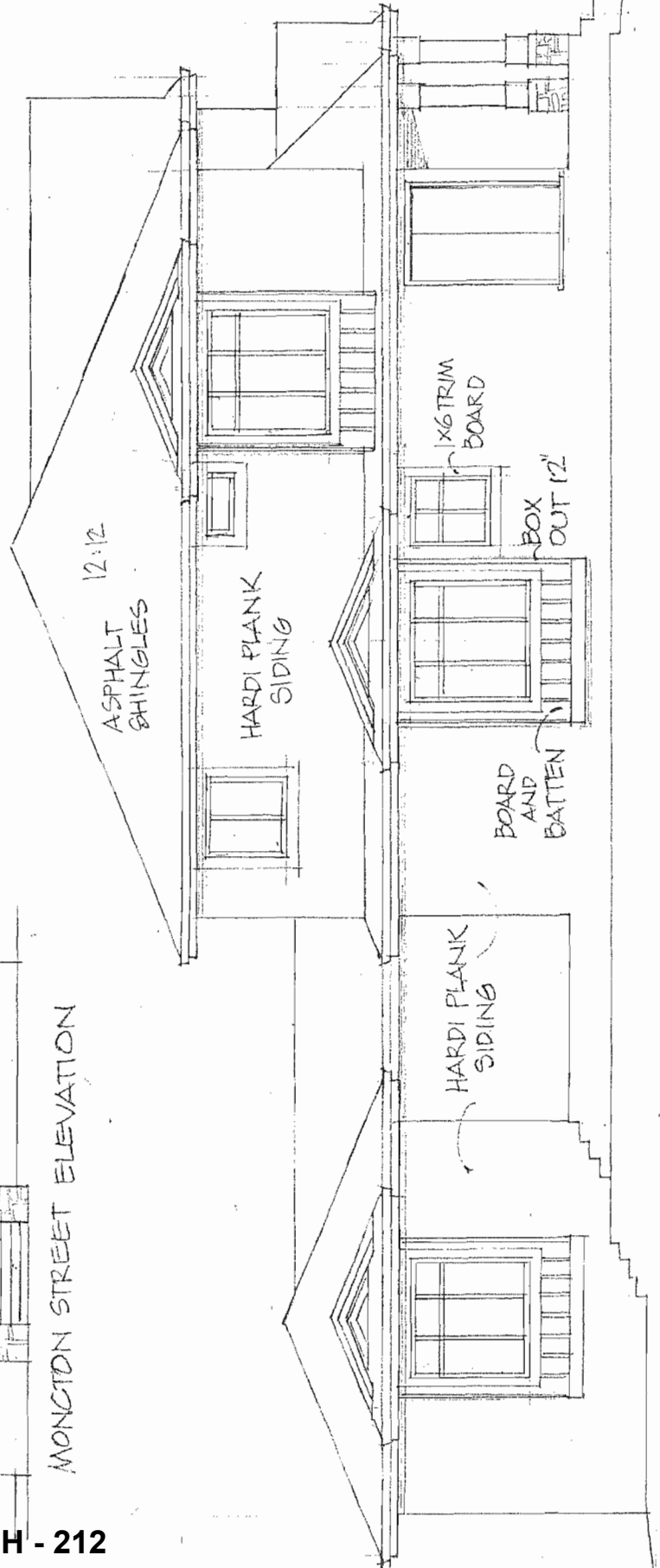
Subsequent to the meeting, the applicant was advised that City recommends that art be located on City lands for this project due to constraints with single family lot ownership.

AMPRI GROUP 2013
MONCTON STREET
SUBDIVISION, RICHMOND
LOT 12 ELEVATIONS



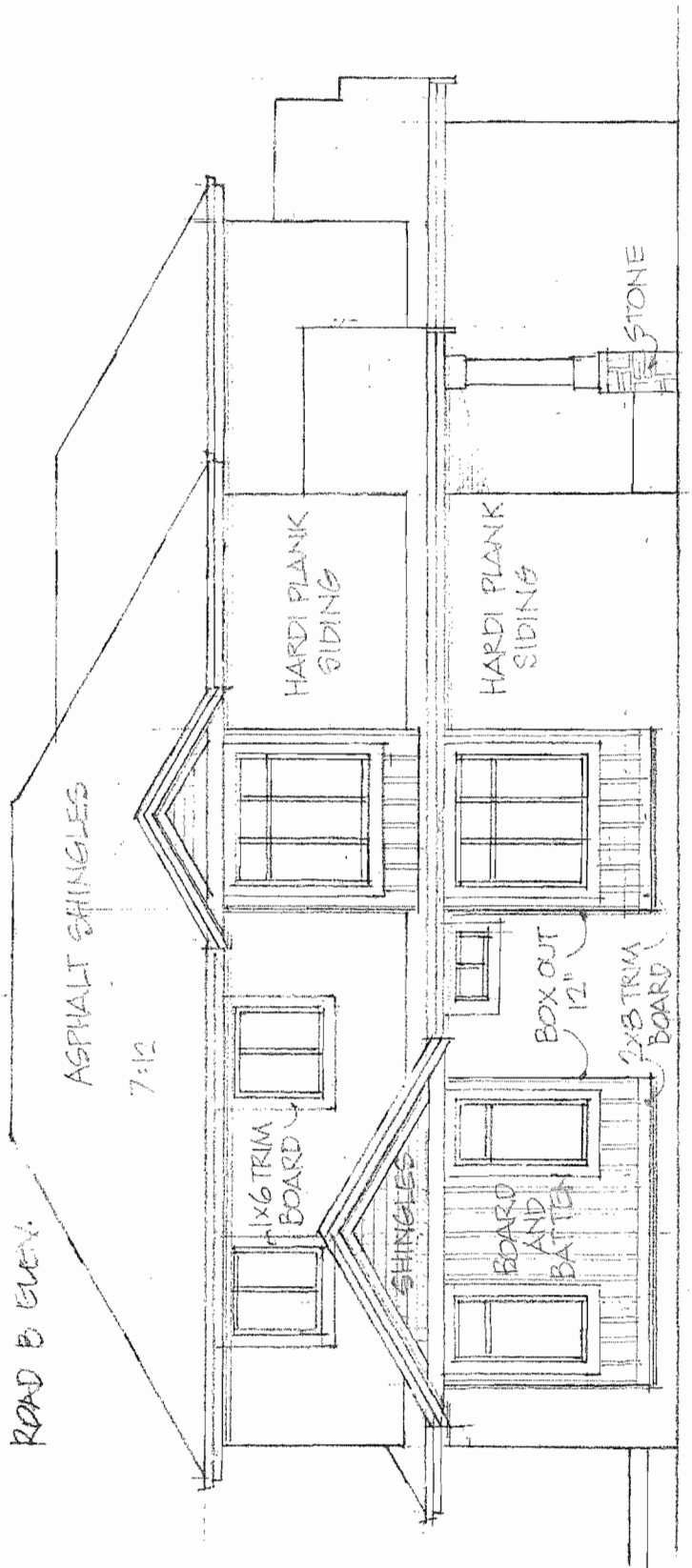
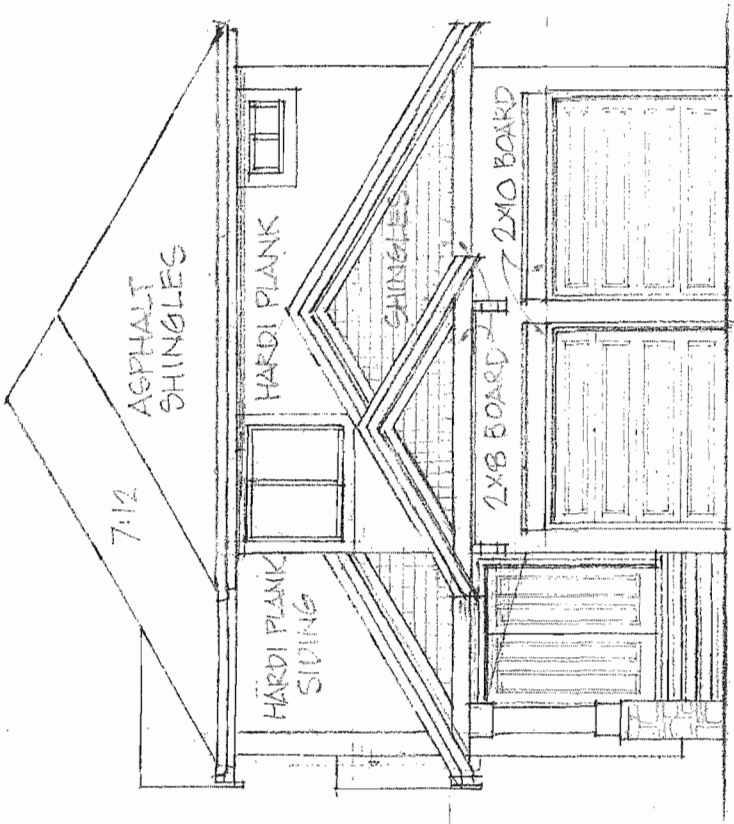
MONCTON STREET ELEVATION

PH - 212



ROAD B ELEVATION

AMPR1 GROUP 2013
 MONCTON STREET
 SUBDIVISION, RICHMOND
 LOT 13 ELEVATIONS





KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD	2	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B MULTI-STEM
PID	1	PRUNUS INCISA THE BRIDE	FUJI CHERRY	6CM CAL.	B & B
AZ	15	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#3	CONTAINER
AJ	36	ARDISIA JAPONICA	MARLBERRY	#3	CONTAINER
BM	2	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
CJ	1	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
ND	6	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2	CONTAINER
RD	4	RHODODENDRON DORA AMETEIS	DORA AMETEIS RHODO.	#3	CONTAINER
RR	2	RHODO. ROYAL PINK	ROYAL PINK RHODO.	#3	CONTAINER
SP	5	SPIRAEA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIRAEA	#3	CONTAINER
CZ	17	COREOPSIS VERTICILLATA ZAGREB	ZAGREB TICKSEED	10CM POT	CONTAINER
IC	49	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
IS	11	IRIS ENSATA	JAPANESE IRIS	10CM POT	CONTAINER
PT	235	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER

MONCTON ST

LAWN
CJD

CONC. SIDEWALK

ASPHALT WALKWAY

LOT 13

ROAD "B"

SUGGESTED PLANT LIST (LOT 13):

KEY QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.
APD 4	ACER PALMATUM	JAPANESE MAPLE	2.5M HT.	B & B MULTI-STEM
PID 1	PRUNUS INCISA THE BRIDE	FUJI CHERRY	6CM CAL.	B & B
AZ 27	AZALEA JAPONICA GUMPO PINK	PINK AZALEA	#3	CONTAINER
BM 13	BUXUS MICROPHYLLA WINTER GEM	WINTER GEM BOXWOOD	#3	CONTAINER
BT 17	BERBERIS THUNBERGII	JAPANESE BARBERRY	#3	CONTAINER
CJ 3	CAMELLIA JAPONICA MOSHIO FLAME	JAPANESE CAMELLIA	#3	CONTAINER
ND 3	NANDINA DOMESTICA 'MOON BAY'	MOON BAY HEAVENLY BAMBOO	#2	CONTAINER
PJ 5	PIERIS JAPONICA FOREST FLAME	JAPANESE PIERIS	#3	CONTAINER
SJ 4	SKIMMIA JAPONICA REEVESIANA	JAPANESE SKIMMIA	#3	CONTAINER
IC 19	IMPERATA CYLINDRICA RED BARON	JAPANESE BLOOD GRASS	10CM POT	CONTAINER
IS 5	IRIS ENSATA	JAPANESE IRIS	10CM POT	CONTAINER
PT 55	PACHYSANDRA TERMINALIS	JAPANESE SPURGE	10CM POT	CONTAINER

PLANTING PLAN: LOT 13 (WEST)

SCALE: 1:50 metric



SHEET TITLE
PLANTING PLAN
LOT 13

SHEET NO.
L-19

DATE: MAR 24, 2011
DESIGN: MZZ
DRAWN: JZ
CHECKED: JZ
SCALE: 1:50
JOB NO. 115010



PROJECT
30 UNIT SINGLE FAMILY LOT SUB-DIVISION - REZONING APPLICATION
5460 TO 5560 MONCTON ST. FORD MOND. B.C.
FOR: AM-PRI DEVELOPMENT (2013) LTD.

PH 215

REVISIONS/ISSUED
1. REVISED: 01/11/2011 FOR REZONING
2. REVISED: 01/11/2011 FOR REZONING
3. REVISED: 01/11/2011 FOR REZONING

CONTRACT: 115010, 115011, 115012, 115013, 115014, 115015, 115016, 115017, 115018, 115019, 115020, 115021, 115022, 115023, 115024, 115025, 115026, 115027, 115028, 115029, 115030, 115031, 115032, 115033, 115034, 115035, 115036, 115037, 115038, 115039, 115040, 115041, 115042, 115043, 115044, 115045, 115046, 115047, 115048, 115049, 115050, 115051, 115052, 115053, 115054, 115055, 115056, 115057, 115058, 115059, 115060, 115061, 115062, 115063, 115064, 115065, 115066, 115067, 115068, 115069, 115070, 115071, 115072, 115073, 115074, 115075, 115076, 115077, 115078, 115079, 115080, 115081, 115082, 115083, 115084, 115085, 115086, 115087, 115088, 115089, 115090, 115091, 115092, 115093, 115094, 115095, 115096, 115097, 115098, 115099, 115100, 115101, 115102, 115103, 115104, 115105, 115106, 115107, 115108, 115109, 115110, 115111, 115112, 115113, 115114, 115115, 115116, 115117, 115118, 115119, 115120, 115121, 115122, 115123, 115124, 115125, 115126, 115127, 115128, 115129, 115130, 115131, 115132, 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Address: 5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street

File No.: RZ 14-674749

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9275, the developer is required to complete the following:

1. Final adoption of OCP Bylaw 7100, Amendment Bylaw 9274
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Road dedication:
 - a) Moncton Street - road dedication to complete required frontage improvements if required.
 - b) Road A – 10.4 m wide along the southerly limit of the site.
 - c) Road B – 15.0 m wide in a north-south orientation located west of the lots along the easterly limit of the site.
 - d) Lanes – 6.0 m wide connecting to both Road A and Road B and providing rear access to individual lots.
 - e) Corner Cuts – (i) 4.0 m x 4.0 m at intersections of Moncton Street/Road B and Road A/Road B; (ii) 3.0 m x 3.0 m at intersections of Road B/lane, Road A/lane and east-west lane/north-south lane; and (iii) 4.0 m x 4.0 m at intersection of Road A/lane is acceptable if needed.
 - f) Walkways: (i) as needed to complete 6.0 m wide north-south walkway and (ii) 3.75 m wide east-west walkway.
4. The granting of the following statutory rights-of-ways (SRWs):
 - a) Moncton Street – 1.5 m wide utility right-of-way on the north edge of the lots fronting onto the south side of Moncton Street.
 - b) Road A – 1.5 m wide utility right-of-way on the south edge of the lots fronting onto the north side of Road A. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - c) Road B – 1.5 m wide utility right-of-way on the west edge of the lots fronting onto the east side of Road B. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - d) Lanes – abutting 1.5 m x 1.5 m wide utility right-of-ways on the south edge of the lots fronting onto the south side of Moncton Street and the north edge of the lots fronting onto the north side of Road A. Owner to construct via required Servicing Agreement and City to maintain City works in the future.
 - e) Emergency vehicle access lane – 6.0 m wide temporary public rights of passage right-of-way at the northwest limit of the site over proposed lot 1, which may be discharged in the future when secondary road access is provided to the south. Owner to construct via required Servicing Agreement and City to maintain until SRW discharged in the future.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
6. Registration of a legal agreement on title ensuring that there be no vehicle access to Moncton Street and that the only means of vehicle access is to an abutting rear lane for all lots that abut a rear lane.
7. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential industrial noise from the adjacent property to the south 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.
8. Registration of a legal agreement on title identifying that the final building design for the proposed two (2) corner lots fronting Moncton Street must be generally consistent with the plans attached to the rezoning staff report.

9. Registration of a legal agreement on title ensuring that the 2.5 m wide Japanese themed garden adjacent to the Moncton street sidewalk be constructed and maintained by the owner. The agreement is to include a final landscape plan for the Japanese themed garden area for all thirteen (13) proposed lots on Moncton Street.
10. Voluntary contribution of \$30,000 to go towards the supply and installation of a city-approved bus shelter.
11. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g., \$44,648) to the City's public art program.
12. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e., \$56,517) 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 fifteen (15) of the thirty (30) 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.

13. Submission of a tree landscape security to the City in the amount of \$20,000 for forty (40) required replacement trees to be planted on all seventeen (17) proposed lots that do not front onto Moncton Street, which is to be retained until the new trees are planted on-site.
14. Submission of a final landscape plan for all thirteen (13) proposed lots on Moncton Street, 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 the 2.5 m wide Japanese themed garden along the Moncton Street sidewalk and a complementary landscape design for the remainder of front and exterior side yard areas;
- include a mix of coniferous and deciduous trees;
- include the one (1) tree to be retained, with dimensions of tree protection fencing as illustrated on the Tree Retention / Removal Plan attached to this report; and
- include twenty-eight (28) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
28	6 cm		3.5 m

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

15. 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.
16. 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.
17. Grading Plan to the satisfaction of the Director of Development
18. Enter into a Servicing Agreement* for the design and construction of road works, frontage improvements and infrastructure. Works include, but may not be limited to:
 - a) Road works to the satisfaction of the Director of Transportation, in accordance with the attached Road Functional Plan, including but not limited to the following:
 - i. Moncton Street frontage improvements:
 - Cross-section (measurements shown are from the property line towards the south curb of Moncton Street): new 1.5 m wide concrete sidewalk and a minimum 1.5 m wide grass boulevard with street trees not including the 0.15 m wide top of curb (the width of the boulevard will take up the remaining space between the sidewalk and the curb). The frontage works are to provide a transition to the existing frontage treatments east and west of the subject site.

- All existing driveways are to be closed and replaced with sidewalk/boulevard treatments.
 - Upgrade street lighting as needed.
 - Construct a 3 m x 9 m accessible bus stop concrete pad (next to the curb) and a 1.5 m x 4.5 m bus shelter concrete pad (next to the property line). Both concrete pads are to be located just to the west of the emergency access lane at the west end of the development.
- ii. Road A – Roadway with an east-west orientation located along the southerly limit of the site:
- The cross-section of this roadway is as follows (measurements shown are from north to south): 1.5 m wide concrete sidewalk at property line, 1.5 m wide grass boulevard with street trees and street lighting, 0.15 m wide top of curb, 6.0 m wide pavement, 0.5 m wide shoulder/retaining wall buffer and 0.75 m wide retaining wall allowance along the south edge of the site (with guard rail to be installed per MMCD/TAC standards).
 - On-street parking is to be restricted over the entire length of Road A (complete with no parking signage) until the full width of the road is built when the property to the south is redeveloped.
 - At the intersection of Road A/Road B, a 'No Exit' sign is required for westbound traffic.
 - At the west end of Road A, a 'No Exit' and checker board signs are required.
- iii. Road B – Roadway with a north-south orientation located west of the lots along the easterly limit of the site:
- Construction of a new internal roadway with a north-south orientation located west of the last row of lots along the easterly limit of the site. The cross-section of this roadway is as follows (measurements shown are from east to west): 1.5 m wide concrete sidewalk at property line, 1.6 m wide grass boulevard with street trees and street lighting, 0.15 m wide top of curb, 8.5 m wide pavement with, 0.15 m top of curb, 1.6 m wide grass boulevard with street trees and 1.5 m wide sidewalk at property line.
 - At the south end of the road, a checker board right sign is required.
 - At the Moncton Street end of the road, a 'No Exit' sign is required for southbound traffic.
 - Northbound traffic exiting the subdivision at Moncton Street is to be controlled by a stop sign complete with pavement marking, crosswalk and stop bar.
- iv. Lanes – Lane system to connect Road A and Road B and to provide rear access to individual lots:
- Cross-section of the lanes is as follows: 0.15 m wide roll over curbs on both sides, 5.1 m wide pavement and street lighting in 0.6 m wide lighting strip on one side.
- v. Walkways
- Complete the existing north-south oriented walkway located east of the east property line of the site to a full 6.0 m wide standard.
 - Construct a new east-west oriented concrete walkway connecting Road A to the north-south walkway described above. The walkway is to be 3.0 m wide (1.4 m wide grass surface, 1.5 m hard surface walkway and 0.1 m offset) plus a 0.75 m wide retaining wall allowance (with guard rail to be installed per MMCD/TAC standards).
 - Provide walkway sign and removable bollards (1.5 m spacing) at the Road A end of the walkway.
- vi. Temporary emergency vehicle access lane (in temporary SRW area)
- The emergency access lane is to be located along the west property line of the site connecting Moncton Street to the site's internal road system.
 - The emergency access lane is to have a width of 6.0 m, hard surface construction, roll over curb on Moncton Street and removable bollards (2.0 m spacing) at both ends of the emergency access lane.
 - BC Building Code requirements for 3.2.5.6 Fire Department Access Route Design must be met.
- b) Water Works improvements by the Developer:
- i. 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 building designs. Using the OCP Model, there is 90.1 L/s of water available at a 20 psi residual at the Moncton Street frontage (150 mm dia watermain on north side of Moncton). Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- ii. Install a new 150mm diameter watermain, fire hydrants and service connections within proposed roads A and B tying into the existing 600mm diameter watermain on Moncton Street and the 300mm diameter watermain on Trites Road. The watermain will pass through the existing utility SRW on 12260 Trites Road. SRW's for water meter boxes shall be finalized through the SA.
- iii. Install a new hydrant along the Moncton frontage to accommodate spacing requirements.
- c) Water Works improvements by the City at the Developers cost:
 - i. Cut and cap all existing water service connections at main, along Moncton Street frontage.
 - ii. Install 12 new water service connections tied-in to the existing 600mm watermain on Moncton St. complete with meter & meter box along Moncton Street frontage. Additional 1.5m SRW along the north property line of the development site is required to accommodate new meter boxes.
 - iii. Complete all live watermain and hydrant connections to existing mains.
- d) Storm Sewer Works improvements by the Developer:
 - i. Install a storm sewer (min 600 mm) complete with MH's, service connections and IC's within proposed roads A and B and tie-in the proposed storm sewer to the existing 900 mm storm main along Moncton Street. SRW's for service connections shall be finalized via the SA.
 - ii. Install a 200mm storm sewer complete with MH's within the proposed lane. (No service connections permitted)
 - iii. Install service connections complete with IC's along the north property line of the development site to service the new lots created along the Moncton St frontage. SRW's for IC's will be finalized via SA.
 - iv. Identify and complete drainage IC upgrades related to modification of the existing walkway along the east PL of the development site as well as the installation of a new over build MH at the existing 200mm storm sewer connection on Moncton Street.
 - v. Provide a Sediment and Erosion Control Plan.
- e) Storm Sewer Works improvements by the City at the Developers cost: Cut & cap the existing service connection at the northwest corner of the development site and cut, cap and remove all remaining IC's along the Moncton Street frontage.
- f) Sanitary Sewer Works improvements by the Developer: Install a 200mm sanitary sewer complete with MH's, service connections and IC's within the proposed Road B and Lane tying into the existing 200mm sanitary sewer along the south PL of the development site using a new MH. No service connections are permitted to the existing sanitary main. SRW's for service connections shall be finalized via SA.
- g) Sanitary Sewer Works improvements by the City at the Developers cost: Cut & cap all existing sanitary service connections and remove all existing IC's servicing Lots 5460-5560 Moncton St along the development sites south property line.
- h) Frontage Improvements: The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers: to underground the Hydro service lines; when relocating/modifying any of the existing power poles and/or guy wires within the property frontages; and to determine if above ground structures are required and coordinate their on-site locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- i) General Items: The Developer is required to:
 - i. Provide, within the first SA submission, a geotechnical assessment of pre-load construction impacts on the existing utilities fronting or within the development site.
 - ii. Provide, within the first SA submission, a geotechnical report for the construction of the new Road A and B within the development site.
 - iii. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of acoustical and mechanical reports and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the legal agreement noted above and Noise Bylaw requirements and incorporation of measures in the Building Permit.
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. 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 _____

Date _____



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9274 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street**

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

1. Richmond Official Community Plan Bylaw 7100 is amended in Schedule 2.4 (Steveston Area Plan) by deleting the Trites Area Land Use Map and replacing it as per Schedule A.
2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9274”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by
_____	APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER

Schedule A to Bylaw 9274: Trites Area Land Use Map

Trites Area Land Use Map

--- ALR Boundary

— Trites Area Boundary

Neighbourhood Residential (Single Family)

Neighbourhood Residential (Townhouse - 2 Storey)

Neighbourhood Residential (Townhouse - 3 Storey)

Industrial (Interim Use)

--- Road/Lane
(Possible road and lane alignment;
others may be permitted)

— Trail (Pedestrian Link)

■ ■ ■ Urban/Rural Buffer



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9275 (RZ 14-674749)
5460, 5480, 5500, 5520, 5540 and 5560 Moncton Street**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended 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
"ZS23	\$1.00"

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

"15.23 Single Detached (ZS23) – Steveston

15.23.1 Purpose

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

15.23.2 Permitted Uses

- housing, single detached

15.23.3 Secondary Uses

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

15.23.4 Permitted Density

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The **maximum floor area ratio** is 0.40 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. Notwithstanding Section 15.23.4.2, the reference to "0.4" is increased to a higher **density** of "0.6" if:
 - a) the **building** contains a **secondary suite**; or
 - b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the ZS23 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.
4. Further to Section 15.23.4.3, the reference to "0.4" in Section 15.23.4.2 is increased to a higher **density** of "0.6" if:
 - a) an **owner** subdivides bare land to create new **lots** for **single detached housing**; and
 - b) at least 50% of the **lots** contain **secondary suites**.
5. For the purposes of this **zone** only, up to 10% of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided the **floor area**:
 - a) is used exclusively for covered areas of the **principal building** and the covered areas are always open on two or more sides;
 - b) is never enclosed; and
 - c) is not located more than 0.6 m above the lowest horizontal floor.

15.23.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% 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.

15.23.6 Yards & Setbacks

1. The minimum **front yard** is 5.3 m, except that along Moncton Street and Trites Road the required minimum **front yard** shall be 6.0 m.
2. The minimum **interior side yard** is 1.2 m.

3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 6.0 m. For a **corner lot** where the **exterior side yard** is 6.0 m, the **rear yard** is reduced to 1.2 m.
5. A detached **accessory building** of more than 10.0 m² 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**.
6. A detached **accessory building** of more than 10.0 m² located in the **rear yard** that is used exclusively for on-site parking purposes may be linked to the **principal building** by an enclosed area, provided that:
 - a) the width of the enclosed area that links the **accessory building** to the **principal building** does not exceed the lesser of:
 - i) 50% of the width of the **principal building**; or
 - ii) 3.6 m; and
 - b) the building height of the **accessory building** and the enclosed area that links the **accessory building** to the **principal building** is limited to a single **storey** no greater than 5.0 m.
7. **Bay windows** which form part of the **principal building** may project into the **rear yard setback** for a distance of 1.0 m or one-half of the **rear yard**, whichever is the lesser.
8. The minimum **building separation space** is 3.0 m, except that an enclosed area, as described in Section 15.23.6.6, may be located within the **building separation space**.

15.23.7 Permitted Heights

1. The maximum **height** for **principal buildings** is 2 **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum height is 7.5 m.
2. For the purpose of this **zone** only, the **residential vertical lot width envelope** and the **residential vertical lot depth envelope** shall be calculated from the required **flood plain construction level**.
3. Uninhabitable roof elements may project through the envelopes to a maximum of 1.0 m measured vertically for roof dormers and 2.5 m for a roof gable facing a **road**.
4. The maximum **height** for **accessory buildings** is 5.0 m.
5. The maximum **height** for **accessory structures** is 9.0 m.
6. The maximum **height** for a **garage** is 6.1 m.

15.23.8 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.

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	24.0 m	270.0 m ²

15.23.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0, except that:
 - a) **fences**, when located within 3.0 m of a **side lot line abutting** a public **road** or within 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 with a minimum area of 20.0 m² and a minimum width and depth of 3.0 m shall be provided on the **lot** outside of the **front yard** unoccupied and unobstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into private outdoor space for a distance of not more than 0.6 m.

15.23.10 On-Site Parking

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**.

15.23.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (ZS23) – STEVESTON".

P.I.D. 010-249-311

Lot 14 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 003-887-111

Lot 13 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-303

Lot 12 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-281

Lot 11 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-273

Lot 10 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

P.I.D. 010-249-265

Lot 9 Section 12 Block 3 North Range 7 West New Westminster District Plan 21084

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9275"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 27 2015

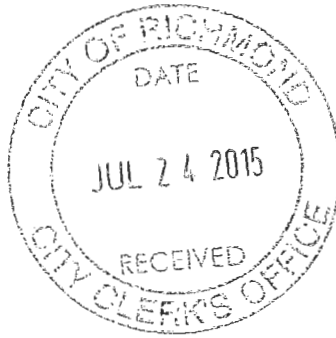
CITY OF RICHMOND
APPROVED by <i>al</i>
APPROVED by Director or Solicitor <i>D. F. L.</i>

MAYOR

CORPORATE OFFICER



City of
Richmond



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: July 23, 2014
File: 08-4430-01/2015-Vol 01
Re: **Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments**

This memorandum responds to the Planning Committee motions passed at the July 21, 2015 Planning Committee meeting for the proposed Zoning Bylaw 8500 amendments to regulate single-family and two-family dwelling massing. The following motion was passed by Planning Committee:

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:*
 - a) *be updated at section 4.18.2 and 4.18.3 to change the figures "12.5 m" to "15 m"; and*
 - b) *be introduced and given first reading; and*
- (3) *That staff report back to Planning Committee in one (1) year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

Amendment Bylaw 9280

Proposed Zoning Bylaw 8500 Amendment Bylaw 9280, as presented to Planning Committee, would introduce amendments to prohibit dropped ceilings, revise setback and height requirements for detached accessory structures, revise the maximum height regulations for 2 storey houses to limit the maximum height to 9 m and limit interior ceiling height to 5.0 m before an area with a tall ceiling would be counted twice for the purpose of floor area calculations.

During the Committee meeting, Planning Committee requested clarification regarding the measurement of interior ceiling height as proposed in Zoning Bylaw 8500 Amendment Bylaw 9280, and how it would apply to various architectural details that could be constructed. In response to the questions, staff have reviewed the proposed definition of ceiling height in proposed Bylaw 9280,

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July 23, 2015

- 2 -

and have amended the Bylaw 9280 (attached to this memorandum) as follows, for consideration of 1st reading:


“Height, ceiling means the vertical distance from top of the finished floor of a storey to:

- a) the underside of the floor joist;
- b) the underside of the roof joist;
- c) the underside of the bottom chord of a structural truss; or
- d) the underside of a structural deck
above that storey, whichever is the greatest distance from the finished floor.”

Please refer to the cross-section sketches for various forms of construction provided in Attachment 1 for information on how interior ceiling height would be measured. Should Zoning Bylaw 8500 Amendment Bylaw 9280 proceed to adoption, staff will prepare an information bulletin on interior ceiling height measurements to ensure that property owners, home designers and builders are aware of the new regulations.

Amendment Bylaw 9281

Planning Committee passed a motion to amend proposed Zoning Bylaw 8500 Amendment Bylaw 9281 to retain the existing residential vertical lot width building envelope provisions for lots with a lot width of less than or equal to 15.0 m. Staff have revised Zoning Bylaw 8500 Amendment Bylaw 9281 to reflect this change. The revised Zoning Bylaw 8500 Amendment Bylaw 9281 is provided with this memorandum for Council’s consideration.

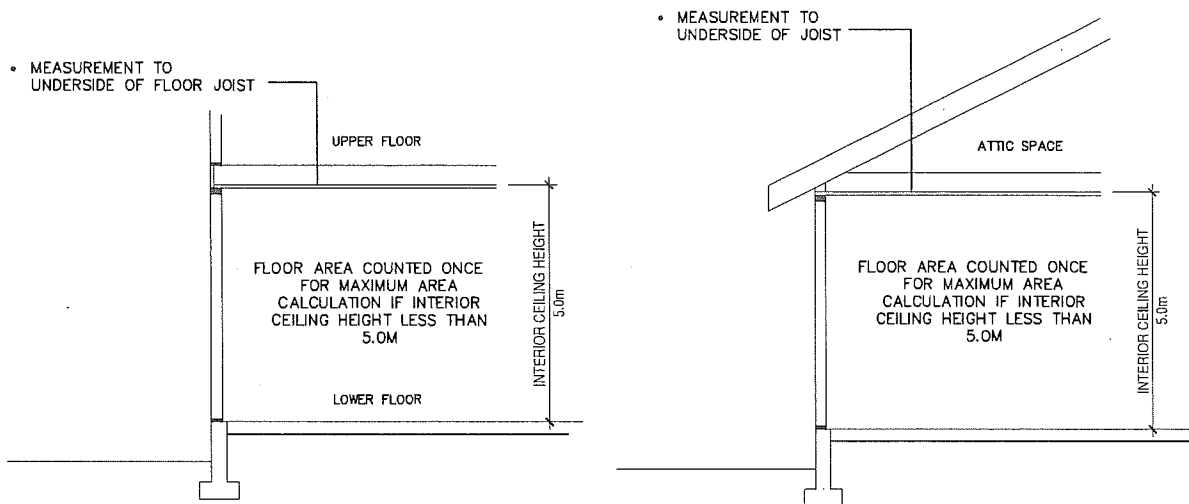

Wayne Craig
Director of Development

BK:rg

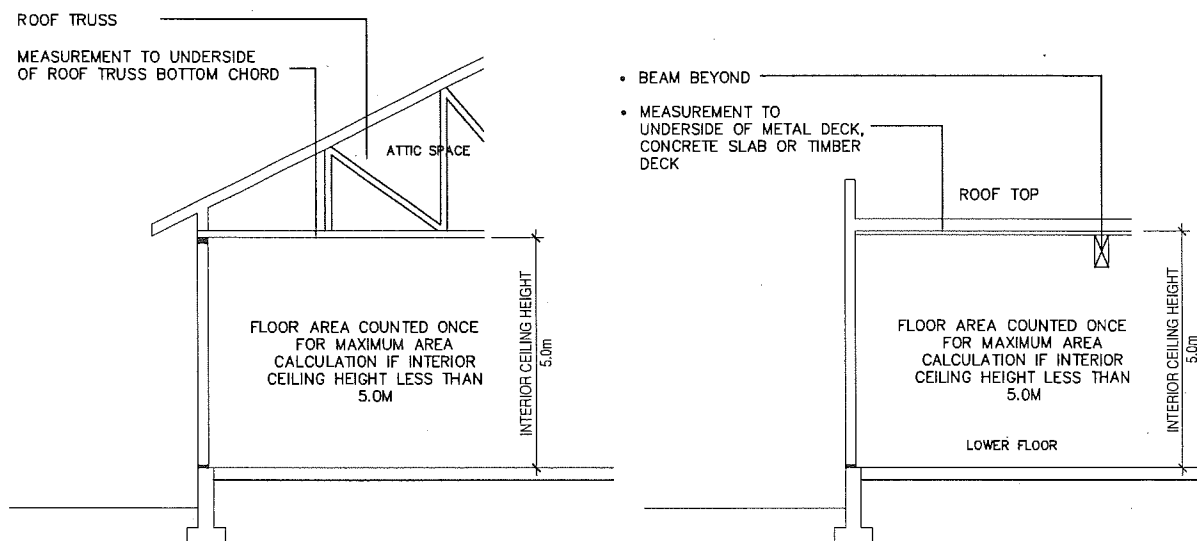
Attachment 1: Potential Ceiling Construction and Height Measurement

Interior Ceiling Height Definition

Measurement for flat ceiling situations



■ ceiling measurement at joist conditions

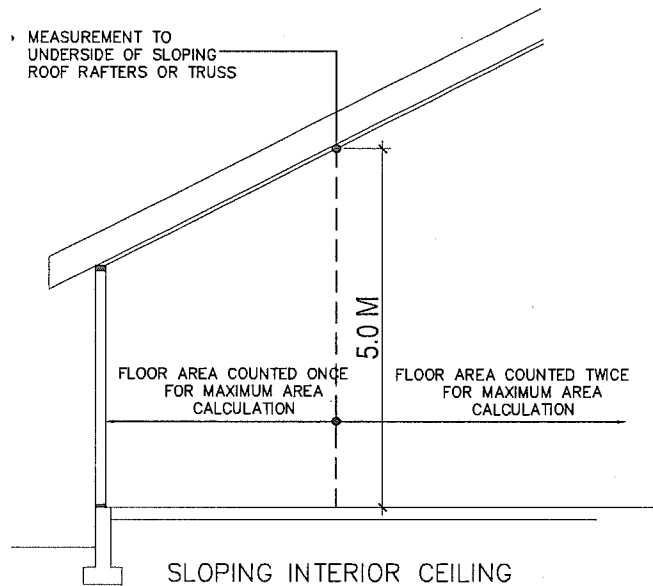


■ ceiling measurement at truss conditions

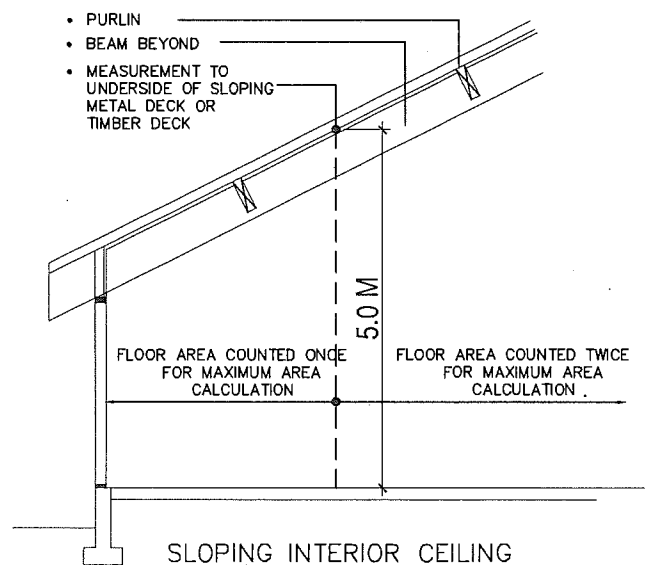
■ ceiling measurement at roof slab, and spanning deck conditions

Interior Ceiling Height Definition

Measurement for sloped ceiling situations



- ceiling measurement at roof rafter condition



- ceiling measurement at sloping roof deck conditions



City of Richmond

Report to Committee Planning and Development Division

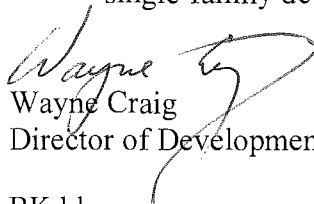
To: Planning Committee
From: Wayne Craig
Director of Development

Date: July 15, 2015
File: 08-4430-01/2015-Vol 01

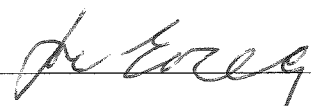

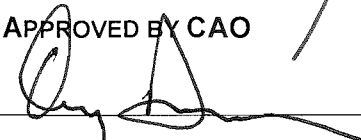
Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9279 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones be introduced and given first reading.
3. That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.


Wayne Craig
Director of Development

BK:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

July 15, 2015

Staff Report

Origin

At the June 22, 2015 Regular Council meeting, the following referral motion was passed:

That Item No. 17 – “Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments” be deleted from the Agenda and referred back to staff for further consultation and that bylaws be brought back by the end of July 2015 in order to be considered at the Tuesday, September 8, 2015 Public Hearing.

This report responds to this referral and brings forward an alternative set of Zoning Bylaw 8500 Amendment Bylaws, based on additional public consultation and feedback from residents and builders. Staff have restructured the proposed Zoning Bylaw 8500 amendment bylaws to address the main areas of the proposed changes.

This report also outlines addition enforcement mechanisms proposed by the Building Approvals Division to ensure plan review and issued permits are consistent with the proposed amendments to Richmond Zoning Bylaw 8500 and to address non-compliant construction.

Background

This report summarizes the results of additional public and industry consultation, and presents revised Zoning amendment bylaws for Council’s consideration. The recommended proposed revisions include:

- i. A revised maximum interior ceiling height of 3.7 m before areas are double counted for density calculations, with a 10 m² exception for entry and stairs and an additional 15 m² exception for floor area (subject to additional setbacks);
- ii. Revised Residential Vertical Lot Width Envelope for lots 12.5 or less in width; and
- iii. Revised setbacks for corner lots for detached accessory structures.

The other provisions of Zoning Bylaw 8500 Amendment Bylaw 9249 as presented on June 22, 2015 have not been changed. While the wording of the bylaw provisions is unchanged, the proposed amendments have been re-arranged into two (2) different bylaws for Council’s consideration. This will facilitate discussion of the proposed amendments and will simplify the adoption of the revised zoning regulations. The original staff report presented to the Planning Committee on June 16, 2015 is provided in Attachment 1.

Analysis

Consultation Workshops

Two (2) separate workshops were held to seek additional input from interested parties in the community. These workshops were scheduled at City Hall as follows:

July 15, 2015

July 8 – 4 pm to 7 pm – Residents

July 9 – 4 pm to 7 pm – Industry Representatives

Both meetings ran over time and concluded at approximately 8:00 pm both days.

The consultation workshops both followed the following format:

- 4 – 5 pm: Open House with display panels and general questions from participants;
- 5 – 5:30 pm: Presentation of Background Information and Meeting Purpose;
- 5:30 – 8:00 pm: Question and Answers from Participants and General Discussion;
and
- A comment sheet was provided.

Workshops were advertised in local newspaper, and invitations were sent directly by mail to all residents and industry representatives who took part in the first round of consultation in June 2015. Information on both consultation meetings was made available on the City's website effective June 30, 2015. A copy of the presentation materials used at the Workshops is provided in Attachment 2. All the presentation materials and comment forms were available on the website the afternoon of July 8, 2015, giving all interested parties ample time to review the material.

Both Workshops were well-attended: with 140 participants at the Residents' Workshop and 60 participants at the Industry Workshop. There were six (6) staff members in attendance at both meeting to provide informal comments during the open house portion of the workshop, and three (3) staff fielded questions during the formal presentation and question and answer portion of the workshop. As the workshops were a public event, attendance was open to anyone who wished to participate, and we note that both workshops were attended by both residents and representatives of the building industry, which provided an opportunity for 'cross-pollination' of ideas and comments.

Comments Received

The discussion at the Workshops was considerable, and very helpful for staff to develop the proposed revisions to the amendment bylaws. General comments received were:

- Side yard setbacks to an adjacent street for accessory lots should be reduced from the 7.5 m.
- Vertical building envelope changes and lot width should be amended.
- Considerable discussion regarding what the interior ceiling height limit should be.
- Clear preference expressed by the builders present at the workshops that interior ceiling height limit should be 5 m (16 ft.) high, up to a maximum 10 m² if that area is used for stairway and entry.
- Concerns that the proposed additional 15 m² of over-height interior space exception was excessive.
- The vertical expression limit is too restrictive.
- Ensure better enforcement of the bylaw by Building Approvals Division.

July 15, 2015

Minutes of the discussions at the meetings are provided in Attachment 3. A binder with copies of all the comment sheets submitted following the consultation meetings is available in the Councillor's office and at the Front of House of City Hall. The comment sheet is not a scientific survey and results should be viewed as such. Comment sheets submitted through a public workshop such as the workshops held on July 8 and July 9, 2015 are best viewed as a 'sampling' of opinion in the meeting. While not sufficient to withstand scientific scrutiny, the comment sheets do assist Council to assess generalized community opinion of the issue.

Comments Summary:

A total of 106 comment sheets were submitted at the two (2) workshops, and an additional 645 comment sheets were submitted after the meetings. We note that 399 of these comment sheets were submitted in two (2) bulk submissions (369 sheets and 30 sheets respectively) by a representative of the building industry.

From the comment sheets submitted at the July 8 2015 workshops, there was no clear preference for an interior ceiling height, but the comment sheets at the July 9 meeting indicated a strong preference for the a 5.0 m interior ceiling height.

Of the comment sheets received after the meeting date, including the two (2) bulk submissions of 399 sheets, there as a clear preference for a 5.0 m interior ceiling height.

Additional public correspondence submitted after the June 22, 2105 Council referral is provided in Attachment 4.

Recommended Revised Zoning Bylaw Amendments (Bylaws 9279 and 9281)

To address the Council referral from June 22, 2015 and to reflect the comments received at the two (2) public workshops, staff have re-structured the proposed amendments to Zoning Bylaw 8500 into two (2) new bylaws. Based on the comments received, staff have structured the bylaws to address the two (2) areas of change that resulted in the most public feedback:

- Proposed bylaw amendment for interior ceiling height before double counting over-height areas as floor area; and
- Proposed bylaw amendments to residential vertical lot with envelope

Relatively few comments were received on the other areas of the proposed bylaw amendments, related to accessory buildings and attached garages. Accordingly, staff have restructured the recommended amendments into two (2) separate bylaws as follows:

Recommended Zoning Bylaw 8500 Amendment Bylaw 9279 – this bylaw contains more general bylaw amendments: definition of ceiling height; accessory building height and setbacks; and height of attached garage. The recommended bylaw also contains the proposed amendment to the internal ceiling height to 3.7 m, with an exception of 10 m² for entry and staircase before over-height areas are counted as floor area, plus an additional 15 m² area up to 5 m in height, subject to additional setbacks.

July 15, 2015

Zoning Bylaw 8500 Amendment Bylaw 9281 – this bylaw contains the revised amendments for the residential vertical lot width envelope and reduction of two-storey building height to 9 m to roof peak and 10.5 m for roof peak for a two and half- storey house. The proposed amendments are based on comments received during the consultation process regarding the potential implications of the revised building envelope on narrow lots and propose to maintain the current residential vertical lot width envelope for lots equal to or less than 12.5 m in width, and amend the building envelopes for lots between 12.5 and 18 m wide, and those lots wider than 18 m. We note that this is a change from the original bylaw proposed, which stipulated an envelope for lots width of 10 m or less.

This report also presents three (3) alternative bylaws that Council could consider, should recommended Zoning Bylaw 8500 Amendment Bylaws 9279 and 9281 not be supported: two (2) bylaws (9278 and 9280) which are alternative bylaws to address the interior ceiling height limit; and Bylaw 9282 which is an alternative bylaw for the vertical lot width building envelope. These optional bylaws are discussed later in this report, and can be selected by Committee and Council should they wish to endorse alternative bylaws.

Recommended Bylaw Amendments for Building Massing and Interior Ceiling Height (Bylaw 9279):

The proposed Zoning Amendments presented to Planning Committee on June 16, 2015 included the following amendments:

- A new definition of ceiling height which will eliminate the use of ‘dropped ceilings’;
- Removed the provision to allow roof height to be measured to the mid-point of a roof for two-storey houses – effectively reducing the maximum height of a two-storey house to 9 m measured to roof ridge;
- A new provision to require the mid-point of the roof to be measured from the underside of eave for two and a half -storey houses;
- New height regulations for detached accessory structures;
- New setbacks, size limit and rear yard coverage limits for detached accessory structures; and
- Height regulations for attached forward-projecting garages.

As these proposed amendments were not the subject of comment or concern from the public or from the builders, staff recommend that Bylaw 9279 to amend the Zoning Bylaw 8500 be introduced and given first reading. These amendments are consistent with the amendments in Bylaw 9249 as presented to Planning Committee on June 16, 2015, with the exception of some minor changes proposed to the required setbacks for detached accessory buildings, as discussed below.

Recommended Interior Ceiling Height: In the report Planning Committee from June 16, 2015, staff proposed that Zoning Bylaw 8500 be amended indicate that the maximum interior ceiling height of 3.7 m before the area is double counted for floor area, with an exception for 10 m² for entry and stairs. Zoning Bylaw 8500 Amendment 9249 also permitted an additional 15 m² (161.4 ft²) of over-height ceiling to located anywhere in the house, subject to additional setbacks.

July 15, 2015

Staff propose no changes to these proposed regulations, and Zoning Bylaw 8500 Amendment Bylaw 9279 has been drafted to include the following:

- Maximum ceiling height will be limited to 3.7 m (12 ft), before the area is double counted for the purpose of determining the maximum Floor Area ratio (FAR);
- The existing exception from calculation of floor area for 10 m² limited to entry and stairs is maintained;
- An additional 15 m² of ceiling height up to 5 m can be permitted in the house, with additional 2.0 m rear yard setback; and
- The proposed regulation to limit the exterior expression of the first storey has been removed.

Staff have proposed that the interior ceiling height be a maximum of 3.7 m, and any area beyond the 10 m² and 15 m² floor area exceptions with a height greater than 3.7 m would be double counted for the purpose of determining floor area. Staff recommend that Bylaw 9279 be supported by Council as the 3.7 m interior ceiling height will have the greatest immediate impact on the concerns raised regarding building massing. Based on the large number of comment sheets submitted, and in particular those submitted after the meeting, there is evidence that there are residents who have a preference for a higher (5.0 m) interior ceiling height.

As stated in the original staff report, these proposed amendments do not prohibit the construction of a ceiling higher than 3.7 m (12 ft.), but rather, establish the limit in terms of internal ceiling height and clarification of the potential area for exceptions for calculation of floor area of the house. Any homeowner or builder can submit a Building Permit showing a ceiling height greater than the proposed 3.7 m limit, but the overall floor area of the house must be reduced accordingly.

Setbacks for Detached Accessory Buildings: The recommended amendments in the previous bylaw 9249 presented to Planning Committee on June 16, 2015 proposed amendments to regulate the siting of detached accessory buildings proposed minimum setback to an adjacent street of 7.5 m (25 ft). Comments from builders indicated that while they understood the intent of the original bylaw, there would be challenges on narrow lots to accommodate the proposed setback.

Accordingly, Zoning Bylaw 8500 Amendment Bylaw 9279 as recommended in this report revises the proposed setbacks for detached accessory buildings as follows:

- For lots with a width equal to or less than 12.5 m, the minimum front yard setback is 20 m, and the minimum setback to an adjacent street is 3.0 m;
- For lots with a width greater than 12.5 m but equal to less than 15.5 m, the minimum front yard setback is 20 m, and the minimum setback to an adjacent street is 4.5 m;
- For lots with a width greater than 15.5 m, the minimum front yard setback is 20 m, and the minimum setback to an adjacent street is 7.5 m; and

July 15, 2015

- The minimum interior side yard and rear yard setbacks for accessory buildings for all lot widths is 1.2 m.

We note that these setbacks are also contained in the alternative bylaws 9278 and 9280 (Attachments 5 and 6).

Residential Vertical Lot Width Envelope:

The amendments presented to Planning Committee on June 16, 2015 were proposed in order to fine-tune the vertical building envelope for a range of lot widths, better capturing the range of lot sizes and geometry in the city. The proposed amendments defined the vertical width envelope for lots less than 10 m in width, between 10 and 18 m in width, and greater than 18 m in width.

Comments from the building industry and home designers have raised concerns with the implications for construction on narrow lots, and specifically point out potential design challenges for lots less than or equal to 12.5 m (40 ft). The building industry representatives who attended the July 8 and July 9, 2015 public workshops requested that the proposed building envelope revisions be amended to leave the residential vertical width envelope unchanged for all lots less than 18 m in width. It is noted that at the time of writing, no evidence had been provided to demonstrate that the proposed amendments are problematic for lot widths greater than 12.5 m.

Staff acknowledge the comments from the builders but are of the opinion that changes to the building envelope are warranted for lots wider than 12.5 m and accordingly, Richmond Zoning Bylaw 8500 Amendment Bylaw 9281 has been drafted to change the building envelope categories to lots less than or equal to 12.5 m in width, between 12.5 and 18 m in width, and greater than 18 m in width.

Bylaw Enforcement

Plan Review Stage

An essential component of bylaw enforcement is having sufficient information to determine compliance at the Plan Review level. To ensure that all applications for single and two (2) family dwellings provide the required information, Building Approvals staff have augmented an already extensive Checklist of required items with additional base information requirements designed for applicants to clearly demonstrate compliance to Zoning regulations. This enhanced checklist will be communicated to all designers and applicants and will be made available and on-line and at the front counter. Plan Review will not proceed until all the required information has been provided.

The enhanced list of submission requirements will result in better information on applications enabling more accurate and consistent plan review for both zoning and building regulations. Improved information on plans will also aid in stricter enforcement in the field inspections for compliance.

July 15, 2015

Additional items proposed include:

- Large scale Plan and Section drawings fully describing any high interior spaces to demonstrate either compliance to maximum ceiling height or be counted twice toward the floor area maximum.
- Additional building cross-sections to completely describe the vertical composition of the proposed design
- Building details to show height and connection point of structural elements supporting interior high ceilings
- Information confirming the area of any high space exempted from being counted twice
- Indication of the vertical building envelope compliance will be required on elevation drawings.
- A Zoning Regulation Summary form affirming compliance to the bylaw regulations shall be filled and signed by the applicant. This additional step is confirmation by the applicant that the proposed development is in compliance to the Zoning Bylaw.

Any discrepancy to compliance identified by Plan Review staff shall be addressed with the applicant with subsequent drawing revisions required. Any ambiguity in construction details showing the height of structural elements supporting interior ceilings shall require additional information to be submitted. The combination of improved submittal information required are intended to compliment improvements to plan review afforded by the clarity provided in the proposed Zoning Bylaw amendments.

Field Review Stage

At the Field Review level, staff will implement new procedures to be clearly followed when construction does not match the approved plans of the building permit.

If a Building Inspector identifies construction not conforming to the zoning bylaw:

- Directs work to stop immediately
- Documents non-compliant work on the approved permit set
- Addresses issues with senior management
- No further inspections available until resolution of issues

Senior staff directs applicant to remediate the non-conforming construction and:

- Construction documents are revised to reflect remediation
- Proposed remediation is reviewed against approved permit drawings
- If Senior Building Division staff approve the remediation, the applicant provides written assurance that the work will be compliant with the zoning bylaw
- Construction may continue upon inspection of remedial work.

If remediation is not possible, inspector directs removal of non-compliant construction:

- Construction may not continue until after removal and directed by the building inspector
- Construction continues only after removal to the satisfaction of the building inspector

July 15, 2015

Enforcement by Community Bylaws Division

Building Approvals staff will work in close collaboration with Community Bylaws to affect enforcement at both construction and post construction stages.

- Community Bylaws staff will prepare legal prosecution leading to court action in those cases where the applicant refuses to remove or remediate construction under the direction of the building inspector.
- Legal prosecution will result in fines and the ultimate removal of non-compliant construction.
- Community Bylaws staff will participate in post construction inspections to verify that there are no non-permitted alterations after approved construction is complete.

We note for Council that non-compliance is enforceable by Court Proceeding and fines up to \$10,000 per day, as per the City's Building Regulation Bylaw 7230.

Staff is of the opinion that the clarity afforded by the new proposed Zoning Bylaw amendments will greatly aid in interpretation and field enforcement.

Alternate Bylaw Options

Staff have attached three (3) additional bylaws to this report, which provide alternative amendments to Richmond Zoning Bylaw 8500 (Attachment 5, Attachment 6 and Attachment 7), based on comments received through the public consultation workshops. These optional bylaws are discussed below.

Bylaw 9278 – 3.7 m internal ceiling height and no new floor area exceptions (not recommended): Bylaw 9265 (Attachment 5) would establish a maximum permitted ceiling height of 3.7 m (12 ft.) before the floor area would be double counted for the purposes of measuring floor area ratio, and would maintain the area excepted from floor area calculation at 10 m². This bylaw also includes the provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element, i.e. use of 'dropped ceilings' is prohibited.

Bylaw 9280 - 5.0 m internal ceiling height and no new floor area exceptions (not recommended): Bylaw 9266 (Attachment 6) would permit a maximum ceiling height of 5.0 m (16 ft.) limit before the over-height area is counted for floor area, and would leave the exemption area at 10 m². This bylaw includes the same provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element, i.e. use of 'dropped ceilings' is prohibited.

Bylaw 9282 – Building Envelope (not recommended): Zoning Bylaw 8500 Amendment Bylaw 9282 (Attachment 7) would amend the residential vertical lot width envelope to maintain the status quo for envelope calculations and upper storey massing for lots with a width of equal to or less than 18 m (59 ft), but would amend the vertical lot width envelope for lots greater than 18 m. This bylaw would specifically address the concerns raised by the building industry during the public consultation workshops.

July 15, 2015

Financial Impact or Economic Impact

None.

Future Considerations

Through the consultation held July 8 and July 9, 2015, several issues were raised by the public which, with the benefit of more time, might warrant additional analysis. These issues were:

- Maximum depth of house
- Rear yard setbacks to house
- Front Rear yard setback for larger detached accessory buildings
- Interior side yard setbacks
- Projections into required side yard setbacks
- Secondary (upper floor) building envelope

Should Council so direct, staff would conduct further research and analysis into these items and report back in a subsequent report to the Planning Committee. We note that adopting any of the proposed bylaws attached to this report would not preclude further analysis of these issues.

Conclusion


City Council passed a referral motion that staff undertake additional public consultation regarding proposed zoning bylaw amendments for single-family residential building massing. Staff conducted public workshops on July 8 and July 9, 2015. In response to the comments made at the workshops, Zoning Bylaw Amendment Bylaws 9279 and 9281 are attached for Council's consideration, with revised amendments to regulate massing of single detached and two-unit dwellings.

The proposed amendments amend and clarify the building massing regulations in the Richmond Zoning Bylaw 8500 to make it easier for Building Division staff to review plans, and ensure that submitted Building Permits conform to the Zoning regulations. The proposed bylaws also provide a number of changes to address the range and scope of issues raised by residents in the recent past.

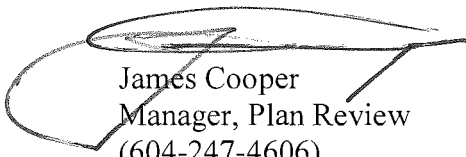
It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaws 9279 and 9281 be introduced and given first reading.



Gavin Woo
Senior Manager, Building Approvals
(604-276-4113)



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



James Cooper
Manager, Plan Review
(604-247-4606)

BK:rg

July 15, 2015

Attachment 1: Original Staff Report Dated June 10, 2015

Attachment 2: Presentation Boards from July 8 and July 9 2015 Workshops

Attachment 3: Minutes of Workshop with Residents and Industry Representatives – July 8 and July 9, 2015

Attachment 4: Additional Correspondence Received Following June 22, 2015 Council Referral

Attachment 5: Bylaw 9278 (Not recommended): Ceiling Height Option 2

Attachment 6: Bylaw 9280 (Not recommended): Ceiling Height Option 3

Attachment 7: Bylaw 9282 (Not recommended) Building Envelope Option 2



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee **Date:** June 10, 2015
From: Wayne Craig **File:** 08-4430-01/2015-Vol 01
 Director of Development
Re: **Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family Developments**

Staff Recommendations

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 to amend the zoning regulations for building massing and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9249 be forwarded to a Special Public Hearing to be held Monday, July 6, 2015 at 7:00 p.m. at Council Chambers at Richmond City Hall; and
3. That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.

Wayne Craig
 Wayne Craig
 Director of Development

GW/BK/IE:blg
 Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	<i>De Eusey</i>
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: <i>WAC</i>	APPROVED BY CAO <i>Wayne Craig</i>

Staff Report

Origin

At the Public Hearing held April 20, 2015, Council passed the following referral motion:

- (1) That staff investigate options to better control issues related to overall building massing and construction of high ceilings, including but not limited to:
 - a. what other municipalities are doing;
 - b. enforcement options; and report back through Planning Committee;*
- (2) That staff consult with stakeholders, residents, architects and home designers on the matter; and*
- (3) That staff refer the matter to the Richmond Advisory Design panel for analysis and comment.*

This report responds to this referral and brings forward a number of proposed amendments to Richmond Zoning Bylaw No. 8500 as follows:

- i. Amend the calculation of density in single-family zones and the exemption clause for over – height areas.
- ii. Revise the permitted vertical and horizontal single-family building envelope regulations.
- iii. Revise the calculation of maximum building height for single-family dwellings.
- iv. Revise setbacks and size limits for accessory buildings.
- v. Introduce new height and massing regulations for attached garages to single-family house construction.
- vi. Presents information related to non-compliant construction.

Background

The referral motion was made in response to recent comments raised by members of the public during the April 20, 2015 Public Hearing regarding the style and massing of new single-family house construction in a number of neighbourhoods in the City. These comments echo similar concerns raised by residents through email submissions to Mayor and Councillors, and recent news stories published in the local media.

Issues regarding the compatibility of new single-family development (largely relating to house size, height and massing) raised by the public are not unique to Richmond, as municipalities throughout the region are facing similar challenges as redevelopment occurs within the context of established single-family neighbourhoods.

The proposed bylaw amendments outlined in this report would be only applicable to lots regulated under Richmond Zoning Bylaw 8500. Single-family and two-unit dwelling residential properties regulated by Land Use Contracts would not be subject to the proposed regulations. Should successful early discharge of Land Use Contracts be accomplished and those properties regulated under Richmond Zoning Bylaw No. 8500, these regulations would then be applicable to all single-family and two-unit dwelling residential lots in the City.

Analysis

Existing Zoning Regulations

Current zoning bylaw provisions regulate building height and massing for single family and two-unit dwellings through a range of measures, including:

- Maximum building height is 9 m, measured to the mid-point of the roof, with an additional 1.5 roof height above the mid-point – to a maximum peak height of 10.5 m for a sloped roof meeting specified slopes of between 4:12 and 12:12 pitch.
- The residential vertical and horizontal building envelopes regulate how and where building massing can be constructed in relation of property lines.
- The calculation of floor area permits an exception for floor area over 5 m (16 ft.) high, up to a maximum 10 m² if that area is used for stairway and entry.
- Accessory buildings less than 10 m² in area have no minimum required setback from property lines.
- The height of an attached garage can be the same as the principal building.

On April 20, 2015 Council adopted Richmond Zoning Bylaw Amendment Bylaw 9223 which incorporated a number of amendments to regulate 2 ½ storey massing and roof designs. The new regulations are now in effect and regulate building form for single detached and two-unit dwellings.

When first crafted, the Zoning Bylaw regulations regarding building height and massing were generally adequate to address the construction practices and house style of the day. With the passage of time, the fundamental designs of single-family and two-unit dwellings have changed. Recent construction practices have seen an increase in floor to ceiling heights from the ‘standard’ 8 ft. ceiling height of the past, to a more common 11 ft. ceiling height for the ground floor and a 10 ft. height for second floor. The demand for taller interior spaces has raised the basic height and massing of a single-family dwelling.

In addition, there is demand for tall living room, dining room, and ‘great room’ spaces, many of which employ a higher interior space. Designers are also incorporating vaulted, cathedral or coffered ceilings, which may result in increased vertical massing of the building, often expressed as large wall faces and tall entry features.

Practices in Other Jurisdictions

Staff have undertaken a review of zoning bylaws and massing regulations in a number of jurisdictions in the region, and a summary table is provided in Attachment 1. While the City of Richmond is among the cities with provisions to allow an interior ceiling height over 4 m, the 10 m² exemption for over-height ceiling areas for foyer and entry is also consistent with several other cities in the region.

Proposed Zoning Bylaw Amendments

To address the Council referral from April 20, 2015, staff have reviewed our existing zoning regulations, and have drafted Zoning Bylaw Amendment Bylaw 9249 to better regulate the

height and massing of single-family and two-unit developments, and address concerns with accessory buildings. The proposed amendments are presented below.

Maximum Height for Single-Family Zones: Richmond Zoning Bylaw 8500 specifies that the maximum height for a building is measured from finished site grade to the mid-point of a pitched roof at 9.0 m (29.5 ft), with an allowance for an additional 1.5 m (5 ft.) above that point to the roof ridge, so long as specified roof pitch is met. The maximum height is therefore 10.5 m (34.5 ft).

Staff propose that the measurement of maximum height be amended to lower the height for two-storey house to 9 m (29.5 ft.) to the roof peak, eliminating the use of the mid-point of the roof, and the allowed additional 1.5 m (5 ft.).

Staff propose to retain the provision to measure the maximum height for 2 ½ storey single-family dwellings to the mid-point of roof, to preserve the ability to achieve a functional half-storey concealed within a pitched roof. By allowing the additional 1.5 m (ft) above the mid-point of a sloping roof, the half-storey floor area can be more effectively designed to be within the roof line and provide adequate light, air and functional habitable space. The amendments to the Zoning Bylaw 8500 approved on April 20, 2015 through Bylaw 9223 would be applicable to any proposed 2 ½ storey house.

Residential Vertical Lot Width Envelope: Section 3.4 of the Zoning Bylaw provides descriptions and graphic representation of how horizontal and vertical building envelopes are to be determined. Revisions are proposed to increase the spatial separation between houses, reducing the impact of upper storey massing, and allow more light into required yards. Staff propose amendments to better reflect the range of lot widths currently possible under the Zoning Bylaw. The major changes are to change the angle at which the envelope is calculated for wider lots from 45° to 30°, and to clarify the articulation of the building envelope.

In order to accommodate the substantive regulations proposed, it is necessary to remove the definition and graphic from Section 3.4 Use and Term Definitions, and create a new section 4.18 in Part 4 – General Development Regulations. These amendments will re-define the envelope for lots less than 10 m in width, between 10 and 18 m in width, and greater than 18 m in width.

Staff propose to insert the amendments as a new Section 4.18 - Residential Vertical Lot Width Envelope, and these are shown in proposed Bylaw 9249.

Interior Ceiling Height: In response to the referral from Council, staff propose that the Zoning Bylaw be amended as presented in Bylaw 9249 to:

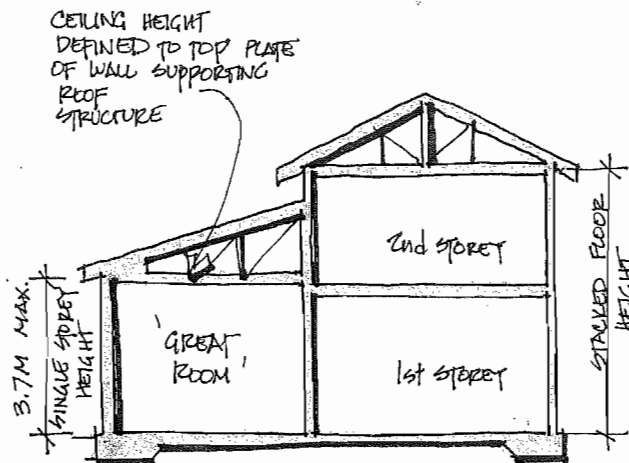
- Create a new definition of ceiling height which specifically ties the maximum ceiling height to a structural component such as roof truss or floor joist above, eliminating the use of dropped ceilings to achieve the height requirement.
- Reduce the maximum ceiling height before the area is double counted for the purpose of determining the maximum Floor Area ration (FAR) from 5 m (16 ft.) to 3.7 m (12 ft.).

In recognition of the importance the building community has placed on tall interior ceiling spaces, the proposed bylaw amendment would allow additional 15 m² of higher ceiling area – up to a maximum height of 5 m (16 ft.) located internally to the building to be counted once (rather than double) towards the maximum floor area. This 15 m² space must be set back an additional 2.0 m (6 ft.) from any required interior side yard or rear yard setback. This 15 m² exception is in addition to the 10 m² exception for exclusively entry and stair purposes.

Exterior Wall Ceiling Expression: Recent house trends, including the general increase of the height of the top ceiling plate which has resulted in tall building facades. Proposed Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 would address this issue by requiring that no exterior wall that fronts onto the required rear or interior side yard setback can have an eave line or other exterior expression taller than 3.7 m above the finished floor, if the construction takes advantage of the exceptions for interior ceiling height (i.e. 10 m² exception for entry and stair purposes and the 15m² general exception for ceiling height between 3.7 m and 5 m). This proposed amendment would not preclude a ‘traditional’ two-storey house design with two (2) stacked floors.

A simplified cross-section of how this revised provision would be implemented is shown in Figure 2.

Figure 2 –Interior Ceiling Height Regulation (Recommended)



Staff are of the opinion that the combination of the reduced interior ceiling height of 3.7 m (12 ft.) from 5.0 m (16 ft) before the floor area is counted twice for density purposes, in combination with the proposed additional setbacks for the additional 15 m² (215 ft²) permitted exception will result in reduced massing on the exterior of the house and should address a number of the concerns raised by Council and members of the public.

We note for Council that these proposed amendments do not prohibit the construction of a ceiling higher than 3.7 m (12 ft.), but rather, establish the limit in terms of internal ceiling height and clarification of the potential area for exceptions for calculation of floor area of the house.

Any homeowner or builder can submit a Building Permit showing a ceiling height greater than the proposed 3.7 m limit, but the overall floor area of the house must be reduced accordingly.

Accessory Buildings: Staff have recently encountered a number of issues arising from the current zoning regulations of accessory buildings on single-family lots. Specific areas of concern are:

- The permitted size of a detached accessory building in rear yards.
- The maximum 5 m (16 ft.) permitted height for an accessory building.
- Existing required setbacks for accessory buildings.

Size of Detached Accessory Building in Rear Yard: We note for Council that the BC Building Code does not require a Building Permit to be issued for small accessory buildings of 10 m² or less in area. Richmond Zoning Bylaw No. 8500 allows an accessory building to be constructed in a rear yard, so long as any portion of the portion of the accessory building which exceeds 10 m² is counted towards the overall floor area of the house. If the detached building is used for on-site parking, the building can be 50 m² in area before the building is counted towards floor area of the principal building. There have been recent Building Permits submitted which have resulted in an accessory building used for parking to be only marginally smaller than the single-family dwelling on the property.

Setbacks for Detached Accessory Buildings: Richmond Zoning Bylaw No. 8500 currently allows an accessory building of less than 10 m² in area to be constructed with no setback to any property line. An accessory building greater than 10 m² must be constructed at a minimum of 3.0 m (10 ft.) from a constructed road, and 1.2 m (4 ft.) from any other property line. Recently, construction of accessory buildings less than 10 m² in area have been sited according to the bylaw, but have resulted in poor interface to adjacent roads and surrounding properties.

To better regulate the size and setbacks for detached accessory buildings, staff propose amendments to General Development Regulations in Part 4 of Zoning Bylaw No. 8500 as follows:

- Detached accessory buildings up to 70.0 m² may be located within the rear yard.
- The area of all detached accessory buildings located entirely or partially in the rear yard cover no more than 40% of the rear yard.
- The setback from the front lot line must be at least 20.0 m.
- The setback from the exterior side lot line must be at least 7.5 m.

Height of Detached Accessory Buildings: Richmond Zoning Bylaw No. 8500 currently allows an accessory building to be constructed with a maximum height of 5 m (16.2 ft.). Recent construction of detached accessory buildings has resulted in unacceptable impacts on neighbourhood character. To better control the height of accessory buildings in residential zones staff propose amendments to General Development Regulations in Part 4 of the Zoning Bylaw as follows:

- The maximum height for detached accessory buildings less than 10 m² is 3.0 m for a detached accessory building with a pitched roof, and 2.5 m for a detached accessory building with a flat roof.
- The maximum height for detached accessory buildings greater than 10 m² is 4.0 m to the roof ridge for an accessory building with a pitched roof, and 3.0 m for an accessory building with a flat roof.

Staff are of the opinion that this amendment in tandem with the revised setbacks for detached accessory structures will mitigate the recent issues associated with these buildings.

Height of Projecting Attached Garage: Recent construction trends for single-family and two-unit dwellings have seen increasingly tall garage roofs for forward projecting attached garages. These projecting garages are a dominant architectural feature, and have the potential for subsequent illegal conversion to habitable space. This is one of the most common forms of illegal conversion, which results in the overall house size exceeding that permitted by the Zoning Bylaw. Staff propose an amendment to Richmond Zoning Bylaw 8500 to limit the height of an attached garage:

- The maximum height for an attached garage constructed as part of a principal building is 6.0 m to the roof ridge for a garage with a pitched roof, and 4.5 m for a garage with a flat roof.

We note that the proposed bylaw amendment to limit the height of attached garages is beyond the scope of the April 20, 2015 referral, but staff are of the opinion that tall garage roofs are a contributing factor to the overall massing of a single-family dwelling. Should Council choose to not support the inclusion of this amendment, the bylaw could be amended at the Planning Committee meeting to delete proposed Section 4.14.4 (c) from Bylaw 9249, and the revised bylaw forwarded to Council for consideration of first reading.

Richmond Advisory Design Panel Commentary

These proposed amendments to Richmond Zoning Bylaw 8500 were presented to Richmond's Advisory Design Panel at their May 21, 2015 meeting. Panel members posed a number of questions, and made a comment that the Richmond Zoning Bylaw interior ceiling height allowance of up to 5 m (16 ft.) was very generous compared to other jurisdictions and suggested that it be reduced. Panel members cited their experience with similar massing regulations and cautioned staff that there can be unintended consequences of massing regulations; such as increased homogeneity of house design or somewhat odd upper storey configurations based on building envelope regulations.

Design Panel comments were generally supportive of the direction proposed. Minutes of the Advisory Design Panel Meeting are provided in Attachment 2.

Bylaw Enforcement

There is a perception that many new homes are being altered after building permit inspections through post-approval changes and/or illegal construction. Staff in the Building Approvals Department has inspection and enforcement powers to address any illegal construction, which is

adequate to address these issues. The Building Approvals Department investigates all claims related to construction that may be occurring without a City issued Building Permit and appropriate action is taken to rectify these situations.

To improve the existing inspection and enforcement aspects of their work, Senior Management in the Building Approvals Department will be implementing new processes to ensure that Senior Management is immediately notified of any field alterations to approved Building Permit documents that result in changes to the calculation of density. Work to those portions of the construction shall stop, and may not resume until revised drawings demonstrating compliance to all zoning and building regulations are submitted and approved. If compliance cannot be demonstrated, the non-approved work will be removed or remediated to achieve compliance.

To further improve compliance at Plan Review stage, staff will request additional drawings and specifications; such as multiple cross-sections and large scale plans of over height floor areas to show accurately their extent and contribution to density. Ambiguous or unclear plans will require revision or supplemental information.

Additional Consultation

Staff presented the suite of proposed amendments to the Richmond Small Builders Group, a representative of the Greater Vancouver Home Builder's Association, the Urban Development Institute, and members of the public.

The Urban Development Institute and the Greater Vancouver Home Builder's Association raised concerns regarding the imposition of additional regulations stifling the creativity of house designers, and commented on the underlying market trends which have led to the current style of house design and massing throughout the City.

A meeting was held with the Richmond Small Builders Group, and with interested members of the public on May 26, 2015. There was general commentary that the visual impact of the over-height ceiling areas was a major concern, along with the general height of new house construction. Members of the public raised questions regarding the use of other planning tools; such as single-family design guidelines in the Official Community Plan (OCP) or various area plans.

Staff note for Council that guidelines for single family development cannot be implemented without designation of single family areas as Development Permit areas, which would result in a Council issued Development Permit being required before a Building Permit could be considered. Pursuing the Development Permit designation would require a comprehensive legal review, considerable community consultation, amendments to the OCP and all areas plan. It is further noted that implementing such an approach would result in significant additional process requirements for single family development and require considerable new staff resources to administer. Staff are of the opinion that the amendments proposed in Bylaw 9249 will address many of the concerns raised by residents. Minutes of the May 26, 2015 meeting are provided in Attachment 3.

The Richmond Small Builders Group expressed concerns with a number of the proposed amendments, including a desire to maintain higher ceilings, and to not make the single-family design process overly complicated. The Small Builders Group have suggested that reducing the height of two-storey houses to 9.0 m, and maintaining the 5 m ceiling height, but requiring measurement from the top of floor to the underside of the floor structure above, would be sufficient changes to address the complaints recently heard by Council.

Some builders in attendance and the public mentioned that a single-family 'Design Panel' could be considered as a mechanism to review house design. Staff do not recommend that a single-family Design Review Panel be pursued, as such a review panel would have no impact unless the Development Permit Area designation described above is implemented. Other correspondence received by staff is provided in Attachment 4.

Implementation

Upon adoption of the bylaw, staff will immediately implement the changes, and all Building Permit applications submitted after the adoption date will be required to meet the amended requirements.

Staff will also assess the changes to building design and massing over a period of one year and will report back to the Planning Committee on the impact of the proposed changes.

Alternate Bylaw Options for Interior Ceiling Height and Density Calculation

Staff have attached two (2) additional bylaws: Bylaw 9265 and Bylaw 9266 to this report, should Council wish to consider other options. Staff are of the opinion that recommended Bylaw 9249 successfully addresses Council's April 20, 2015 referral, and provides a framework for improved single-family and two-unit dwelling massing.

These two (2) bylaws are identical to Bylaw 9249; which staff recommend, save for the clauses related to Interior Ceiling Height. These options are discussed below.

Bylaw 9265 – 3.7 m internal ceiling height: Bylaw 9265 (Attachment 5) would reduce the maximum permitted ceiling height to 3.7 m (12 ft.) and would maintain the area exempt from floor area calculation at 10 m². This bylaw also includes the provisions to clarify how ceiling height is measured, and contains the provision limiting the exterior wall expression of top plate of the first storey to 3.7 m above finished floor.

Bylaw 9266 - 5.0 m internal ceiling height: Bylaw 9266 (Attachment 6) would permit a maximum ceiling height of 5.0 m (16 ft.) limit before the over-height area is counted for floor area, and would leave the exemption area at 10 m². This bylaw includes the same provisions to clarify how ceiling height is measured, requiring the measurement of ceiling height to a structural element and , and the provision limiting the exterior wall expression of top plate of the first storey to 3.7 m above finished floor.

Financial Impact or Economic Impact

None.

Conclusion

City Council passed a referral motion that staff examine measures and options to better regulate the massing of new single-family houses. Staff have reviewed current bylaw standards and practices from adjacent municipalities regarding these issues. Zoning Bylaw Amendment Bylaw 9249 is attached for Council's consideration, and presents a range of amendments to better regulate massing of single detached and two-unit dwellings.

The proposed amendments amend and clarify the building massing regulations in the Richmond Zoning Bylaw 8500 to make it easier for Building Division staff to review plans, and ensure that submitted Building Permits conform to the Zoning regulations. The proposed bylaw also provides a number of changes to address the range and scope of issues raised by residents in the recent past.

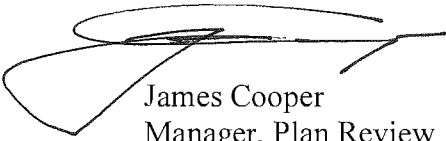
It is recommended that Richmond Zoning Bylaw No. 8500 Amendment Bylaw 9249 be introduced and given first reading.



Gavin Woo
Senior Manager, Building Approvals
(604-276-4113)



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



James Cooper
Manager, Plan Review
(604-247-4606)

GW/BK:blg

- Attachment 1: Practices in Other Jurisdictions
- Attachment 2: Minutes of the May 21, 2015 Advisory Design Panel Meeting
- Attachment 3: Meeting Notes from Public Consultation Meeting of May 26, 2015
- Attachment 4: Other Correspondence Received
- Attachment 5: Bylaw 9265 (Not recommended)
- Attachment 6: Bylaw 9266 (Not recommended)

District	Maximum Height (Pitch Roof)	Maximum Height (Flat Roof)	Maximum Accessory Structure Height	Ceiling Height	Exempted Area for Foyer/ Staircase
City of Surrey	9.0 m	9.0 m	4.0 m	> 3.7 m (12ft)	19 m ²
City of North Vancouver	9.14 m	N/A	3.6 m (12ft)	> 4.57 m (15ft)	Staircase and landings are visible from the street.
District of North Vancouver	7.3 - 8.53 m	6.71 m	3.66 m (for a flat roof) / 4.67 - 5.64 m (to peak)	> 3.66 m	No exemptions.
City of Burnaby	9.0 m	7.4 m	4.6 m	3.7 m (12ft) measured to exterior top plate with an additional 4ft interior allowance (16ft)	9.3 m ²
City of White Rock	8.5 m	7.7 m	3.0 m	N/A	N/A
City of New Westminster	9.0 m (to midpoint) / 10.67 m (to peak)	6.1 m	4.57 m	N/A	N/A
City of Vancouver	9.5 m (10.7 m at discretion)	N/A	3.7 m (for a flat roof) / 4.6 m (to peak)	> 3.7 m (12ft)	Up to 1% of maximum FAR to improve light and ventilation.
Corporation of Delta	9.5 m	8.0 m	3.75 m (for a flat roof) / 4.6 m (to peak)	> 4.3 m (14ft)	10 m ²
City of Richmond¹	9.0 m (to midpoint) / 10.5 m (to peak)	7.5 m	5.0 m	> 5 m (16ft)	10 m ² for entry and stairs.

Advisory Design Panel

Thursday, May 21, 2015

Time: 4:00 p.m.

Place: Rm. M.1.003
City of Richmond

Present: Grant Brumpton, Chair
Tom Parker
Xuedong Zhao
Michael Mammone
Jane Vorbrodt
Jubin Jalili

Also Present: Diana Nikolic, Planner 2
David Brownlee, Planner 2
Suzanne Carter-Huffman, Senior Planner/Urban Design
Barry Konkin, Program Coordinator-Development
James Cooper, Manager, Plan Review
Gavin Woo, Senior Manager, Building Approvals
Rustico Agawin, Auxiliary Committee Clerk
Lisa Jones – Auxilliary Architect, Building Approvals Division

Absent: Matthew Thomson
Paul Goodwin
Steve Jedreicich
Cst. Barry Edwards

The meeting was called to order at 4:04 p.m.

1. ADOPTION OF THE MINUTES

It was moved and seconded

That the minutes of the meeting of the Advisory Design Panel held on Thursday, April 16, 2015, be adopted.

CARRIED

Advisory Design Panel

Thursday, May 21, 2015

- like the variety of different architectural styles; appreciate the idea of extended planes; however, it could be further extended throughout the proposed development to tie together the different architectural styles; consider extended planes of materials other than glass, e.g. concrete, brick, etc.; proposed pillar does not appear to work with the idea of extended planes; consider design development;
- the west tower's curved wall does not appear dynamic in the model; consider applying the idea of extended plane to the curved wall or other measures to make it more exciting;
- Pearson Way (south) elevation/frontage needs more attention; streetscape character with street trees in metal grates is not successful; enhanced landscaping may be an effective way to tie together the different architectural elements and make the street more pedestrian friendly; consider further landscaping treatment, e.g. introducing pockets of greens and shrubs to add layering;
-
- appreciate the well-resolved programming at the podium level; appreciate the green roofs in the upper levels; however, look at access to the green roofs for maintenance work; and
- review the proposed colour (white) and cladding for the affordable housing units and consider long-term maintenance issues.

Panel Decision

It was moved and seconded

That DP 14-662341 be supported to move forward to the Development Permit Panel subject to the applicant giving consideration to the comments of the Panel.

CARRIED

(At this point, Jubin Jalili rejoined the Panel and participated in the Panel's consideration of Item No. 4)

4. PANEL REVIEW OF PROPOSED REVISIONS TO SINGLE FAMILY ZONES/ ZONING BYLAW TO ADDRESS HEIGHT AND MASSING CONCERNS

PROPOSER: City of Richmond (Planning and Building)

Advisory Design Panel

Thursday, May 21, 2015

Staff's Presentation

Barry Konkin, Program Coordinator-Development, advised that as per Council's referral to staff in the April 20th Public Hearing, staff is seeking the Panel's analysis and comments on the proposed package of measures to control the overall building height, massing and interior ceiling height of single-family homes. Mr. Konkin clarified that staff proposals labelled as Future Considerations regarding revisions to existing building envelope regulations included in the package circulated to Panel members will still need further study and analysis and will not form part of proposed Zoning Bylaw 8500 amendments to be recommended by staff to Council.

James Cooper, Manager, Plan Review, provided background information regarding the trend in construction of large infill single-family homes and noted the concerns raised by existing single-family. Mr. Cooper mentioned that the goal of the proposed revisions to the existing zoning bylaw is to provide the appropriate controls in overall building height and vertical building envelope to ensure compatibility of new single-family developments within existing single-family neighbourhoods.

Mr. Cooper highlighted the following proposed modifications to the single-family zoning bylaw that would significantly impact on the height and massing of single-family homes:

- for 2-storey construction on lot widths less than 18 metres, reduction of (i) maximum overall building height from 10.5 metres to 9 metres, (ii) vertical perimeter wall height from 6 to 5 metres,;
- for 2 ½ -storey construction on lot widths less than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 m to the peak of the roof, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees;
- for 2-storey construction on lot widths more than 18 metres, reduction of (i) maximum building height from 10.5 metres to 9 metres to roof peak, (ii) vertical perimeter wall height from 6 metres to 5 metres, (iii) angle of vertical plane from 45 degrees horizontal to 30 degrees, and introduction of second-storey setback; and
- for 2.5-storey construction on lot widths more than 18 metres, (i) maximum building height is 9.0 metres measured to the midpoint between the highest ridge and eave line and 10.5 metres to the roof peak, (ii) reduction of angle of vertical plane from 45 degrees from horizontal to 30 degrees, and (iii) introduction of second-storey setback.

Advisory Design Panel

Thursday, May 21, 2015

Mr. Cooper added that the above proposals are intended to lower the height of single-family building and transfer the mass away from the neighbours to the middle of the buildable volume.

Also, Mr. Cooper presented (i) three options on maximum height definition of a storey to address concerns on building bulk due to high floor to floor heights, (ii) proposed changes to attached garage construction to control height and massing, (iii) proposed changes to limit the massing and required setbacks of detached accessory buildings with an area of 10 square metres or less, and (iv) massing and setback requirements for detached accessory building greater than 10 m² in area, limited to a maximum of 40% of the rear yard, and a maximum size limit of 70 square metres. .

(Jubin Jalili left the meeting at 6:15 p.m. and did not return)

Panel Discussion

Comments from the Panel were as follows:

With regard to the three options presented by staff regarding proposed changes to the current Zoning Bylaw 8500 height definition of a storey, a Panel member commented that (i) Option 1, which allows the maximum height definition of a storey to remain at 5 metres with the height defined to top plate of wall supporting the roof structure but not allowing drop ceiling, is susceptible to manipulations by the builder, (ii) the proposed maximum ceiling height of 5 metres is too generous even for big houses, and (iii) the proposed 3.7 metre maximum ceiling height is more appropriate.

With regard to the proposed amendments to the current Zoning Bylaw 8500 to control the massing of single-family homes, a Panel member noted that the goal can be achieved through a simpler formula which provides flexibility, not stifle creativity, and not cause uniformity of design of single-family homes.

A Panel member noted that staff is going in the right direction and expressed appreciation for their efforts to investigate the design implications of proposed amendments to current Zoning Bylaw 8500. Also, support was expressed for the staff proposal for a maximum building depth of 50 percent of the lot depth. In addition, it was noted that the staff proposals for the secondary vertical building envelope and wall plane articulation to control massing may result in homogeneity of house design.

Panel commented that more time is needed to study and provide their comments regarding the proposed amendments to Zoning Bylaw 8500. In response to the comment of Panel, Mr. Konkin advised that Panel members are welcome to submit their written comments to staff.

Advisory Design Panel

Thursday, May 21, 2015

5. ADJOURNMENT

It was moved and seconded

That the meeting be adjourned at 6:50 p.m.

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Advisory Design Panel of the Council of the City of Richmond held on May 21, 2015.

Grant Brumpton
Chair

Rustico Agawin
Auxiliary Committee Clerk



**City of
Richmond**

Public Consultation
Planning and Development Department

Summary

Study on Massing for Single Family Neighbourhoods

Location: 2nd floor Galleria – Meeting Room 2.004

Time/Date: 17:00-19:00, May 26th 2015

Staff Members Involved:

Barry Konkin (B) – Program Coordinator (Development)
Gavin Woo (G) – Senior Manager (Building Approvals)
James Cooper (J) – Manager (Plan Review)

Attendees:

Aaron Meier	Kathryn McCreary	John ter Borg
Lyn ter Borg	Martin Woolford	Rod Lynde
Asit Thaliwal	Navtej Dhot	Barry Konkin
Raman Kooner	Khalid Hasan	Parm Dhinjal
Russ Barstow	Gursher Randhawa	Marty Gaetz
Rav Bains	Sam Sandhu	Brad Doré
Rafiq Sahikh	Anne Piché	Mike Mcfarland
Marco Ciciello	Lee Bennett	Timothy Tse
Graham Taylor	Graham Johnsen	Bob Hardacre
Liz Hardacre	Kim Kemp	

Goals:

1. To receive input on findings and proposed measures included in the Study on Massing for Single Family Neighbourhoods
2. To share viewpoints related to recent infill development in single-family residential neighbourhoods
3. To present consultation and discussion results to Mayor and Council.

17:00—Introductions by City of Richmond staff members. Presentation booklets were previously distributed to individuals present in the meeting.

Presentation by James Cooper

17:03 – 17:20—James Cooper presents “*Study on Massing for Single Family Neighbourhoods*”. Topics related to existing RS1 bylaws include:

- ‘Maximum Overall Building Height’
- ‘Vertical Building Envelope’
- ‘Maximum Storey Height Definition’,
- ‘Height of Attached Garages’
- ‘Maximum Floor Area
- ‘Height of Detached Accessory Buildings Requiring Building Permit’
- ‘Height and Location of Accessory Buildings Not Requiring a Building Permit’.

The proposed measures for bylaw amendment serve to reduce the maximum height of single-family dwellings by:

1. Reducing the maximum height
2. Refining the Vertical Building Envelope to produce better spatial separation and allow more light between adjacent houses
3. Define a maximum height for a single storey before the area is counted twice toward the maximum floor area density

17:20—Floor Opened to Comments from the Audience

Question(John Terborg): Why are ‘Future Considerations’ being presented in the PDF package?

Answer (J): There was a time constraint for the Study and proposed Bylaw Amendments. The additional provisions require more study in order to refine and vet for all lot dimensions.

Comment(Rod Lynde): The existing bylaw regulations do not define building aesthetic, and good taste cannot be legislated. Some do look ‘silly as designs are permitted within the regulations. The critical issue is one of appropriate design within the rules.

Question (Ann Piche): How will 12m and 10m wide lots be addressed? Current building envelope proposals may be too restrictive.

Answer (J): Lots less than twelve-metres wide will be addressed as additional refinement to the measures proposed in response to the comment.

Question: What is the easement to a wall?

Answer (J): Sideyard setbacks vary depending on the size of a lot. (Proceeded to explain existing sideyard setback requirements as per existing RS1 zoning bylaws).

Question: Why is the first floor constructed at eleven feet and the second floor constructed at nine feet?

Answer (J): This is a market trend we're seeing in new home construction for increasingly high ceilings.

Comment (Gursher Randhawa): There should be a collective look at the basic requirements a house needs for it to be considered "marketable". In this way, there is an economic value associated with the changes the City is proposing. At this time, homebuilders need to fit four bedrooms upstairs with three or four bathrooms.

Question: Why is garage height limited to eight feet or two and a half metres?

Answer (J): That is a dimension on the diagram that is not a limiting one. It is not meant that the maximum ceiling height in a garage is 8 feet or 2.5m.

Question (Bob Hardacre): For the City, the Official Community Plan (OCP) provides goals to maintain vibrant, sustainable residential neighbourhoods. Zoning has to support this OCP initiative and must be changed to be in line with preserving residential neighbourhoods. Current construction does not follow the framework provided by the OCP. Can the OCP be changed/amended to better dictate the residential neighbourhood goals?

Answer (B): The proposed measures address the regulations of the Zoning Bylaw as they relate to Single and 2 family home construction. The scope does not extend to alterations to the OCP.

Question: What makes a neighbourhood viable? What makes it liveable?

Answer (J and audience): Shadowing caused by excessively large houses has a negative impact on neighbourhoods—views and privacy are affected and massing is too large—which leads to further consequences.

Answer (B): The OCP cannot legislate design.

Comment: People are moving away because of these negative impacts*.

**Anecdotal evidence that will require verification*

Comment: In the City, new house construction does not take existing housing stock into consideration when first designed.

Comment: Audience member would like to present case study houses, however, was told to wait until other audience members had a chance to speak

Question (Marty Gaetz): One or two "bad apples"—relative to the quality of design today—have created a backlash against new development. Homebuilders, general contractors, and other people who live in the City have a vested interest in the quality of these homes. As such, these groups do not intend to create a negative impact within their neighbourhoods. Perhaps the City should look into neighbourhood specific zoning.

Answer (J): The proposed changes are a “one size fits all” approach. It is difficult to amend general provisions that pertain to a variety of properties. The goal is to provide a set of regulations that define a buildable envelope that will be viable to both current market trends and the existing urban fabric of single family neighbourhoods.

Comment (Lynda Terborg): Current construction of massive houses does not respect the existing urban fabric of the City. Although the interior spaces of these homes may function for the owner’s/developer’s needs, the exterior expression of these spaces do not respect the needs of neighbouring homes and the rest of the community. An inquiry was made about providing site plan information.

Comment (Lynda Terborg): *(Resident presented case studies on massive homes in various neighbourhoods around the city).* Double height spaces were constructed legally, but floors were added after the fact that increased the square footage of the property. Slight confusion with regard to how setbacks are measured on properties. Resident was frustrated that an approximately 3500 square foot house was constructed on a 6000 square foot lot. It would have been allowed on a 9000 square foot lot, not a 6000 square foot one. Resident expressed a desire to change double height spaces and have the City prevent infilling of double height spaces.

Question: How does the City prevent homeowners from infilling double height spaces after construction and final inspection?

Answer (G): The City performs over 300 “building check” inspections a year responding to neighbour complaints, amongst them illegal construction. Only 2 have been detected by inspections in the last 20 years.

Question: How will the City control abuses to the 5.0m ceiling height in future?

Answer (G): The current bylaw does not prevent drop ceilings being used to define the maximum height of a space. As such, the 5.0m maximum height regulation for a floor area before it is counted twice toward maximum density has been abused resulting in unnecessarily high perimeter walls and unwanted upper level massing. An example of how the City currently interprets drop ceiling designs was illustrated and background information on drop ceilings was provided. The new regulations as proposed by the study will tie the ceiling height to the roof or floor structure prohibiting drop ceilings. This will eliminate the bulk contributed by the high walls that are currently much higher than the maximum allowed ceiling height.

Comment: It is easier to build houses with a consistent roof height due to issues related to truss layout and framing. The efficiency of tying together all the wall top plates at a single height to and the use of drop ceilings have contributed to some of the unnecessary bulk surrounding high ceiling spaces.

Question: In the 1990’s the Zoning bylaw was changed, providing a guide for what is now considered—from an aesthetic perspective—a poorly designed house. Why is this being allowed?

Answer (G): The wording in the bylaw is vague on the application of the 5.0m single story height and the City’s hands are tied on the matter.

Comment: Project specific details should be provided to show: any proposed drop ceilings, roof heights, and other miscellaneous spaces. One builder expressed his desire to have a one-room exemption allowance from the proposed maximum height definition of a storey. It was expressed that the proposed bylaw changes would restrict design and make plan layouts for the family, living, and dining rooms difficult. As a compromise, one of those three rooms should be exempt from the proposed height restrictions to free-up design opportunity.

Comment: No pony wall should be permitted above the five-metre height restriction so people cannot abuse the proposed amendments.

Comment: New house construction does not respect the existing built fabric. In 2008, Council made a serious error in allowing building heights to reach 10.5 m versus 9.0 m. The 16' double height space allowance should be eliminated since other municipalities enforce a lower maximum height.

Question: The audience was confused about the processes behind changing the bylaws.

Answer (B): As such, the administrative processes behind changing the bylaws were explained, including how the public would be involved. Steps include: this meeting and its minutes as discussed in this document will be reported on to a committee who will send its ideas/results to council. From there, Council will vote and a public forum will be held where residents may provide feedback.

Question: Does a house have valid insurance if the house is in-filled post-inspection? Is the 'Declaration of Information' rendered incorrect if a home-owner wants to sell their property at a later date? How does in-fill practice affect fire protection, etc.?

Answer (J): If the construction is manifested after final inspection, the home-owner's house insurance is rendered void.

Comment: The disallowance of 3rd floor decks from the zoning bylaw has an undesired impact on the development on Agricultural Land Reserve (ALR) land. These properties should be allowed to have 3rd floor decks. In an example, if a deck faces ALR property it does not affect the neighbours—in terms of privacy. At this time, a guest expressed that the proposed bylaw changes scope is too broad in a similar way.

Answer (J): In the case of decks off the uppermost ½ storey in AGR land, an applicant may apply for a development variance to consider the minimal impacts.

Question: The City cannot compare bylaws between other municipalities, since comparing bylaws does not equate to an "apples-to-apples" comparison. Why is Richmond comparing the City's bylaws to bylaws made by other municipalities, when it is clearly not equal?

Answer (J): It is true that each municipality's zoning bylaw should be taken as a complete document and not cherry picked. In our approach we did a rigorous analysis of our current bylaw regulations to identify the regulations that may be refined in order to improve control of massing and bulk. The comparative study we used to guide our findings is much more extensive

in scope than the items presented in the table. Our proposed measures result from both a holistic look at our scope of regulations as well as those of other municipalities taken as a whole.

Comment: ‘Average grade calculation’ affects the maximum height of houses constructed in the City of Richmond. ‘Average grade calculation’ effectively reduces the volume of space that must fit within the existing zoning envelope (this is not to be construed as the height is lowered). Can you explain?

Answer (J): This is a “valid technical point,” since the ‘average site grade calculation’ tends to set the base plane for measurement of maximum height at a level that is lower than the finish grade around the house, acting to slightly lower the maximum height while the flood plain bylaw acts as a plunger pushing up the first floor elevation against the buildable envelope set by the average site grade.

Answer (J): Explained how average grade is calculated, since the process confused audience members. James explained that the floodplain elevation requirements in the City are a maximum of 0.6 m above the highest crown of road and not less than 0.3 m above it.

Comment: It was expressed that there are great designs in the City, as well as some really bad ones.

Comment: Decreasing the maximum building height would further “cram” designs. To build what the owner and/or developer desires—within the existing zoning envelope—is what leads to the problem of poorly designed houses. As such, we cannot “have our cake and eat it too.” Residents—as well as developers—must make compromises.

Comment: Everyone collectively agreed that the object of the meeting and proposal was to create positive change within the City, however, a misunderstanding by the general public—regarding the intent of the current bylaws and OCP—was raised, voicing general opposition to recent house design.

Comment: How can the public provide feedback on design proposals? A homebuilder expressed his desire to work with the City to make his design more responsive to the site. For example, the homebuilder prefers to have James’ input on the design before the construction permit is issued.

Comment (Sam Sandhu): The City of Vancouver preforms an inspection one year after construction; however, the City of Richmond does not. Additionally, house design requires attention to detail and a design panel for ‘single family dwellings’ is necessary to eradicate undesirable house design and construction.

Comment: The proposed zoning amendments must be “airtight” against possible manipulation primarily because Land Use Contracts (LUC) will expire and are required to be zoned as RS1, which is fast-approaching date. Over one year, 5,000 demolitions have taken place in the City.*
**Anecdotal evidence that will require verification*

Comment: The proposed changes do not represent all of the properties in the City of Richmond and only seem to apply to RS1/ E properties (RS1/ E properties are rapidly redeveloped).

Comment: A resident suggested that designers do not visualize their work before it is built. He argued that designers—of recent developments—do not understand the scale of their drawings on paper as they would be in the real-world. The resident expressed that the City needs architectural guidelines.

Question: ‘Infill housing’—when a house is replaced by a new house—does not respect the intention of the neighbourhood’s fabric. In example, the Westwind neighbourhood was initially designed using a set of required materials and typologies, however, new development does not consider the original criteria for new construction, which negatively impacts the neighbourhood visually. What are the criteria?

Answer: The City is not aware of a ‘design criteria’ that applies to the Westwind neighbourhood; however, a single developer may have had a specific vision for the neighbourhood, which is what the community sees today.

Question: A discussion on covenants suggested that the City had design criteria many years ago. What do the regulations say?

Answer (J, B): To the recollection of staff, there have never been any aesthetic design criteria in the Zoning Bylaw for new single infill house construction in the City of Richmond. Some Land Use Contracts had limited architectural guidelines.

Answer (B): The City currently has no development permit process for individual ‘infill housing’. Design guidelines are created based on a comprehensive development area. However, it is difficult to apply such guidelines to individual lots. As such, design guidelines that are created and/ or proposed will create additional time delays in the construction phase. Since time is measured economically, delays cost homebuilders large sums of money—homebuilders must pay taxes on the land while waiting for a permit. Barry suggested that design trends are changing, which will ultimately impact residents in areas of redevelopment.

Comment: The bylaws are used to control the depth of homes, but not necessarily massing. If the depth of allowable buildable area is controlled, the size of new house construction is constrained and will limit the length of sidewalls that visually affect adjacent properties.

Comment: Designers that create aesthetically undesirable houses are not present in the room.

Comment (Lynda Terborg): The City of Richmond needs rules and regulations to control the visual impact of single-family residences on the existing fabric of the City.

Comment: A design panel would be too time consuming, according to homebuilders. As such, homebuilders prefer access to prescriptive design guidelines that will speed up permit processing and reduce costs.

Comment (Gursher Randhawa): Homebuilders have identified already loopholes in the proposed amendments to zoning bylaw. Gursher suggests, that if he can find them design professionals are in a position to exploit these flaws because they are technically trained. As

such, the City needs to slow the amendment process down and consider every option in thorough detail. If the City moves too quickly, there will be consequences.

Comment (Marty Gaetz): Homebuilders invest a considerable amount of money in projects before becoming involved with the City. Homebuilders are requesting ample notice before any changes are made to the bylaw. The current limit on double height ceiling design is undesirable and is considered retroactive.

Answer (J): The City will try to work with transition time periods with homebuilders in order to implement fairly future changes to regulations.

19:05—End of Meeting

Woo, Gavin

From: Craig, Wayne
Sent: Monday, 27 April 2015 08:58
To: Woo, Gavin; Cooper, James
Subject: FW: Public Hearing follow-up: Town Hall Meeting, Wednesday April 29th - 7pm

FYI

-----Original Message-----

From: wrapd193@wrapd.org [<mailto:wrapd193@wrapd.org>]
Sent: April-26-15 5:54 PM
Subject: Public Hearing follow-up: Town Hall Meeting, Wednesday April 29th - 7pm

Hello WRAPd Subscribers,

Flowing out of the events of Monday April 20th's Public Hearing it has been clearly communicated that the public is asking for greater education and opportunities for informed citizen input into the character and shaping of Richmond's single family neighbourhoods.

An informed public is the best resource to hold City Council accountable to what was discussed on Monday April 20th.

This Wednesday (April 29) at 7pm WRAPd is hosting a Town Hall Meeting at Westwind School. We will be able to discuss some of the information presented at the Public Hearing but with ample time for community input and questions from residents.

Forward the invitation to your neighbors and friends in other neighbourhoods (LUC or Zoning) about having their voices heard.

Your participation is appreciated.

The story continues ...

<http://www.richmond-news.com/residents-contend-city-bylaws-being-flouted-by-megahome-developers-1.1831952>

http://wrapd.org/PDF/Lynda'sPresentation_FULL001.pdf

<http://wrapd.org/PDF/JohnterBorgPublicHearingSubmission2015-04-20.pdf>

<http://wrapd.org/PDF/KathrynMcCrearyPublicHearingSubmission2015-04-20.pdf>

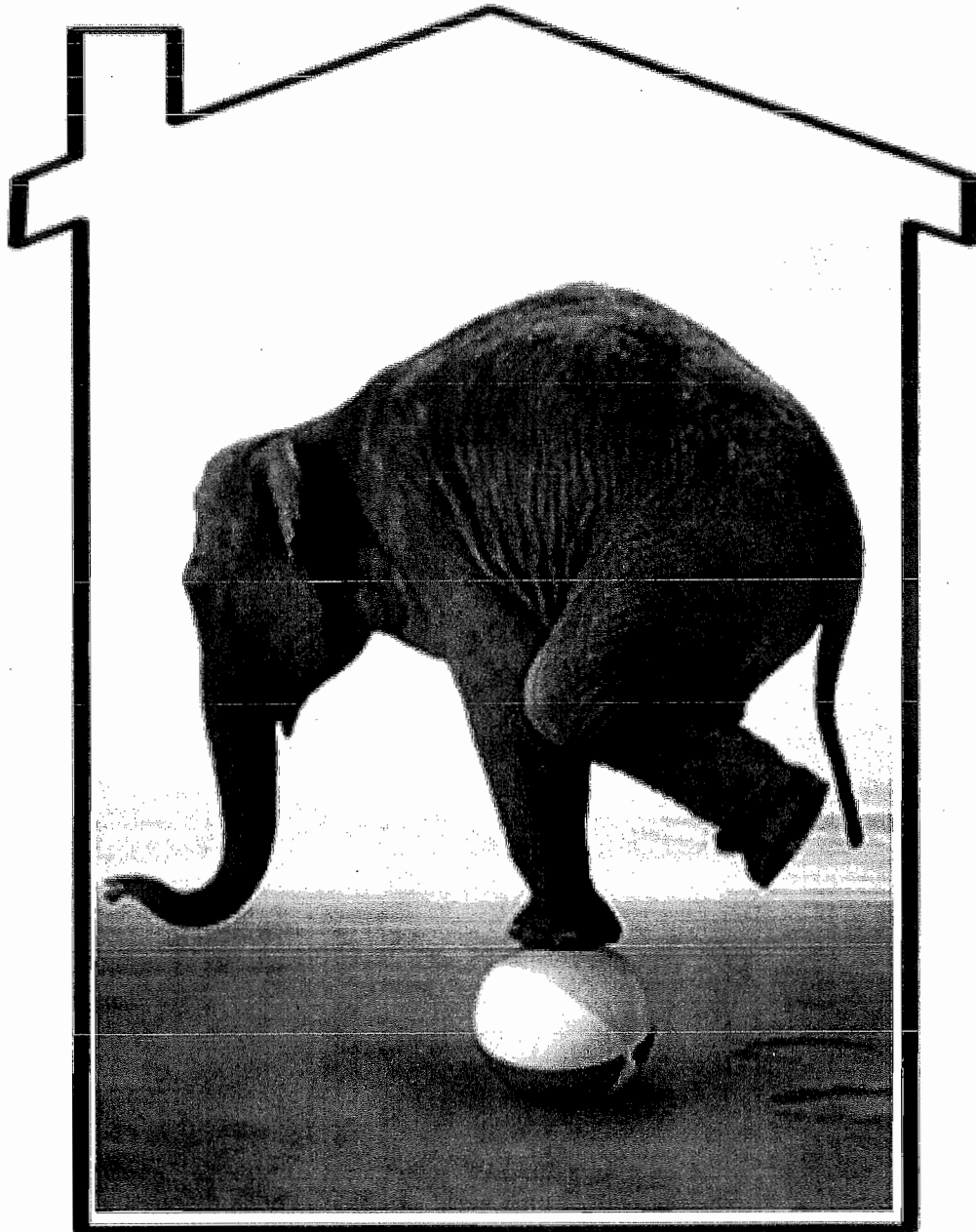
<http://wrapd.org/PDF/JamesStrilesky-LettertoMayorandCouncil2015-04-14.pdf>

http://www.richmond.ca/cityhall/council/agendas/hearings/2015/042015_minutes.htm

You are invited to a ...

TOWN HALL MEETING on "MEGA HOUSES"

Get Informed!



pc: Joe Erceg

Brodie, Malcolm

From: jsrmont@telus.net
Sent: Wednesday, 22 April 2015 20:54
To: Mayor and Councillors
Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda; Steves, Harold
Subject: Zoning Bylaw Amendments

Mayor Brodie and Councillors

I am a life-long resident of Richmond, and have lived in our Westwind home since 1972, when we had it built for us. At the time, we were attracted by the prospect of living in a subdivision similar to the developers first two projects - Laurelwood and Maple Lane. There were no protective covenants regarding design principals, but thanks to the good taste and sense of discipline of the developer, a very pleasant community was completed, and remained so for over forty years.

As you heard at the Council meeting Monday night (April 20), our community is under serious threat as a result of a number of "mega houses" being built to designs that may or may not be quite legal according to the rules, but clearly are outside the intention of the of the zoning regulations.

By the end of the meeting on Monday, I was encouraged by the interest shown by the Mayor and Councillors in attendance, and sensed a shared concern for a need to address these issues. The Zoning Bylaw 8500, Amendment Bylaw 9223, along with the additional considerations added during the meeting, are a good start. More study is required, but the sooner this can be completed, the better.

In the meantime, something must be done to stop the carnage. Builders will now rush to demolish and build prior to the changes taking effect. Further, the issue of the Land Use Contract properties has not even begun to be addressed. Even more pressure will be put on these properties once the above Zoning Amendments are in effect.

It seems quite clear these builders, and many buyers, simply don't care about what they are doing to our neighbourhoods, and they are not likely to be "persuaded" to change their practices. While these changes to the Zoning Regulations and Land Use Contracts are being studied and implemented, it is quite conceivable that another ten to fifteen percent of the existing housing stock could be razed. To prevent this, and until the these changes can be made, there are steps that can be taken.

The first, which is the least we can do, is to be much more rigorous in reviewing plans for these large houses prior to issuing building permits, and once issued, to apply the same tough approach to building inspections. I understand you feel that City staff are doing an adequate job, but given some of the examples we saw at the meeting this last Monday, clearly there are elements of the system that are broken.

The second thing we can do is to simply place a six or nine month moratorium on any further demolitions. This may seem extreme, but if we are really serious about the City's objective of preserving the character and desirability of our single family neighbourhoods, this will clearly demonstrate we are serious.

As I mentioned earlier, I was impressed with the nature of the discussion at the Monday meeting, and hope that a high priority will be placed on resolving these issues with the Zoning Bylaws and the Land Use Contracts.

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

2015-04-23 07:10

Woo, Gavin

From: MayorandCouncillors
Sent: Thursday, 23 April 2015 15:55
To: 'jsrmont@telus.net'
Subject: RE: Zoning Bylaw Amendments

This is to acknowledge and thank you for your email of April 22, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: jsrmont@telus.net [<mailto:jsrmont@telus.net>]

Sent: Wednesday, 22 April 2015 9:06 PM

To: MayorandCouncillors

Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda; Steves, Harold

Subject: Zoning Bylaw Amendments

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be addressed. Even more pressure will be put on these properties once the above Zoning Amendments are in effect.

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The first, which is the least we can do, is to be much more rigorous in reviewing plans for these large houses prior to issuing building permits, and once issued, to apply the same tough approach to building inspections. I understand you feel that City staff are doing an adequate job, but given some of the examples we saw at the meeting this last Monday, clearly there are elements of the system that are broken.

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As I mentioned earlier, I was impressed with the nature of the discussion at the Monday meeting, and hope that a high priority will be placed on resolving these issues with the Zoning Bylaws and the Land Use Contracts.

Thank you,

John S. R. Montgomery

5880 Sandpiper Court, Richmond, BC V7E 3P7

Sent from Windows Mail

This recent letter (Richmond Review April 23 2015)
to the editor is so true and the last part
is referring to future changes that will have to occur if this
troubled world is to survive. Politicians at this time period
don't have the necessary wisdom of understanding to realize
the deeper meaning of what is meant by future changes.

The current mantra of the world is materialism it is fueled by
greed and mostly governed by incompetency.

Teopea
Richmond BC
May 7, 2015

Elected Politicians not doing their job.

A6 THURSDAY, APRIL 23, 2015

■ **LETTERS** *to the Editor*

City's sold out

Dear Editor,

The politicians who run the City of Richmond have sold out to property tax revenue greed.

Perfectly good, older homes are being torn down to be replaced by mostly over-sized homes that look out of place in the neighbourhood and out of the market price range for many families.

Developers have taken advantage of the weak mindedness of the politicians and have maximized the usable property space to where some lots are all house and paving stones. (Not good for the environment).

Three-story new homes should never have been allowed. It's a perfect example of politicians not taking their jobs seriously in protecting the best interests of neighbourhoods. They will defend their lack of oversight in this matter with wiggle room excuses.

Now, the politicians have allowed ultra-small two-storey towers to be built on the same property as the oversized home. More property tax revenue for the city but at what expense to the character of the neighbourhoods?

The two most pressing problems of this world, according to a recent UN study, are over population and over development. The Richmond city politicians have no true ethical understanding of what is meant by over development. They are part of the problem because their mindset has been influenced by the relentless pursuit of progress and development. Eventually, a new mindset has to take place, but it certainly won't happen with the current batch of politicians running the City of Richmond.

JG Jardey
Richmond

City of

RICHMOND
British Columbia

**Performance
Grade**

F
ailed

Public opinion is in agreement that the tax payer paid politicians have failed in providing for a common sense approach to long term community neighbourhood development planning and environmental concerns for continued neighbourhood development.

Richmond Public Hearing – May 20, 2015

Richmond's new home building trends are for high ceilings, high stair wells to the second floor and high great rooms.

A house on Glacier Crescent near my parents house is shown in the picture. The great room is shown off the kitchen at the middle back of the house and the ceiling is significantly more than 16ft4in. You can see the max 16ft4in ceiling in the entrance to the house and compare it with the much higher ceiling over the railing looking down towards the great room.

Show picture 1

I went to another house on Glacier Crescent with an inspector from the City. The great room is off the kitchen in the middle back of the house. In this example, there was a dropped ceiling that dropped down to 16ft4in directly above the great room. The inspector told me that the ceiling height was dropped to satisfy the "height requirement".

But meeting the maximum storey height by construction of a false drop ceiling below the level of the roof structure contributes to greater massing! Instead of a drop ceiling an arch or barrel ceiling could easily be constructed and still have the same impact on massing as the space taking up volume. As an aside, the builder, I was told, was only required to show one cross section in his submission and so this is the one he most likely presents.

I went to an open house for another new house at 9240 Chapmond Crescent which had a great room next to the kitchen at the middle back of the house like the other two properties mentioned. The real estate agent told me that the height of the ceilings was about 21ft.

I went to another house on Goldstream Place. It had ceilings, that were about 21ft high in the entrance, as well as the two front rooms and the great room off the kitchen.

Show Picture group 2

I have looked at many MLS pictures and the vast majority have great rooms.

In conclusion, the vast majority of these houses have great rooms that have storeys that exceed 16'4".

I did a study and searched all 93 houses on MLS in Richmond built since 2008 that had a value of \$1.8 million dollars and above.

I have prepared a spreadsheet, illustrating the relationship between finished floor area and permitted floor area as allowed by the lot size.

insert word document

insert spreadsheet

In conclusion, Builders are maximizing the square footage of the houses they are building. Which begs the question, how can they maximize the allowable area of living space and still have these over height rooms?

The double counting rule says that if the height of the floor exceeds 16'4" than it must be double counted as if there were two floors. This means that if the height of a storey is increased beyond 16'4", than the total floor area of the space needs to be subtracted from the maximum permitted area.

Since we confirmed the vast majority of these homes have great rooms the actual square footage of the house must be significantly lower than the maximum permitted area of the house. The maximum living area of these homes should be reduced by the area of these over height great rooms and other over height rooms.

Also, we confirmed the majority of these MLS listing all were built out to the maximum allowable floor area. The majority all of these houses were non nonconforming visually from the inside and out.

There is a problem

Walking my dog in my neighbourhood, a subcontractor allowed me to view one of the Goldstream houses under construction. I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noted the same 16ft4in ceilings dropping down, in the rooms in either side of the foyer, and the great room. The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum, in fact the full height of the storey was still about 21 feet.

I alerted City staff and an inspector was sent to take pictures of the ceiling. I requested to know the square footage of the house and he informed me that the actual size of the house was 4,000 square feet. The maximum calculated square footage of the house is 4,019 square feet. So apparently no deduction was made to the size of the house for these oversize rooms.

There is a problem

I have been informed that Staff in the Building Approval Division review all house plans before a Building Permit is issued. All Building Permits issued by the City are reviewed to ensure compliance with the City's Zoning Bylaw and the BC Building Code. Any internal building area with a storey shown on the building permit drawings to be constructed at a height of more than 5 m (16.4 ft) has that area counted as if it is comprised of two floors for the purpose of determining the maximum floor area permitted.

There is a problem - it's not happening

Conclusion

- Enforce the Bylaw
- Stop taking ceiling measurement to false drop ceilings of any kind (barrel, back framed, drop,coffer)
- Require the builder to provide multiply cross sections of a house for review to the City.
- Get rid of 16'4" ceilings all together and change them to 12'1'.
Result: This will stop new houses from making the leap from 16ft4inch ceilings to 21ft as the new normal.

Kathryn McCreary, P.Eng.

Calculation

Study

- Looks at 93 houses built since 2008, and
- Houses on the market listed at \$1.8 million dollars or more asking price

Example Calculation: 7531 Glacier Crescent

Maximum Floor Area permitted for Single Family Residential Zoning

- Based on total area of the lot
- Maximum Buildable Area = 55% on the first 5,000ft², and
30% on the remaining lot area
= $0.55 * 5000 + 0.30 * 3556$
= 3,817 square feet
Finished Floor Area
= 3,807 square feet (MLS)

Sample Calculation:

Ratio of Finished Floor Area / Maximum Permitted Buildable Area
= $3,817 / 3807$
= 1.003

Conclusion:

Average of 93 houses on the Market, on April 18, 2015

- Ratio = 1.004/1

Suggests Builders are maxing out on allowable square footage

Source Information:

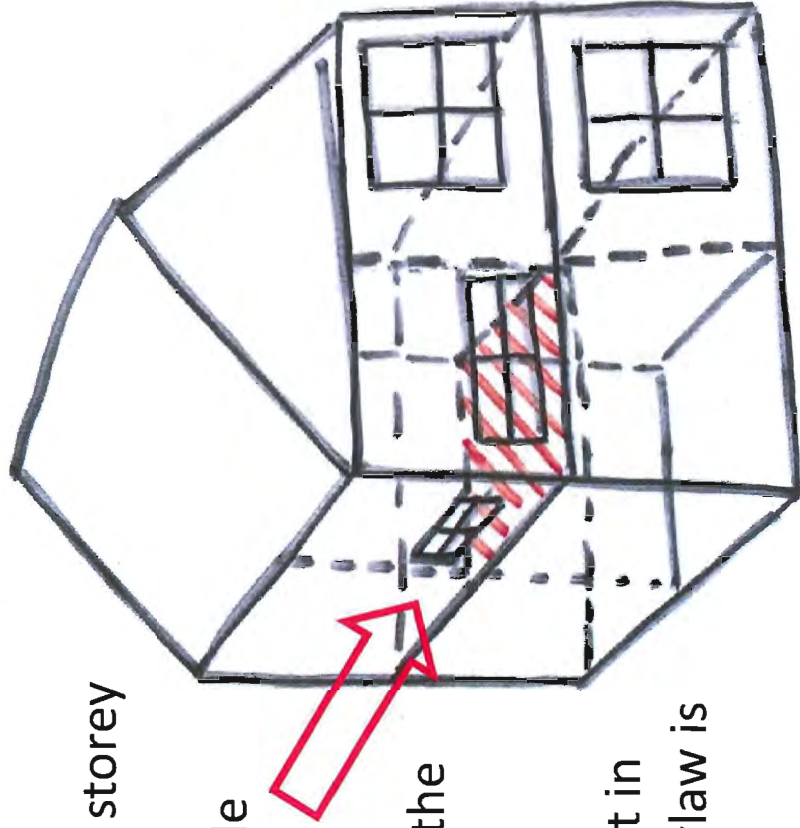
- <http://www.realtylink.org/>
- <http://www.bcassessment.ca>

This house has maxed out its FSR (floor space ratio).

This room has exceeded the maximum storey height and the square footage must be counted against the maximum buildable area.

The saleable area must be reduced by the same floor area as this room.

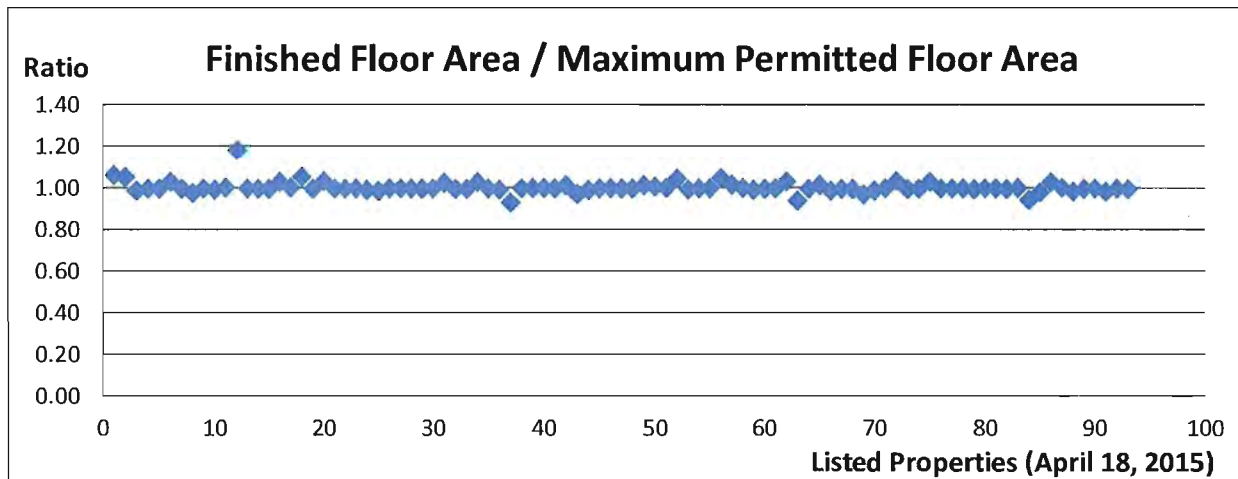
In the vast majority of new houses built in Richmond this section of the Zoning Bylaw is not being enforced.



MLS Richmond Listings

Date: April 18, 2015
Price Range: > \$1,800,000
Age: Houses built after the year 2008
Source(s): <http://www.realtylink.org>
<http://www.bcassessment.ca>
Real estate open houses
Author(s): Kathryn McCreary P.Eng.
John ter Borg B.Eng., MLWS, LEED AP

Graph:



Summary:
















































New houses coming on the market in Richmond are being built to maximize 100% of the permitted floor area available.
























The majority of new houses constructed in Richmond are in violation of the double height standard in the Zoning Bylaw.

These new houses in Richmond breaching the double height standard are not sacrificing walkable square footage as required by the Zoning Bylaw.

Data:

Address		Age	Lot Area (ft2)	Actual Livable Area (ft2)	Maximum Permitted Area (ft2)	Ratio	Breach Double Height	MLS Image
9271 WELLMOND RD	1	4	7,200	3,623	3,410	1.06	?	
9220 WELLMOND RD	2	6	7,920	3,820	3,626	1.05	Y	
3560 FRANCIS RD	3	3	7,920	3,589	3,626	0.99	Y	
5520 CHEMAINUS DR	4	2	7,000	3,347	3,350	1.00	y	
8820 ST ALBANS RD	5	5	7,920	3,625	3,626	1.00	y	
3506 ULLSMORE AV	6	2	7,030	3,462	3,359	1.03	?	
8228 ELSMORE RD	7	3	7,100	3,378	3,380	1.00	y	
9091 WELLMOND RD	8	5	7,920	3,550	3,626	0.98	y	

9411 DESMOND RD	9	5	7,920	3,624	3,626	1.00	y	
9871 PARSONS RD	10	8	7,920	3,604	3,626	0.99	?	
10560 SOUTHDALE RD	11	4	8,118	3,700	3,685	1.00	y	
3240 SPRINGFIELD DR	12	2	6,996	3,961	3,349	1.18	?	
9611 BAKERVIEW DR	13	1	8,694	3,858	3,858	1.00	?/y	
7680 DAMPIER DR	14	1	7,074	3,367	3,372	1.00	?	
9500 PINEWELL CR	15	3	7,920	3,614	3,626	1.00	y	
9240 CHAPMOND CR	16	2	7,551	3,620	3,515	1.03	y	
3191 PLEASANT ST	17	6	5,940	3,042	3,032	1.00	No	
10311 AMETHYST AV	18	1	7,980	3,841	3,644	1.05	y	
3611 LAMOND AV	19	2	7,350	3,447	3,455	1.00	?	
3311 SPRINGTHORNE CT	20	0	6,699	3,370	3,260	1.03	y	
4911 WESTMINSTER HY	21	0	8,177	3,700	3,703	1.00	?/y	
8040 FAIRDELL CR	22	2	7,507	3,498	3,502	1.00	y	
4911 WESTMINSTER HY	23	0	8,172	3,700	3,702	1.00	y	
9740 BATES RD	24	6	6,717	3,241	3,265	0.99	n	
8328 BOWCOCK RD	25	6	8,554	3,766	3,816	0.99	No	
8751 ST. ALBANS RD	26	7	8,580	3,823	3,824	1.00	No	
4891 WESTMINSTER HY	27	0	7,937	3,629	3,631	1.00	?	
9720 HERBERT RD	28	8	7,994	3,646	3,648	1.00	?	
8180 SEAFAIR DR	29	3	7,484	3,490	3,495	1.00	N/?	
9180 WELLMOND RD	30	2	7,919	3,626	3,626	1.00	N/?	
4300 BLUNDELL RD	31	2	9,800	4,295	4,190	1.03	No	
9340 GORMOND RD	32	0	7,262	3,417	3,429	1.00	?/Y	
7660 RAILWAY AV	33	1	9,200	3,994	4,010	1.00	y/?	
7151 MONTANA RD	34	0	7,020	3,450	3,356	1.03	?	
5151 CALDERWOOD CR	35	4	9,207	4,010	4,012	1.00	No	
8800 ST. ALBANS RD	36	0	7,920	3,601	3,626	0.99	y	
9811 PINEWELL CR	37	4	14,777	5,300	5,683	0.93	y	
3500 NEWMORE AV	38	0	7,029	3,358	3,359	1.00	?	
7291 LINDSAY RD	39	1	8,323	3,750	3,747	1.00	y	
10120 LEONARD RD	40	2	8,844	3,907	3,903	1.00	y	
5291 LANCING RD	41	4	8,450	3,782	3,785	1.00	y	
4391 CORLESS RD	42	0	8,778	3,930	3,883	1.01	y	
8711 GARDEN CITY RD	43	3	11,818	4,667	4,796	0.97	y	
9131 DESMOND RD	44	4	7,920	3,595	3,626	0.99	?/y	
3480 FRANCIS RD	45	4	7,920	3,621	3,626	1.00	y	
3320 FRANCIS RD	46	0	7,907	3,622	3,622	1.00	?	
7511 AFTON DR	47	5	7,392	3,459	3,468	1.00	y	
11451 No. 2 Road	48	3	7,202	3,405	3,411	1.00	y	
9131 DIAMOND RD	49	5	8,120	3,737	3,686	1.01	y	
5491 CATHAY RD	50	2	7,854	3,631	3,606	1.01	y	
8191 CATHAY RD	51	1	7,500	3,507	3,500	1.00	y	
10226 BAMBERTON DR	52	1	6,480	3,337	3,194	1.04	?/y	
9120 WELLMOND RD	53	0	7,920	3,603	3,626	0.99	y	
6671 RIVERDALE DR	54	3	7,200	3,408	3,410	1.00	y	
7400 GRANDY RD	55	2	8,040	3,663	3,662	1.00	y	

5771 FRANCIS RD	56	8	10,758	4,690	4,477	1.05	y	
7328 BARKERVILLE CT	57	1	7,000	3,408	3,350	1.02	y	
4300 COLD FALL RD	58	2	9,240	4,024	4,022	1.00	y	
5851 MCCALLAN RD	59	4	8,640	3,811	3,842	0.99	y	
5100 WILLIAMS RD	60	0	10,890	4,500	4,517	1.00	?	
7480 CHELSEA RD	61	3	7,992	3,645	3,648	1.00	y	
9471 PINEWELL CR	62	1	7,955	3,750	3,637	1.03	y	
8531 BOWCOCK RD	63	4	10,688	4,196	4,456	0.94	?/y	
7891 GABRIOLA CR	64	0	8,063	3,658	3,669	1.00	y	
9760 BATES RD	65	0	6,801	3,340	3,290	1.02	y	
9740 GILHURST CR	66	3	9,378	4,015	4,063	0.99	y	
3531 SOLWAY DR	67	4	9,128	3,972	3,988	1.00	y	
8480 PIGOTT RD	68	6	9,768	4,158	4,180	0.99	y	
7900 BELAIR DR	69	5	8,841	3,790	3,902	0.97	y	
7580 REEDER RD	70	7	7,559	3,474	3,518	0.99	N	
7391 BATES RD	71	2	7,257	3,428	3,427	1.00	y	
4388 GRANVILLE AV	72	4	9,728	4,308	4,168	1.03	y	
8620 PIGOTT RD	73	4	8,828	3,885	3,898	1.00	?	
5760 LANGTREE AV	74	0	7,022	3,351	3,357	1.00	?	
7251 LISMER AV	75	2	7,000	3,450	3,350	1.03	?	
8511 CALDER RD	76	0	7,634	3,538	3,540	1.00	?	
5760 RIVERDALE DR	77	1	8,073	3,671	3,672	1.00	?	
6188 Sheridan Rd	78	3	8,580	3,820	3,824	1.00	y	
7520 AFTON DR	79	2	8,118	3,668	3,685	1.00	y	
5780 RIVERDALE DR	80	0	8,073	3,672	3,672	1.00	?/y	
4571 PENDLEBURY RD	81	2	8,910	3,922	3,923	1.00	?/y	
6031 MAPLE RD	82	3	9,243	4,008	4,023	1.00	?	
8880 COOPER RD	83	7	11,696	4,767	4,759	1.00	y	
3240 FRANCIS RD	84	5	7,920	3,428	3,626	0.95	?	
10920 BAMBERTON DR	85	0	8,475	3,717	3,793	0.98	?	
5891 MURCHISON RD	86	1	8,073	3,777	3,672	1.03	?	
7680 RAILWAY AV	87	0	10,147	4,307	4,294	1.00	?	
9620 PINEWELL CR	88	2	14,783	5,600	5,685	0.99	y	
7531 GLACIER CR	89	2	8,556	3,807	3,817	1.00	y	
7440 LUCAS RD	90	2	9,102	3,981	3,981	1.00	No	
7960 SUNNYMEDE CR	91	5	9,741	4,107	4,172	0.98	?	
7720 SUNNYHOLME CR	92	4	9,918	4,220	4,225	1.00	y	
10211 THIRLMERE DR	93	0	8,280	3,719	3,734	1.00	y	
AVERAGE		2.7	8,354	3,766	3,756	1.004		

7531 Glacier Crescent (Back)





PH - 284







7900 Goldstream Place



Woo, Gavin

Subject: FW: Concern with overly large buildings on properties in the Westwind area

From: Patrick Hill [mailto:pat_hill@telus.net]

Sent: Sunday, 19 April 2015 09:41

To: inf@wrapd.org

Cc: MayorandCouncillors

Subject: Concern with overly large buildings on properties in the Westwind area

I am personally concerned with the overly large new buildings, in some cases the height of 3 stores and covering the very edges of the properties – mega buildings – overlooking all other buildings in the area, they are often ugly (designed) and massive! I agree with your newsletter that the city must make the necessary changes to the zoning rules to prevent this, I am amazed that the city building department has not been more active in monitoring the effect of what they have permitted – is there no architect in the department? We have three massive houses one of which is a flat top box at the end of the court – maybe it is to be a bed & breakfast!

Changes have to made to bring the Westwind in line with what it was originally designed for, a community.

PS I will be out of town when the council meeting is held.

Patrick Hill

5791 Bittern Court

Richmond

Woo, Gavin

Subject: FW: Call to Action on MASSIVE houses

-----Original Message-----

From: info@wrapd.org [<mailto:info@wrapd.org>]

Sent: April-18-15 7:32 PM

Subject: Call to Action on MASSIVE houses

Thank you for your support on the MASSING of houses issue.

Public Hearing is Monday 7pm at Richmond City Hall.

City Council is not addressing height and MASSING on Zoning houses, nor will the LUC properties receive any relief from the proposed Bylaw Amendment.

Please plan to attend to share your concern.

I am sharing with you a message sent to the Mayor and Council of well written words from a Westwind neighbour....

I am a 40 year resident of Richmond. I have lived in Westwind for over 30 years. I have watched Richmond evolve into a diverse, cosmopolitan community under civic leadership that has generally been very responsive and wise in steering a course to maintain a vibrant, liveable and welcoming city community. However, I am very disappointed with how our civic leadership has handled the issue of Land Use Contracts and building/zoning bylaws and the negative impact this is having on the liveability and desirability of our established city neighbourhoods.

I am looking to our mayor and councillors to take the following action to reverse the disturbing trend of three story and MASSING homes which are destroying not only the nature of the Westwind planned community which I had bought into but also the fabric of our community and city.

More specifically I am looking for the mayor and council to make the following changes in:

Zoning

-reduce the double height provision in By-law 4.2 from 16.4 feet (5.0 m) to 12.1 feet (3.7 m) to bring us in line with our neighbouring cities and municipalities

-re-establish the measurement criteria pre 2008 to determine the maximum height of a house being built in an established community. Prior to 2008 the maximum height for a house was 29.5 feet. However an amendment in 2008 changed the measurement from the top of the roof peak to the mid-point of the roof permitting the true height to exceed 29.5 feet and climb to 34 feet and beyond. Aside from the questionable process used to implement this amendment, the policy review process promised to review the impact of these changes has never happened.

Land Use Contracts

-LUC properties need a moratorium before any more building permits are granted.

Redevelopment could continue under Zoning By-law 8500 rules or by replacement of the same

square foot livable area currently on the lot, whichever is larger. No more three story building permits should be granted until the problems with the LUC are resolved.
-Double height provisions need to be reduced to 12 feet and stringently enforced

Over my four decades of working and living in Richmond I know many of you personally. I know you are caring, committed and hard working people. I hope you will focus on this issue and consider the future implications of delaying or not taking action on this important matter to preserve the nature of our neighbourhood and our Richmond community.

signed,
WRAP'd Group

Woo, Gavin

From: MayorandCouncillors
Sent: Monday, 20 April 2015 10:20
To: 'VICKI'
Subject: RE: Monster House Next Door

This is to acknowledge and thank you for your email of April 17, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: VICKI [<mailto:vicmail@shaw.ca>]
Sent: Friday, 17 April 2015 8:05 PM
To: MayorandCouncillors
Subject: Monster House Next Door

Please read this and drive by the address
I hope someone has the time to come and look at the house next door to me
We are zoned LUC and I will be losing the sunshine and privacy of my home
The excavators said, "Hey, your house just went up \$200,000.00 in value!"
I said.."I do not care!..This is my home not a real estate investment.."

The address is 10486 Canso Crescent
My address is 10500 Canso Crescent
The Monster House is South of me..
That is where the sunshine comes from
Now I will have a 26.5 ft. structure that exceeds my home by 40 ft.
Most of my windows are on the back of the home
This house will have side windows viewing into my home, patio and garden
Yes, 40 ft. "longer" than my home....Half of my backyard..I have a 150 ft. deep lot by 40 ft. wide
Thank you for reading this and I hope someone can take pictures before and after
You have made my home a teardown due to the structure..
Victoria Henderson

Mayor and Councillors

From: Kathryn McCreary [kathrynmccreary@hotmail.com]
Sent: Thursday, 16 April 2015 7:42 PM
To: Mayor and Councillors
Cc: McPhail, Linda; Steves, Harold
Subject: Maple Lane neighbourhood massive houses

Categories: 12-8360-01 - Permits - Building - General, 12-8060-20-9223 - To regulate half-storey in single family dwellings

To Public Hearing	
Date:	April 20/15
Item #	15
Re:	Zoning Bylaw 8500, Amendment Bylaw 9223

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" ceiling height came to just above my head.

Walking my dog in my neighbourhood a subcontractor allowed me to view another house at 7900 Goldstream Place.

I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noticed the same 16'4" ceilings dropping down.

The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

This describes a 5' + 16'4" = 21'4" room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn

CityClerk

From: Graham Taylor [grahamtaylor1954@yahoo.ca]
Sent: April 17, 2015 11:48
To: CityClerk
Subject: Zoning Bylaw 8500 Amendment Bylaw 9223

Categories: 12-8060-20-009223

To Public Hearing	
Date:	April 20/15
Item #	5
Re:	Zoning Bylaw 8500 Amendment Bylaw 9223

		INT
	DN	
	MJ	
	DB	

Please accept this email as my submission to the public hearing scheduled for April 20. In my view the proposed amendment does not go far enough. The staff report referral motion refers to concerns related to overall building height. The proposed amendment does nothing to deal with building height. I do not know exactly when the roof allowance was raised to 29.5 feet but that was a mistake. As you know, since then most, if not all, new buildings have been built to the maximum allowance. These new buildings block the sun, detract from views and infringe privacy. I am going to try to enclose a picture of the house built to the south of me with this email. It is the view from my second-story kitchen looking south.

To my mind, the current zoning allows the houses to be too tall, too big and too close to its neighbours.

I suspect we are too far gone to erase all these mistakes but as the amendment to the roof height limit is fairly recent, I believe you should go back to the old limits.

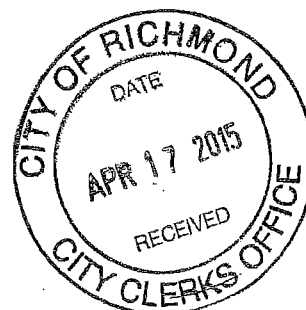
I note to staff report says you are going to consult with the building associations before the public hearing. I hope you will also consider the views of the public, the people that live in the houses next to the new houses.

I also note that the staff report states that homebuilders using the existing regulations build to the fullest which reflects current market land and construction prices. that sentence has it backwards. It is the maximum build that creates the land prices.

I would like council to consider what social good is being accomplished by allowing these new bigger houses. You have a plot of land that is supposedly worth \$1 million. Someone buys it, puts up a bigger house and then sells it for \$2 million. However, it is still just a single-family dwelling so all that has been done is that the price of a house has doubled. What is good about that?

Yours truly,
Graham Taylor
8571 Fairhurst Rd.

Sent from my iPhone.



CityClerk

From: Graham Taylor [grahamtaylor1954@yahoo.ca]
Sent: April 17, 2015 13:53
To: CityClerk
Subject: Bylaw submission
Attachments: IMG_0268.JPG; ATT00001.txt; IMG_0269.JPG; ATT00002.txt

To Public Hearing	
Date:	
Item #	
Re:	

		INT
	DW	
	MI	
	DB	

Please accept these photos as part of the submission of Graham Taylor emailed earlier. Thank you





PH - 296



PH - 297

Woo, Gavin

From: MayorandCouncillors
Sent: Friday, 17 April 2015 09:39
To: 'Kathryn McCreary'
Subject: RE: Maple Lane neighbourhood massive houses

This is to acknowledge and thank you for your email of April 16, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Kathryn McCreary [<mailto:kathrynmccreary@hotmail.com>]

Sent: Thursday, 16 April 2015 7:42 PM

To: MayorandCouncillors

Cc: McPhail, Linda; Steves, Harold

Subject: Maple Lane neighbourhood massive houses

Mayor and Councillors,

Following up on my concerns...

Last week I was on site with an inspector from the City to look into the ceiling heights in the new houses being built in our neighbourhood.

It was confirmed that the highest ceiling heights in the house were built to 16'4". But in one of the rooms the ceiling height had been dropped artificially to meet this height standard.

Walking through houses with the inspector and trades people and measuring from the top of the stairs I could see by looking towards the front of the house that 16'4" ceiling height came to just above my head.

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I walked all the rooms in the house. Again from the second floor looking towards the front of the house I noticed the same 16'4" ceilings dropping down.

The drop in the ceiling was achieved by using large coffers. The coffers were about 5 feet in height at their maximum.

This describes a 5' + 16'4" = 21'4" room.

I alerted City staff and an inspector was sent to take pictures of the ceiling. A City staff person said we would have an intelligent conversation about this matter. I requested to know the square footage of the house. Staff said that he would pull the drawings to see if the area associated with the 21 foot high ceilings had indeed been double counted.

Could you please ensure that this has been addressed by the April 20th Public Hearing date.

Thank you,

Kathryn

Subject: FW: LUC 036 Pintail
Attachments: WESTWIND - LUC 036 - RD22094.pdf; ATT00135.htm

From:
Date: February 3, 2015 at 9:23:10 PM PST
To:

Subject: Fwd: LUC 036 Pintail

Hey ****,

This is what I got from my realtor. I'm good to share this with you but she asked me to mention that you should do your own due diligence at the city and mentioned that they will give you all the info at the counter. Of course the city doesn't want you to build 7900 sq feet. Lol

I want to make sure you check stuff on your own and make sure you're happy with the pintail lot and it's LUC conditions as I'm not familiar with this stuff and can only pass on what info I have gathered. I want you to be comfortable with the purchase based on your comfort level with the LUC stuff and not what I tell you as I don't represent the seller I'm just a guy putting two parties together. I should get paid though lol

Cheers

Sent from my iPhone

Begin forwarded message:

From: "Lynda Terborg" <ltterborg@shaw.ca>
Date: February 3, 2015 at 6:41:26 PM PST
To:
Subject: LUC 036 Pintail

Hio ****... here is a copy of the LUC... no specific reference to lot coverage percentage so default is back to original by-law ... most probably 40% or 33 % depends how the folks at the city interpret... "and amendments thereto"... some are using date of lot creation and others are using last allowable before by-law was repealed... either way a big lot and a super big rebuild.... as you see by the sales (hummingbird and Woodpecker) the spring market is heating up!... how much are they going to pay???

Cheers, Lyn

Lynda Terborg
Personal Real Estate Corporation
Re/Max Westcoast
Cel: 604-250-8676
Email: LTterborg@shaw.ca

Woo, Gavin

From: MayorandCouncillors
Sent: Friday, 01 May 2015 10:18
To: 'Robbie Sharda'
Subject: RE: Concerned Resident

This is to acknowledge and thank you for your email of May 1, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson

Manager, Legislative Services

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

Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Robbie Sharda [mailto:robbiesharda@hotmail.com]

Sent: Friday, 01 May 2015 1:10 AM

To: MayorandCouncillors

Cc: AdministratorsOffice

Subject: Concerned Resident

Importance: High

Hello Mayor Brodie and fellow councillor members,

My name is Robbie Sharda, I live at 11531 Pintail Drive, Westwind, Richmond. I have been a resident of this city for my entire life, born in Vancouver but my family moved here when I was 4 months old. I have grown up in this city and have seen this city change over the last 36 years of my life and over the past 8 years I have been a part of this change. I own a residential development company and have truly enjoyed working with the city in developing new homes for families throughout Richmond. I have completed 32 new homes over the last 8 years and hope to continue to grow my business with this city. The reason for this email is concerning, as a developer it has come to my attention that the City of Richmond is making some drastic changes without sufficient notice to those who will be affected. The movement to amend a certain bylaw has been initiated and pursued by a small group of residents from the Westwind area. This group alleges that they have issues or concerns with LUC lots and also "mega homes" due to their massing. I participated in a developers meeting today at City Hall and in that meeting Gavin Woo (Sr. manager Building Department) made a statement that raised great concern with me and every other developers in the room. We were informed that as of April 21, 2015, all plans that are currently being reviewed in the building department, will have to comply to the 16.4 ft unclear Bylaw and that moving forward all plans being submitted should also comply to this rule.

My concern is not entirely about the changes to the rule itself, rather I am concerned that we have not been given sufficient notice. Consequently, many of us will have to pay high fees to comply to this new rule despite

the fact that we have already submitted the plans. Additionally, I have recently signed on 3 new contracts based on homes viewed by these clients that would fall under the old but unclear bylaw. The clients have requested that I build them a similar home, a condition to which I have already agreed and have already commenced the drawings and taken deposits from them so I can proceed with the application to the city. In one of these cases, I have already submitted drawings to my engineer. I have major concerns with having to inform these clients that I cannot deliver the home that has been promised because the City of Richmond has surreptitiously changed a ruling that has been in place for a long time. I feel that this is unacceptable. I am concerned about the legal ramifications that may arise as a result of a breach of contract due to this Bylaw change. I will be forced to retain legal support to be reimbursed for any losses I have incurred as a result of this change.

There can be a resolution to this issue. I feel that builders/ developers in Richmond should be provided a reasonable date in the future for a more seamless transition to this new unclear Bylaw to take place. As I stated earlier, my concern is not with the 16.4 ft rule, rather it is the manner in which the rule was ushered in-without consultation and sufficient notice. Over the last 8 years of my residential home building experience in Richmond, there has been a set precedence in which it is acceptable for the bottom of the ceiling to meet the top of the wall at 16.4ft, we are considered compliant and within the parameters of the Bylaw. Nowhere in the Bylaw does it state that trusses cannot be in alignment with the rest of the backyard roofline. Furthermore, there are no limitations to the use of the dead space between the bottom of the trusses to the top of the 16.4 ft ceiling within the wording of the Bylaw. It is this dead space that is used to create a decorative space with aesthetic value only. A group which makes up a small minority of the whole of Richmond has raised concerns and suddenly the Bylaw is subject to this abrupt change. I am confused and dismayed.

Richmond is a really unique place to live. I am fortunate to be able to raise my family in a city where the voice of the entire population is heard before decisions to make major changes are made. I trust that this central tenet of our city will go unchanged simply because the squeaky wheel gets the grease. I have listened to the worries voiced by my few concerned neighbours at the Town Hall meeting held at Westwind Elementary on April 29th, 2015 and they appeared to have a preoccupation with comparing Richmond, to Vancouver, Surrey, and Burnaby in regards to lowering the ceiling height limit to 12.1 ft. Bear in mind, the people who attempt to make these comparisons are comparing apples to oranges. We cannot build below ground as a result of our geographical uniqueness. Simply put, we are not Vancouver, Surrey or Burnaby, we are Richmond. We are a city that is known to preserve our agricultural land, a city that thrives on a pluralism of ideas and, yes-a city that is known for elegant, luxury homes. I am invested in Richmond, not just with my money but with my heart. Richmond must continue to shine amongst other cities. I trust you will bring your attention to my concerns given that I too am a tax paying, voting resident of Richmond who has resided here for nearly four decades.

Sincerely,

Robbie Sharda
www.infinityliving.ca
Design Build Manage

BOB & ELIZABETH HARDACRE
5391 WOODPECKER DRIVE
RICHMOND, BC
V7E 5P4

April 30, 2015

RE: Massive Houses, Enforcement of the Zoning Bylaw and Land Use Contracts

Dear Councillor:

As Richmond residents for 35 years, we are disturbed by increasingly unconstrained residential development in our community that has resulted in homes that dwarf their neighbours, impede sunlight, alter drainage patterns and eliminate privacy. The massive faces of these homes around their entire perimeters have significantly altered the characters and livability of Richmond neighbourhoods.

Our own neighbourhood, Westwind, is governed by a Land Use Contract (LUC) that was dismembered in 1989 yet remains in effect. Due to legal uncertainty, properties in our area are particularly vulnerable to redevelopment and construction of massive homes that far exceed the limits of the Richmond Zoning Bylaw. In Westwind, it is permissible to build a home up to 39 feet high instead of the maximum 29.5 feet height allowed for properties elsewhere in Richmond governed solely by the Zoning Bylaw.

But we are most indignant to learn that City officials have been remiss in the application of existing zoning requirements, and have allowed many new homes to exceed the maximum 16.4 interior height restriction dictated by current zoning regulations, without imposing the “double height - double count” requirement that is crucial for the determination of the permissible area of the home. Neighbouring communities in the Lower Mainland, specifically Vancouver, Surrey and Burnaby, have a much lower “double height - double count” requirement (12.1 feet) which makes the failure of City officials to enforce Richmond’s already over-generous allowance even more egregious.

- We urge Council to direct City officials to begin consistent enforcement of the “double height - double count” requirement immediately.
- Furthermore, we demand immediate action to resolve the legal limbo of Land Use Contracts by the proactive termination of all LUCs by Richmond. This will permit and expedite the consistent application of the Zoning Bylaw, such as the maximum building height of residential homes to 29.5 feet, a measurement that we believe should be taken from grade to the top of the highest peak of the structure. (This is not the case currently).
- We urge you to investigate adjustments to the Zoning Bylaw that will reduce the massive exteriors of new homes that impact nearby homes and alter the streetscape significantly. For example, we believe that reduction of the “double height - double count” standard for interior heights in the Zoning Bylaw to 12.1 feet is a useful regulatory tool. Double height measurements should be taken from ground level to the highest point of the interior ceiling vault. Reducing the permitted interior area will decrease massive exterior appearances of new homes by altering room, staircase and entrance configurations, reducing the height of exterior walls and reducing or eliminating excessively high vaults, domes, false ceilings and inordinately tall windows.

We are not opposed to redevelopment, nor to changing styles and tastes not in keeping with our own. We are opposed to City officials who do not enforce existing zoning rules consistently. We are opposed to current measurements that permit construction of far too tall and far too big homes that directly impact the homes around them. We are opposed to Council's failure to bring in consistent regulations by dragging its feet on the termination of existing LUCs. Meanwhile, many more Richmond homes become bulldozer bait for developers. Councillors and bureaucrats have been listening to the voices of developers, architects and builders and not to those of homeowners. We want to be heard.

We want to hear your voice too. Where do you stand on the issues we have raised? What are you doing to ensure existing regulations are enforced? How do you intend to bring consistency to the zoning regulations? When will you terminate all Land Use Contracts in Richmond? How will you engage, involve and inform Richmond homeowners on these issues?

Yours truly,



Bob Hardacre



Elizabeth Hardacre

Cc:

Mayor Malcolm Brodie

Councillor Derek Dang

Councillor Bill McNulty

Councillor Harold Steves

Councillor Ken Johnston

Councillor Chak Kwong Au

Councillor Linda McPhail

Councillor Carol Day

Councillor Alexa Loo

Westwind Ratepayer Association for Positive Development (WRAPd)

Woo, Gavin

From: Building
Sent: Tuesday, 19 May 2015 10:50
To: Jaggs, Gordon; Caravan, Bob; Nishi, Ernie
Cc: Woo, Gavin
Subject: FW: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received

F Y I and/or action. Laura

From: donotreply@richmond.ca [<mailto:donotreply@richmond.ca>]
Sent: Tuesday, May 19, 2015 10:04 AM
To: Building
Subject: City of Richmond BC - Report Problem or Request a Service - Case [0515-BD-CS-E-005447] Received



Attention: Administrator

A problem report or service request has been submitted through the City of Richmond online Feedback Form. Below is the information which was provided by the person making the report.

Report a Problem - Request a Service

Category: Building & Construction Sites

Sub Category: Other

Message:

We are the owners of 6271 Goldsmith Drive. Currently there are lots of new houses construction in our neighborhood. Among all, the one behind us (now changed to 10200 Addison Street) is the most awful one. We wonder how the City can allow a 3-storey monster house to be built to intrude the privacy of the neighbours as well as to ruin the uniqueness.

We noticed yesterday, that the house beside us (6291 Goldsmith Drive) is listed (and probably sold and to be pulled down as we saw people coming by and discussing in front of that house). We strongly request the followings:

1. The tree between our house and their house NOT to be cut down;
2. Now we have a kitchen window and skylight window on the east side. The to-be-built house SHOULD NOT block the sunlight going through these windows;
3. NO MORE 3-storey houses in our neighbourhood.
4. NO constructions early in the morning or during weekends.

Location:

Goldsmith Dr and Addison St

Uploaded Files:

Personal Information:

Paul Ip and Doris Lau
6271 Goldsmith Drive
Richmond
V7E4G6
604-270-1028
604-838-3869

dorislau66@hotmail.com

Preferred Contact Method: Email

Tech Information:

Submitted By: 199.175.130.61

Submitted On: May 19, 2015 10:04 AM

[Click Here](#) to open this message in the case management system. You should immediately update the case status either to Received to leave the case open for further follow-up, or select the appropriate status based on your activity and work protocols. Click Save to generate the standard received message to the customer, add any additional comments you wish to and click Save & Send Email. Close the browser window to exit.

Woo, Gavin

Subject: FW: Westwind Ratepayer Association - Real Motivations?
Attachments: DOC004.pdf

From: MayorandCouncillors
Sent: Thursday, 30 April 2015 14:55
To: 'William Cooke'
Subject: RE: Westwind Ratepayer Association - Real Motivations?

This is to acknowledge and thank you for your email of April 30, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: William Cooke [<mailto:wcooke604@gmail.com>]
Sent: Thursday, 30 April 2015 08:47
To: gwood@richmond-news.com; MayorandCouncillors
Subject: Westwind Ratepayer Association - Real Motivations?

Hi Graeme & Mayor & Councillors:

I attended the town hall at the Westwind school last night. At this meeting, it was interesting because it seems that Lynda Terborg spoke against land use contracts and "monster houses on steroids", citing that they are bad for privacy, sunshine, and the community. One speaker asked her about the impact on land values. She did not have a direct answer to this. However one must question her motivations. A speaker at the end presented a letter (attached), where she is telling a potential buyer of a property that a "super big rebuild" is possible on the property -- promoting the lot on the merits of the build ability.

I believe that the city is doing a fine job. The city makes the bylaws, and can interpret them as they deem reasonable. I do not have any concern with any zoning, or LUC issues. I am of the mindset that if one does not like living in the city, then one should move elsewhere. I find it interesting how people say Surrey Burnaby Vancouver have different ceiling height restrictions -- but these are areas which allow basements. Also, areas such as Coquitlam allow much larger houses than Richmond as well. Obviously people are building and buying these houses, so there is a demand. On a square footage per lot size ratio, Burnaby actually allows flat 60% (up to 4700sq house) -- which is more generous than Richmond. Vancouver allows 70% (also more generous than Richmond). Every city is different.

Thank-you,

Woo, Gavin

Subject: FW: April 20th Councillors - Double Height Referral to Staff

From:

From: MayorandCouncillors
Sent: May-05-15 10:14 AM
To: 'Bradley Dore'
Subject: RE: April 20th Councillors - Double Height Referral to Staff

This is to acknowledge and thank you for your email of May 3, 2015 to the Mayor and Councillors; in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director of Development. If you have any questions or further comments at this time, please call Mr. Craig at 604.276.4000.

Thank you again for taking the time to contact Richmond City Council.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Bradley Dore [<mailto:brad.dore@icloud.com>]
Sent: Sunday, 03 May 2015 17:30
To: MayorandCouncillors
Cc: Sophie 911 Lin
Subject: April 20th Councillors - Double Height Referral to Staff

At the April 20th Council meeting a referral was made back to staff about the "double height" clause and the massing of single family and two family dwellings. Mayor Malcolm Brodie asked at the meeting that there be input from home designer and architects.

I believe I have valuable technical knowledge that could assist staff and council moving forward. I split my time between documenting & designing residences in the greater vancouver area. The documentation part of my work provides great insight into how other designers and builders have interpreted and had designs approved in cities such as Vancouver, Richmond, Burnaby, Surrey, etc. In my design work I am then challenged to understand what can be designed under the different zoning bylaws.

Though the majority of my design work is done for submissions to the city of Vancouver, I am a long term term Richmond resident, my grandfather was born here in Richmond, I attended McKay Elementary & Burnett Secondary way back when and currently reside here in Richmond. I would like to help residential development

in Richmond balance the benefits of a strong healthy efficient residential real estate market, against the long term livability of the current and future residents of the community.

LinkedIn Profile

Brad Doré
Residential Designer &
Building Technologist
604.782.8240



Richmond Zoning Bylaw 8500 Amendment Bylaw 9249 (Building Height and Massing Regulations)

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and **half (½) storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

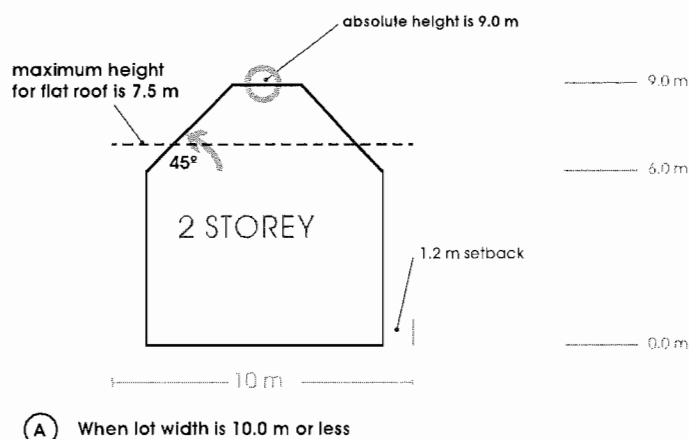
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

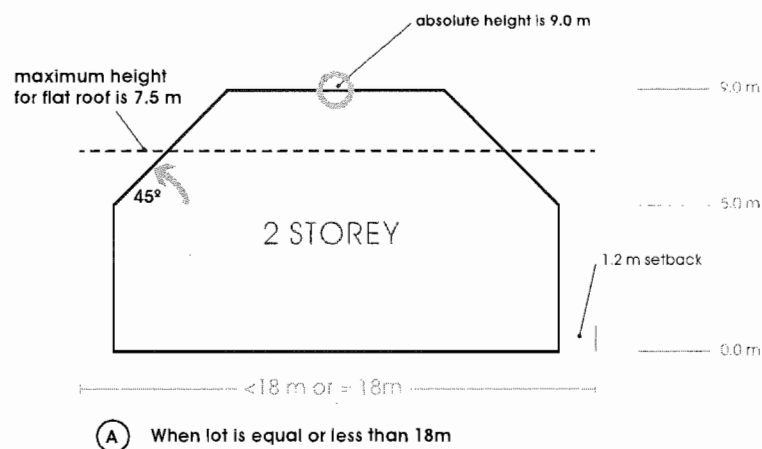
“4.18.1 The **residential vertical lot width envelope** of a **lot** in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

4.18.2 For a **lot** with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:

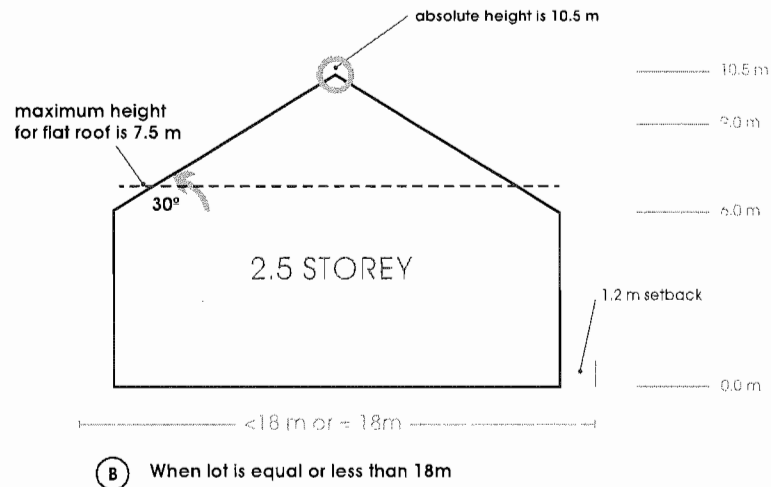


4.18.3 For a **lot** with a **lot width** that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

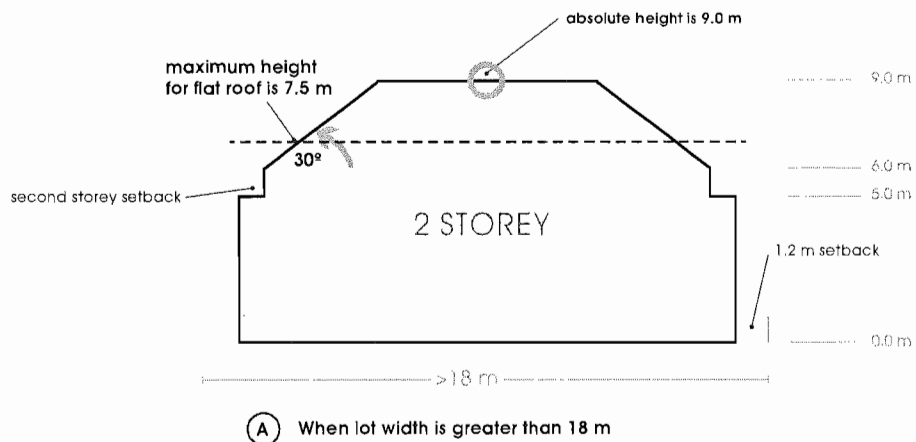


- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



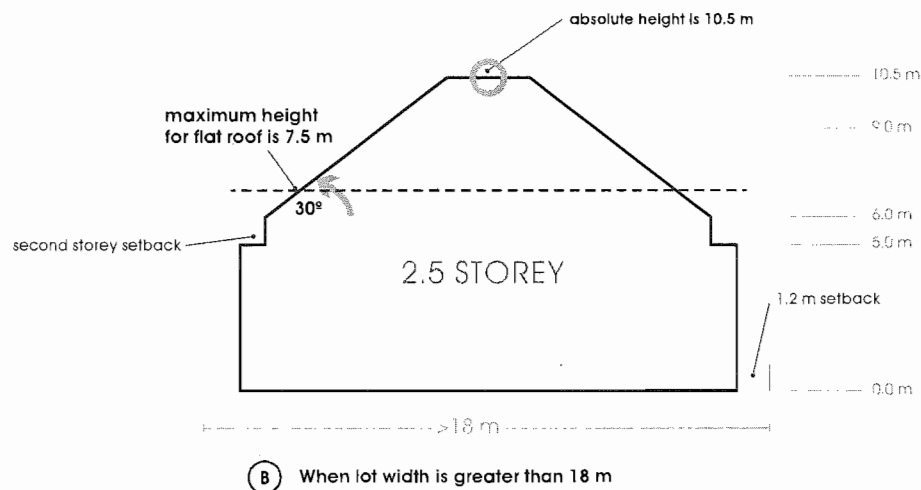
4.18.4 For a lot with a lot width that is 18.0 m or greater:

- a) for single detached housing and two-unit housing with two storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for single detached housing and two-unit housing with two and half (½) storeys, the residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each side lot line, and formed by planes rising vertically 5.0 m, as calculated from the finished site grade, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and

- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
13. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9265**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF
RICHMOND

APPROVED
by
GW PLK

APPROVED
by Director
or Solicitor
as



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9249 (Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which

exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

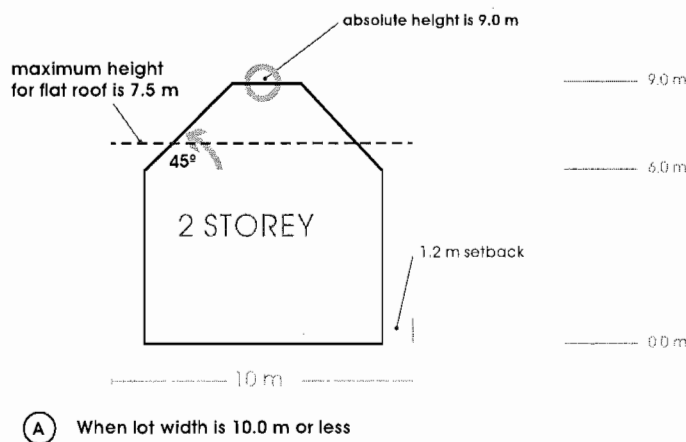
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

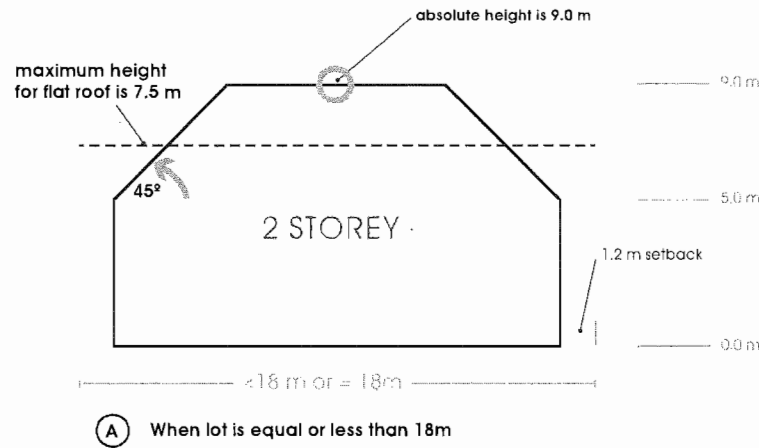
- 4.18.2 For a lot with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



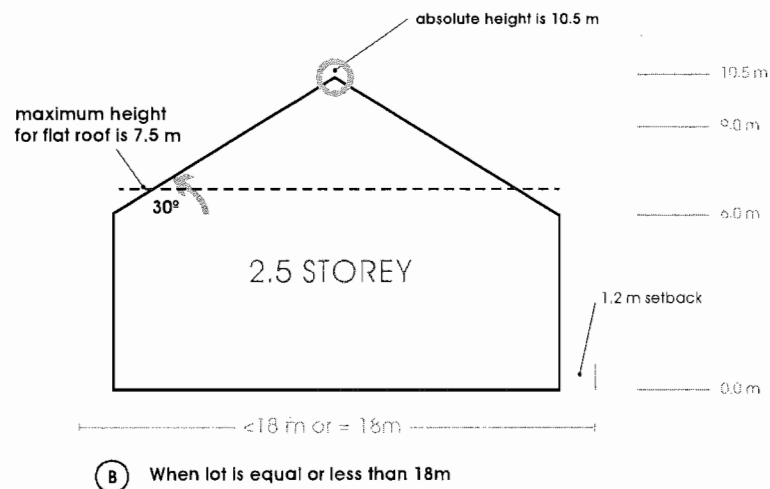
- 4.18.3 For a lot with a **lot width** that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending

inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:



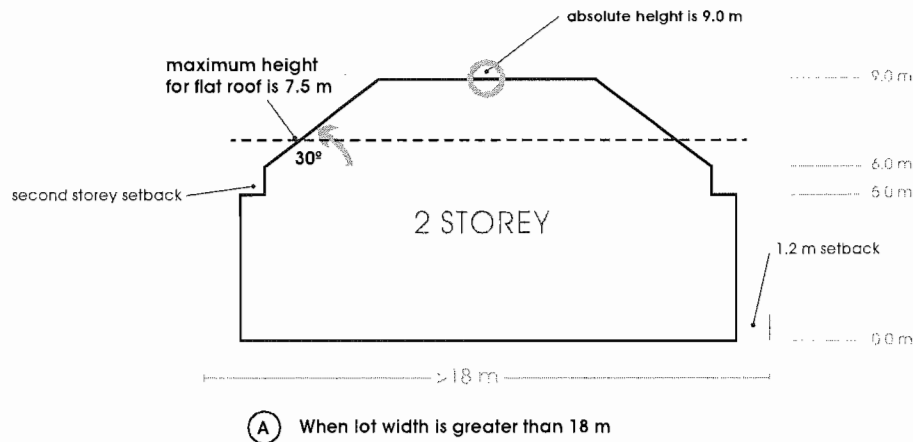
- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



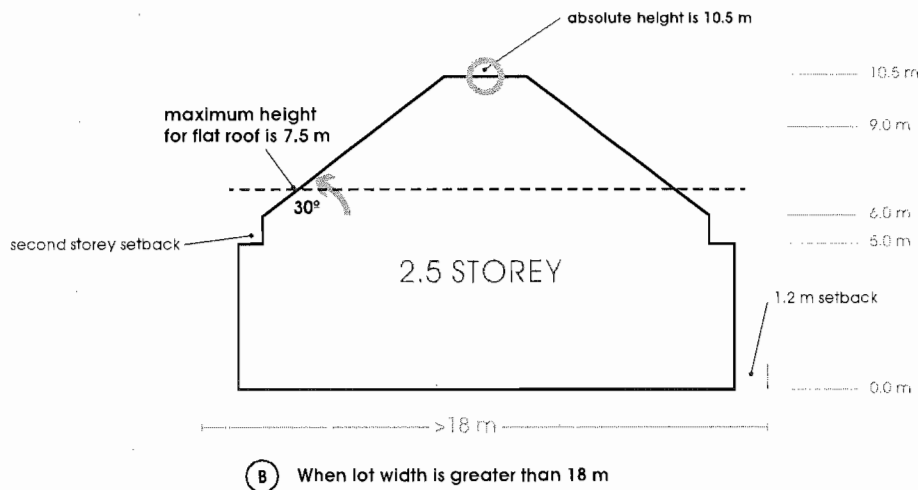
4.18.4 For a **lot** with a **lot width** that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two storeys, the

residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.8.4 Repealed”

6. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory**

building with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and

- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:
 - “6. The maximum **height** for an **accessory building** containing a **coach house** shall be:
 - a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
 - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
12. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
13. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9249**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>cw</i> <i>hk</i>
APPROVED by Director or Solicitor <i>hy</i>

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9249
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys** having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

- (c) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

“**Residential vertical lot width envelope** means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, except that, subject to Section 4.3.3, the following **floor area** shall be considered to comprise one floor:

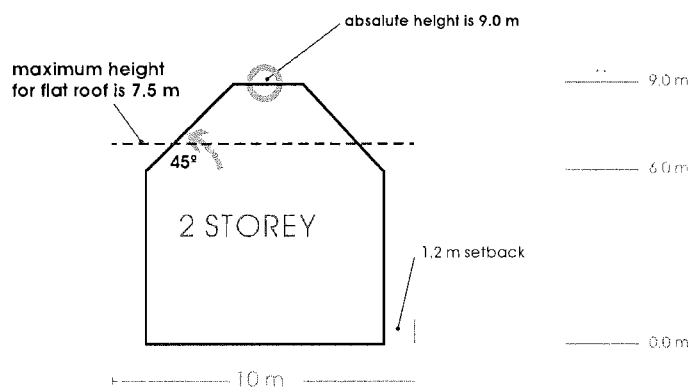
- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes; and
- b) an additional maximum of 15 m² of **floor area** with a **ceiling height** between 3.7 m and 5 m, provided the **floor area** is located at least 2.0 m from the **interior side yard** and **rear yard**.

4.3.3 If the **floor area** to be calculated in accordance with the exception in subsection 4.3.2(a) or (b) is located on the **first storey**, the exterior wall of the **first storey** which faces the **interior side yard** and **rear yard**, as measured from finished floor to the bottom of the eave, must be no higher than 3.7 m.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

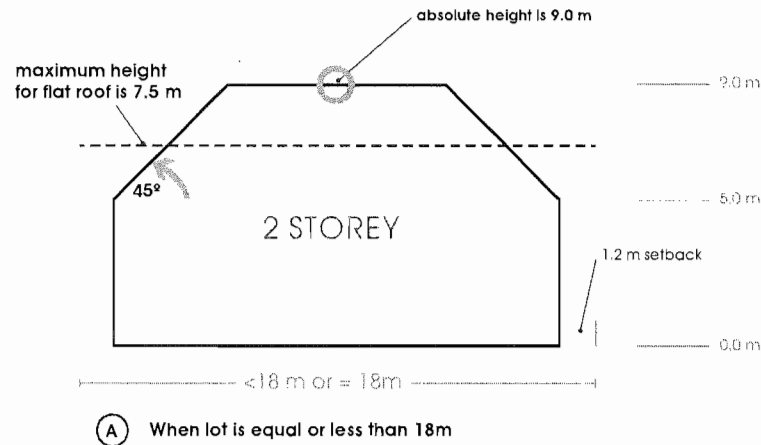
4.18.2 For a lot with a **lot width** that is 10.0 m or less, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



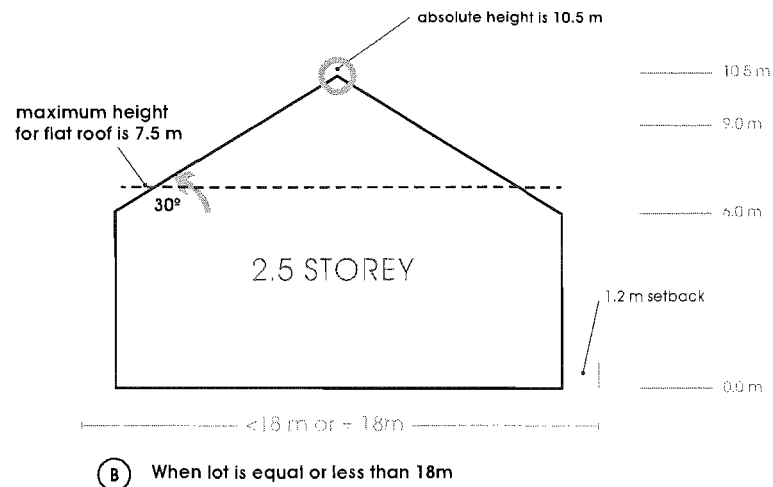
(A) When lot width is 10.0 m or less

4.18.3 For a lot with a lot width that is greater than 10.0 m but less than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0m, as generally shown in the diagram below:

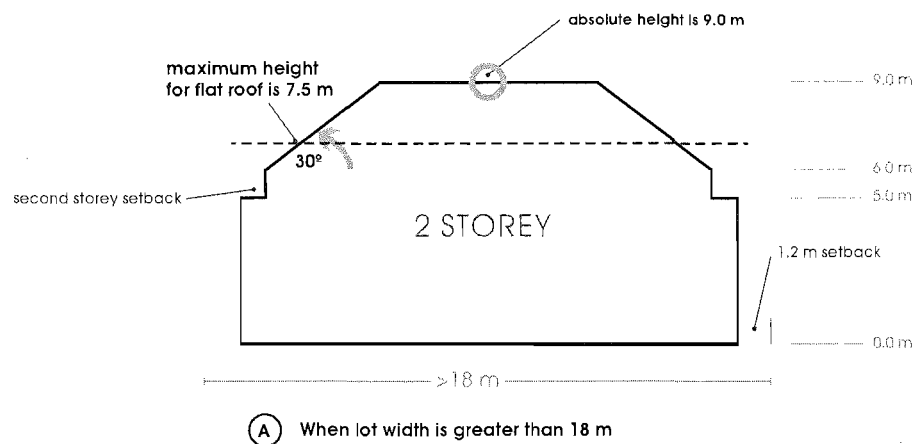


- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



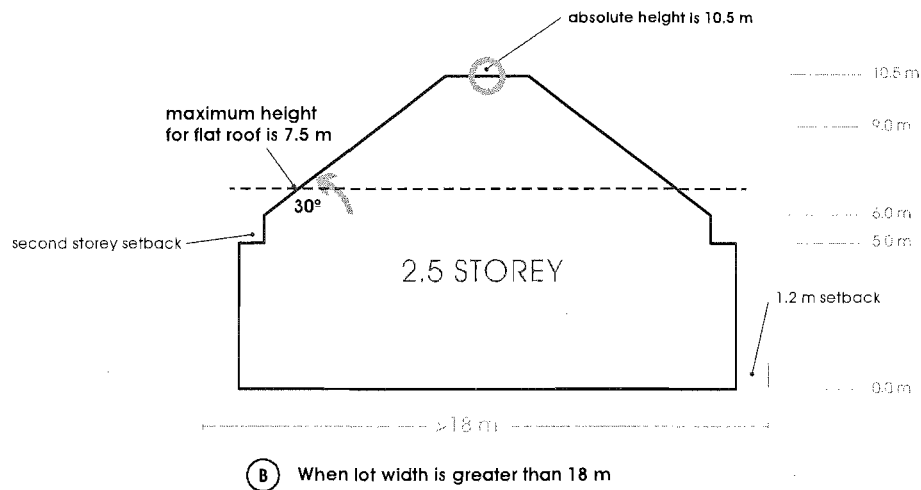
4.18.4 For a lot with a lot width that is 18.0 m or greater:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half (½) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an

angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m; and
- c) the **setback** from the exterior **side lot line** is greater than 7.5 m.

4.7.8 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
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- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
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 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
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 13. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9249”**.

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SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by <i>GW</i>
_____	APPROVED by Director or Solicitor <i>h2</i>

MAYOR_____
CORPORATE OFFICER

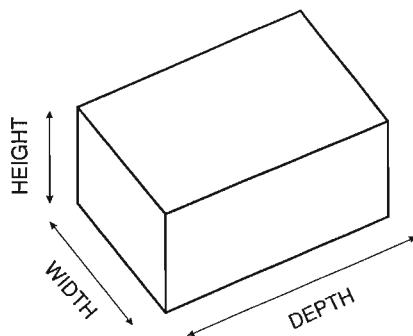
STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS**Why Are We Proposing Changes to the Zoning Bylaw?****1. HOUSING FABRIC IN 2015**

CONCERNS OVER RECENT TRENDS IN NEW HOME CONSTRUCTION INFILLING EXISTING NEIGHBOURHOODS HAVE PROMPTED COUNCIL TO DIRECT CITY STAFF TO STUDY PROVISIONS IN THE EXISTING ZONING BYLAW CONTROLLING THE BULK AND MASSING OF BUILDINGS.

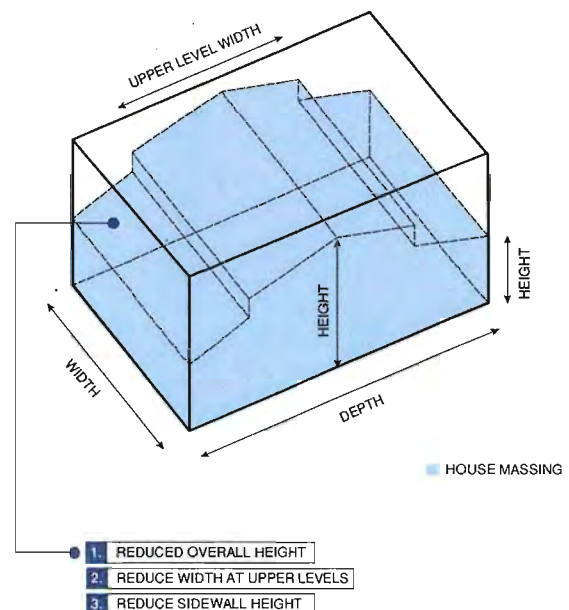
THE PURPOSE OF THESE PUBLIC WORKSHOPS IS TO GATHER INSIGHT AND OPINIONS FROM CONCERNED RESIDENTS AND INDUSTRY STAKEHOLDERS IN ORDER TO ENSURE THAT THE PROPOSED MODIFICATIONS TO THE ZONING BYLAW ARE RESPONSIVE TO THE OVERALL OBJECTIVE OF MAKING NEW HOUSES MORE COMPATIBLE WITH EXISTING NEIGHBORS.

**2. DEFINE MASSING**

VOLUMETRIC EXPRESSION OF THE BUILT FORM IN RELATION TO THE SIZE AND SHAPE OF BUILDING.

**3. PROPOSAL GOAL**

TO REFINE CONTROLS ON MASSING TO MAKE NEW HOME CONSTRUCTION MORE COMPATIBLE WITH EXISTING NEIGHBOURS.



Relation Between Interior Height and Building Massing: Effect of Maximum Ceiling Height

1. INTERIOR CEILING HEIGHT

DROPPED CEILINGS ARE CURRENTLY BEING USED TO PRESERVE 5.0M INTERIOR CEILING HEIGHT RESULTING IN HIGH WALLS THAT LOOK LIKE TWO STOREYS, WHICH MAKE HOUSES LOOK MORE MASSIVE.

THE PROPOSED BYLAW AMENDMENTS WILL TIE THE INTERIOR CEILING HEIGHT TO STRUCTURAL ELEMENTS WITHIN THE BUILDING, ELIMINATING USE OF DROPPED CEILINGS. ANY FLOOR AREAS EXCEEDING THE MAXIMUM INTERIOR CEILING HEIGHT AS PROPOSED BY THE BYLAW AMENDMENTS WILL BE COUNTED TWICE TOWARDS THE MAXIMUM FLOOR AREA.

A. EXISTING ZONING BYLAW ALLOWANCE



B. POTENTIAL BYLAW TYING 5.0M INTERIOR CEILING HEIGHT TO STRUCTURE



C. STAFF RECOMMENDED BYLAW TYING 3.7M INTERIOR CEILING HEIGHT TO STRUCTURE

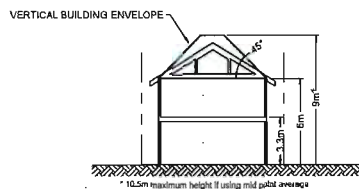


Proposed Vertical Building Envelopes

1. VERTICAL BUILDING ENVELOPES

THE PURPOSE OF THE VERTICAL BUILDING ENVELOPE IS TO DEFINE WHERE PERMISSIBLE FLOOR AREA MAY BE DISTRIBUTED, DIRECTING THE HIGHEST PORTIONS AND UPPER FLOORS TOWARD THE CENTER OF THE HOUSE AWAY FROM THE SIDE BOUNDARIES AND NEIGHBOURS. THIS HAS THE EFFECT OF SHAPING THE HOME IN ORDER TO IMPROVE THE SEPARATION AND ACCESS TO DAYLIGHT BETWEEN NEIGHBOURS.

A. LOT WIDTH $\leq 10\text{M}$

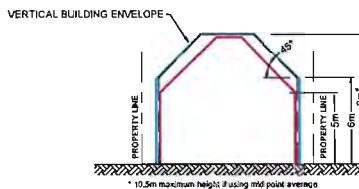


1. ZONING BYLAW 8500, UNCHANGED IN PROPOSED JUNE16TH AMENDMENT

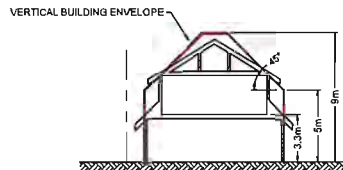
■ ZONING BYLAW 8500

ACKNOWLEDGING THE DIMENSIONAL CONSTRAINTS FOR DEVELOPMENT ON NARROWER LOTS, CITY STAFF DID NOT PROPOSE ANY CHANGES TO THE VERTICAL BUILDING ENVELOPE FOR LOTS HAVING WIDTHS LESS THAN OR EQUAL TO 10M.

B. LOT WIDTH $> 10\text{M} \leq 12\text{M}$

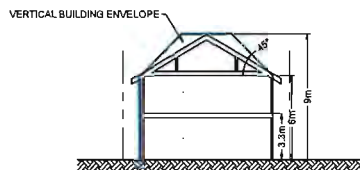


1. VERTICAL BUILDING ENVELOPES



2. VERTICAL BUILDING ENVELOPE RECOMMENDED BY STAFF ON JUNE 16TH

■ ZONING BYLAW 8500
■ JUNE 16TH PROPOSAL

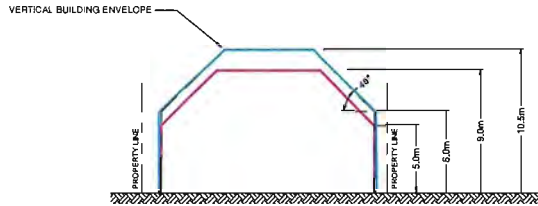


3. EXISTING VERTICAL BUILDING ENVELOPE

AFTER RECEIVING MULTIPLE COMMENTS ON THE EFFECT OF THE PROPOSED VERTICAL BUILDING ENVELOPE CHANGE ON LOTS WITH WIDTHS BETWEEN 10M AND 12M, A POTENTIAL ALTERATION TO THE PROPOSED AMENDMENT AS PRESENTED ON JUNE 16 WOULD BE TO RETAIN THE EXISTING BUILDING ENVELOPE PROVISIONS FOR LOTS LESS THAN 12M WIDE.

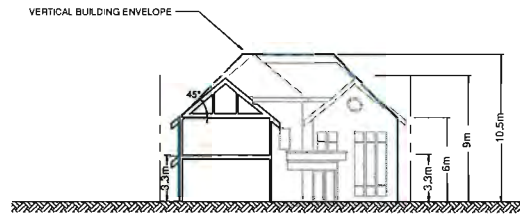
Proposed Vertical Building Envelopes:

C. LOT WIDTH > 12M ≤ 18M



1. VERTICAL BUILDING ENVELOPES

■ ZONING BYLAW 8500
■ JUNE 16TH PROPOSAL



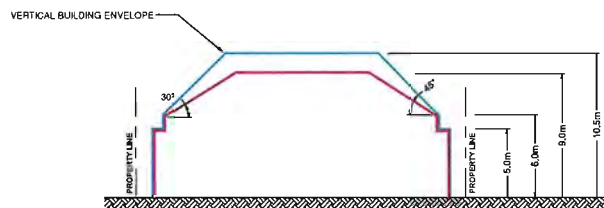
2. VERTICAL BUILDING ENVELOPE ZONING BYLAW 8500



3. VERTICAL BUILDING ENVELOPE JUNE 16TH, NO PROPOSED CHANGE

THERE ARE NO CONTEMPLATED MODIFICATIONS TO THE VERTICAL BUILDING ENVELOPE TO LOTS WITH WIDTHS OF GREATER THAN 12M AND LESS THAN AND EQUAL TO 18M AS PROPOSED IN THE ZONING BYLAW AMENDMENT ON JUNE 16.

D. LOT WIDTH > 18M



1. VERTICAL BUILDING ENVELOPES

■ ZONING BYLAW 8500
■ JUNE 16TH PROPOSAL



2. VERTICAL BUILDING ENVELOPE ZONING BYLAW 8500



3. VERTICAL BUILDING ENVELOPE JUNE 16TH, NO PROPOSED CHANGE

THERE ARE NO CONTEMPLATED MODIFICATIONS TO THE VERTICAL BUILDING ENVELOPE TO LOTS WITH WIDTHS OF GREATER THAN 18M AS PROPOSED IN THE ZONING BYLAW AMENDMENT ON JUNE 16.

Accessory Building

Proposed Setbacks

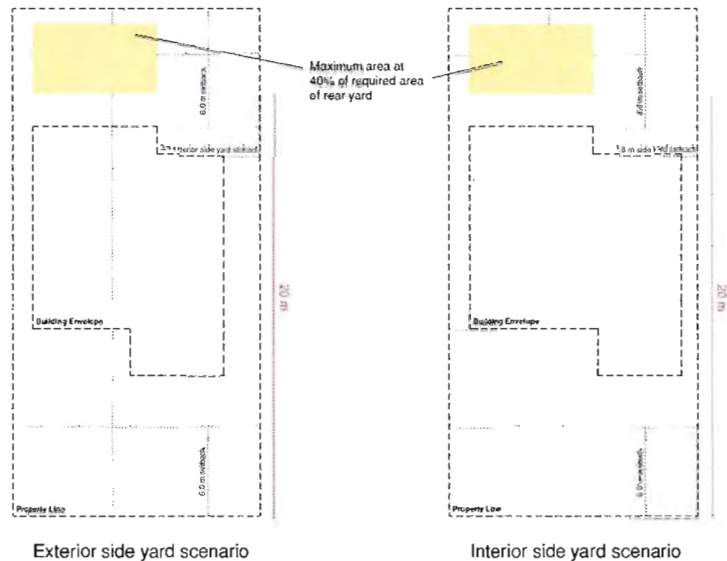
1. Accessory Building greater than 10 m²

Proposed Changes to limit massing of detached accessory buildings:

- 1 Size of detached Accessory Building limited to 40% of the area of the required rear yard up to a maximum of 70 square meters.
- 2 Maximum Height for sloped roofs to highest peak is 4.0 m.
- 3 Maximum Height for flat roofs is 3.0 m.
- 4 Location for accessory building within the rear yard as per drawing.

PROPOSED SETBACKS FROM ADJACENT STREETS

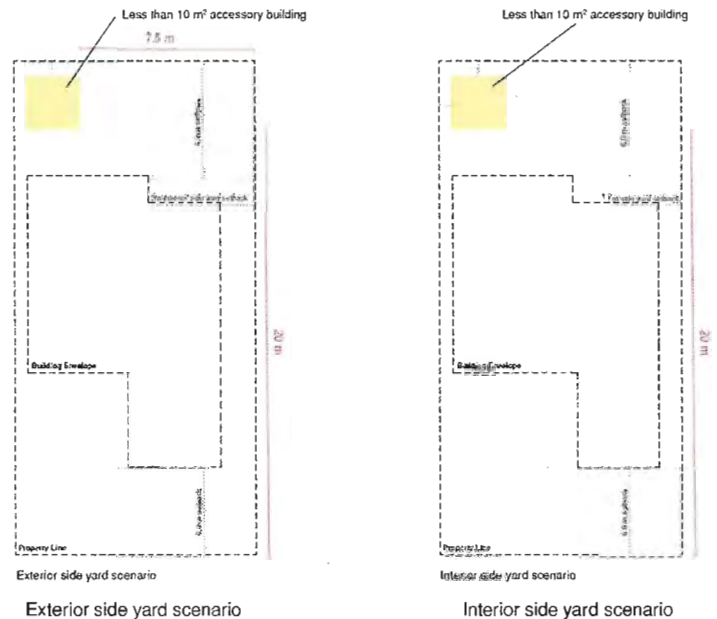
1. LOTS LESS THAN 12.5M REQUIRE 3.0M SETBACK
2. LOTS GREATER THAN 12.5M AND LESS THAN 15.5M REQUIRE 4.5M SETBACK
3. LOTS GREATER THAN OR EQUAL TO 15.5M REQUIRE 7.5M SETBACK



2. Accessory Building less than 10 m²

These accessory buildings do not require building permit, but their height and location within the rear yard will be defined by the following measures:

- 1 Maximum Height is 3.0m for sloped roofs
- 2 Maximum Height is 2.5m for flat roofs
- 3 Location in rear yard shall be as per drawing



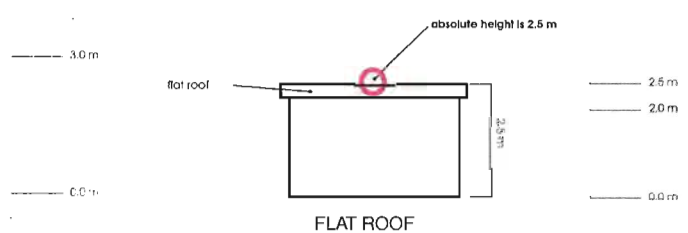
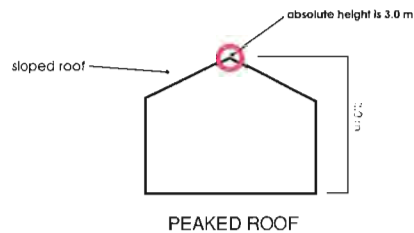
Accessory Building and Garage

Height Requirements

1. Accessory Building less than 10 m²

Accessory buildings less than 10 m² do not require a building permit, but their height and location within the rear yard will be defined by the following measures:

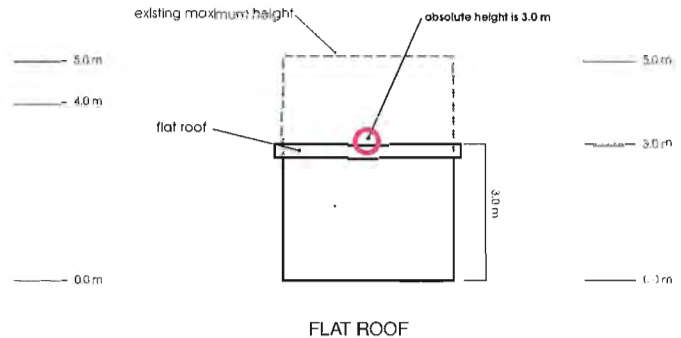
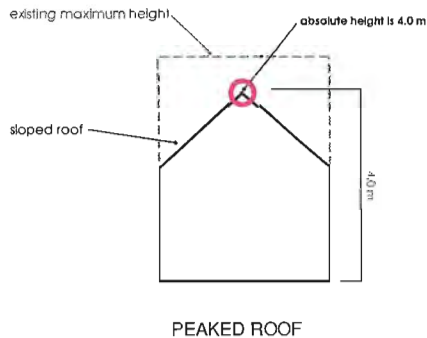
- 1 Maximum Height is 3.0m for sloped roofs
- 2 Maximum Height is 2.5m for flat roofs



2. Accessory Building greater than 10 m²

Proposed Changes to limit massing of detached accessory buildings greater than 10 m² requiring a building permit:

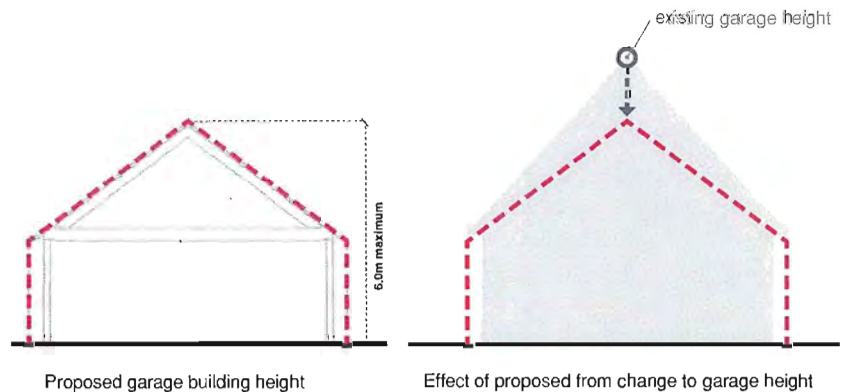
- 1 Maximum Height for sloped roofs to highest peak is 4.0 m.
- 2 Maximum Height for flat roofs is 3.0 m.



3. Attached Garage Height

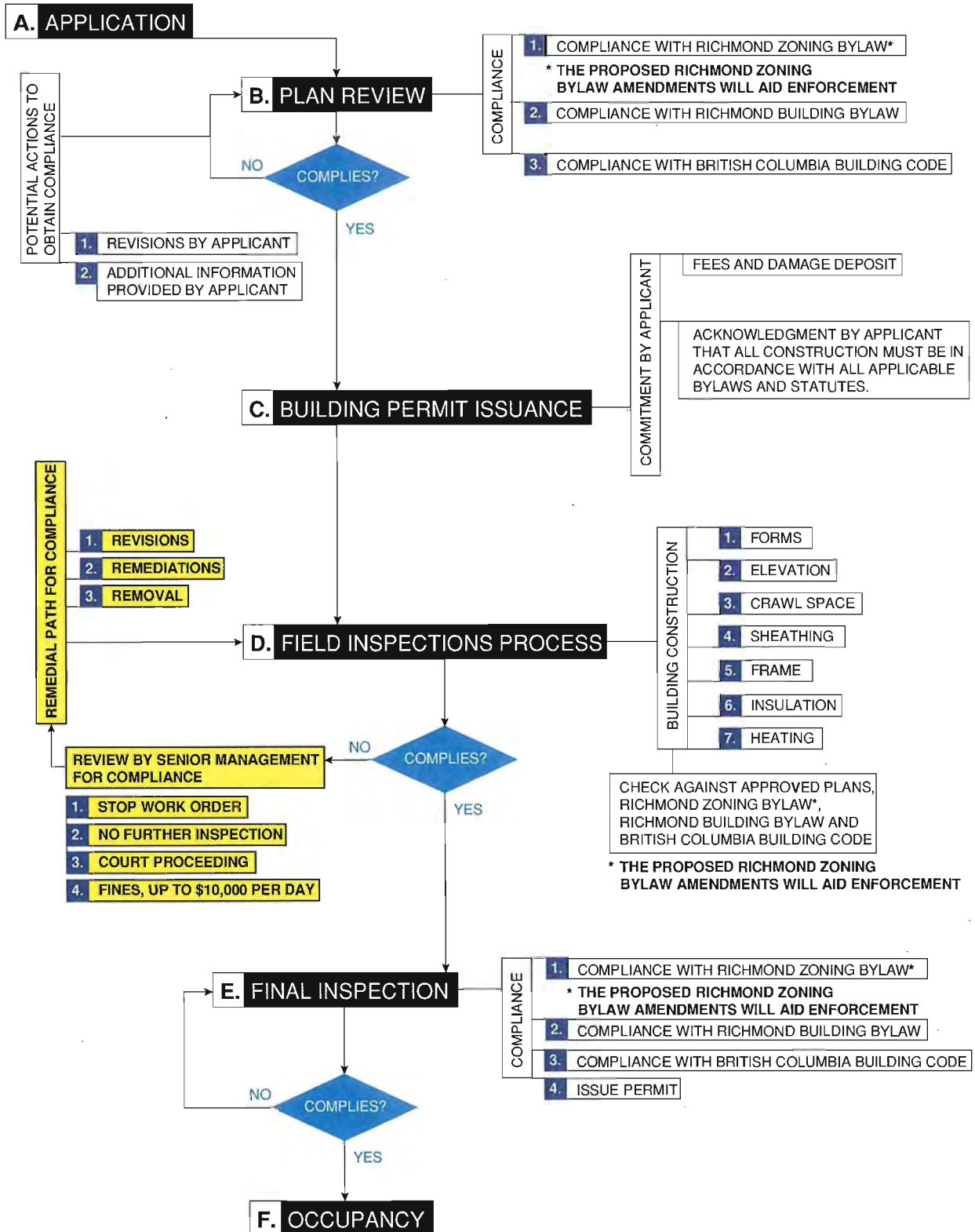
Proposed Changes to Attached Garage Construction:

- 1 Maximum Height to highest peak of sloped roof at 6.0 m
- 2 Maximum Height of flat roof at 4.5 m



Enforcement By Building Approvals: Building and Zoning Regulations

NEW PROCESS



STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS

Enhanced Building Permit Application Checklist:

Submission Requirements to be presented in Document

A. DOCUMENTATION REQUIREMENTS

- * ITEMS CRITICAL FOR INTERIOR CEILING HEIGHT CHECK
- ** ITEM CRITICAL FOR COMPLIANCE TO VERTICAL BUILDING ENVELOPE

- | | | |
|-----------------------------|--|---|
| 1. ADMINISTRATIVE ITEMS | A. OWNER OR OWNER'S AGENT (FREEHOLD OR AUTHORIZATION)
B. HOMEOWNER PROTECTION OFFICE (HPO) FORM
C. CONFIRMATION OF INSURANCE COVERAGE BY A REGISTERED PROFESSIONAL (SCHEDULE E)
D. OWNER'S UNDERTAKINGS (SCHEDULE F)
E. BUSINESS LICENSE
F. TWO (2) COMPLETE DRAWING SETS | 1. DRAWINGS MUST BE SCALE TO SCALE
2. DRAWINGS MUST BE CLEARLY DIMENSIONED
3. SITE PLAN
4. PLANS SHOW HEIGHTS AND AREAS
5. BUILDING SECTIONS
6. SECTIONS SHOWING INTERIOR CEILING HEIGHTS*
7. SECTION SHOWING ALL INTERIOR VOID SPACES*
8. ENERGY DETAILS AND CALCULATIONS
9. SITE SURVEY
10. ELEVATIONS
11. CONSTRUCTION DETAILS
12. ELEVATIONS MUST SHOW PROPOSED VERTICAL BUILDING ENVELOPE** |
| 2. LOT SERVICES | A. PROVIDE DAMAGE DEPOSIT (PUBLIC WORKS)
B. INDICATE ROAD IMPROVEMENTS
C. INDICATE DRIVEWAY AS NEW, EXISTING OR RELOCATED
D. INDICATE WATER SERVICE TYPE
E. INDICATE SANITARY SEWER OR SEPTIC TANK
F. INDICATE STORM SEWER OR DITCH | |
| 3. SOIL CONDITIONS | A. INDICATE SOIL CONDITIONS AND AMOUNTS OF PEAT, CLAY, FILL
B. PROVIDE SOIL REPORT IF NECESSARY
C. PROVIDE ASSURANCE OF SUBSURFACE INVESTIGATION (SCHEDULE D)
D. CONFIRMATION OF INSURANCE COVERAGE BY A REGISTERED PROFESSIONAL (SCHEDULE E)
E. INDICATE METHANE GAS / HOG FUEL AMOUNT
F. SOILS COMPACTION REPORT
G. PROVIDE DEMOLITION CARD | |
| 4. LAND TITLE AND COVENANTS | A. PROVIDE LAND TITLE RECORD
B. NOISE EXPOSURE FORECAST (NEF) AREA IF APPLICABLE
C. DEFERRED DEMOLITION | |
| 5. PROPERTY INFORMATION | A. PROVIDE CORRECT PERMIT NUMBERS
B. PROVIDE LEGAL DESCRIPTION OF LOT
C. INDICATE IF SUBDIVISION
D. PROVIDE SERVICING AGREEMENT
E. PROVIDE FINAL APPROVAL FOR DEMOLITION
F. INDICATE RIGHTS OF WAY (ROW) / EASEMENTS / SERVICES
G. PROVIDE HERITAGE STATUS IF APPLICABLE
H. INDICATE ENVIRONMENTALLY SENSITIVE AREAS (ESA) IF APPLICABLE
I. PROVIDE RIPARIAN MANAGEMENT AREA (RMA) IF APPLICABLE | |

B. BRITISH COLUMBIA BUILDING CODE COMPLIANCE

- | | |
|-----------------------|--|
| 1. BCBC PART 9 REVIEW | A. INDICATE UNPROTECTED OPENINGS
B. PROVIDE STAIR DESIGN INCLUDING RISER, WIDTH, RAILS
C. PROVIDE MEANS OF EGRESS INCLUDING DOOR SIZE, HALLWAY WIDTH, NUMBER OF WINDOWS IN BEDROOMS
D. INDICATE SMOKE AND CARBON MONOXIDE ALARMS
E. IDENTIFY SAFETY GLASS IN ENVELOPE OPENINGS
F. SECURE HOT WATER HEATER AND SOLAR HOT WATER IF APPLICABLE
G. IDENTIFY HEATING TYPE FOR BUILDING
H. VENTILATION TO COMPLY WITH BCBC SECTION 9.32
I. ENERGY EFFICIENCY TO COMPLY WITH BCBC SECTION 9.36
J. MINIMUM ATTIC ACCESS COMPLIANCE (20" x 28")
K. INDICATE FUME SEPARATION IN GARAGE
L. PROVIDE CONSTRUCTION DETAILS INCLUDING RAINSCREEN AND CULTURED STONE
M. PROVIDE SOFFIT VENT NOTE |
| 2. STRUCTURAL REVIEW | A. PROVIDE STRUCTURAL ENGINEERING DESIGN
B. PROVIDE GEOTECHNICAL ENGINEERING REPORT IF APPLICABLE
C. PROVIDE ACOUSTICAL ENGINEERING REPORT IF APPLICABLE
D. IF NO ENGINEER CONSULTED, DESIGN IS PRESCRIBED BY PART 9 OF BCBC
E. PROVIDE INFORMATION ON UNIFORM LOADS ACROSS STRUCTURE AND POINT LOADS
F. IDENTIFY SHEAR WALLS, LINTELS, BUILT-UP BEAM SPANS, JOIST SPANS
G. IDENTIFY STRIP FOOTING (8" x 20") AND PAD FOOTINGS
H. INDICATE LARGE SPAN OPENINGS
I. PROVIDE ROOF OF OR TRUSS LAYOUT UP TO 40' SPAN
J. INDICATE BEARING PRESSURE LESS THAN 800 PSF |

C. RICHMOND BYLAW REQUIREMENTS

- A. PROVIDE FLOOR AREA RATIO (FAR) CALCULATIONS
- B. PROVIDE GARAGE AREA
- C. PROVIDE TOTAL AREA OF COVERED OPENINGS
- D. PROVIDE TOTAL AREA OF PROJECTIONS INTO REQUIRED YARDS
- E. PROVIDE BOARD OF VARIANCE (BOV) RULING IF APPLICABLE
- F. PROVIDE DEVELOPMENT PERMIT (DP) / DEVELOPMENT VARIANCE PERMIT (DVP) IF APPLICABLE
- G. INDICATE LETTER OF CREDIT IS RECEIVED
- H. INDICATE SECONDARY SUITE
- I. FULFILL LANDSCAPE REQUIREMENTS
- J. PROVIDE LOT COVERAGE CALCULATIONS
- K. INDICATE LOT DIMENSIONS, SET BACKS AND BUILDING SEPARATIONS
- L. INDICATE MAXIMUM BUILDING HEIGHT
- M. INDICATE RESIDENTIAL VERTICAL ENVELOPE COMPLIANCE
- N. INDICATE FENCE HEIGHT
- O. INDICATE ALL ACCESSORY BUILDINGS OVER 10M² IN AREA

- A. INDICATE PROPERTY ZONE OR LAND-USE CONTRACT
- B. INDICATE LAND USE
- C. PROVIDE TOPOGRAPHICAL PLAN WITH TREES, MATERIAL COVERAGE, GRADE
- D. INDICATE LOT DIMENSIONS, AREA, SETBACKS, LOT COVERAGE AND BUILDING SEPARATIONS
- E. INDICATE AVERAGE GRADE, ELEVATION STAMP / MINIMUM FLOOD CONTROL LEVEL (FCL)
- F. ENSURE SPOT ELEVATIONS AND HEIGHTS ARE IDENTICAL ON ALL FLOOR PLANS
- G. PROVIDE PERIMETER DRAINS FOR ALL IMPERVIOUS SURFACES AND OVERALL SITE DRAINAGE
- H. INDICATE AND DIMENSION ALL ROOF OVERHANGS ON SITE PLAN

D. EXTERNAL CONFIRMATION BY APPLICANT INDICATING ZONING BYLAW COMPLIANCE

1. ZONING REGULATION SUMMARY, TO BE FILLED BY APPLICANT



STUDY ON MASSING FOR SINGLE FAMILY NEIGHBOURHOODS



Thank you for attending this public workshop to share thoughts, ideas and comments about the form of our residential neighbourhoods.

For further information please visit:

<http://www.richmond.ca/plandev/planning2/projects/buildingmassingstudy.htm>

In order to express your thoughts and views on the material presented and discussed in this workshop, please take with you a Comment Form and return to City Hall, attention Mr. Gavin Woo, Senior Manager of Building Approvals **by July 15.**





Public Consultation on Proposed Bylaw Amendment

Held July 8th 2015 and July 9th 2015, 4:00PM – 7:30PM
Council Chambers
Richmond City Hall

1. July 8 2015

1. Should allow neighbourhood to grow but also maintain look and feel of existing neighbourhood (retention of existing housing and construction of new to meet existing look). What happens after bylaw is changed? What is the next step?
 - *Present to Council, monitor and track changes, modify and evolve bylaw as we go along*
 - *Short term win is seeing a change in the massing of houses*
2. Worst aspect is in the backyard. Loss of sunlight, privacy, etc. Devastating to people with a garden. Proposed shaping of backyard?
 - *Proposed shaping of backyard was in a massing study. Tabled for future study.*
 - *Present bylaw has requirement of shaping of backyard; high space in building to be facing rear or side yard with additional rear/side yard setback.*
3. Poor inventory of real estate in Richmond. Either small townhouse or very large houses only available.
 - *Direction to staff include development of smaller lots and developments.*
 - *City would support smaller houses, but builders and market tends to drive towards larger homes*
 - *This is a first step and bylaw will evolve to address further issues*
4. First step far too late. Neighbourhood should maintain image. Outsides of houses should maintain a certain look.
 - *Trying to set ground rules on compatibility of homes*
5. 5 of 9 houses are under construction in a particular neighbourhood. How soon will changes be implemented? Multiple large houses in neighbourhood sitting empty.
 - *Getting back to Planning Committee July 21st, Council Committee July 27th. Public hearing September.*
 - *Council aware of the issue of vacant houses.*
6. Resident's house next to a LUC. Can't wait until 2024 for implemented changes to LUC. Setbacks of large houses also an issue. Massive homes not about densification; all about private ownership and money. No community.

- *Staff instructed to start discharging LUC before 2024. All former LUC will be subject to standard zones.*
 - *When LUC comes in, staff talks to designer and owner to see if changes can be negotiated to see if building can more easily fit the look of the community.*
Voluntary for applicant/builder
7. Want feedback that public is being heard in terms of concerns. Design tends to be based on technical policy and guidelines, resulting in big box houses that look intimidating in a community with smaller houses. Large houses imply a statement of affluence that breaks up the culture and breaks up the community. Suggest that look of houses match neighbouring. Suggest a vision for the neighbourhood. Suggest go back to previous bylaw that determined how much of a lot a house could cover (percentage). Also concerned about people who modify property after construction (remove grass, trees, etc).
- *Committed to a process. Timeline not available. Comments to be summarized and presented to planning committee and council.*
 - *Boards of this project are available tomorrow.*
 - *Defining character: no authority to impose look of houses. Can't do it under local gov't act. No opportunity to secure legal agreement to control design.*
8. 28th of Nov 1992 presentation made before council regarding today's comments. Resident at on mega-house committee. Richmond Fire Department had talked about safety concerns. Insufficient side yard setback for set-up of rescue ladder.
- *Will note comments and address*
9. Can freeze be implemented for BP until bylaws in effect? Issue in effect for 23 years.
10. OCP affords great safeguards to individual rights to quality of life, access to light, safety, etc. Most recent developments not in line with concepts of OCP. OCP should protect individuals, especially people who already live there. Feedback mechanism not working. Guidelines not in accord with constitution. Bylaw creators should base bylaw to make it work for people.
11. Need to address setbacks for backyard of house. Any restrictions on setbacks of new house? Concern about fleet of garages at the front of the house. Concerns about houses being built too close together. Concern about amount of densification; Richmond no longer a garden city.
- *Yes, minimum front, rear, side yard setbacks exist.*
 - *Permits issued must meet bylaw*
12. Setbacks with rear yard, 40' backyard for certain zones, but adjoining lot has much shorter yard.
13. Height of site grade requirement caused older lots to be in a hole due to floodplain bylaw.
14. Want fast action and don't want gift of bonus space of high spaces. Houses too high.
- *2.5 Storey houses maintained at height currently noted in bylaw*
15. Want to build new house to existing regulations; build large house with high ceilings.
16. California has a storm fee to address non-permeable ground. Flooding issues. New bylaw that was passed recently had new items that were not previously discussed. ALR properties that looked suspicious were discussed during planning meeting with no investigation or evidence as to their use
17. Builder would love to build bungalows but land prices are so high that it is not financially feasible. Demand is so high for large homes.

18. Builder hears the need to build smaller houses, but this is a prevalent problem throughout the project. Can't make houses so small that it becomes restrictive. Concerned that the proposed changes will make all new houses look the same. Majority of buyers want to buy larger houses. Richmond is a luxury market now.
19. City has developed, why go back to old requirements for older houses.
20. Interest in seeing changes happening sooner. Suggest trade-offs for grand/large rooms and something that is workable for everyone.
21. New houses being built does not foster community. Houses built are catered to off-shore buyers. Off-shore buyers lured into buying large houses.
22. Builders can make recommendations on how houses designed. Builders should explain to buyers the animosity that may come with having massive house. Builders should educate potential buyers of what they should be asking for to maintain a sense of community.
23. Dropped ceilings not typically allowed in Bylaw. Why were they allowed?
 - *History of allowing it. It was not so bad before with previous stacked design.*
 - *Ambiguity of bylaw being amended to address this.*
24. Sideyard projections could result in two houses being only 4 ft apart. Safety issue.
 - *Will be reviewed.*
25. City needs to do more to notify public of meetings.
26. Richmond originally built with a mix of housing (back in 60's) to prevent ghetto. People in some big houses are embarrassed about their homes due to lack of fit in neighbourhood.
27. Some houses lit up; perimeter and fence posts. Impacts neighbouring properties. Lots of emphasis on luxury but it's not something everyone wants. Some large houses in neighbourhood become rental places.
28. What is a single family home? Some houses divided into multiple family homes and hotels.
 - *Single family house is a single house that can contain a secondary suite.*
 - *Planning committee gave staff referral to follow up on hotels*
29. Builders and realtors have a responsibility on how Richmond is presented.
30. All houses are the same now and unfriendly (gates closed, don't care about vegetation, no responsibility to community). Need public input on how things should change. Should consist of long term members of the community.
31. Some neighbourhoods are already built (over half) and these new changes can affect the look of the neighborhood. These are housing trends.
32. Stakeholders have leaders. Suggest more emphasis on hearing from these leaders (?)
33. Neighbours should be consulted on changes. Cited North Delta example.
 - *North Delta is a DP area. Not a process that has been legally explored in Richmond. Have not considered advising neighbours, but proposal will be noted.*
34. Change in appearance of homes and some people like it. High ceilings bring in more natural light. Security cameras installed to protect themselves and not to invade other people's properties. Support living in a city with more green space.
35. Can't turn the clock back on progress. Need to understand the needs of other cultures. Richmond is now an international City with different cultures and wants. Benefit of increased land value.
36. Large houses being built as rooming houses.

37. There are nice houses being built in Richmond. Proposed bylaw is to deal with excesses. How does regulations deal with discharge of LUC and yard issue?
 - *Bylaws do try to address LUCs. To be dealt with on an ongoing basis.*
38. Between bylaw and floodplain bylaw regulations, new houses end up being very tall in comparison to adjacent house. Also issue with flooding on older lots with new houses built adjacent. Suggest some way to accommodate older houses to prevent flooding issues or build additional drainage or pay for damages.
 - *Perimeter drains are supposed to be designed and installed to prevent overland drainage to adjacent property.*
39. Variety of concerns beyond massing: look of the house, cost of living, cost of house. Suggest creating a website to allow for votes that indicate what the major concern is and what should be addressed.
40. Suggestion that presentation documents be available in advance of the actual meeting.
41. Are trees allowed to be cut down for new houses without permit?
 - *When trees need to be cut down, the trees are measured to determine whether or not they require a permit. If permit required, City investigates whether or not it is a healthy tree and if it impedes construction. Permit posted every time tree is to be removed.*
42. Why nothing going forward for new houses to be sustainable? Why not build better houses or move towards more sustainable homes.
 - *Ongoing process. Will move in that direction in the future.*
43. Resident got involved because her group wants fairness for all. Finds it disturbing that existing bylaw allow high ceilings will continue.
44. Builders want to listen to suggestions and find a solution that works for everyone.
45. Concern with building large houses is when it impacts neighbouring properties.

2. July 9 2015

1. Agree that the top plate should be brought down to eliminate the void space. Supported in general by builders. But bringing the top plate down to 12' would make the house imbalanced and less visually appealing. Suggest that people can do whatever they want on the inside as long as it does not contribute to massing. Suggest the middle option (5m ceiling attached to structure).
2. Suggest elimination of changes for lots smaller than R1E (?) due to difficulty in workable layout. Concern with proposed changes to the smaller lots is that house would be pushed further back
3. Proposed change to accessory buildings – agree, but concern with impact of setbacks on corner lots will result in decreased back yards.
4. Appreciate bringing in more enforcement.
5. Want larger setbacks; concern about decreased daylight due to smaller setback.
6. For wider lots, side yards should be more generous, allowing wider houses
7. Any complaints about the 2.5 storey has been about mega homes. Houses built in 60's and 70's also have lack of day lighting. Lots under 18m, proposed changes to building envelope will not work with a current marketable floor plan. Marketable is 4 bedrooms and 3 bathrooms upstairs.
8. 6'8" already on either side of the property lines. Need to determine what the overall objective is: affordable houses? Sunlight?

9. Proposal for 14m lots will not work. Current bylaw makes it difficult for these lots. Sunlight difficult to achieve unless bungalows built and bungalows are not feasible due to cost of lots.
10. 8' ceilings are not marketable.
11. Suggest the City show a plan that works for these smaller lots.
12. Houses built on No 1 Rd – Nobody complains that they are built to the maximum size. Biggest complaint is that they are mirror image or cookie cutter houses.
13. Sunlight is still an issue. Should not be trivialized.
14. Detached accessory building – concerns are in the backyard where garages are being detached and houses are being pushed further back. Concern that the 40% allowance of backyard space to be useable as accessory building.
15. Building envelope change may negatively impact rear yard and could cause more complaints. This will not deal with social issue of new residents coming into the City.
16. Are we here to discuss technical solutions that builders can all follow? Why will proposed changes to building envelope not work for smaller lots? Won't people still buy a house with 9ft ceilings?
17. Marketability is a valid concern but must keep things in context and determine how it applies as priority. Must not supersede rights of residents who have lived in Richmond for decades and want a certain lifestyle committed by City in the OCP.
18. Nothing worse than when we are in a reactive situation. Approach is a knee-jerk reaction to what is happening. Why hasn't City come up with a proactive approach to this problem of monster homes? Why not have stricter controls for neighbourhoods? Why not reward programs for homes that suit the neighbourhood? Need to take a different approach that would address all the problems.
19. Trying to fit one solution to the whole City. Due to diverse opinions, suggest that each subdivision be surveyed as to the type of homes they prefer in that area and bind them for 5 years. Neighbourhood specific zone.
 - *If a neighbourhood wants to come forward to do the specific zone then bring it to council.*
20. People want bigger kitchen or higher ceiling. Don't want design to be dictated. Should focus on the exterior of the homes only and not the inside. Acknowledge that some few builders have built rooms that are not supposed to be there. Suggest that Richmond do inspections up to 1 year after Final Occupancy granted to aid enforcement and propose hefty penalty for non-compliance.
21. Marketability – People are moving forward, builders are building what sells.
22. Port Moody has good neighbour policy that is formalized with signage and has formal inquiry and response method if there are concerns – encourages communication. Port Moody's policy is voluntary; suggest that Richmond makes it a requirement for dialogue between builder and resident before BP issued.
23. Recommend that future be considered when planning the solutions; some people may not want large houses.
24. Current bylaw produces both beautiful and ugly homes. Problem is with the designer and not the bylaw.
25. Small lots – if floor area maxed, the house will either go up or go out. If houses brought forward and garages attached you will have vertical solid wall.

26. The reason why 2nd floor spaces not available for extra bathrooms and bedrooms are the areas with high ceilings.
27. Has anyone from City Hall conferred with RFD regarding these sideyards.
 - *Side yard separation addressed in BC Building Code*
28. The only solution is to rezone neighbourhoods accordingly to address the problem. These issues are causing divisions. Proposed changes to the bylaw will not be effective long term.
29. Problems not typically in smaller lots.
30. Because of changes to building envelopes it is more difficult to follow direction of council of buying larger lots and subdividing to smaller lots and more affordable homes.
31. Don't look at the frontage of the lot, look the size of the lots when considering building envelope
32. Suggest wording and documentation in bylaw is very diligent and exact.
33. Rear yard is shallow and has a negative impact on neighbours.
34. Design in Richmond is very isolated. Does not deal with rear and front yard compatibility of neighbours. Compatible building will help deal with problems.
35. Suggest an experiment be conducted in a certain neighbourhood. Work as a building industry to develop house design that works with the consumer as well as existing residents.
 - *General interest noted.*
36. Richmond's differences from other municipalities in terms of ability to build are what make houses here appealing. Other than Tsawwassen, Richmond has lowest FAR. High ceilings make it appealing.
37. Building the houses for the community as much as ourselves.
38. Massing – Large houses impact neighbours; what is being given back to the community? Interested in solutions that make neighbours happy such as retention of trees or additional trees?
39. Why didn't the City increase enforcement?
 - *City is introducing a level of increased enforcement. More requirements from designers and more enforcement during inspection*
40. During construction trees may be "protected" but end up getting cut down.
 - *There is a tree protection bylaw in place. Trees removed reviewed by arborist; determined to be diseased. Some trees removed as they are in the proposed building envelope.*
41. Regarding trees that are supposed to be protected, suggest reinspection to ensure the trees are actually supposed to be cut down and not done so illegally.
42. Do existing homes meet bylaw?
 - *There was ambiguity in bylaw resulting in some construction that may not have the proper ceiling heights*
43. Enforcement – found many houses with 20' undropped ceilings, knock-outs, 3rd levels, other non-compliance. Must strengthen enforcement.
44. Massing – Considering coach houses to reduce FAR? (not specifically as an offset)
45. Good neighbour policy brought to council previously – progress?
 - *Working towards it. Will be preparing a report that requires signage per good neighbour policy, that indicates contact numbers for City and contractor so people can be notified of issues.*

46. How many additional drawings are required to comply with new check list?
 - *currently at least two, but plan reviewers ask for more if unclear. New requirements would ask for additional documentation.*
47. Suggest City wide bylaw be implemented, rather than test market proposed experiment in Westwind
48. Bylaw restricting creativity (due to restrictions to envelope) will cause more trouble.
49. 5m ceiling height too high, 3.7m ceiling height acceptable as determined by design panel and professionals retained by City.
50. Builders want 5m ceiling height.

Wesley Lim
Recorder & Chairman

:lw

pc: <enter text here>

Woo, Gavin

From: Mayor and Councillors
Sent: Tuesday, 14 July 2015 14:43
To: 'Michael Seidelman'
Subject: RE: Richmond Neighbourhoods

This is to acknowledge and thank you for your email of July 14, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
 City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
 Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Michael Seidelman [<mailto:bat1734@telus.net>]
Sent: Tuesday, 14 July 2015 12:35 AM
To: Mayor and Councillors
Subject: Richmond Neighbourhoods

Dear Mayor and City Council,

I currently live in a condo (Apple Green complex) in Richmond but grew up on Coventry Road not far from Grauer Elementary School and before that Craigflower Drive, which is two block away. My parents still live in their house and as I live just a few minutes away and am close with my family, I am there visiting several days a week as are my sisters and my nephew, visiting with my parents, former neighbours and enjoying the quiet and spacious backyard. My parents may be the only ones to sleep there but it really is a "family home" and I hope to own a nice house in Richmond myself one day. I also keep in touch with my former neighbours and hear the concerns they and my parents share with me.

My concerns are the exact same ones my parents and neighbours have. No one I know really has a problem with large homes (mega homes), especially on main streets or in remote areas like Finn Road. We may not like to see completely good homes that are no more than 35 years old being torn down but understand the reality of the matter. The problem is that many of the new homes don't fit into the existing neighbourhoods for various reasons. Personally, I wouldn't say size is the problem. I have seen some nice new homes that fit in well that are in the 4000 sq range. My main concerns are the following.

- Lack of green space and excess of concrete: Older neighbourhoods are very green, with large front lawns and plant life. many newer homes have three-car that unlike most existing homes, have garages that face the house next door so the concrete driveways are larger to allow the cars drive straights and then turn right or left into the garage, as well as to allow more cars to park on the driveways. With double the concrete, there is obviously less

green space and houses don't match the existing neighbourhood. Three-car garages don't need such large concrete driveways if they face the street like the older houses. I think new homes in subdivisions should have to maintain at 85-90% of the front green space to blend into the current neighbourhoods and keep the neighbourhood streets aesthetically pleasing.

- Houses that go further back: Many new homes start further from the street (often because of the large driveways needed for side-facing three-car garages) and because they are larger, go much further back and have smaller yards. The problem with this is that the houses behind these homes are now closer to their neighbours than they ever used to be and the homes next to them lose their sun and feel more like a courtyard when their yard is surrounded by homes rather than other yards. I would like to see homes not allowed to go back as far so they don't close in on existing yards and homes.

Metal fences: Growing up, there was a real neighbourhood feeling but many new homes have metal fences that separate them from the rest of the neighbourhood. Besides not being very "neighbourly", these fences don't fit in with the older homes and block the view of what little greenspace these new homes have from other neighbours. Backyards are fenced in but front yards need not be. I'd like to see this practice stop and over a period of time (10 years perhaps), have the new houses that have popped up with un-friendly and unsightly metal fences be made to remove them so they fit in with their neighbourhood.

I was unable to attend the public hearing but ask ask council to please consider my input. To clarify, these concerns are regarding subdivisions, not main roads which i believe are a little bit of a different matter. Many long-time residents feel like they are being pushed out of their neighbourhoods and it's time their voices are heard.

Thank you for taking the time to read this.

Sincerely,
Michael Seidelman

Woo, Gavin

From: Marion Bellis [wmbellis@shaw.ca]
Sent: Saturday, 04 July 2015 12:27
To: Woo, Gavin
Subject: Mega houses

Dear Mr. Woo

I am unable to attend Public Workshop on Mega houses so I would like to take this opportunity to give my 2 cents worth to this problem as on my south side we have a Mega House.

My husband and I bought this house (a 3 bedroom bungalow) in 1962 when this subdivision was developed. All the houses on this street, the east side of Ainsworth Cres., were bungalows, as the west side of Ainsworth Cres. was developed the house built were two level and back split. All front yards were unfenced but the back yards had fences. Neighbors met one another and helped on another.

About 10 years ago the neighborhood started to change. Large houses with fencing all around were being built. About 6 or so years ago the house on our south side was torn down and a mega house complete with complete fencing went up. Our first problem was our tv was not cable but satellite so lo and behold no tv reception. Cost to us \$485 to move the receiver to the north west corner of our house and to raise it. Our second problem was the next door property was raised about 30 or so inches then a 6 ft fence went up, then a mega house went up almost to the property line, so now the garden area on the south side of our house became shade and I could no longer grow my tomatoes and beans there.

I know the property is occupied but a it is impossible to meet the people because a garage door opens, the gate opens a car drives out, the garage door closes and the gate closes with nobody being seen. Because of these large houses and in some cases with spaces in them being rented, we have a parking problem with so many cars. A good example is coming off Williams Road turning south onto Aragon there are so many cars parked one car only can pass, just be extra vigilant coming around the corner. Alas with so many changes my friendly neighborhood is no more and as a senior we become isolated because we cannot ask a neighbor for help is we need it which we could do before when we checked up on one another.

Thank you for the opportunity of saying my peace.

Regards

Mrs Marion Bellis,
10440 Ainsworth Cres.
Richmond, B.C.
V7A 3V6
604-277-8518

Woo, Gavin

From: Lois & Gilles Bouchard [glbouchard@telus.net]
Sent: Friday, 03 July 2015 15:50
To: Woo, Gavin
Cc: gwood@richmond-news.com
Subject: Richmond Building Sites ...

Mr. Woo,

I may be unable to attend the July 8 public consultation, so wish to submit the following:

From Fairdell Crescent, to Seafair Drive, Francis and Blundell to Number 1 Road, a great number of properties are in redevelopment status. New home sizes, lot coverage, fencing/gates, endless construction noise and absentee owners are significant and unpleasant neighbourhood changes. We are disappointed in City management that has allowed this to happen.

Equally distressing is the often twelve-month or more development time of projects where neighbours witness absolute neglect and disrespect – grossly unattractive construction fencing and excessive signage; filthy site management habits: garbage tossed and abandoned for weeks at a time to blight the landscape of otherwise tidy neighbourhoods and blow across neighbours' lawns; grass and weeds gone wild.

As Buildings Approval Manager, I ask you to share this message with relevant City authorities. We see City vehicles all around the neighbourhoods – they should be reporting these conditions and new builders/owners should be charged with the responsibility of maintaining clean sites. It's all a very sloppy mess!

Regards,

Lois Bouchard
8800 Fairdell Crescent, Richmond
604.275.3309

Woo, Gavin

From: Brandt Lorne [brandte1@telus.net]
Sent: Friday, 03 July 2015 10:21
To: Woo, Gavin
Cc: MayorandCouncillors
Subject: Housing bylaw changes.

Dear Mr. Woo,

I want to share with you and the mayor, staff and councillors of our city my thoughts on housing in Richmond. I am also copying it to our other city representatives at other government levels.

As so many have been saying for so long, the current building trend - which has already gone on far too long - **must stop**.

As a Christian who also is aware of and supports First Nations views on our need to care for our earth and try to keep it beautiful and sustainable for all, the way our Creator made it, I also believe I need to make my voice heard.

What we are doing to our city is destructive to the environment and contributing to global warming. Is that what we want to be remembered for? What we are doing is also **obscenely socially unjust**. If we had prophets as in biblical times, they would be calling judgment on our heads for what we are doing to the environment and to those who cannot afford any longer to live in their homes because of the greed of too many.

There are many groups involved. First is the federal government, who lets too many wealthy immigrants in, ostensibly to invest or get jobs. But that is another level of government beyond you all. However, I think it is the responsibility of city councillors and staff to bring citizens concerns on federal matters to that government.

Then there are the immigrants who build what are now often referred to as these monster houses. Indeed, some are bigger than small hotels in other parts of our country. These people often do not end up working here because in the end they really do not have the language skills and because they can make more money in Asia, so they contribute little to our economy besides what they spend on houses, cars and other purchases. They generally keep all their other assets offshore, nontaxable for Canada there. Therefore, they claim low income and drain our social welfare coffers. I have close ties to the new immigrant community and I know how they count the days until they can get the maximal benefits from our system - OAS, GIS, Sales tax rebate etc, not to mention low-cost bus and community amenity passes and extra medical care - all the benefits that accrue to low income. They are well-informed about these things by their immigration advisers and often know more about these things than many who grow up here. They also thus inflate our poverty figures, including for children, as again, many of these wealthy parents don't work here and claim no income here as it is still being earned and kept offshore.

We need to educate these newcomers about our Canadian values at the stage where they are expressing interest in coming here. They come here for our education and health care but, as I said, contribute little to its upkeep. They come here for our beauty and clean air, but are speeding up the process of changing all that by their driving and housing habits.

Then there are the realtors who are just too happy to let home prices go up and up so they can make more. This is driving away many of our citizens; those who have lived here for years and those who have grown up here and have every right to keep living here in this beautiful environment. Instead, we sell out to wealthy

immigrants at overblown prices. If the market cannot correct this, government needs to step in somehow. There are ethics involved here.

Then there are the developers and builders. Again, why not, they will build what the customer wants. More money is made that way. Maybe the architects and developers need to teach their clients that large house are giving them a bad name in the eyes of fellow Canadians and making them unwelcome. I have taken guests around our city and heard them and other newcomers comment on how ugly many of these new homes are with their mix of old, new and pretentious. It is again, **socially and morally obscene** the way we tear down perfectly sound homes in this city to make way for these monstrosities. In any other part of this country these homes would be kept up and renovated over time. Here? Why bother, let it deteriorate and we can sell it for a fortune. Four hundred homes gone in a year? That's a whole village in other parts of our land. We need to encourage preservation of our homes, not destruction. At least these older homes would be more affordable to those who now cannot afford to live here.

Here is where the city comes in. We need to turn the tide on the increasing growth of our carbon footprint because of these building methods. Every tree cut down - and our tree bylaws and their reinforcement, I'm sorry, are just a window-dressing joke in far too many instances - contributes to loss of oxygen and increase in carbon dioxide in our environment. It also directly drives up the temperature because trees give off water vapour which has a cooling effect. They also provide shade which further cools. They way some trees repeatedly have their limbs amputated - I won't give the practice the dignity of calling it pruning - even right on Number 3 Rd. almost in sight of city hall, is contrary to city bylaws, not mention that it eventually kills the trees. Our newcomers come from cities and places where they are not used to greenery and trees. They are not used to looking after yards (mowing grass and raking up leaves), so they want no big trees that might cause more work such as pruning and cleaning up fallen leaves. We need to teach them (and many of our so-called arborists and gardeners, who are too often tree butchers - look at what they do to trees near hydro lines etc. - overkill and then some) the value of trees.

Environmentally, lawns make no sense either - cutting, watering, fertilizing etc. However, one can plant ground cover, flowers and shrubs. One can make gardens, what with all our concern about food safety, transportation costs and loss of farmland. Every square foot of green replaced by paving stone and pavement, or larger house, again contributes to global warming. This calls for more air conditioning... see the energy usage and costs increase? These homes must be ovens inside in the summer with no trees or greenery around to absorb heat and provide shade and cooling.

Surely the City also realizes that many of these large homes with their large car-filled driveways are so made to accommodate the many illegal renters housed there. Many are also indeed unofficial hotels for tourists. All of this needs to stop or be controlled and monitored.

Every time I go for a walk in the neighbourhood and see more developer signs and orange fencing etc., a little bit of me dies along with our city. Is this what our city representatives want to be remembered for - the death of Richmond and loss of many of its citizens to the rest of the country? we need some major changes at City Hall... I know there are some allies there, but obviously still not enough.

Lorne Brandt, MD, FRCP

307-8300 Bennett Rd.

604-276-9304

Richmond BC.

E-mail: brandte1@telus.net

Twitter: [@elbrandt](https://twitter.com/elbrandt)

Blog: <http://reflect-lulu-isle.blogspot.ca>

Woo, Gavin

From: Penny Charlebois [pennycharlebois@telus.net]
Sent: Thursday, 02 July 2015 19:38
To: Woo, Gavin
Subject: Mega homes

I am in favour of changing the residential zoning bylaw. This city only seems to favour the developers and not the people such as myself who have lived in Richmond and paid taxes for many years. So far I am very fortunate that I have not had a mega home built next to me. I moved from my previous neighbourhood (broadmoor) because I feared for my children's lives with all the construction trucks going by our home.

I do not for a minute buy Alexa Loo's argument that we should build them because people want them, that is the most ridiculous statement I have ever heard. I know of someone building one right now, the first floor is the living area, the second are the bedrooms and the third is the builders "playroom". So this guy gets a playroom and his neighbours get to look at an eyesore and ruin there backyard.

My neighbourhood is not zoned for the three level homes, but close by it is and some are doing the slanted roof line but one in particular looks like a condo it is a full three stories high (this house is just being built but the top floor caught fire) it is so close to the road, I couldn't believe it when I first laid eyes on it. I feel so sorry for the neighbours.

No more Mega's

Penny Charlebois and Family

Sent from my iPad

Woo, Gavin

From: Ryan Bullard [ryan09560@gmail.com]
Sent: Sunday, 05 July 2015 21:20
To: Woo, Gavin
Subject: Development bylaws

Just don't bow down and cater to the developers any longer.

Please, for the sake of my city, do the moral and right thing.

Thanks,

Ryan

Woo, Gavin

From: Woo, Gavin
Sent: Friday, 10 July 2015 16:25
To: 'WILDE DEBBIE'
Subject: RE: Mega home consultation

Dear Ms. Wilde,

This is to acknowledge and thank you for your email on July 7, 2015. We are reviewing all comments and will be bringing this information and providing recommendations in our proposed amendments of the Zoning Bylaw to our Mayor and Councillor.

If you have any questions or further concerns at this time, please give me a call.

Thank you again for taking the time to make your views known.

Gavin Woo, P. Eng
Senior Manager, Building Approvals Division
City of Richmond
604-276-4113

From: WILDE DEBBIE [<mailto:debralynnwilde@hotmail.com>]
Sent: Tuesday, 07 July 2015 20:45
To: Woo, Gavin
Subject: Mega home consultation

Dear Mr. Woo:

I write as a 50 year plus resident of Steveston/Richmond and, although I've come to learn that deaf ears often hold these consultations with no intention of "hearing" or changing the feedback (with them mostly for show and to cover bases), that must change. We, the people who made these communities what they are today, will not settle for any less.

Our children no longer can find "homes" as what is being built here are palaces, castles and hotels. This was recently confirmed by a report of an advertisement in Asian promoting a home on Gilbert Road as just that. Someone is turning a blind eye and will be held accountable. People building these homes are not invested in the community, they are simply looking for profit through quick turnover investments. It is for profit, but at such an expense. For what has made Richmond so appealing is the sense of safety and community that has been established over the years here. That's because families all have reached out to one another in modest family homes, joining together in backyards for barbecues and gatherings. That is changing, as greed and profit pave the way over homes where memories were made.

It is a huge imposition and intrusion to have these gigantic fortresses placed beside homes that families have been raised in, forcing them out when they can no longer see the forest for the trees. The mountains beyond the buildings. The sunsets.

We will continue to strive for what is so treasured here and insist it is preserved. It is not too late, but once it's gone it'll never come back. We will never come back. And the Richmond that was formed on families will

be just another city of concrete. And the legacy will be gone...but not forgotten. We will be sure to spread the word on how some have failed us...have stripped from us what we so cherish.

I have a following of 50,000 people on a site where my profile is viewed daily. I will continue to speak out about the injustices I'm seeing and will not rest until this is put to a halt. There is no need for monstrosities that we are seeing here. And we're wise to how they're being bought, sold, rented and promoted. Someone has to step up and lead the way.

And, if they are to be "hotels", they must be taxed and monitored as such with business licenses and zoning regulations in place. Audits and reports on revenue. Who's steering the ship here (and turning a blind eye)?

Please, preserve this beautiful community by reeling things back in and permitting "homes" not "buildings". It is your duty to do so.

I have to work (overtime, just to now make ends meet here). But I will be there in spirit, and my voice is to be heard. I will make sure it is.

Debbie Wilde

From: Kelly Greene [kelly_jelly@hotmail.com]
Sent: Tuesday, 07 July 2015 15:48
To: Woo, Gavin
Subject: Out of scale new home development

Hello Gavin,

I'm writing in response to a call for comments (Richmond Review, July 1, 2015) regarding new home development in established neighbourhoods.

I'm disappointed that some established neighbourhoods, like Westwind and Steveston North (Diefenbaker), have been allowed to become "Franken-hoods." The damage to established neighbourhoods is two pronged: inappropriate design from the street, affecting the entire neighbourhood, and inappropriate design from the rear of the property, affecting adjacent owners.

To understand what I mean by inappropriate design from the street, I would encourage you to drive down Freshwater Drive, where exactly two homes ruin the streetscape. You will not have any question which ones they are. They use two design features that are employed extensively (to the detriment of all neighborhoods in Richmond), namely a garage turned 90 degrees to the street, and a mortar and iron fence. I understand on arterial roads that these features may be desirable, for example, allowing a driver to enter/exit the road safely, or keeping errant pedestrians from loitering on their property. However, these design features have NO place inside a neighbourhood.

A garage turned 90 degrees is just an excuse to pave (in a variety of mediums) the whole front yard. Often developers leave a token tree, leftover from the demolition of the old home. This utterly decimates the collective urban garden we all have a duty to provide and maintain for all of our benefit. The strip of grass between the cinderblock and iron fence is not an adequate contribution, and in fact is often sorely neglected. And the "fence" effectively cuts a line around the house from the rest of the neighbours. They might deign to live there, but surely will not allow themselves to belong to a greater community. Although if not allowed a fully paved front yard, perhaps the "fence" would disappear as a natural consequence?

With regards to inappropriate design from the rear of the property, this naturally stems from the feature where the garage is turned 90 degrees. By turning the garage, the entire home is pushed as far back into the lot as possible. As a consequence, now the entire front yard is paved and nearly the entire lot is covered by a home. (Not to mention the additional accessory building which is also allowed.) I cannot imagine how much a huge home looming over an existing owner's yard would devalue that person's property, but I imagine it is significant. Who would want to spend quality time outside next to a home which, from the sides and rear, appears commercial rather than residential? Playtime with your kids or a barbecue with friends literally shadowed by a stucco wall?

Perhaps the issue is partly massing, but I believe a major portion of it is positioning the new home correctly on the lot. If the back wall of the new home is roughly in line with the neighbours, would anyone feel crowded out of their green space? If the front of the home had a garage which faced the street, and landscaping, rather than pavers, cinderblock and iron, would residents feel unwelcome from their own neighbourhoods?

I call on city council to make corrections to the building bylaws to address the erosion of existing neighbourhoods. **There is value** in maintaining mutually beneficial green spaces in our front yards. **There is**

value in ensuring all homeowners, old and new, have the ability to enjoy outdoor recreation in their backyards. This value can be measured with both financial benefits and intangible benefits, individually and collectively.

I trust city council to implement changes to protect our neighbourhoods for the betterment of all Richmond residents.

Sincerely,
Kelly Greene

Woo,Gavin

From: WILDE DEBBIE [debralynnwilde@hotmail.com]
Sent: Tuesday, 07 July 2015 20:45
To: Woo, Gavin
Subject: Mega home consulation

Dear Mr. Woo:

I write as a 50 year plus resident of Steveston/Richmond and, although I've come to learn that deaf ears often hold these consultations with no intention of "hearing" or changing the feedback (with them mostly for show and to cover bases), that must change. We, the people who made these communities what they are today, will not settle for any less.

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I have to work (overtime, just to now make ends meet here). But I will be there in spirit, and my voice is to be heard. I will make sure it is.

Debbie Wilde

July 06, 2015

To whom it may concern,

I Harjinder Vinepal resident of 3620 Blundell Rd is concerned about the new changes the city is planning which will limit the high ceilings. I am particularly in favour of these high ceilings which can amount up to 16 feet in height. These ceiling make the house look more open , bright and more appealing. The High ceiling have no effect on the exterior of the house. These houses are just as solid as others, even engineers sign off on them. These wonderful homes existed for the last 20 years and I do not see a problem in the future of these homes. As some say they look massive or big I personally feel they fit right in with the rest of the subdivision. I would personally love to raise my kids and family in this type of home. They do not seem to encroach on other homes, everyone still keeps their privacy .So I do not find a concern of any type with this type of land use. If there is any question or concerns please feel free to contact me at 604 729 0198 or harryvinepal@hotmail.com at anytime Thanks.

Harjinder Vinepal

Concerned Resident

Comments for Public Workshop, July 8, 2015 Building Height and Massing

The bylaw:

- Is too subjective—open to abuse. Language must be tightened so that the intent of the bylaw cannot be ignored.
- Is not being enforced.
 - Example: A house under construction on Granville at McCallan has an attached garage at the back of the lot. There is no lane, so the garage should not be so far back.

The building approval system:

- Must be flawed. It is too easy for builders to get anything and everything approved.
- Appears to allow builders to apply pressure on employees. Separate the intake process (with the builder/applicant) from the checking and approval process (without the applicant).
- Seems to be no one's responsibility. Make every employee down the line responsible for ensuring the bylaws are followed. What we see now is an attitude of "I don't know how this happened". Nobody takes ownership of the problem.

Megahouses:

- Are too large for their lot sizes. They are shoehorned into lots, spoiling the look of established neighbourhoods. Expanded volumes and roof heights cause new houses to dwarf neighbours.
- Affect quality of life. Houses are set far back on the lots so that the neighbouring homes lose privacy and the feeling of open space in their back yards.
- Block neighbouring houses' sunlight.
 - Example: Long-time neighbours moved because the new megahouse cast a permanent shadow on their swimming pool. The pool no longer had sun to warm the water.
- Send water runoff to the neighbouring lots.
 - Example: At least two blocks in our subdivision have noticed higher water levels after construction of megahouses on each block. Higher water tables can drown established gardens.
- Begin a domino effect on a neighbourhood. Long established neighbourhoods come apart as people decide to sell and leave Richmond.
 - Example: On just one side of my street, of the original twelve houses, seven have been replaced in the past couple of years. One of these new houses has already clearly been abandoned by its owner.

Cheating:

- Megahouses are built with void spaces to be filled in after final inspection.
- Houses are built with knock-out trusses meant to be removed after inspection.
 - Example: A house on Riverdale Drive had the garage roof trusses removed last fall/winter. The windows are now covered with blinds.
- Extra-high rooms are converted to two rooms, one above the other.
- Double height spaces are not counted as double floor area.
- Ceilings are pushed higher than the nominally accepted height.

Fire hazards:

- Void spaces between false ceilings and attics are a fire hazard because they aren't obvious.
 - History: Sometime ago, there was a condo fire on or near Minoru Blvd, where there was a hidden hallway that had been built into the building but not connected to the suites. The fire was difficult to contain because of that hidden space.
- Megahouses have very minimal side yards.
 - Some houses are only an armspan apart from each other
 - Side yards are made even narrower by projections on the house, making the space between the fence and house difficult to access.
 - History: Many years ago, the Richmond Fire Department attended a city meeting about a new subdivision. The fire department stated the houses were so close together that if one were to catch on fire, it would be very difficult to keep others from also burning. Megahouses are much larger and closer than houses were in those days.

Richmond has a big problem:

- Builders regularly use the terms *teardowns* and *shacks* to convince Richmond's council and planning department that older homes should be demolished.
- We are losing the truly affordable homes—those in middle income neighbourhoods that have been owned for many years. We have also lost many affordable basement suites that were in now-demolished homes.
- We will lose even more citizens who have tried to make Richmond a liveable community. People want to live in a city where everyone lives by the rules.
- Richmond is now the wild west of building construction. Anything goes. If it isn't already, it will soon be impossible to reign in uncontrolled construction.

Marion Smith
marionsmith@shaw.ca

Woo, Gavin

From: Ryan Bullard [ryan09560@gmail.com]
Sent: Sunday, 05 July 2015 21:20
To: Woo, Gavin
Subject: Development bylaws

Just don't bow down and cater to the developers any longer.

Please, for the sake of my city, do the moral and right thing.

Thanks,

Ryan

Woo, Gavin

From: Marion Bellis [wmbellis@shaw.ca]
Sent: Saturday, 04 July 2015 12:27
To: Woo, Gavin
Subject: Mega houses

Dear Mr. Woo

I am unable to attend Public Workshop on Mega houses so I would like to take this opportunity to give my 2 cents worth to this problem as on my south side we have a Mega House.

My husband and I bought this house (a 3 bedroom bungalow) in 1962 when this subdivision was developed. All the houses on this street, the east side of Ainsworth Cres., were bungalows, as the west side of Ainsworth Cres. was developed the house built were two level and back split. All front yards were unfenced but the back yards had fences. Neighbors met one another and helped on another.

About 10 years ago the neighborhood started to change. Large houses with fencing all around were being built. About 6 or so years ago the house on our south side was torn down and a mega house complete with complete fencing went up. Our first problem was our tv was not cable but satellite so lo and behold no tv reception. Cost to us \$485 to move the receiver to the north west corner of our house and to raise it. Our second problem was the next door property was raised about 30 or so inches then a 6 ft fence went up, then a mega house went up almost to the property line, so now the garden area on the south side of our house became shade and I could no longer grow my tomatoes and beans there.

I know the property is occupied but a it is impossible to meet the people because a garage door opens, the gate opens a car drives out, the garage door closes and the gate closes with nobody being seen. Because of these large houses and in some cases with spaces in them being rented, we have a parking problem with so many cars. A good example is coming off Williams Road turning south onto Aragon there are so many cars parked one car only can pass, just be extra vigilant coming around the corner. Alas with so many changes my friendly neighborhood is no more and as a senior we become isolated because we cannot ask a neighbor for help is we need it which we could do before when we checked up on one another.

Thank you for the opportunity of saying my peace.

Regards

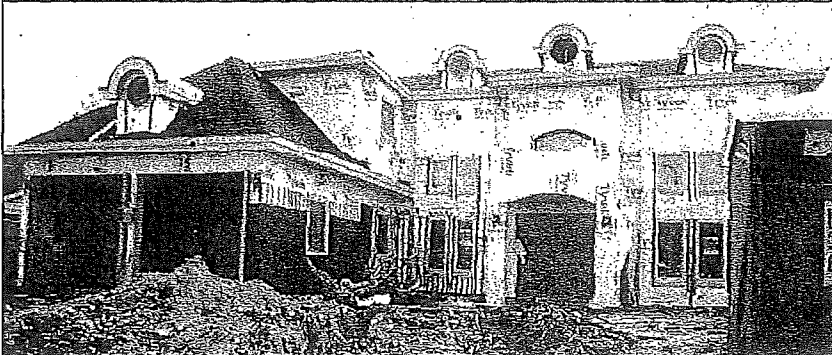
Mrs Marion Bellis,
10440 Ainsworth Cres.
Richmond, B.C.
V7A 3V6
604-277-8518

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Why are Richmond houses so massive?



Have you lost your sunshine? Your privacy?

LEARN about back framing, filling in void spaces, knock out trusses, double height calculations with false dropped ceilings that circumvent the intent of our City's Zoning Bylaws

City's Proposed amendments don't go far enough!

- Extra Free Bonuses to double height void spaces on the second floor are counter productive to limiting excessive massing of new houses.
- Large allowances for detached accessory buildings, are not precluded from front yards, and further push back houses to maximum depth.
- No change to 2-1/2 storey peak height at 34.5 feet differs from the proposed 2 storey height reduction. Both were the same pre-2008 at a maximum of 29.5 feet to peak.
- Dropping double height calculations to 12 feet is a step in the right direction.

BRING your backyard pictures...TALK about your concerns...

- Richmond size control of LUC properties is deferred. (Surrey has started process)
- SEND a copy of your backyard pictures to info@WRAPd.org

MAKE YOUR VIEWS KNOWN DIRECTLY to the CITY:

City Sponsored Meetings July 8 (Public) & July 9 (Builders)
(both meetings are open to the public)
4 to 7pm at the Richmond City Hall, Council Chambers

This ad is paid for by the West Richmond Association for Positive development.

www.WRAPd.org

DELIVERING FRESHNESS

PH - 366

Woo, Gavin

From: MayorandCouncillors
Sent: Thursday, 02 July 2015 15:20
To: 'Tessa D'Aguiar'
Subject: RE: Mega Houses

This is to acknowledge and thank you for your email of July 2, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Tessa D'Aguiar [<mailto:skydogs@telus.net>]
Sent: Thursday, 02 July 2015 12:11 PM
To: MayorandCouncillors
Cc: Woo, Gavin
Subject: Mega Houses

It appears that again the mayor and his band with the exception of Carol Day is not getting the issue of mega houses and just how invasive they are to other taxpayers. These houses are too BIG, TOO LONG, TOO WIDE FOR THE LOT THAT THEY ARE ON. They are multi dwelling homes with no where for their tenants to park as the roads in these residential areas are too narrow. They are houses on my street of Aintree Crescent where nine cars can be found parked in front of one house all at the same time. As massive homes are being built on my street at this moment they is no conformity, they all look massive with no class or decorum to them. Contrary to what one developer said we are not envious nor are we jealous of these big homes and it is not in our culture to have many families living under the same roof. No one is saying these large homes should not be built but they belong on lot sizes that are much bigger than what they are on. We are taxpayers too and the time has come to stop this mega home building on too small a lots. Listen to the people to Richmond, we put you there and we can

take you out. this has been a long standing issue which you all have ignored over the years and now you are forcing people to leave this city because you refuse to do nothing in favour of the almighty dollar. Richmond has become a disaster and if you are proud of what you have done you are all misguided and totally oblivious to the wants and need of the people living here. The signage issue is another subject where we English speaking people have rights too and since when is Canada a country of English & Chinese. Even with this public forum you all will still go ahead and allow the developers to build ugly big homes so you don't have to deal with affordable living while turning Richmond into the uglier city it is becoming

Sincerely,
Tessa D'Aguiar.



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Woo, Gavin

Subject: FW: Zoning Bylaw Amendments Building Height and Massing

From: Lynda Terborg [<mailto:lterborg@shaw.ca>]
Sent: July-02-15 9:12 AM
To: Erceg, Joe; Craig, Wayne
Subject: Zoning Bylaw Amendments Building Height and Massing

Good Morning gentlemen,

Members of the WRAPd group who have been involved in providing concerned citizen inputs to the staff recommendations for controlling building height and massing since the April 20th Council meeting, understand senior staff have had follow-up meetings with the small builders group, and others subsequent to the Planning meeting of June 16th.

We have reviewed the material posted on the City's website and do not find any updates from the June 16th planning committee recommendations. The material posted does not include Wayne Craig's memo to Council dated June 19th that was not addressed at Council due to Item 17 (the Planning Committee report) being deleted from the agenda.

Are we going to see any changes to the proposals presented with the story boards provided at workshop meetings?

We would like to request a meeting with you, at your earliest convenience, and prior to the proposed workshops next week July 8 and 9 to discuss the recommendations, and provide our input and concerns directly.

Thank you

Lynda Terborg
WRAPd Steering Committee
West Richmond Association for Positive development
604-250-8676

Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Monday, 22 June 2015 9:59 AM
To: 'Robert Ethier'
Subject: RE: Council Meeting to be held on June 22, 2015.

cc: Gavin Woo
Wayne Craig
Joe Erceg

This is to acknowledge and thank you for your email of June 21, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

Yours truly,

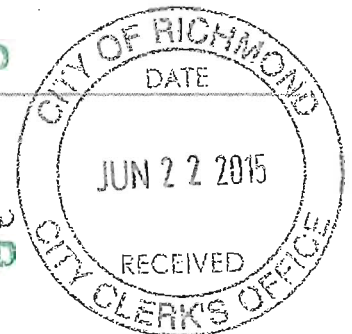
Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

PHOTOCOPIED

From: Robert Ethier [<mailto:rethier@shaw.ca>]
Sent: Sunday, 21 June 2015 9:12 PM
To: Mayor and Councillors
Cc: 'Ajit Thaliwal'; 'Raman Kooner'; 'SAM SANDHU'
Subject: Council Meeting to be held on June 22, 2015.

JUN 22 2015

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Dear Mayor & Councillors

This email is sent to City of Richmond Mayor & Councillors as a record and to be filed accordingly.

Thank you for taking the time to read this email. I do understand the high demands placed on all our City's Public members for their time.

After reviewing the Agenda for the Council Meeting to be held on the 22nd June 2015. I also read Linda McPhail's Memo to motion the item to be deleted on the agenda and to be referred back to staff for further consultations and be brought back to Council Meeting at the end of July and moved forward to Sept 8th 2015 Public Hearing.

We as the Small Builders Group, would also like to make a commitment to Council Members that we would like to do our part for the community and the concerned residents, by hiring a reputable Architectural Design Firm, to further study the proposed staff recommendations that were made by City Staff to the Planning Committee.

The Richmond Small Builders Group, will without hesitation, commit to pay for all the costs associated in this process. The Architectural Design Firm will be able to go into further details and

examine the impacts of each option presented in the Staff report at the Planning Committee on the 16th June 2015, which may pose on the design styles and functionality of our future homes.

The Firm will also be asked to look at the various Residential Zoning's for Single Family Detached Dwellings and demonstrate in a visual format, the implications of the proposed changes and also advise on their recommendations.

For the Firm to properly assess the proposed changes in a thorough and meaningful way, and to properly assess their impacts (if any) on our current neighbourhoods, we ask Council to allow us more time before staff brings this to a Council Meeting at the end of July 2015.

We believe that the Architect's reports could be ready by the end of August, given that July and August are typically months when many individuals take their yearly holidays.

Kindest Regards,

Bob Ethier

Reliable-Value Homes, Inc.
10471 Truro Dr. Richmond, BC
Mobile: 778-865-2428



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Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Monday, 22 June 2015 9:42 AM
To: 'Jim Wright'
Subject: RE: procrastination motion re oversized-houses bylaw

PC: Gavin Woo
Wayne Craig
Joe Erceg

This is to acknowledge and thank you for your email of June 21, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Gavin Woo, Senior Manager, Building Approvals. If you have any questions or further concerns at this time, please call Mr. Woo at 604.276.4000.

Thank you again for taking the time to make your views known.

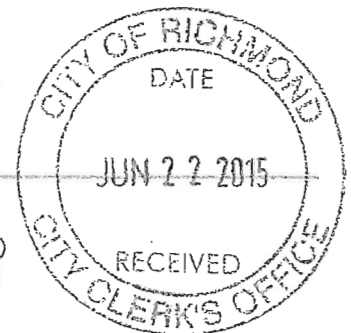
Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

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JUN 22 2015

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From: Jim Wright [<mailto:jamesw8300@shaw.ca>]
Sent: Sunday, 21 June 2015 11:29 PM
To: Mayor and Councillors
Subject: procrastination motion re oversized-houses bylaw

Mayor and Councillors,

I've been trying to figure out what's going on with oversized-houses bylaw. As far as I can tell, there's a late addition to the June 22 council agenda to give developers an extra two months to get permits to oppress our city's family neighbourhoods with oversized houses. The procrastination motion appears to be one more example of putting developers first instead of putting Richmond first.

When I looked through the meeting agenda and noticed the procrastination motion, it immediately brought to mind what happened with the tree bylaw in the fall of 2007. There was a long period between the time when the bylaw provisions were known and the time when they came into effect. As a result, everyone whose business included tree removal was working from dawn to dusk six days a week to meet the demand to cut down trees before the deadline. The sound of chainsaws was everywhere. I hope the equivalent won't happen with applications to build oversized houses, but it's likely that it will if the regulations are put off for the proposed procrastination period, a period of more than two months.

In this case, though, the rush during the summer procrastination period would be to get permits for oversized-house building, not necessarily to begin the construction. If builders are close to being fully occupied over the summer, a good guess is that much of the actual additional construction of oversized-houses would occur later, with any new law—passed in September at best—NOT applying to the oversized-houses that got permits over the summer.

The oversized-houses bylaw will always need refining. Furthermore, even if it could actually ever become perfect, there would be no value in making the perfect the enemy of the good at this time. (This is the kind of situation that makes that cliché true.) Passing the procrastination motion that's been added to the June 22 council agenda would intensify the killing of neighbourhoods. In contrast, acting decisively to protect neighbourhoods can only have good effects. The precautionary timely action can always be reviewed in the fall to make the protection laxer again if a council majority prefers that.

Sincerely,
Jim Wright
8300 Osgoode Drive, Richmond, B.C. V7A 4P1

Re "procrastination motion," the reference is to the motion described in the memorandum on page 52 at http://www.richmond.ca/agendafiles/Open_Council_6-22-2015.pdf.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

From: Bradley Dore [brad.dore@icloud.com]
Sent: Monday, 22 June 2015 8:17 AM
To: Cooper, James
Cc: Mayor and Councillors; Day, Carol
Subject: Where in current zoning is the Single Storey Floor to Ceiling Definition
Attachments: Sec431c Defined.pdf
Categories: 12-8060-20-9249

PC: Gavin Woo
Wayne Craig
Joe Erceg

As we are about to move to a new set of bylaw clauses addressing building massing one critical question needs to be answered, as it demonstrates staff's bias in the interpretation of the current zoning bylaw.

Where in current zoning is the "floor to ceiling definition" for a single storey?

Attached is the pdf showing the only applicable "**height**" definition in the bylaw available to be used.

Please forward the staff's interpretation memo and/or bulletin showing how the zoning bylaw permits height to be defined from floor to ceiling.

Brad Doré
Residential Designer &
Building Technologist
604.782.8240

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JUN 22 2015

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Maximum Allowable Height of a Single Floor Area

Sec.4 General Development Regulation

Sec.4.3.1(c) Calculation of Density in Single Detached Housing

4.3
Calculation of Density in Single Detached Housing and Two-Unit Housing Zones

4.3.1
The following items are not included in the calculation of maximum floor area ratio in all residential zones and site specific zones that permit single detached housing and two-unit housing:

- a) 10% of the floor area total calculated for the lot in question, which must be used exclusively for covered areas of the principal building which are always open on two or more sides and are never enclosed;
- b) 50.0 m² for use only as accessory buildings and on-site parking, which cannot be used for habitable space;
- c) an area of up to 10.0 m² used exclusively for interior entry and staircase purposes where the interior entry and staircase exceeds 5.0 m in height (the remaining portion of floor area which exceeds 5.0 m in height shall be considered to comprise two floors and shall be measured as such); and
- d) one accessory building which is less than 10.0 m².

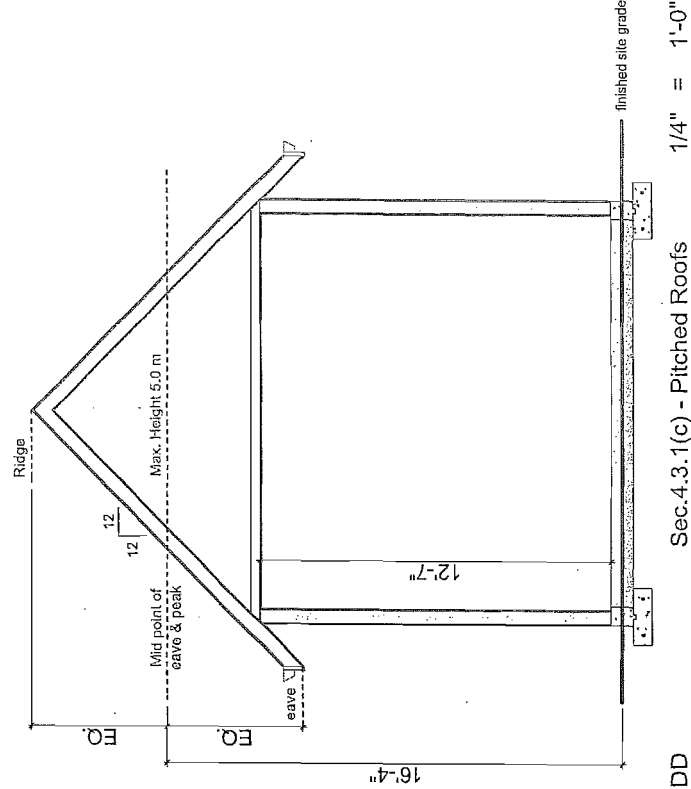
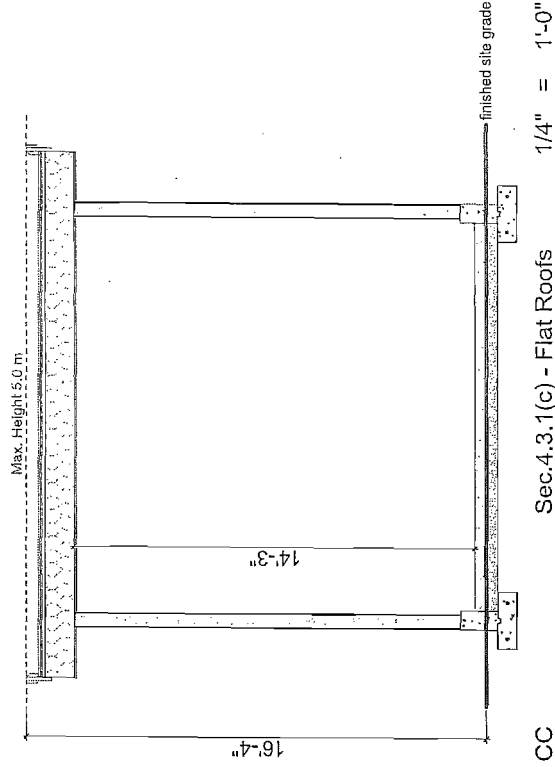
Sec.3 Interpretation

Sec.3.1 Rules of Interpretation

3.1.6. Words, phrases and terms neither defined in this bylaw nor in the Local Government Act or the Community Charter or the Interpretation Act shall be given their usual and customary meaning.

Sec.3.4 Use and Term Definitions

Height, building	means the vertical distance between finished site grade and:
	a) the highest point of a building having a flat roof; or
	b) the mid-point between the eaves line and ridge of a roof having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, provided that, the ridge of the roof is not more than 1.5 m above the mid-point; or
	c) the highest point of a building having a roof pitch other than those identified in b) above; or
	d) the greater of the measurements referred to in a), b) and c) above in the case of a building with more than one type of roof.





[Previous \(#story-carousel\)](#) [Next \(#story-carousel\)](#)

Many new houses are egregiously oversized, questionably legal and are clearly negatively impacting the privacy and natural light of adjacent homes, says a letter-writer.

Editor:

No Richmond resident could fail to observe the rampant demolition of older Richmond homes (464 in 2014; on track for over 500 in 2015) and their subsequent replacement by much larger houses that dwarf their neighbours.

Many new houses are egregiously oversized, questionably legal and are clearly negatively impacting the privacy and natural light of adjacent homes. Changing streetscapes are irrevocably altering the character and livability of Richmond neighbourhoods.

This is not about new house styles or who is buying them. It is about houses that are too tall, too wide and too deep for their lot size.

Richmond council is considering changes to the zoning bylaw. Purportedly, these changes will reduce the massive height and imposing front, back and side wall faces of new houses. I hope that the mayor and councillors are up to the task of analyzing critically the proposals presented to them. City planners have consulted extensively with the builders' lobby. Concessions to builders are eroding reasonable, common sense solutions, such as regulating just how far back a house can extend into its backyard, how close to the neighbours it can be, fixing a maximum height and reducing the area on second floors.

I urge council to listen to the voices of Richmond residents and homeowners in a public forum. As tempting as all that additional revenue generated for the city from permit fees and taxes on high value properties might be, and despite generous campaign contributions to politicians from the developer community, current homeowners deserve to be heard above the clamouring and complaints of builders crying foul. Strengthen the bylaw to reduce massive houses, do not water down common sense proposals, and above all, enforce the regulations.

Elizabeth Hardacre

Richmond

PH - 376

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Residents deserve public forum on mega-houses

Richmond Review

June 23, 2015 08:06 AM

PH - 377



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Councillors Linda McPhail and Carol Day sit side by side on council but couldn't be further apart when it comes to policies on development. June, 2015.

Richmond City Council postponed a decision to amend the city's residential zoning bylaws, which could have stopped mega homes in their tracks.

As such, developers have at least another three months to "build big" under the existing bylaws.

At Monday evening's council (http://www.richmond.ca/agendafiles/Open_Council_6-22-2015.pdf) meeting the majority of councillors cited the need for more public consultation from all sides of the issue.

"I suggest that a little more analysis and to engage the community would be beneficial," said planning committee chair Coun. Linda McPhail.

With Coun. Ken Johnston absent, a near majority on council proceeded to direct staff to consult for four more weeks. With the item off the meeting agenda, people filed outside without having had the opportunity to speak. After a public hearing was scheduled for July 6, the earliest one can occur now is early September.

Last week, developers and residents raised several bones of contention with the proposed bylaw amendment, which was supposed to be a compromise between the two sides.

As a result, a set of new recommendations from director of planning Wayne Craig was tabled in a letter to council before Monday's meeting.

In the recommendations is the option to implement design controls on new homes, which, if implemented, "would add significant time to the processing of single-family building permits."

As such, a large group of homebuilders was on hand to witness the meeting along with many residents concerned about mega homes ruining backyards, privacy and the character of neighbourhoods.

Only Coun. Carol Day opposed the postponement, citing the fact roughly 40 homes per month are being demolished.

Day said she wanted to debate the merits of the staff recommendation.

PH - 378

"The referral (postponement) should come after we have the opportunity to hear from the people," said Day.

The proposed bylaw amendment would reduce the height of two-storey houses by five feet, from 34 feet to 29 feet, and interior double-ceiling allowances by four feet, from 16 feet to 12 feet. Furthermore, accessory buildings will also be curtailed and home setbacks will be better managed so new walls don't loom over other properties.



The changes are meant to manage the shape of new homes and how they fit in established neighbourhoods.

The city's proposal also gave developers a few carrots in the form of extra ceiling height within the interior of a home and maintaining 34-foot high two-and-a-half storey homes.

Craig's department also gave council a series of options to approve (such as changing certain proposed measurements to setbacks) and recommended reviewing the changes after one year.

Although Coun. Chak Au voted to postpone the decision he read a letter from a concerned resident stating that 'the time for a public hearing is before, not after the bylaw is drafted.'

While raising concerns about the process he concluded "we should make a decision based on good information."

Coun. Harold Steves said he needed assurances from staff that the existing bylaw would be enforced over the summer. When he got that he too voted to postpone the debate.

Coun. Alexa Loo said if there's a summer rush to build big homes then it would mean people want them and thus it would be unfair to "cut them out ...before giving it a closer examination."

She questioned if four weeks was enough time for staff to consult and make additional changes but Deputy Chief Administrative Officer Joe Erceg interjected and stated that it was.

Councillors Bill McNulty and Derek Dang also voted to postpone any debate. As such a public workshop is planned to take place.

"Let's get this right," said McNulty.

Among the many complaints over the new stock of housing being built in the city, is design and character.

In his letter, Craig noted council can implement design guidelines to regulate the form and character of homes by mandating development permits for certain residential neighbourhoods.

This would effectively solve some of the concerns raised by developer and Urban Development Institute member Dana Westermarck; namely that a house should conform to its surroundings (and thus a one-size-fits-all bylaw is ineffective). Ergo, in Westwind a new home would likely feature pitched roofs while in Broadmoor a new home could be more of a large box-style home — said to be popular amongst new Chinese immigrants — to conform to that neighbourhood's late 1990s stock.

Craig cautioned that the legal feasibility of such a plan would need to be "comprehensively examined" and individual permits "would add significant time to the processing of single-family Building Permits."

Craig dismissed concerns from developers that the new bylaw would affect compact single-family homes. Yet, he noted to council that it has the ability to alter the bylaw at any time. He also presented an example of a bylaw amendment for council's consideration.

Au said he didn't want to be reviewing this issue every six months.

Craig reiterated that it was the opinion of city planners that the amended bylaw would be clear enough as to not require new enforcement measures, a common complaint from the Westwind Ratepayers' Association. Even still, he said it would be possible for the city to provide a new checklist of bylaw rules on the building application form.

The proposed bylaw amendment would encapsulate all single-family homes in Richmond save for about 4,000 properties that fall under a provincial contract, known as a land-use contract, which allow for even bigger homes.

Such contracts are in the process of being extinguished by the city. When that occurs all residential properties would fall under the powers of city zoning bylaws.

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**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9278
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof may not be more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and

- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9278”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9280
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

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

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.

7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:

- a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
- b) deleting subsection 8.2.7.6 and marking it “Repealed.”.

8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:

- a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and

- b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9280”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

 MAYOR

 CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9282
(Building Height and Massing Regulations – Building Envelope)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

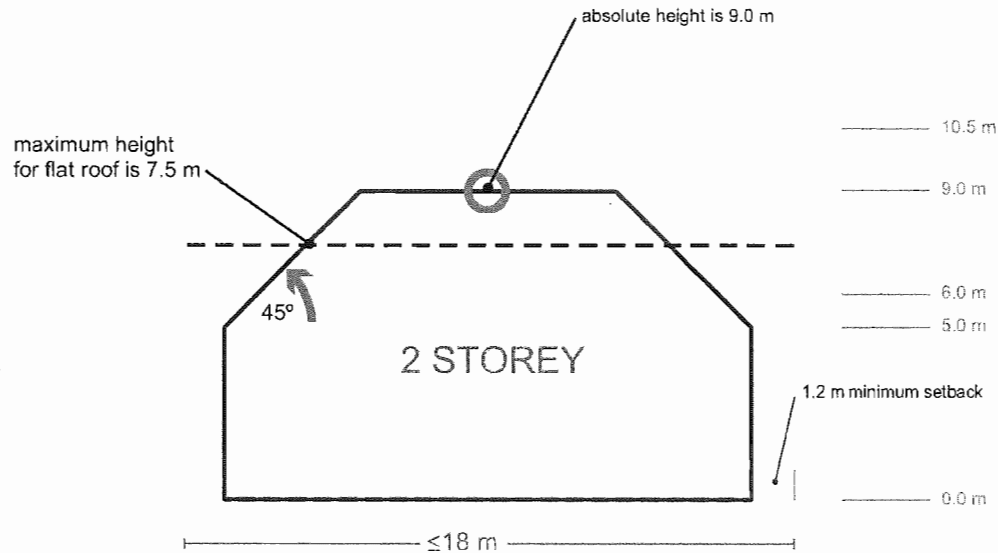
“Residential vertical lot width envelope means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

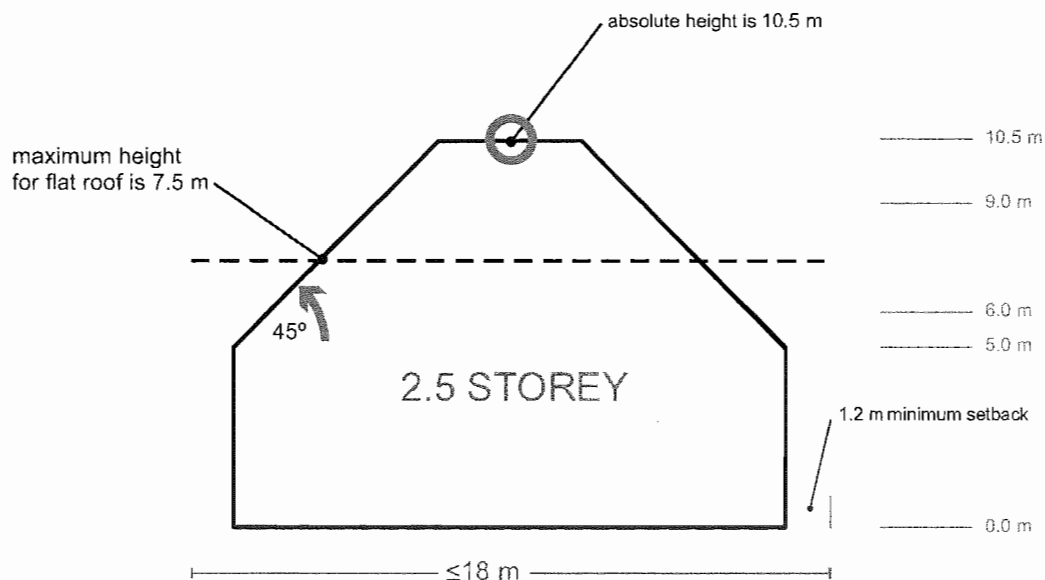
“4.18.1 The residential vertical lot width envelope of a lot in residential zones and site specific zones that permit single detached housing or two-unit housing shall be calculated in accordance with Sections 4.18.2 to 4.18.3.

4.18.2 For a lot with a lot width that is less than or equal to 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



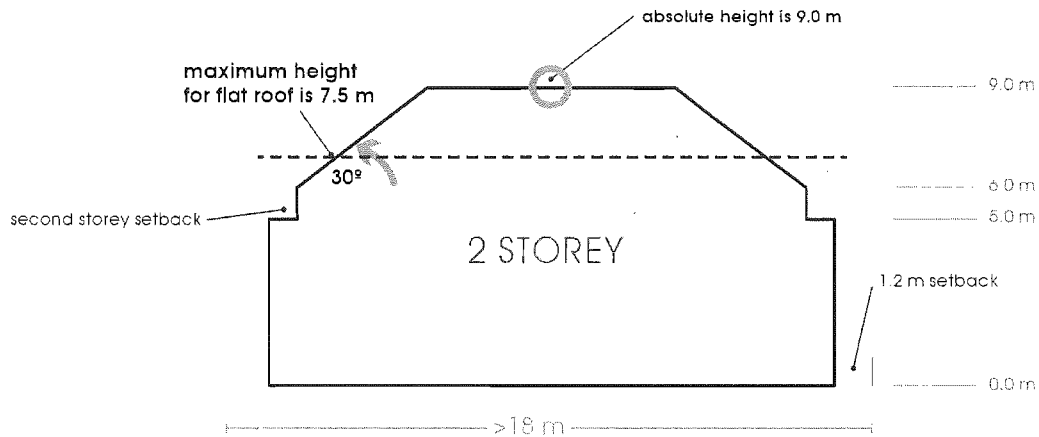
- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 5.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



4.18.3 For a **lot** with a **lot width** that is greater than 18.0 m:

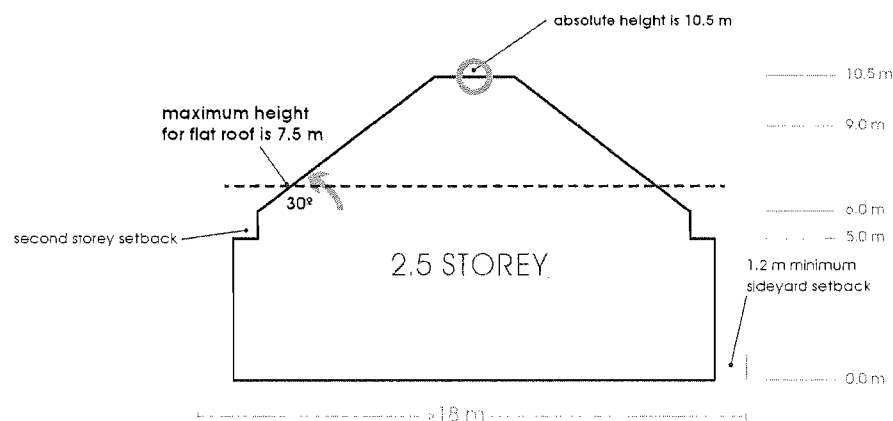
- a) for **single detached housing** and **two-unit housing** with two storeys, the

residential vertical lot width envelope shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) When lot width is greater than 18 m

- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 30° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



(B) When lot width is greater than 18 m

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9282**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9279
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** means the top of the finished floor of a **storey** to the underside of the floor joist or underside of roof joist or underside of the bottom chord of a structural truss above that **storey**.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:

- a) for **single detached housing** with 2 and half (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof may not be more than 1.5 m above the mid-point; and
- b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 3.7 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 3.7 m, provided such **floor area** is exclusively for interior entry and staircase purposes; and
 - b) an additional maximum of 15 m² of **floor area** with a **ceiling height** between 3.7 m and 5 m, provided the **floor area** is located at least 2.0 m from the **rear yard**.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;

- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH **zone**, 2 **storeys** or 7.4 m, whichever is less, measured to the roof ridge; and
 - b) in the RCH1 **zone**, 2 **storeys** or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”.
 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”.
 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
 12. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9279”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9280
(Building Height and Massing Regulations)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by:

- (a) adding the following definition of “**height, ceiling**”, in alphabetical order:

“**Height, ceiling** the vertical distance from top of the finished floor of a **storey** to:
a) the underside of the floor joist;
b) the underside of the roof joist;
c) the underside of the bottom chord of a structural truss; or
d) the underside of a structural deck
above that **storey**, whichever is the greatest distance from the finished floor.”

- (b) deleting the definition of **Height, building** in its entirety and substituting the following:

“**Height, building** means the vertical distance between **finished site grade** and:
a) for **single detached housing** with 2 and half (½) **storeys**, having a roof pitch greater than 4-to-12 and not exceeding a roof pitch of 12-to-12, the mid-point between the bottom of the **eave** line and ridge of a roof, provided that the ridge of the roof is not more than 1.5 m above the mid-point; and
b) for all other **buildings**, the highest point of the **building**, whether such **building** has a flat roof, pitched roof or more than one type of roof.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.3 [Calculation of Density in Single Detached Housing and Two-Unit Housing Zones] by:

- (a) deleting Section 4.3.1(c) in its entirety and marking it as “Repealed.”; and

- (b) adding the following after Section 4.3.1:

“4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as

such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.7.7 and 4.7.8 and substituting the following:

“4.7.7 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;
- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.7.8 Repealed”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 4.8.3 and 4.8.4 and substituting the following:

“4.8.3 Unless otherwise specified in a **zone**, detached **accessory buildings** up to 70.0 m² may be located within the **rear yard**, provided:

- a) the area of all detached **accessory buildings** located entirely or partially in the **rear yard** cover no more than 40% of the **rear yard**;
- b) the **setback** from the **front lot line** is greater than 20.0 m;
- c) for a **lot** with a **lot width** that is 12.5 m or less, the **setback** from the exterior **side lot line** is greater than 3.0 m;
- d) for a **lot** with a **lot width** that is greater than 12.5 m but equal to or less than 15.5 m, the **setback** from the exterior **side lot line** is greater than 4.5 m;

- e) for a **lot** with a **lot width** that is greater than 15.5 m the **setback** from the exterior **side lot line** is greater than 7.5 m; and
- f) the **setback** from the **rear lot line** and interior **side lot line** is greater than 1.2 m.

4.8.4 Repealed”

5. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsection 4.14.4 and substituting the following:

“4.14.4 Except as set-out in 4.14.4(a) to (c) below or otherwise specified in a **zone**, the **accessory building** or **accessory structures** shall not be higher than the permitted **height** of the **principal building** in that **zone**. The following apply to the **height** of **accessory buildings** in **residential zones** and **site specific zones** that permit **single detached housing** and **town housing**:

- a) the maximum **height** for detached **accessory buildings** less than 10 m² is 3.0 m measured from **finished site grade** to the roof ridge for a detached **accessory building** with a pitched roof, and 2.5 m for a detached **accessory building** with a flat roof;
- b) the maximum **height** for detached **accessory buildings** greater than 10 m² is 4.0 m measured from **finished grade** to the roof ridge for an **accessory building** with a pitched roof, and 3.0 m for an **accessory building** with a flat roof; and
- c) the maximum **height** for an attached **garage** constructed as part of a **principal building** is 6.0 m measured from **finished grade** to the roof ridge for a **garage** with a pitched roof, and 4.5 m for a **garage** with a flat roof.”

6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting subsection 8.1.7.2 and marking it “Repealed.”.
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.2 [Compact Single Detached (RC1, RC2)] by:
 - a) deleting subsections 8.2.6.5 and marking it “Repealed.”; and
 - b) deleting subsection 8.2.7.6 and marking it “Repealed.”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
 - a) deleting Section 8.3.7.6 in its entirety and substituting the following:

“6. The maximum **height** for an **accessory building** containing a **coach house** shall be:

- a) in the RCH zone, 2 storeys or 7.4 m, whichever is less, measured to the roof ridge; and
 - b) in the RCH1 zone, 2 storeys or 6.0 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.”
- 9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.4 [Two-Unit Dwellings (RD1, RD2)] by deleting subsection 8.4.7.3 and marking it “Repealed.”
- 10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.13 [Residential Child Care (RCC)] by deleting subsection 8.13.7.2 and marking it “Repealed.”
- 11. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.14 [Single Detached with Granny Flat or Coach House – Edgemere (RE1)] by deleting subsection 8.14.7.6 and marking it “Repealed.”
- 12. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9280**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 27 2015

CITY OF RICHMOND
APPROVED by <i>AK/GW</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500,
Amendment Bylaw 9281
(Building Height and Massing Regulations – Building Envelope)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions]by:

- a) deleting the definition of **Residential vertical lot width envelope** and substituting the following:

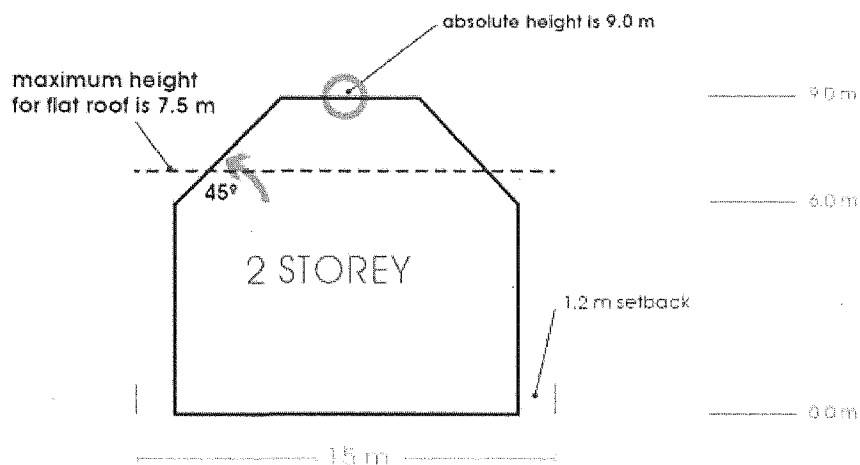
“Residential vertical lot width envelope means the vertical envelope within which a **single detached housing** or **two-unit housing** must be contained, as calculated in accordance with Section 4.18”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following after Section 4.17:

“4.18.1 The **residential vertical lot width envelope** of a lot in **residential zones** and **site specific zones** that permit **single detached housing** or **two-unit housing** shall be calculated in accordance with Sections 4.18.2 to 4.18.4.

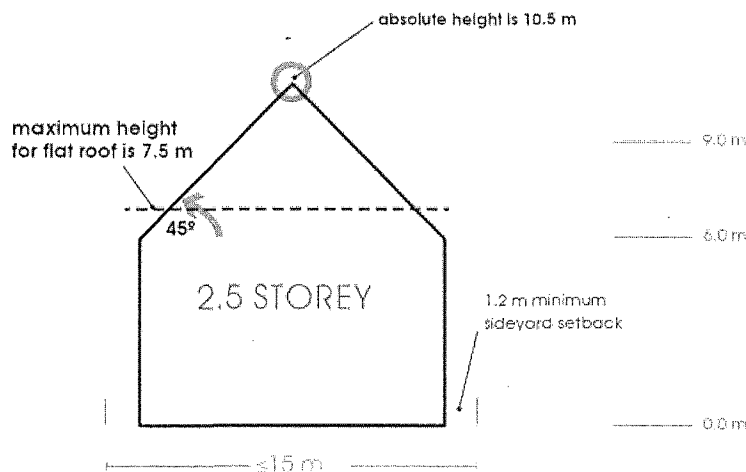
4.18.2 For a lot with a **lot width** that is 15.0 m or less:

- a) for **single detached housing** and **two-unit housing** with two **storeys**, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 6.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



(A) Lot width is less than and equal to 15m

- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 6.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 6.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:

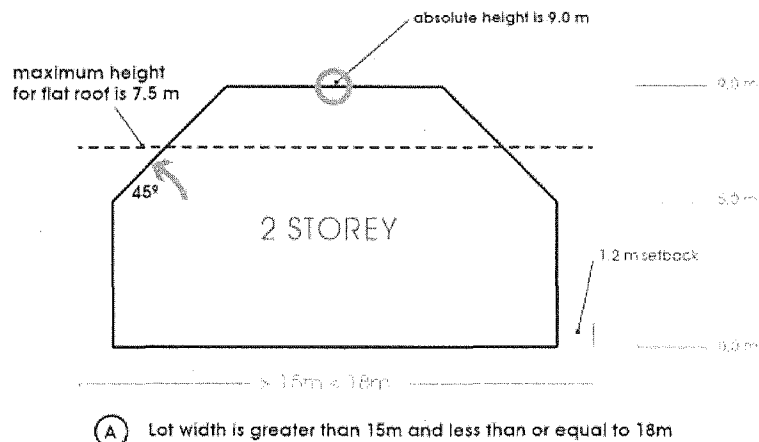


(B) Lot width is less than or equal to 15m

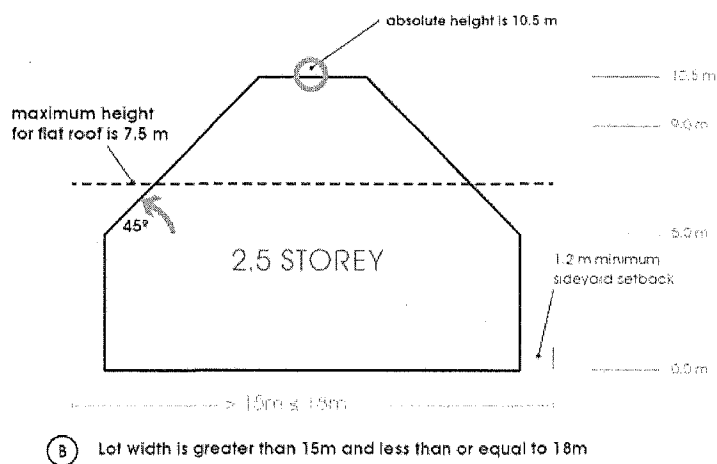
4.18.3 For a lot with a lot width that is greater than 15.0 m but less than or equal to 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated

from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the vertical 5.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



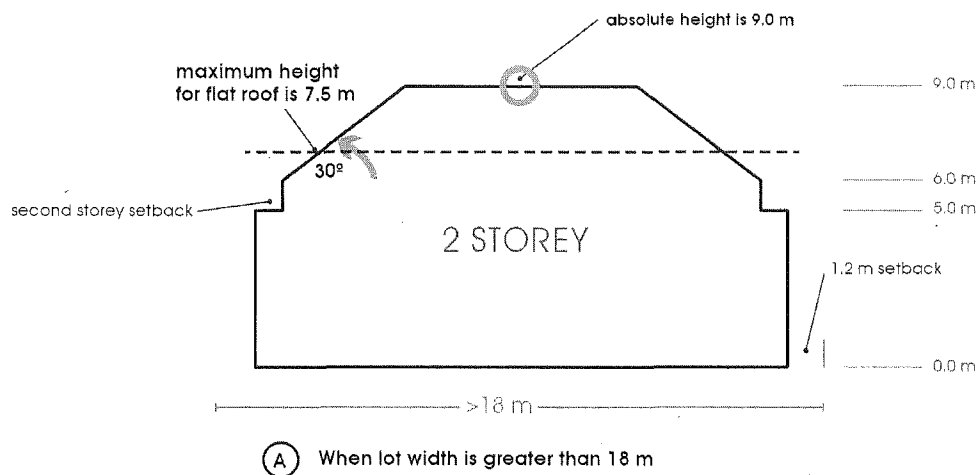
- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward and upward at an angle of 45° from the top of the 5.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



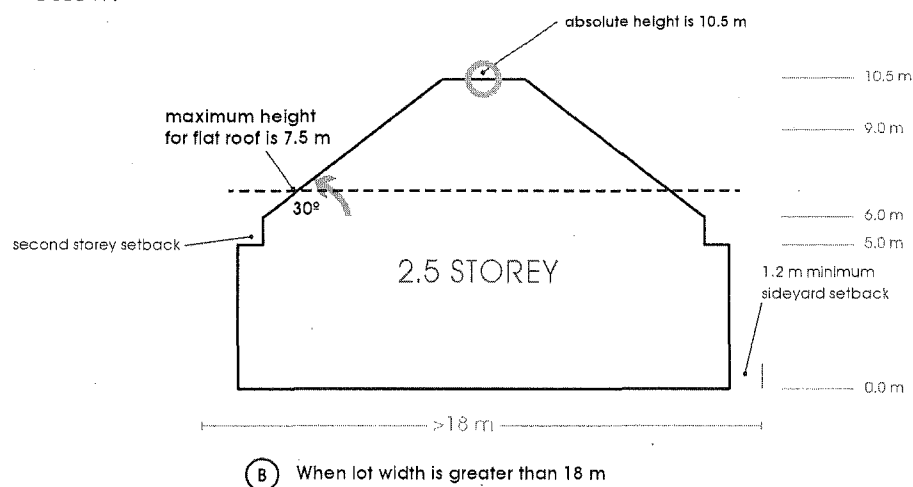
4.18.4 For a **lot** with a **lot width** that is greater than 18.0 m:

- a) for **single detached housing** and **two-unit housing** with two storeys, the **residential vertical lot width envelope** shall be a vertical envelope located

parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward (horizontally) by 0.6 m and upward (vertically) by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 9.0 m, as generally shown in the diagram below:



- b) for **single detached housing** and **two-unit housing** with two and half ($\frac{1}{2}$) storeys, the **residential vertical lot width envelope** shall be a vertical envelope located parallel to and 1.2 m from each **side lot line**, and formed by planes rising vertically 5.0 m, as calculated from the **finished site grade**, and then extending inward by 0.6 m and upward by 1.0 m, and then further inward and upward at an angle of 30° from the top of the 1.0 m to the point at which the planes intersect with the maximum height plane of 10.5 m, as generally shown in the diagram below:



3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9281**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 27 2015

CITY OF RICHMOND
APPROVED by BK/CW
APPROVED by Director or Solicitor D

MAYOR

CORPORATE OFFICER

To Public Hearing Date: <u>SEPT. 8 2015</u> Item # <u>6</u> Re: <u>BYLAWS 9280 + 9281</u>
--

MayorandCouncillors

From: Webgraphics
Sent: Friday, 28 August 2015 14:37
To: MayorandCouncillors
Subject: Send a Submission Online (response #840)

Categories: 12-8060-20-9280

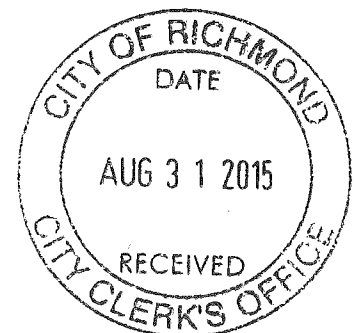
Send a Submission Online (response #840)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/28/2015 2:36:38 PM

Survey Response

Your Name	Sharon MacGougan
Your Address	7411 Ash Street
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses.



To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 +
	9281

MayorandCouncillors

From: Webgraphics
Sent: Monday, 31 August 2015 11:04
To: MayorandCouncillors
Subject: Send a Submission Online (response #842)

Categories: 12-8060-20-9280

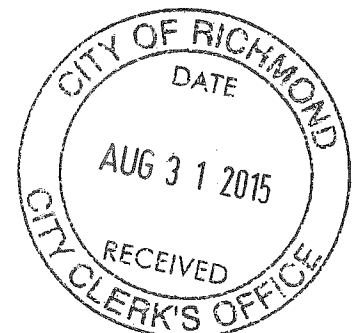
Send a Submission Online (response #842)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	8/31/2015 11:03:42 AM

Survey Response

Your Name	Carlos Silva
Your Address	426 - 8120 Jones Rd
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	
BY LAWS 9280 + 9281	

From: Mayor and Councillors *cc Wayne Craig Joe Craig*
Sent: Monday, 31 August 2015 16:14
To: 'Lukban, Frances [VC]'
Subject: RE: Meeting Re: House Heights

This is to acknowledge and thank you for your email of August 31, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Lukban, Frances [VC] [<mailto:Frances.Lukban@vch.ca>]
Sent: Monday, 31 August 2015 11:27
To: Mayor and Councillors
Subject: Meeting Re: House Heights

To Mayor & Council,

Please restore the height limit of **9 metres**
(almost thirty feet), *not* 10.5 metres, for **all** new houses.
Please DO NOT allow any loopholes and no wasteful exception for 2.5-storey houses.

Let's keep Richmond beautiful!

Frances Lukban

12-1188 Mellis Drive

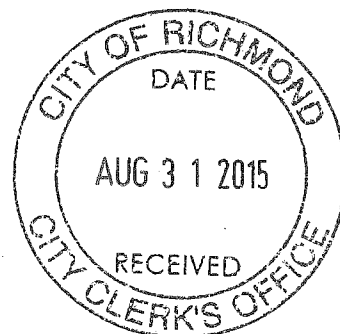
Richmond, BC V6X 1M1

604-313-0209



t: 604.707.6651
<http://travelclinic.vch.ca>
[Social media icons]

PH -1409



From: Michael Seidelman <bat1734@telus.net>
Sent: Monday, 31 August 2015 16:18
To: Weber, David
Subject: Letter for Public Hearing

To Public Hearing
Date: <u>Sept 1, 2015</u>
Item # <u>6</u>
Re: <u>Zoning Bylaw B500</u>
<u>Amend. 9280 & 9281</u>
<u>Building height + massing</u>

Dear Mr. Weber,

I would like to submit this letter to be considered before the Public Hearing on Sept, 8th.

Sincerely,
Michael Seidelman

Dear Council,

If you read the letters section in the Richmond News, Richmond forums on Facebook, or talk to people who grew up in Richmond but now choose to live elsewhere, you'll see that people are disillusioned with what Richmond neighbourhoods are becoming; more concrete and less green space, large out of place homes towering over their neighbours' older but completely liveable homes, and unfriendly metal gates that are anything but neighbourly.

People who grew up in Richmond who want and are able to buy a detached home are buying in other cities like Delta, Ladner or Tsawwassen where reminders of friendly neighbourhoods like those of Richmond's past allow their kids to have a sense of community that they fondly remember having in Richmond. And when they do wish to purchase a home in Richmond, they are often outbid, not by other families who wish to live in the neighbourhood, but by developers who want nothing more than to knock the home down, build a larger one, often invasive to current properties and with less green space and an unwelcome metal gate, and flip it to a new buyer at much higher a cost. And many of those kid's' parents, who wish to remain in the homes that they raised their families in, don't feel like their voices are being heard in regards to the neighbourhoods they have spent many years living in.

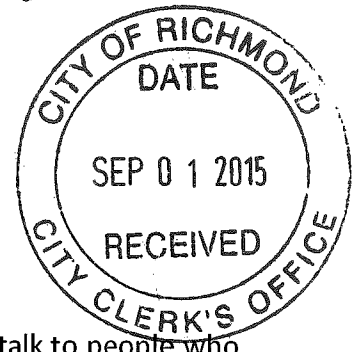
Please remember that 35-40 years ago, when the neighbourhoods were originally built, there were structural guidelines for each neighbourhood that were followed so no houses would seem out of place. Now similar guidelines are needed so the new homes that are built fit into these neighbourhoods; currently it seems like the Wild West with no thought or consideration going into new homes so they blend into the existing streets.

Please listen to what the people of Richmond are saying. They have Richmond's best interests in mind while developers care about profits first and foremost. We live in a time where any new home that is built will sell so having those homes fit into the existing neighbourhood, not take away sunlight from their neighbours or take the word "neighbour" out of the word "neighbourhood" makes sense and will sell just as quickly. Developers will still do very strong business and Richmond neighbourhoods will be better for it.

The people of Richmond are counting on you to make the right decision that reflects our concerns for the communities we live in.

Sincerely,

PH -410



Michael Seidelman
A 35-year resident of Richmond

MayorandCouncillors

From: Webgraphics
Sent: Wednesday, 2 September 2015 12:28
To: MayorandCouncillors
Subject: Send a Submission Online (response #843)

Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u> <u>9281</u>

Send a Submission Online (response #843)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2015 12:27:37 PM

Survey Response

Your Name	Ann Albisser
Your Address	417 12639 No.2 Road Richmond, V7E6N6
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW # 9280 + C1281

From: Mayor and Councillors *re Wayne Craig Joe Craig*
Sent: Wednesday, 2 September 2015 15:09
To: 'marionsmith@shaw.ca'
Subject: FW: Comments regarding Bylaw 9280
Attachments: Bylaw 9280 - Public Hearing Sept 8 2015.pdf

This is to acknowledge and thank you for your email of September 2, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----

From: Marion Smith [<mailto:marionsmith@shaw.ca>]
Sent: Wednesday, 2 September 2015 13:41
To: Mayor and Councillors
Subject: Comments regarding Bylaw 9280

Dear Mayor and Councillors:

Attached is a letter regarding recent development in the Riverdale subdivision. If you don't believe that construction is affecting our neighbourhoods, then please look at the attached map.

Regards,
Marion Smith
604-277-0259



PH -1413

Marion L. Smith

6580 Mayflower Drive, Richmond, BC V7C 3X6

September 2, 2015

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1

Dear Mayor and Council:

Re: Public Hearing on Bylaw 9280, September 8, 2015

Riverdale has been a very stable neighbourhood ever since it was built in the early 1970s. Even renters have lived here for decades. However, new giant houses are sucking the life blood out of our subdivision.

All of us living here know that when one of these houses goes up next door, our properties and our lives are changed irrevocably.

Because of this, people are getting out. And this is happening, not just in our neighbourhood, but all over Richmond. When long-term residents abandon a city, that city is in crisis.

We all know what the solution is. The mass of new housing must be brought under control, in particular, limiting ceiling heights to 12 feet, double-counting rooms with higher ceilings and restricting overall height.

Sincerely,

Marion Smith

Attachments:

- Map showing recent construction in red
- Photos

RIVERDALE SUBDIVISION



These are just four of the massive houses built in the Riverdale subdivision south of Westminster Hwy.

4840 Mariposa Crt at Riverdale Dr



4611 Foxglove Dr at Mayflower Dr



4651 Wintergreen at Riverdale Dr



6620 Clematis Dr at Coltsfoot Dr



To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAW 9280 + 9281

From: Lynda Terborg <lterborg@shaw.ca>
Sent: Wednesday, 2 September 2015 16:30
To: Weber, David
Subject: ambiguity in the bylaws - for Public Hearing September 8, 2015
Attachments: CCE02092015_0003.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi David

I spoke to you this morning about a missing piece of correspondence that I cannot find on the site reporting the City Council meeting minutes of July 27th, 2015 (copy attached).

I pointed out the memorandum is also misdated as July 23, 2014. This memorandum from Wayne Craig to the Mayor and Councillors was date stamped received in your City Clerk's Office Jul 24, 2015.

This memorandum is germane to the control of building massing issues before us at the Public Hearing September 8th 2015 and was received and the content discussed at the July 27th Council meeting that passed the Bylaw Amendments under consideration.

Please consider this email and the attachment a written submission to the Public Hearing and also a concern as to how this very important interpretive material in the memo can be put in the public record of the events unfolding in the deliberations.

The ambiguity of the intent of the bylaws cannot continue and the standardization for measurements must meet the intention of the bylaws proposed.

The missing memorandum in the Council meeting minutes and reports, is a direct response from Mr Erceg's to the Tuesday, July 21, 2015 Planning Committee meeting advising "that staff will be able to provide clarification with respect to ceiling height measurement prior to the next Council meeting."
(copy of Planning meeting minutes page 12 attached).

Thank you,

Lyn ter Borg



Planning Committee
Tuesday, July 21, 2015

Discussion ensued with regard to utilizing a down zoning system similar to what is used in the Corporation of Delta. In reply to queries from Committee, Mr. Konkin noted that in the Corporation of Delta, homeowners within a specific area have the opportunity to downzone the property, should there be a consensus amongst area residents; however, the process is time consuming and individual homeowners retain the ability to rezone their property back to the original zoning.


In reply to queries from Committee, Mr. Erceg noted that should the proposed amendments proceed, the proposed amendments would apply to all single-family lots in the city without Land Use Contracts. He added that the proposed amendments would provide clarity and precision to the current regulations.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:*
 - (a) *be updated at section 4.18.2 and 4.18.3 to change the figures "12.5 m" to "15 m"; and*
 - (b) *be introduced and given first reading ; and*
- (3) *That staff report back to Planning Committee in one year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.*

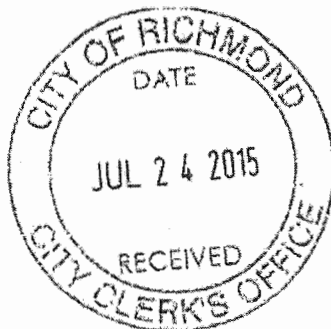
The question on the motion was not called as discussion ensued with regard to (i) the possible effect of the proposed amendments on Land Use Contracts, (ii) the possibility of restricting subjective aspects of architectural design, (iii) reviewing the proposed amendments in the future, (iv) having appropriate setbacks to adjacent properties, and (v) the definition of ceiling height.

In reply to queries from Committee, Mr. Craig noted that the proposed amendments will restrict the ability to add drop ceilings. Mr. Cooper added that the proposed measurement of ceiling height will be tied to the building's structure.

The Chair requested further clarification in relation to the proposed measurement of ceiling height in cases of exposed beams. Mr. Erceg advised that staff will be able to provide clarification with respect to ceiling height measurement prior to the next Council meeting.



City of
Richmond



TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Memorandum

Planning and Development Division
Development Applications

To: Mayor and Councillors
From: Wayne Craig
Director of Development
Date: July 23, 2014
File: 08-4430-01/2015-Vol 01
Re: Proposed Zoning Bylaw Amendments to Regulate Building Massing and Accessory Structures in Single-Family and Two-Family Developments

This memorandum responds to the Planning Committee motions passed at the July 21, 2015 Planning Committee meeting for the proposed Zoning Bylaw 8500 amendments to regulate single-family and two-family dwelling massing. The following motion was passed by Planning Committee:

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9280 to amend the zoning regulations for building massing, interior ceiling height and floor area calculation, and accessory structure locations within single-family, coach house and two-unit dwelling zones be introduced and given first reading; and
- (2) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9281 to amend the residential vertical lot width building envelope within single-family, coach house and two-unit dwelling zones:
 - a) be updated at section 4.18.2 and 4.18.3 to change the figures "12.5 m" to "15 m"; and
 - b) be introduced and given first reading; and
- (3) That staff report back to Planning Committee in one (1) year on the implementation of the proposed zoning amendments to regulate building massing and accessory structures in single-family developments.

Amendment Bylaw 9280

Proposed Zoning Bylaw 8500 Amendment Bylaw 9280, as presented to Planning Committee, would introduce amendments to prohibit dropped ceilings, revise setback and height requirements for detached accessory structures, revise the maximum height regulations for 2 storey houses to limit the maximum height to 9 m and limit interior ceiling height to 5.0 m before an area with a tall ceiling would be counted twice for the purpose of floor area calculations.

During the Committee meeting, Planning Committee requested clarification regarding the measurement of interior ceiling height as proposed in Zoning Bylaw 8500 Amendment Bylaw 9280, and how it would apply to various architectural details that could be constructed. In response to the questions, staff have reviewed the proposed definition of ceiling height in proposed Bylaw 9280,

PHOTOCOPIED

July 23, 2015

- 2 -

and have amended the Bylaw 9280 (attached to this memorandum) as follows, for consideration of 1st reading:

"Height, ceiling means the vertical distance from top of the finished floor of a storey to:

- a) the underside of the floor joist;
- b) the underside of the roof joist;
- c) the underside of the bottom chord of a structural truss; or
- d) the underside of a structural deck above that storey, whichever is the greatest distance from the finished floor."

Please refer to the cross-section sketches for various forms of construction provided in Attachment 1 for information on how interior ceiling height would be measured. Should Zoning Bylaw 8500 Amendment Bylaw 9280 proceed to adoption, staff will prepare an information bulletin on interior ceiling height measurements to ensure that property owners, home designers and builders are aware of the new regulations.

Amendment Bylaw 9281

Planning Committee passed a motion to amend proposed Zoning Bylaw 8500 Amendment Bylaw 9281 to retain the existing residential vertical lot width building envelope provisions for lots with a lot width of less than or equal to 15.0 m. Staff have revised Zoning Bylaw 8500 Amendment Bylaw 9281 to reflect this change. The revised Zoning Bylaw 8500 Amendment Bylaw 9281 is provided with this memorandum for Council's consideration.

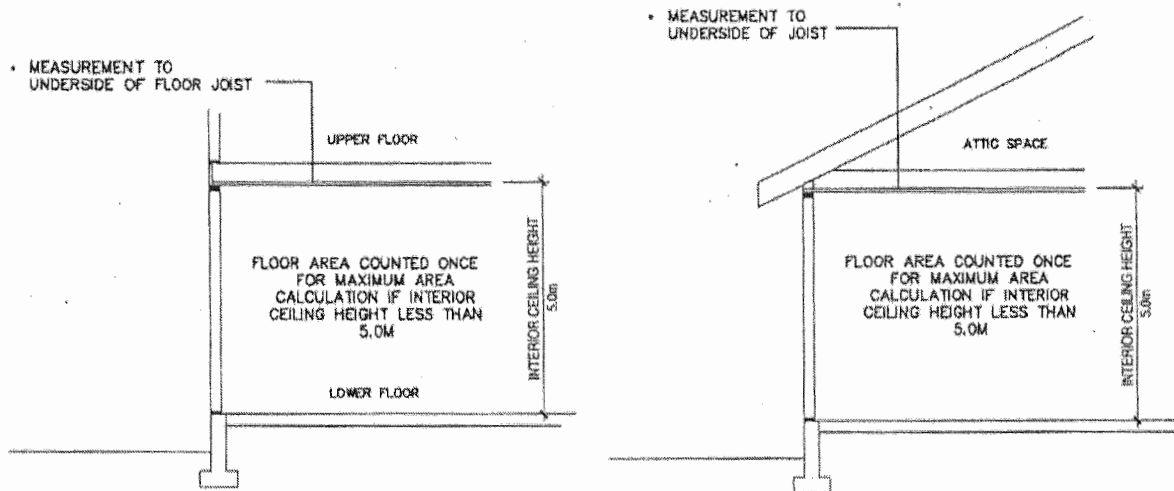

Wayne Craig
Director of Development

BK:rg

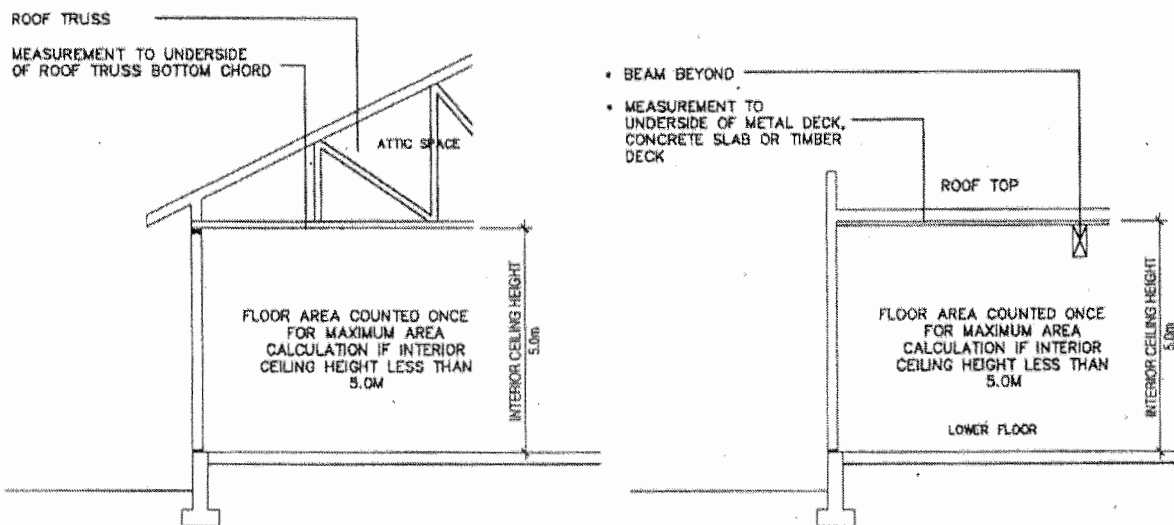
Attachment 1: Potential Ceiling Construction and Height Measurement

Interior Ceiling Height Definition

Measurement for flat ceiling situations



■ ceiling measurement at joist conditions

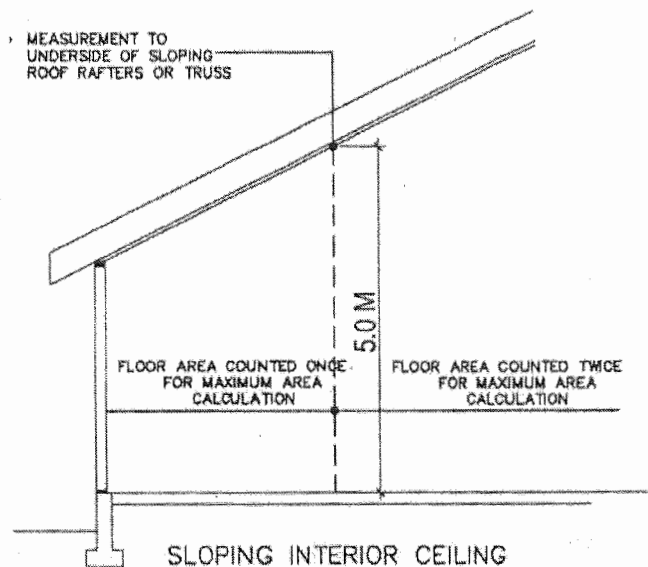


■ ceiling measurement at truss conditions

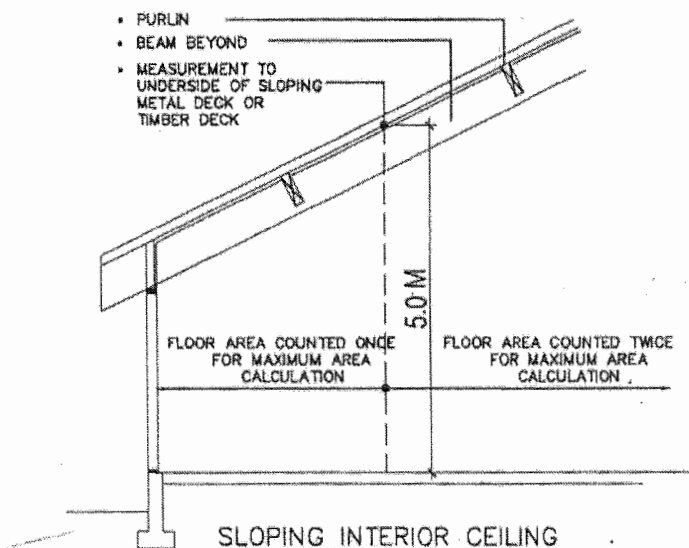
■ ceiling measurement at roof slab, and spanning deck conditions

Interior Ceiling Height Definition

Measurement for sloped ceiling situations



■ ceiling measurement at roof rafter condition



■ ceiling measurement at sloping roof deck conditions

MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

From: Webgraphics
Sent: Wednesday, 2 September 2015 21:05
To: MayorandCouncillors
Subject: Send a Submission Online (response #844)

Categories: 12-8060-20-9280

Send a Submission Online (response #844)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/2/2015 9:04:13 PM

Survey Response

Your Name	Christine Smerdon
Your Address	14-11491 7th Avenue
Subject Property Address OR Bylaw Number	9280
Comments	<p>Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses. The bylaws exist to ensure, among other things, that homes maintain or improve the quality of life of communities. No one who lives in Richmond can seriously suggest that the large homes being built maintain or improve the quality of life of the neighbourhoods they have been forced into. And please don't bring out the one about people having the right to build their dream house. Actually, they don't have that right. Unless their dream home doesn't infringe upon the sunlight or pave over the green space or blind their neighbours with vast expanses of wall and concrete 'yards', they will have to modify their dream or build somewhere else.</p>

Mayor and Councillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280+9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 08:08
To: Mayor and Councillors
Subject: Send a Submission Online (response #845)

Categories: 12-8060-20-9280

Send a Submission Online (response #845)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 8:07:06 AM

Survey Response

Your Name	Michael Wolfe
Your Address	9731 Odlin Road
Subject Property Address OR Bylaw Number	9280
Comments	Use the 3.7 metre ceiling height and the nine metre building height for all new houses.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 3 September 2015 09:56
To: MayorandCouncillors
Subject: Send a Submission Online (response #846)

Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

Send a Submission Online (response #846)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 9:55:03 AM

Survey Response

Your Name	John Parrott
Your Address	8960 Lancelot Gate, Richmond, V7C 4S5
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please use the 3.7 meter ceiling height and the 9 meter max building height for all new houses. The MONSTER houses that are frequently being built are literally killing our neighbourhoods!

MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280 +</u> <u>9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 12:31
To: MayorandCouncillors
Subject: Send a Submission Online (response #847)

Send a Submission Online (response #847)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 12:29:50 PM

Survey Response

Your Name	Steffany Walker
Your Address	111 - 12633 No. 2 Road
Subject Property Address OR Bylaw Number	same as above
Comments	How sad is Richmond going to be in five years. It will be nothing but high rises and mega houses. Richmond will be very ugly. Traffic will be horrendous. Those of us who can get out are going to get out. Those who are left will not speak to each other. To overcrowded. Not Canada anymore. How sad. No one cares anyway do they?

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 3 September 2015 12:34
To: MayorandCouncillors
Subject: Send a Submission Online (response #848)

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u> <u>9281</u>

Send a Submission Online (response #848)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 12:33:11 PM

Survey Response

Your Name	John Montgomery
Your Address	5880 Sandpiper Court
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	<p>The bylaw, as presently proposed, will not solve the problem that it is intended to fix. The problem, as identified in April, is the building of monster houses (very tall houses with very large footprints) that overshadow neighbouring homes and deprive neighbours of sunlight and privacy. The bylaw as proposed features ceiling and building heights which were not recommended by the Design Advisory Panel, but were lobbied for by builders. A 3500 to 4000 square foot house with 16 foot ceilings will have a very large footprint, and if built to the full height proposed for 2-1/2 story homes will be a "monster house". That's the way the math works, and it will negatively affect up to five neighbours - one on each side, and up to three behind, as well as being visually displeasing from the street. As it stands, the bylaw will do very little to address the expressed concerns of the general public, and will do very little to stop the destruction of our very desirable neighbourhoods. The Mayor and all councillors campaigned on a promise to</p>

respect these neighbourhoods, and their preservation is a core City value and objective. Nobody campaigned on a platform of doing everything possible to keep builders and developers happy. There is a very simple solution - amend the bylaws to reflect a maximum ceiling height of 3.7 meters before double counting, and a maximum structure height of 9 meters for all new houses. This is consistent with the recommendations of staff and the Advisory Design Panel, is consistent with the City's stated objectives, and is consistent with the bylaws of neighbouring cities. These amendments will not be harmful to builders or the market - there will always be a market for tastefully designed, well built homes in Richmond.

Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>12</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

From: Mayor and Councillors
Sent: Thursday, 3 September 2015 13:26
To: 'Brian Howe'
Subject: RE: 9280 Public Hearing

*cc Wayne Craig
Joe Erag*

This is to acknowledge and thank you for your email of September 3, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

-----Original Message-----

From: Brian Howe [mailto:Brian_Howe@cbu.ca]
Sent: Thursday, 3 September 2015 13:19
To: Mayor and Councillors
Subject: 9280 Public Hearing

I am disturbed to see the expansion of the so-called mega homes or monster homes in Richmond. They take away from the beautiful greenery of the Garden City. I also am disturbing to see the unfairness in neighborhoods where a new mega home takes away the light and view of people in other houses. I urge you to use the 3.7 metre ceiling height and the 9 metre building for all new houses. If the city of Vancouver and other cities in the area can have these kinds of sensible limitations, why cannot Richmond. Lets keep our trees and green spaces.

Brian Howe
6233 London Rd.
Richmond, BC

MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280+</u> <u>9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 13:16
To: MayorandCouncillors
Subject: Send a Submission Online (response #849)

Send a Submission Online (response #849)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 1:15:06 PM

Survey Response

Your Name	Brian Howe
Your Address	6233 London Road, Richmond BC
Subject Property Address OR Bylaw Number	9280
Comments	<p>I am disturbed to see the expansion of the so-called mega homes or monster homes in Richmond. They take away from the beautiful greenery of the Garden City. I also am disturbed to see the unfairness in neighbourhoods when new mega homes take away the light and the view of people in other homes. I urge you to use the 3.7 metre ceiling height and the 9 metre building for all new houses. If the city of Vancouver and other cities in the area can have these kinds of sensible limitations, why cannot Richmond. Lets keep our trees and green spaces.</p>

MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAWS 9280T</u>
<u>9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 13:40
To: MayorandCouncillors
Subject: Send a Submission Online (response #850)

Categories: 12-8060-20-9280

Send a Submission Online (response #850)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 1:38:56 PM

Survey Response

Your Name	Katherine Covell
Your Address	6233 London Rd
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7 metre ceiling height and the 9 metre building height for all new houses. Without such restrictions, you are not only contributing to the aesthetic destruction of our once beautiful garden city, you are promoting environmental devastation. Mega homes do not allow space for trees. Trees are essential to air quality and human health as well as to control erosion. Moreover, the endless destruction of existing homes has led to a crisis of construction waste in our landfills. Please do the right thing for all citizens of Richmond and immediately restrict the size of all new homes.

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing	
Date:	SEPT. 8 2015
Item #	6
Re:	BYLAWS 9280 + 9281

Mayor and Councillors

From: Mayor and Councillors
Sent: Thursday, 3 September 2015 15:31
To: 'graham.johnsen@shaw.ca'
Subject: FW: Sept. 8 Public Hearing regarding Zoning Bylaw 8500
Attachments: Wrap letter Sept 3.pdf

re: Wayne Craig
JCE Craig

This is to acknowledge and thank you for your email of September 3, 2015 to the Mayor and Councillors, in connection with the above matter, a copy of which has been forwarded to the Mayor and each Councillor for their information.

In addition, your email has been referred to Wayne Craig, Director, Development. If you have any questions or further concerns at this time, please call Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you again for taking the time to make your views known.

Yours truly,

Michelle Jansson
Manager, Legislative Services

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: mjansson@richmond.ca

From: Graham Johnsen [<mailto:graham.johnsen@shaw.ca>]
Sent: Thursday, 3 September 2015 13:49
To: Mayor and Councillors
Subject: Sept. 8 Public Hearing regarding Zoning Bylaw 8500

**5131 HUMMINGBIRD DRIVE
RICHMOND, BC V7E 5T7**

September 3, 2015

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

Attention: Mayor and Councillors

Dear Mesdames and Sirs:

**Re: Public Hearing for Proposed Amendments
to Single Family Zoning Bylaw 8500**

I have two submissions for Council's consideration at the Public Hearing on Tuesday.

1. Reduce Maximum Interior Ceiling Heights

Consistent with community planning elsewhere in the lower mainland, I submit that the maximum interior ceiling height should be reduced from 16.4 feet to 12 feet. I believe that such an amendment to the proposed amending bylaw would be the most effective mechanism to reduce excessive massing that is so negatively impacting existing, viable neighbourhoods in our community.

2. Limit Encroachments on Rear Yards

The devastating effects of shading and visual assault on neighbouring lands resulting from excessive massing should be further reduced by limiting now, in this proposed amending bylaw, development in rear yards - particularly where they do not abut lanes.

We have made these submissions to staff and councillors throughout this process.

Yours truly

Graham Johnsen

CityClerk

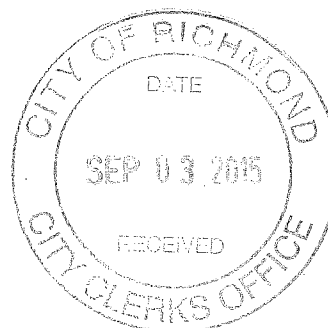
From: ncumming [ncumming@telus.net]
Sent: Thursday, 03 September 2015 2:18 PM
To: CityClerk
Cc: Brodie, Malcolm; Au, Chak; Dang, Derek; Day, Carol; Johnston, Ken; Loo, Alexa; McNulty, Bill; McPhail, Linda; Steves, Harold
Subject: Proposed changes to Zoning Bylaw
Attachments: Richmond City Council Sept 3, 2015.pdf
Categories: 12-8060-20-8500 Richmond Zoning Bylaw 8500

		INT
	DW	
	MJ	
	DB	

In preparation for the upcoming Public Hearing, please see the attached letter.

Thanks you,

Neil Cumming



Neil A. Cumming
5771 Gannet Court
Richmond, BC
V7E 3W7

03 September 2015

City of Richmond
Richmond, BC
Attention: Members of Council

Dear Sirs/Mesdammes:

Re: Proposed Amendments to Zoning Bylaw 8500

I wish to provide members of Council with several thoughts for your consideration on the subject of the proposed amendments to the building bylaw.

WHO IS BEING HEARD?

When I addressed the Planning Committee on June 16 and followed up in writing on June 18, I mentioned that there had been inadequate consultation with the most important stakeholder group, i.e. the residents who have to live with the results of Council's decisions. To your credit, you directed staff to undertake the necessary consultation, and this resulted in the two open houses held on July 8 and 9.

I attended both events. The first was ostensibly for residents, but was attended by many representatives from the building industry. The council chamber was filled to overflowing, and many residents took the opportunity to speak their minds. It is noteworthy that the builders tried to consume much of the available time, even though their designated opportunity was the following evening. On the second evening slightly fewer people attended, but nonetheless, the chamber was almost full. Many residents saw the need to attend again to offset the aggressive lobby being advanced by the builders.

I paid particular attention to which councillors attended these open houses. I give credit to Councillor Au, who attended both sessions, and Councillor Loo, who attended the second one. The remaining councillors were conspicuously absent. I was astonished by news reports that suggested some councillors felt their presence would be improper. This was your best opportunity to inform yourselves as to the wishes of the community, and you passed it up. I have to ask how you can consider yourselves to be adequately informed when most of you failed to engage in the consultation process?

Well, let's examine what happened next. I suggested more consultation was needed. Council directed staff to do so. They did. They subsequently made recommendations to council based on what they heard. Council, most of whom did not attend the open houses, did not attend the Westwind neighbourhood meeting on April 29, 2015, and therefore have not heard from a representative cross section of residents, decided to overrule the recommendations of staff. On what basis was this decision made? Why do we have consultation if the consultees will be ignored?

I submit to you that councillors who have not engaged in the consultation process are not in a position to overrule or second guess the recommendations of staff who did.

WHAT DID THE PEOPLE SAY?

In the few months of public discourse on this issue we have heard many things. Much of it has come from an aggressive, well-funded and well-organized lobby sponsored by the building industry. They have advanced several arguments as to why the bylaw should not be changed, or why larger, higher, denser buildings should be allowed. One comment we have heard several times, from both the lobbyists and from certain councillors, is that the opposition to large homes comes from a small but overly vocal minority of disaffected residents who do not represent the mainstream. I suggest to you that this is a false characterization. If you had attended the Westwind neighbourhood meeting you would have seen close to 200 people who felt strongly enough to come out. If you had attended the July 8 and 9 open houses you would have seen similar numbers, many of whom spoke passionately about the degradation of our neighbourhoods in the face of uncontrolled development. Add to that the hundreds of letters to the City and to the newspapers, and it is a conclusive fact that a very significant segment of Richmond's population is very concerned about what the City is allowing to happen to the quality of life their neighbourhoods.

I think it is important to recognize certain essential features of the various stakeholder groups. The building industry has been granted stakeholder status by the City, although some of us have questioned the validity of this status. Notwithstanding that uncertainty, it is an undeniable fact that the builders, by and large, may do business and employ people in their pursuits, but they are in most cases not the ones who have to live with the results of their work. They reap their rewards and move on.

Similarly, we have also heard from a number of people who express concern over the notional loss of value of their property. If the intent of these people is indeed to liquidate the value of their property, they are again by definition not the ones who must live with the results of the building bylaw. They also reap their rewards and move on.

Thirdly, we have heard that "the market" wants these larger, denser homes with high ceilings and spacious rooms. Fair enough, but I think we also need to acknowledge that these future buyers are also questionable stakeholders in this debate. They are potential future residents (or are they?), and by definition are not here yet, and therefore have no standing. There is no convincing case that existing residents should be expected to sacrifice their neighbourhood character and livability to satisfy those who are not even here yet and are at liberty to pursue their dreams elsewhere. If future buyers wish to take advantage of what Richmond has to offer, they are welcome. If they expect to achieve their goals by taking away from our livability, they are not. We owe these people nothing.

I would also offer that I have yet to see a convincing argument that allowable building characteristics in Richmond should be any different than the norm prevailing in our neighbouring municipalities.

The most important stakeholder group are we, the people who must live with the results of Council's decisions. We are not opportunists who are out to make a buck. We are the people who have lived in Richmond, raised our families in Richmond, paid our taxes in Richmond, coached our children's sports teams in Richmond, attended the community events in Richmond, and done all the things that make it a desirable community to live in and raise a family in. We are the ones who are here for the long haul and have planned to spend our retirement years here. We need to be heard, and we need you to engage in the consultation process you yourselves initiated.

THE BIG PICTURE

Right now the City staff and Council are down in the weeds, tinkering with decimals of a meter for building dimensions. We need to raise the level of this debate to look at the big picture.

Council has made solemn commitments to the people of Richmond. They are embodied in the City's Vision Statement, and the Official Community Plan that you yourselves have endorsed:

- The most appealing, livable, well-managed community in Canada;
- Protection of single family neighbourhoods and existing housing stock;
- Assurance that changes to the physical character of single family neighbourhoods occurs in a fair, complementary manner with community consultation.

You need to deliver on those commitments.

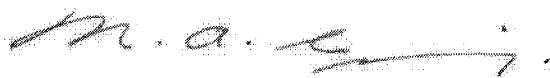
Finally, I need to acknowledge that there is a need in any thriving and progressive community for growth, renewal and improvement. It is not my intent to deny that redevelopment is necessary nor desirable. The key is proper planning, reasonable control, and respect for existing residents. While developers and residents should be at liberty to pursue their goals, they should not be achieving them by taking something away from others. The objective here should be healthy, vibrant and attractive development that enhances the appeal and livability of our neighbourhoods, and is done in a planned and coordinated way that adds to our community well-being.

Development that manifests in a way imposes negatively on existing neighbours is the root of the problem we are now facing. That is a decidedly unhealthy road to be following.

Before you vote on the proposed amendments to the building bylaw, I ask that each and every one of you look at yourselves in the mirror and ask if you are doing the right thing for those of us that must live with your decision.

Only then will Council be in a position to declare success.

Respectfully submitted,



Neil A. Cumming

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 3 September 2015 20:15
To: MayorandCouncillors
Subject: Send a Submission Online (response #851)

Categories: 12-8060-20-9280

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 +</u>
<u>9281</u>

Send a Submission Online (response #851)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 8:14:45 PM

Survey Response

Your Name	Anna Delaney
Your Address	11331 Sealord Road, Richmond
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please, please modify this bylaw and respect the collective voices of many Richmond residents across Richmond. Use the 3.7 metre ceiling height and the nine metre building height for all new houses. This is more than ample to build a house. Development will NOT cease, the world will not stop spinning and neighbourhood 'feel' will be somewhat preserved.



MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

From: Webgraphics
Sent: Thursday, 3 September 2015 20:37
To: MayorandCouncillors
Subject: Send a Submission Online (response #852)

Categories: 12-8060-20-9280

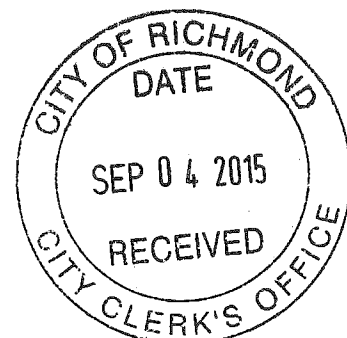
Send a Submission Online (response #852)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/3/2015 8:36:47 PM

Survey Response

Your Name	Sarah Gordon
Your Address	5831 Plover Court, Richmond, V7E 4K2
Subject Property Address OR Bylaw Number	9280 Public Hearing
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



Mayor and Councillors

TO: MAYOR & COUNCILLORS
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BVLAW # 9280 +</u>
<u>9281</u>

From: Frank Suto <fsuto@shaw.ca> *pc Wayne Craig Joe Craig*
Sent: Friday, 4 September 2015 01:35
To: Mayor and Councillors; Erceg, Joe; Craig, Wayne
Subject: House Massing

Categories: 12-8060-20-9280

With regard to house massing, I'd like to suggest moving away from mandating maximum ceiling heights.

I'd like to recommend the introduction of a simple rule based on a 'standard ceiling height' (SCH) of 2.45 meters or about 8 feet with no allowances other than directly above stairs.

- The area with a ceiling height over two SCH i.e. 4.9 meters and less than three SCH i.e. 7.35 meters shall be multiplied by two for total area calculation;
- the area with a ceiling height over three SCH i.e. 7.35 meters and less than four SCH i.e. 9.8 meters shall be multiplied by three for total area calculation;
- the area with a ceiling height over four SCH i.e. 9.8 meters and less than five SCH i.e. 12.25 meters shall be multiplied by four for total area calculation;
- the area with a ceiling height over five SCH i.e. 12.25 meters and less than six SCH i.e. 14.7 meters shall be multiplied by five for total area calculation.

For areas with a cathedral ceiling the calculation shall be based on the height from the floor to the highest point of the ceiling.

This way the maximum height of the building can be defined as the distance between the ground and highest point of the roof irrespective of ceiling heights.

Regards,
Frank Suto



MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280+</u>
<u>9281</u>

From: Webgraphics
Sent: Friday, 4 September 2015 07:36
To: MayorandCouncillors
Subject: Send a Submission Online (response #853)

Categories: 12-8060-20-9280

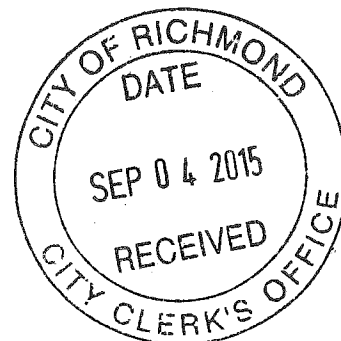
Send a Submission Online (response #853)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 7:34:55 AM

Survey Response

Your Name	Peggy Ogloff
Your Address	6531 Clematis Drive
Subject Property Address OR Bylaw Number	Bylaw 9280
Comments	Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.



MayorandCouncillors

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

From: Webgraphics
Sent: Friday, 4 September 2015 08:39
To: MayorandCouncillors
Subject: Send a Submission Online (response #854)

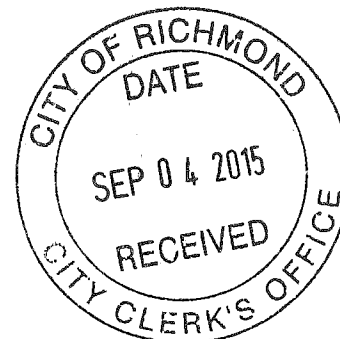
Send a Submission Online (response #854)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	9/4/2015 8:38:39 AM

Survey Response

Your Name	Ryan Odamura
Your Address	3580 Bowen Drive
Subject Property Address OR Bylaw Number	9280
Comments	Please use the 3.7metre ceiling height and 9metre building height for all new houses. I believe these heights are still too high but its a start.



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

From: Mayor and Councillors
Sent: Friday, 4 September 2015 08:44
To: 'ANNA D.'
Subject: RE: Bylaw 9280 Public Hearing

cc Wayne Craig
Joe Craig

Dear Ms. Delaney,

This is to acknowledge and thank you for your email of September 3, 2015, a copy of which will be forwarded to the Mayor and each Councillor. In addition, your email will be forwarded to Wayne Craig, Director, Development. If you have any further comments or concerns, you may contact Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you for taking the time to contact Richmond City Council.

Best regards,

David Weber
Director, City Clerk's Office
City of Richmond

From: ANNA D. [mailto:sferndesign@shaw.ca]
Sent: Thursday, 3 September 2015 20:56
To: Mayor and Councillors
Subject: Bylaw 9280 Public Hearing

Dear Mayor and Councillors,

Please use the 3.7 metre ceiling height and the 9 metre building height for this bylaw and respect the collective voices of many Richmond residents across Richmond who have spoken on this matter.

We, the residents of Richmond matter also (although sometimes I feel secondary to the wants of developers). If 3.7/9 metre heights are adopted, development will NOT cease, the world will not stop spinning and neighbourhood 'feel' will be somewhat preserved. The developers will NOT go out of business - they will just find and build for a different client. Those clients wanting a house of a different size/configuration, will build elsewhere.

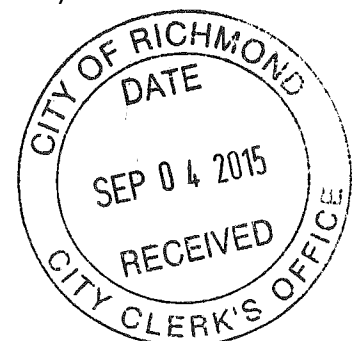
As for those homeowners claiming their homes will be of less value, they will all make money when they sell, but they may just make a little less....the greed of a few should not outweigh a decision that will affect a neighbourhood far beyond today's market.

Enough is enough - I am a frustrated and fed up Richmond resident. Please show that you care about our opinions also!

Thank you,

Anna Delaney
11331 Seaford Road
Richmond, BC

PH 443



Mayor and Councillors

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

To Public Hearing
Date: <u>SEPT. 8 2015</u>
Item # <u>6</u>
Re: <u>BYLAW 9280 + 9281</u>

From: Mayor and Councillors
Sent: Friday, 4 September 2015 08:45
To: 'Peggy Ogloff'
Subject: RE: Bylaw 9280

cc Wayne Craig
Joe Erceg

This is to acknowledge and thank you for your email of September 4, 2015, a copy of which will be forwarded to the Mayor and each Councillor. In addition, your email will be forwarded to Wayne Craig, Director, Development. If you have any further comments or concerns, you may contact Mr. Craig at 604.276.4000.

Also, your email will be included in the September 8, 2015 Public Hearing agenda package.

Thank you for taking the time to contact Richmond City Council.

Best regards,

David Weber
Director, City Clerk's Office
City of Richmond

From: Peggy Ogloff [<mailto:pegloff@shaw.ca>]
Sent: Friday, 4 September 2015 07:30
To: Mayor and Councillors
Subject: Bylaw 9280

Please use the 3.7 metre ceiling height and the nine metre building height for all new houses.

Four voters:

Peggy Ogloff Fred Ogloff Kathryn Ogloff Robert Ogloff
6531 Clematis Drive



PH -1444