



General Purposes Committee

Council Chambers, City Hall
6911 No. 3 Road

Monday, November 2, 2020
Immediately following the Special (Open) Council meeting

Pg. # ITEM

MINUTES

GP-6 **Revised** *Motion to adopt the minutes of the meeting of the General Purposes Committee held on October 19, 2020.*



PLANNING AND DEVELOPMENT DIVISION

1. **RECOMMENDATION TO AWARD CONTRACT 6851P - VIDEO DETECTION SYSTEM HARDWARE, SOFTWARE AND SERVICES**
(File Ref. No. 02-0775-50-6851) (REDMS No. 6523026)

GP-11

See Page GP-11 for full report

Designated Speakers: Bill Johal and Joan Caravan

STAFF RECOMMENDATION

- (1) *That Contract 6851P - Video Detection System Hardware, Software and Services be awarded to Econolite Canada; and*
- (2) *That the Chief Administrative Officer and General Manager, Planning and Development, be authorized to execute the contract between the City and Econolite Canada.*



2. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 008, 013, 022, 068, 100, 153 IN BROADMOOR**

(File Ref. No. 08-4430-03-09; 12-8060-20-010147/010148/010149/010150/010151/01052) (REDMS No. 6403748 v. 4; 6399105; 6444089; 6444236; 6400014; 6400557; 6403964; 6400707; 6404763)

GP-14

See Page GP-14 for full report

Designated Speakers: Wayne Craig and Cynthia Lussier

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147, to establish underlying zoning for the property developed under Land Use Contract 008, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148, to establish underlying zoning for the property developed under Land Use Contract 013, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149, to establish underlying zoning for the properties developed under Land Use Contract 022 and to permit a housekeeping amendment, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150, to establish underlying zoning for the property developed under Land Use Contract 068, be introduced and given first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151, to establish underlying zoning for the properties developed under Land Use Contract 100, be introduced and given first reading; and*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152, to establish underlying zoning for the property developed under Land Use Contract 153 and to permit a housekeeping amendment, be introduced and given first reading.*



3. **APPLICATION BY BROOK POONI ASSOCIATES FOR A TEMPORARY COMMERCIAL USE PERMIT FOR THE PROPERTY AT 13651 BRIDGEPORT ROAD**

(File Ref. No. TU 20-890999) (REDMS No. 6539497 v. 3;)

GP-75

See Page GP-75 for full report

Designated Speakers: Wayne Craig and Nathan Andrews

STAFF RECOMMENDATION

- (1) *That the application by Brook Pooni Associates for a Temporary Commercial Use Permit (TCUP) for the property at 13651 Bridgeport Road to permit a maximum of 1,490 m² (16,043 ft²) of floor area to be used for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, be considered for three years from the date of issuance; and*
- (2) *That this application be forwarded to the December 14, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*



4. **NON-PROFIT SOCIAL SERVICE AGENCY SPACE NEEDS - POLICY OPTIONS**

(File Ref. No. 07-3000-01) (REDMS No. 6503285 v. 7)

GP-95

See Page GP-95 for full report

Designated Speakers: Kim Somerville and Lesley Sherlock

STAFF RECOMMENDATION

- (1) *That Council Policy 5051 “Non-Profit Organization Replacement and Accommodation Policy”, as outlined in the staff report titled, “Non-Profit Social Service Agency Space Needs – Policy Options” dated September 29, 2020 from the Director, Community Social Development be adopted;*
- (2) *That density bonus provisions in the Zoning Bylaw for Community Amenity Space be used to secure non-profit organization space;*
- (3) *That OCP Policy be reviewed and economic analysis of further policy options to increase the supply of non-profit space be conducted; and*
- (4) *That, following the proposed economic analysis, staff bring forward a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments for Council consideration.*



5. **CITY CENTRE AREA PLAN AMENDMENT – DEVELOPMENT PERMIT GUIDELINES FOR THE SPIRES ROAD AREA**

(File Ref. No. 08-4045-20-20) (REDMS No. 6467931 v. 13; 6461756)

GP-113

[See Page GP-113 for full report](#)

Designated Speaker: Barry Konkin

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 7100, Amendment Bylaw 10190, to amend the Development Permit Special Precinct Key Map to include the Spires Road area as a Special Precinct, and adding a new set of Special Precinct Development Permit Guidelines for this area to the City Centre Area Plan in Schedule 2.10, be introduced and given first reading;*
- (2) *That Bylaw 10190, having been considered in conjunction with:*
 - *the City's Financial Plan and Capital Program; and*
 - *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (3) *That Bylaw 10190, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) *That the proposed amendments to the Specific Land Use Plan: Brighthouse Village (2031) to update the road network, park designation and pedestrian linkages as provided in the report dated October 5, 2020, from the Director of Policy Planning be endorsed to proceed to public consultation.*



COMMUNITY SERVICES DIVISION

6. **PARK LAND USE DESIGNATION CHANGES IN THE SPIRES ROAD NEIGHBOURHOOD**

(File Ref. No. 06-2345-01) (REDMS No. 6472121 v. 22; 6475467; 6473429; 6509641; 6474304)

GP-142

[See Page GP-142 for full report](#)

Designated Speaker: Alex Kurnicki

STAFF RECOMMENDATION

That staff proceed with public consultation regarding the proposed amendments to the conceptual Park Land Use Designation in the Spires Road Neighbourhood as outlined in the staff report titled “Park Land Use Designation Changes in the Spires Road Neighbourhood,” dated October 5, 2020, from the Director, Parks Services and report back to Council with the results of the process.

☐

ADJOURNMENT

☐



General Purposes Committee

Date: Monday, October 19, 2020

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Carol Day (by teleconference)
Councillor Kelly Greene (by teleconference)
Councillor Alexa Loo (by teleconference)
Councillor Bill McNulty (by teleconference)
Councillor Linda McPhail (by teleconference)
Councillor Michael Wolfe (by teleconference)

Absent: Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:29 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on October 5, 2020, be adopted as circulated.

CARRIED

In accordance with Section 100 of the *Community Charter*, Councillor Kelly Greene declared to be in a conflict of interest as she is currently a candidate in the provincial election and left the meeting – 4:30 p.m.

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COUNCILLOR CAROL DAY

1A. ELECTION CAR SIGNS

(File Ref. No. 12-8060-20-008713)

Discussion took place on section 1.1.2(g) of Election and Political Signs Bylaw No. 8713 and the following Committee member comments were noted:

- section 1.1.2(g) is redundant as it is unenforceable as an infraction under this section of the bylaw requires that the parked vehicle's primary purpose be the display of the sign;
- staff have not issued any violations under section 1.1.2(g) for what appear to be obvious infractions;
- if section 1.1.2(g) is not going to be enforced, it should be removed from the bylaw;
- section 2(b) of the *Canadian Charter of Rights and Freedoms* has been referred to as the linchpin of freedom of expression;
- section 1.1.2(g) of Election and Political Signs Bylaw No. 8713 is concerning as it exposes the City to litigation for infringement of freedom of speech;
- section 1.1.2(g) is not a recognized infraction under the *BC Motor Vehicle Act*;
- section 1.1.2(g) is unenforceable due to the *Canadian Charter of Rights and Freedoms*;
- it is unusual for this matter to be brought forward by a member of Council with election signage on their vehicle; and
- other Lower Mainland municipalities such as Port Coquitlam have similar if not identical provisions for election signs on vehicles.

Anthony Capuccinello Iraci, City Solicitor and Senior Director, Legal and Legislative Services, spoke to section 1.1.2(g) of Election and Political Signs Bylaw No. 8713. Mr. Capuccinello noted that he is of the opinion that this provision is constitutional and that even if construed as an infringement on section 2(b) of the *Canadian Charter of Rights and Freedoms*, that infringement is minimal and would be saved by section 1 of the *Charter* as being a reasonable limit prescribed by law. He highlighted that the provision is not an absolute prohibition and it seeks to achieve a legitimate objective.

Mr. Capuccinello then commented on enforcement of the provision, noting that like many bylaw provisions, a particular violation may be a clear infraction or a less clear infraction.

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Mr. Capuccinello also advised that legislative authority for the enactment of the provision is found in section 8(4) and section 65 of the *Community Charter*.

In reply to queries from Committee, staff provided the following information:

- the provision to regulate election signage on vehicles is driven by many factors including safety concerns such as sightlines;
- in researching best practices for local government sign regulations (as part of the development of Sign Regulation Bylaw No. 9700), staff heard from various BC municipalities that vehicle signage remains a challenge;
- the City does not have jurisdiction over moving violations such as a vehicle in transit; and
- section 1.1.2(g) applies to all vehicles and was brought in to align with a similar section in Sign Regulation Bylaw No. 9700.

It was moved and seconded

That staff draft a bylaw amendment to rescind section 1.1.2(g) of Election and Political Signs Bylaw No. 8713 and report back.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Loo
McNulty
McPhail

Councillor Greene returned to the meeting (4:56 p.m.).

FINANCE AND CORPORATE SERVICES DIVISION

1. **REPORT BACK ON EXPEDITED TEMPORARY PATIO PROGRAM**

(File Ref. No. 08-4150-01) (REDMS No. 6535929)

It was moved and seconded

- (1) *That the Council endorsed Expedited Temporary Patio Program, as approved on May 25, 2020, be extended until October 31, 2021; and*
- (2) *That the Expedited Temporary Patio Program be expanded to consider applications for temporary coverings or other accessories necessary to operate patios in inclement weather.*

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

3.

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2. CITY OF RICHMOND CONCERNS ON RECENT CHANGES TO THE BC ENERGY STEP CODE

(File Ref. No. 10-6125-07-02) (REDMS No. 6490970; 6539656)

It was moved and seconded

That a letter be sent to the BC Minister of Municipal Affairs and Housing and the BC Minister of Environment and Climate Change Strategy stating the City's concerns about, and suggested improvements to, the December 2019 revision to the BC Building Code as outlined in the report titled "City of Richmond Concerns on Recent Changes to the BC Energy Step Code", dated September 16, 2020, from the Director, Building Approvals and Director, Sustainability and District Energy.

The question on the motion was not called as in reply to queries from Committee, Norm Connolly, Manager, Sustainability, spoke to the City's Community Energy and Emissions Plan 2020-2050, highlighting that the overall direction of the Plan includes 50% community reduction by 2030 and decarbonation by 2050. He remarked that the City's targets are in line with neighbouring municipalities' and noted that the BC Energy Step Code is a lever in achieving these targets.

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

COMMUNITY SERVICES DIVISION

3. ALEXANDRA GREENWAY INTEGRATED PUBLIC ART PROJECT CONCEPT

(File Ref. No. 11-7000-09-20-281) (REDMS No. 6481812 v. 3, 6430688)

It was moved and seconded

That the artist concept proposal for "Water to Earth" by BAGUA Artist Association as detailed in the staff report titled, "Alexandra Greenway Integrated Public Art Project Concept" dated September 17, 2020, from the Director, Arts, Culture and Heritage Services, be endorsed.

The question on the motion was not called as discussion took place on the application of thermoplastic paint and its suitability for this project given its lifespan. Also, in reply to queries from Committee, Biliana Velkova, Public Art Planner, spoke to the proposed artist concept, noting that additional colours for the artwork can be explored with the artist.

The question on the motion was then called and it was **CARRIED** with Cllrs. Day and Wolfe opposed.

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PLANNING AND DEVELOPMENT DIVISION

4. APPOINTMENT OF APPROVING OFFICERS

(File Ref. No. 09-4100) (REDMS No. 6524552 v. 1A)

It was moved and seconded

- (1) *That the appointment of Barry Konkin as Approving Officer for the City, as per Item 16 of Resolution R13/19-5, adopted by Council on November 12, 2013, be rescinded; and*
- (2) *That the following be appointed as Approving Officers in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Utilities – Planning and Development:*
 - (a) *Joshua Reis, Program Manager – Development; and*
 - (b) *Suzanne Smith, Program Manager – Development.*

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:18 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, October 19, 2020.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Associate



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 17, 2020

From: Lloyd Bie, P.Eng.
Director, Transportation

File: 02-0775-50-6851/Vol
01

Re: **Recommendation to Award Contract 6851P - Video Detection System
Hardware, Software and Services**

Staff Recommendation

1. That Contract 6851P - Video Detection System Hardware, Software and Services be awarded to Econolite Canada; and
2. That the Chief Administrative Officer and General Manager, Planning and Development, be authorized to execute the contract between the City and Econolite Canada.

Lloyd Bie, P.Eng.
Director, Transportation
(604-276-4131)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance	<input checked="" type="checkbox"/>	
Information Technology	<input checked="" type="checkbox"/>	
Law & Community Safety Administration	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On December 11, 2017, Council approved \$2,185,242 to fund the Traffic Intersection Cameras project (the Project). On March 23, 2020, Council approved the operating budget impacts of implementing the Project and the establishment of a service fee for video footage requests. This report seeks Council approval to award a contract for the supply of the video detection system.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.1 Enhance safety services and strategies to meet community needs.

This report supports Council's Strategic Plan 2018-2022 Strategy #5 Sound Financial Management:

Accountable, transparent, and responsible financial management that supports the needs of the community into the future.

5.3 Decision-making focuses on sustainability and considers circular economic principles.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.3 Build on transportation and active mobility networks.

Analysis

Procurement Process and Recommendation

A competitive procurement process was undertaken to identify the most qualified and experienced contractor to supply the video detection system over a five-year term sufficient to enable installation of 253 traffic cameras and supporting hardware, communications cabling and management software.

A total of 93 traffic cameras are projected for deployment in Year 1 with the remaining quantities based on and/or aligned with the City's build-out timelines for its fibre optic network update. An estimated 10 intersections are anticipated to be completed each year for the duration of the contract term. At the end of the contract term, the contract may be renewed for up to a maximum of two additional years.

A Request for Proposals (RFP) for Video Detection System Hardware, Software and Services was posted on BC Bid by the City in May 2020. Two proposals were received and were evaluated by Transportation staff according to the following criteria:

- 1) Financial Proposal (total cost): 40% weighting
- 2) Technical Requirements and Compliancy: 30% weighting
- 3) Proponent Project Team, Approach and Service Level Agreement: 15% weighting
- 4) Proponent Background, Past Projects and Financial Strength: 10% weighting
- 5) Circular Economy Assessment: 5% weighting

The quotation received from Econolite Canada received the highest overall score from the review team and was the lowest priced quotation received in response to the RFP that also met the required specifications (Table 1).

Table 1: Pricing of Proposals Evaluated
(based on forecast product requirements over five-year term)

Proponent	Pricing	% Total Average Score
Econolite Canada	\$1,445,064.39	70.7%
TELUS Canada	\$1,746,146.00	50.7%

Econolite Canada has over 85 years experience in the traffic industry with hundreds of traffic camera installations dating back to 2002 and an excellent understanding of the City's existing traffic signal infrastructure and integration. Conversely, TELUS Canada has a higher priced bid and did not fully meet some of the technical requirements.

Financial Impact

The Year 1 (2020) cost for the supply of video detection system hardware, software and services for this contract will be funded from a previously approved capital project (Closed Circuit Television for Signalized Intersections). For Years 2 through 5 (2021-2024), funding will come from the annual Traffic Video and Communication Program, which is subject to Council approval each year. Annual expenditures over the five-year term will not exceed Council-approved funding.

Conclusion

To fulfil the objectives of the Project, a competitive procurement process was undertaken to secure the supply of video detection system hardware, software and services over a five-year term. Based on the evaluation process, the City wishes to negotiate and enter into an agreement with Econolite Canada for the provision of the video detection system as outlined in the RFP and this report.



Bill Johal
Supervisor, Traffic Signal Systems
(604-276-4298)



Joan Caravan
Transportation Planner
(604-276-4035)

BJ:jc



To: General Purposes Committee

Date: September 25, 2020

From: Wayne Craig
Director, Development

File: 08-4430-03-09/2020-Vol 01

Re: **Establishment of Underlying Zoning for Properties Developed Under Land Use Contracts 008, 013, 022, 068, 100, 153 in Broadmoor**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10147, to establish underlying zoning for the property developed under Land Use Contract 008, be introduced and given first reading;
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10148, to establish underlying zoning for the property developed under Land Use Contract 013, be introduced and given first reading;
3. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10149, to establish underlying zoning for the properties developed under Land Use Contract 022 and to permit a housekeeping amendment, be introduced and given first reading;
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10150, to establish underlying zoning for the property developed under Land Use Contract 068, be introduced and given first reading;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10151, to establish underlying zoning for the properties developed under Land Use Contract 100, be introduced and given first reading; and

September 25, 2020

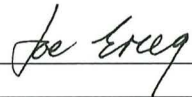


- 2 -

6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10152, to establish underlying zoning for the property developed under Land Use Contract 153 and to permit a housekeeping amendment, be introduced and given first reading.



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

WC:cl
Att. 5

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

Staff Report

Origin

This Report brings forward underlying zoning bylaws for six of the remaining 45¹ Land Use Contracts (LUCs) in Richmond, which are applicable to eight multi-family, commercial, and park properties in the Broadmoor planning area (LUCs 008, 013, 022, 068, 100, 153) (Attachment 1).

The proposed bylaws aim to reflect the specific provisions contained in each LUC, as well as certain standard provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional development rights while still acknowledging current zoning norms. After the LUCs expire on June 30, 2024, where there are any inconsistencies between the provisions of the proposed bylaws and what actually exists on the subject properties, the provisions for non-conforming uses and buildings under the *Local Government Act* will apply.

This Staff Report and the proposed bylaws are consistent with Policies from the 2041 Official Community Plan (OCP), which support exploring alternatives to LUCs to achieve better land use management over time.

This Report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

This Report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

Background

In 2014, the Provincial Government amended the *Local Government Act* to require municipalities to adopt underlying zoning bylaws for all Land Use Contract (LUC) properties by June 30, 2022, and to provide for the termination of all LUCs on June 30, 2024. The amending legislation also established an optional process to enable municipalities, by bylaw, to undertake early termination of LUCs and, provided expanded authority to Boards of Variance, to hear appeals and grant time extensions to existing property owners for reasons of hardship.

¹ One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

On November 24, 2015, Richmond City Council adopted a set of bylaws that established underlying zoning for 93 separate LUCs that included single-family properties, as well as adopted bylaws to terminate these LUCs effective one year from the date of adoption (i.e., November 24, 2016). Since then, there remains 45² LUCs on 84³ properties (including approximately 3,000 units) in the City containing multi-family, commercial, industrial, and agricultural uses, which were not subject to the underlying zoning bylaws and early termination bylaws. These remaining LUCs were to be dealt with separately at a later date because they were not subject to the same redevelopment pressures as that of the LUCs that included single-family properties.

Consistent with the *Local Government Act*, Richmond City Council must consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs prior to June 30, 2022. This involves the standard bylaw reading and adoption process, and includes holding a Public Hearing for all bylaws. The approach endorsed by City Council for dealing with the remaining LUCs is as follows:

- Underlying zoning bylaws for the remaining LUCs are to be brought forward separately on the basis of their geographic area (Attachment 2).
- Unlike the approach used for the LUCs that included single-family properties, no early termination bylaws are proposed to be brought forward for the remaining LUCs. Essentially, the existing remaining LUCs will remain effective and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the underlying zoning will take precedence.

Since the Fall of 2017, City Council has adopted underlying zoning bylaws for 24 of the 45² remaining LUCs, applicable to 54³ properties in the City Centre and in East Richmond that included primarily commercial, light industrial, and multi-family residential uses (Attachment 2).

Currently, there are 21 underlying zoning bylaws that must be established, applicable to a total of 22 properties in the City. This Report brings forward underlying zoning bylaws for six LUCs, applicable to eight properties. Should City Council adopt the proposed six underlying zoning bylaws, there will be 15 underlying zoning bylaws remaining to be established, applicable to a total of 14 properties.

Findings of Fact

A LUC is a contract between a property owner (typically a developer) and a municipality addressing the use and development rights of a property. The Provincial legislation enabling LUCs was in effect for a short period of time between 1973 and 1979, and enabled the creation of tailor-made development contracts for specific sites.

The regulations contained in LUCs are similar to zoning in that they control the form of development. Typically, the same LUC was registered by a developer against all the properties

² One of the prior 46 LUCs has since been rezoned through a separate development application; therefore, there are currently 45 remaining LUCs.

³ This figure accounts for a reduction to the originally remaining affected properties due to properties that have since been rezoned, and pending rezoning applications.

in a particular subdivision, thereby creating consistent use and development rights for those properties. However, unlike zoning, some LUCs include detailed servicing requirements, and LUCs are registered on the Title of the property. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract from the Title of the property. As a result, LUCs have not changed over time as land use considerations have evolved. Unless discharged, LUCs registered during such period remain in place today governing the use and development rights of the affected properties.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan Land Use Map designations for the subject properties include *Apartment Residential*, *Neighbourhood Residential*, and *Neighbourhood Service Centre*, which provide for a range of land uses as described in Attachment 3.

The proposed underlying zoning bylaws do not affect the subject properties' potential to redevelop in the future, consistent with the land use designations in the Official Community Plan (OCP).

Analysis

Staff propose a set of bylaws that introduce underlying zoning for the eight properties developed under LUCs 008, 013, 022, 068, 100, and 153 in Broadmoor, which are identified and summarized in Table 1.

Attachment 4 contains a series of summary tables that provide a comparison of the regulations under each of the six LUCs with those of the proposed underlying zone, and includes a map of each LUC. The summary tables in Attachment 4 are for reference purposes only and should not be interpreted as the actual LUC.

Table 1. Properties Subject to the Proposed Underlying Zoning Bylaws.

LUC #	# Properties	Address(es)	# Units
008	1	10160/10180/10220/10240 Ryan Road	156 strata units
013	1	8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road	10 rental units
022	2	10151 No. 3 Road	29 non-strata commercial units
		10391 No. 3 Road/10220 Dunoon Drive	87 strata units
068	1	8311 Saunders Road	18 strata units
100	2	7900 Francis Road	26 rental units
		9111 No. 3 Road	6 strata units
153	1	10460 No. 3 Road	66 rental units
Totals:	6	8	398

In developing the underlying zoning for the subject properties, staff considered the specific provisions in each individual LUC, as well as the existing land use designations in the OCP for the subject site and adjacent properties within the immediate surrounding area. Staff are not able to use any of the existing zones in Richmond Zoning Bylaw 8500 as the underlying zones for the properties in these six LUCs due to the very specific provisions contained in each LUC.

As a result, staff propose eight new site-specific zones for the properties in these six LUCs (summarized in Table 2). The proposed site-specific zones combine both the specific provisions from each LUC, as well as certain provisions contained within Richmond Zoning Bylaw 8500 for aspects not anticipated by the LUC. This ensures the underlying zoning bylaws mirror what is contained in the LUCs without granting additional use and development rights, while allowing some flexibility after LUCs expire on June 30, 2024 for landowners to make minor changes to their properties that would be consistent in character with what is permitted on similarly-zoned properties city-wide.

Table 2. Proposed Site-Specific Zones

LUC	Proposed Bylaw #	Proposed Zone	Site Address(es)	Current Site Condition
008	10147	Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)	10220/10240/10260/10280 Ryan Road	Low-rise apartments
013	10148	Two Unit Dwellings (ZD6) – Lucas Road (Broadmoor)	8011/8031, 8041/8043, 8045/8047, 8053/8055, 8057/8059 Lucas Road	Duplexes
022	10149	Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)	10151 No. 3 Road	Neighbourhood shopping centre
		Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)	10391 No. 3 Road/ 10220 Dunoon Drive	Low-density townhouses
068	10150	Town Housing (ZT90) – Saunders Road (Broadmoor)	8311 Saunders Road	Low-density townhouses
100	10151	Town Housing (ZT92) – No. 3 Road (Broadmoor)	9111 No. 3 Road	Low-density townhouses
		Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)	7900 Francis Road	Low-rise apartments
153	10152	Town Housing (ZT91) – No. 3 Road (Broadmoor)	10460 No 3 Road	Low-density townhouses

Although some of the properties governed by LUCs contain residential rental units, staff has not incorporated residential rental tenure into the proposed underlying zoning bylaws as that will be dealt with separately as part of the broader on-going work regarding residential rental tenure zoning city-wide.

Where there are inconsistencies between the provisions of the proposed underlying zones and what actually exists on the subject properties, any continued use and existing development of the land that was lawful under the LUC will be protected in accordance with the provisions for non-conforming uses and buildings under the *Local Government Act* after the LUCs expire on June 30, 2024.

Public Consultation and Public Hearing

Since the existing LUCs will remain in effect and continue to govern the use and development of the affected properties until their termination date of June 30, 2024, at which time the proposed underlying zoning will be in place, it is anticipated that the proposed approach will not generate a significant amount of public interest. However, in recognition that affected property owners/tenants may be unaware that their property is governed by a LUC and will likely be unfamiliar with the Provincial requirement for the City to establish underlying zoning for their property, City staff pro-actively mailed an information package to the affected owners and tenants on September 11, 2020, with an invitation to contact City staff with any questions they may have about the process. The information package included a cover letter, a map of the affected properties, a brochure containing Frequently Asked Questions (FAQ), and the LUC information phone line and email address to direct inquiries. A sample of the letter, map, and the FAQ brochure is provided in Attachment 5.

Since the information package was mailed out, staff have received approximately 15 inquiries by phone and via email from property owners and occupants seeking further clarification about the process involved with establishing the underlying zoning for their property. Once staff clarified the process to the inquirers, no additional concerns were expressed.

Aside from the mailed information package, the standard bylaw adoption and associated public consultation processes are proposed to be followed. This is consistent with the approach used to establish the first three sets of underlying bylaws for LUC sites containing multi-family, commercial, industrial, and agriculture land uses brought forward for City Centre and East Richmond beginning in 2017, and this same approach will be proposed for the remaining underlying zoning bylaws that are subsequently to be brought forward on the basis of their geographic area.

The standard bylaw adoption and public consultation process involves the underlying zoning bylaws being considered by City Council, the publication of the statutory Public Hearing Notice and newspaper ads, and includes the holding of a regular Public Hearing. This approach does not require additional financial or human resources beyond that of the standard Rezoning and Public Hearing processes.

Should Council grant first reading to the proposed underlying zoning bylaws, the bylaws will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to provide comments. Prior to the Public Hearing at which underlying zoning bylaws are to be considered, a press release will be issued to publicize Council's decision to establish underlying zoning bylaws for the affected properties and to direct further inquiries to the City's LUC webpage, and general LUC inquiry email address and phone number.

Following the Public Hearing, Council may consider adoption of the underlying zoning bylaws. Following adoption of the underlying zoning bylaws, the existing LUCs on the affected properties will remain effective until June 30, 2024, after which time the underlying zoning bylaws will be in place to govern the use and development of the properties.

Housekeeping Amendments

In Bylaw 10149, a housekeeping amendment to Richmond Zoning Bylaw 8500 is proposed for the City-owned property at 10231 Dunoon Drive, which is located directly adjacent to LUC 022 and is currently shown on the City's Zoning Map as being part of LUC 022 (although the property is not actually governed by the provisions of the LUC, and the LUC is not registered on the Title of the property). The property was acquired by the City from the developer at the time that LUC 022 was established on October 15, 1975, and has been used as parkland since that date. As part of Bylaw 10149, staff proposes the "School & Institutional Use (SI)" zone for the park property at 10231 Dunoon Drive. The City's Parks Department staff concur with this approach.

The proposed housekeeping amendments in Bylaw 10152 correct the numerical reference from "Town Housing (ZT85) – Steveston Highway (Steveston)" to "Town Housing (ZT87) – Steveston Highway (Steveston)" zone throughout Richmond Zoning Bylaw 8500. This is simply to correct "ZT85" to "ZT87 in the zone name.

Financial Impact

None.

Conclusion

Consistent with the *Local Government Act*, Council will have to consider bylaws to establish underlying zoning for the properties developed under the remaining LUCs in the city prior to June 30, 2022.

Staff proposes to bring forward the underlying zoning bylaws for the remaining LUCs as separate items on the basis of their geographic area for consideration by Council, and at Public Hearings.

This Staff Report brings forward six underlying zoning bylaws for eight multi-family and commercial properties developed under Land Use Contracts 008, 013, 022, 068, 100, and 153 located in the Broadmoor planning area. This Report also brings forward two housekeeping amendments to Richmond Zoning Bylaw 8500. One is to zone the City-owned property at 10231 Dunoon Drive (located adjacent to LUC 022) as "School & Institutional Use (SI)" consistent with its use as a park; the second is to correct the numerical reference in the "Town Housing (ZT85) – Steveston Highway (Steveston)" zone.

Staff recommends that Richmond Zoning Bylaw 8500, Amendment Bylaws 10147, 10148 10149, 10150, 10151, and 10152, be introduced and given first reading.



Cynthia Lussier
Planner 2
(604-276-4108)
CL/JL:blg



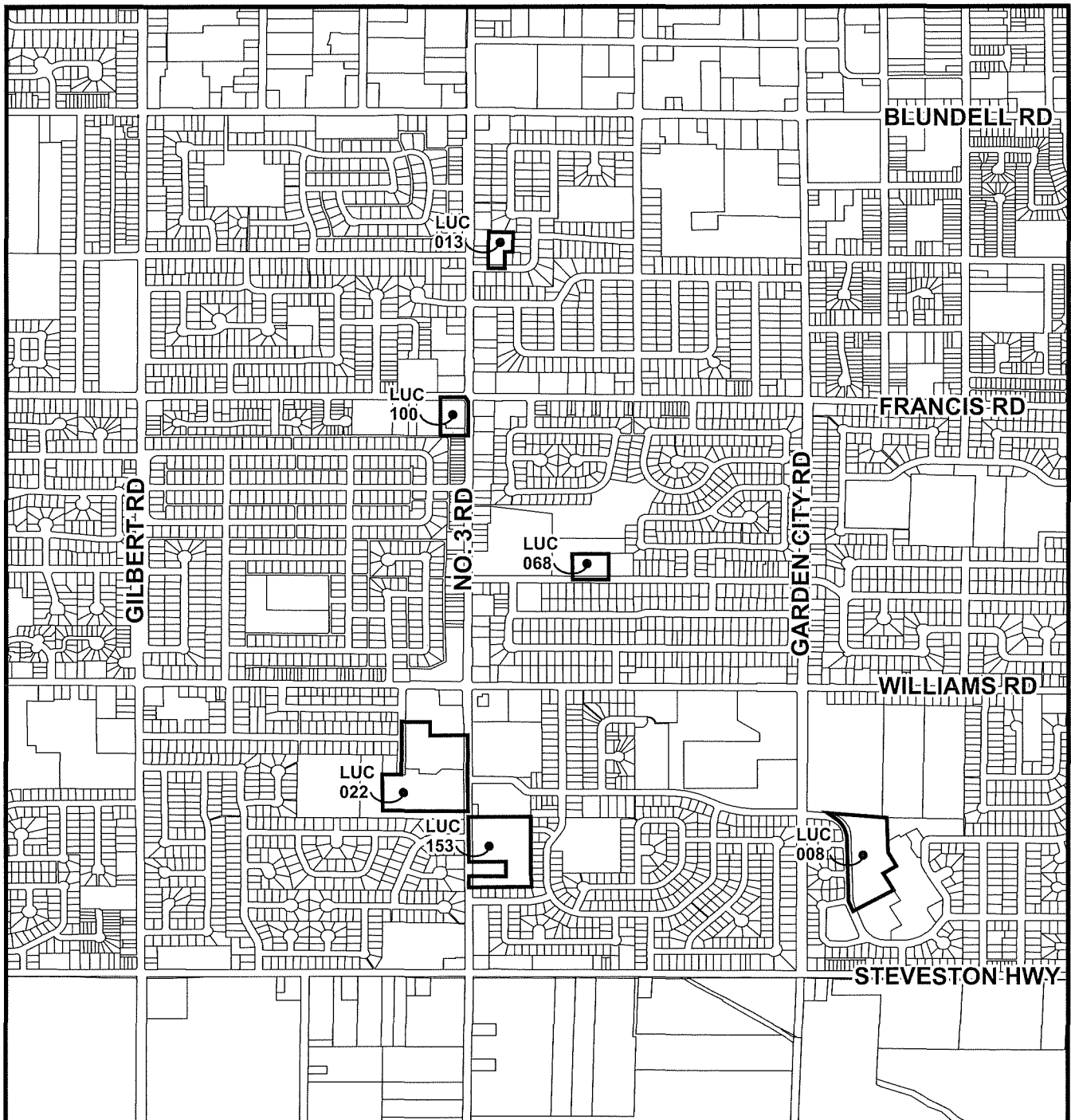
Jessica Lee
Planner 1
(604-247-4908)

Attachments:

- Attachment 1: Land Use Contracts in Broadmoor
- Attachment 2: Land Use Contracts by Geographic Area
- Attachment 3: 2041 Official Community Plan Land Use Map Definitions
- Attachment 4: Land Use Contract Summary and Comparison Tables
- Attachment 5: Sample of Information Package sent to Affected Owners/Tenants



City of Richmond



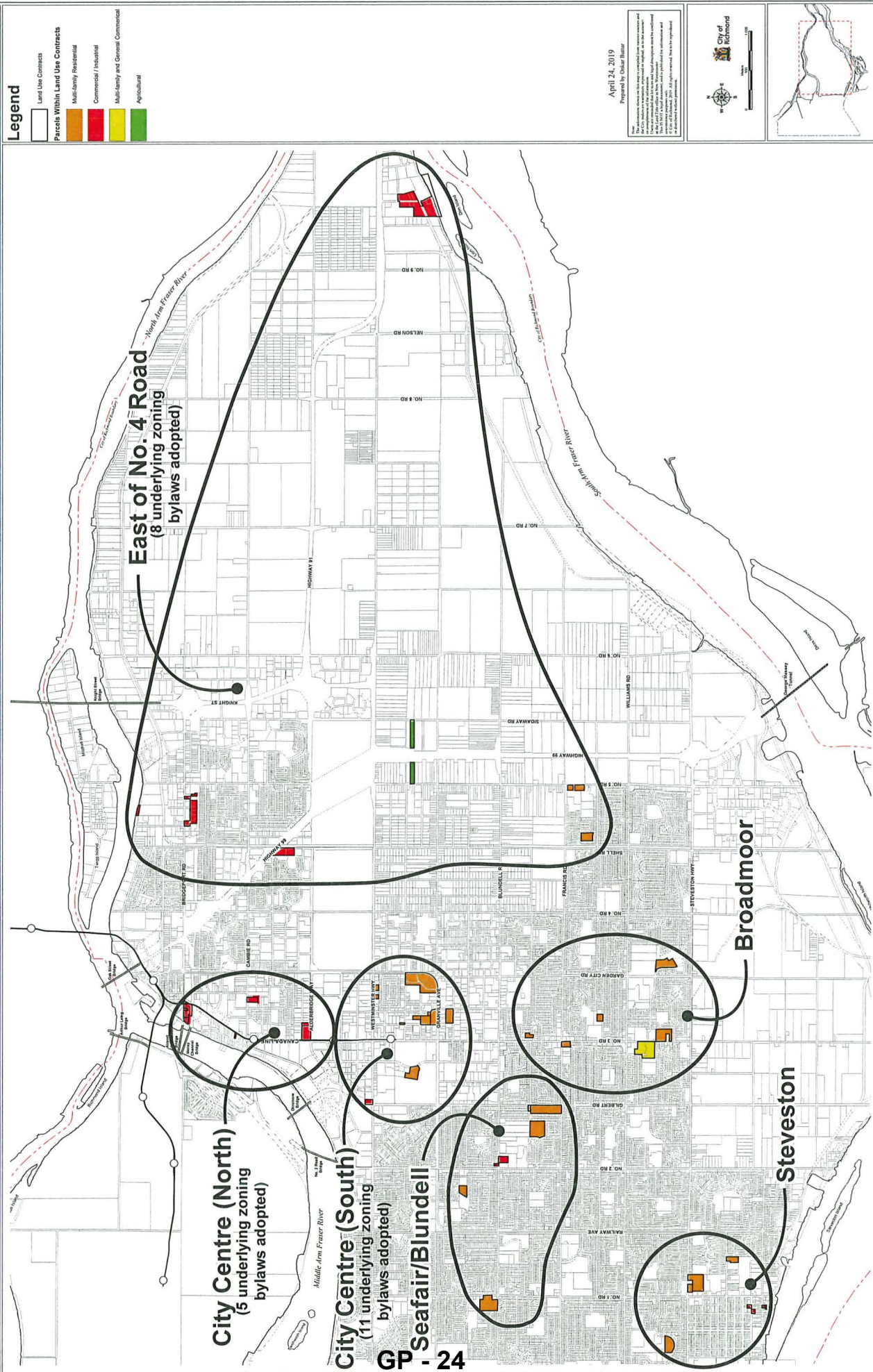
Land Use Contracts (LUC) in Broadmoor

Original Date: 04/16/20

Revision Date: 05/27/20



Approach For Dealing With The Remaining LUCs by Geographic Area



Definitions

Land Use Map Definitions

Agricultural Land Reserve Boundary

Land within the Agricultural Land Reserve established pursuant to the provisions of the Agricultural Land Commission Act.

Agriculture

Those areas of the City where the principal use is agricultural and food production, but may include other land uses as permitted under the Agricultural Land Commission Act.

Airport

Those areas of the City where the principal uses are airport terminals and facilities, runways and airport-related businesses.

Apartment Residential

Those areas of the City where the principal uses are multiple family housing in the form of townhouses and apartments, which can include housing for seniors (e.g., congregate care; intermediated care; assisted living; etc.).

Commercial

Those areas of the City where the principal uses provide for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. Marina uses are permitted on the waterfront, in which case retail sales are limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public. Commercial areas exclude residential uses, except for caretaker accommodation.

Community Institutional

Those areas of the City which are intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under Official Community Plan policies.

Conservation Area

Those natural and semi-natural areas of the City with important environmental values whose protection has been secured by federal, provincial or municipal ownership or legal conservation designation and by a long-term policy commitment by a senior level of government. They include municipal parks with high conservation values, provincial Wildlife Management Areas, the federally managed Sea Island Conservation Area and Metro Vancouver regional parks. Conservation Areas may also be subject to the City's Environmentally Sensitive Area (ESA) Development Permit Guidelines and may be used for recreational, park, agricultural and food production purposes or alternatively have no or limited public access.

Downtown Mixed Use

Those areas in the downtown of the City where high-rise and high density development provides for residential, commercial, industrial, office and institutional uses.

Industrial

Those areas of the City where the principal uses provide for the production, manufacturing, processing, assembling, fabrication, storing, transporting, distributing, testing, cleaning, servicing or repair of goods, materials or things. Industrial includes the operation of truck terminals, docks and railways, and wholesale business activities. Ancillary offices are only permitted to administer the industrial uses. Industrial areas exclude hazardous wastes, retail sales and residential uses, except for caretaker accommodation.

Limited Mixed Use

Those areas of the City which provides a mix of residential, as the predominant use, and limited commercial, industrial, office, institutional or community and pedestrian-oriented uses, as the minority use, intended to enhance the public amenity and livability of the area.

Mixed Employment

Those areas of the City where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted such as the retail sale of building and garden supplies, household furnishings, and similar warehouse goods.

Mixed Use

Those areas of the City which provides for residential, commercial, industrial, office and institutional uses. Marina uses and waterborne housing are permitted on the waterfront, in which case the retail sales is limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public.

Neighbourhood Residential

Those areas of the City where the principal uses are single family, two-family and multiple family housing (specifically townhouses). Sites abutting section line roads are deemed suitable for institutional uses such as fire halls and other emergency/communication services (e.g., ambulance station; telephone facilities).

Neighbourhood Service Centre

Those areas of the City which are intended to accommodate the retail, restaurant, office, personal service, business, arts, culture, entertainment, recreational, institutional and community facility and service needs of area residents, and may include residential uses.

Park

Those areas of the City where the principal use is public or private recreation, sports, public open space and natural areas, and may include agricultural and food production, recreational/social/cultural facilities and activities or public administration, City works/utilities, emergency services such as fire halls, and school facilities. Parks exclude residential uses, except for caretaker accommodation.

School

Those areas of the City where the principal use is education, such as kindergarten to grade 12, a post secondary college or university and related offices/facilities for school purposes. Schools exclude residential uses, except for caretaker accommodation and dormitories for the specific use of the School buildings only.

Land Use Contract Summary & Comparison Tables

LUC 008

LUC 013

LUC 022

LUC 068

LUC 100

LUC 153

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 008 (10160/10180/10220/10240 Ryan Road)

Number of Properties: 1

Number of Units: 156 (strata-titled)

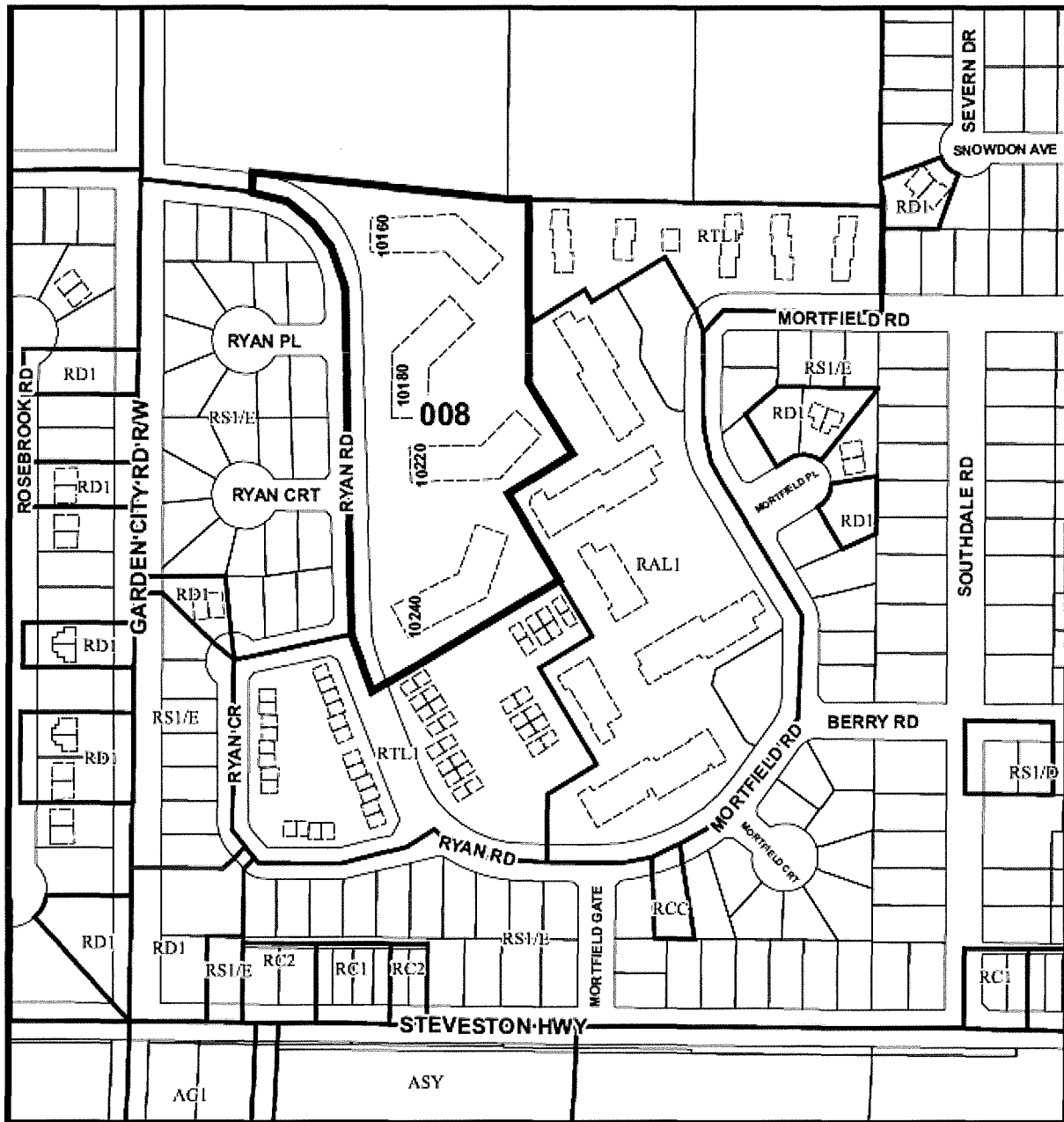
Proposed Zone: Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 008	ZLR41
Permitted Uses	Residential apartments	Permitted Uses <ul style="list-style-type: none"> child care housing, apartment Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A (as per drawings)	0.62, together with an additional 0.01 provided that it is entirely used to accommodate amenity space
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> 30% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% for landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	3 storeys, above ground level covered parking	15.0 m, but containing no more than 4 storeys including ground level covered parking

Disclaimer: This summary is provided for general public information only and does not form a representation by the City. Any person making a land use, building construction or financial decision should obtain independent advice regarding all applicable regulations.

LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 008

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 013

(8011/8031/8041/8043/8045/8047/8053/8055/8057/8059 Lucas Road)

Number of Properties: 1

Number of Units: 10 (rental)

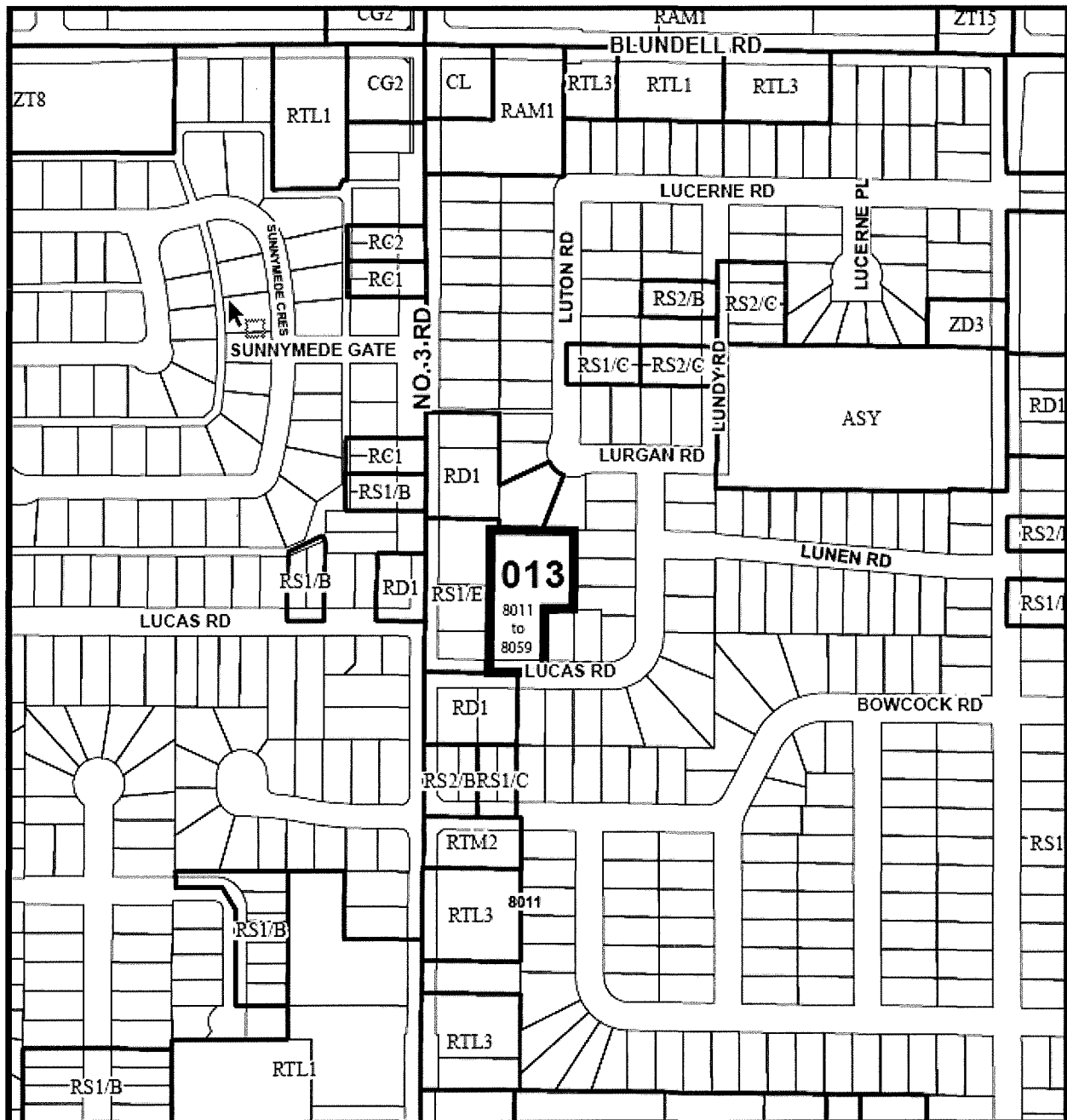
Proposed Zone: Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 013	ZD6
Permitted Uses	Two-family dwellings	Permitted Uses <ul style="list-style-type: none"> child care housing, two-unit Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	0.36, including all parts of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> 33% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	N/A	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 013

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 022

(10151 No. 3 Road, and 10391 No. 3 Road/10220 Dunoon Drive)

Number of Properties: 2

Number of Units: 87 (strata-titled) + 29 (commercial; leased)

Proposed Zones: Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)
Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

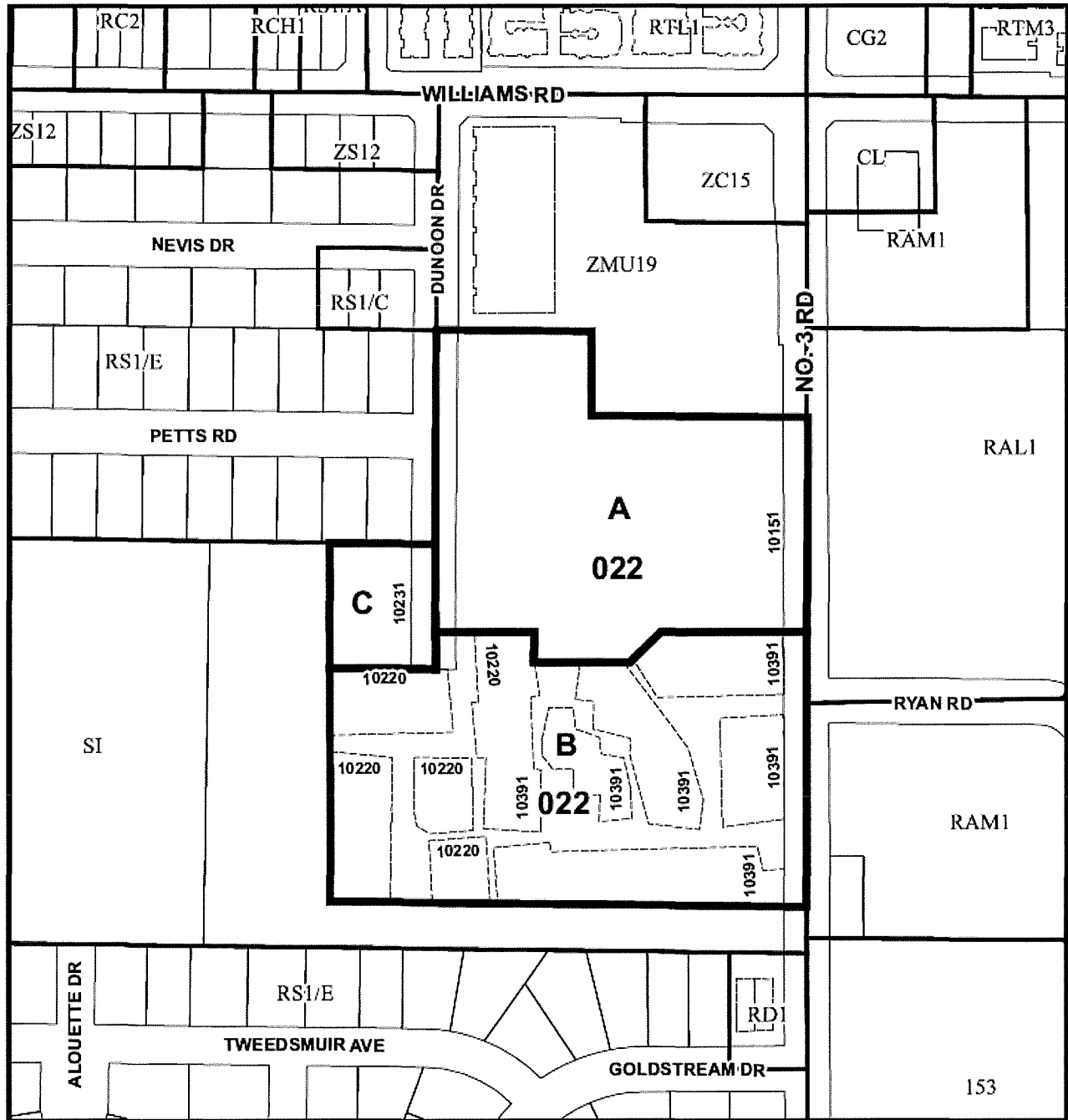
	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Permitted Uses	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> Neighbourhood commercial <u>Area "B" on Map:</u> <ul style="list-style-type: none"> Horizontal multiple family dwellings <u>Area "C" on Map:</u> <ul style="list-style-type: none"> City-owned park lot to be zoned "SI" 	Permitted Uses <ul style="list-style-type: none"> animal grooming child care government service health service, minor office restaurant retail, convenience retail, general service, business support service, financial service, household repair service, personal veterinary service Secondary Uses <ul style="list-style-type: none"> N/A 	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	0.36	0.53, including all part of the building used for on-site parking purposes
Lot Coverage (max.)	N/A	30% for buildings	<ul style="list-style-type: none"> 26% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 022	ZC48 (Area "A")	ZT89 (Area "B")
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)			
Rear Yard Setback (min.)			
Building Height (max.)	<u>Area "A" on Map:</u> <ul style="list-style-type: none"> N/A (as per drawings) <u>Area "B" on Map:</u> <ul style="list-style-type: none"> 2 storeys 	<u>Area "A" on Diagram 1:</u> <ul style="list-style-type: none"> 9.0 m, but containing no more than 2 storeys Portions of the building containing a stairwell for roof access or mechanical and electrical equipment may be 11.3 m <u>Area "B" on Diagram 1:</u> <ul style="list-style-type: none"> 7.4 m, but containing no more than 1 storey <u>Area "C" on Diagram 1:</u> <ul style="list-style-type: none"> 9.0 m, but containing no more than 2 storeys 	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 022

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 068 (8311 Saunders Road)

Number of Properties: 1

Number of Units: 18 (strata-titled)

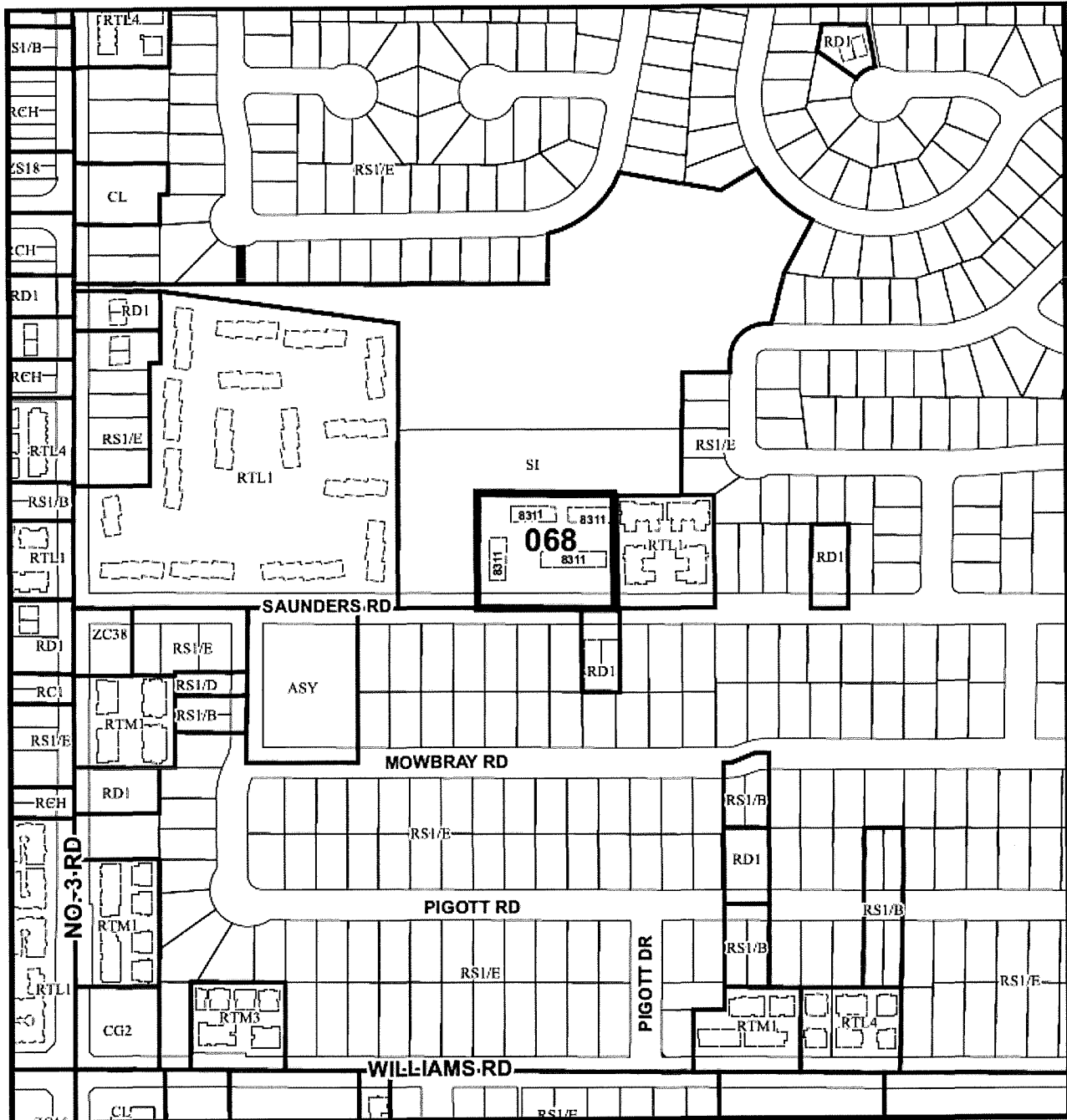
Proposed Zone: Town Housing (ZT90) – Saunders Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 068	ZT90
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> • child care • housing, town Secondary Uses <ul style="list-style-type: none"> • boarding and lodging • community care facility, minor • home business
FAR (max.)	N/A (as per drawings)	0.45
Lot Coverage (max.)	33% for buildings	<ul style="list-style-type: none"> • 33% for buildings • 80% for buildings, structures, and non-porous surfaces • A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	2 storeys	9.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 068

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 100 (7900 Francis Road & 9111 No. 3 Road)

Number of Properties: 2

Number of Units: 26 (rental) + 6 (strata-titled)

Proposed Zone: **Town Housing (ZT92) – No. 3 Road (Broadmoor)**
Low Rise Apartment (ZLR42) – Francis Road and No. 3 Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Permitted Uses	<u>Area "A":</u> <ul style="list-style-type: none"> Residential apartments <u>Area "B":</u> <ul style="list-style-type: none"> Horizontal multiple family dwellings 	Permitted Uses <ul style="list-style-type: none"> child care congregate housing housing, apartment Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business 	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A	0.40	0.60
Lot Coverage (max.)	N/A	<ul style="list-style-type: none"> 30% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material 	<ul style="list-style-type: none"> 30% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	<u>Area "A":</u> <ul style="list-style-type: none"> As per Zoning Bylaw 1430, except that the existing building may have a rear yard of 4.8 m <u>Area "B":</u> <ul style="list-style-type: none"> As per drawings (varies per building) 	12.1 m	Diagram 1 (varies per building)
Side Yard Setback (min.)		6.0 m	
Rear Yard Setback (min.)		4.8 m	

LAND USE CONTRACT SUMMARY & COMPARISON TABLES

	LUC 100	ZLR42 "Area A"	ZT92 "Area B"
Building Height (max.)	<u>Area "A":</u> • As per Zoning Bylaw 1430 <u>Area "B":</u> 10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys	10.6 m, but containing no more than 2 storeys



Land Use Contract 100

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES

Land Use Contract 153 (10460 No. 3 Road)

Number of Properties: 1

Number of Units: 66 (rental)

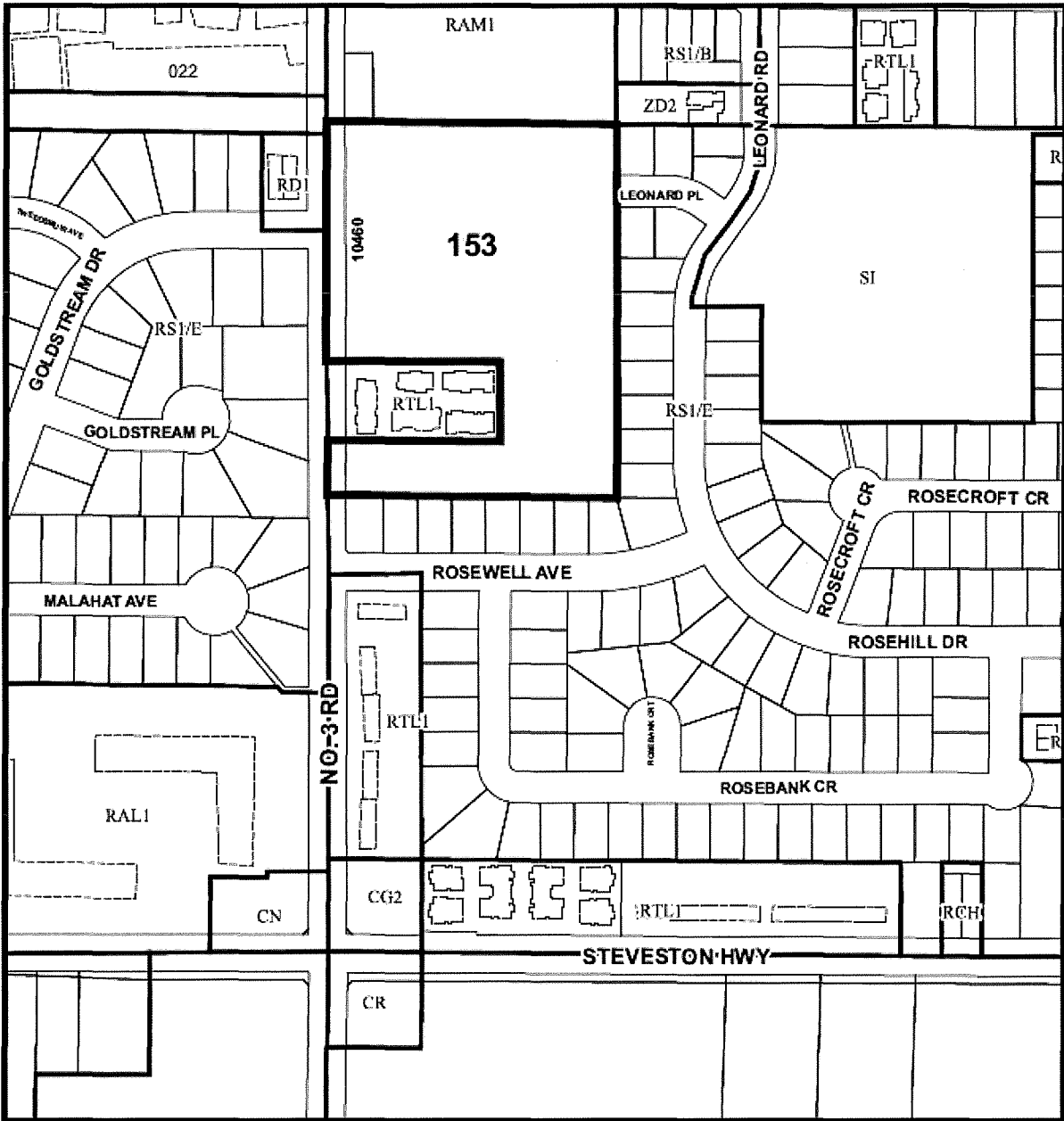
Proposed Zone: Town Housing (ZT91) – No. 3 Road (Broadmoor)

The table below is intended to provide a general comparison between the land use contract regulations and the proposed new zone. The table may not include site specific amendments or court orders made since registration of the land use contract.

	LUC 153	ZT91
Permitted Uses	Horizontal multiple family dwellings	Permitted Uses <ul style="list-style-type: none"> child care housing, town Secondary Uses <ul style="list-style-type: none"> boarding and lodging community care facility, minor home business
FAR (max.)	N/A (as per drawings)	0.35
Lot Coverage (max.)	N/A (as per drawings)	<ul style="list-style-type: none"> 22% for buildings 80% for buildings, structures, and non-porous surfaces A minimum of 20% landscaping with live plant material
Front Yard Setback (min.)	As per drawings (varies per building)	Diagram 1 (varies per building)
Side Yard Setback (min.)		
Rear Yard Setback (min.)		
Building Height (max.)	10.0 m, but containing no more than 2 storeys	10.0 m, but containing no more than 2 storeys

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LAND USE CONTRACT SUMMARY & COMPARISON TABLES



Land Use Contract 153

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City of Richmond

ATTACHMENT 5

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca

September 11, 2020
File: 08-4430-03-09/2020-Vol 01

Planning and Development Division
Development Applications
Fax: 604-276-4052

Property Owner/Occupant
10160, 10180, 10220, 10240 Ryan Road
Richmond BC

Dear Sir/Madam:

Re: Land Use Contract 008
10160, 10180, 10220, 10240 Ryan Road, Richmond *(see map on reverse)*

Why am I receiving this letter?

You are receiving this letter because the City of Richmond's records indicate that you own or occupy property that is governed by a Land Use Contract (LUC). All municipalities in BC are required to adopt underlying zoning bylaws for properties governed by LUCs by June 20, 2022. This is to ensure there is zoning in place well in advance of the province-wide LUC termination date of June 30, 2024.

This letter and enclosures provides details on what you can do to obtain more information about this process and to determine whether it will affect you.

You're invited to contact City staff

Before underlying zoning bylaws for your property are brought forward to Richmond City Council later this year, you are invited to contact City staff so that we can answer any questions you may have about this process. City staff can respond to your questions by phone or by email.

Enclosed is a list of **Frequently Asked Questions** and answers related to LUCs and the establishment of underlying zoning, which you may wish to review in advance of contacting us.

For more information, please call 604-204-8626 or email luc@richmond.ca.

If you do not have any questions or concerns, then no action on your part is required.

Sincerely,

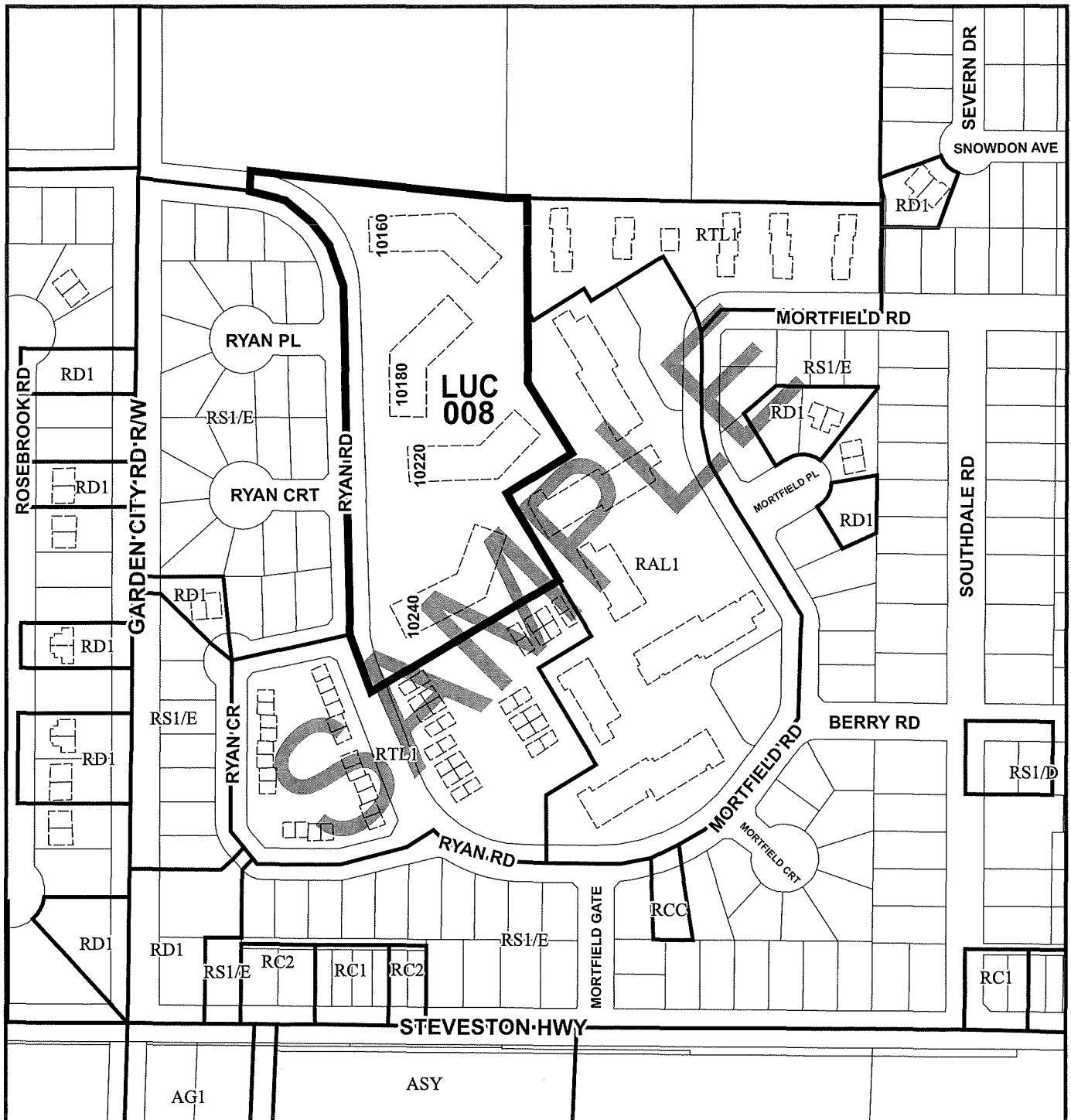
Cynthia Lussier
Planner 2

CL:cl

Enc. 2



City of Richmond



Land Use Contract (LUC) 008

10160, 10180,
10220, 10240 Ryan Road

Original Date: 02/04/20

Revision Date:

Note: Dimensions are in METRES



List of Frequently Asked Questions

This Frequently Asked Question (FAQ) document provides you with essential background information on Land Use Contracts (LUCs) and the process that the City of Richmond must undertake to establish underlying zoning bylaws prior to the termination of the City's remaining LUCs on June 30, 2024 when all LUCs will be extinguished by Provincial legislation. The FAQs have been organized under the following categories:

1. General Information
2. Underlying Zoning
3. Potential Implications of Underlying Zoning
4. Other Information

Please take a moment to review this information.

1. General Information

1.1 What is a Land Use Contract?

A Land Use Contract (LUC) is a contract that was typically entered into between the original developer of land and a local government addressing the use and development rights of a property. LUCs, which are similar to zoning regulations, are registered on the title of each property and remain in force today. Until recently, agreement from both the property owner and municipality was required to amend or discharge the contract.

1.2 When were Land Use Contracts used?

The provincial legislation enabling LUCs was in effect for a short period of time during the 1970s and allowed the ability to create tailor-made development contracts for specific sites.

1.3 Do Land Use Contracts continue to affect the use and development rights of a property?

Yes. Even though the legislation that enabled LUCs was repealed in 1978, LUCs still affect the use and development rights of a property until the LUC is terminated.

1.4 Why have Land Use Contracts not changed over time like the City's Zoning Bylaw?

As LUCs are legal contracts registered on the title of the property, LUCs could only be amended or discharged with the property owner's consent. The City's Zoning Bylaw in contrast has had multiple amendments over time to address various land and building issues such as building interface, landscaping, sustainability and overall building form. Bringing the LUC properties under the City's Zoning Bylaw will ensure consistent land use regulations are applied throughout the City.

1.5 How many Land Use Contracts are there in Richmond?

Today, there are 45 separate LUCs remaining in the City of Richmond affecting approximately 90 properties which include multi-family residential, commercial, industrial, and agricultural properties.

1.6 Why is the City establishing underlying zoning for properties governed by Land Use Contracts?

In 2014, the Province adopted new legislation which will terminate all LUCs in British Columbia by June 30, 2024. The new legislation also requires that local governments establish underlying zoning bylaws for all LUCs prior to June 30, 2022.

2. Underlying Zoning

2.1 How will the underlying zoning for my property be determined?

City staff reviewed the permitted uses and development regulations in each LUC and compared them to the regulations for those types of uses in the City's current Zoning Bylaw. City staff also reviewed what the zoning is within the immediate surrounding area of the affected LUC to get a sense of whether the proposed underlying zoning is generally consistent with what exists in the area.

Generally speaking, due to the very specific uses and regulations contained within the LUCs, City staff is not able to use any of the existing zones in the current Zoning Bylaw as the underlying zone for the affected properties.

A site-specific zone will need to be created for each LUC. The site-specific zone will generally be designed to reflect the specific uses and regulations contained in the LUC to ensure that the existing uses on the property continue to be permitted without granting additional development rights. Basically, the underlying zoning will mirror what is currently contained in the LUC.

2.2 What will be the process involved with establishing the underlying zoning for my property?

Underlying zoning bylaws for each LUC will be brought forward to Richmond City Council for consideration at a regular Council meeting. The set of underlying zoning bylaws will be introduced and potentially granted first reading.

Subject to granting first reading to the underlying zoning bylaws, a Public Hearing will be held to consider the proposed bylaws. 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, City Council may consider adoption of the bylaws.

2.3 How will I find out about the Public Hearing?

Approximately 10 days prior to the Public Hearing at which the underlying zoning bylaws will be considered, a Notice of Public Hearing and a map will be sent by regular mail to all affected property owners and tenants, in addition to surrounding property owners and tenants. The Notice will include instructions on how to obtain further information and on how to participate in the Public Hearing.

2.4 How Can I Participate in the Public Hearing?

The health and wellness of our residents, City staff and Council remain our priority. Please be advised that measures will be taken at the meeting to respect physical distancing requirements and adhere to recommended preventative measures to limit the spread of COVID-19.

During the COVID-19 Pandemic, the Public Hearing is open to members of the public who may be affected by the proposed bylaws and wish to make a presentation. Due to the public health concerns and physical distancing requirements, the public is encouraged to submit written comments in advance of the Public Hearing, or register to participate remotely via telephone, instead of attending the meeting in person if possible. Registration to participate remotely via telephone is available starting on the Friday prior to the Public Hearing until 1:00 pm on the date of the Hearing. Information on how to register is available on the City website: <https://www.richmond.ca/cityhall/council/phone-participation.htm>. If

you are unable to attend or choose to not attend due to COVID-19, you may send your written comments to the City Clerk's Office by 4:00 pm on the date of the Public Hearing, as follows:

- By E-mail: using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm> ;
- By Standard Mail: to 6911 No. 3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office;
- By Fax: to 604-278-5139, Attention: Director, City Clerk's Office.

For information on public hearing rules and procedures, please consult the City website at: <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.

All submissions become part of the public record.

3. Potential Implications of Underlying Zoning

3.1 What effect does the underlying zoning have on my property while the Land Use Contract is still in effect?

As long as the LUC remains in place, the underlying zoning will have no effect on a property, and the property may be developed in keeping with the LUC regulations.

3.2 What effect does the underlying zoning have on my property, when the Land Use Contract is terminated?

After June 30, 2024, the LUC is no longer effective on the property. Any new construction must then conform to the zoning established for the property.

3.3 What are some of the key differences between a Land Use Contract and the underlying zoning to be established?

Although the underlying zoning will generally mirror what is contained in the LUC, some key differences are necessary to reflect certain regulations contained within the current Zoning Bylaw for aspects not anticipated by the LUC. This includes the following:

- a) Secondary Uses (subject to certain regulations) – For multi-family residential properties, the proposed underlying zoning will allow a range of secondary uses, including boarding and lodging, and home businesses.
- b) Lot Coverage – The underlying zoning will provide greater detail about the amount of the lot that can be covered with buildings, structures, and other non-porous surfaces, as well as the minimum amount of live plant material.
- c) Floor Area – In addition to any maximum floor area identified in the LUC, the underlying zoning will explicitly identify the maximum floor area ratio (FAR) permitted on the property, which is determined by multiplying the prescribed FAR by the size of the lot.
- d) Building and Structure Height – In addition to storey height, the underlying zoning will identify a maximum dimensional height for buildings and structures.

3.4 What is the implication of the underlying zoning on my property if there are any aspects of my building, structure or lot that does not meet today's zoning regulations?

Existing buildings and structures which were lawfully built will have legal non-conforming protection. The retention of these buildings and structures would include the ability to renovate, subject to certain provisions. All new buildings and structures will have to comply with the underlying zoning regulations in place when a Building Permit application is submitted.

4. How can I obtain other information?

To learn more about obtaining a copy of the LUC registered on title to the affected properties, please go to the BC Land Title and Survey Authority website at <https://ltsa.ca/> .

To learn more about the process the City of Richmond must undertake to establish underlying zoning for LUCs, go to <https://www.richmond.ca/plandev/planning2/projects/LUC.htm> . More information is also available by emailing luc@richmond.ca, or by calling 604-204-8626.

Please note this brochure provides general information only; a property owner may wish to obtain more detailed information about any relevant LUC or proposed zoning bylaw.

SAMPLE



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10147
to Establish Zoning for the Property Developed under
Land Use Contract 008**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

“18.41 Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)”

18.41.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 008 on Ryan Road in the Broadmoor area.

18.41.2 Permitted Uses

- child care
- housing, apartment

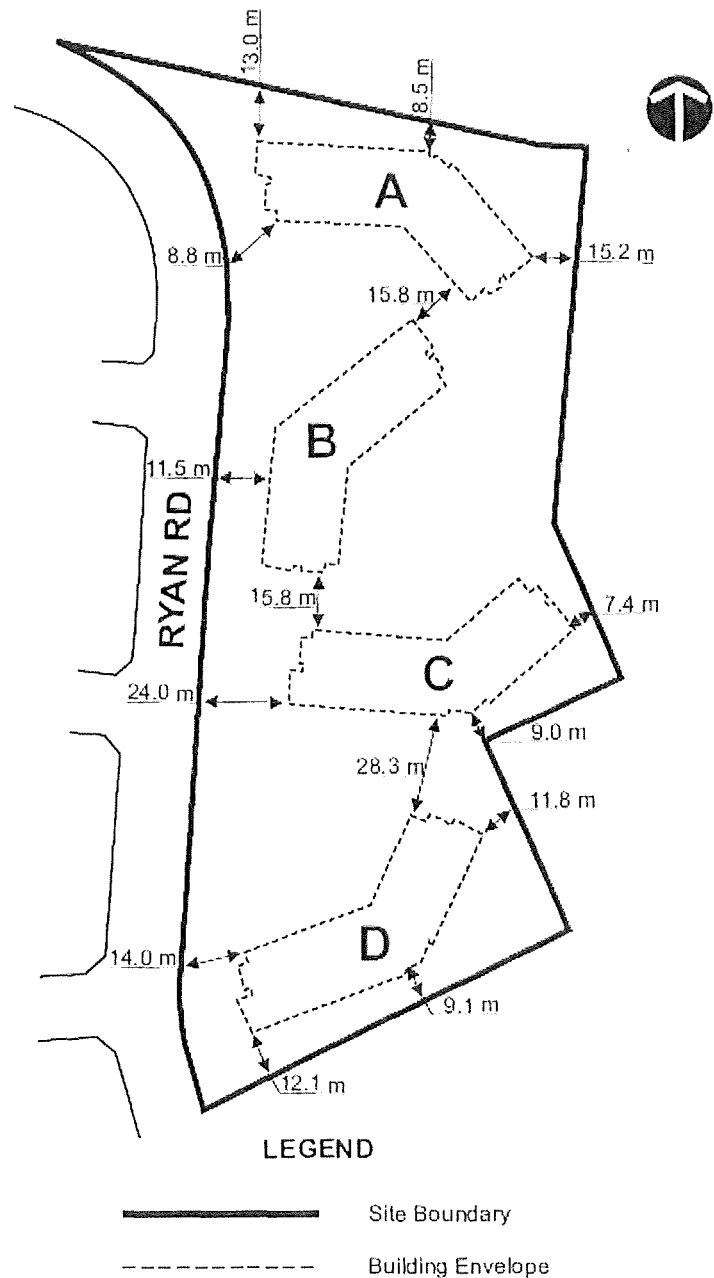
18.41.3 Secondary Uses

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

18.41.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** in this **zone** is 156.
2. The maximum number of **buildings** for **apartment housing** is 4, each of which shall contain a maximum of 39 **dwelling units**.
3. In the areas identified as “A” and “D” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 9 **dwelling units** with one **bedroom**.
4. In the areas identified as “B” and “C” on Diagram 1, Section 18.41.4.7, each **building** for **apartment housing** shall contain no studio **dwelling units** and a maximum of 15 **dwelling units** with one **bedroom**.
5. A **dwelling unit** shall have a maximum gross **habitable space** of 99.4 m².

6. The maximum **floor area ratio** (FAR) is 0.62, together with an additional 0.01 **floor area ratio** provided that it is entirely used to accommodate **amenity space** containing a minimum of two meeting rooms (each having a minimum **floor area** of 7.8 m²), saunas, and changing rooms with washrooms, to accompany outdoor swimming pools on the **lot**.
7. Diagram 1



18.41.5 Permitted Lot Coverage

1. The maximum **lot coverage** for **buildings** is 30%.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.41.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** for residential **buildings** shall be as shown in Diagram 1 in Section 18.41.4.7.

18.41.7 Permitted Heights

1. The maximum **height** for **buildings** is 15.0 m but containing no more than 4 **storeys** including ground level covered parking.
2. The maximum **height** for **accessory buildings** is 5.0 m.

18.41.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 23,500 m².

18.41.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 18.41.9.1, a **screen** at least 1.8 m in height shall be planted and maintained on the **lot** along the west **property line** adjacent to uncovered parking areas.
3. For the purpose of Section 18.41.9.2, a **screen** shall not include a wall or **fence**.
4. In addition to Section 18.41.9.1, two outdoor **amenity spaces**, each of which shall be a minimum 6.0 m x 12.0 m in area (including swimming pools), shall be provided on the **site**.
5. In addition to Section 18.41.9.1, a 3.3 m wide hardscaped public walkway shall be provided along the east property line.

18.41.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 234 **vehicle parking spaces**, of which

there shall include a minimum of 39 visitor **parking spaces**, distributed as follows:

- a) in the areas identified as "A" and "D" on Diagram 1, Section 18.41.4.7, a minimum of 40 ground level covered **vehicle parking spaces per building**;
- b) in the areas identified as "B" and "C" on Diagram 1, Section 18.41.4.7, a minimum of 39 ground level covered **vehicle parking spaces per building**; and
- c) a minimum of 75 surface **vehicle parking spaces**.

18.41.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. "
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on "Schedule A attached to and forming part of Bylaw 10147" as "**Low Rise Apartment (ZLR41) – Ryan Road (Broadmoor)**".
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10147**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 5px;"> <p style="text-align: center; margin: 0;">CITY OF RICHMOND</p> <p style="text-align: center; margin: 0;">APPROVED by</p> <p style="text-align: center; margin: 0;"><i>[Signature]</i></p> <hr/> <p style="text-align: center; margin: 0;">APPROVED by Director or Solicitor</p> <p style="text-align: center; margin: 0;"><i>[Signature]</i></p> </div>

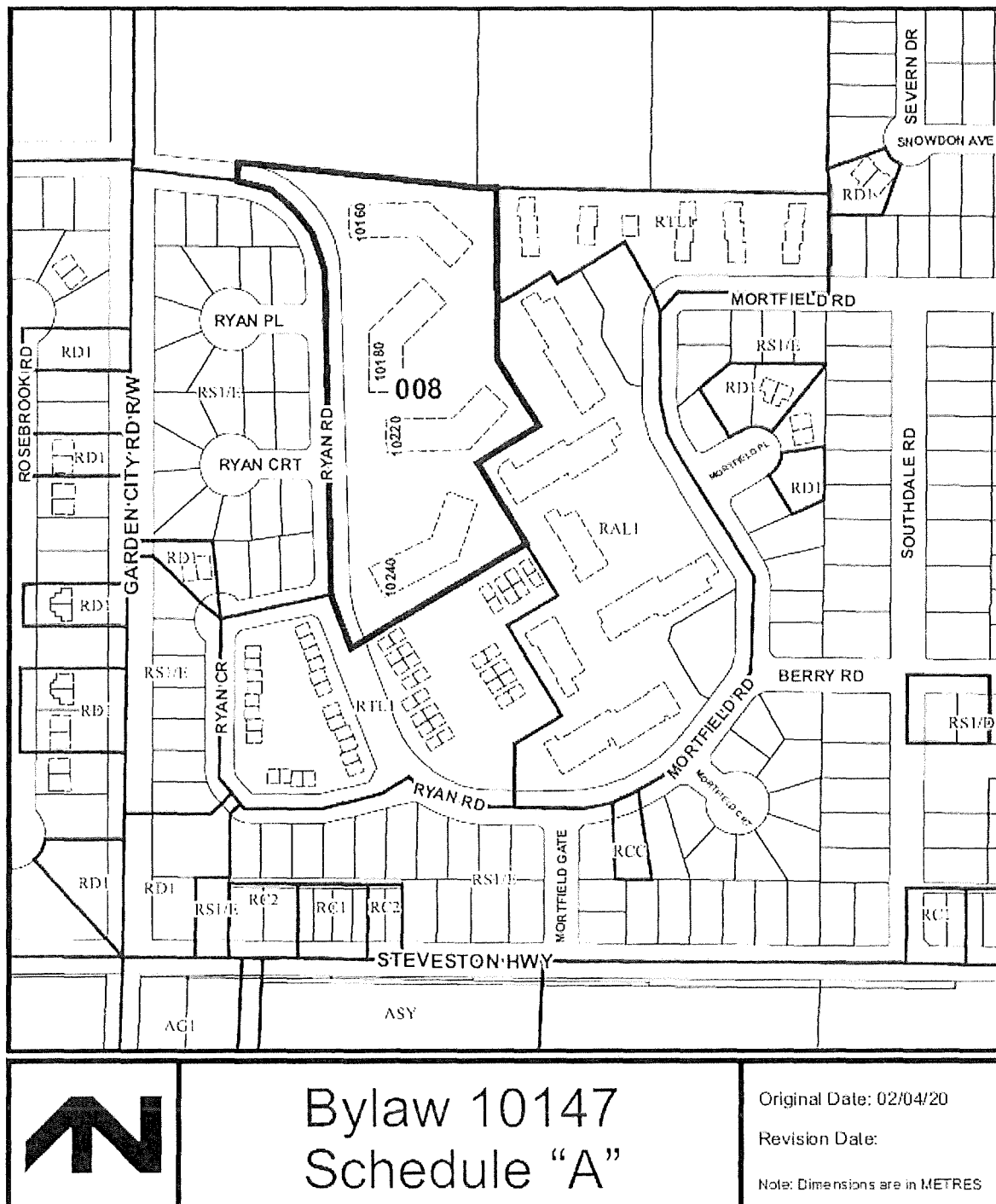
MAYOR

CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10147



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10148
to Establish Zoning for the Property Developed under
Land Use Contract 013**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 16 [Site Specific Residential (Two-Unit Dwelling) Zones], in numerical order:

“16.6 Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)”

16.6.1 Purpose

The **zone** provides for **two-unit housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 013 on Lucas Road in the Broadmoor area.

16.6.2 Permitted Uses

- child care
- housing, two-unit

16.6.3 Secondary Uses

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

16.6.4 Permitted Density

1. The maximum number of **buildings** for **two-unit housing** in this **zone** is 5.
2. The maximum **floor area ratio** (FAR) is 0.36 (inclusive of all parts of the **building** used for on-site parking purposes).

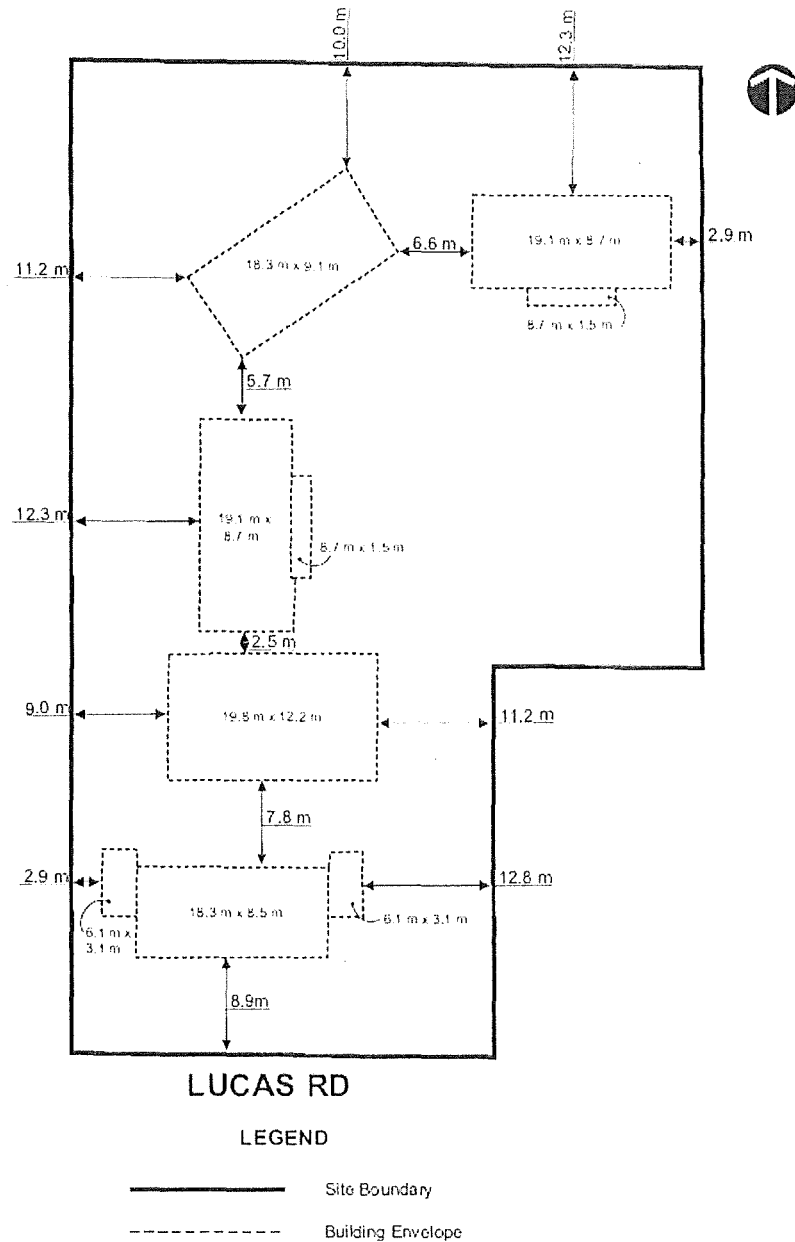
16.6.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 70% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 30% of the **lot area** is restricted to **landscaping** with live plant material.

16.6.6 Yards & Setbacks

- The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 16.6.6.1.a).

a) Diagram 1



16.6.7 Permitted Heights

- The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

16.6.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot width** is 50.0 m.
2. The minimum **lot frontage** is 40.0 m.
3. The minimum **lot area** is 4,865 m²

16.6.9 Landscaping & Screening

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

16.6.10 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.

16.6.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10148” as “**Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10148**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

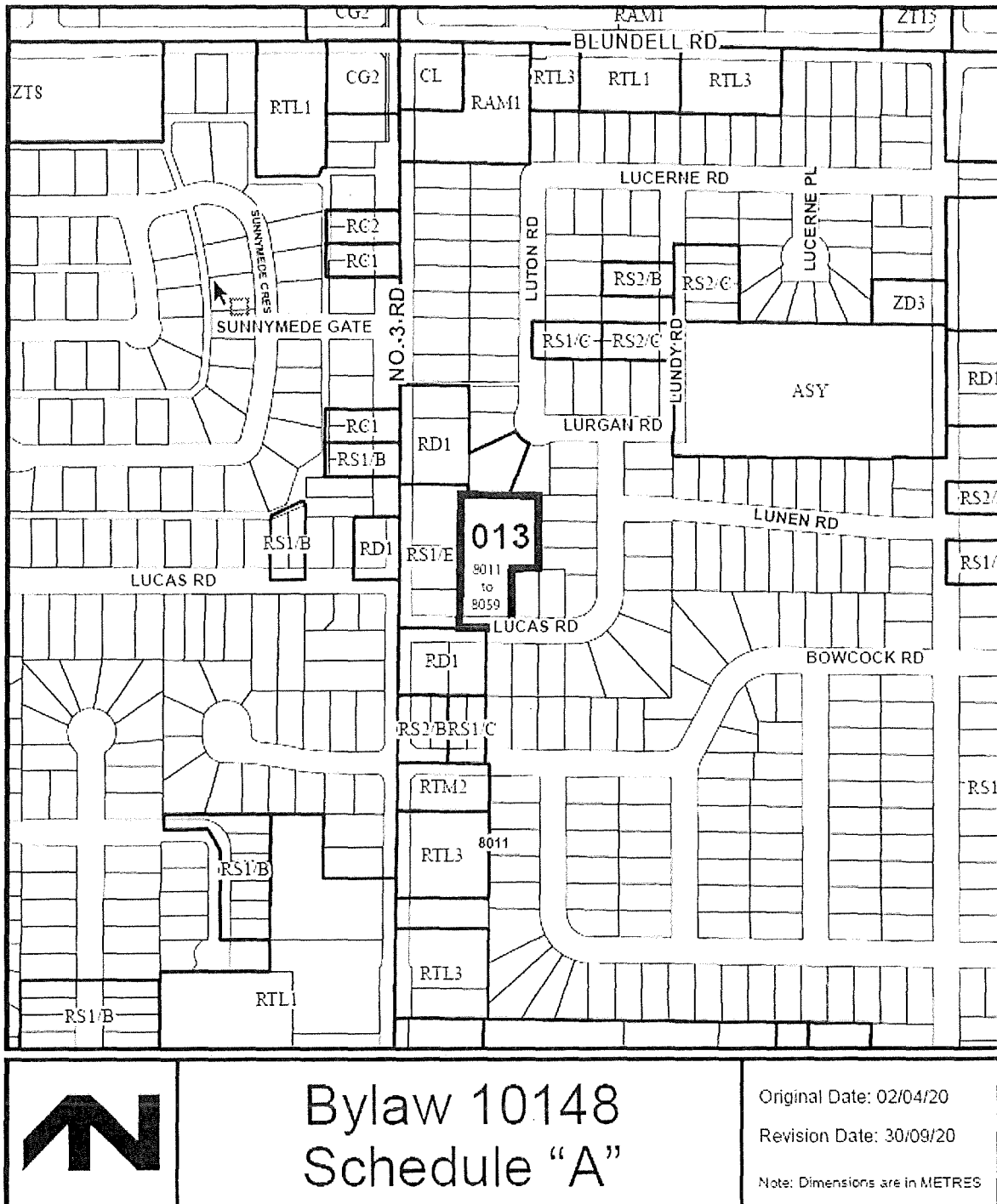
CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10148



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10149
to Establish Zoning for the Properties Developed under
Land Use Contract 022**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

**“17.89 Town Housing (ZT89) – No. 3 Road and Dunoon Drive
(Broadmoor)”**

17.89.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road and Dunoon Drive in the Broadmoor area.

17.89.2 Permitted Uses

- child care
- housing, town

17.89.3 Secondary Uses

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

17.89.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 87.
2. The minimum **floor area** permitted for a **dwelling unit** is 136.3 m², inclusive of a **carport**.
3. The maximum **floor area ratio** (FAR) is 0.53 (inclusive of all parts of the **building** used for on-site parking purposes).

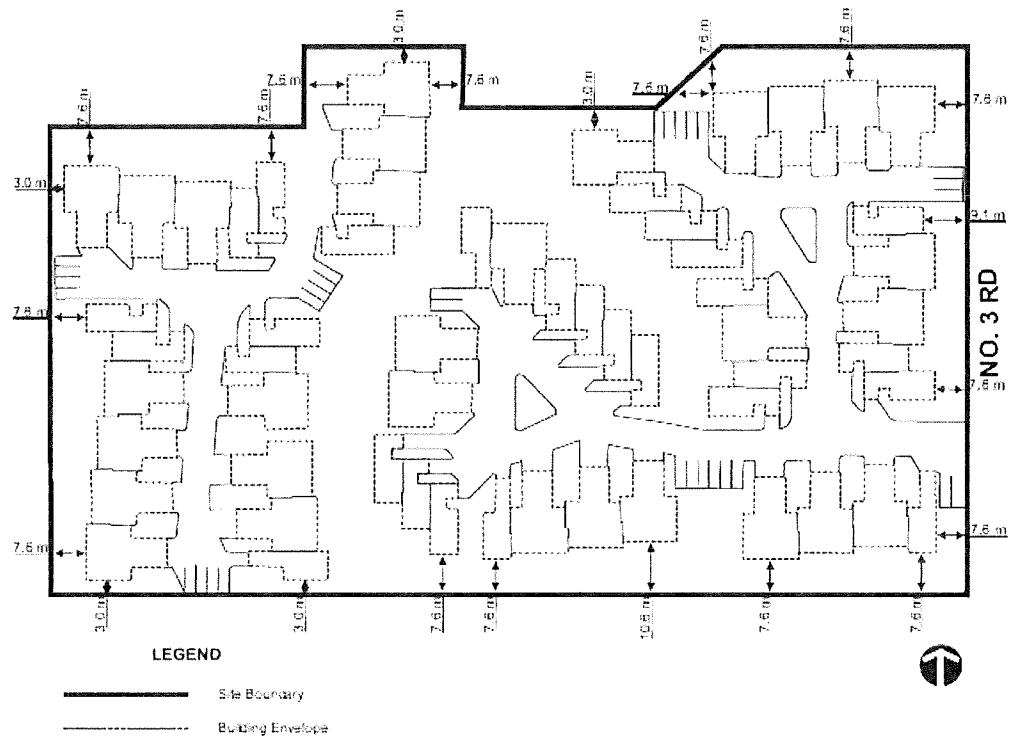
17.89.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 26% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.89.6 Yards & Setbacks

- The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 17.89.6.1.a).

a) Diagram 1



17.89.7 Permitted Heights

- The maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

17.89.8 Subdivision Provisions/Minimum Lot Size

- The minimum **lot area** is 22,940 m².

17.89.9 Landscaping & Screening

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

17.89.10 On-Site Parking and Loading

- On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the minimum basic on-site parking requirement shall be 174 **parking spaces**.

17.89.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 22 [Site Specific Commercial Zones], in numerical order:

“ **22.48 Neighbourhood Commercial (ZC48) – No. 3 Road
(Broadmoor)** ”

22.48.1 Purpose

The **zone** provides for a limited range of retail and services to the surrounding community. This **zone** is for the property developed under Land Use Contract 022 on No. 3 Road in the Broadmoor area.

22.48.2 Permitted Uses

- animal grooming
- child care
- government service
- health service, minor
- office
- restaurant
- retail, convenience
- retail, general
- service, business support
- service, financial
- service, household repair
- service, personal
- veterinary service

22.48.3 Secondary Uses

- n/a

22.48.4 Permitted Density

1. The maximum **floor area** permitted for **office** is 1,152.0 m².
2. The maximum **floor area** permitted for all other **uses** is 4,924.0 m².
3. The maximum **floor area ratio** (FAR) is 0.36.

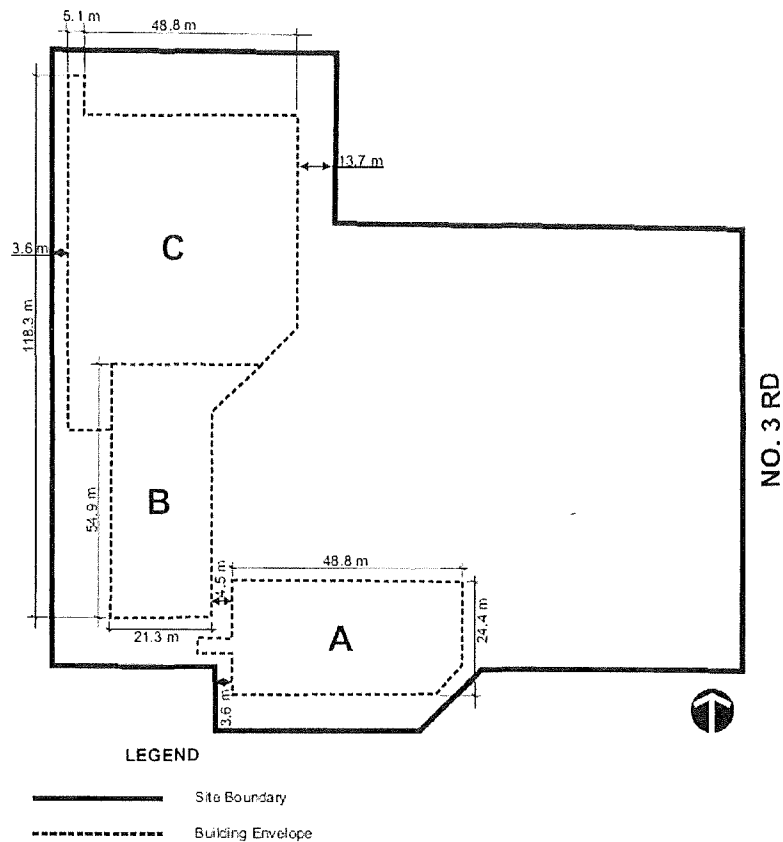
22.48.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.

22.48.6 Yards & Setbacks

1. The minimum **yards, setbacks** and **building separation space** shall be as shown in Diagram 1 in Section 22.48.6.1.a).

a) Diagram 1



22.48.7 Permitted Heights

1. In the area identified as "A" on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 9.0 m but containing no more than 2 **storeys**, except that portions of the **building** containing a stairwell for roof access or containing mechanical and electrical equipment may be 11.3 m.
2. In the area identified as "B" on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 7.4 m, but containing no more than 1 **storey**.
3. In the area identified as "C" on Diagram 1, Section 22.48.6.1.a), the maximum **height** for **buildings** is 9.0 m, but containing no more than 2 **storeys**.

22.48.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 16,990 m².

22.48.9 Landscaping & Screening

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

22.48.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 226 **vehicle parking spaces**.

22.48.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 10149” as **“Town Housing (ZT89) – No. 3 Road and Dunoon Drive (Broadmoor)”**.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 10149” as **“Neighbourhood Commercial (ZC48) – No. 3 Road (Broadmoor)”**.
4. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “C” on “Schedule A attached to and forming part of Bylaw 10149” as **“School & Institutional Use (SI)”**.
5. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10149”**.

FIRST READING


A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

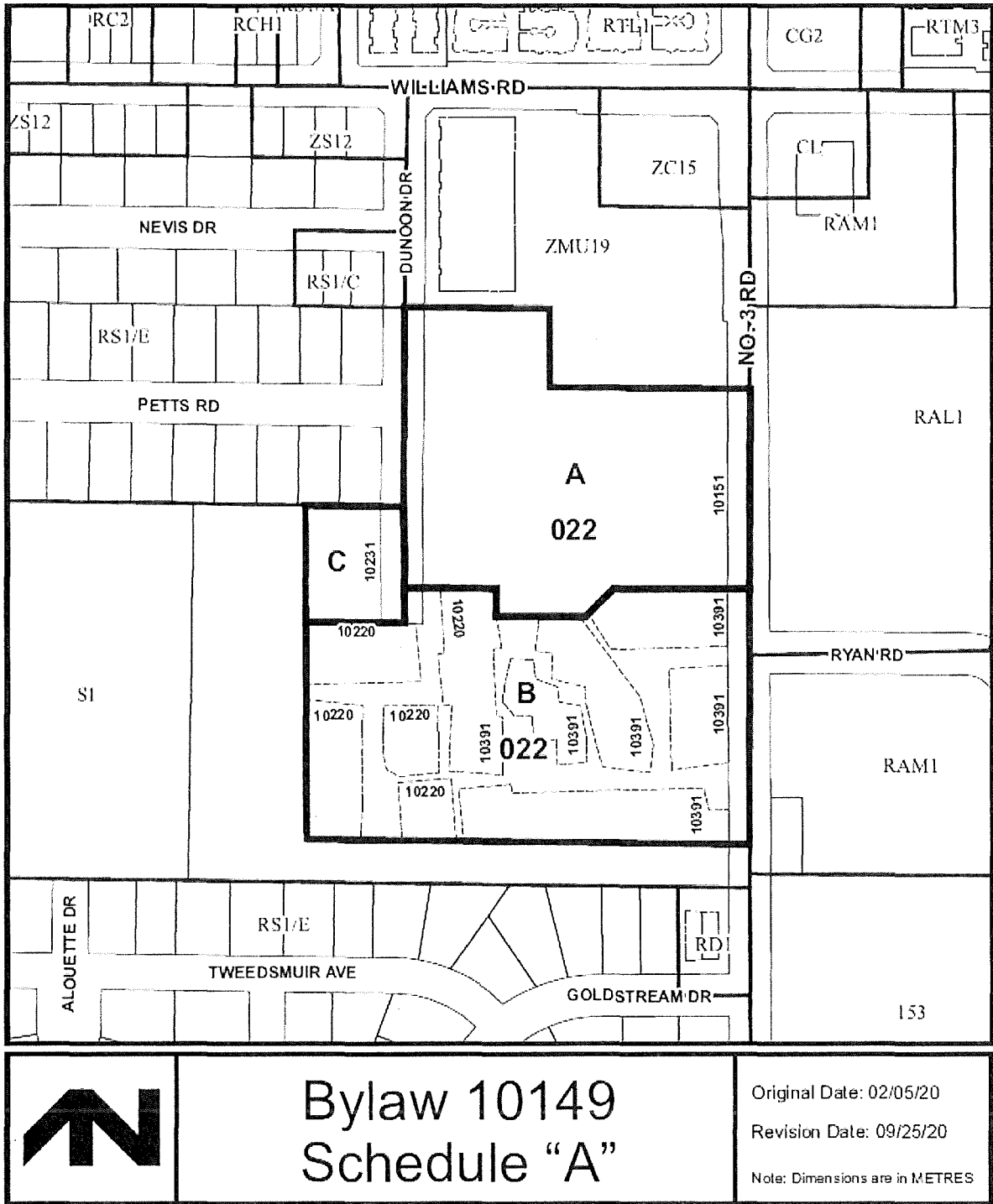
MAYOR_____
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

Schedule A attached to and forming part of Bylaw 10149



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10150
to Establish Zoning for the Property Developed under
Land Use Contract 068**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.90 Town Housing (ZT90) – Saunders Road (Broadmoor) ”

17.90.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 068 on Saunders Road in the Broadmoor area.

17.90.2 Permitted Uses

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

17.90.3 Secondary Uses

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

17.90.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 18, each of which shall contain three **bedrooms**.
2. The maximum **floor area ratio** (FAR) is 0.45.

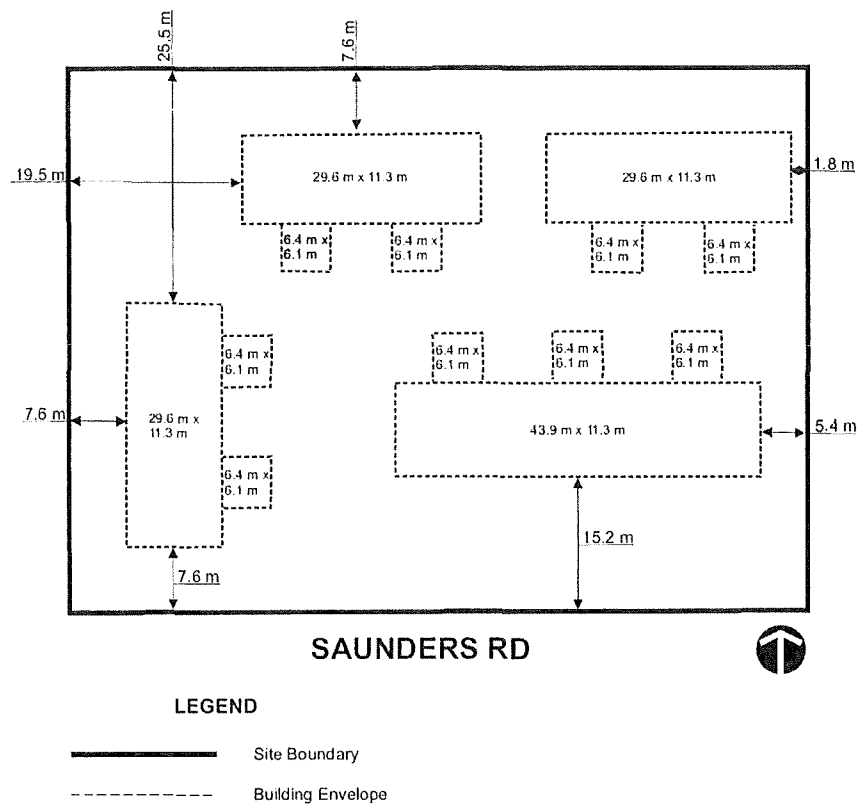
17.90.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 33% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.90.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.90.6.1.a).

a) Diagram 1

**17.90.7 Permitted Heights**

1. The maximum **height** for **buildings** is 9.0m, but containing no more than 2 **storeys**.

17.90.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 5,710 m².

17.90.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. Notwithstanding Section 17.90.9.1, a privacy **fence** of not more than 1.5 m in height shall be constructed along all **property lines**.
3. In addition to Section 17.90.9.1, an outdoor **amenity space** of no less than 390 m² including children's play structures shall be provided in the northwest corner of the **site**.

17.90.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except the basic on-site parking requirement shall be 35 **vehicle parking spaces**, of which a minimum of 5 **vehicle parking spaces** shall be designated for visitors.

17.90.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10150” as “**Town Housing (ZT90) – Saunders Road (Broadmoor)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10150**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by

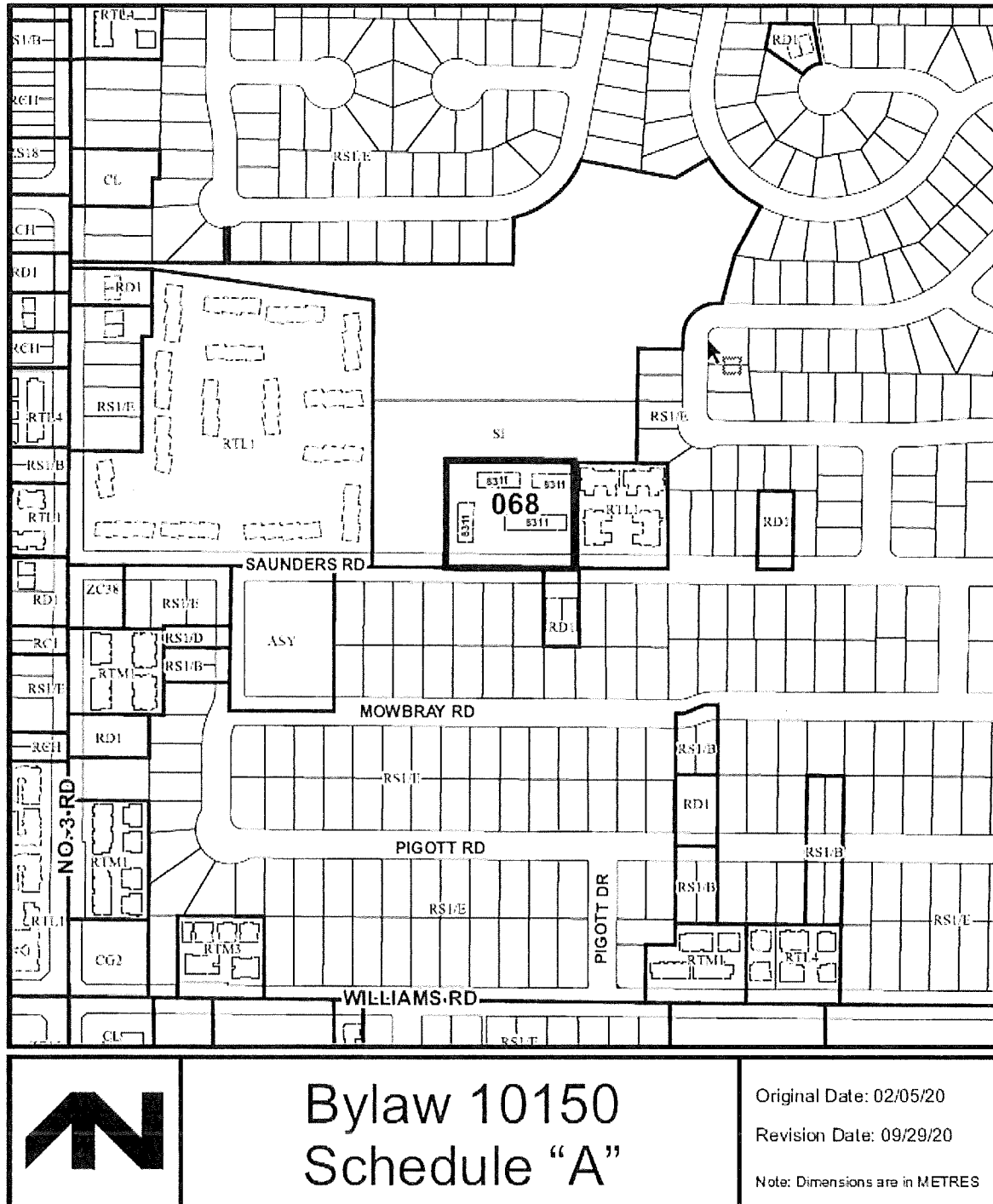
APPROVED by Director or Solicitor


MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10150



City of
Richmond





**Richmond Zoning Bylaw 8500, Amendment Bylaw 10151
to Establish Zoning for the Properties Developed under
Land Use Contract 100**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“ 17.92 Town Housing (ZT92) –No. 3 Road (Broadmoor)

17.92.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on No. 3 Road in the Broadmoor area.

17.92.2 Permitted Uses

- child care
- housing, town

18.42.3 Secondary Uses

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

17.92.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** in this **zone** is 6.
2. The maximum **floor area ratio** (FAR) is 0.60.

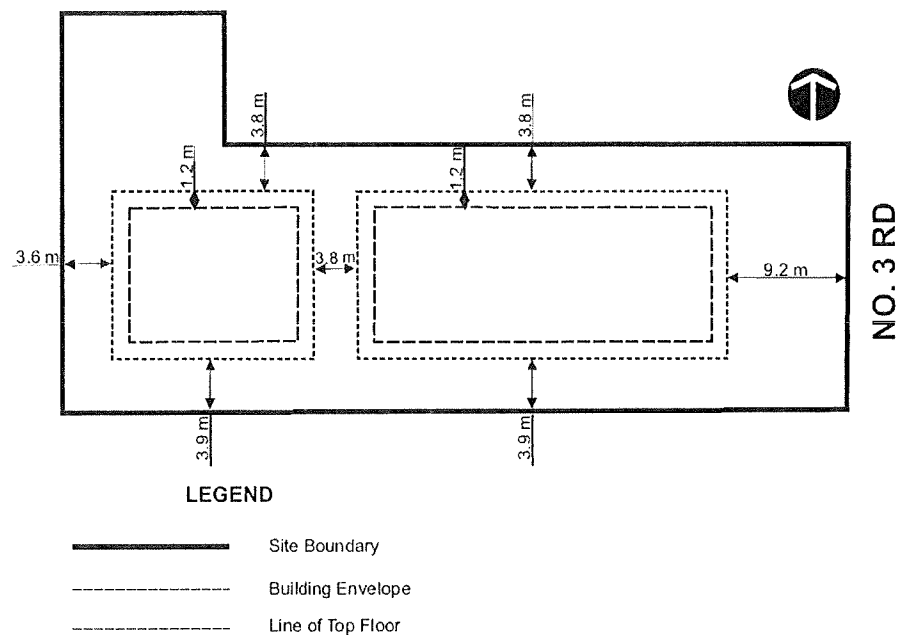
17.92.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.92.6 Yards & Setbacks

1. The minimum **yards, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.92.6.1.a).

a) Diagram 1

**17.92.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

17.92.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 1,350.0 m².

17.92.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.
2. In addition to Section 17.92.9.1, an outdoor **amenity space** of no less than 128 m² including children's play structures shall be provided within the northwest corner of the **lot**.

17.92.10 On-Site Parking and Loading

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

17.92.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 18 [Site Specific Residential (Low Rise Apartment) Zones], in numerical order:

“18.42 Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)”

18.42.1 Purpose

The **zone** provides for low rise **apartment housing**, and compatible **uses**. This **zone** is for the property developed under Land Use Contract 100 on Francis Road in the Broadmoor area.

18.42.2 Permitted Uses

- **child care**
- **congregate housing**
- **housing, apartment**

18.42.3 Secondary Uses

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

18.42.4 Permitted Density

1. The maximum number of **dwelling units** for **apartment housing** is 26.
2. The maximum **floor area ratio** (FAR) is 0.40.

18.42.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 30% for **buildings**.
2. No more than 80% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 20% of the **lot area** is restricted to **landscaping** with live plant material.

18.42.6 Yards & Setbacks

1. The minimum **front yard** is 12.1 m.
2. The minimum **side yard** is 6.0 m.
3. The minimum **rear yard** is 25% of the average lot depth.

18.42.7 Permitted Heights

1. The maximum **height** for **buildings** is 10.6 m, but containing no more than 2 **storeys**.

18.42.7 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 4,690.0 m².

18.42.9 Landscaping & Screening

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

18.42.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be 1.5 **vehicle parking spaces** per **dwelling unit**.

18.42.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “B” on “Schedule A attached to and forming part of Bylaw 10151” as “**Town Housing (ZT92) – No. 3 Road (Broadmoor)**”.
3. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold and shown as Area “A” on “Schedule A attached to and forming part of Bylaw 10151” as “**Low Rise Apartment (ZLR42) – Francis Road (Broadmoor)**”.
4. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10151**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

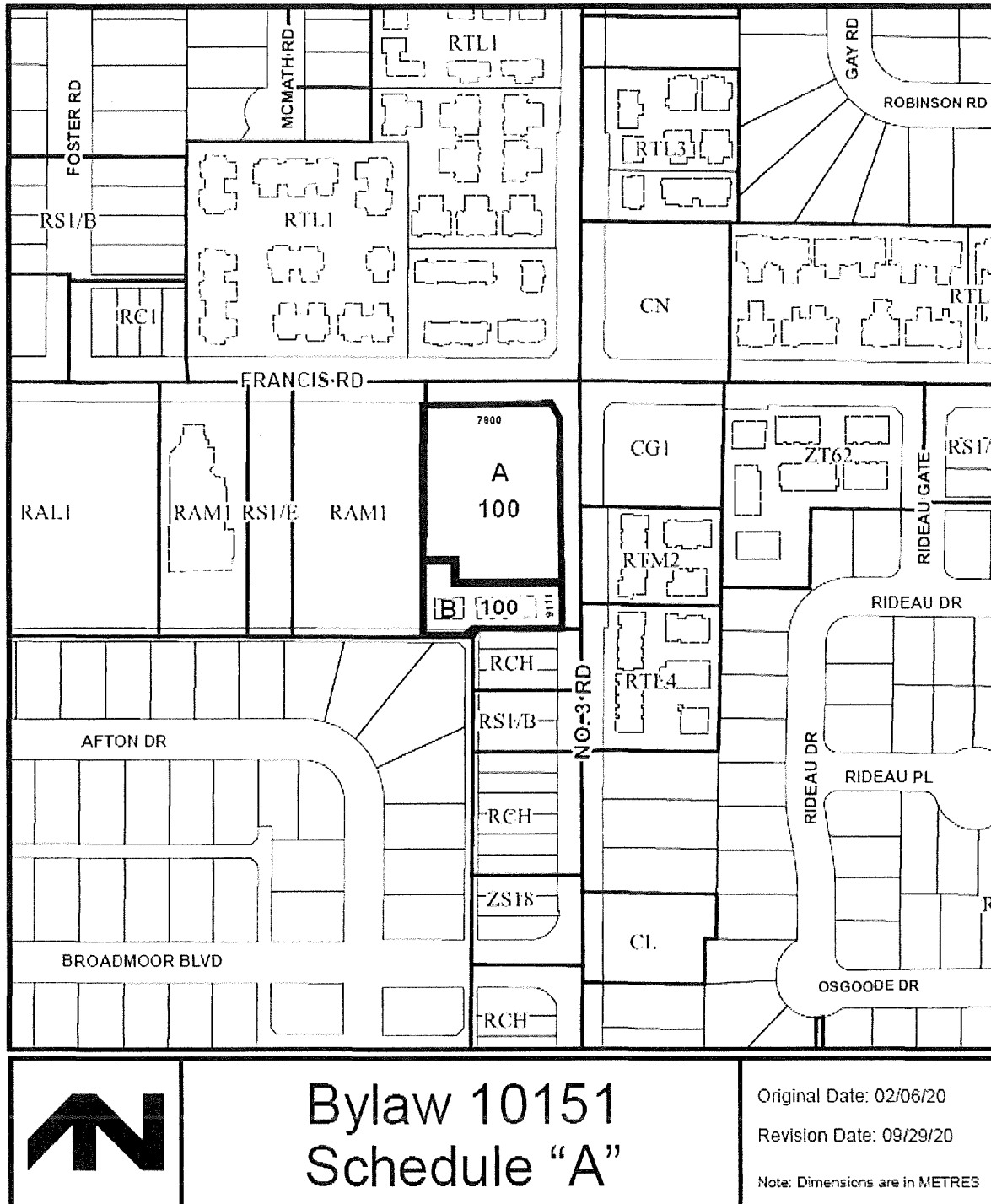
ADOPTED

_____
MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10151



City of
Richmond



Bylaw 10151
Schedule "A"

Original Date: 02/06/20

Revision Date: 09/29/20

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500, Amendment Bylaw 10152
to Establish Zoning for the Property Developed under
Land Use Contract 153**

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 5.0 [Specific Use Regulations] by removing the reference to “ZT85” in Section 5.15.1(c) and replacing it with “ZT87”.
2. Richmond Zoning Bylaw 8500, as amended, is further amended:
 - a) at Section 17.85 [Town Housing – Steveston Highway (Steveston) (ZT85)] by replacing the title with “Town Housing (ZT87) – Steveston Highway (Steveston)” and replacing each subsequent numerical reference to “17.85” with “17.87” within the zone; and
 - b) at the Zoning Map by amending the reference to the area specified in Section 2 of Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to “Town Housing (ZT87) – Steveston Highway (Steveston)”.
3. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 17 [Site Specific Residential (Town Houses) Zones], in numerical order:

“17.91 Town Housing (ZT91) – No. 3 Road (Broadmoor)”

17.91.1 Purpose

The **zone** provides for **town housing**, and compatible **uses**. This **zone** is for the properties developed under Land Use Contract 153 on No. 3 Road in the Broadmoor area.

17.91.2 Permitted Uses

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

17.91.3 Secondary Uses

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

17.91.4 Permitted Density

1. The maximum number of **dwelling units** for **town housing** is 66.
2. The maximum **floor area ratio** (FAR) is 0.35.

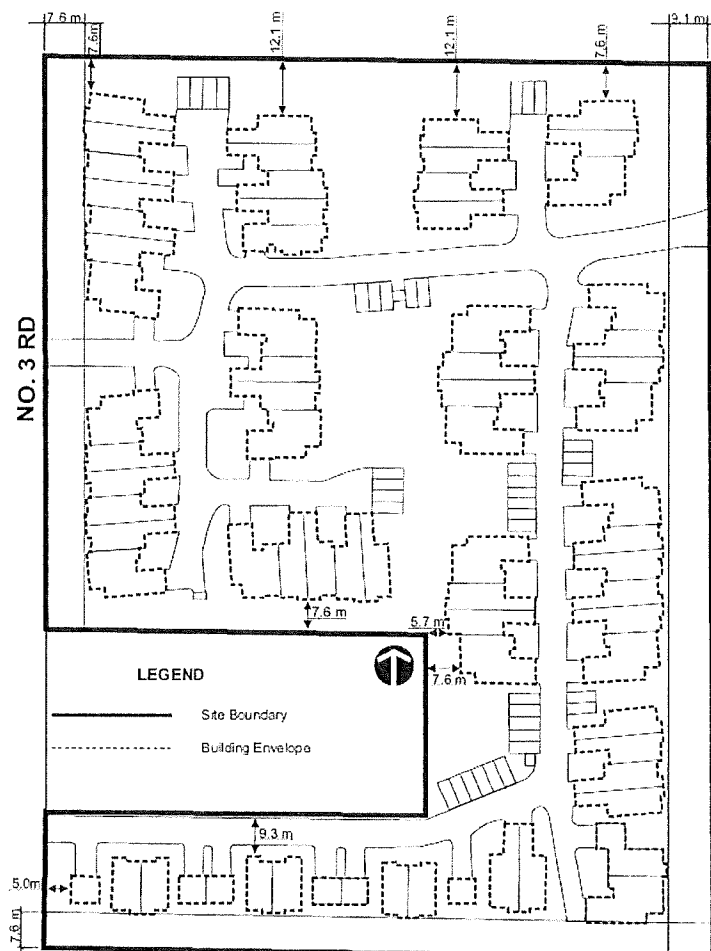
17.91.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 22% for **buildings**.
2. No more than 65% of the **lot area** may be occupied by **buildings, structures, and non-porous surfaces**.
3. A minimum of 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.91.6 Yards & Setbacks

1. The minimum **yard, setbacks and building separation space** shall be as shown in Diagram 1 in Section 17.91.6.1.a).

a) Diagram 1

**17.91.7 Permitted Heights**

1. The maximum **height** for **buildings** is 10.0 m, but containing no more than 2 **storeys**.

17.91.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot area** is 25,570.0 m².

17.91.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that the maximum **fence** height on any **lot line** shall be 1.67 m.

17.91.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the basic on-site parking requirement shall be a minimum of 132 **vehicle parking spaces**.

17.91.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations of Section 4.0 and the Specific Use Regulations of Section 5.0 apply. ”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by designating that portion outlined in bold on “Schedule A attached to and forming part of Bylaw 10152” as “**Town Housing (ZT91) – No. 3 Road (Broadmoor)**”.
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10152**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

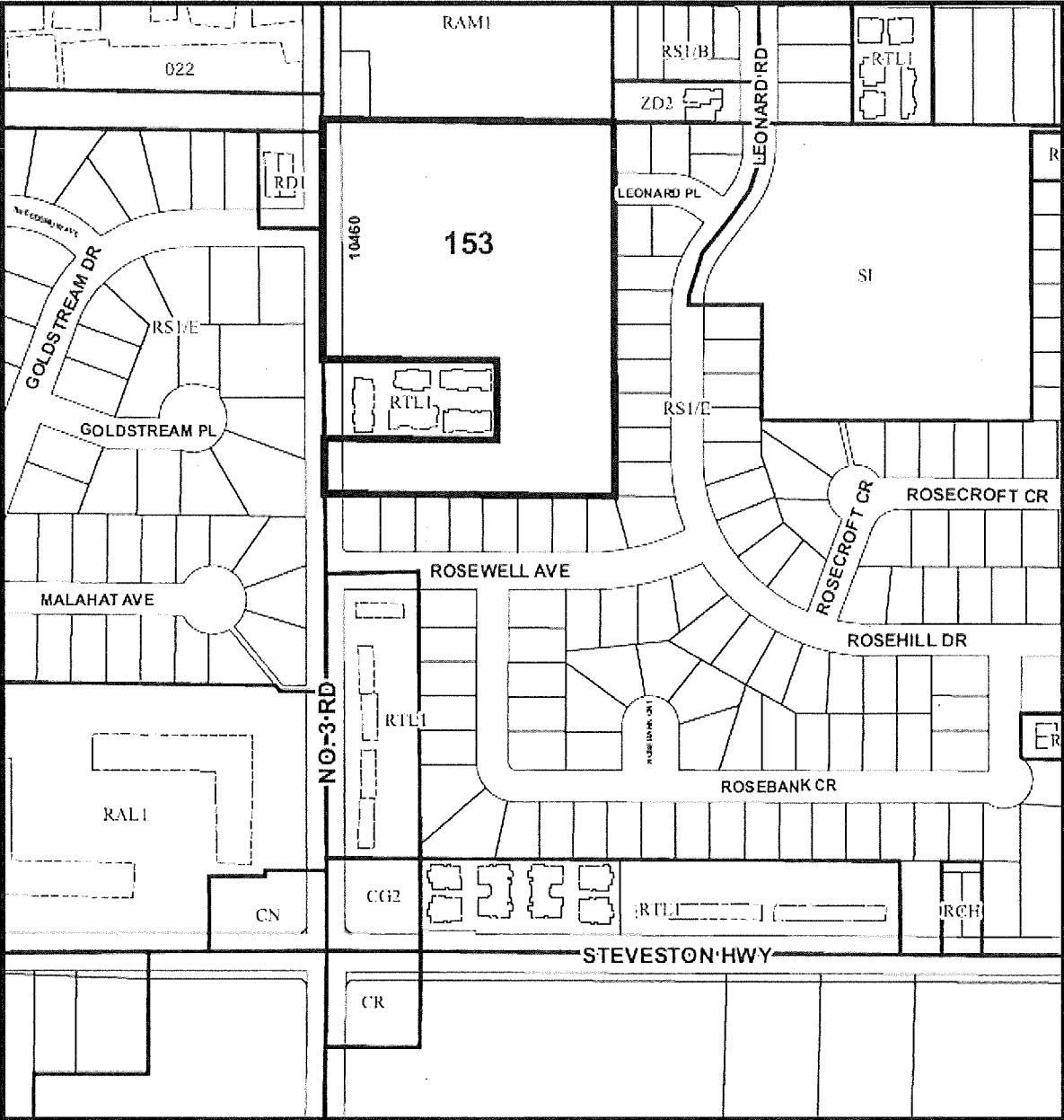
ADOPTED

_____
MAYOR_____
CORPORATE OFFICER

Schedule A attached to and forming part of Bylaw 10152



City of
Richmond



	<p>Bylaw 10152 Schedule "A"</p>	<p>Original Date: 02/06/20 Revision Date: Note: Dimensions are in METRES</p>
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City of Richmond

Report to Committee

To: General Purposes Committee

Date: October 22, 2020

From: Wayne Craig
Director, Development

File: TU 20-890999

Re: Application by Brook Pooni Associates for a Temporary Commercial Use Permit
for the Property at 13651 Bridgeport Road

Staff Recommendation

1. That the application by Brook Pooni Associates for a Temporary Commercial Use Permit (TCUP) for the property at 13651 Bridgeport Road to permit a maximum of 1,490 m² (16,043 ft²) of floor area to be used for "Warehouse Sales" limited to the sale of household appliances, and the provision of 87 vehicle parking spaces, be considered for three years from the date of issuance;
2. That this application be forwarded to the December 14, 2020 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.

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

WC:na
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Brook Pooni Associates, on behalf of Midland Appliances (Director – Lee Methot), has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow up to 1,490 m² (16,043 ft²) of space for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 parking spaces, as a temporary use at 13651 Bridgeport Road on a site zoned “Light Industrial (IL)” (Attachment 1). This would permit Midland Appliances to conduct retail sales to the general public for a temporary period of time until a permanent location is found.

If approved, the TCUP would be valid for three years from the date of issuance.

Background

Midland Appliances has operated in Richmond since 1990 and has been at the current location at 13651 Bridgeport Road since 2007. Community Bylaws investigated a complaint in November of 2018 that Midland Appliances was conducting retail sales to the general public at the Bridgeport Road location, which is not a permitted use within the “Light Industrial (IL)” zone. Within the “IL” zone only wholesale of goods is permitted. Wholesale operations are limited to business-to-business transactions and do not permit retail to the general public. Staff have confirmed that the business licenses issued to Midland since 2007 have been for wholesale trading of appliances.

Midland Appliances subsequently applied to the City for a Zoning Text Amendment application (ZT 19-855959) to permit Warehouse Sales on a site specific basis. Staff advised the applicant that the City would not support the Zoning Text Amendment application as it represents the introduction of retail uses into an industrial areas, which is contrary to the Official Community Plan (OCP) policies around preservation and intensification of industrial lands. Staff have also advised the applicant that warehouse sales is a permitted use within the City’s “Industrial Retail (IR1)” zone and that they should seek to find a suitably zoned location.

The Zoning Text Amendment application is being held in abeyance at the applicant’s request pending the completion of the City’s Industrial Lands Intensification Initiative (ILII) and associated policy direction. Until further policy direction has been given for the permitted use regulations of Industrial zones, Midland Appliances continues to work towards temporary zoning compliance with this Temporary Use Application to legitimize the retail use while they actively search for an appropriately zoned site.

Findings of Fact

Midland Appliances leases the premises and is one of two lessees on the subject site. The subject site is 13,912.8 m² in area and is currently developed with a 6,282 m² (67,622 ft²) warehouse building. Midland leases the westerly portion of the building, which is 3,990 m² (42,949 ft²) in area. The site is used for warehousing and distribution of household appliances and includes a showroom that allows potential purchasers to view samples of the appliances (Attachment 2).

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

Surrounding Development

The subject site is located in the Bridgeport planning area. Development immediately surrounding the subject site is as follows:

To the North: An office and warehouse building on land zoned “Light Industrial (IL)”.

To the South: Across Bridgeport Road, a warehouse building on land zoned “Industrial Business Park (IB1)”.

To the East: Across a railway, land zoned “Light Industrial (IL)”.

To the West: Across Viking Way, land zoned “Light Industrial (IL)”.

Related Policies & Studies

Official Community Plan/ Bridgeport Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Mixed Employment”. The Industrial North-East Sub-Area and Bridgeport Land Use map within the Bridgeport Area Plan designates the subject site as industrial, which allows for light and heavy industrial uses and discourages commercial uses (retail with public access).

The OCP allows TCUPs in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Service Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve), where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

Council’s consideration of the proposed temporary use of “warehouse sales” is consistent with the applicable policies in the OCP.

Richmond Zoning Bylaw 8500

The subject site is zoned “Light Industrial (IL)”, which allows for a range of industrial uses. The applicant proposes to include warehouse sales in a showroom type setting and allow retail sales to the general public. Richmond Zoning Bylaw 8500 defines “Warehouse Sales” as “the wholesale or retail sale of a limited range of bulky goods from within an enclosed building where the size and nature of the principal goods being sold typically require large floor areas for direct display to the purchaser or consumer, and includes but is not limited to buildings where principal goods being sold are such bulky items as furniture, carpet, major appliances and building materials.”

Retail sales of this nature are permitted in appropriately zoned commercial areas and within the “Industrial Retail (IR1)” zone. There is approximately 228 acres of land is zoned “IR1” in the City.

Local Government Act

The *Local Government Act* states that TCUPs are valid for a period of up to three years from the date of issue, and that an application for one extension to the Permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

Public Consultation

Development application notification signage has been installed on the site. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property. Should Council endorse the staff recommendation, the application will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis**Proposed Warehouse Sales use**

Midland Appliances occupies 3,990 m² (42,949 ft²) of space in the western portion of the un-stratified building on the subject site. This space is currently under lease to Midland Appliances until 2022 (Attachment 2). The eastern portion of the building is leased by Arrow Speed Controls.

The proposed use would not alter the established form of development in the area, nor change its primarily industrial character. The existing layout includes 2,068 m² (22,258 ft²) of warehouse space, 432 m² (4,648 ft²) of office space, and 1,490 m² (16,043 ft²) of showroom space for sales of household appliances. The showroom makes up approximately 60% of the interior ground floor space at 13651 Bridgeport Road.

If approved, the Temporary Use Permit would allow Midland Appliances to conduct sales to the general public for a maximum period of three years while they seek to find an alternative appropriately zoned property. The applicant advises that they have been actively searching for a new location for the business and that they are committed to finding another facility within three years of the date of issuance. The applicant has provided a letter indicating this intent to find another location (Attachment 4).

Industrial Lands Intensification Initiative

The Industrial Lands Intensification Initiative (ILII) is being undertaken to identify ways to preserve and enhance the City's industrial land base. The results of the ILII study and policy recommendations will be presented to Council in a separate report. At this time, staff do not anticipate further expanding the range of permitted retail uses in the City's core industrial zones (including the Light Industrial (IL) zone). Therefore, long term use of the subject site for Warehouse Sales cannot be supported at this time.

Site Access and Parking

There is vehicular access to the site provided via Viking Way and Bridgeport Road. Due to the flow of on-site traffic, angled parking stalls, and one way signage, the main access points to Midland Appliances are off of Viking Way.

City of Richmond Zoning Bylaw 8500 requires a total of 103 parking spaces with the inclusion of the warehouse sales use. The applicant has retained a transportation consultant to complete a parking study and recommend appropriate Transportation Demand Management (TDM) measures to support a reduction in the required amount of parking.

The applicant's transportation consultant has demonstrated that the on-site parking can be reconfigured to formalize 33 spaces on-site for the exclusive use of Midland Appliances. An additional 54 spaces are proposed to be provided on 2800 Viking Way (located north of the subject site) and are secured through an agreement between Midland Appliances and the owner of 2800 Viking Way, for a total of 87 parking spaces (Attachment 5).

The applicant's transportation consultant has also recommended the following TDM measures in support of their application:

- 12 2-Zone transit passes for employees.
- 11 Class 1 bicycle parking stalls, equivalent to 10 m² of bicycle storage, will be provided within the unused office space at #170-2800 Viking Way.
- 11 Class 2 bike parking spaces on the subject site, and that are shown on the site plan and parking plan noted as Attachment 2.

The City's Transportation Department has reviewed the transportation consultant's recommendations and plans and accept the proposed measures in support of this temporary use application.

Prior to issuance of a Business Licence for "Warehouse Sales" the applicant will be required to provide verification that they continue to have access to the require parking and that transit passes have been provided to employees.

To ensure that physical enhancements are made at 13651 Bridgeport Road and 2800 Viking Way, the City will collect a \$10,000.00 security as a condition of issuance.

Physical enhancements will include:

- Class 1 and Class 2 bicycle parking stalls.
- 87 parking stalls with painted stall lines.
- Installation of a defined pedestrian path from the City sidewalk and on-site bicycle to the front entrance of the building.

Landscaping

Staff have conducted an on-site review of landscaping and found that the landscaping on-site is well established, in healthy condition, and in compliance with the City's current Zoning Bylaw standards.

Financial Impact

None.

Conclusion

Brook Pooni Associates has applied to the City of Richmond for a Temporary Commercial Use Permit to allow up to 1,490 m² (16,043 ft²) of space to be used for “Warehouse Sales” limited to the sale of household appliances, and the provision of 87 parking spaces, as a temporary use at 13651 Bridgeport Road, on a site zoned “Light Industrial (IL)” for a period of three years from the date of issuance.

The proposed temporary use at the subject property is acceptable to staff on the basis that it is temporary in nature. Staff recommend that the attached Temporary Commercial Use Permit be issued to the applicant to allow “Warehouse Sales” limited to the sale of household appliances at 13651 Bridgeport Road for three years from the date of issuance.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

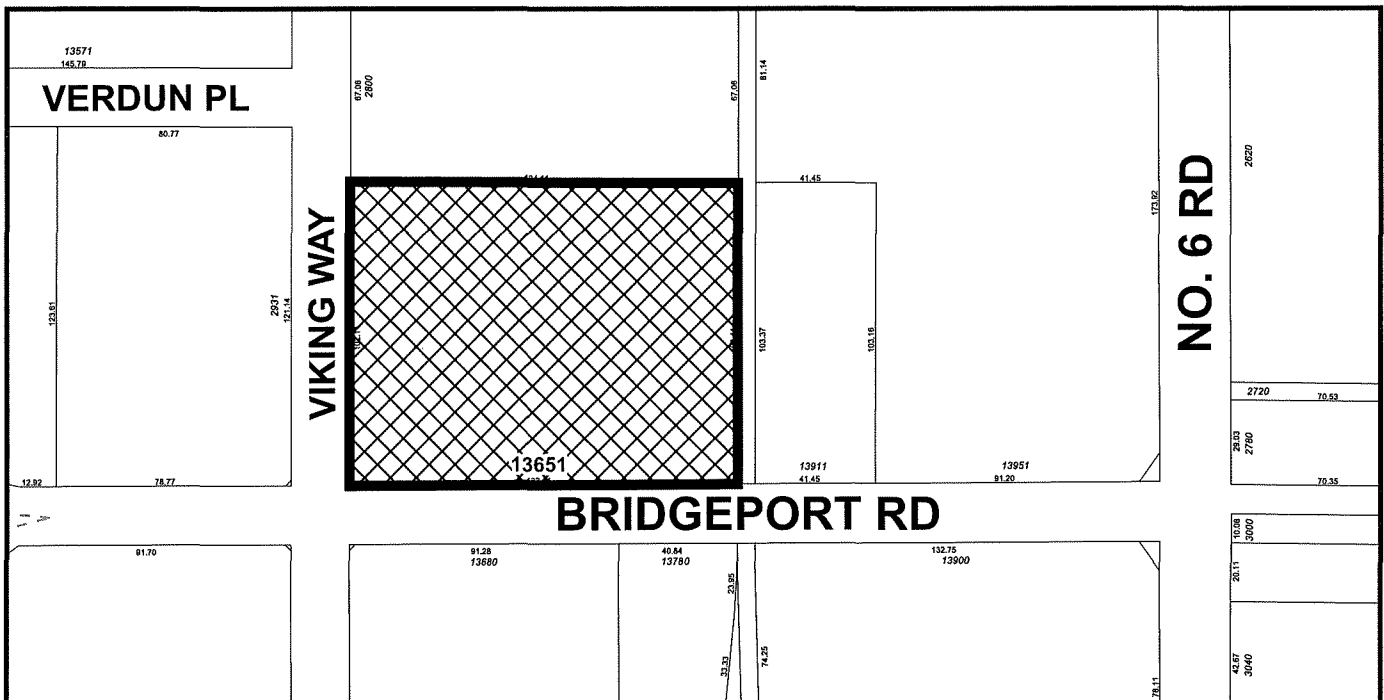
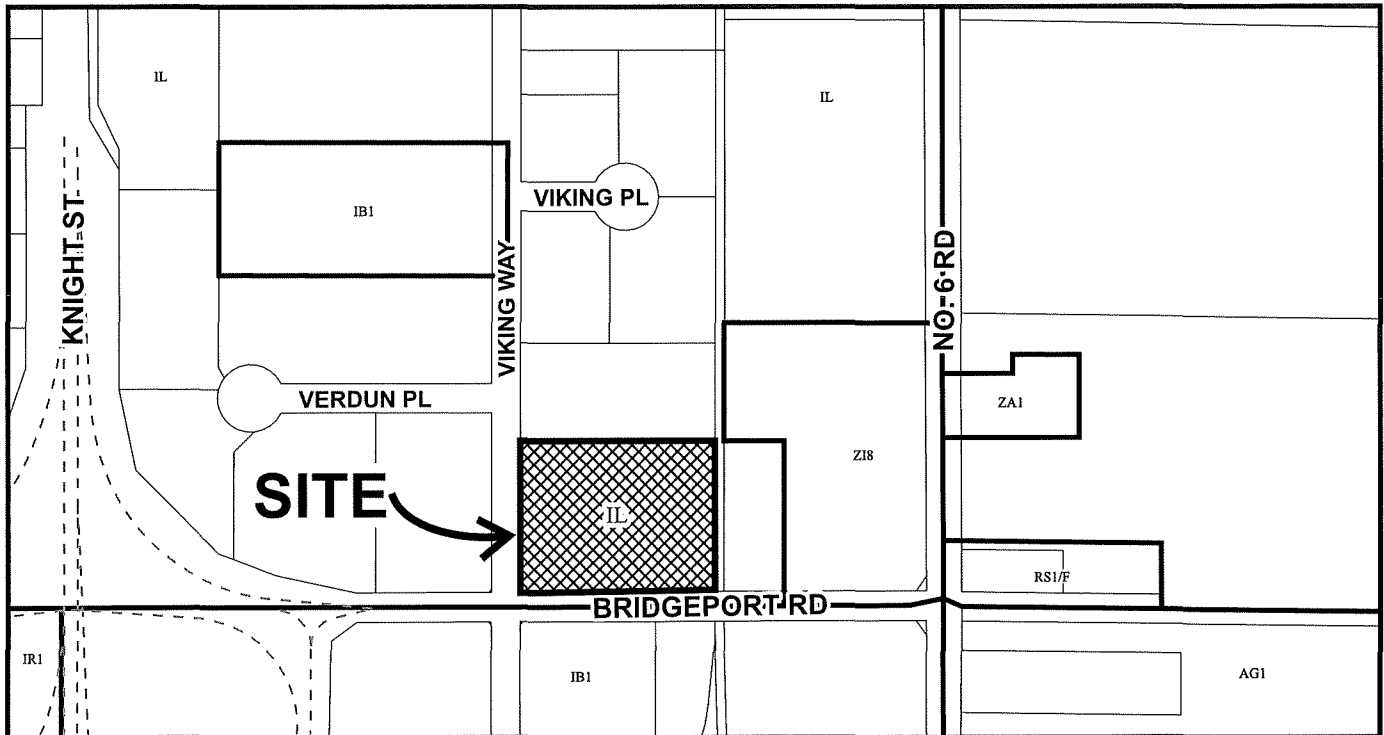
Attachments:

- Attachment 1: Location Map and Survey Plan
- Attachment 2: Site Plan and Parking Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Letter from the Applicant
- Attachment 5: Parking Agreement Letter



City of Richmond

ATTACHMENT 1



TU 20-890999

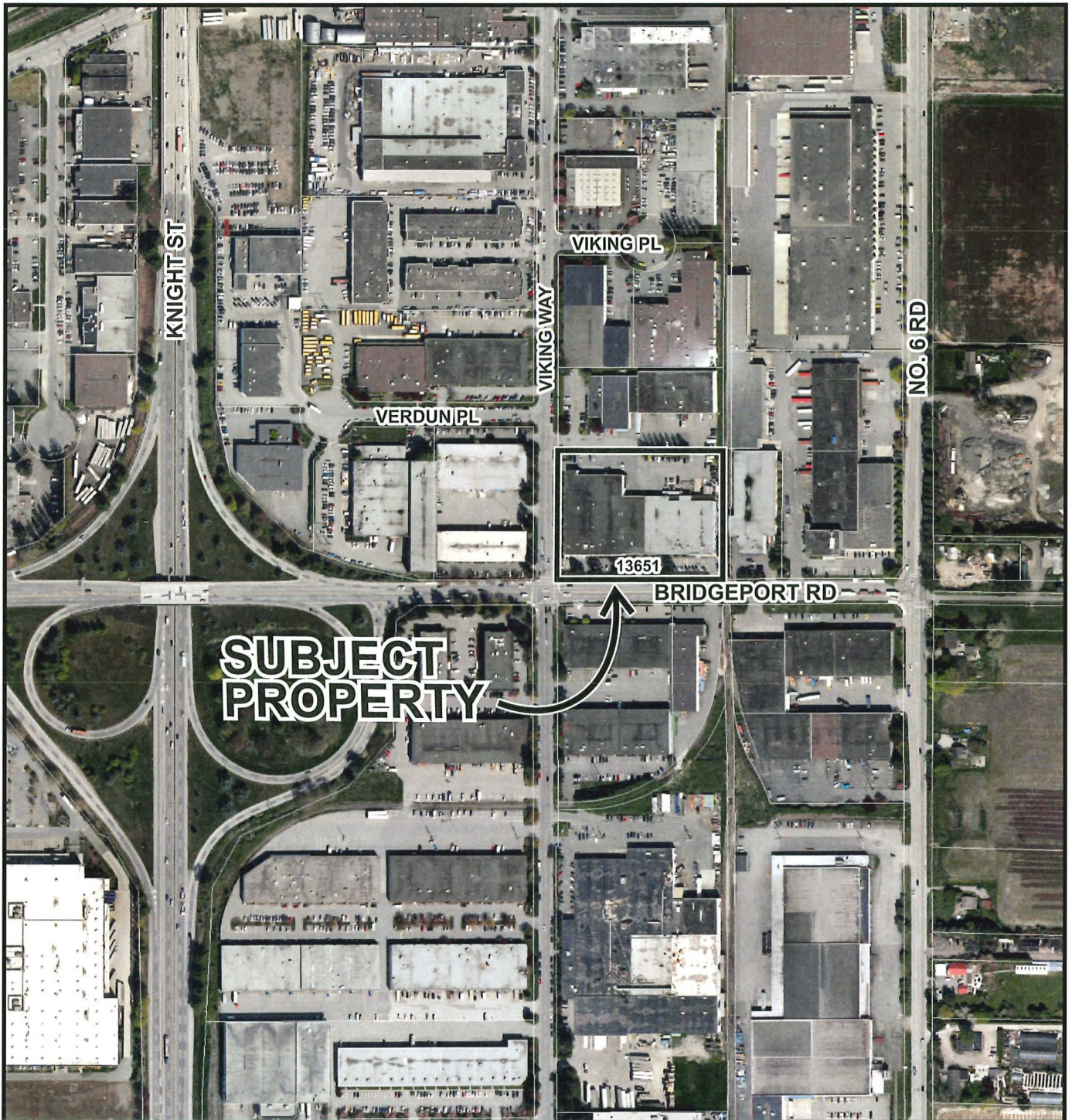
Original Date: 01/20/20

Revision Date:

Note: Dimensions are in METRES



City of Richmond

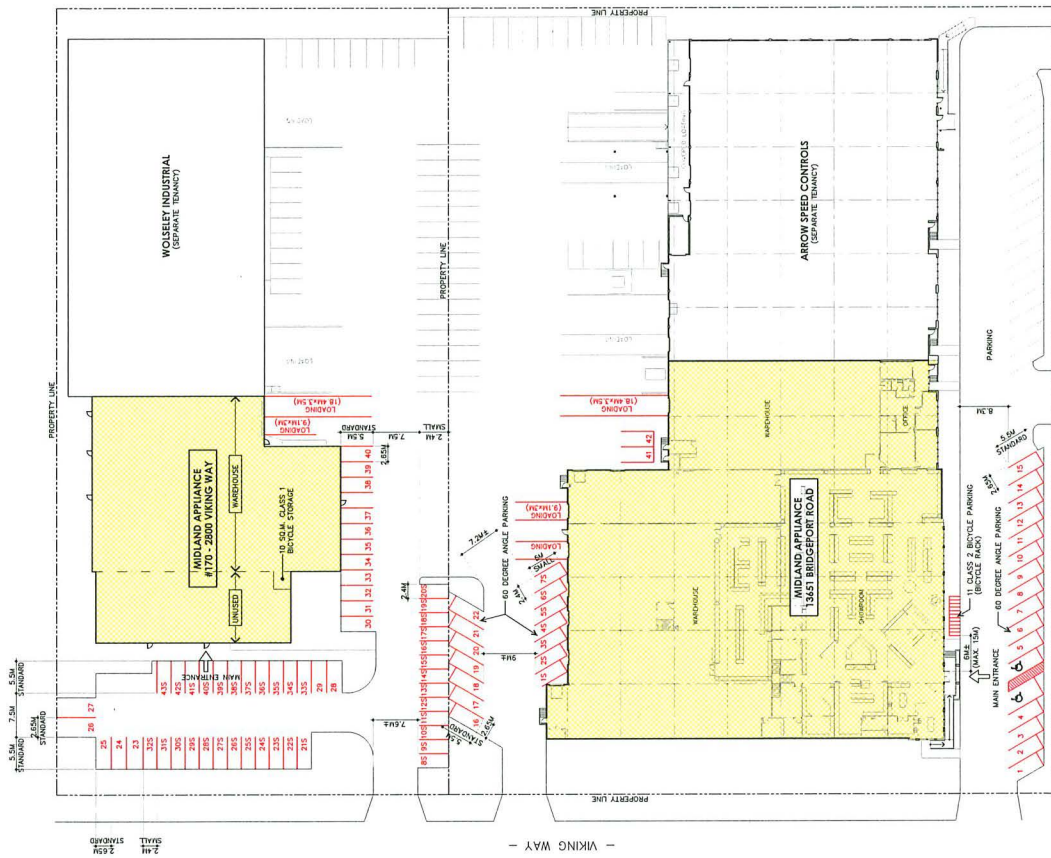


RZ 20-890999

Original Date: 01/20/20

Revision Date:

Note: Dimensions are in METRES



NOTE:
 1. REFER TO THE ASSOCIATED FINANCE
 2. VEHICLE REPORT INCLUDING EXISTING FOR
 3. PARKING & LOADING VEHICLES (HANDLING)

AREA
 (GENERIC TENANT)
 13651 BRIDGEPORT ROAD
 WAREHOUSE
 SHEDDING OFFICE
 TOTAL:

#170 - 2800 VIKING WAY
 WAREHOUSE
 UNLOADED OFFICE
 TOTAL:

MIDLAND APPLIANCE TOTAL: 5,099 SQ.M.

PARKING STALLS:
 (FOR MIDLAND APPLIANCE TENANT)
 SMALL STALLS (5.0M x 2.0M): 43
 MEDIUM STALLS (5.0M x 3.0M): 43
 LARGE STALLS (5.0M x 4.0M): 2
 TOTAL: 87

LOADING:
 (FOR MIDLAND APPLIANCE TENANT)
 13651 BRIDGEPORT ROAD: 1 LARGE & 2 MEDIUM
 #170 - 2800 VIKING WAY: 1 MEDIUM

BICYCLE PARKING:
 (FOR MIDLAND APPLIANCE TENANT)
 CLASS 1
 CLASS 2
 15 SQ.M.
 11 STALLS

LEGEND:
 [X] PARKING STALL FOR MIDLAND APPLIANCE TENANT
 [X] 5' x 10' STALL

DEC 16/20 (ISSUED TO CLIENT)	B
DEC 16/20 (ISSUED FOR REVIEW)	A



Streamline
 Facility Planning Corporation
 #100 - 4311 Viking Way, Tel: (604) 207-1194
 Richmond, BC V6V 2N9 Fax: (604) 207-1194

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TENANT:
 MIDLAND APPLIANCE
 OWNER: C/O:
 PROJECT:
 PARKING LAYOUT
 13651 BRIDGEPORT ROAD
 & #170 - 2800 VIKING WAY
 RICHMOND, B.C.

PARKING LAYOUT PLAN	
Scale	1/32" = 1'-0"
Date	OCTOBER, 2020
Drawn by	H. DUNSTON / E. WONG
Project	20089
Revision	1 B

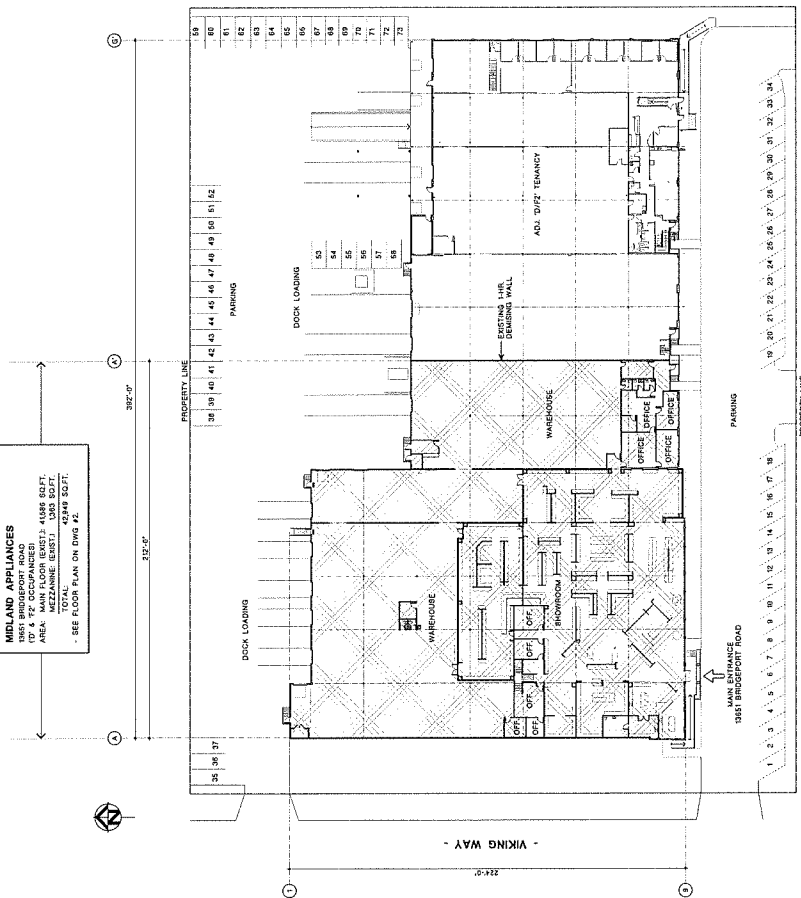
— BRIDGEPORT ROAD —
 — VIKING WAY —
 SITE PLAN
 SCALE: 1/32" = 1'-0"

ALL DIMENSIONS SHOWN ARE EXISTING
 UNLESS OTHERWISE NOTED

GENERAL NOTES/SPEC'S

1. AREAS APPROX.
 BUILDING AREA: 87,223 SQ.F.
 OFFICE AREA: 13,500 SQ.F.
 WAREHOUSE: 42,348 SQ.F.
 MEZZANINE: 1,385 SQ.F.
 TOTAL: 42,348 SQ.F.

MIDLAND APPLIANCES
 1861 BRIDGEPORT ROAD
 1ST FLOOR EXIST. 41,585 SQ.F.
 MEZZANINE EXIST. 1,385 SQ.F.
 - SEE FLOOR PLAN ON DWG. #2.



ALL DIMENSIONS SHOWN ARE EXISTING
 UNLESS OTHERWISE NOTED

SITE PLAN
 SCALE: 1" = 50'-0"

AREA SUMMARY

EXISTING	3,285 SQ.F.A	1,385 SQ.F.A
OFFICE (MEZZ.)	1,385 SQ.F.A	1,385 SQ.F.A
WAREHOUSE	42,348 SQ.F.A	42,348 SQ.F.A
TOTAL	45,633 SQ.F.A	43,733 SQ.F.A

PARKING:
 34 STALLS
 38 STALLS
 TOTAL PARKING: 72 STALLS



4250 - 4250 Viking Way, Tel: (604) 207-1899
 Richmond, BC V6V 2H8 Fax: (604) 207-1894

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TENANT:
 MIDLAND APPLIANCES
 OWNER C/O:
 MADISON PACIFIC
 PROPERTIES INC.
 PROJECT:
 ZONING TEXT
 AMENDMENT
 KEYSTONE BUILDING
 1861 BRIDGEPORT ROAD,
 RICHMOND, B.C.

SITE PLAN	
Scale	1" = 30'-0"
Date	MARCH, 2018
Drawn by	N. DUNSTAN / E. WONG
Project	Branding
Revision	1
18016	F



City of Richmond

Development Application Data Sheet

Development Applications Department

TU 20-890999

Attachment 3

Address: 13651 Bridgeport Road

Applicant: Brook Pooni Associates

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Vanac Development Corp.	No change
Site Size (m²):	13,912.8 m ² (149,756 sq ft, 3.44 acres)	No change
Total Building Size (m²): Midland Portion of Building (west portion) (m²):	6,282 sq m (67,622 sq ft) 3,990 sq m (42,949 sq ft)	No change
Land Uses:	Light Industrial	Light Industrial and Warehouse Sales limited to the sale of Household appliances only
OCP Designation:	Mixed Employment (MEMP)	No change
Bridgeport Area Plan Designation:	Industrial	No change
Zoning:	Light Industrial (IL)	No change

On Development Site	Bylaw Requirement	Proposed	Variance
Total amount of space for "Warehouse sales" at 13651 Bridgeport Rd (m ²):	Not permitted	TUP to legitimize 1,490 m ² (16,043 ft ²) of warehouse sales space	None
On-site Vehicle Parking:	103	87 (as supported by a comprehensive TDM package)	None
On-site Bicycle Parking:	Class 1: 11 Class 2: 11	Class 1: 11 Class 2: 11	None

Nathan Andrews
Planning & Development Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1
Sent by email: nandrews@richmond.ca

RE: Commitment to pursuing an alternative location

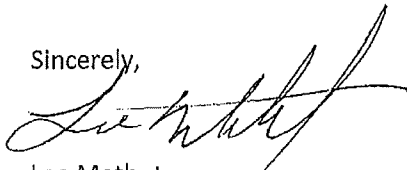
Dear Mr. Andrews,

As you are aware, Midland's headquarters has been at its current Richmond location at 13651 Bridgeport Road for 12 years. We previously conducted accessory warehouse sales from our showroom at this location. In 2018 it came to our attention that we were not permitted to conduct any warehouse sales under the site's IL – Light Industrial zoning. We have since ceased all warehouse sales and are engaged solely in wholesale activities from our Richmond location. Though warehouse sales are a relatively small part of our business, the loss of this activity has created significant financial hardship for Midland.

Midland has applied for a Temporary Use Permit (TUP) to allow warehouse sales for a period of three years. **We understand that a TUP maybe issued for a maximum of three years, with the potential to be renewed once, at Council's discretion, for a second period of three years.**

Midland has sought—and is actively seeking—to identify another location that would permit warehouse sales. Locations meeting Midland's floorplate and operational criteria that allow warehouse sales are extremely scarce in Richmond, and in the region as a whole. **We will continue to seek an alternative location during the term of the TUP and we sincerely appreciate the time that a TUP would afford us to seek another location that meets our needs, while remaining a vital, Richmond-based business.**

Sincerely,



Lee Methot
President & CEO
Midland Appliance Ltd

Nathan Andrews
Planning & Development Division
City of Richmond
6911 Number 3 Road
Richmond, BC V6Y 2C1
Sent by email: nandrews@richmond.ca

RE: Commitment to maintaining adequate parking, including lease of Unit 110 – 2800 Viking Way

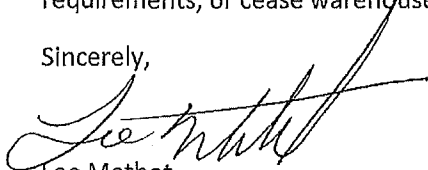
Dear Mr. Andrews,

Midland understands that a condition of issuance of a business license permitting warehouse sales at 13651 Bridgeport Road is the provision of adequate parking. This requires the use of surplus parking available at the adjacent site leased by Midland, at Unit 110 – 2800 Viking Way.

Midland's lease for the Bridgeport Road site expires on February 28, 2022, with the option to renew for another 5-year term. The Viking Way lease also expires February 28, 2022, with no provision for renewal currently in place. In both cases the landlords have said it is too early to start negotiations related to renewals.

Given the circumstances above, **Midland commits to maintaining a lease at the Viking Way site to ensure adequate parking is provided through the duration of the Temporary Use Permit (TUP) for warehouse sales.** Midland understands that if the parking is no longer available (due to lease expiration or otherwise), Midland will be required to identify alternative parking arrangements satisfactory to the City of Richmond, reduce the floor area used for warehouse sales in order to meet parking requirements, or cease warehouse sales until parking considerations are addressed.

Sincerely,



Lee Methot
President & CEO
Midland Appliance Ltd

Encl. Lease Extension for 13651 Bridgeport Road
Lease – Unit 110 – 2800 Viking Way



No. TU 20-890999

To the Holder: BROOK POONI ASSOCIATES
Property Address: 13651 BRIDGEPORT ROAD
Address: C/O DAN WATSON
BROOK POONI ASSOCIATES
SUITE 200 – 1055 WEST HASTINGS STREET
VANCOUVER, BC V6E 2E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule “A” and to the portion of the building shown cross-hatched on the attached Schedule “B”.
3. The subject property may be used for the following temporary Commercial uses:

Warehouse Sales to a maximum floor area of 1,490 m² (16,043 ft²) as shown in cross-hatching on the attached Schedule “B” and limited the sale of household appliances only and the provision of 87 vehicle parking spaces.
4. As a condition of the issuance of this Permit:
 - a) Prior to issuance of a Business Licence for warehouse sales the applicant must provide verification that they have access to 87 parking stalls; and
 - b) Prior to issuance of a Business Licence for warehouse sales the applicant must provide verification that 12 2-zone monthly transit passes are available to employees.
5. As a condition of the issuance of this Permit, a \$10,000.00 security must be provided to ensure the following items described in Schedule “B” are completed:
 - 11 Class 1 bicycle parking stalls, equivalent to 10 m² of bicycle storage, will be provided within the unused office space at #170-2800 Viking Way;
 - 11 Class 2 bike parking spaces will be provided on the subject site;
 - All required 87 parking stalls will have painted stall lines; and
 - Installation of a defined pedestrian path from the City sidewalk and on-site bicycle racks to the front entrance of the building.

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
7. If the Holder does not commence the construction permitted by this Permit within 24 months of the date of this Permit, this Permit shall lapse and the security shall be returned in full.

This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

DELIVERED THIS DAY OF , .

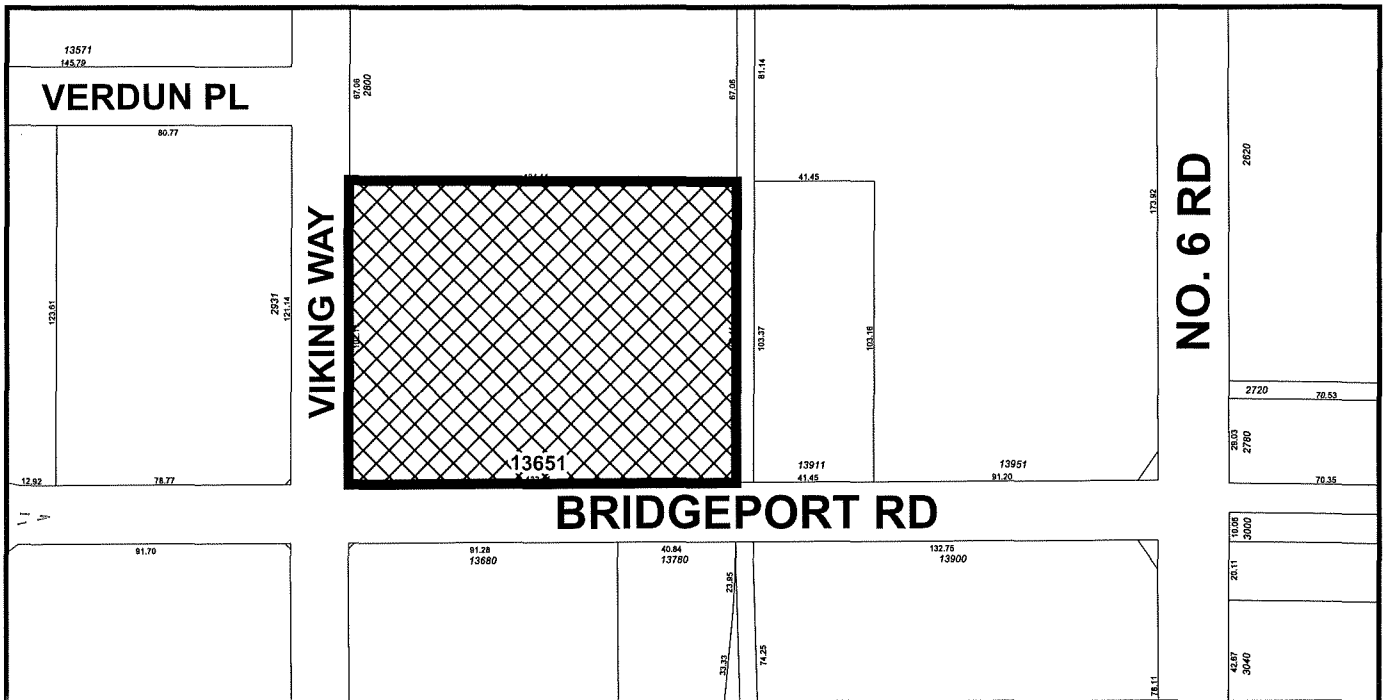
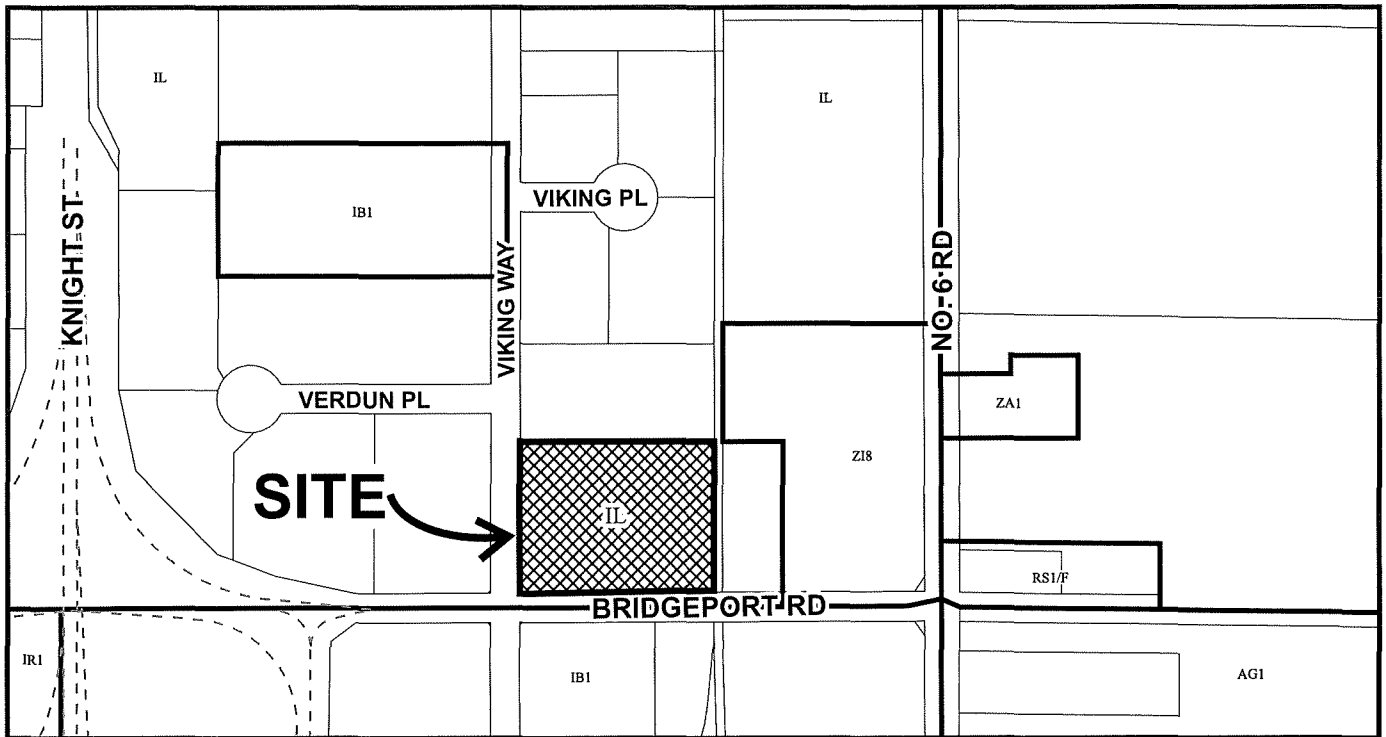
MAYOR

CORPORATE OFFICER



City of Richmond

SCHEDULE "A"



TU 20-890999

Original Date: 01/20/20

Revision Date:

Note: Dimensions are in METRES

[illegible]

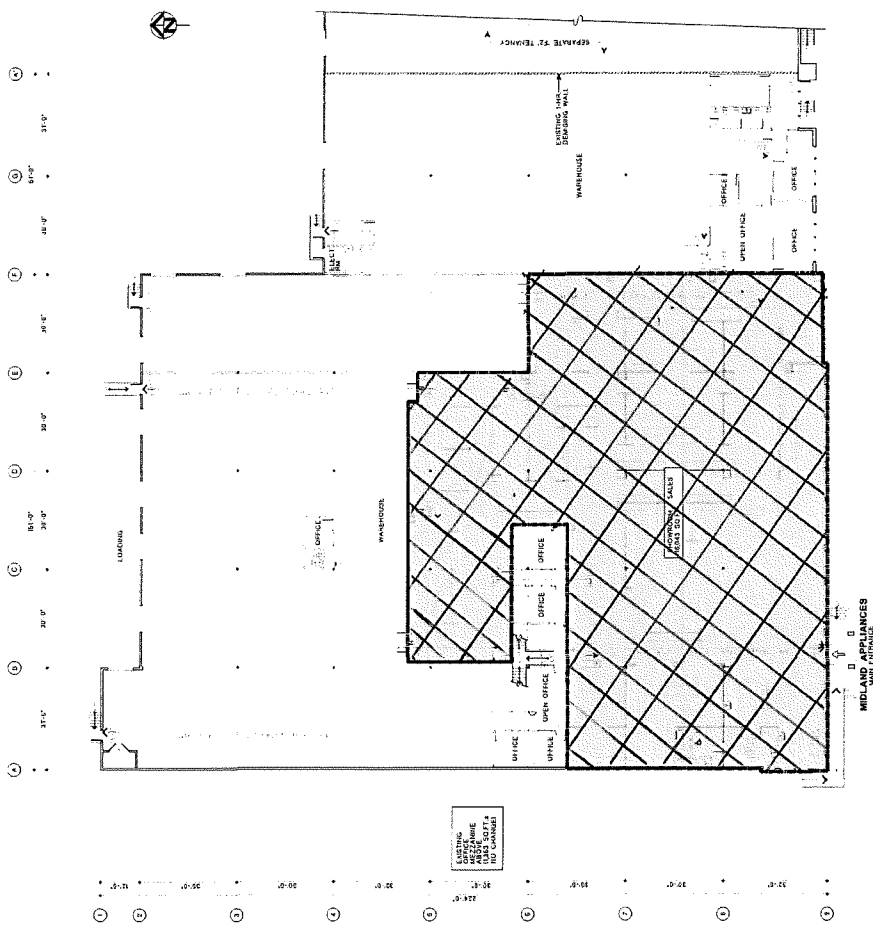
TENANT:
MIDLAND APPLIANCES

OWNER C/O:
**MADISON PACIFIC
PROPERTIES INC.**

PROJECT:
**ZONING TEXT
AMENDMENT**

**KEYSTONE BUILDING
12651 BRIDGEPORT ROAD,
RICHMOND, B.C.**

OVERALL FLOOR PLAN	
Scale	1/8" = 1'-0"
Date	MARCH, 2016
Drawn by	H. DUNSTAN / E. WONG
Project	Revision
18016	2 F



ALL CONSTRUCTION SHOWN IS EXISTING
UNLESS OTHERWISE NOTED

MAIN FLOOR PLAN
SCALE: 1/16" = 1'-0"



City of Richmond

Report to Committee

To: General Purposes
From: Kim Somerville
Director, Community Social Development
Date: September 29, 2020
File: 07-3000-01/2020-Vol
01
Re: **Non-Profit Social Service Agency Space Needs - Policy Options**

Staff Recommendations

1. That Council Policy 5051 "Non-Profit Organization Replacement and Accommodation Policy", as outlined in the staff report titled, "Non-Profit Social Service Agency Space Needs – Policy Options" dated September 29, 2020 from the Director, Community Social Development be adopted;
2. That density bonus provisions in the Zoning Bylaw for Community Amenity Space be used to secure non-profit organization space;
3. That OCP Policy be reviewed and economic analysis of further policy options to increase the supply of non-profit space be conducted; and
4. That, following the proposed economic analysis, staff bring forward a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments for Council consideration.

Kim Somerville
Director, Community Social Development
(604-247-4671)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Recreation Services	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On October 15, 2019, City Council considered the staff report titled “Non-Profit Social Service Agency Current and Future Space Needs” and resolved:

That the City and key stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies in Richmond as described in the staff report titled “Non-Profit Social Service Agency Current and Future Space Needs”, dated September 20, 2019 from the Director, Community Social Development; and

That options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified.

The above-noted staff report presented the results of a survey of non-profit social service agencies, conducted to gain a better understanding of agency-specific space needs. This report responds to the above staff referral, resulting from discussion of both immediate and long-term agency-specific space needs.

This report supports Council’s Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports Council’s Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.6 Growth includes supports and/or services for Richmond's vulnerable populations, including youth, seniors, individuals with health concerns, and residents experiencing homelessness.

This report also supports the advancement of the following Council-adopted Social Development Strategy Actions:

Action 29 – Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments.

29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendations to Council on specific rezoning applications.

Findings of Fact

In the October 15, 2019 City Council referral regarding the current and future space needs of non-profit social service agencies (hereafter referred to as NPOs or agencies), staff were requested to (1) seek immediate opportunities to address the loss of at-risk, high priority NPO space, and (2) to identify options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations.

Staff are proposing a two-phased approach to addressing this referral. The first phase, addressed in this report, proposes the adoption of a Replacement and Accommodation Policy to meet immediate NPO space replacement needs as well as the use of existing policy tools to secure additional NPO space.

The second phase proposed would consist of exploring new or increased density bonus policies to support NPO space needs and related factors. However, economic analysis is required to ensure that further proposals are viable and effective, which staff propose to initiate in Q2 of 2021. Based on the results of the economic analysis and stakeholder consultation, staff would then propose a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments, as outlined in Social Development Strategy Actions 29 and 29.1.

In addition to economic analysis based on land use and development factors, the long-term impacts of COVID-19 on NPO space needs must also be considered prior to further policy changes. While space needs may decrease if agency staff continue working remotely, space needs may also increase due to greater demand stemming from COVID-19 impacts (e.g. income loss, increased mental health challenges). Space needs may also increase due to the need for physical distancing when in-person services are provided. However, other trends resulting from the pandemic (e.g. businesses closures, working remotely) may increase space availability and affordability.

The Social Purpose Real Estate Collaborative (SPREC), of which the City is a member, is a roundtable of social purpose funders and investors, including several municipalities around the province. SPREC is conducting a survey of social purpose real estate needs in the 4th Quarter of 2020. This survey includes questions pertaining to the impact of COVID-19 on both NPO space needs and availability. Results will be reported to Council in the 2nd Quarter of 2021 and will be incorporated into the proposed economic analysis.

An overview of how the City currently supports NPO space needs is provided below, followed by an outline of Richmond NPO space needs surveys recently presented to City Council. A brief space needs update is also provided.

Current City Supports for Social Service Agency Space

The City has provided a range of supports for non-profit social service agency space needs over the years as opportunities have become available. City-owned premises have been leased (e.g. Richmond Family Place, Richmond Centre for Disability, Turning Point Recovery Society), City land has been provided (e.g. Richmond Caring Place, Nova Transition House) and meeting space has been made available. Permissive tax exemptions have also been approved by Council on a case-by-case basis for organizations occupying City premises (e.g. Richmond Society for Community Living, Girl Guides of Canada and Developmental Disabilities Association).

City policies have also supported the development of affordable housing and child care centres operated by non-profit societies in Richmond, including Storeys, Kiwanis Towers, The Salvation Army Emergency Shelter and two Early Childhood Development hubs. While primarily providing affordable supportive housing, the Storeys development also houses Pathways Clubhouse, Richmond Addiction Services and the United Chinese Community Enrichment Services Society (SUCCESS) settlement and employment programs. In addition to child care programs that will be offered, the Capstan Village Early Childhood Development Hub may include sublease opportunities for agencies providing child and family strengthening services, and the Brighthouse Village Early Childhood Development Hub may have program space available for occasional community use.

Staff continue to seek opportunities to help accommodate non-profit agencies in City-owned properties. However, as these are often strategic land holdings designated for future parks, roadways or other City uses, usually long-term occupancy is not an option. These premises may be unsuitable for other reasons as well (e.g. inaccessible by those with mobility challenges). Staff continue to keep the Richmond Community Services Advisory Committee (RCSAC) informed about suitable City-owned space opportunities that may arise, as has been done to date with other City properties available for lease.

Non-Profit Space Needs Surveys

The RCSAC has completed a two-phase review of NPO space needs. The first phase, consisting of a report to demonstrate the need for and anticipated benefits of a proposed NPO Space Needs Survey, was funded by a 2017 seed grant from the Richmond Community Foundation (RCF). A subsequent RCF grant of \$10,000 was awarded to support the survey development and analysis ("Phase Two"), which the City supplemented with a 2018 Council Community Initiatives One-Time Expenditures grant of \$13,000 to complete the project. The City provided further support by hosting the survey on Let's Talk Richmond.

The RCSAC Phase Two report, the "Richmond Non-Profit Social Purpose Space Needs Review", was considered at the May 22, 2019 Planning Committee meeting. This report provided comprehensive information about the overall need for space by the non-profit social service sector in Richmond. Agencies emphasized that the primary need is for dedicated, long-term agency space that is not met by off-site programming opportunities.

As a result of the Planning Committee discussion, the need for agency-specific information was identified to better understand NPO space needs. Staff were requested to work with the RCSAC

to provide information about members' current and future space needs and report back. As City policies and strategies to support child care and affordable housing are already in place, these uses were not surveyed and are not addressed in this report.

At the October 8, 2019 Planning Committee meeting, the agency-specific information was considered. Survey results indicated that, due to the lack of affordable, appropriate space for rent or lease, (1) three agencies lacked premises for programs, even though two programs had secured funding; (2) seven agencies had insecure tenure as they were renting on a monthly basis or had a temporary lease only; and (3) thirteen agencies indicated needing larger premises to incorporate new programs and to meet the demands of a growing population. Respondents indicated that a total of approximately 55,000 square feet of usable space is needed in the next five years, with an additional 45,000 needed within 10 to 15 years.

On October 15, 2019, City Council considered the report and requested that (1) the City and stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies space and (2) options to increase the supply of non-profit social service agency space be identified.

Space Needs Update

Since the agency-specific space needs data was collected in the 2nd Quarter of 2019, some progress in securing NPO space has been made:

- Two agencies (Community Mental Wellness Association of Canada seeking 1,500 square feet and Richmond Society for Community Living Quantum Program seeking 3,082 square feet) were facing displacement due to the proposed redevelopment (RZ 18-807640) of the property where they were located. Through the rezoning process, at City Council's discretion, the applicant worked with these agencies to provide relocation assistance. The rezoning application includes the requirement for the developer to provide affordable replacement space at a 1:1 ratio as part of the proposed redevelopment. The agencies that were located on the site will be provided with first right of refusal to occupy this space. In the event that these agencies do not wish to occupy the replacement space, the space may only be rented to a NPO acceptable to the City;
- Vancouver Coastal Health has been assisting Richmond Addiction Services Society (RASS) to secure a location for the Foundry Youth Services Centre and is reporting progress; once confirmed, this would address the need for 8,500 – 12,000 square feet; and
- Staff are in preliminary discussions regarding possible NPO amenity space through redevelopment.

Staff will continue to advise Council regarding the progress of these opportunities to secure NPO space.

Analysis

The following analysis responds to the October 15, 2019 Council referral requesting that immediate opportunities to prevent the loss of NPO space be sought and options to increase the supply be identified. The analysis is divided into four sections: (1) Immediate Opportunities to

Prevent the Loss of NPO Space, (2) Existing Policy Options to Increase Supply, (3) Further Policy Options Requiring Economic Analysis, and (4) Development of a Policy Framework. A table outlining proposed actions to address the above referrals is included in Attachment 1.

1. Immediate Opportunities to Prevent the Loss of NPO Space

In response to the first part of the October 15, 2019 referral, *“that the City and key stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies in Richmond”*, staff surveyed City, Richmond School District and faith premises for available space for rent or lease for dedicated NPO use. No opportunities emerged from this survey, either now or in the foreseeable future. However, staff will repeat the survey intermittently to monitor space availability in the community.

Also, in response to Council’s direction to seek immediate opportunities, staff negotiated replacement space for two NPOs displaced by the proposed RZ 18-807640 development on Minoru Boulevard. To ensure that such opportunities continue to be pursued, staff propose that a Replacement and Accommodation Policy be adopted to ensure that at-risk NPO space will be secured. Such a policy would be specific to OCP amendment or rezoning applications for redevelopment sites with existing NPOs that would be displaced should the property be redeveloped. Further rationale regarding this policy is provided below.

1.1 Replacement and Accommodation Policy

The need for a replacement and accommodation strategy for NPOs at risk of displacement due to redevelopment is apparent in the results of NPO space needs assessments. Results of the agency-specific space needs survey presented to Council on October 15, 2019, indicated that, in addition to the two agencies that a developer is proposing to accommodate on Minoru Boulevard (RZ 18-807640), four other City Centre agencies remain at risk of displacement due to redevelopment. Together, they reported needing from approximately 20,000 square feet of usable space in the next five years to as much as 40,000 square feet in the next 15 years.

To mitigate the impact of redevelopment on Richmond agencies, staff recommend that a NPO Replacement and Accommodation Policy (Attachment 2) be adopted. The proposed policy reflects the approach taken with RZ 18-807640, whereby the resident NPOs would be provided with replacement space at 50% of market rent, assistance with securing a temporary location and related moving costs, and the right of first refusal to return as a tenant in the new development. The agreement would secure the space for non-profit use at 50% of market rent in perpetuity, with the developer retaining ownership of the units.

In addition, due to the significant NPO costs incurred by displacement, this policy proposes three months free rent for NPO tenants that have been at that location for longer than one year. This requirement reflects a similar clause in the City’s Market Rental Housing Policy, whereby relocation assistance plus three months of free rent, for tenants who have resided in the applicable rental units for longer than one year, is provided in redevelopments of existing market rental housing.

The proposed policy would be applicable to NPOs providing services to primarily Richmond residents at that location. To ensure that uses can be easily accommodated within new developments, eligible uses are limited to those compatible with office-type settings, including multi-purpose rooms for group activities.

In addition to social services, the policy would apply to other non-profit sectors (e.g. arts, recreation) that provide services within this type of setting. As City policies and strategies to support child care and affordable housing already exist, these uses would not be addressed by this policy. Community Social Development and the Community Services Division will advise Planning and Development as to which eligible organizations are at risk of displacement based on information provided through space needs surveys and community contacts.

The following table provides some factors to consider regarding this option.

Table 1

Option	Considerations	Next Steps	Time Frame	Financial Implications
Adopt a Council Replacement and Accommodation Policy for NPO tenants at risk of losing space, at sites undergoing OCP amendment or rezoning, requiring developers to offer: <ul style="list-style-type: none"> • 1:1 minimum replacement space in the form of developer-owned community amenity space to be secured for NPO use in perpetuity; • Permanent replacement space secured at 50% of market rates in perpetuity; • Assistance with securing a temporary location with rates affordable to the agency and related moving costs to and from the temporary space; • Three months free rent for tenants who have been at that location for longer than one year; and • Right of first refusal to occupy the permanent space. 	Pros: Ensures NPO replacement space; Ensures long-term availability and affordability; Provides predictability for developers; Provides direction for staff. Cons: Costs, including long-term rent relief, may be disincentive to development; NPOs may be evicted prior to rezoning being pursued.	Adopt Policy (Att. 2)	2020	None, as space would be developer owned and managed.

The proposed policy presents measures required to address agency displacement. Most terms have already been accepted by one developer, in the RZ 18-807640 example provided. Staff recommend that moving costs, as well as three months free rent for long-term tenants also be included in future negotiations as significant NPO costs are incurred by redevelopment.

2. Existing Policy Options to Increase Supply

In response to the second referral, *“that options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified”*, existing density bonus policies in the City Centre Area Plan (CCAP) and Zoning Bylaw may be used to secure NPO space. These opportunities are described below.

2.1 CCAP Density Bonus Policies

As proposed in the Social Development Strategy, built space or cash-in-lieu secured through private rezoning as an amenity contribution is one possible avenue through which the City might secure space for use by NPOs. For example, the CCAP embodies a “development-led approach” whereby development pays for amenities needed to support the growing population. To achieve this, the CCAP Village Centre Bonus (VCB) allows for the negotiation of community amenities, as determined by the City, in each of the six transit-oriented urban Village Centres in exchange for increased density or as part of the development approval process. The VCB enables developers within specifically identified areas to achieve an additional 1.0 non-residential FAR provided that:

- a) 5% of this area is provided to the City in the form of a turnkey civic facility (community centre, ECD, childcare); or
- b) the developer provides an equivalent cash-in-lieu payment should the City not wish to pursue physical space in the development. Cash-in-lieu contributions are intended to fund future civic facilities.

Although intended for civic facilities (e.g., community centres, libraries) identified by the Community Services Department, existing CCAP density bonus strategies allow NPO space to be an identified use. However, the primary intention of these strategies is to ensure that the increased demand for civic facilities created by population growth is paid for through development. If another use such as NPO space was introduced, less space and funding would be available for civic facilities. This would result in underserved high density areas, while overburdening existing facilities in neighbouring communities or alternatively, increased capital requests to support the development of required civic facilities. Therefore, to ensure that civic facilities are prioritized, this approach is not recommended for NPO space.

2.2 Zoning Bylaw Density Bonus Policies

In addition to the CCAP, the City’s Zoning Bylaw provides opportunities for the negotiation of NPO space. Developments in certain commercial zones may receive a modest density bonus for the provision of “Community Amenity Space”, meaning “space provided for the active or passive recreation, cultural and social enjoyment of the community at large”. This density bonus, not intended for civic facilities, can be used for the provision of NPO space. However, minimal additional density is offered to incentivise the provision of this space.

The following table provides some factors to consider regarding this option.

Table 2

Option	Considerations	Next Steps	Time Frame	Financial Implications
Use existing Zoning Bylaw provisions to secure City-owned space for lease to NPOs.	Pros: Policy change not required; Ensures affordability for NPO; City retains asset; Does not impact contributions to civic facilities. Cons: May not result in significant contributions for NPO space.	Secure NPO space using this approach.	Immediate	City may lose revenue if tax exemption approved.

While opportunities to implement Zoning Bylaw provisions are being explored, there has been no explicit policy direction for staff to use these tools to secure NPO space to date. Therefore, it is recommended that staff seek opportunities to implement these provisions to secure NPO space. Prior to the development of a Policy Framework for securing community amenity space (see #4 below), Community Social Development staff will oversee a Request for Proposals process to identify suitable NPO tenants.

3. Further Policy Options Requiring Economic Analysis

To assist NPOs to secure needed space, a number of City policy options merit exploration but require economic analysis and further consultation with internal City departments to clarify any potential financial implications. As the economic impacts of COVID-19 on NPO space needs, as well as commercial space availability and affordability, will clarify in the months ahead, staff recommend that this analysis be initiated in the 2nd quarter of 2021.

The analysis would address such factors as (1) the feasibility of increased or new density bonus incentives; (2) the need to secure tenant improvements; (3) the viability of achieving a NPO hub; (4) the merit of establishing a NPO Capital Statutory Reserve Fund; and (5) the financial implications of ownership models. A brief overview of these considerations follows.

3.1 Increased or New Density Bonus Incentives

With respect to the Zoning Bylaw CDT3 zone and similar sub-zones, a factor that may be limiting developers from pursuing amenity options is that a minor density bonus increase (e.g. 0.1 or 0.2 FAR) does not provide sufficient incentive. Therefore, it is worth exploring if a larger increase is viable. Likewise, CCAP density bonus policies to secure NPO space, similar to those provided for child care and affordable housing, may be possible but require economic analysis to determine if such policies would be both viable and effective. As indicated, the impact of COVID-19 on these space needs would be taken into consideration.

3.2 Tenant Improvements

Given the high cost of tenant improvements and the lack of sufficient capital funds typically available to NPOs, staff recommend exploring the viability of including tenant improvements in negotiated NPO facilities, such as the City currently provides for child care and affordable housing amenities. NPOs often lack the significant capital funds required to render new spaces, or retrofitting existing space, suitable to meeting client needs. As agency fundraising capacity is limited and capital grants are rarely available, most NGOs are unable to finance such expenditures.

Economic analysis would help to determine if there are effective ways to secure sufficient funds for tenant improvements through development negotiations without being a disincentive. This will help to ensure that adequate policy tools are in place to obtain suitable agency premises that will be affordable for agencies to occupy and finished to best serve the community.

3.3 Aggregating Contributions to Create a NPO Hub

The benefits of achieving a second NPO community services hub, similar to the Richmond Caring Place, would be many. RCSAC survey results have indicated consistent respondent support for agency co-location as a way to improve service delivery, client outcomes and partnerships as well as to achieve spatial, operational and economic efficiencies. As co-location provides greater value than a number of smaller, disparately located spaces, staff recommend that viable means of achieving compatible co-locations and ideally, a social services hub, be explored.

To achieve a social services hub based on developer contributions would require a cash-in-lieu or value transfer policy. The proposed economic analysis would explore possible approaches and assess their viability.

3.4 Establish a NPO Capital Statutory Reserve Fund

The creation of a designated NPO Capital Statutory Reserve Fund to hold cash-in-lieu contributions would allow for the accrual of funds to create larger spaces. The establishment of a Reserve Fund would also enable the transfer of funds to more suitable locations than may be provided by on-site built space. Economic analysis would assist in determining if such a fund is viable and advantageous.

3.5 Financial Implications of Amenity Ownership Models

The City may secure City-owned or developer-owned space for lease to NPOs. An example of developer ownership is that proposed for the Richmond Society for Community Living & Community Mental Wellness Association of Canada replacement space at the RZ 18-807640 development on Minoru Boulevard. This model is advantageous to the City and NPOs in that space is secured at below-market rates in perpetuity, while lifecycle facility costs are born by the developer, who retains the asset. However, even at 50% below market rent, when variable triple-net operational costs (includes property tax, building insurance and maintenance, in addition to

rent and utilities) are passed on to the tenant, the monthly fees become onerous for some agencies. It is also unclear if there is any benefit to the developer by retaining the asset.

A third option, in place of developer ownership, would be the transfer of title to a third party non-profit operator such as the Richmond Caring Place Society (RCPS). This would benefit NPOs by ensuring below-market rates while relieving the City and developers of life-cycle maintenance and repair. This model would also provide significant assets to the community for NPO use in perpetuity and help to meet RCPS and other social service expansion needs. As ownership models have varying cost implications for all parties involved, staff recommend that such financial implications be included in the economic analysis.

The following table provides some factors to consider regarding undertaking this analysis.

Table 3

Option	Considerations	Next Steps	Time Frame	Financial Implications
Conduct an economic analysis of further policy considerations, including: <ul style="list-style-type: none"> Increasing or adding new density bonus incentives; Securing tenant improvements to ensure functional space; Aggregating contributions toward a NPO hub (e.g. 50,000 sf); Establishing a NPO Capital Statutory Reserve Fund; and Exploring the implications of ownership models (e.g. developer, City, third party NPO). 	Pros: Economic analysis would help to determine appropriate policy approaches and viable incentives to optimize NPO space. Cons: COVID-19 impacts on supply and demand may not be fully known for some time.	Conduct the analysis. Propose options based on results of economic analysis.	Q2 2021 Q4 2021	Existing budgets will be used to conduct the analysis.

Additional policy requirements or incentives may be needed to generate sufficient resources to meet current and future NPO space needs, including tenant improvements, prioritizing of hub space and other considerations. Economic analysis is required to ensure that any new policy approaches would effectively secure contributions while not deterring developers' use of such tools. Achieving a balance between increasing benefits for NPO space while ensuring that development remains viable would be sought. As indicated, the impacts of COVID-19 to date on NPO space supply and demand would be included in the analysis.

4. Development of a Policy Framework

To guide the process of recommending uses of community amenity space secured through Zoning Bylaw provisions, staff recommend that the following Social Development Strategy Action be implemented:

Action 29 – Prepare an enhanced policy framework for securing community amenities (e.g. space for City services, space for lease to community agencies) through the rezoning process for new developments including:

29.1 Developing an administrative structure (e.g. senior staff review team) and criteria for assessing community amenity options for recommendations to Council on specific rezoning applications.

As the proposed economic analysis of policy considerations pertaining to NPO space would provide information relevant to an enhanced policy framework and assessment criteria, staff propose that the policy framework, structure and criteria be prepared once the financial analysis is complete and results have been considered by Council. In developing the framework, results of consultation with key stakeholders, including the RCSAC, Richmond Caring Place Society, the Urban Development Institute, senior governments and public partners would also be considered.

The following table provides some factors to consider regarding this option.

Table 4

Option	Considerations	Next Steps	Time Frame	Financial Implications
Propose a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments.	<p>Pros: Will provide a policy framework, including a staff process and criteria, for making amenity use recommendations; Will address results of economic analysis and stakeholder consultation; Will provide greater clarity for staff, developers, NPOs and Council.</p> <p>Cons: May involve longer decision-making process.</p>	Propose options	Q4 2021	Will incorporate the results of proposed economic analysis.

A policy framework, including an administrative structure and criteria, will help to ensure that recommendations for amenity use are based on a transparent process reflecting City Council-approved priorities.

Summary

This report describes actions taken to date and proposes additional actions to address the following October 15, 2019 City Council referral:

That the City and key stakeholders seek immediate opportunities to prevent the loss of at-risk, high priority social service agencies in Richmond as described in the staff report titled “Non-Profit Social Service Agency Current and Future Space Needs”, dated September 20, 2019 from the Director, Community Social Development; and

That options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified.

With respect to the first part of the referral, that “*immediate opportunities to prevent the loss of at risk, high priority social service agencies in Richmond*” be pursued, two actions have been implemented: (1) staff have surveyed City, Richmond School District (RSD) and faith premises for opportunities; and (2) replacement space for two NPOs displaced by development has been negotiated in the proposed RZ 18-807640 development on Minoru Boulevard. To ensure that these opportunities continue to be pursued, staff recommend (1) repeating the survey of City, RSD and faith premises intermittently and (2) adopting a NPO Replacement and Accommodation Policy (Attachment 2).

In response to the second part of the referral, “*that options to increase the supply of affordable non-profit social service agency space in the City Centre and other appropriate locations be identified*”, staff recommend a two-stage approach: (1) use existing Zoning Bylaw provisions to secure NPO space; and (2) conduct an economic analysis of additional policy options to increase the supply and maximize the benefit of NPO space. Following consideration of the results, as well as stakeholder consultations, a policy framework, staff review process and criteria for community amenity use would be proposed.

5. Next Steps

As indicated, staff will continue to implement existing policy options as opportunities arise and will advise Council regarding progress in securing NPO space. To determine additional policy avenues to pursue, staff will conduct an economic analysis in the 2nd Quarter of 2021.

In the meantime, the province-wide Social Purpose Real Estate Collaborative survey of social purpose real estate needs will be conducted in the 4th Quarter of 2020 with analysis, including COVID-19 impacts, to be completed in the 1st Quarter of 2021. Survey results will be presented to Council in the 2nd Quarter of 2021 and taken into consideration in the proposed economic analysis.

Following Council’s review of the economic analysis results, staff propose to consult with key stakeholders, including the RCSAC, Richmond Caring Place Society, the Urban Development Institute, senior governments and public partners prior to reporting back with recommendations. At that time, staff would propose a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments.

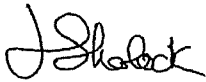
Financial Impact

None.

Conclusion

Non-profit social service agencies are facing numerous threats to their stability, including the lack of affordable, appropriate and accessible space. Impacts include the risk of displacement due to redevelopment; the loss of funding for vital community services when suitable facilities

cannot be found; and the inability to adequately serve a growing population. Proposed actions will help to ensure that essential social services, particularly needed given the social and economic consequences of COVID-19, continue to be available to Richmond residents.

A handwritten signature in black ink, appearing to read 'J. Sherlock'.

Lesley Sherlock
Social Planner
(604-276-4220)

- Att. 1: Table of Policy Options to Support NPO Space
2: Draft Replacement and Accommodation Policy

Policy Options to Support NPO Space

Option	Considerations	Next Steps	Time Frame	Financial Implications
1. Immediate Opportunities to Prevent the Loss of NPO Space				
Adopt a Council Replacement and Accommodation Policy for NPO tenants at risk of losing space, at sites undergoing OCP amendment or rezoning, requiring developers to offer: <ul style="list-style-type: none"> • 1:1 minimum replacement space in the form of developer-owned community amenity space to be secured for NPO use in perpetuity; • Permanent replacement space secured at 50% of market rates in perpetuity; • Assistance with securing a temporary location with rates affordable to the agency and related moving costs to and from the temporary space; • Three months free rent for tenants who have been at that location for longer than one year; and • Right of first refusal to occupy the permanent space. 	Pros: Ensures NPO replacement space; Ensures long-term availability and affordability; Provides predictability for developers; Provides direction for staff. Cons: Costs, including long-term rent relief, may be disincentive to development; NPOs may be evicted prior to rezoning being pursued.	Adopt Policy (Att. 2)	2020	None, as space would be developer owned and managed.
2. Existing Policy Options to Increase Supply				
Use existing density bonus policies in the Zoning Bylaw to secure City-owned space for lease to NPOs.	Pros: Policy change not required; Ensures affordability for NPO; City retains asset; Does not impact contributions to civic facilities. Cons: May not result in significant	Secure NPO space using these approaches; Develop policy framework and criteria regarding amenity use.	Immediate Q3 2021	City may lose revenue if tax exemption approved.

	contributions for NPO space.			
3. Further Policy Considerations Requiring Economic Analysis				
Conduct an economic analysis of further policy considerations, including: <ul style="list-style-type: none"> Increasing or adding new density bonus incentives; Securing tenant improvements to ensure functional space; Aggregating contributions toward a NPO hub (e.g. 50,000 sf); Establishing a NPO Capital Statutory Reserve Fund; and Exploring the implications of ownership models (e.g. developer, City, third party NPO). 	Pros: Economic analysis will help to determine appropriate policy approaches and viable incentives to secure NPO space. Cons: COVID-19 impacts on supply and demand may not be fully known for some time.	Conduct the analysis. Propose options based on results of economic analysis.	Q2 2021 Q4 2021	Existing budgets will be used to conduct the analysis.
4. Develop a Policy Framework				
Propose a policy framework, staff review process and criteria for securing community amenity options through the rezoning process for new developments.	Pros: Will provide a policy framework, including a staff process and criteria, for making amenity use recommendations; Will address results of economic analysis and stakeholder consultation; Will provide greater clarity for staff, developers, NPOs and Council. Cons: May involve longer decision-making process.	Propose options.	Q4 2021	Will incorporate the results of proposed economic analysis.



Page 1 of 2	Non-Profit Organization Replacement and Accommodation Policy	Policy 5051
	Adopted by Council: <date>	

POLICY 5051

Objective: To support existing non-profit organization (NPO) tenants by ensuring that community social service needs are maintained when NPO displacement would result from redevelopment.

It is Council policy that:

- a) As part of the development application review process (Rezoning and OCP Amendment), the owner is to provide staff with a summary of existing on-site non-profit organizations (NPO) and provide confirmation of the following:
 - i. The NPO tenants have been provided with a minimum 6 months notice;
 - ii. The owner has offered to secure NPO permanent replacement space of an equivalent area in the new development;
 - iii. The owner has offered the replacement space at 50% of market rent in perpetuity;
 - iv. The owner has offered three months free rent for NPO tenants who have been at that location for longer than one year;
 - v. The owner has offered to provide the tenant with assistance (e.g. services of a realtor) in finding new and/or temporary space at a lease rate affordable to the agency and cover moving costs to and from the temporary space.
- b) In the new development, the owner is to provide:
 - i. A permanent replacement space comprised of at least an equivalent area to shell level finish.

Shell space is defined as space enclosed by the exterior building envelop which includes suitable washroom facilities; heating and cooling; infrastructure for electrical, mechanical and IT services connected to base building systems and distributed to ceiling level; and stud level of wall and ceiling finishes to allow for future connections;
 - ii. Rent of the NPO replacement space at 50% of market rates in perpetuity;



Page 2 of 2	Non-Profit Organization Replacement and Accommodation Policy	Policy 5051
	Adopted by Council: <date>	

- iii. The NPO tenant with the first right of refusal to occupy the permanent replacement space in the new development;
 - iv. If the NPO tenant who originally occupied the site declines their first right of refusal to occupy or later vacates the premise, the space may only be occupied by a NPO acceptable to the City.
- c) The above will be secured with legal agreements registered on title prior to rezoning bylaw adoption or Development Permit issuance.

Non-profit Tenant Eligibility:

- The proposed policy would be applicable to non-profit organizations providing services to primarily Richmond residents at that location, as determined by the City. Eligible uses are limited to those compatible with office-type settings, including multi-purpose rooms for group activities, which would be easily accommodated within a new development.
- In addition to social services, this policy would apply to other non-profit sectors (e.g. arts, recreation) that provide services within an office-type setting. As City policies and strategies to support child care and affordable housing already exist, these uses would not be addressed by this policy.
- Community Social Development and Community Services Divisions will advise Planning and Development as to which eligible organizations are at risk of displacement based on information provided through space needs surveys and community contacts.



City of Richmond

Report to Committee

To: General Purpose Committee

Date: October 5, 2020

From: Barry Konkin
Director, Policy Planning

File: 08-4045-20-20/2020-Vol01

Re: City Centre Area Plan Amendment – Development Permit Guidelines for the
Spires Road Area

Staff Recommendation

1. That Official Community Plan Bylaw 7100, Amendment Bylaw 10190, to amend the Development Permit Special Precinct Key Map to include the Spires Road area as a Special Precinct, and adding a new set of Special Precinct Development Permit Guidelines for this area to the City Centre Area Plan in Schedule 2.10, be introduced and given first reading;
2. That Bylaw 10190, 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 477(3)(a) of the *Local Government Act*;
3. That Bylaw 10190, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and
4. That the proposed amendments to the *Specific Land Use Plan: Brighthouse Village (2031)* to update the road network, park designation and pedestrian linkages as provided in the report dated October 5, 2020, from the Director of Policy Planning be endorsed to proceed to public consultation.

Barry Konkin
Director, Policy Planning

BK:el
Att. 9

REPORT CONCURRENCE		
ROUTED TO: Development Applications Parks Services Transportation	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Spires Road neighbourhood (Attachment 1) is identified in the City Centre Area Plan (CCAP) as an area intended to transition from a predominately single-family neighbourhood to a neighbourhood of urban-style townhouses with dedicated parking structures.

At the Public Hearing held on September 3, 2019, after the review of a proposed townhouse development and a discussion on design continuity for new developments in the neighbourhood, Council passed the following referral motion:

“That staff be directed to develop design guidelines for the Spires Road area as it develops, and consult with the Advisory Design Panel as required.”

This report responds to this referral as follows:

1. Introducing new Special Precinct Development Permit Guidelines in the City Centre Area Plan specific to the Spires Road neighbourhood.
 - Official Community Plan (OCP) Amendment Bylaw 10190 is provided for Council’s consideration.
 - This Bylaw would introduce the proposed Spires Road Development Permit Guidelines as an amendment to the CCAP.
 - The goal of these guidelines is to ensure overall continuity in neighbourhood design and character within the Spires Road area.
 - Should Council grant first reading to the proposed OCP Amendment Bylaw, the bylaw will be forwarded to a Public Hearing, where the public will have an opportunity to comment.
2. Recommending additional measures for Council’s consideration to achieve design continuity in neighbourhood character.
 - The report identifies a number of issues that have delayed development of the Spires Road area and recommends an updated road network and pedestrian linkages (park space) for the area to support new developments in accordance with the land use and density designated for the neighbourhood under the current CCAP. The proposed road network concept would better facilitate land assemblies over the road network envisioned in the CCAP.
 - The report also highlights proposed changes to park designations within the Spires Road area recommended by Parks Services based on the city’s minimum park quantity standards under the Parks and Open Space Strategy and in support of the proposed amended road network. Details of these proposed changes will be presented in a separate report from Parks Services.
 - Following Council endorsement of the changes to park areas, pedestrian linkages, and road network, staff would consult with the public on the proposed changes.

- Based on public consultation feedback, staff would draft an OCP amendment bylaw to amend to the *Specific Land Use Plan: Brighthouse Village (2031)* in the CCAP for Council's consideration at a later date.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.4 *Increase opportunities that encourage daily access to nature and open spaces and that allow the community to make more sustainable choices.*

This report supports Council's Strategic Plan 2018-2022 Strategy #3 One Community Together:

Vibrant and diverse arts and cultural activities and opportunities for community engagement and connection.

3.1 *Foster community resiliency, neighbourhood identity, sense of belonging, and intercultural harmony.*

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.3 *Encourage wellness and connection to nature through a network of open spaces.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 *Ensure an effective OCP and ensure development aligns with it.*

6.3 *Build on transportation and active mobility networks.*

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.2 *Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.*

Background

The Spires Road area is located in the northeast portion of Brighthouse Village in City Centre (Attachment 2) and is designated “General Urban T4”. The neighbourhood’s context within City Centre, including surrounding land use designations, are shown on Attachment 3.

The Spires Road area is designated for grade-oriented housing in the form of “High-Density Townhouses” at a maximum density of 1.2 floor area ratio (FAR) under the Sub-Area Guidelines (Sub-Area B.1) of the CCAP. Differentiated from the conventional townhouses within individual garages, “High-Density Townhouses” feature a common parking structure concealed from public view by non-parking use (e.g. townhouse units and indoor amenity spaces) and a common courtyard amenity area provided on the podium level on top of the parking structure.

Part 1 - Design Guidelines for the Spires Road Area

In response to the September 3, 2019 Council referral, staff are proposing Special Precinct Development Permit Guidelines for the Spires Road area. These guidelines would be incorporated in the CCAP, and would supplement the current Development Permit Guidelines in the OCP and CCAP.

Current Development Permit Guidelines

Currently a number of design guidelines in the OCP and CCAP apply to the Spires Road area. These guidelines, include:

- General Guidelines under Section 14 of Schedule 1 of the OCP Bylaw 9000
- General Guidelines under Section 3.1 of the CCAP (Schedule 2.10 of OCP Bylaw No. 7100);
- Multiple Family Guidelines under Section 14 of Schedule 1 of the OCP Bylaw 9000;
- Townhouse Guidelines under Section 14 of Schedule 1 of the OCP Bylaw 9000; and
- Sub-Area Guidelines under Section 3.2.5 (Sub-Area B1) of the CCAP (Schedule 2.10 of OCP Bylaw No. 7100).

These guidelines are intended to address:

- vehicle access, circulation and parking;
- accessibility, green buildings and sustainable infrastructure;
- Crime Prevention Through Environmental Design (CPTED);
- site planning;
- building form and architectural treatments; and
- landscaping and open space design.

Proposed Special Precinct Development Permit Guidelines

To address Council's referral, staff recommend that Council endorse Special Precinct Development Permit Guidelines specifically for the Spires Road area. These proposed design guidelines are intended to create a consistent neighbourhood character and will supplement the existing design guidelines in the OCP and CCAP noted above.

The proposed guidelines can be summarized into four categories:

1. Pedestrian Movement - to introduce a highly pedestrian-friendly neighbourhood;
2. Streetscape - to establish an appealing and intimate streetscape;
3. Built Form - to encourage an urban townhouse character that incorporates traditional design references; and
4. Private Open Space - to support a range of private open space options.

These are elaborated on below.

1. Pedestrian Movement

A number of conceptual pedestrian linkages (or "Green Links") are indicated on the "*Special Land Use Map: Brighthouse Village (2031)*" in the CCAP as adopted by Council (Attachment 2). These were identified to provide connections to the future green spaces at the centre of the Spires Road area. These pedestrian linkages were identified as "place holders" to indicate that the ultimate configuration and location of the linkages would be determined when the area redevelops.

As endorsed by Council, the width of the "Green Links" ranges from 6 m (20 ft.) to 20 m (66 ft.) wide, and may include features such as broad sidewalks with special paving at nodes and intersections, rest areas with street furniture, street trees and multilayered planting, pedestrian scale street lighting, wayfinding signs and community art potential. These pedestrian linkages were identified by Parks Services through public consultation on the overall CCAP.

The Special Precinct Development Permit Guidelines have been developed to enhance circulation and create a more walkable neighbourhood within the Spires Road area. A fine-grained, intimate-scaled pedestrian network is proposed to create publicly accessible walkways along property lines of new townhouse developments in the area. This would also create additional ground oriented units with direct access from fronting streets and walkways. These walkways also provide connection to the future green space at the centre of the Spires Road area.

This pedestrian network may be created through sidewalks along road frontages, pedestrian mews on private properties along internal property lines, and sidewalks on private properties abutting existing and future back lanes. Walkways on private properties will be secured for public pedestrian access via statutory rights-of-way (SRWs) through rezoning applications as a condition of Council approval. Provisions of similar pedestrian mews and sidewalks along future back lanes have been secured through the first two townhouse projects in the Spires Road area.

2. *Streetscape*

To reinforce a stronger “urban” character and enhance the pedestrian experience in this “High-Density Townhouse” area, landscape considerations are included in the proposed Special Precinct Development Permit Guidelines to ensure a well defined street edge and an appropriate street interface:

- individual unit front yard character with entry gates is encouraged to distinguish public and semi-public spaces from private spaces and to reinforce a friendly and pedestrian oriented streetscape;
- maximum grade difference between public sidewalk/walkway and private open spaces/patio is limited to 0.9 m (3 ft.) to ensure an appropriate street interface; and
- planters or retaining walls at a maximum height of 0.6 m (2 ft.) may be provided along the perimeter of a development to help define private space fronting the public realm.

3. *Built Form*

“High-Density Townhouses” with parking structures are the primary land use envisioned for the Spires Road area. This built form is characterized by low-rise, street-wall buildings with consistent heights and setbacks; parking should be located within the building and concealed from public view by non-parking uses (e.g., townhouse units, indoor amenity spaces).

At the September 3, 2019 Public Hearing for a townhouse development proposal in the Spires Road area at 8671-8731 Spires Road (RZ 17-790301), Council provided comments on the perceived lack of continuity in design for new developments in the area. Council requested that staff develop guidelines to address this issue.

In response, the Special Precinct Development Permit Guidelines proposed in this report will provide direction for achieving a more traditional design character for the Spires Road area, while allowing a measure of design variety for visual interest. Highlights include:

- traditional character smaller scale window design with trim, and preferably aligned vertically and horizontally;
- traditional character cladding and combination of materials achieving visual interest (specifically avoiding contemporary expression metal roofing, metal wall panels and glass guard rails);
- traditional heritage colours and colour combinations, which may include use of accent colours; and
- pitched roof forms with overhangs (e.g., avoiding flat roofs), which may include pitched or sloped secondary roof elements.

Through the new guidelines, contemporary building expression and flat roofs will be discouraged in this area.

4. *Private Outdoor Space*

Private outdoor space in “High-Density Townhouse” developments is usually provided on the ground level within the building setbacks from fronting roads and pedestrian mews or walkways, on the podium/courtyard level, and/or on roof decks. The current minimum private outdoor space requirements for townhouse developments in the Spires Road area is 37 m² (398 ft²).

Staff have examined the private open space requirements in the Spires Road area and note that it will be challenging to achieve this requirement as there are multiple design objectives competing for minimal space:

- a smaller front setback to enhance the unit’s connection to the street and walkways would reduce front yard space;
- the pitched roof design identified as a key design element of the Spires Road area reduces the space available on the roof for deck-amenity space; and
- the requirement for structured parking and the requirement to screen parking areas creates further challenges to provide outdoor space at-grade.

To address these issues, the proposed Special Precinct Development Permit Guidelines ensure usable yard spaces between the units and the fronting public/semi-private spaces (i.e., street, pedestrian mews, common courtyard, etc.) by requiring minimum building setbacks to fronting streets and pedestrian mews (i.e., 3.0 m) as well as minimum building separation across the podium courtyard (i.e., 8.0 m).

The proposed design guidelines also reduce the minimum area of private outdoor space to 30 m² (323 ft²) per unit, and the area may be further reduced to 25 m² (269 ft²) if it is necessary to achieve the wider range of design objectives in the Special Precinct. There is merit to allow a slightly smaller private outdoor space in the “High-Density Townhouse” developments in the Spires Road area:

- the reduced private outdoor space requirement of 30 m² (323 ft²) per unit is consistent with the private outdoor space requirement for townhouse developments located outside of the City Centre;
- private outdoor spaces that are 25 m² (269 ft²) to 30 m² (323 ft²) in size could typically accommodate a small lawn area with landscaping and a patio area at grade or on the podium, and/or a roof top deck concealed within the pitched roof, allowing occupants of the house and guests to sit outside and enjoy a meal;
- play areas in multiple family developments are typically facilitated in the communal outdoor amenity spaces instead of private outdoor spaces. For townhouse developments in the city centre, extra outdoor amenity spaces equal to 10% of the net development site area is required in addition to the standard 6 m² (65 ft²) of outdoor amenity space per unit;
- new walkways and pedestrian mews as required in the proposed design guidelines will not only enhance the connectivity within the neighbourhood but also provide additional open spaces in the area; and

- the Spires Road area is in close proximity to major parks in the City Centre; within 400 m radius of the neighbourhood, there is an excellent array of public open space, providing a range of recreation opportunities for residents.

Together with the proposed guidelines for the design of both private and public outdoor spaces in the Spires Road area, staff feel that opportunities for outdoor activities and enjoyment of outdoor space would not be compromised for the residents in the Spires Road area due to the slightly reduced private outdoor space requirement.

Advisory Design Panel Comments

Council directed staff to consult with the Advisory Design Panel on the proposed design guidelines. The draft Special Precinct Development Permit Guidelines was forwarded to the ADP on April 22, 2020, and the ADP supported the draft guidelines. The Panel's feedback focused on accessible housing, the size and form of townhouse clusters, architectural form and character repetition, tree preservation, open space design, and public art.

The majority of the feedback provided by the ADP has been addressed by the current general development permit guidelines in the OCP and CCAP. The proposed Special Precinct Development Permit Guidelines include further requirements to reinforce pedestrian-friendly open space design based on the comments received from the ADP. A copy of the relevant excerpt from the Advisory Design Panel Minutes from Wednesday April 22, 2020 is attached for reference (Attachment 4); response from staff has been included immediately following the specific Design Panel comments and is identified in '***bold italics***'.

Summary

The proposed Special Precinct Development Permit Guidelines have been developed with input from the ADP, and are intended to reinforce the urban character of the Spires Road area, as outlined in the CCAP by:

- improving pedestrian movement throughout the neighbourhood;
- establishing an appealing and intimate streetscape;
- encouraging an urban townhouse character that incorporates traditional design references; and
- outlining a strategy to support a range of private open space options as the area develops.

Part 2 – Proposed Amendments to the *Specific Land Use Plan: Brighthouse Village (2031)*

Staff have identified a number of additional measures for Council's consideration, to encourage development in the Spires Road area. In order to support the urban design character proposed in the Special Precinct Development Guidelines, staff are proposing several updates to the *Specific Land Use Plan: Brighthouse Village (2031)*, including updates to the road network, pedestrian linkages, and specific park designations within the Spires Road area.

Current CCAP Road Network

The current CCAP includes a road circulation network that creates larger and deeper development blocks in the Spires Road area, to accommodate townhouse developments. This was intended to be achieved through lot consolidations and road closures in the central and eastern portions of the Spires Road area at the time of development (see Attachment 5 for further detail).

Since the adoption of the CCAP in 2009, there have been challenges with the consolidation of lots into large development parcels in the central and eastern portions of the Spires Road area. These challenges are elaborated on below and can be directly attributed to the road closures required to achieve the road network proposed in the CCAP.

Challenges with the current CCAP road network include:

- Larger scale property assemblies are difficult due to the number of landowners in the area (all of which may have different redevelopment aspirations).
- It has been difficult to assemble development sites that front both sides of the same section of an existing road. The road would also need to be closed to be included in parcel consolidation.
- Public road access to all properties that are not being consolidated must be maintained, which impacts the order of property development.
- In accordance to City's fire truck access standards, a dead-end portion of a road cannot exceed 90 m (295 ft.), which impacts the sequencing of road closures and redevelopments in the area.

In order to address these challenges, staff are proposing a number of changes to the CCAP road network to support the implementation of the Special Precinct Development Permit Guidelines, reduce the need for road closures, and improve pedestrian mobility in the area. These changes are intended to increase development opportunities in the area by providing housing choices, as well as increase the opportunities for contributions in affordable housing and public art.

Proposed CCAP Amendments

Staff propose that the road network envisioned for the Spires Road area in the CCAP be updated to facilitate smaller scale site assemblies that would meet the minimum development site size (2,000 m² or 21,528 ft²) proposed in the Special Precinct Development Permit Guidelines; and to facilitate site assemblies that would not be required to follow a specific development sequence (including road closures). The pedestrian linkages shown on the current *Specific Land Use Plan: Brighthouse Village (2031)* will also be updated in support of the proposed changes to the road network.

Updates to the Road Network

To address the challenges noted above, staff are proposing that the current CCAP conceptual road network be updated to remove a number of planned road closures. The proposed road network concept is provided as Attachment 6. This new road network concept is proposed for the following reasons:

- The updates to the road network concept will allow for smaller-scale redevelopment projects with site assemblies of existing single family lots on the same block to facilitate the development of the neighbourhood character envisioned by the CCAP and implementation of the proposed Special Precinct Development Permit Guidelines.
- The character of developments, in terms of massing and scale, would be more consistent as the depth of the development blocks would be similar throughout the Spires Road area.
- Recent development proposals within the Spires Road area (where no road closures are required) have proven that the existing lot configuration is adequate for the type of housing (i.e., “High Density Townhouses”) envisioned.
- Staff note that Council recently approved a new 16.0 m wide road cross section in the Spires Road area. The proposed road concept takes this cross section into account. The reduced road area results in deeper and larger sites for developments.

Minor revisions to the configuration of the area currently designated in the CCAP for future park use on the east-west portion of the Cook Crescent are also required to achieve the proposed road network concept.

As with other planning areas in the CCAP, where road dedications are required (such as for Saba Road), these dedications will be secured through development applications; the areas provided for road dedications would be included in the gross density calculation for a site.

Pedestrian Linkages

In tandem with the proposed changes to the road network, staff recommend that the network of conceptual pedestrian linkages shown on the *Specific Land Use Plan: Brighthouse Village (2031)* be amended. The pedestrian concept will maintain one main east-west pedestrian corridor and one north-south pedestrian corridor through the Spires Road area (see Attachment 7). The Parks Services Department has reviewed the range of CCAP amendments proposed, and has endorsed the proposed changes. Parks Services supports the changes as the pedestrian linkages will provide open space within the neighbourhood and improve pedestrian connections to nearby major parks.

The east-west corridor will run through the future parks on the Spires Gate and Cook Crescent road right of way as well as the pedestrian linkages between Spires Road and Garden City Road. The north-south corridor will run through Cook Gate and future pedestrian mews/green links between Spires Road and Westminster Highway. It is noted that the pedestrian linkages will continue to be conceptually indicated on the land use map. The exact alignment and form of these pedestrian connections will be defined through future Council-approved development applications. The pedestrian linkages indicated on the land use map will provide the spine of the pedestrian circulation network for the Spires Road area and the network will be further enhanced by pedestrian mews as required in the proposed design guidelines, and new sidewalks along public roads and vehicular lanes within the neighbourhood.

Amending Park Designation

Parks Services is proposing to amend the land use designation of 6280 and 6300 Cooney Road as well as 8011 and 8031 Spires Road from “Park” to “General Urban T4” in the CCAP. This proposal is based on the park quantity standards under the Parks and Open Space Strategy. Parks Services staff advised that the total parks and open space area within 400 m of the Spires Road Area significantly exceeds the minimum park quantity standards for the City Centre under the Parks and Open Space Strategy.

Details of the proposal will be brought forward to Council as a separate report titled “Park Land Use Designation Changes in the Spires Road Neighbourhood”, dated October 5, 2020, from the Director of Parks Services. If Council supports the change to Park designation as proposed, these properties will be re-designated in the Sub-Area B1 of the CCAP for “High-Density Townhouse.”

Specific Land Use Plan: Brighthouse Village (2031)

Based on the proposed changes to the land use map described above, a number of amendments are proposed to the *Specific Land Use Plan: Brighthouse Village (2031)*. The proposed amendments are summarized below and included as Attachment 8:

- Road Network
 - keeping Spires Road open;
 - keeping both eastern and western section of Cook Crescent open, each with a cul-de-sac at the north end;
 - removing the extension of Cook Crescent to Spires Road; and
 - capturing the new 16 m wide road cross section for Spires Road and Cook Crescent in the CCAP.
- Pedestrian Linkages
 - updating the pedestrian linkages to ensure an east-west and a north-south pedestrian corridor through the neighbourhood.
- Land Use:
 - re-designating the land use of 6280 and 6300 Cooney Road and 8011 and 8031 Spires Road from “Park” to “General Urban T4”; and
 - adjusting the configuration of the parklands on Spires Gate and the east-west section of Cook Crescent.

Benefits resulting from the proposed amendments to the *Specific Land Use Plan: Brighouse Village (2031)* include:

- Establishing a pedestrian friendly neighbourhood in close proximity to a rapid transit station with enhanced connectivity and public space improvements.
- Creating varied and intimate streetscapes lined with ground oriented housing units and front yards.
- Creating additional housing options in the City Centre in the form of “High Density Townhouses” in addition to the predominant high rise apartments throughout City Centre.
- Providing frontage improvements, including ditch infill as well as road widening to accommodate two traffic lanes, a formal parking lane, new road curb, treed boulevard and concrete sidewalk.
- Facilitating smaller-scale redevelopment projects consistent with the CCAP land use plan of this area.

Public Consultation

Should Council endorse the proposed changes to the Park designation and the road network, staff will consult area residents before drafting an OCP amendment bylaw for Council’s consideration. Staff propose to start the consultation process early in 2021.

Typically, the City would host open houses at a venue in proximity to the Spires Road area (e.g., Lang Centre at Saba/Buswell or William Cook Elementary School on Cook Road). However, due to the Covid-19 pandemic, staff are reviewing other ways to consult area residents that follow the public health protocols of BC’s Restart Plan and Council’s Restoring Richmond Plan. This could include hosting open houses online. Staff are monitoring the Covid-19 pandemic, and will provide a memorandum to Council with details on the proposed consultation strategy once it is confirmed.

To inform area residents of upcoming public consultation opportunities, invitations will be sent to owners of properties located:

- within the Spires Road area;
- adjacent to the Spires Road area (i.e., within the area bounded by Westminster Highway, Garden City Road, Cook Road and Cooney Road); and
- within 50 m from the properties where the lane use designation is proposed to change from “Park” to “General Urban T4”.

A preliminary notification area map can be found in Attachment 9. An invitation will also be placed in local newspaper and posted on the City’s website. In addition, Let’s Talk Richmond and other social media will also be used to engage the public on the proposed amendments to the CCAP.

Feedback from the public will be considered during refinement of the proposed amendments. The public will have a further opportunity to comment on the proposed amendments at the Public Hearing should Council support the proposed amendments.

Financial Impact or Economic Impact

None.

Conclusion

In response to Council's referral on future developments in the Spires Road area, staff have developed a set of Special Precinct Development Permit Guidelines for the area to ensure overall continuity in neighbourhood design and character within the Spires Road area. These guidelines are supplementary to the currently applicable Development Permit Guidelines in the OCP. It is recommended that Official Community Plan Bylaw 7100, Amendment Bylaw 10190, be introduced and given first reading.

As staff examined the design objectives for the area, staff identified a number of issues that have delayed development of the Spires Road area. In order to achieve the planned road network identified in the current CCAP, larger block developments are required and must be developed in a specific sequence. To address these challenges, to focus on achieving the vision in the CCAP for the Spires Road area in terms of land use and density, and to establish design continuity in neighbourhood character, staff propose an updated road network for the Spires Road area (Attachment 6). The proposed amendments include:

- keeping Spires Road open;
- keeping both eastern and western sections of Cook Crescent open, each with a cul-de-sac at the north ends;
- removing the extension of Cook Crescent to Spires Road; and
- capturing the new 16 m wide road cross section for Spires Road and Cook Crescent in the CCAP.

In addition, the following amendments are proposed to the *Specific Land Use Plan: Brighthouse Village (2031)* in the CCAP based on the proposed updated road network:

- updating the pedestrian linkages to ensure an east-west and a north-south pedestrian corridor through the neighbourhood; and
- adjusting the configuration of the parklands on Spires Gate and the east-west section of Cook Crescent.

Furthermore, the report also identifies Parks Services' proposal to re-designate the land use of 6280 and 6300 Cooney Road as well as 8011 and 8031 Spires Road from "Park" to "General Urban T4".

A proposed revised Specific Land Use Plan: Brighthouse Village (2031) is provided as Attachment 8. It is recommended that staff be authorized to consult with the area residents/owners and the general public, prior to Council considering the proposed changes to the Specific Land Use Plan: Brighthouse Village (2031) in the CCAP.



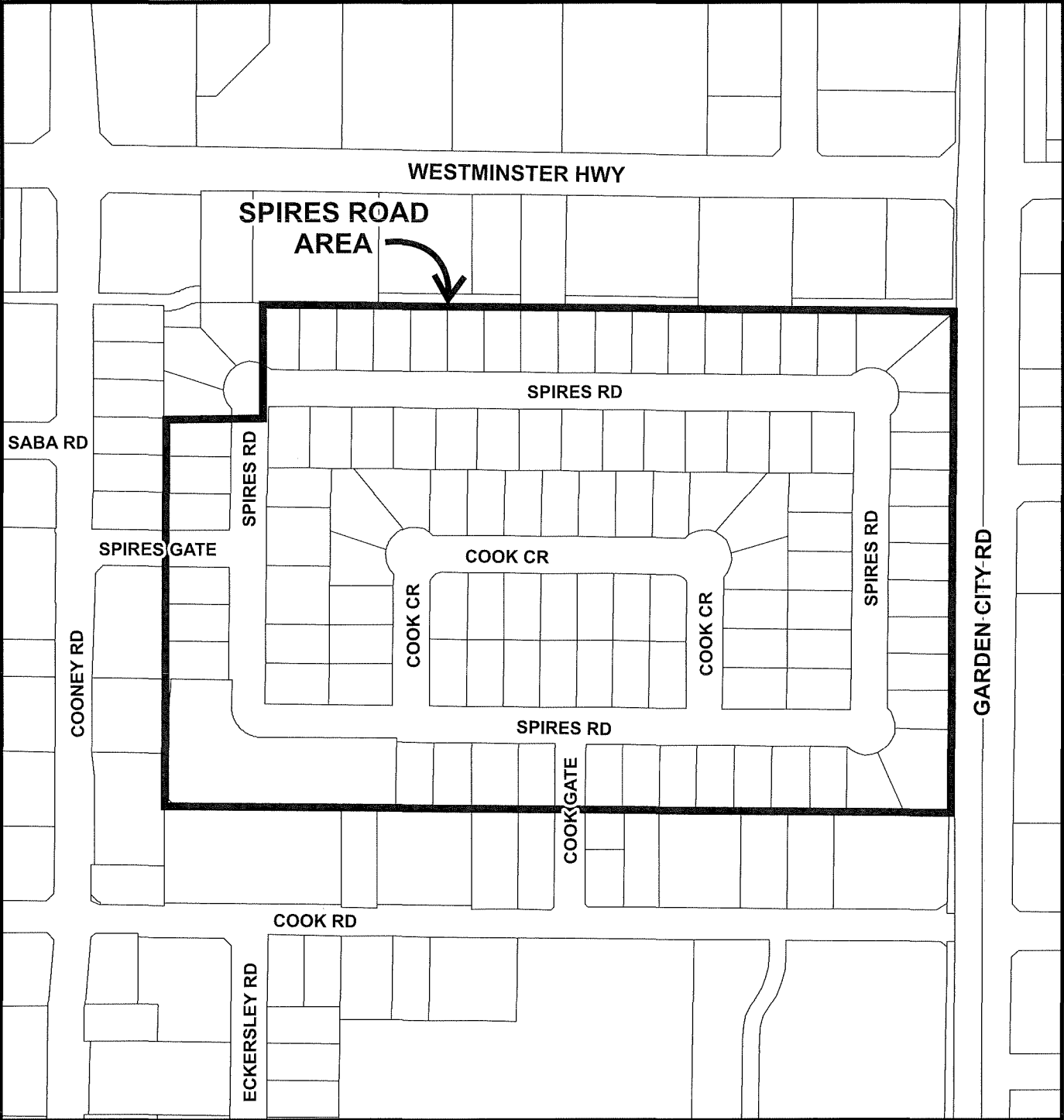
Edwin Lee
Planner 2

6467931

- Attachment 1: Location Map – Spires Road Area
- Attachment 2: Specific Land Use Plan: Brighthouse Village (2031)
- Attachment 3: Context Plan - Generalized Land Uses (2031)
- Attachment 4: Excerpt from Advisory Design Panel Meeting Minutes (April 22, 2020)
- Attachment 5: Road Network Map – Spires Road Area – Existing vs. Current CCAP
- Attachment 6: Conceptual Road Network Map – Spires Road Area
- Attachment 7: Conceptual Pedestrian Linkage Map – Spires Road Area
- Attachment 8: Proposed Revised Specific Land Use Plan: Brighthouse Village (2031)
- Attachment 9: Notification Area Map



City of Richmond



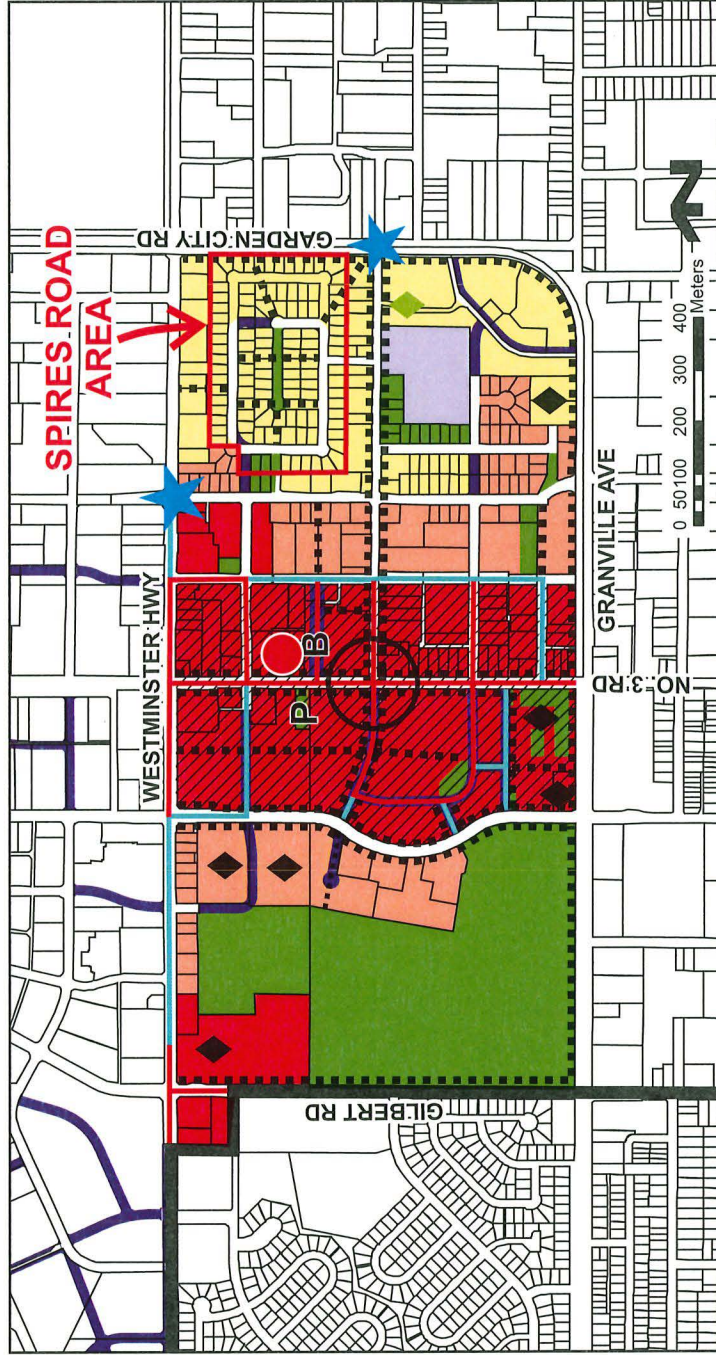
Spires Road Area

Original Date: 05/20/20

Revision Date:

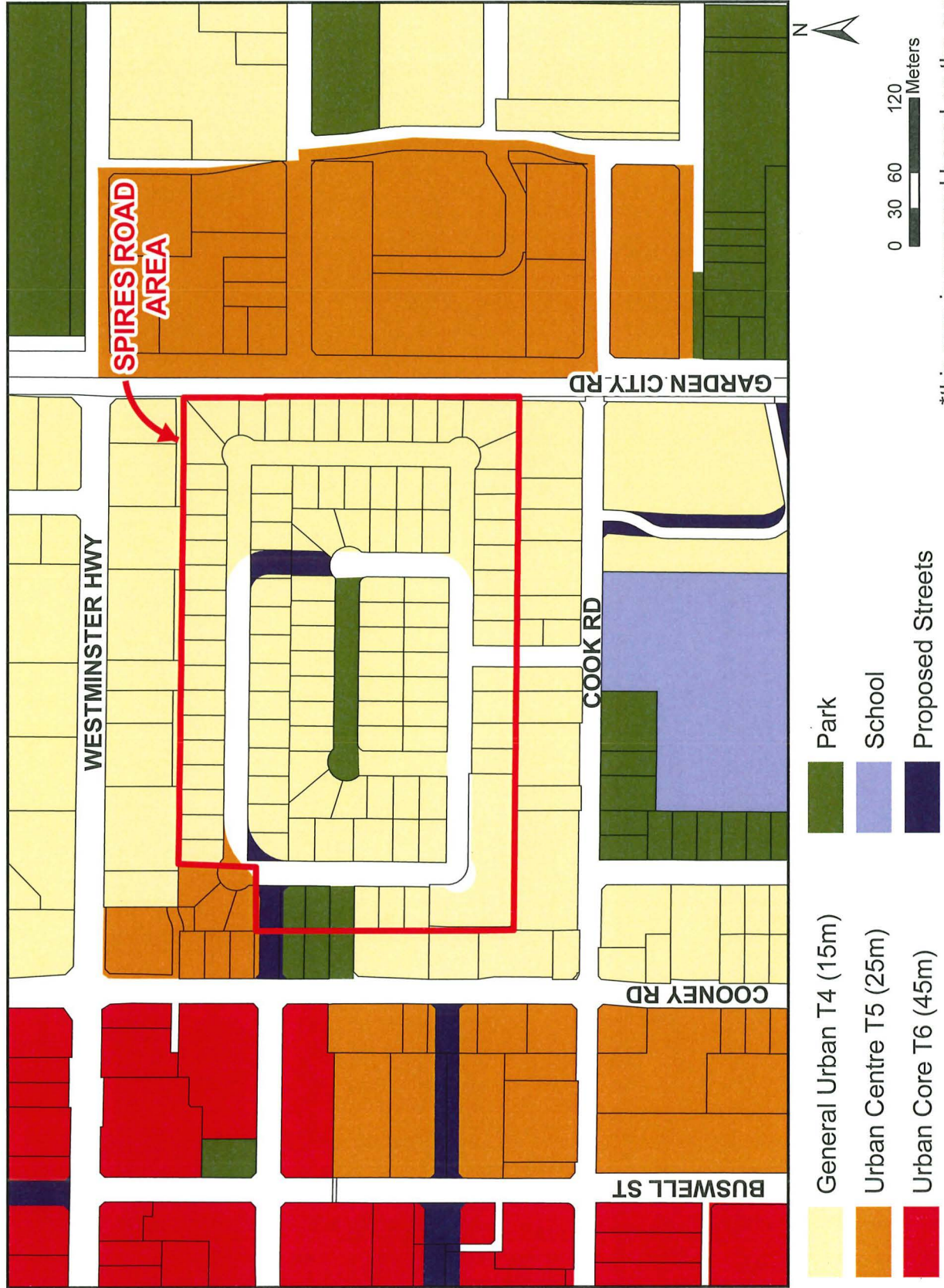
Note: Dimensions are in METRES

Specific Land Use Map: Brighthouse Village (2031)



- | | | | |
|--|---|--|--|
| | General Urban T4 (15m) | | Proposed Streets |
| | Urban Centre T5 (25m) | | Pedestrian-Oriented Retail Precincts-High Street & Linkages |
| | Urban Core T6 (45m) | | Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages |
| | Park | | Canada Line Station |
| | Park-Configuration & location to be determined | | Enhanced Pedestrian & Cyclist Crossing |
| | Village Centre: No. 3 Road & Cook Road Intersection | | Bus Exchange |
| | | | Transit Plaza |
| | | | School |
| | | | Village Centre Bonus |
| | | | Institution |
| | | | Pedestrian Linkages |

Context Plan - Generalized Land Uses (2031)



*this map is prepared based on the current CCAP

Excerpt from the Minutes from
The Design Panel Meeting

Wednesday, April 22, 2020 – 4:00 p.m.
Remote (Webex) Meeting

1. SPIRES ROAD NEIGHBOURHOOD DRAFT CCAP DP DESIGN GUIDELINES

Staff Presentation

Sara Badyal, Planner 2, and Edwin Lee, Planner 1, provided an overview of the Spires Road Neighbourhood Draft CCAP DP Design Guidelines, answered queries from the Panel, and invited Panel members to provide comments on the proposed draft DP guidelines.

Panel Discussion

Comments from Panel members were as follows:

- suggest that future projects in the Spires Road Neighbourhood include one-storey ground level Basic Universal Housing Units as these ease access issues;
As per Section 3.4 (Accessible Housing) in the OCP, staff will continue to ensure that some of the townhouse units are accessible. Convertible housing will be recommended for housing units that are more than a single storey; and basic universal housing will be recommended for housing units that are a single storey.
- considering its small size, public art for projects within the Neighbourhood could be considered on a case-by-case basis;
Noted.

Advisory Design Panel

Wednesday, April 22, 2020

- support the proposed draft DP guidelines; suggest that the guidelines include (i) a variety of potential traditional character architectural style example images for projects in the Neighbourhood, and (ii) a provision on the maximum number of units for each building;

(i) Illustrative images have been included in the guidelines.

(ii) The current Development Permit Guidelines for townhouses, stacked townhouses and row housing in the OCP limits the maximum number of townhouse units in a cluster to six; or eight if adjacent to open space (p 14-55). For developments in the City Centre, this general guideline is superseded by the CCAP General Development Permit Guidelines of typical limit for length of row for townhouses to 30m/98ft with a 1.5m/5ft break, or 40m/131ft with a 6m break (p 3-27). The CCAP General Development Permit Guidelines address massing without constraining interior layout and staff feel that these guidelines are appropriate for the Spires Road area.

- consider a site specific approach in terms of the design of future projects in the Neighbourhood to take advantage of different opportunities to incorporate public spaces to enhance the public realm;

The current CCAP General Development Permit Guidelines encourages the development of appealing public open spaces that enhance the quality of the urban environment for the benefit of land owners, tenants, and the general public (p 3-14). Staff will continue to ensure that the open spaces proposed adjacent to the public realm are designed as a place for people to stop and linger, as well as for circulation to enhance the pedestrian experience.

- good; consider including in the DP guidelines guidance on building massing, e.g. maximum length of buildings, either in feet (or metres) or number of units;

Noted, see above.

- also consider including in the DP guidelines for long buildings to (i) break down the massing and avoid or minimize repetition of unit facades to provide visual variety, and (ii) enhance pedestrian experience and provide pedestrian relief through introducing mini-park/s with seating for rest areas;

(i) The current Development Permit Guidelines for townhouses, stacked townhouses and row housing in the OCP encourages individual unit designs be varied to avoid significant repetition either within a row or between adjacent rows of units (p 14-56).

(ii) Guidelines have been updated to reinforce the provision of more intimate pedestrian scale public open spaces.

Advisory Design Panel

Wednesday, April 22, 2020

- in terms of landscaping, some sites in the Spires Neighbourhood provide opportunities for neighbourhood character and uniqueness that could be tied to retaining trees where feasible and incorporating them into the public realm; and

The current Development Permit Guidelines encourages existing landscaping features to be retained, preserved and incorporated into new developments (p 14-12).

- support the rowhouse building typology in the Spires Neighbourhood; encourage the preservation of trees in the neighbourhood where feasible; consider including in the DP guidelines the provision of pedestrian nodes throughout the neighbourhood where Public Art pieces could be incorporated to provide character to the neighbourhood.

The current Development Permit Guidelines encourages existing landscaping features to be retained, preserved and incorporated into new developments (p 14-12). New developments are required to support the public art program (p14-11). Additional landscaping consideration items have been added to the guidelines to reinforce the provision of more intimate pedestrian scale public open spaces.

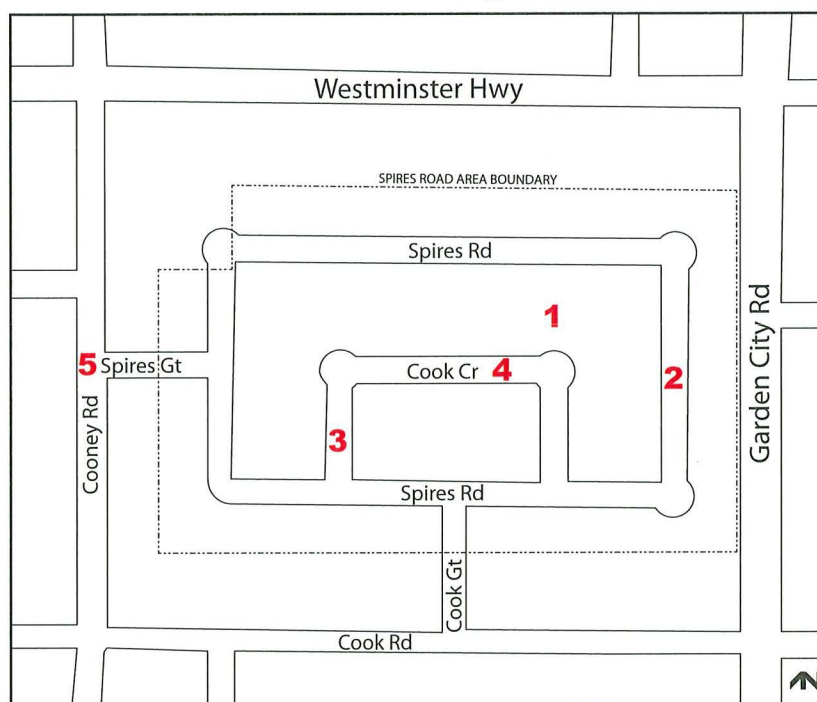
2. ADJOURNMENT

The meeting was adjourned at 6:04 p.m.

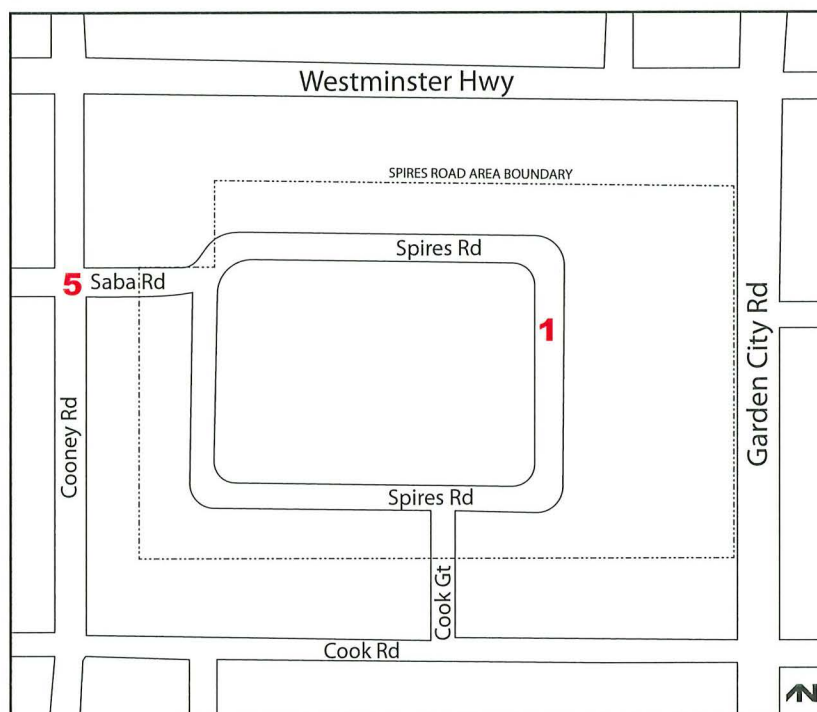
CARRIED

Road Network Map - Spires Road Area

Existing

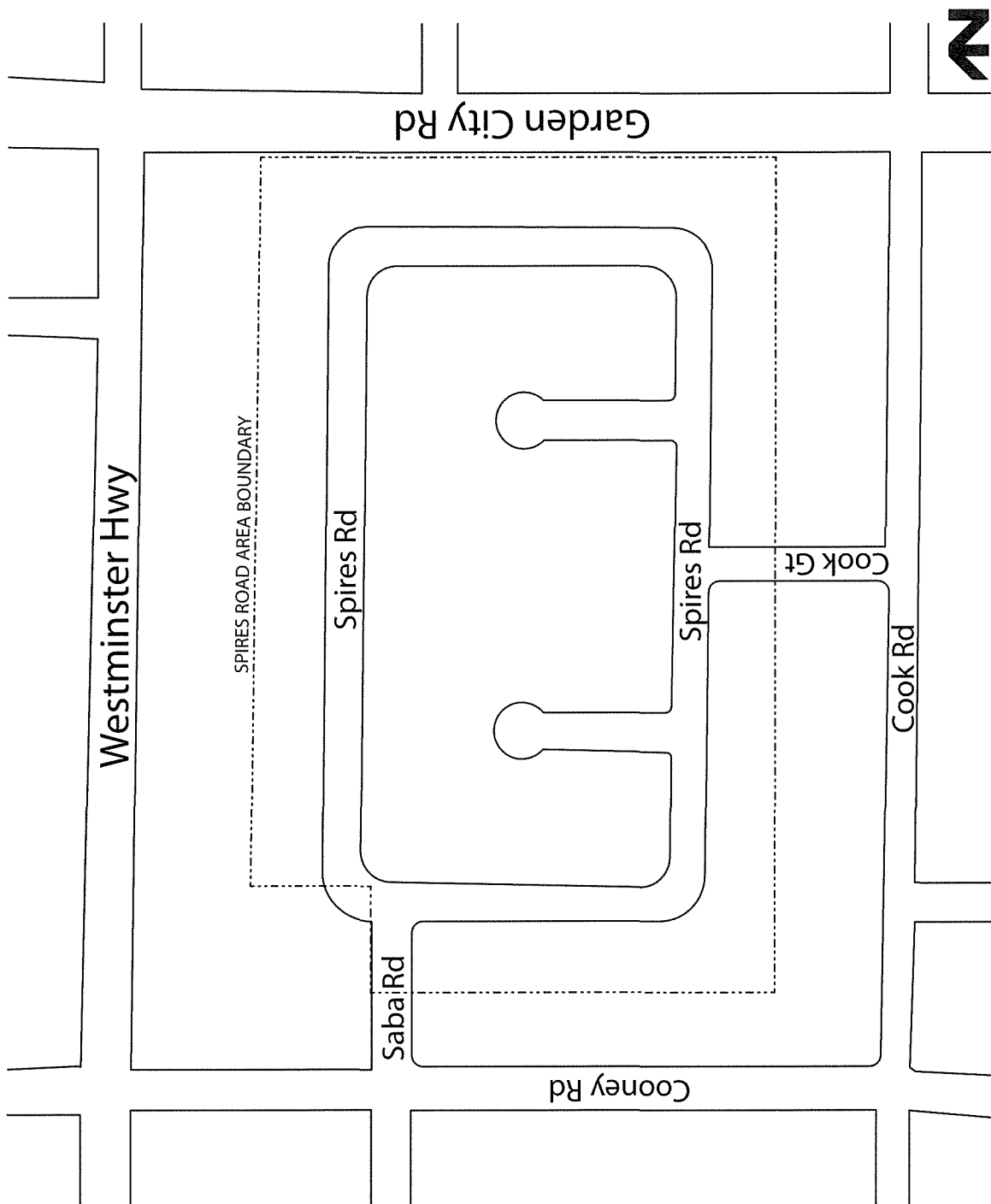


Road Network Identified in the Current CCAP

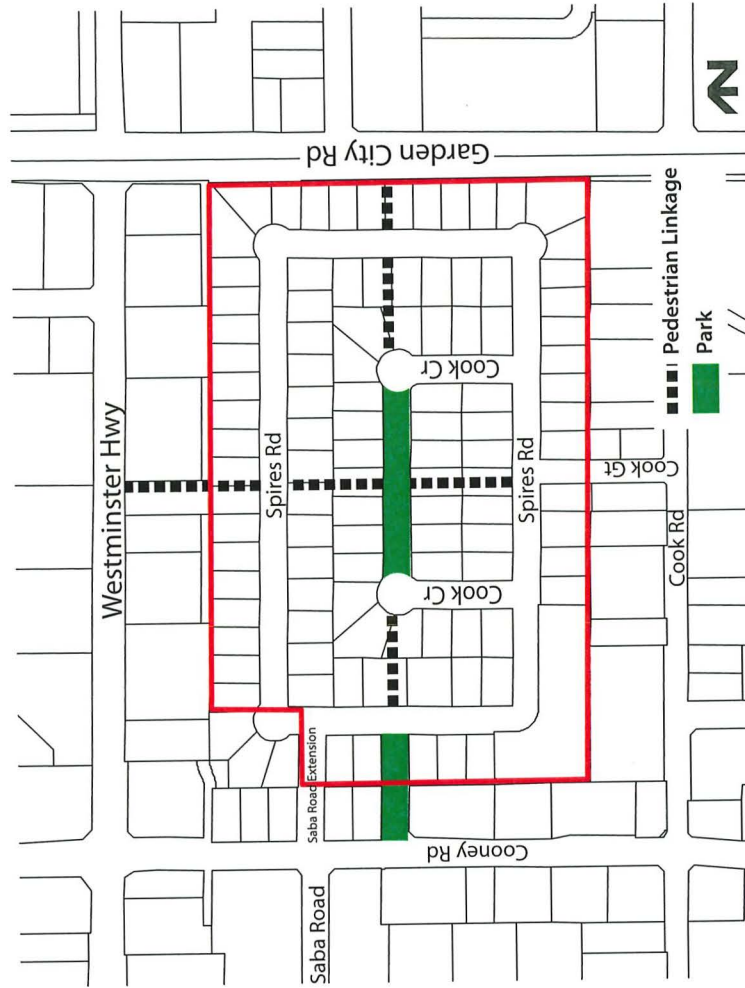


Notes: The current CCAP identifies the following changes to the existing road network:

- 1** extension of the eastern leg of Cook Crescent north to Spires Road;
- 2** closure of the eastern section of Spires Road;
- 3** closure of the western leg of Cook Crescent;
- 4** closure of the east-west portion of Cook Crescent; and
- 5** relocation of the western gateway to the neighbourhood from Spires Gate to Saba Road.

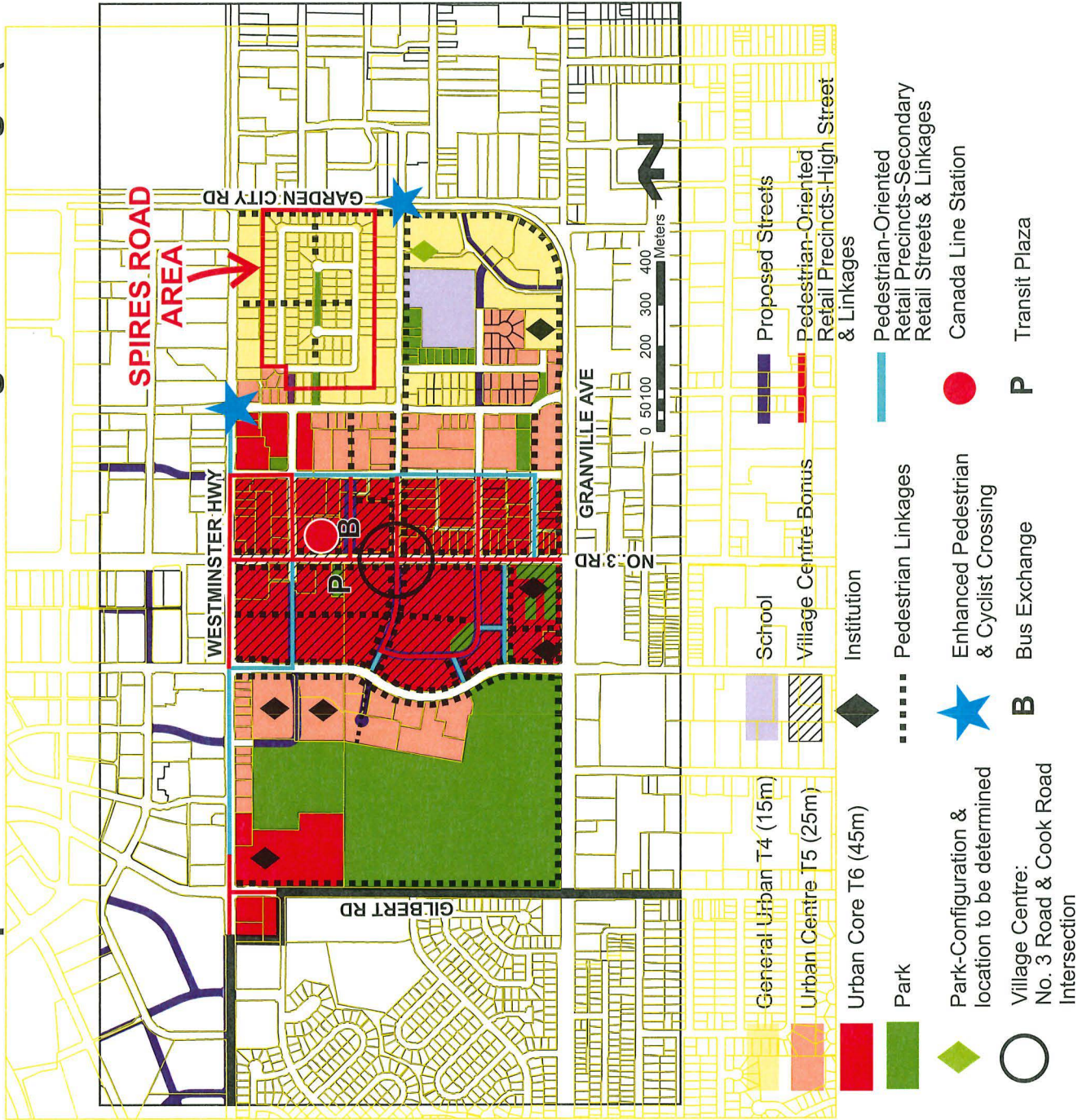


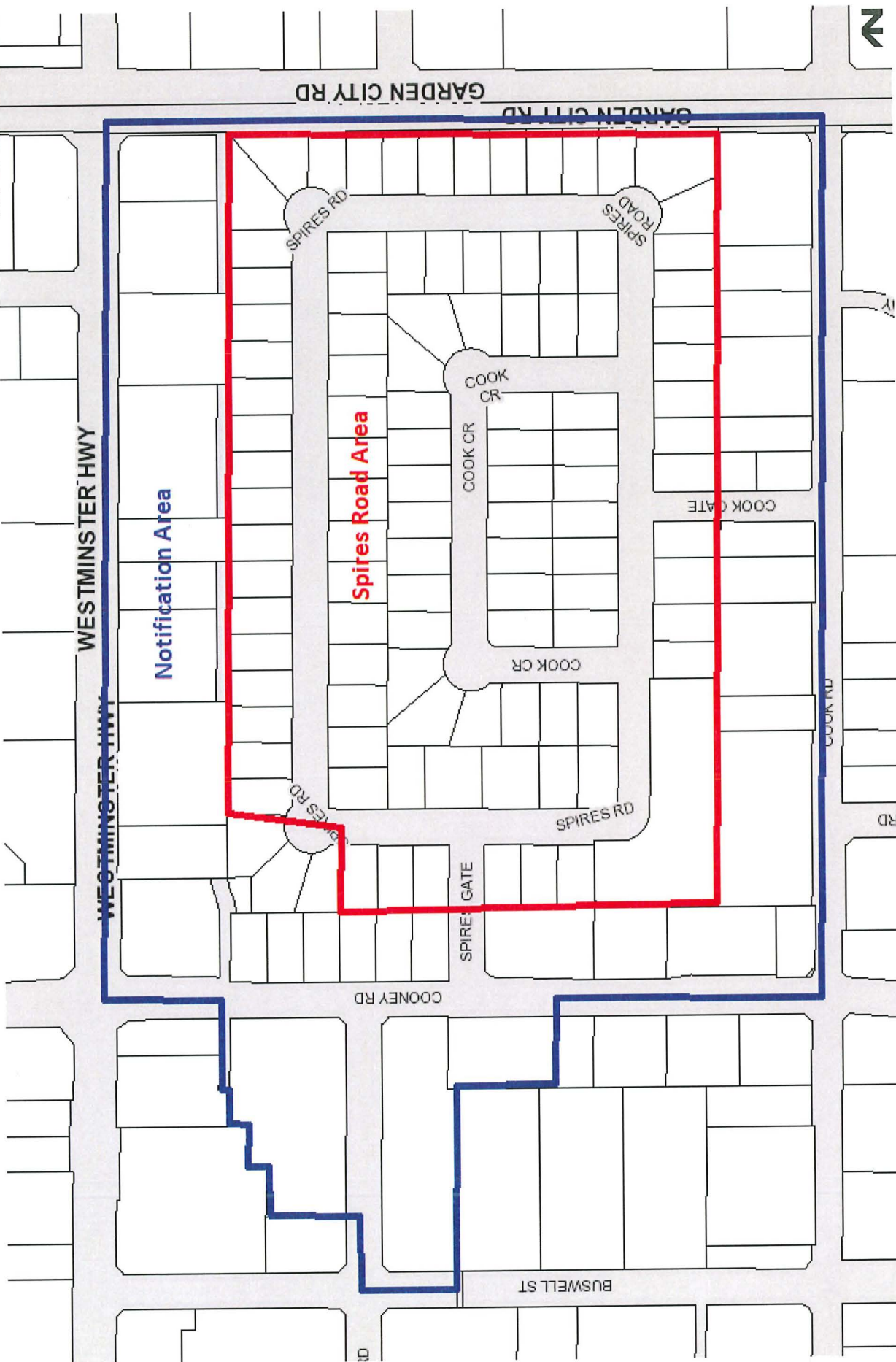
Conceptual Road Network Map – Spires Road Area



Conceptual Pedestrian Linkage Map – Spires Road Area

Proposed Revised Specific Land Use Plan: Brighthouse Village (2031)





Proposed Notification Area



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 10190**

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

1. Richmond Official Community Plan Bylaw 7100, in Schedule 2.10 (City Centre Area Plan), is amended as follows:
 - a) By amending the Development Permit Special Precinct Key Map on page 3-4 to identify an area along Spires Road and Cook Crescent, as shown in "Schedule A attached to and forming part of Bylaw 10190", as a special precinct area and identified as "2.0 Spires Road (Brighthouse Village)";
 - b) Following section 3.3.1 Special Precinct 1.0, by inserting a new section 3.3.2 Special Precinct 2.0, as shown in "Schedule B attached to and forming part of Bylaw 10190".
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10190"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

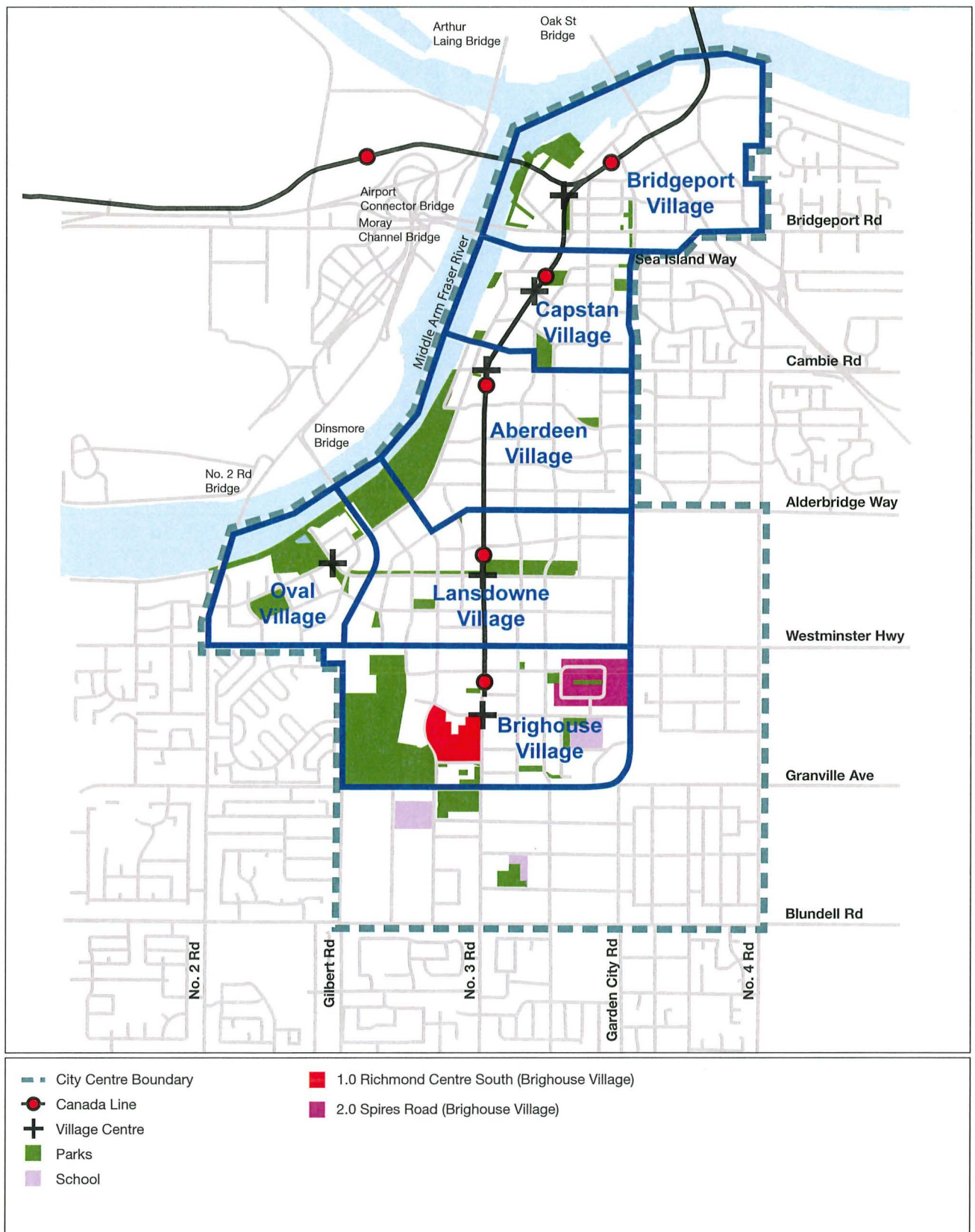
_____	CITY OF RICHMOND APPROVED by

_____	APPROVED by Manager or Solicitor

MAYOR

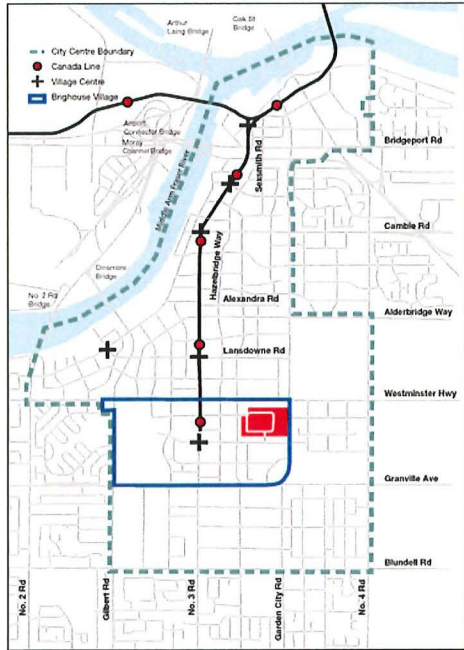
CORPORATE OFFICER

Development Permit Special Precinct Key Map



3.3.2 Special Precinct 2.0

Spires Road (Brighthouse Village)



This special precinct is envisioned for pedestrian-oriented **high density townhouses** (i.e., with common parking structures) with a traditional character and intimate scaled roadways, pedestrian linkages, pedestrian mews and walkways.

Predominant Uses:

- *Residential*

Key Land Use Restrictions:

- *All developments separated with streets, lanes, mews, pedestrian linkages or streetwall separations.*

Maximum Density:

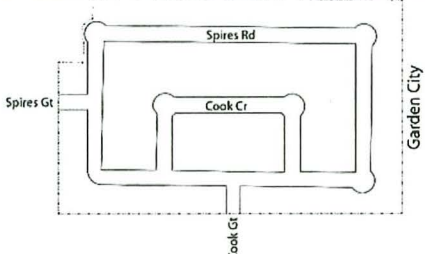
- *1.2 FAR, including affordable housing*

Maximum Typical Height:

- *15 m (49 ft.)*



Illustrative examples of traditional character

Special Precinct 2.0	
Spire Road (Brighthouse Village)	
A. Typical Distribution of Uses	<ul style="list-style-type: none"> Ground & Upper Floors: high-density townhouses Parking: within the building and concealed from public view by non-parking uses.
B. Maximum City Block Size	<ul style="list-style-type: none"> As defined by the Plan's proposed public street, park and pedestrian linkages networks, together with the addition of lanes, pedestrian mews and walkways to achieve a roughly 100 m (328 ft.) circulation grid and walkways surrounding each development.
C. Minimum Net Development Site	<ul style="list-style-type: none"> 2,000 m² (0.49 ac.) area and 40 m (131 ft.) width. Avoid creating orphaned assembly sizes with less than the minimum frontages and minimum lot areas.
D. Net Development Site Coverage	<ul style="list-style-type: none"> 50% maximum.
E. Maximum Building Height	<ul style="list-style-type: none"> 15 m (49 ft.) Additional building height may be permitted where it accommodates a steeper roof pitch to enhance traditional character and/or enhances livability on the subject site and neighbouring properties (e.g., reduced shading, reduced overlook).
F. Towers:	<ul style="list-style-type: none"> Not applicable.
G. Habitable Floor Elevation	<ul style="list-style-type: none"> Minimum: 2.9 m (9.5 ft.) geodetic, except that residential area may be provided at 0.3 m (1.0 ft.) above the crown of the fronting street where the residential area animates the public realm.
H. Minimum Setbacks	<ul style="list-style-type: none"> Underground: Nil Setback to streets, parks, pedestrian linkages and mews: <ol style="list-style-type: none"> 3 m; Except 3 m setback from interior shared property lines within 10 m of Spire Road, narrowing to 1.5 m for pedestrian walkways between developments; and Additional setback may be needed to achieve adequate private outdoor space. For a parking structure abutting a lane: 4.5 m (15 ft.) to the centre of the lane.
I. Build-to-Lines	<ul style="list-style-type: none"> Not applicable.
J. Preferred Frontage Treatments	<ul style="list-style-type: none"> "Stoops & Porches" for individual unit front entries along all streets, park, pedestrian linkages and mews. "Lawn & Garden"
K. Landscape Considerations	<ul style="list-style-type: none"> Provide lush landscaping fronting onto all streets, parks, pedestrian linkages and mews in the form of individual unit front yard character with entry gates and other opportunities pursued on a site specific basis. Provide walkways on all sides of each development, reinforcing and contributing to the public realm through design of neighbourhood park frontages, green links, pedestrian mews, and sidewalks in and connecting to lanes. Provide more intimate pedestrian scale public open spaces through road narrowing to a 16 m cross-section for Spire Road and Cook Crescent (approximately 2 m on both sides, resulting in increased development site size). Provide landscaped podium courtyards, typically 8 m wide and designed to provide for shared outdoor amenities. Provide each unit with typically 30 m² private open space (Min. 25 m²). Establish an appealing and intimate residential character that encourages socialization and provides for casual surveillance from the front entry of each unit and the fronting public open spaces, while still affording those units necessary privacy, through features including: <ol style="list-style-type: none"> private open spaces may be raised above the fronting sidewalk/walkway grade, such that: <ul style="list-style-type: none"> the maximum grade difference between public and private open spaces is 0.9 m (3 ft.); the transition between the public and private open spaces is a maximum of 1:1; except that a maximum 0.6 m height planter wall may be provided along the edge of the private spaces; private spaces are accessed individually from the public space (e.g., garden steps); and some combination of deciduous and evergreen trees and shrubs, low decorative fences and walls, ground cover, and display planting.
L. Built Form Considerations	<ul style="list-style-type: none"> Provide residential architectural traditional character low-rise, high density townhouses (supported by materials, landscape elements, etc. and in contrast to contemporary expression sought elsewhere in City Centre), which should be typified by: <ol style="list-style-type: none"> articulated streetwall buildings with consistent setbacks, individual unit identity, recessed and projecting building elements, decks and balconies, unit front entry porches; pitched roof forms with overhangs (e.g., avoiding flat roofs), which may include pitched or sloped secondary roof elements; intimate pedestrian scaled unit front entries fronting onto all streets, parks, pedestrian linkages and mews; traditional character smaller scale window design with trim, and preferably aligned vertically and horizontally; traditional character cladding and combination of materials achieving visual interest (and avoiding contemporary expression metal roofing, metal wall panels and glass guard rails); and traditional heritage colours and colour combinations, which may include use of accent colours.



City of Richmond

Report to Committee

To: General Purposes Committee

Date: October 5, 2020

From: Todd Gross
Director, Parks Services

File: 06-2345-01/2020-Vol
01



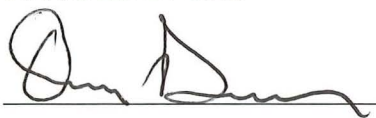
Re: Park Land Use Designation Changes in the Spires Road Neighbourhood

Staff Recommendation

That staff proceed with public consultation regarding the proposed amendments to the conceptual Park Land Use Designation in the Spires Road Neighbourhood as outlined in the staff report titled "Park Land Use Designation Changes in the Spires Road Neighbourhood," dated October 5, 2020, from the Director, Parks Services and report back to Council with the results of the process.

Todd Gross
Director, Parks Services
(604-247-4942)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

The purpose of this report is to discuss the rationale for and the impacts of proposed changes in Land Use Designation on residents' access to parks and open space in the Spires Road Area and to seek Council approval to engage in public consultation for the proposed changes.

The City Centre Area Plan (CCAP) Brighthouse Village Specific Land Use Map conceptually designates four parcels in the area as "Park". In response to a Council referral to staff dated September 3, 2019, neighbourhood design guidelines for the Spires Road Area will be provided in a separate report entitled "City Centre Area Plan Amendment – Development Permit Guidelines for the Spires Road Area," dated October 5, 2020, from the Director, Policy Planning. The report from the Planning and Development Division proposes these four parcels be re-designated to "General Urban T4" Land Use Designation.

This staff report is provided in conjunction with the aforementioned staff report from the Director, Policy Planning, to be presented concurrently.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

An active and thriving community characterized by diverse social and wellness programs, services and spaces that foster health and well-being for all.

4.3 Encourage wellness and connection to nature through a network of open spaces.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

Background

The four parcels in the Spires Road Area currently designated as "Park" are located at 6280 and 6300 Cooney Road, 8011 Spires Gate and 8031 Spires Road in the Brighthouse Village area (see Attachment 1 – Specific Land Use Map: Brighthouse Village (2031)). These parcels total 0.31 hectares (0.77 acres) in area. As specific neighbourhoods densify, City staff look to refine the land use designation as it relates to green spaces and park established when the area plans were

originally envisioned to reflect current community needs and development trends. These four parcels are proposed to be re-designated as “General Urban T4” (see Attachment 2 – Spires Road Area Location Map).

Analysis

City Centre Park Standards

In 2009, Council adopted the CCAP to provide direction for how the City Center Area should develop. The City’s Parks and Open Space Strategy specifies the green space standard for urban areas. The purpose of the standard is to ensure residents have adequate access to green space as part of a balanced, healthy urban lifestyle. The City Centre green space standard is 1.3 hectares (3.25 acres) of park and open space for every 1,000 residents within a 400 metre radius (or five minute) walking distance of a residence.

The Specific Land Use Map: Brighthouse Village (2031) – Attachment 1, identifies a number of locations with the “Park” land use designation. Those areas identified include existing parks such as Minoru Park, Brighthouse Park and Lang Park, as well as areas for future park-use such as the lots along Eckersley Road which have since become part of Cook School Neighbourhood Park. Those areas designated “Park” which are not currently developed as a functional park or open space were identified in the CCAP as ‘placeholders’ to guide future development activity and planning and provide the City with an opportunity to assess park needs and secure additional park space as required. Taken altogether, these existing and proposed sites conceptually identified as “Park” in the Specific Land Use Map: Brighthouse Village (2031) – Attachment 1, are proposed to be re-designated as “General Urban T4” in the Spires Road Area (see Attachment 2 – Spires Road Area Location Map).

New City Centre Park Space Since 2009

Subsequent to Council’s adoption of the CCAP in 2009, the Garden City Lands (Lands) was purchased by the City in 2010. Though zoned Conservation and included in the Agricultural Land Reserve (ALR), the 55 hectare (136.5 acres) Lands is currently being developed as a City-wide park as per the Garden City Legacy Landscape Plan endorsed by Council in 2014. When the Brighthouse Village Specific Land Use Map was developed, the Lands (which is within 400 metres of the Spires Road Area) was not calculated as parks and open space in the City Centre. With the inclusion of the Lands, the area of park and open space available to Spires Road Area residents is greatly increased.

The total area of park within a 400 metre radius of Spires Road is 68.8 hectares (170.1 acres), substantially exceeding the minimum City Centre resident park quantity standard under the Parks and Open Space Strategy. The parks located within 400 metres of the Spires Road Area include the Lands, Garden City Park and Cook Neighbourhood School Park. A summary of the total green space within the Spires Road Area and a location map of identified parks, is provided in Attachment 3 – Spires Neighbourhood Green Space Summary Table and Attachment 4 – Spires Area Green Space Map.

Spires Road Area Designated Parks

In the Spires Road Area, the four parcels at 6280 and 6300 Cooney Road, 8011 Spires Gate and 8031 Spires Road currently designated “Park” in the CCAP total an area of 0.31 hectares (0.8 acres). The current form of development on these parcels is Single-Family Dwelling (SFD) unit.

As previously stated, the City Centre resident park quantity standard for this area is exceeded. Spires Road Area residents have access to a wide range of existing parks and open spaces in the neighbourhood. The associated report from Planning and Development proposes these four parcels be re-designated to “General Urban T4” designation. Re-designating the four parcels would not adversely affect present and future residents’ access to parks and open space and would support the reconfiguration of the road network to support proposed greenways and neighbourhood pedestrian links.

Spires Road Area Greenways

The area of Spires Gate Road right of way (ROW) that is proposed to remain designated “Park” is 0.15 hectares (0.4 acres). The area of ROW to remain designated “Park” on Cook Crescent is 0.27 hectares (0.7 acres) for a combined total of 0.42 hectares (1.0 acres). These two lots would function essentially as a linear park and greenway. They are located on the east-west section of Cook Crescent (see Attachment 2 – Spires Road Area Location Map). The proposed greenways will be 20 metre wide along Spires Gate and 16 metre wide along Cook Crescent. Proposed amenities for these lots include:

- A central, six metre wide multi-use path (MUP);
- Lawn, shrub and ground cover areas with an overhead canopy of shade trees;
- Site furniture including benches, trash and recycling receptacles, bike racks; and
- Infrastructure such as pedestrian level lighting and drinking fountains.

The green space will focus on providing safe and comfortable areas for residents to gather, supporting small-scale recreational activities and connections to nature. The landscape design will be consistent with, and supportive of, the overall form of development as set out in the draft Special Precinct 2.0 – Spires Road (Brighthouse Village) guidelines attached to the associated report from Planning and Development.

The six metre wide MUP would also function as emergency access for fire protection purposes for future developments adjacent to the proposed greenway. Removable bollards will restrict vehicular access to emergency and City service vehicles only. The greenway would function as a passive linear park while still permitting cyclists and pedestrians to pass through and connect to the City’s network of greenways and bike routes. Staff envision the greenway will become the future Spires Road Area neighbourhood’s central, shared green space.

Greenway Phasing

The area of Spires Gate Road ROW would not become a functional greenway until redevelopment commences and two significant changes occur. First, the new Saba Road extension north of 6280 Cooney Road and 8031 Spires Road needs to be completed and opened as a functional roadway. Second, the lots at 6300 Cooney Road, 8991 Spires Gate and 8011

Spires Gate, which currently have driveway access off of Spires Gate, would also need to be developed and alternative vehicular access provided to the lots. Until these two changes occur, Spires Gate Road will remain a functional roadway to provide access to the area. Further information is provided in the associated report from Planning and Development.

The only driveway access to the existing development at 8088 Spires Gate is off of the south side of Spires Gate. Consequently, the south-west portion of the Spires Gate Road ROW will be maintained as a functioning roadway to provide residents vehicular access to 8088 Spires Gate reflecting what is shown in the CCAP and the Brighthouse Specific Land Use Map.

Additional Green Space: Pedestrian Links

Design guidelines for future adjacent townhouse developments will secure pedestrian access onto the greenway. Additionally, a network of six to 10 metre wide “Pedestrian Links” will connect to the greenway, as well as provide linkages north-south through the neighbourhood to the surrounding community and road network, including Cook Gate, Garden City Road, Westminster Highway and Cooney Road. This network of paths would provide off-street, pedestrian access to the parks and open space amenities within 400 metres of the Spires Road Area. Although not specifically designated as “Park” space, the pedestrian links will provide residents additional green space in the neighbourhood, augmenting the greenspace formally provided in the “Park” designated Spires Road Area greenway. Further information is provided in attachment 7 of the associated report from Planning and Development.

Public Consultation

With Council’s approval, staff propose consultation with area residents before drafting an OCP amendment bylaw to remove the “Park” designation for Council’s consideration. The consultation process will be coordinated with the overall Spires Road Area CCAP amendment public consultation process, as outlined in the associated report from the Policy Planning Department. Staff will provide a memorandum to Council outlining the process prior to commencing public consultation.

Staff will continue to monitor the recommended public health protocols related to the COVID-19 pandemic following the relevant guidelines under BC’s Restart Plan. The public consultation strategy will be modified to follow all recommended guidelines as it relates to this consultation process. Let's Talk Richmond and other social media portals will be used to engage the public.

Staff will report back to Council with the results of the public consultation process.

Financial Impact

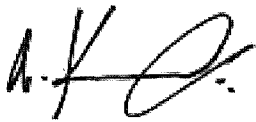
None.

Conclusion

The total parks and open space area within 400 metres of the Spires Road Area exceeds the City Centre park quantity standard under the Parks and Open Space Strategy. Changing the land-use of the four parcels located at 6280 and 6300 Cooney Road, 8011 Spires Gate and 8031 Spires Road from the current “Park” designation will not negatively impacting future Spires Road Area resident’s access to green space.

The draft Special Precinct 2.0 – Spires Road (Brighthouse Village) guidelines provided in the associated Report from the Policy Planning Department provide for pedestrian connections within the neighbourhood. The connections would include significant landscape amenities and would connect to the greenway elements at Spires Gate and Cook Crescent. These proposed improvements would provide access to the various parks and open spaces in the general area for the use and enjoyment by future residents.

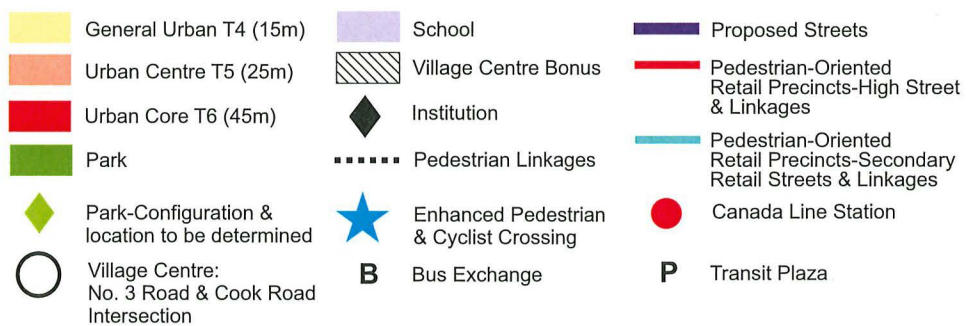
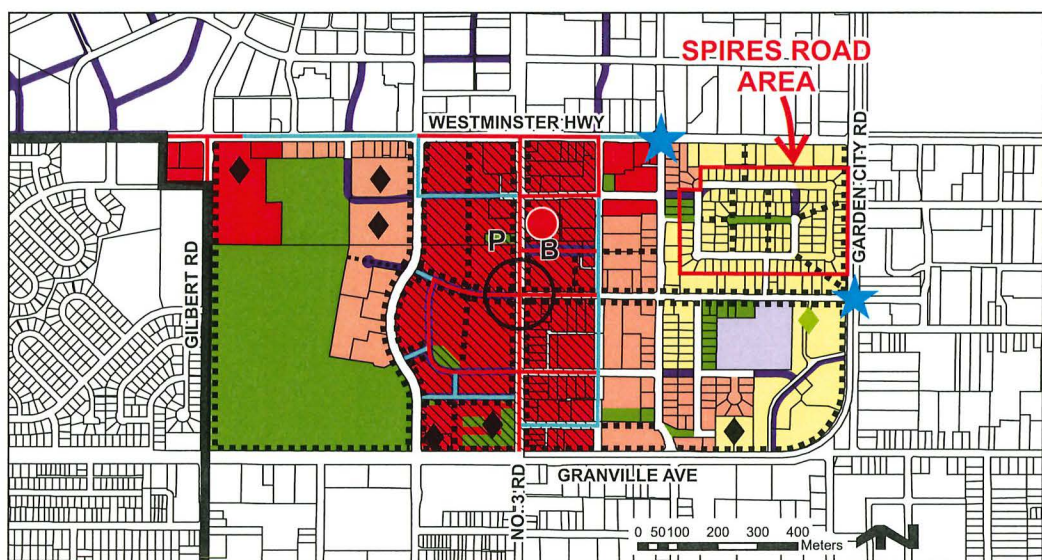
It is recommended that staff bring the proposed land-use changes to the public for consultation and feedback. Staff will report back with the results of the process prior to Council considering the proposed land use designation changes in the Spires Road neighbourhood.



Alexander Kurnicki
Research Planner 2
(604-276-4099)

- Att. 1: Specific Land Use Map: Brighthouse Village (2031)
2: Spires Road Area Location Map
3: Spires Neighbourhood Green Space Summary Table
4: Spires Area Green Space Map

Specific Land Use Map: Brighthouse Village (2031)

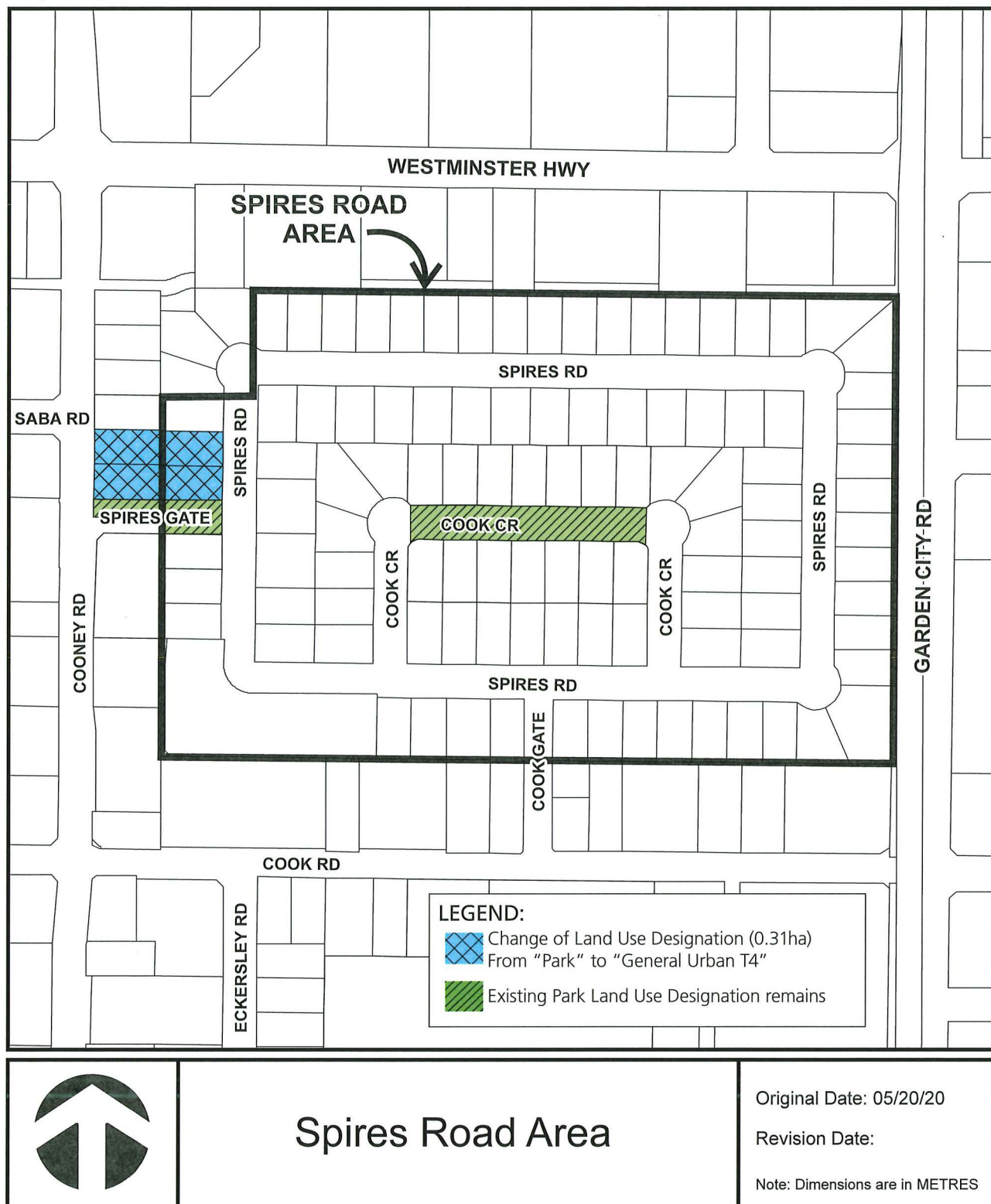


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Spires Road Area Location Plan



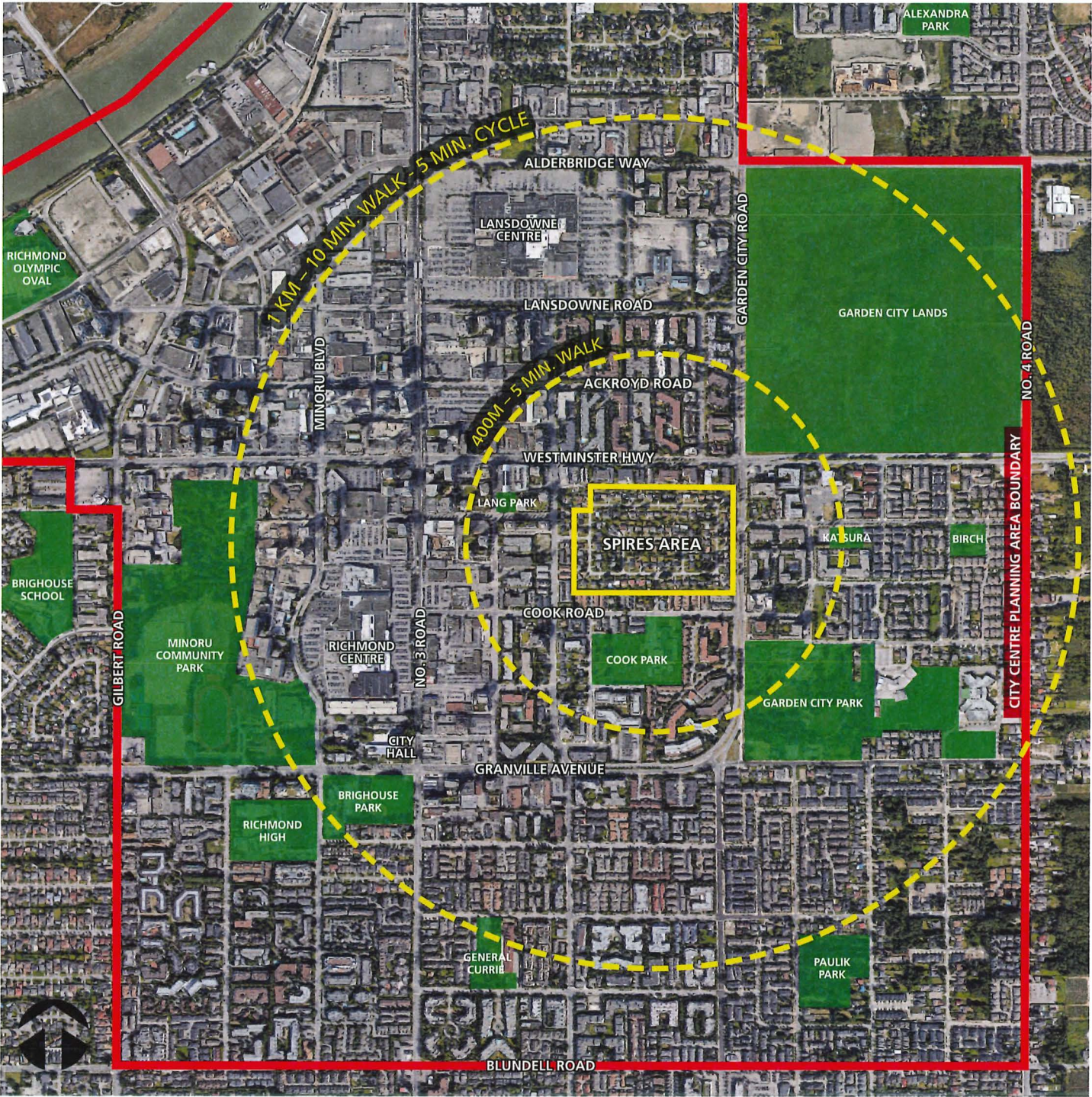
City of
Richmond



Spires Neighbourhood Green Space Summary Table

City Centre Area Parks in the Vicinity of the Spires Neighbourhood					
Name of Park		Park Type	Park Area hectares (acres)	Predominant Park Uses	Overview of Park Amenities
Parks within 400m/5min walking distance of the Spires Road Area:					
1	Cook Neighbourhood School Park	Neighbourhood	3 ha (7.4 ac)	Passive open space	Open lawn, community gardens and a ball diamond
2	Katsura Neighbourhood Park	Neighbourhood	1 (2.5)	Urban, active and passive	Tennis courts, playground, children's playground, seating, shade trees, open lawn areas
3	Garden City Lands	City Wide	55 (136)	Passive open space	Perimeter recreational trail, agriculture, ecological preservation
4	Garden City Community Park	Community	9.6 (23.7)	Active and passive	Playground, bike park, natural areas, paths, pond, shade trees and open lawn
5	Lang Park	Neighbourhood	0.2 (.5)	Urban plaza	Splash park, seating, shade trees and plaza
Sub-total Area of Park within 400m/5min walking distance of the Spires Road Area:			68.8 (170.1)	Minimum City Center Standard: 1.3 hectares (3.25 acres) of park and open space for every 1,000 residents within a 400 meter radius	
Parks within 1,000m/10min walking distance of the Spires Road Area:					
6	Birch Neighbourhood Park	Neighbourhood	0.8 (2)	Active and passive	Open lawn, shade trees, a basketball court, paved trails and a playground
7	Paulik Neighbourhood Park	Neighbourhood	2.4 (5.9)	Passive open space	Display gardens, community gardens, shade trees and walking paths
8	Brighthouse Athletic Park	City Wide	3.2 (7.9)	Active sports use	Sports fields, ball diamond, lacrosse box, spectator bleachers and shade trees
9	Minoru Park	City Wide	26.3 (65)	Urban, active and passive	A community park with a wide range of active and passive amenities, natural areas, shade trees and open space
Sub-total Area of Park within 1,000m/10min walking distance of the Spires Road Area:			32.7 (80.8)		
Total Park Area in Spires Road Area: 101.5 ha (250.9 ac)					

Spires Area Green Space Map



Parks and Greenspaces near the Spires Neighbourhood