



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee **Date:** January 7, 2011

From: Brian J. Jackson
Director of Development **File:** AG 11-558240
RZ 10-546755

Re: **Application by Townline Gardens Inc. (The Gardens Joint Venture) for:**
o **Non Farm Use at 10620 No. 5 Road and the ALR Portion of 10800 No. 5 Road**
o **Rezoning at 10620 and 10640 No. 5 Road from Agricultural and Botanical**
Show Garden (ZA3) to Assembly (ASY)

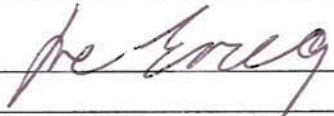

Staff Recommendation

That:

1. a. Authorization for Townline Gardens Inc. to apply to the Agricultural Land Commission for non-farm use approval at 10620 No. 5 Road and the ALR designated portion (north half) of 10800 No. 5 Road be granted; and
- b. The Gardens Park Plan and Staff Report (dated January 7, 2011) be forwarded to the Agricultural Land Commission as part of the non-farm use application information package.
2. Bylaw No. 8696, to amend the Assembly (ASY) zone and for the rezoning of 10640 No. 5 Road from "Agricultural and Botanical Show Garden (ZA3)" to "Assembly (ASY)", be introduced and given first reading.
3. Bylaw No. 8697, to rezone 10620 No. 5 Road from "Agricultural and Botanical Show Garden (ZA3)" to "Assembly (ASY)", be introduced and given first reading.
4. a. A license agreement be approved for Townline Homes Inc. for the property at 10620 and 10640 No. 5 Road for two (2) years on an exclusive basis as a sales centre and thereafter on a non-exclusive basis on automatic annual renewals until the City terminates the license agreement at a nominal rent plus costs of operation, maintenance and property taxes as detailed in the Staff Report from the Planning and Development Department dated January 7, 2011; and
- b. Staff be authorized to take all necessary steps, including authorizing the Manager, Real Estate Services, to negotiate and execute all documentation required to effect the license transaction.

Brian J. Jackson
Director of Development
BJJ:ke

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FOR ORIGINATING DEPARTMENT USE ONLY			
ROUTED TO:		CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Parks Planning, Design & Construction		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Project Development & Facilities Services		Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
REVIEWED BY TAG	YES <input checked="" type="checkbox"/> <i>AK</i>	NO <input type="checkbox"/>	REVIEWED BY CAO <i>DEPUTY</i> 
			YES <input checked="" type="checkbox"/>
			NO <input type="checkbox"/>

Staff Report

Purpose

This report brings forward the following two (2) development applications:

- Agricultural Land Reserve (ALR) non-farm use application (AG 11-558240) for:
 - a. A parking lot at 10620 No. 5 Road to support the community use facility and park on the consolidated parcel; and
 - b. Accessory uses associated with updates to the existing approved botanical garden areas and future park (The Gardens Park) on the ALR portion of 10800 No. 5 Road.
- Rezoning application at 10620 and 10640 No. 5 Road (**Attachment 1**) to facilitate:
 - a. The move of the Coeverden Castle (the castle) from “The Gardens” development site at the northeast corner of No. 5 Road and Steveston Highway to 10640 No. 5 Road.
 - b. Use of a new building at 10640 No. 5 Road for a temporary residential sales centre (for two (2) years) for The Gardens development to the south.
 - c. Conversion of both the new building and castle to a future community use facility with a supporting off-street parking area.

The first section of this report brings forward the non-farm use application. The second section of the report examines issues surrounding the rezoning application. A context map of the surrounding area is contained in **Attachment 2**. The report also addresses the following September 22, 2009 referral from Planning Committee:

That Parks and Recreation staff bring forward a report on the potential to move the castle, currently on the site at the corner of Steveston Highway and No. 5 Road, to City parkland.

A separate Staff Report from Parks and Recreation to Committee requests approval of The Gardens Park Plan.

1. Non-Farm Use Application

Background and Origin

Background of Previous Non-Farm Use Approvals

In 1983, the Agricultural Land Commission (ALC) granted non-farm use approval to the previous owner of the property (Bota Gardens – John Massot). This approval included the current botanical gardens area.

The ALC approval granted in 1983 did not include some of the accessory, supporting uses proposed in The Gardens Park Plan or include the properties at 10620 and 10640 No. 5 Road. Both of these properties are contained within the boundaries of the ALR; however, staff have determined that only the northern property (10620 No. 5 Road) is subject to a non-farm use application (for the off-street parking area) and that the southern property (10640 No. 5 Road) is not subject to the provisions of the ALC Act.

Rationale for Current Non-Farm Use Application

The north lot (10620 No. 5 Road) is subject to an Agricultural Land Commission (ALC) non-farm use application for a parking lot. Staff have made a preliminary submission to the ALC requesting comment on the development proposal and park plan. The ALC has indicated that since a non-farm use application is required for a parking lot on 10620 No. 5 Road, an opportunity to update the existing non-farm use approval previously granted for the botanical garden area exists to include the new park uses (parking lot, barn building, caretaker suite, vehicle access). In discussions with ALC staff, they indicated information on the new uses in the park will enable the existing approval to be updated and replaced with the proposed park plan once Council approves it.

A map of the subject properties under non-farm use application is contained in **Attachment 3**. The non-farm use application process involves review by Richmond City Council before it is forwarded to the ALC. If the non-farm use proposal is authorized by a Council resolution, the application proceeds to the ALC. The ALC is the decision-making authority on the application.

Staff also recommends that if Council grants the non-farm use and approves the park plan, a copy of The Gardens Park Plan and Staff Report from the Parks and Recreation Department (dated January 7, 2011) be forwarded to the ALC along with the non-farm use request.

Examination and Analysis: Non-Farm Use Application

10620 No. 5 Road – Parking Lot

Uses on the subject site are limited to an accessory off-street parking lot that will serve the future community facility and park. All building additions and the castle relocation will occur on the south lot (10640 No. 5 Road), which is exempt from the ALC Act and does not require application or approval from the ALC. The Official Community Plan (OCP) designates the westerly 1/3 of properties (approximately 110m) on the east side of No. 5 Road generally between Steveston Highway and Blundell Road for Community Institutional uses. Based on the OCP designation and supporting No. 5 Road Backlands Policy, this proposal is consistent with City policies and other developments within this corridor.

The parking lot occupies a vacant parcel of land and will be paved with a vehicle drive-aisle access to No. 5 Road. The parking lot area also incorporates areas for landscape buffering around the perimeter, which will help mitigate against any agricultural activities on surrounding areas. 10620 and 10640 No. 5 Road will be owned by the City as part of the transfer of ALR land associated with The Gardens development (reference RZ 08-450659). Additional details about the sales centre and future community use facility are contained in the rezoning section of this report.

The Gardens Park Plan for 10800 No. 5 Road (ALR Portion)

Currently, no active farming is occurring in the botanical garden area. In addition to introducing agriculture back onto the subject property in the form of community gardens and small farm plots, there are a number of supporting uses that are key to the overall operation and use of the agricultural portion of the park.

A vehicle access route will be developed through the botanical garden area to provide public access to the community garden/farm plots situated on the east side of the park. This will also provide access to a public parking area located next to the community gardens. The primary

access to the park will be through a new publicly accessible, privately owned road off No. 5 Road located along the north edge of The Gardens development.

An existing building located next to the proposed farm areas (previously utilized for barn storage for the botanical gardens), will be reutilized to support the park and farm activities. A small caretaker residence is also proposed on the east portion of the property. The remaining portion of the botanical garden area will be enhanced and improved to upkeep the existing landscaping, trails and ponds for public use. A site plan and outline of land uses for the park is contained in **Attachment 4**.

Where possible, land that had previously been used as a staging/storage yard for the botanical gardens is being converted back to agriculture. The proposal facilitates the introduction of farming on the land and public use of The Gardens Park with proposed development minimizing additional modifications and buildings on ALR land.

2. Rezoning Application (10620 and 10640 No. 5 Road)

Origin

Townline Gardens Inc. (The Gardens Joint Venture) has applied to the City of Richmond to rezone 10620 and 10640 No. 5 Road from Agricultural and Botanical Show Garden (ZA3) to Assembly (ASY) in order to permit development of a future community use facility (refer to **Attachment 1** for a location map). As a temporary use, the new building to be constructed on the site will be used as a residential sales centre for “The Gardens” development immediately to the south.

Background

At Public Hearing on October 19, 2009, Richmond City Council gave 3rd reading to the zoning amendment bylaw (RZ 08-450659) associated with Townline Homes proposal for lands outside of the ALR on the north east corner of Steveston Highway and No. 5 Road for the purposes of developing a medium-density, mixed use residential/commercial development. Currently, the proponent is working to complete the rezoning considerations for this project. As the Public Hearing has already been held on this aspect of the development, it is very important that delegations or new information are not entertained at Planning Committee, Council or a Public Hearing during consideration of the subject rezoning.

Through the rezoning for The Gardens development, the proponent is required to transfer ownership of the lands located in the ALR (~12.2 acres) to the City for the purposes of developing an agricultural park for public use.

The City Parks Department has been working with the proponent to develop a master plan for the proposed park and consulted with the public in December 2010 on the components of the plan. In 2008, Townline Homes Inc. undertook consultation with the public in advance of submitting the rezoning application. Through this consultation, some key directives that arose was the desire to enable public access to the botanical gardens and showcase urban agriculture.

The proposed development of the community use facility on the subject sites is incorporated into the provisions of the overall park master plan for all ALR lands to be transferred to the City. Retention of the castle was not required as part of The Gardens rezoning; however, the City and

developer were approached by various stakeholders (Tourism Richmond; local residents; and people of Dutch heritage concerned about the castle) who requested retention of the castle. As a result, the developer has agreed to pay for the move of the castle to the development site at their own cost.

Project Description – Residential Sales Centre and Community Use Facility

The subject rezoning application achieves the following three (3) objectives:

1. Facilitates the retention of the castle and its relocation from The Gardens development site to 10640 No. 5 Road.
2. Construction of a new building on 10640 No. 5 Road and use of it as a temporary residential sales centre for two (2) years until the sales centre can be relocated into a newly constructed building located on The Gardens development site.
3. Once the sales centre use concludes, the developer will be required to convert and renovate both the new building and relocated castle to an acceptable standard deemed appropriate by the City to enable its operation as a future community use building.

The works and construction described above will be undertaken at the sole cost of the developer.

The proposed Assembly (ASY) district zoning for the subject sites permits use of the property as for a future community use facility. A general provision in the City's Zoning Bylaw (No. 8500) also permits a residential sales centre associated with The Gardens development. A preliminary site layout and building elevations is contained in **Attachment 5**. The proposal on the subject site will occur in the following phases:

Phase 1 – Relocation of the Coeverden Castle

As a result of construction activities on The Gardens development site, the castle has to be relocated from its existing location to the property immediately to the north (10640 No. 5 Road). To minimize relocation costs and impacts on the castle, the building will be placed in its final location and sequenced with construction activity associated with the residential sales centre building. Upon completion of the relocation, the building will be properly secured and will not be inhabited until it is converted to a community use facility.

Phase 2 – Residential sales centre use

A new building will be constructed (220 sq.m or 2,380 sq.ft) in conjunction with the move of the castle (200 sq.m or 2,150 sq.ft) as noted in Phase 1. The developer anticipates that the new building will be utilized for two (2) years until they are able to relocate to The Gardens development site. As the subject sites will be owned by the City, an appropriate license agreement between the developer and City outlining all terms of use will be a required and secured as a rezoning consideration.

Phase 3 – Conversion to a community use facility

The developer is required to undertake all necessary work and building modifications at their cost to convert both the former sales centre building and relocated castle to a community use facility.

For all phases of development on the subject sites, a license agreement between the City and developer will secure all necessary provisions and developer obligations for the site and buildings to be owned by the City to ensure that all appropriate costs associated with this project

is incurred by the developer. This agreement also ensures that all buildings to be constructed, renovated or relocated are done so to meet all City requirements.

Findings of Fact

A Development Application Data Sheet providing details about the proposal for 10620 and 10640 No. 5 Road is contained in **Attachment 6**.

Surrounding Development

To the North: An open field on a property zoned Agricultural (AG1).

To the East: The botanical garden area on a property zoned Agriculture and Botanical Show Garden (ZA3).

To the South: The proposed Gardens mixed use (residential/commercial) development site.

To the West: Single-family dwellings on properties zoned Single Detached (RS1/E).

Related Policies & Studies

Proposed Zoning and Related Amendments

Rezoning the subject site to an Assembly (ASY) zoning district will enable the site to be utilized as a temporary residential sales centre and also permit a range of uses for a future community use facility. The proposed Assembly (ASY) zoning district will also be amended to include site specific setback and height regulations required to accommodate the relocation and retention of the castle building and construction of the new building all on the southern ALC exempted property (10640 No. 5 Road).

Official Community Plan Land Use Designations

The subject properties under the rezoning application are designated for Community Institutional in the OCP. Generally, this land use designation occupies the westerly 1/3 (110 m) of lots located on the east side of No. 5 Road. The properties under application are wholly contained within the Community Institutional designation. Remaining lands beyond the 110 m Community Institutional areas are designated for Agriculture. The rezoning complies with the Community Institutional OCP land use designation.

No. 5 Road Backlands Policy

The No. 5 Road Backlands Policy supports the Community Institutional OCP land use designation along the east side of No. 5 Road that permits institutional development within the ALR. The No. 5 Road Backlands Policy outlines the provisions and process to consider institutional/assembly facility proposals on the front portion of the property and active farming of the backlands. The former botanical gardens to the east of the subject sites did not have any farming activities.

The existing botanical gardens has minimal impact on land in the ALR and introduction of food production achieves the objective of undertaking active farming of the land and enables opportunities for increased public awareness about local food systems. The overall development proposal on the subject sites complies with the No. 5 Road Backlands Policy.

Consultation

Through 2008, the developer of The Gardens project consulted with the public in advance of the rezoning proposal (3 community workshops in May, August and November) resulting in the generation of key issues pertaining to the development lands outside of the ALR and specific planning directives for the botanical gardens and agricultural lands within the ALR.

Agricultural Advisory Committee

Consultation with the City's Agricultural Advisory Committee (AAC) occurred on December 2, 2010. The AAC reviewed the development proposal for the temporary residential sales centre and conversion to a future community use facility as well plans for the proposed park. The Committee supported the rezoning proposal for the subject site and the park component of the project with the following resolution:

That the proposal to develop 10620 and 10640 No. 5 Road and The Gardens Park Plan on portions of 10800 No. 5 Road contained in the Agricultural Land Reserve be supported.

Staff Comments

An existing Servicing Agreement (SA 10-508661) has already been submitted and is being processed by staff. This servicing agreement covers all necessary off-site frontage improvements applicable to this project and is attached as a condition to The Gardens rezoning development to the south.

Analysis and Examination of Issues

Zoning Approach

The proposed zoning to be implemented on the subject sites is the Assembly (ASY) zoning district, similar to zoning implemented for all institutional developments along No. 5 Road. In order to accommodate the siting of buildings, specific setback regulations are proposed that would apply only to the properties under application. The proposed setbacks are appropriate considering the small lot size and surrounding land uses.

A site-specific height amendment to the ASY zone is also required to accommodate the height of the castle. The height of the highest part of the roof structure of the castle is approximately 17 m measured from the base of the building. The amended regulations in the zone will take the height of the castle into account and will only apply to the subject sites. Currently, a 12 m maximum height limitation applies to buildings and accessory structures in this zone.

Two (2) separate bylaw amendments are proposed to rezone the subject sites. Bylaw 8696 applies to the southern property (10640 No. 5 Road) as buildings and amendments to setback and height regulations are limited to this site. Bylaw 8697 covers the northern property (10620 No. 5 Road), as the parking lot does not require any amendments to the Assembly (ASY) zone. If both Bylaws are adopted, both properties will be consolidated and regulated under the amended Assembly (ASY) district zone.

Temporary Residential Sales Centre Use and Future Community Use Facility

The developer of The Gardens project has committed to undertake the construction of a new building on the subject sites on land that will be transferred to and owned by the City. Furthermore, Townline has also committed to relocating the castle from the development property to the subject site at the developers cost. The developer will also be responsible for properly maintaining the castle (which will not be utilized as part of the sales centre) until it is converted to the future community use building. This will be at the developer's sole cost.

Based on the transfer of the subject properties to the City, a license agreement between the City and Townline Homes Inc. is required that identifies building construction requirements, applicable warranty provisions and use agreements on the property. The license agreement must be completed as a rezoning consideration (refer to **Attachment 7**).

The agreement will also ensure that operating, securing and maintenance costs for all buildings is covered by the developer during all stages of development ranging from the initial period of building construction and relocation and residential sales centre use to conversion of the buildings to a community use facility. This agreement will also include requirements for the developer (at their cost) to submit reports prepared by the appropriate professionals to complete a building assessment of the castle before and after the proposed relocation along with a future code consultant report that reviews the conversion of all buildings to a community use facility.

Agricultural Adjacency and Site Landscaping

Placement of the buildings on the southern property (10640 No. 5 Road) enables all development to be limited on the ALC exempted property. Siting the buildings in this location also minimizes potential agricultural adjacency issues for farmland to the north. A larger building setback is also provided along No. 5 Road. Provisions for appropriate space along the west and southwest corner of the site provides opportunities to create enhanced park identification along the highly visible road frontage along No. 5 Road and new road on The Gardens development site, which will be the primary entrance to the future park.

The developer will be landscaping the site during its use as a residential sales centre. Submission of an acceptable landscape plan and security prior to adoption of the zoning bylaw is required. The landscaping scheme for the subject site will be based on the following principles:

- Ensures that the proposed landscaping (hard and soft materials) for the residential sales centre site and adjoining parking area consists of plantings that is compatible with the existing botanical garden area.
- Enables flexibility for the City to adjust and enhance the landscaped areas in the future based on design refinements of the park and future community use facility.
- Provides sufficient space to implement future park programming elements that present a strong, identifiable presence along the highly visible 'face' of the park (i.e., park and way finding signage and feature landscaping).
- Provides acceptable pedestrian circulation through the site to access the park.
- The City reviews and approves the landscape plan, along with all associated plantings, materials, lighting fixtures and pathways prior to implementation.

Tree Retention and Removal

An existing hedge along the north property line of the site adjacent to a row of parking stalls will be retained. The existing plantings along this property line will provide appropriate screening and buffering to any future agricultural uses that occur on lots to the north.

There are three (3) other bylaw sized trees located on the north property (10620 No. 5 Road) situated in the middle of the off street parking area and along the northern edge of the site that are proposed for removal. Staff have no objections to the removal of these three (3) trees. As noted in the previous section, a significant number of new trees and plantings will be implemented by the developer and secured through the required landscape plan. These new plantings and trees will exceed the required OCP 2:1 tree replacement policy.

Conclusion

All issues associated with the non-farm use and rezoning application have been addressed. Therefore, staff support:

1. The non-farm use application for the parking lot at 10620 No. 5 Road and non-farm use updates for accessory uses to the Park as outlined in this report and the concurrent report from Parks and Recreation Department staff.
2. The rezoning application to amend the Assembly (ASY) district zone to include site specific regulations and facilitate development of the subject sites for a temporary residential sales centre and future community use facility at 10620 and 10640 No. 5 Road.

In conjunction with the development proposal for 10620 and 10640 No. 5 Road, staff recommend that Council authorize a license agreement between Townline Homes Inc. and the City based on the directives contained in the rezoning considerations attached to this application and that staff be authorized to undertake all steps required to complete and execute this agreement.



Kevin Eng
Planner 1

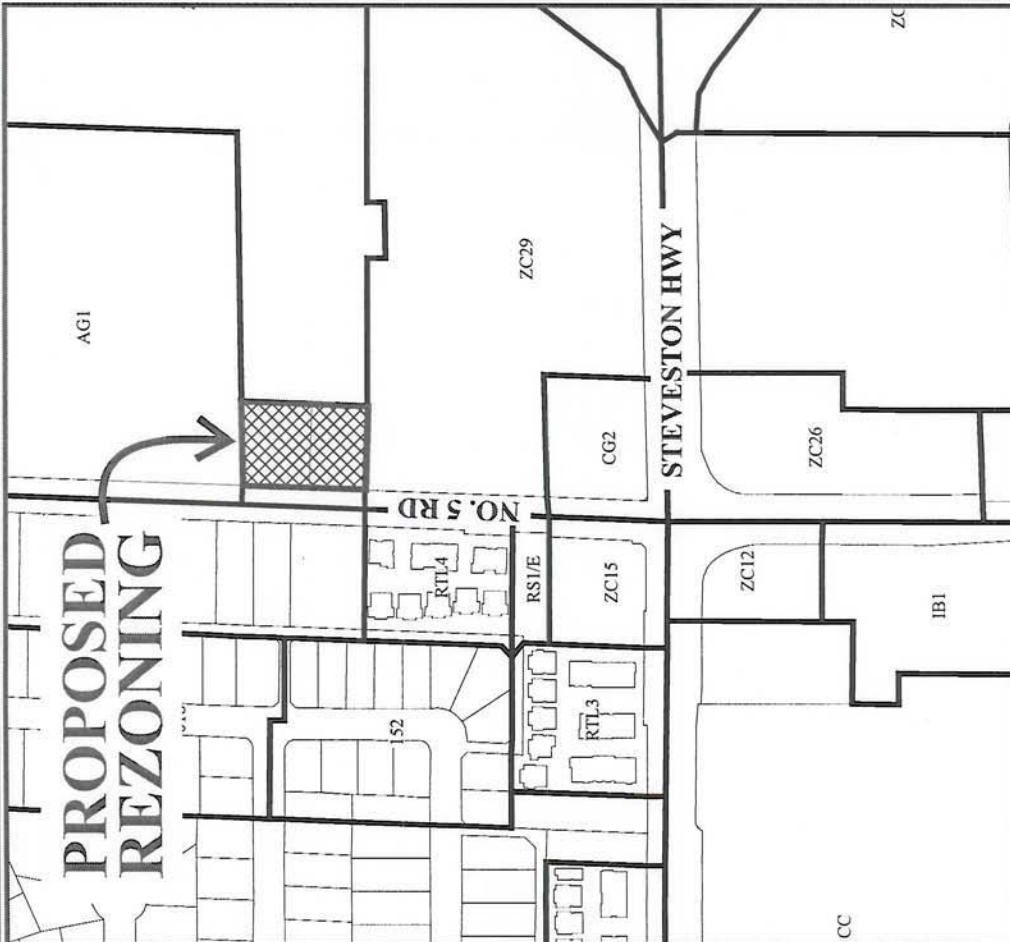
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Attachment 1: Rezoning Location Map
Attachment 2: Context Map
Attachment 3: Non-Farm Use Reference Map
Attachment 4: The Gardens Site Plan
Attachment 5: Preliminary Site Plan
Attachment 6: Development Data Sheet
Attachment 7: Rezoning Considerations



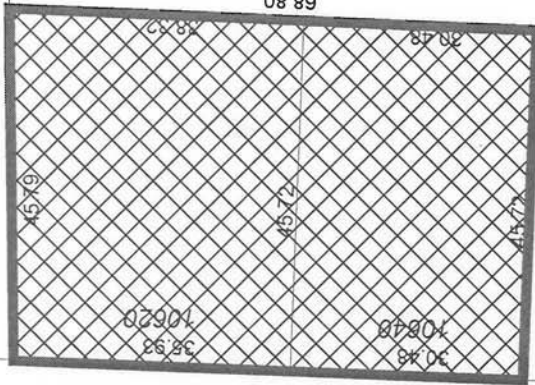
City of Richmond

PROPOSED REZONING



NO. 5 RD

56.39	10	54.24	10711	56.34	10631	40.23	10591	20.12	10571	20.12	10551	19.16	21
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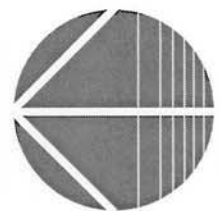


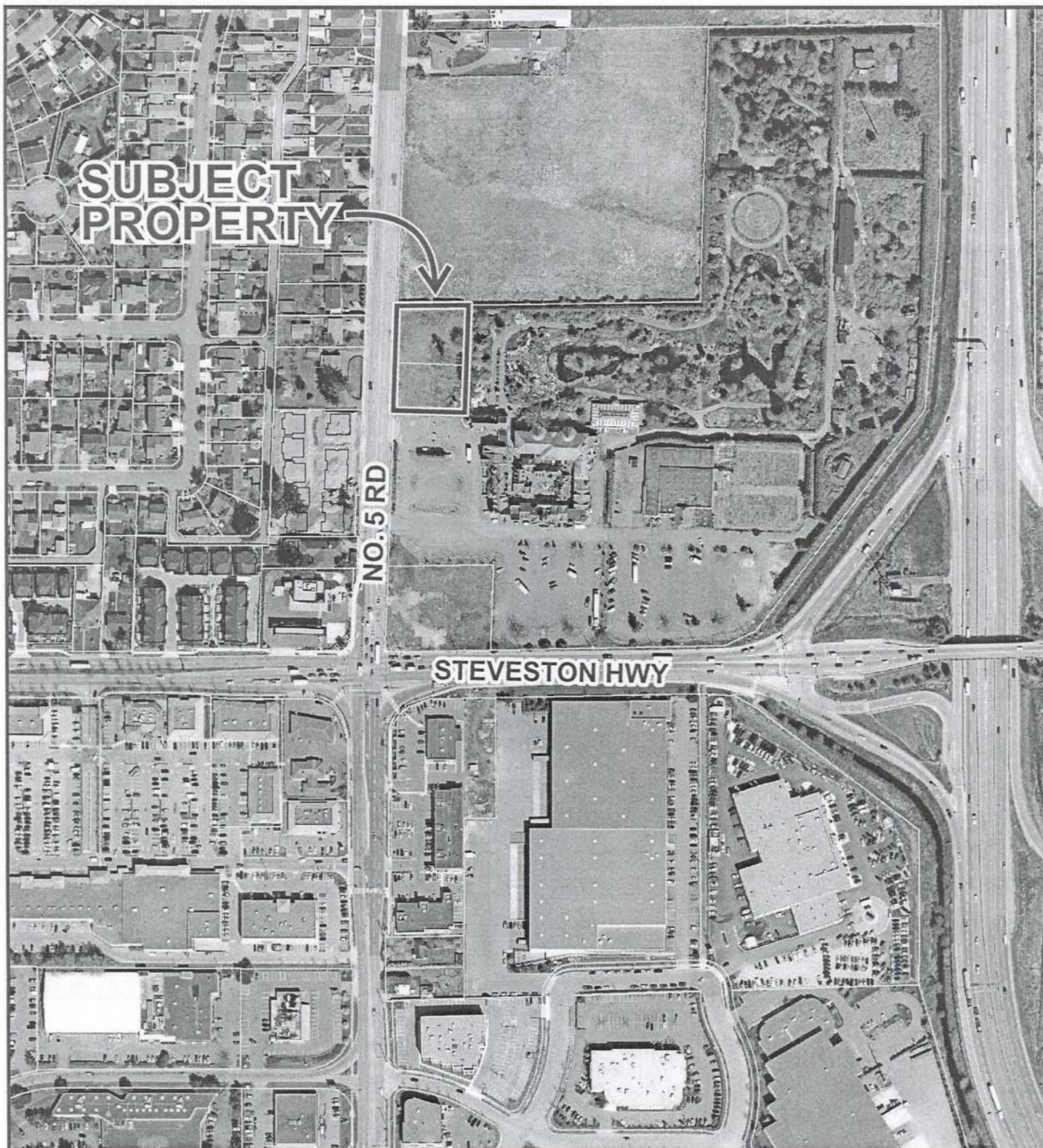
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Revision Date:

Note: Dimensions are in METRES

RZ 10-546755



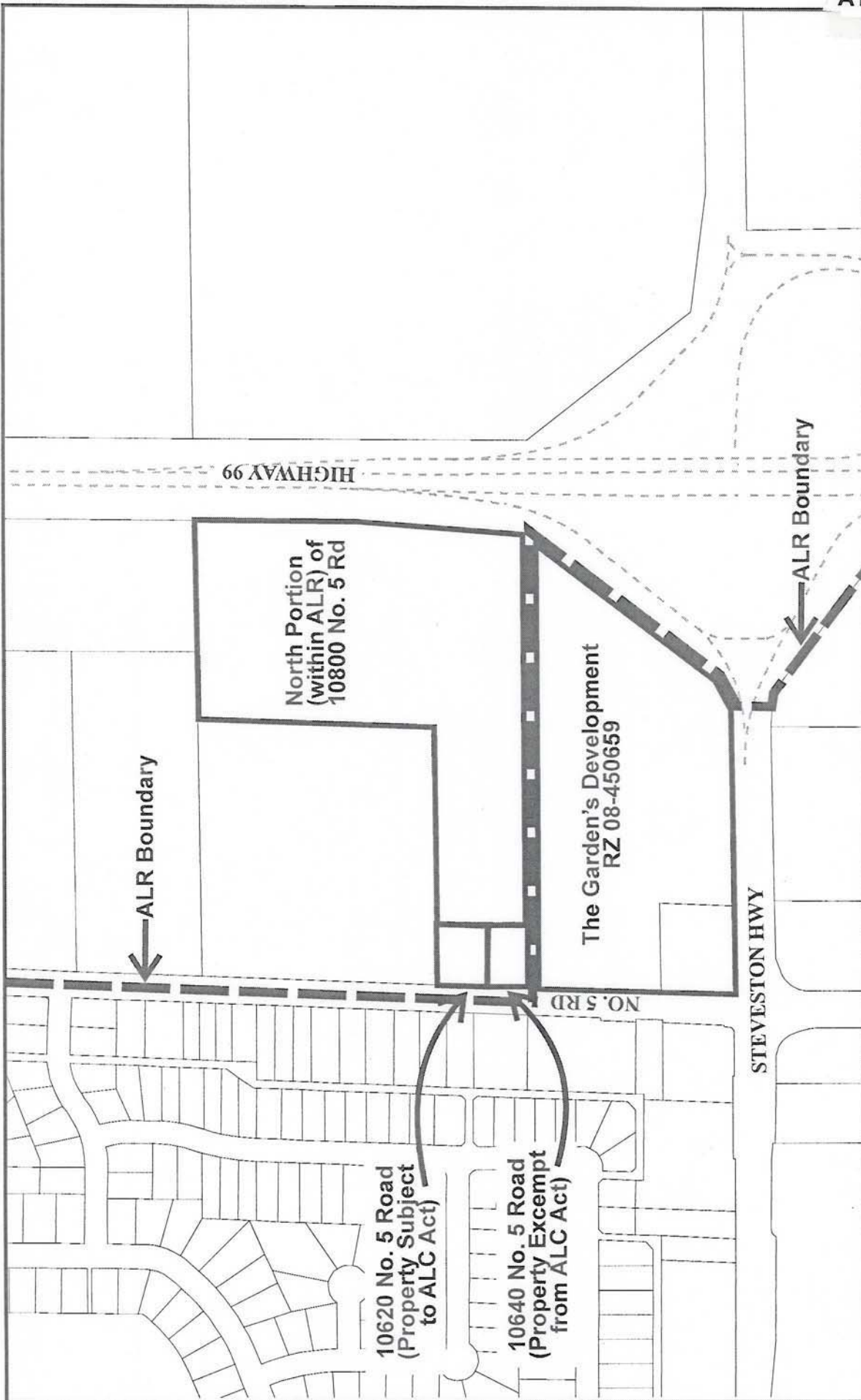


RZ 10-546755

Original Date: 10/07/10

Amended Date:

Note: Dimensions are in METRES

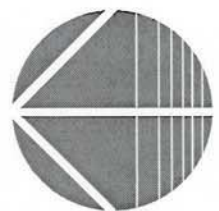


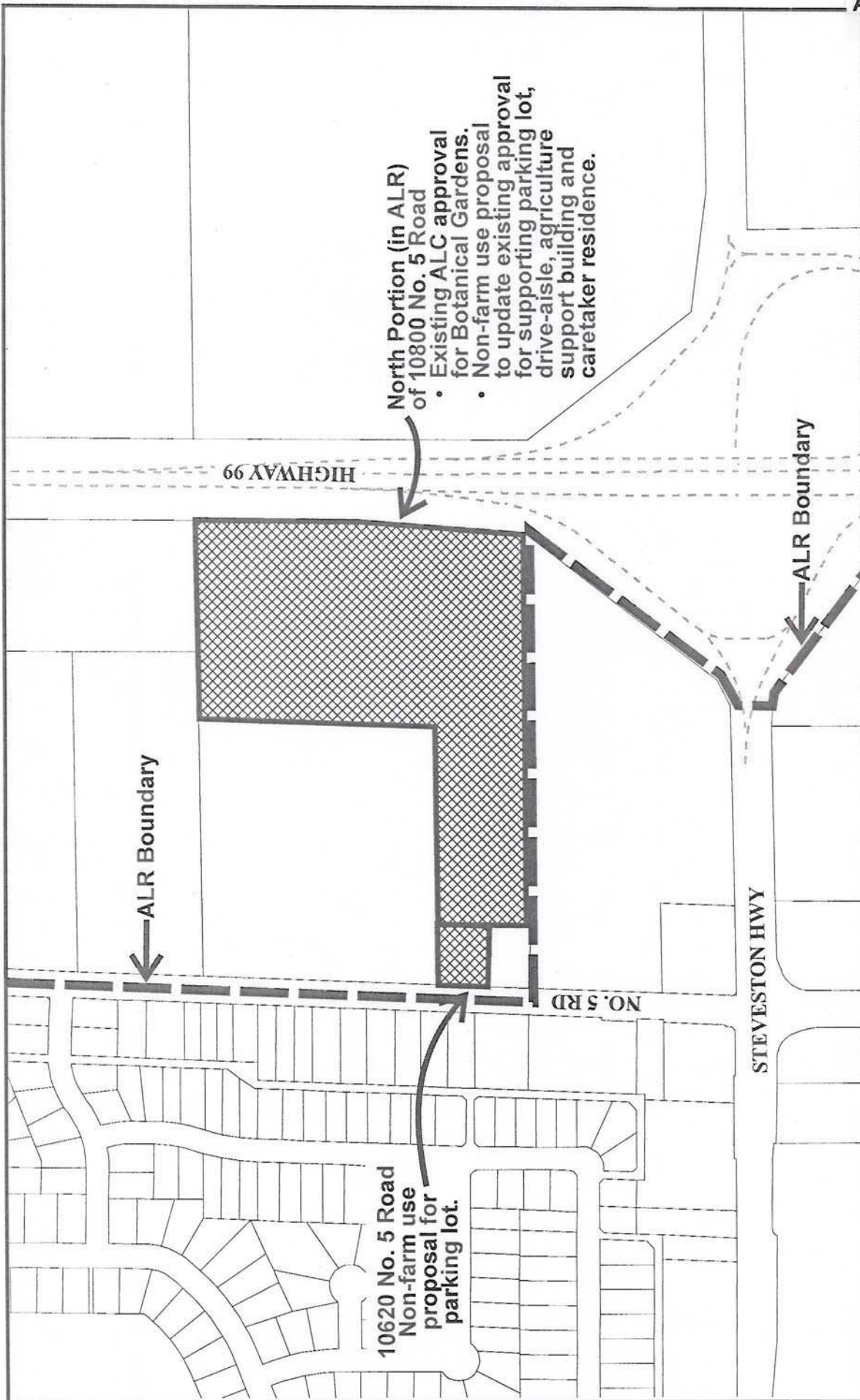
Original Date: 01/06/11

Revision Date:

Note: Dimensions are in METRES

Surrounding Context Reference Map



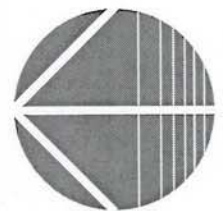


Original Date: 01/06/11

Revision Date:

Note: Dimensions are in METRES.

ALR Non-Farm Use Reference Map (AG 11-558240)



THE GARDEN

P+A

Project: ...
Client: ...
Date: ...

NOVEMBER 12TH, 2010



SITE PLAN



A-1.1



JANUARY 07, 2011
PROGRESS DRAWING



Townline Homes

GARDENS

No. 5 Road & Stewatson Highway
Richmond, B.C.

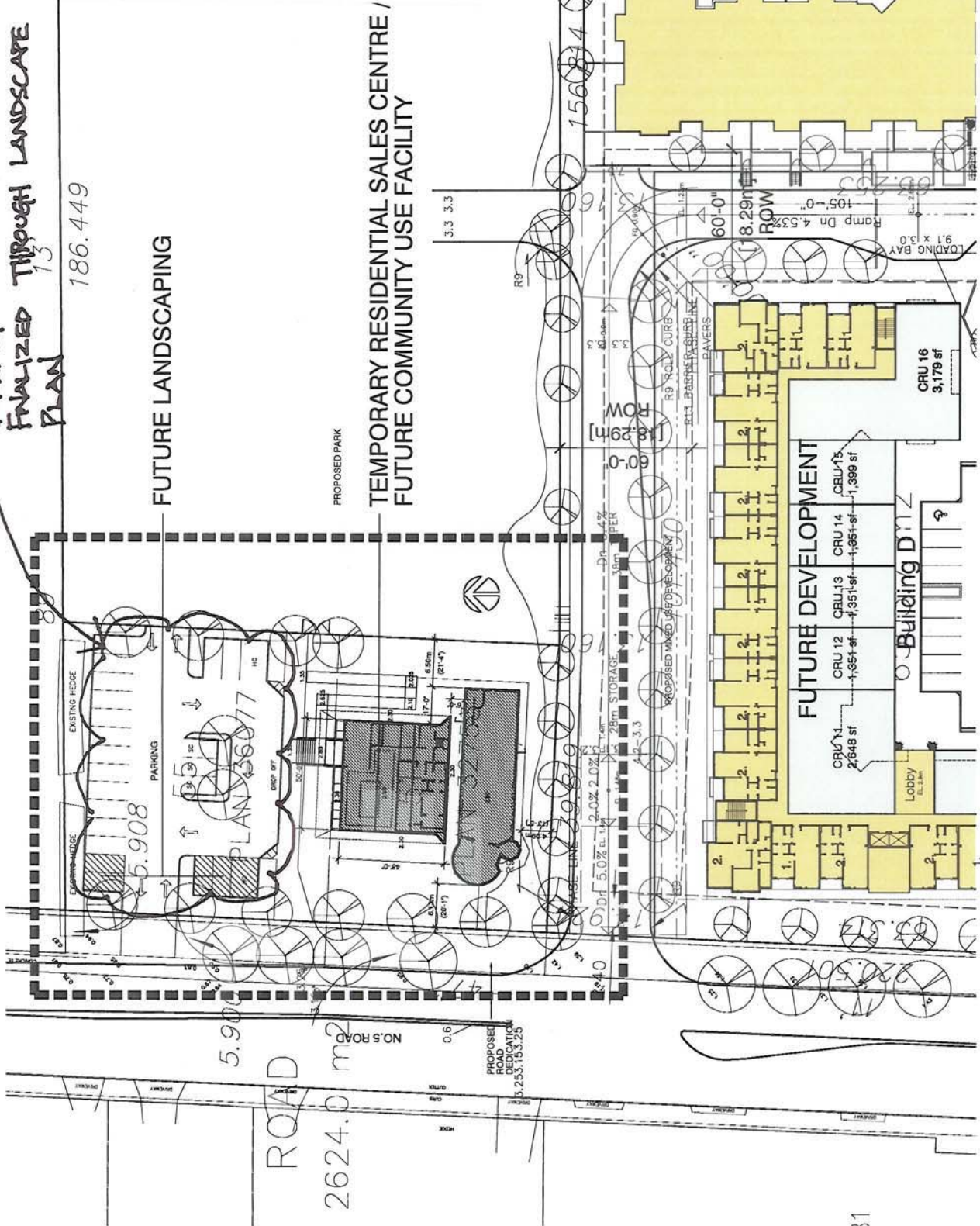
Temporary
Residential
Sales Centre

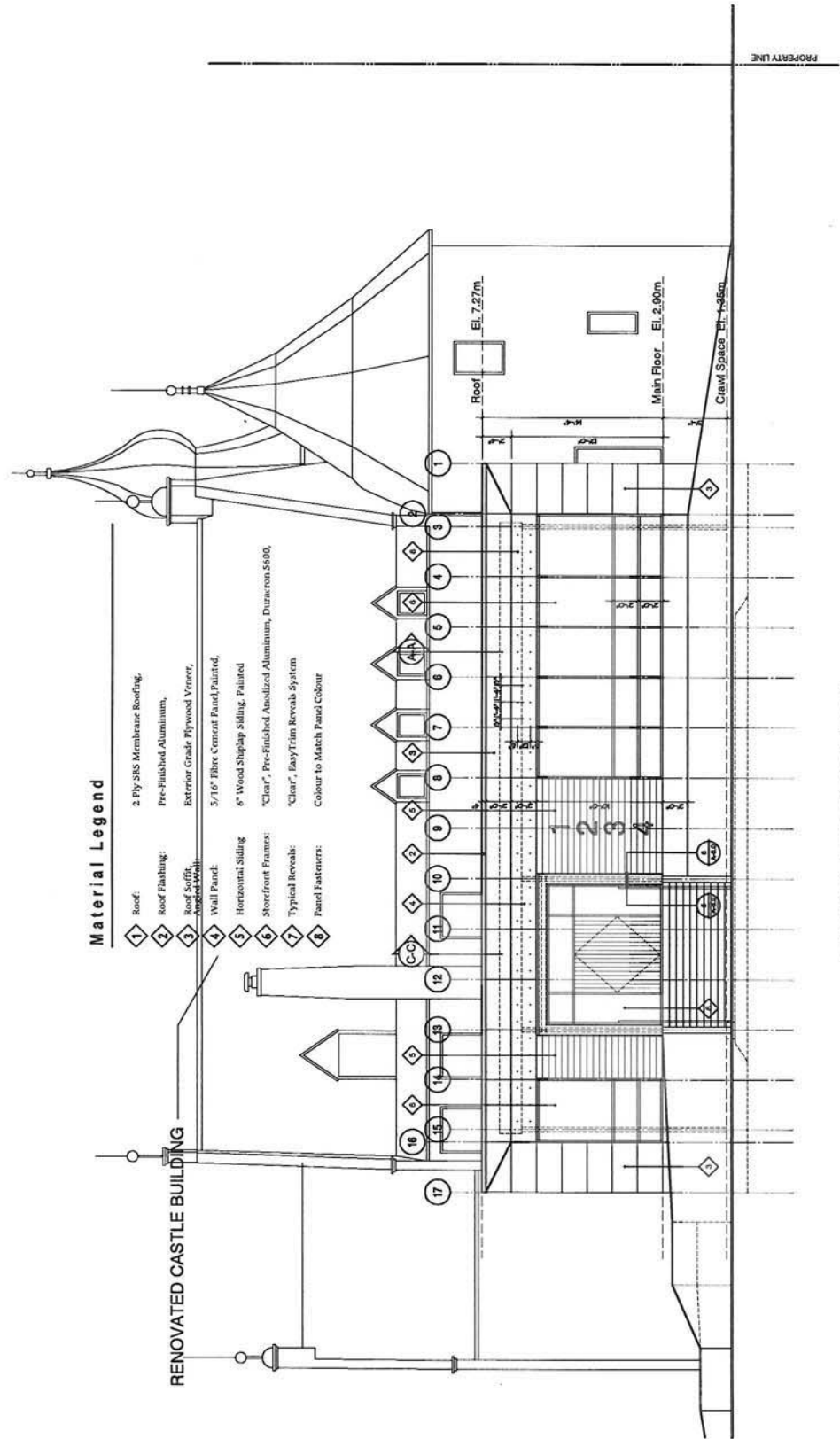
Site Plan

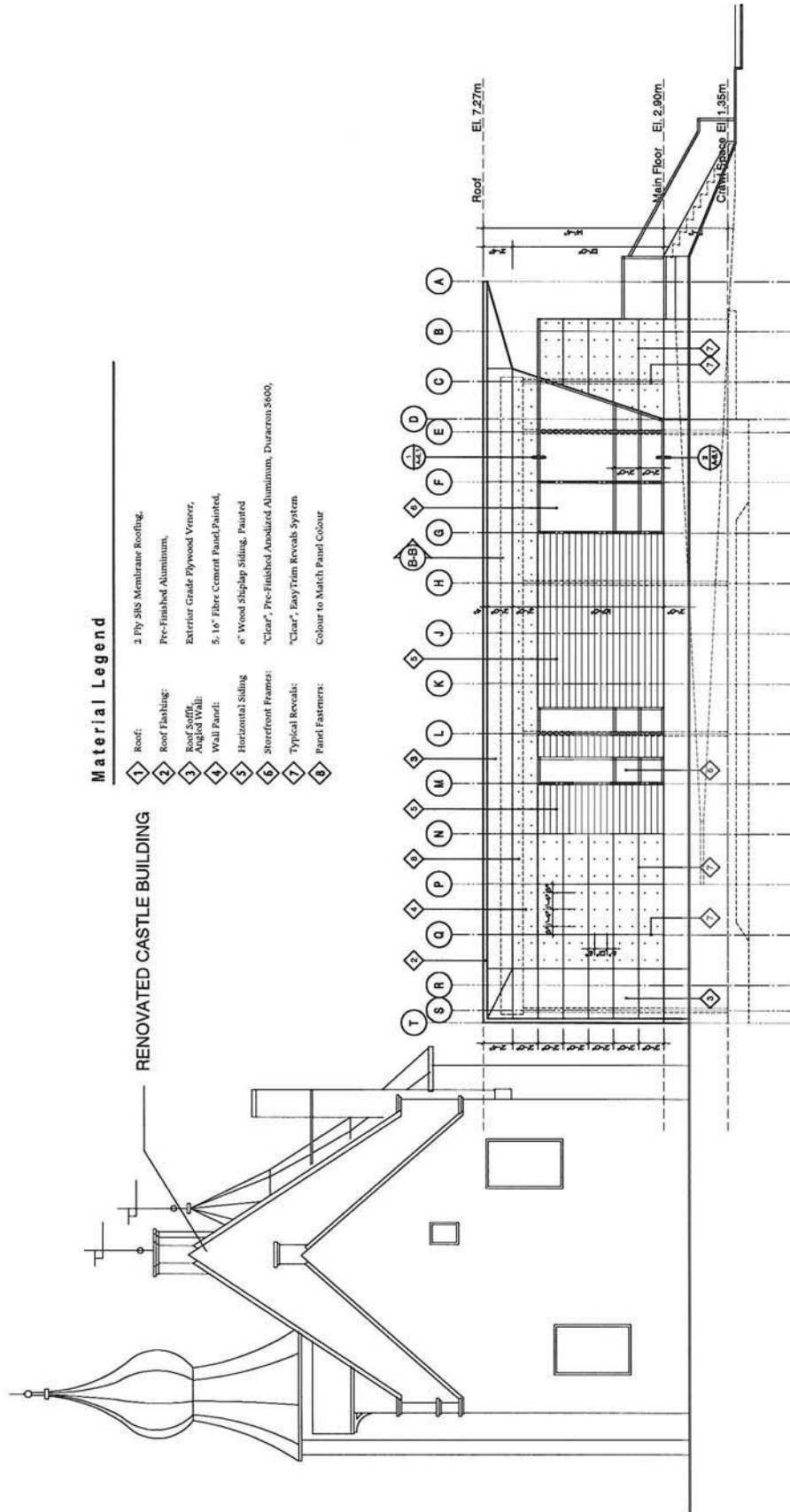
1" = 20'0"
January 2011

PRELIMINARY SITE PLAN AND ELEVATION DRAWINGS

PARKING LOT LAYOUT TO BE
FINALIZED THROUGH LANDSCAPE
PLAN









City of Richmond

6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

Development Application Data Sheet

RZ 10-546755

Attachment 6

Address: 10620 and 10640 No. 5 Road

Applicant: Townline Gardens Inc.

	Existing	Proposed
Owner:	0864227 B.C. Ltd (Townline Homes Inc.)	City of Richmond
Site Size (m²):	Combined total area: 3,088 sq.m	No change – Subject properties to be consolidated
Land Uses:	Vacant parcels	10620 No. 5 Road – Parking Lot 10640 No. 5 Road – Residential sales office/future community use facility
ALR Designation:	<ul style="list-style-type: none"> 10620 No. 5 Road – Contained within the ALR and subject to the ALC Act. 10640 No. 5 Road – Contained within the ALR but exempted from the ALC Act. 	<ul style="list-style-type: none"> Lands to remain in the ALR 10620 No. 5 Road – Non farm use application for parking lot. ***ALR portion of 10800 No. 5 Road – Non farm use application that updates approval for Park Plan uses***
OCP Designation:	Community Institutional	No Change – Complies
Zoning:	Agriculture and Botanical Show Garden (ZA3)	Assembly (ASY) **To be amended to include site specific setback and height regulations**

On Future Subdivided Lots	Bylaw Requirement (Based on Amended Zone)	Proposed	Variance
Floor Area Ratio:	Max. 0.5	~0.15 FAR	none permitted
Lot Coverage – Building:	Max. 35%	~15%	none
Setback – Front Yard (m) No. 5 Road - West:	4 m	4 m	none
Setback – North Side Yard (m):	4 m	~36 m	none
Setback – South Side Yard (m):	4 m	4 m	none
Setback – East Rear Yard (m):	6.0 m	6.5 m	none
Height (m):	20 m	~17 m (dependent on height measured from finished site grade)	none

Rezoning Considerations

10620 and 10640 No. 5 Road

RZ 10-546755

Prior to final adoption of Zoning Amendment Bylaw 8696 and 8697, the developer is required to complete the following:

1. Submission of a landscape plan (with accompanying cost estimate that covers materials, plantings and costs to implement the plan) and appropriate landscaping security to the satisfaction of the Director of Development and Manager of Parks Planning and Design.
2. Approval from the Ministry of Transportation and Infrastructure.
3. Enter into a Servicing Agreement or updates to the existing Servicing Agreements (SA 10-508661) for the completion of greenway works along the development sites (10620 and 10640 No. 5 Road) road frontage. Works include, but are not limited to implementation of a concrete curb & gutter, grass and treed boulevard, shared pedestrian/bike pathway and driveway access. The servicing agreement drawings shall include notations to indicate that if removal of the driveway access is deemed necessary by the City it will be replaced with the appropriate frontage upgrades associated with continuation of the greenway.
4. Townline Homes Inc. enter into an appropriate License Agreement with the City that:
 - a. Identifies construction requirements to be completed at the sole cost of the developer (no Development Cost Charges are applicable) for the following, to the satisfaction of the Director of Development and/or Manager of Parks Planning and Design :
 - Relocation of the castle (including the completion of a suitable building assessment undertaken by an appropriate professional prior to relocation).
 - Construction requirements for the new building and site development works (parking, landscaping and other site preparation works) to the appropriate standards.
 - Submission of the appropriate code consultant report to assess the conversion of the buildings to be constructed/relocated to a future community use facility.
 - Review and approval of all building permit submissions by City staff for any construction, building relocation or building conversion to occur on the subject site.
 - b. Requires the developer, at their sole cost, to provide an appropriate building warranty that covers a minimum of 2 years on all labour and materials, 5 years on the building envelope and 10 years on the structures that shall commence following the acceptance of all works/buildings/structures on the subject sites to the satisfaction of the Director of Development and/or Manager of Parks Planning and Design.
 - c. Requires the developer to implement and/or remove all required servicing connections based on the approved capacity analysis.

- d. Permits use of the subject sites at 10620 and 10640 No. 5 Road as a residential sales centre for a period of 2 years commencing upon operation (or final building permit inspection) of the sales centre at nominal rent plus costs of operation, maintenance and property taxes along with the inclusion of the appropriate agreement provisions deemed necessary by the Manager of Real Estate Services.

Prior to final adoption of Zoning Amendment Bylaw 8697, the developer is required to complete the following requirements in addition to those identified for Bylaw 8696:

1. Confirmation of ALC approval of the non-farm use application submitted for 10620 No. 5 Road.

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8696 (RZ 10-546755)
10640 No. 5 Road**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following text into Section 13.3.11:

“2. The following are **site-specific zone** regulations applicable to the **lots** addressed at:

10640 No. 5 Road
P.I.D. 000-776-611
Lot 51 Section 31 Block 4 North Range 5 West New Westminster District Plan 32753

10620 No. 5 Road
P.I.D. 000-776-645
Lot 55 Section 31 Block 4 North Range 5 West New Westminster District Plan 36037

 - a) The minimum **front yard** is 4.0 m.
 - b) The minimum **interior side yard** is 4.0 m.
 - c) The minimum **rear yard** is 6.0 m.
 - d) The maximum **height** for **buildings** and **structures** is 20 m.”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **ASSEMBLY (ASY)**.

P.I.D. 000-776-611
Lot 51 Section 31 Block 4 North Range 5 West New Westminster District Plan 32753
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 8696**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING



THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 8697 (RZ 10-546755)
10620 NO. 5 ROAD**

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

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

P.I.D. 000-776-645

Lot 55 Section 31 Block 4 North Range 5 West New Westminster District Plan 36037

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 8697”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER