



**Regular Council meeting for Public Hearings  
Monday, April 15, 2019**

Place: Council Chambers  
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair  
Councillor Chak Au  
Councillor Carol Day  
Councillor Kelly Greene  
Councillor Alexa Loo  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves – entered at 7:01 p.m.  
Councillor Michael Wolfe

Claudia Jesson, Acting Corporate Officer

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

*Councillor Steves entered the meeting (7:01 p.m.).*

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10001  
(RZ 17-785742)**

(Location: 9391, 9393, and 9411 No. 2 Road; Applicant: Fougere Architecture Inc.)

A staff memorandum noting a correction to the Application Data Sheet was distributed on table (attached to and forming part of these minutes as Schedule 1).

*Applicant's Comments:*

The applicant was available to respond to queries.

*Written Submissions:*

None.

*Submissions from the floor:*

None.



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In response to questions from Council, Wayne Craig, Director, Development clarified that (i) there are ten tandem parking stalls for the development and the non-tandem parking stalls noted on the application data sheet is in reference to the secondary suite spaces, (ii) pre-ducting for solar hot water is a bylaw requirement on all townhouse applications and does not factor into the EnerGuide score, (iii) cash-in-lieu contributions for indoor amenity space is common for smaller developments, (iv) staff can take it under advisement to provide enlarged text in tree management plans in future reports for ease of readability, and (v) there is a standard size for small car stalls as regulated through the Zoning Bylaw.

PH19/4-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001 be given second and third readings.*

**CARRIED**

**ADJOURNMENT**

PH19/4-2

It was moved and seconded

*That the meeting adjourn (7:08 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, April 23, 2019.

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Mayor (Malcolm D. Brodie)

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Acting Corporate Officer  
(Claudia Jesson)



## City of Richmond

Schedule 1 to the Minutes of the  
Regular Public Hearing meeting  
of Richmond City Council held on  
Monday, April 15, 2019.

### ON TABLE ITEM

Date: APRIL 15, 2019  
Meeting: PUBLIC HEARING  
Item: 1

### Memorandum

Planning and Development Division  
Development Applications

**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** April 15, 2019  
**File:** RZ 17-785742  
**Re:** **Revised Application Data Sheet for Rezoning (RZ 17-785742) at 9391, 9393 and 9411 No. 2 Road**

This memorandum provides Mayor and Councillors with a revised Application Data Sheet for the rezoning application at 9391, 9393 and 9411 No. 2 Road (Attachment 1). This application is the subject of a Public Hearing this evening.

The attached revised Application Data Sheet provides a revised reference to the current Zoning Bylaw requirement for Interior Side Setbacks for the subject site.

The correct minimum Interior Side Setback outlined in the regulation is 3.0 m, not 6.0 m.

The proposed application complies with the 3.0 m minimum Interior Side Setback as required by Zoning Bylaw No. 8500.

This data revision does not involve any changes to the use, density or setbacks proposed in the development application on the Agenda. As a result, no changes are required to the notification information provided for this Public Hearing.

  
Wayne Craig  
Director, Development  
(604-247-4654)

SS:blg

Attachment 1: Development Application Data Sheet



**RZ 17-785742**

**Attachment 3**

Address: 9391, 9393, and 9411 No. 2 Road

Applicant: Fougere Architecture Inc.

Planning Area(s): Blundell Plan Area

	Existing	Proposed
<b>Owner:</b>	Citimark No. 2 Road Project Inc.	No change
<b>Site Size (m<sup>2</sup>):</b>	2,297.3	2,290
<b>Land Uses:</b>	Single Family and Duplex	Townhouses
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E) and Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	3	11
<b>Other Designations:</b>	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65 FAR	0.65 FAR	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live landscape: Min. 25%	Building: Max. 39.1% Non-porous Surfaces: 61.4% Live landscape: 25%	none
Lot Dimensions (m):	Width: Min. 50 m Depth: Min. 35 m	Width: 50.25 m Depth: 45.12 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 3.0 m Interior Side: Min. 3.0 m	Front: 5.05 m Rear: 6.02 m Side: 3.02 m	Variance to front yard setback
Height (m):	3 storeys or 12.0 m	11.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	22 (R) and 3 (V)	22 (R) and 3 (V)	none
Small Car Parking Spaces	None when fewer than 31 spaces are provided on site	5	Variance to allow 5 small car stalls
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	10 tandem stalls	none
Handicap Parking Spaces	Min. 2% of parking stalls required when 3 or more visitor stalls are required (28 x 2% = 1 space)	1	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Secondary Suite Parking Spaces	When parking provided in side-by-side, non-tandem arrangement, no additional stall needed	Parking provided in non-tandem arrangement, but not side-by-side	Variance to allow suite parking in non-tandem but not side-by-side arrangement
Bicycle Parking Spaces	1.25 (Class 1) and 0.2 (Class 2) per unit	1.25 (Class 1) and 0.25 (Class 2) per unit	none
Total Bike Parking Spaces	14 (Class 1) and 3 (Class 2)	14 (Class 1) and 3 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> per unit	71 m <sup>2</sup>	none

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

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