



To: Planning Committee **Date:** November 27, 2015
From: Wayne Craig **File:** AG14-657892
Director of Development
Re: **Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road**

Staff Recommendation

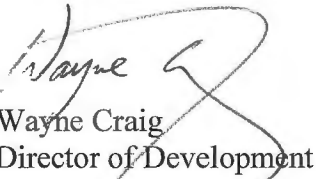
That:

1. The application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission;
2. Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9506 that adds No. 5 Road Backlands Policies in Section 7.0 of the OCP be introduced and given first reading;
3. Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, 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 882(3) (a) of the Local Government Act.

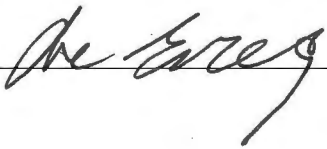
4. Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 and Section 882(3)(c) of the Local Government Act, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing;
5. This report and Bylaw 9506, be forwarded to the Richmond Agricultural Advisory Committee for comments in advance of the Public Hearing;
6. Staff be directed to host a public information meeting with all affected property owners along the No.5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing.

- 7. Policy 5037 "No. 5 Road Backlands Policy" be rescinded once Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 is adopted; and
- 8. Staff be directed to continue to monitor the progress of the George Massey Tunnel Replacement project and report back when the impacts on the Backlands are better known.


Wayne Craig
Director of Development

WC: mp

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

At the May 20, 2015 Planning Committee meeting, staff provided a report titled “Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road”. In the discussion, the Committee expressed concerns regarding a lack of active agricultural activities along the No. 5 Road Backlands in general, and discussed options to ensure that farming activities take place along the No. 5 Road Backlands.

As a result, the Committee passed the following motion:

That the staff report titled Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road, dated April 29, 2015, from the Director, Development, be referred back to staff.

At the same meeting, the Committee also passed the following motion:

That staff examine:

- 1. The overall vision for the No. 5 Road Backlands;*
- 2. Options for a farm access road along the Backlands from Blundell Road to Steveston Highway;*
- 3. Options to assemble properties along No. 5 Road to create an agricultural “green” zone; and*
- 4. The properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037.*

The purpose of this report is to respond to the referral, and bring forward the ALR non-farm use application by Arul Migu Thurkadevi Hindu Society of BC at 8100 No. 5 Road for re-consideration.

Findings of Fact

Current No. 5 Road Backlands Policy 5037 (March 27, 2000 - Policy 5037)

The current No. 5 Road Backlands Policy 5037 was adopted on March 27, 2000 to implement a stricter approach to ensure that when (1) institutional uses are allowed within the first 110 metres east from No. 5 Road, (2) active farming occurs on the remaining Backlands and all proponents of proposals for lands subject to the Policy are required to prepare an acceptable farm plan, enter into legal agreements and provide a financial guarantee to farm to ensure active farming of the Backlands (Attachment 1).

This report proposes an updated No. 5 Road Backlands Policy (e.g., a vision, clarifying ownership and farm road access options, a preferred farm access road location and limited residential uses). As well, staff are recommending that the Policy be incorporated to the 2041 Official Community Plan, to ensure that it is formally recognized by all as an important City land use policy.

Previous Backlands Policy 5006 is provided in Attachment 2 and Policy 5035 in Attachment 3. A summary chronology of No. 5 Road Backland events is provided in Attachment 4.

Summary Description of Properties within the No. 5 Road Backlands Policy Area

Various maps are provided in Attachment 5 to provide detailed information about the properties within the No. 5 Road Backlands Policy Area. A summary of the information is as follows:

- There are a total of 33 properties within the No. 5 Road Backlands Policy area (see Map 1).
- 10 parcels are wholly designated for institutional uses with no farming requirement. These parcels are relatively small and most of them are located on the south side of Blundell Road (see Map 2).
- Most of the institutional uses on the properties along Blundell Road predate the original September 10, 1990 No.5 Road Backlands Policy 5006.
- Four parcels are located outside of the ALR (i.e., the “Gardens” site) and are designated “Limited Mixed-Use” in the 2041 Official Community Plan (OCP) (see Map 2).
- 19 properties are split-designated with the westerly 110m portion designated “Community Institutional” and the remaining portion designated “Agriculture” in the 2041 OCP.
- Of these 19 split-designated properties, 10 properties have been rezoned to allow institutional uses on the westerly 110m of the properties (see Map 2 and Map 3) after the adoption of Policy 5006. Of the 10 properties:
 - The rezoning applications for the following eight properties were approved in the 1990s before a stricter procedure and requirements were put into place. The property owners were required to register a restrictive covenant on the title, to ensure that the Backland is retained for agricultural purposes, and submit a farm plan to the Agricultural Land Commission (ALC) for review and approval; however, most of the farm plans submitted for the non-farm use and rezoning approvals by the City and the ALC were not detailed (i.e., did not indicate crop or proposed infrastructure).

Eight Properties That Were Approved In The 1990s Before A Stricter Policy Was Established	
Address	Name
1. 8200 No. 5 Road	Vedic Cultural Society of BC
2. 8240 No. 5 Road	Dharm Drum Mountain Buddhist Association
3. 8320 No. 5 Road	International Sports, Arts and Educations Centre Inc. (not developed)
4. 8580 No. 5 Road	Shia Muslim Community of BC
5. 8760 No. 5 Road	Richmond Jewish Day School Society of BC
6. 9360 No. 5 Road	Catholic Independent School (not developed)
7. 10060 No. 5 Road	Lingyen Mountain Temple
8. 10260 No. 5 Road	Richmond Christian School Association

- The following two institutional developments were approved after 2000. A detailed farm plan was provided as part of the rezoning process for each property.

Two Institutional Developments That Were Approved After The Current Policy Was Approved In 2000	
Address	Name
1. 8140 No. 5 Road	Thrangung Monastery Association
2. 8280 No. 5 Road	Peace Evangelical Church

– The following four applications are currently under review (see Map 5).

Four Applications Currently Under Review			
Address	Application	Status	Details
1. 8100 No. 5 Rd (Subject of Referral)	AG14-657892 RZ14-667707	Initially considered by Planning Committee on May 20, 2015	<ul style="list-style-type: none"> – Split-designated – To rezone the westerly 110m to develop a Hindu temple and establish a blueberry farm in the Backlands – A detailed farm plan submitted for the proposed blueberry farm
2. 8480 No. 5 Rd	RZ14-674068	Under staff review	<ul style="list-style-type: none"> – Not required to farm as site is less than 110m deep – Exempt from the ALC Act as the site is less than 2 acres and was by separate title certificate prior to December 21, 1972 – To rezone the entire property to “Assembly (ASY)” to develop a Buddhist temple
3. 9500 No. 5 Rd (Former Mylora Golf Course site)	AG13-646237	Under staff review	<ul style="list-style-type: none"> – Split-designated – To rezone the westerly 110m to “Assembly (ASY)” zone and subdivide it into five parcels, – Proposes to remediate and dedicate the Backlands to the City
4. 10060 No. 5 Rd (Lingyen Mountain Temple)	RZ13-641554	Under staff review	<ul style="list-style-type: none"> – Split-designated – The westerly 110m already zoned to allow institutional uses – Proposes to expand the existing temple – A detailed farm plan submitted for review

The owners of the properties at 8100 No. 5 Road (#1 above) and 10060 No. 5 Road (#4 above) will be required to farm the Backlands. The applicant of the non-farm use application at 9500 No. 5 Road (# 3 above) proposes to dedicate the Backlands to the City. The property at 8480 No. 5 Road (# 2 above) will not be required to farm, as it is less than 110m from No. 5 Road.

– The following four split-designated properties have not been rezoned (see Map 5). Should the owners apply to develop the westerly 110m of the properties for an institutional use, they will be required to provide a farm plan and a financial guarantee for the implementation of the farm plan, and register a restrictive covenant on title to secure the Backlands for farming purposes only.

Four Split-Designated Properties Have Not Yet Been Rezoned	
Address	Name
8160 No. 5 Road	Thrangu Monastery Association
8720 No. 5 Road	Individual Owners
9220 No. 5 Road	World Growth Investment
10320 No. 5 Road	Lingyen Mountain Temple

– Currently, there are a total of 16 institutions within the No. 5 Road Backlands Policy Area. It is anticipated that as many as 10 more institutions could be located along the corridor, if all the properties within the Policy area are developed in accordance with the Policy.

Analysis

Properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037

An analysis of the Backlands reveals the following:

- Of the 33 properties, 19 properties are split-designated (institutional / agriculture) and 10 properties have been rezoned to allow institutional uses on the westerly 110m. Two of them have not been developed and eight of them are required to farm the Backlands.
- Finance staff advise of the following:
 - Annually, they contact the owners of the eight properties to verify their eligibility for tax exemption, and conduct site visits to confirm that there is evidence of farming activity.
 - For the purposes of the City's Permissive Tax Exemption, any religious property within the Policy area where staff have determined that the land is used for food production or has been recently prepared for planting, will be given an exemption. The exemption is only for the religious building and land used for religious purposes. The tax exemptions do not include the Backlands.
 - If the properties are not actively farmed, Council can withhold providing a tax exemption.
 - In 2015, all the eight properties were given the tax exemption.
- Most of the property owners initially made attempts to farm their Backlands but some of their properties have been farmed intermittently or have limited farming activities.
- Some of the property owners grow farm products for their own consumption or for community purposes.
- Most of the properties are farmed by volunteers who are not experienced farmers, and they lack the financial or business capacity to achieve commercial-scale farming operations.

Options for a North - South Farm Road Access

The purpose of the proposed north-south farm road access along the Backlands is to divert farm vehicles away from No. 5 Road, minimize potential traffic conflict between the general public and farm users, and provide continuous connected vehicular farm access to facilitate farming.

The proposed potential farm road access can be achieved through a statutory right-of-way which can be secured as part of a development application. Map 5 included in Attachment 5 shows where the current opportunities are to secure the statutory right-of-way. For example:

- On the north side of the King Road allowance, all the properties, except for four properties at 8100 No. 5 Road, 8160 No. 5 Road, 8720 No. 5 Road and 9220 No. 5 Road have been already rezoned to allow assembly uses on the westerly 110m, which limits the opportunity to secure the statutory right-of-way.
- On the south side of the King Road allowance, there is potential to negotiate for a farm road access through the following two active development applications:
 1. 10060 No. 5 Road (Lingyen Mountain Temple): Staff are processing the Lingyen Mountain Temple rezoning application at 10060 No. 5 Road, to require the applicant to prepare an acceptable farm plan, register a restrictive covenant on title to ensure that it is farmed, and provide a financial guarantee and a statutory right-of-way for a farm road

access to connect their Backlands, with 9500 No. 5 Road and the City's property to the south at 10640 No. 5 Road.

2. 9500 No. 5 Road (the former Mylora Golf Course site): The applicant of the non-farm use has proposed to remediate the Backlands and dedicate it to the City in exchange for rezoning and subdivision of the westerly 110m portion. As the City will own the Backlands, it is not necessary to secure a statutory right-of-way along the Backlands.

On the north side of King Road, as there currently is limited opportunity to establish continuous farm road access, staff recommend that any Backland property owners who would like to obtain development approvals from the City, on a case by case basis, will be required to register a statutory right-of-way on the title in favour of the City for a future farm access road.

Below are the results of staff's review of the following three farm access road location options:

1. Along the eastern edge of the Backlands (Recommended): Providing the farm access road along the eastern edge (immediately west of the existing City's Riparian Management Area to the west of Highway 99) would allow a straight north / south farm road connection and would mitigate potential conflicts between the institutional uses and agricultural activities. In the future, if necessary, this potential farm road access could be connected to No. 5 Road by improving the existing City east-west road allowances (i.e., Francis, King and William Road allowances). The potential future farm access road along the eastern edge of the Backlands is shown on Map 6 in Attachment 5.
2. Along the western edge of the Backlands (Not Recommended): staff do not recommend this location as the existing zoning boundary is not straight (i.e., some of the institutional uses are approved beyond the 110 m line) and some properties have already been rezoned to allow institutional uses, so access road would have to be acquired; therefore, the feasibility of creating a straight, efficient access road on the western edge of the Backlands is limited.
3. A combination of using the western Backland (110m line) and eastern property edges (Not Recommended): this option will take more farmland away from farming and break up a consolidated area that could be farmed.

Should Council support the above Recommended farm access road requirement, staff will identify the appropriate statutory right-of-way and driving surface widths and standards for the future farm access road. Preliminary discussions with the Transportation staff suggest that a 6m wide driving surface could suffice. (Note that the proposed farm access road will be affected by the proposed George Massey Tunnel (GMT) replacement bridge).

Options to Assemble Properties Along No. 5 Road To Create An Agricultural Green Zone

The No. 5 Road Backlands Agricultural Green Zone "Concept" simply means that the Backlands are actively farmed, owned either privately or by the City, and provide either private or City farm road access.

Since the adoption of the current No. 5 Road Backlands Policy No. 5037 (i.e., since the City implemented the stricter approach), active farming in the backlands is adequately secured based on detailed farm plans. There is limited farming activity on the properties which were rezoned in the 1990s (i.e., subject to the previous Policy 5006), but the Permissive Tax Exemption shows that, although somewhat limited, there is some farming activity on the majority of the properties.

To achieve the Concept and more adequate farming of the Backlands, it is proposed that the City encourage Backland owners who do not want to farm their Backlands, to either:

1. voluntarily donate their Backland to the City, as part of a development application review process, so that it can be farmed (e.g., by the City, or leased by the City to someone who agrees to farm it). This approach involves subdivision and legal public access to each site, to ensure effective agricultural activity, City control and farm vehicle access. Negotiations between the City and the owner would determine who builds and maintains the farm road and/or remediates the site into a suitable state for farming or gardening. Such subdivision and construction of farm road access would require the ALC's approval. Real Estate staff prefer that the City own Backland sites in fee simple and have formal farm vehicle access to sites, to facilitate farming, or
2. Alternatively, if Backland owners do not wish to voluntarily donate their land to the City for farming and vehicle access, the City could remove their burden by entering into various legal agreements with the owners to secure the ability to actively farm the Backlands on behalf of the owners and have adequate access to the Backlands. The ownership of the Backlands will remain unchanged.

Staff recommend that dedication of the Backlands be negotiated on a case-by-case basis through future development applications (e.g., 9500 No. 5 Road – former Mylora Golf Course site).

Parks staff advise that, if the City acquires Backland properties or enters into legal agreement to farm the Backlands on behalf of the owners, Parks would maintain them and the land could be made available for farming by a negotiated City's Real Estate Services lease with others (e.g., a farmer, community group, residents), as the case may be. These leased or dedicated lands could support community gardens.

Parks staff already manage several existing community gardens (e.g., Terra Nova Rural Park, the south foot of Gilbert Road, adjacent to the City's Tree Nursery, King George Park, the Garrett Wellness Centre, the Railway and Moncton intersection, Paulik Neighbourhood Park), as well as the implementation of the Garden City Legacy Landscape Plan. As necessary, in the future, a study proposal may be brought forward for consideration to better clarify, for the entire Backlands, the potential for market and community farming and how to achieve it.

Subject Referral Site - Proposed Non-farm Use at 8100 No. 5 Road (AG14-657892)

As the applicant is willing to register a statutory right-of-way (approximately 6 m wide) over the Backland for a farm access road, staff recommend that the application be supported as presented to the Planning Committee on May 20, 2015 and be forwarded to the Agricultural Land Commission. Should the ALC approve the application, there will be a requirement to register a statutory right-of-way over the Backland, as a condition of the rezoning approval. The staff report presented to the Planning Committee on May 20, 2015 is included in Attachment 7.

The Overall Vision for the No. 5 Road Backlands

Staff recommend that the current No. 5 Road Backland Policy be strengthened by:

1. Clarifying the Vision, as follows:
 - For the Frontlands (the first 110 meters from No. 5 Road): Institutional uses.

- For the Backlands (the remainder):
 - Agricultural uses
 - private or City ownership of the Backlands and the farm access road.
- 2. Clarifying Residential Uses:
 - in the first 110 metres from No. 5 Road only ancillary residential uses to the institutional uses may occur (e.g. caretaker, assembly worker dormitory; no congregate care, senior housing, single family houses), and
 - in the Backlands, no residential uses are to occur at all.
- 3. Clarifying Backland Ownership and Farm Road Access:

Backland owners will have the option to either:

 - farm Backlands (by themselves or someone else),
 - dedicate the Backlands, or
 - enter into legal agreements to grant the City or its designate the ability to access and farm the Backlands on behalf of the owners.
- 4. Clarifying Backland Ownership Annual Farm Reporting Requirements:

To ensure that the Backlands are actively farmed, staff also recommend that Backland owners be required to annually provide clear evidence that their Backlands are being farmed in accordance with the approved farm plan. This requirement is being closely monitored as part of the City's Permissive Tax Exemption process.

This clarified Policy approach will provide the City with more opportunities to manage and possibly consolidate the Backlands into more viable farm units.

As well, staff are recommending that the Policy be incorporated to the 2041 Official Community Plan, to ensure that it is formally recognized by all as an important City land use policy.

Highway 99 Widening

As noted in the staff report dated September 28, 2015 to the General Purposes Committee on the George Massey Tunnel Replacement (GMTR) project, the provincial project team had indicated that they would need to acquire additional highway right-of-way from the adjacent properties within the No. 5 Road Backlands Policy area, since the existing section of Highway 99 between Blundell Road and Steveston Highway is much narrower than the corridor to the north. In order to understand the potential impacts of the widening project on the No. 5 Road Backlands, staff have continuously requested the provincial GMTR project team to provide detailed information including the width of the required land acquisition, but they have not clarified the matter.

Subsequently, staff met with the George Massey Tunnel Replacement (GMTR) project team on October 22, 2015, to discuss environmental issues related to the project. At that meeting, the GMTR team indicated that the width of the land acquisition from the properties for the proposed Highway 99 widening could be as much as 18 m. The GMTR project team also indicated that the width of land acquisition may vary depending on the design of the Highway 99 widening and options for the Steveston Interchange and potential Blundell Interchange. Provincial staff have not provide detailed design drawings at the time of preparing this report.

As noted in the memo dated November 13, 2015 from the Director of Transportation, City staff and Ministry of Transportation and Infrastructure staff with the GMTR project team met on

November 9, 2015 as part of the on-going technical liaison meetings held every two weeks (Attachment 8). Staff have kept the GMTR team apprised of the current review of the City's No. 5 Road Backlands Policy, particularly with respect to the potential establishment of a farm access road and how any required Highway 99 widening may impact adjacent properties and the location of the road.

Issues related to potential impacts on the City's Riparian Management Area (RMA) and Environmentally Sensitive Areas (ESA) have not been resolved yet and they need to be addressed as part of the senior government Environmental Assessment process for the GMTR project. It is the City's expectation that the GMTR project would respect and address any requirements associated with the City's RMAs and ESAs. It is anticipated the CMTR detailed design work and the Environmental Assessment process will involve a lengthy and rigorous process in which the City will participate.

In summary, the proposed Provincial widening of Highway 99 has significant implications on the No. 5 Road Backlands (e.g., size of farmable Backland parcels, the location of a desired City farm access road and a necessary and possibly shared Provincial / City drainage system for the Backland farms will be affected by the extent of Provincial Highway 99 widening).

Staff will meet with the Agriculture Land Commission (ALC) staff, representatives of an affected property and a special meeting with the BC Ministry of Transportation and Infrastructure staff, to review the possible impacts on the No. 5 Road Backlands. The goal of these meetings will be to minimize the negative impacts on assembly uses, farming and access to the Backlands.

Also, City has sent a letter to the BC Minister of Transportation and Infrastructure, and the ALC with copies to all Richmond MLA's, advising them of the City's concerns regarding the potential widening of Highway 99 on the west side which will impact existing and future institutions and the Backland farming (Attachment 9).

Consultation

Staff have reviewed the proposed OCP Bylaw amendment, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report be forwarded to the ALC for comments. The table below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	Referral necessary, as the proposed amendment affects the properties located in the ALR.
Richmond School Board	No referral necessary. Not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary. Not affected.
The Councils of adjacent Municipalities	No referral necessary. Not affected.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary. Not affected.
TransLink	No referral necessary. Not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary. Not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary. Not affected.
Richmond Coastal Health Authority	No referral necessary. Not affected.
Community Groups and Neighbours	Will meet with the affected owners prior to the Public Hearing
All relevant Federal and Provincial Government Agencies	No referral necessary. Not affected.

Staff have already discussed the Planning Committee's referral and the proposed No. 5 Road Backlands Policy changes with the ALC staff at a preliminary level and do not anticipate that they will have any problems, as the proposed clarifications promote improved Backland farming.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9494, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to require further consultation with the ALC.

Also, it is recommended that staff be directed to host a public information meeting with all affected property owners along the No.5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing.

The public will have an opportunity to comment further on the proposed OCP Bylaw amendment at the Public Hearing.

Financial Impact

There will be potential staff and administrative costs associated with the potential land ownership, land management and maintenance of any Backlands transferred to the City or where access to farm is secured by legal agreements in favour of the City. A report can be prepared in the future for consideration, as required, to identify any potential costs associated with the proposed changes to the No. 5 Road Backlands Policy should City ownership of access to farm by the City be pursued by an application.

Conclusion

Staff recommend that the No. 5 Backlands Policy be incorporated in the 2041 OCP with the following clarifications:

- establish a Vision (institutional / agricultural uses).
- require the Backland property owners who submit an application to the City, for an institutional use, to register a statutory right-of-way in favour of the City for a future farm road access along the eastern edge of the Backlands.

- explore acquiring Backlands through either property transfer to the City or appropriate legal agreements providing access to the Backlands on behalf of the City or its designates as part of any future development application review process.
- require Backlands owners to annually report how they are farming their Backlands as part of the Permissive Tax Exemption process.
- include an up-to-date No. 5 Road Backlands map.

It is also recommended that the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road, to develop a Hindu temple and off-street parking on the westerly 110m of the site, be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission.



Minhee Park
Planner 1
(604-276-4188)

MP:cas

Attachments

- Attachment 1: Policy 5037, No. 5 Road Backlands Policy
- Attachment 2: Policy 5006, Non-Farm Use Along the No. 5 Road Corridor
- Attachment 3: Policy 5035, No. 5 Road Backlands
- Attachment 4: Chronology of Decisions on No. 5 Road Backlands
- Attachment 5: No. 5 Road Backlands Maps
- Attachment 6: No. 5 Road Backlands Chronology of Institutional Use Development
- Attachment 7: Staff Report dated April 29, 2015 regarding the Non-Farm Use Application for 8100 No. 5 Road (AG 14-65789)
- Attachment 8: Memo from Director of Transportation, dated November 13, 2015 regarding George Massey Tunnel Replacement – Update
- Attachment 9: Letter by Mayor Brodie to the ALC and the Minister of Transportation and Infrastructure dated October 15, 2015



City of Richmond

Policy Manual

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Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



Approvals Procedure

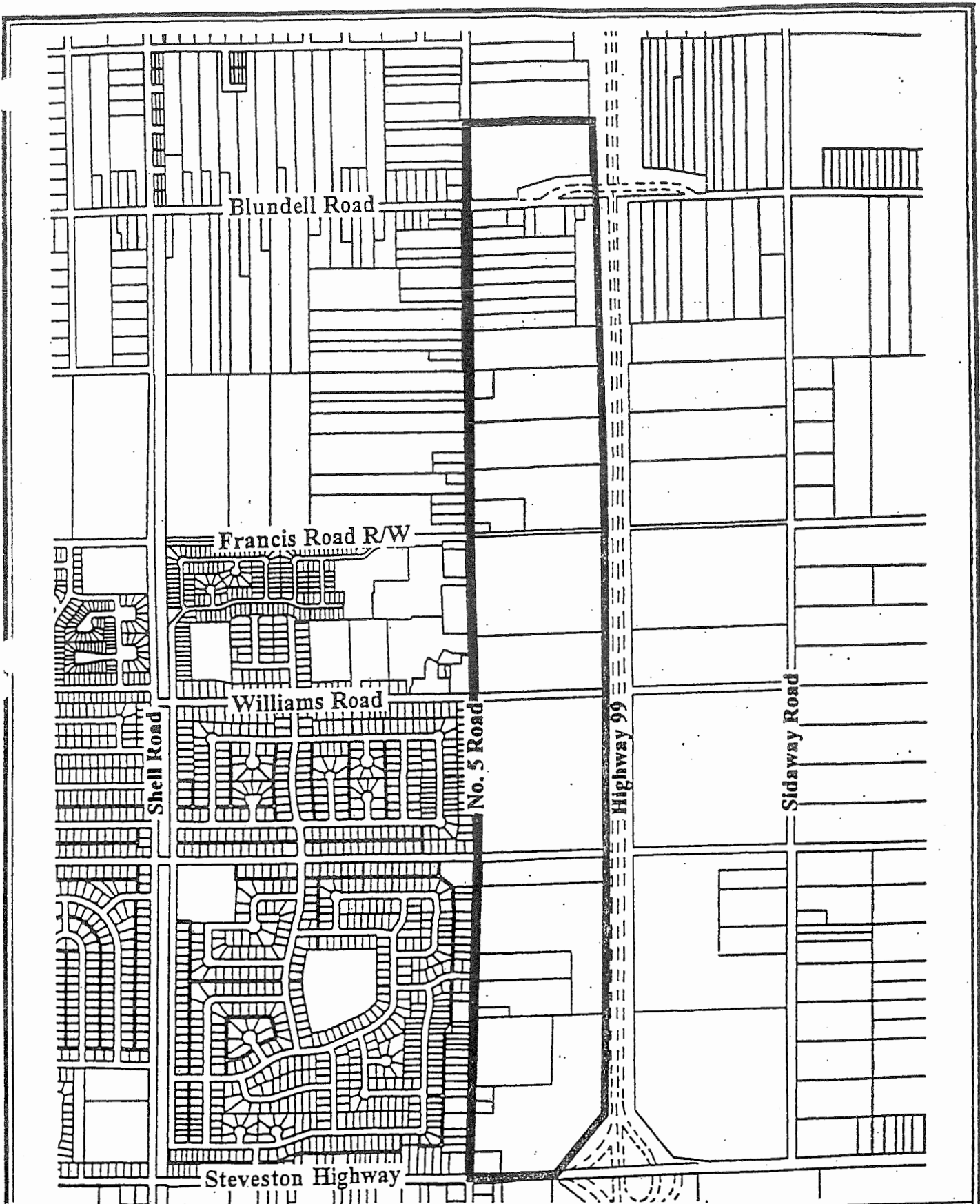
Proponent applies to City and Commission for non-farm use approval.
Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:
<ul style="list-style-type: none"> • preparing an acceptable farm plan; • entering into a restrictive covenant; • providing a financial guarantee to farm; and • agreeing to undertake active farming first
Proponent undertakes active farming based on the approved farm plan.
Commission gives final approval for non-farm use.
Proponent applies to City for rezoning of site to Assembly District (ASY).
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Blundell Road

Francis Road R/W

Williams Road

Shell Road

No. 5 Road

Highway 99

Sidaway Road

Steveston Highway



Area Proposed for Public
and Institutional Use

Date:
01/24/00



City of Richmond

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Adopted by Council: Sept. 10/90

POLICY 5006

File Ref: 4105-00

NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

POLICY 5006:

It is Council policy that:

The following five non-farm use and development criteria, for the area shaded grey and marked as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 06/28/90, shall be used as the basis for evaluating non-farm use appeals to the Provincial Agricultural Land Commission:

1. Limit the **type** of non-farm uses to "Assembly District" uses and certain "School/Public Use District" uses (i.e. public park, public recreation facility, municipal works, health and safety measures, community use).
2. Initially, limit the **area** which may be developed to the corridor between Blundell Road and Steveston Highway.
3. Limit the **amount** of land on each property which may be developed to the front one-half. The remaining half would be left for farm use.
4. Require that satisfactory sanitary sewage disposal be provided as a condition of Development Permit approval.
5. Encourage property owners to develop rear portion of lots for allotment gardens, where they do not intend to farm the land themselves.

(Urban Development Division)



Page 2 of 2

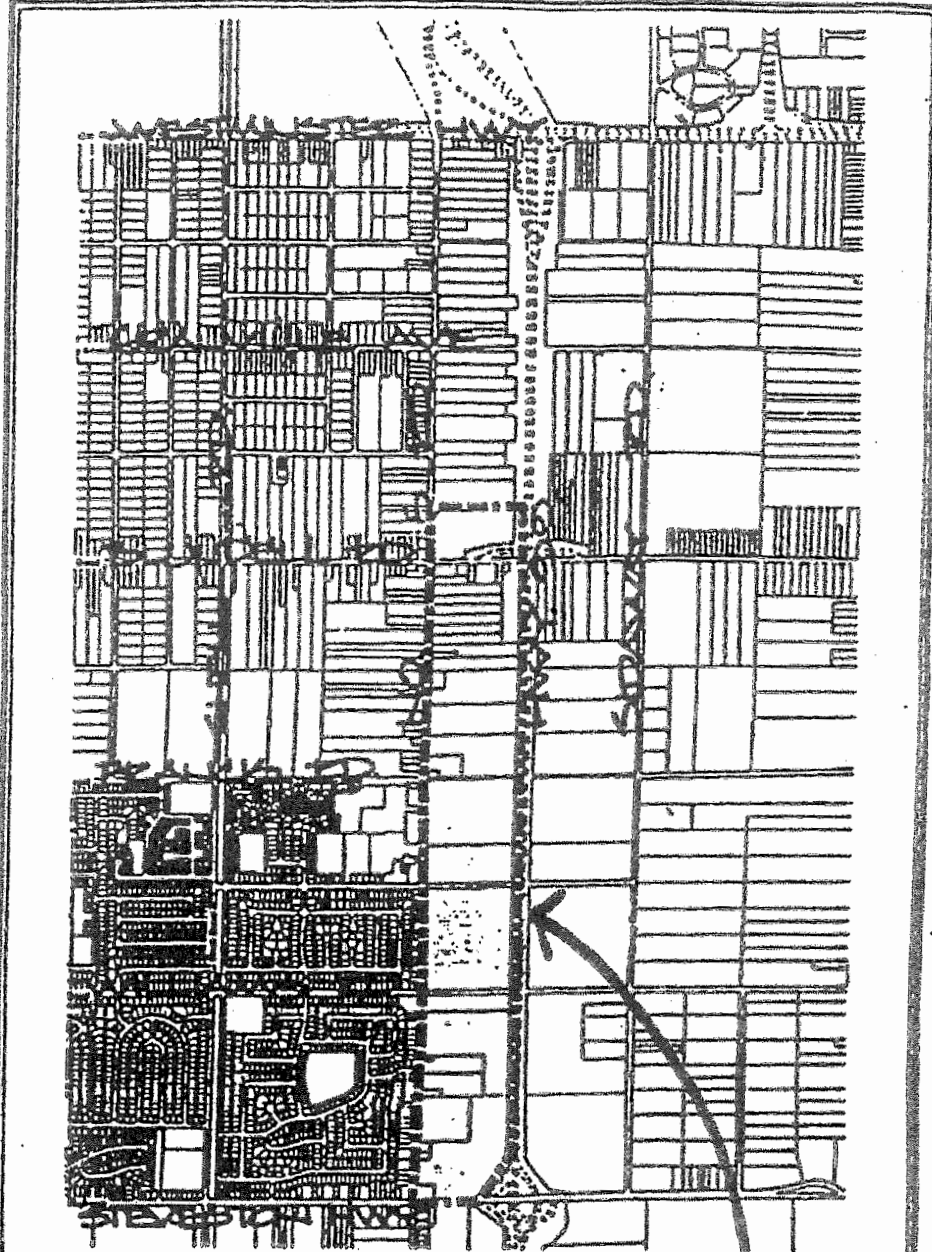
Adopted by Council: Sept. 10/90

POLICY 5006

File Ref: 4105-04

NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

60



SCHEDULE A TO POLICY - NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

Area Proposed for Public and Institutional Use

DATE

09/20/90



City of Richmond

Policy Manual

Page 1 of 1

Adopted by Council: November 9, 1998

POLICY 5035

File Ref: 4105-00

NO. 5 ROAD BACKLANDS**POLICY 5035:**

It is Council policy that:

For properties within the No. 5 Road Backlands:

- (a) Assembly District uses should continue to be considered;
- (b) Continue to strive for a partnership approach, with Backland owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical;
- (c) The moratorium should be retained, but lifted on an individual lot basis for owners who:
 - (i) prepare farm plans;
 - (ii) explore farm land consolidation;
 - (iii) commit to do any necessary on-site infrastructure improvements;
 - (iv) co-operate as necessary to remove constraints (e.g required infrastructure) to farming the backlands, in partnership with others; and
 - (v) commit to legal requirements as may be stipulated by Council to achieve acceptable land use (e.g. farming the backlands).

Refer to Policy 5006 for duplicate information.

(Urban Development Division)

Chronology of Decisions on No. 5 Road Backlands

- 1950 Richmond establishes its first Zoning Bylaw No. 1134
- 1957 Richmond establishes its second Zoning Bylaw No. 1430
- 1973 Province establishes the Agricultural Land Reserve
- 1986 Richmond establishes its first Official Community Plan (OCP)
- 1989 Richmond establishes its third Zoning Bylaw No. 5300
- 1989 Richmond updates the OCP
- 1990 **Backland Policy Established (Policy 5006)**
- The Provincial Agricultural Land Commission (PALC) and Richmond Council agrees to a policy which supports non-farm uses in the Agricultural Land Reserve (ALR), specifically Assembly District (ASY) uses, in the No. 5 Road corridor (area bounded by Blundell Road, Highway 99, Steveston Highway and No. 5 Road).
- This policy:
- supported Assembly District (ASY) uses only within the westerly 110 m (361 ft.) of the properties fronting onto No. 5 Road and
 - required that the backlands be kept for farming.
- 1993 After several Assembly District (ASY) proposals were approved, the PALC and Council became concerned that the farming of the backlands was not occurring.
- PALC proposed that:
- a study be undertaken to identify the barriers to farming and what needed to be done to encourage and facilitate farming.
 - a moratorium be put on new applications until:
 - after the study was completed, and
 - a policy was developed and adopted by Council and the Commission.
- 1996 **Moratorium**
Council agreed to PALC's proposal for a moratorium and study.
- 1997 A consultant (Zbeetnoff Consulting) undertook and completed the study.
- 1997 Planning Committee received the study report and directed that it be forwarded to the key stakeholders for comment.

1998 (April) (a) No. 5 Road Backlands Consultation

Staff submitted a report to Council containing the stakeholder comments and four recommendations.

Council adopted two of the four recommendations, namely:

- That Council proceed to address the No. 5 Road backland agricultural and development issues on a partnership basis with the land owners and to obtain their commitment to do their part of the implementation process.
- That staff be directed to establish a consultation process with the No. 5 Road Public Assembly Lands Improvement Group for the purpose of:
 - ✓ communicating and co-ordinating Council decisions on the future of the backlands and implementation of the Backlands Study findings and conclusions;
 - ✓ discussing possible ways of addressing their issues; and
 - ✓ determining the form of commitments required from the Group in respect of the provision of on-site infrastructure improvements (i.e., drainage, irrigation, road, land assembly, tenure arrangements for lessees, agricultural development plans, etc.).

(b) Martin Property

In addition to adopting the above recommendations, Council also passed a resolution directing that a letter be written to the Commission supporting a request from Mr. and Mrs. Del Martin that consideration be given to the lifting of the moratorium on their property at 10320 No. 5 Road, provided that:

- ✓ a farm plan was filed for the backlands, and
- ✓ a commitment to ensure that the land was actually farmed was obtained.

1998 (Aug.) In response to Council's directives, staff prepared and sent a questionnaire to all property owners in the No. 5 Road Backlands area, enquiring whether or not they are prepared to:

- participate in a partnership approach to removing the barriers to the farming of the backlands;
- commit in principle to providing required on-site improvements on their properties;
- commit in principle to undertaking the other required implementation actions, which were suggested in the Backlands Study report;
- what the owners felt the next steps should be to achieve a successful solution to the farming of the backlands; and
- affected property owners indicated that they are not interested in farming the land.

1998 (Sept.) Council endorsed a non-farm use application from the Richmond Christian School for the Del Martin property.

This application will be decided by the Land Commission.

1998 (Oct.) The Land Commission asked the City to comment on a proposal by the India Cultural Centre (8600 No. 5 Road) to use their backland for turf farming.

Council passed a Resolution advising the Land Commission that they support the India Cultural Centre's turf farm proposal.

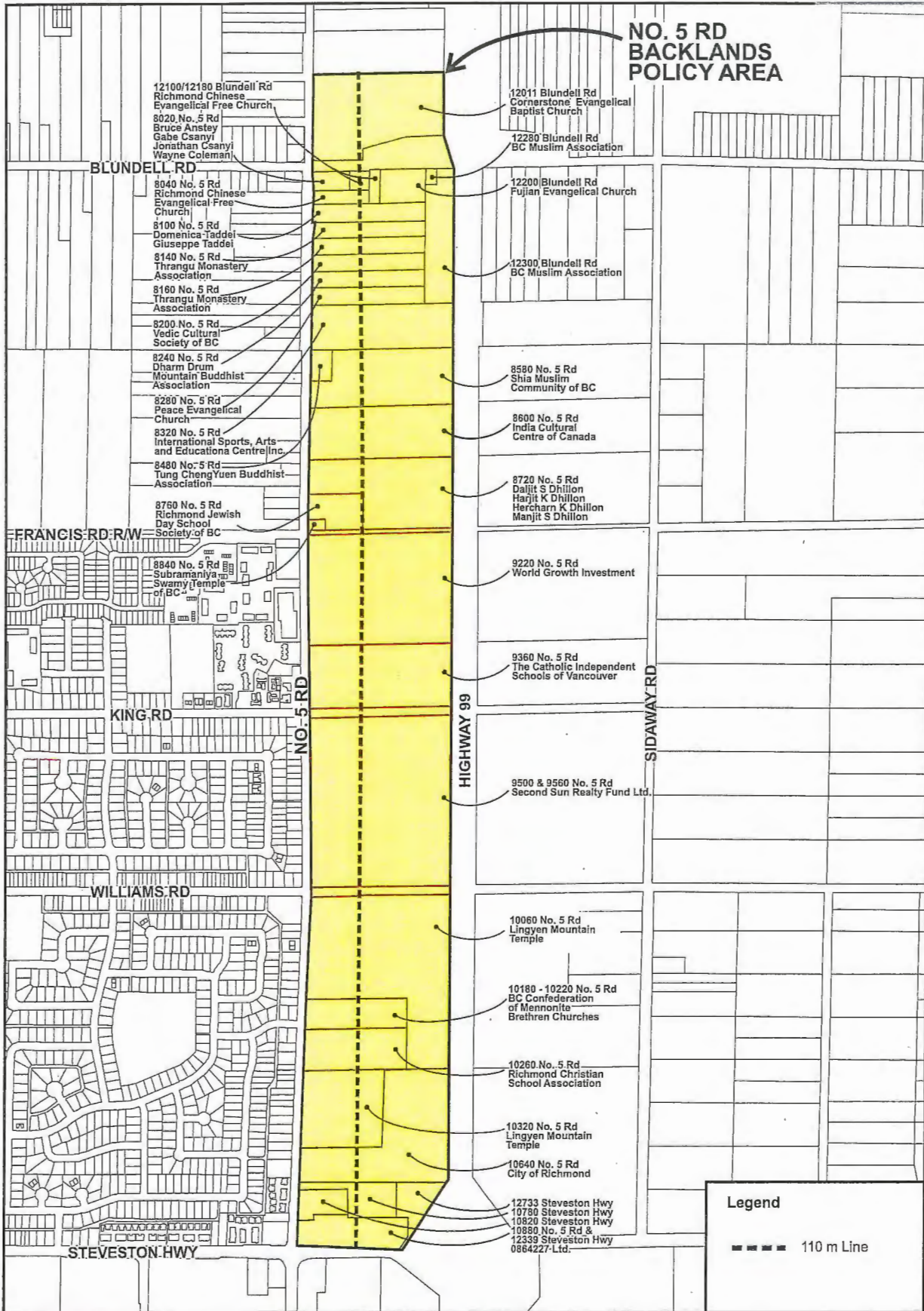
1998 (Nov.) **Revised Backlands Moratorium Policy (Policy 6035)**

- Council adopts Policy 6035.
- This means that Council and the ALC agree to lift the moratorium on a site by site basis if owners agree to meet certain farming conditions.

1999 (Mar.17) Richmond adopts a new OCP

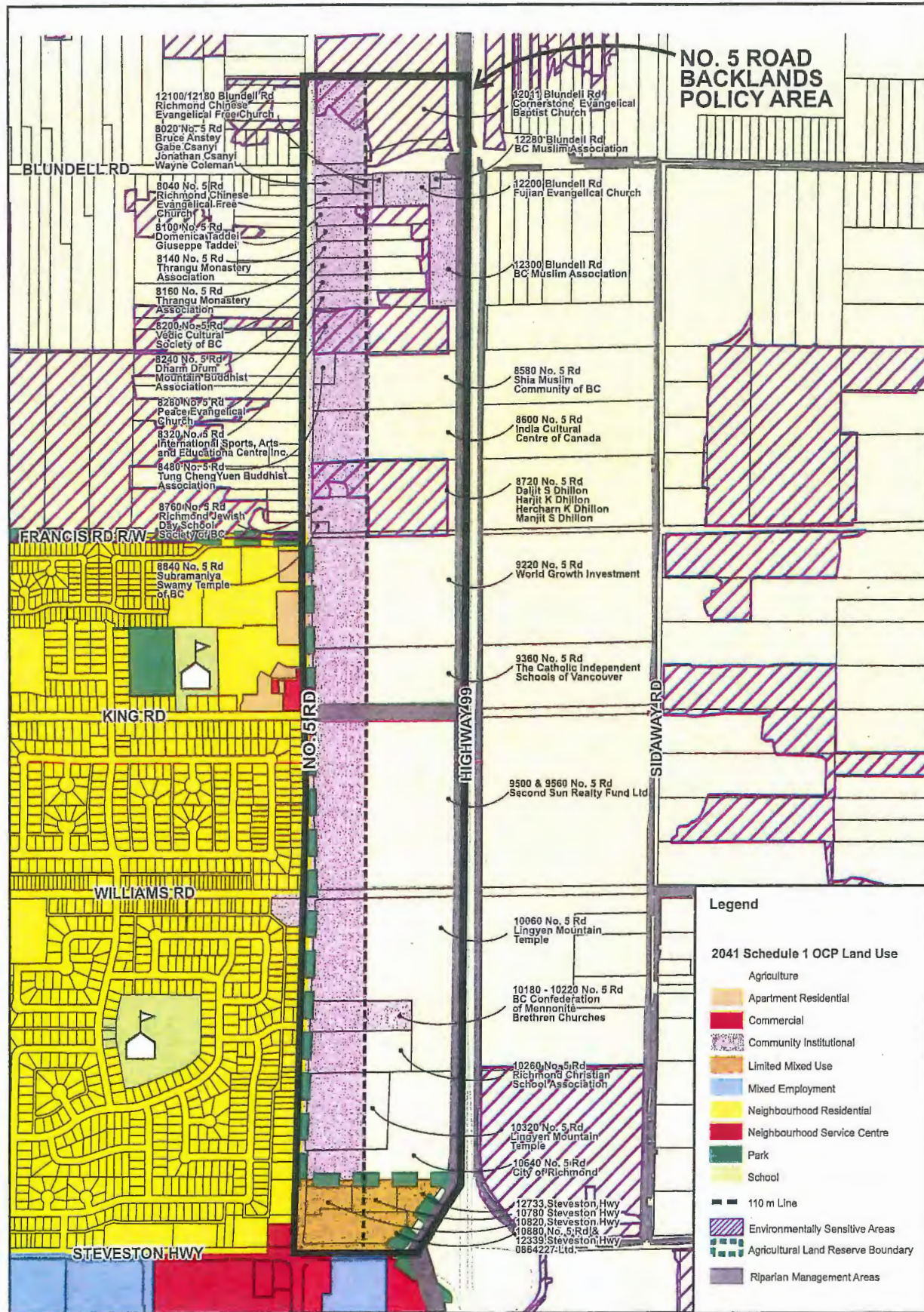
2000 (Feb) **Current No. 5 Road Backlands Policy (Policy 5037)**

Richmond Council considers a consolidated and clarified Revised Backlands Moratorium policy.



Map 1
Lot Addresses and Owners
No. 5 Road Backlands
Policy Area
GNCL - 331

Original Date: 09/03/14
 Amended Date: 10/22/15
 Note: Dimensions are in METRES



Map 2
 2041 OCP Designations, Environmentally Sensitive Areas (ESAs) and Riparian Management Area (RMA) No. 5 Road Backlands Policy Area

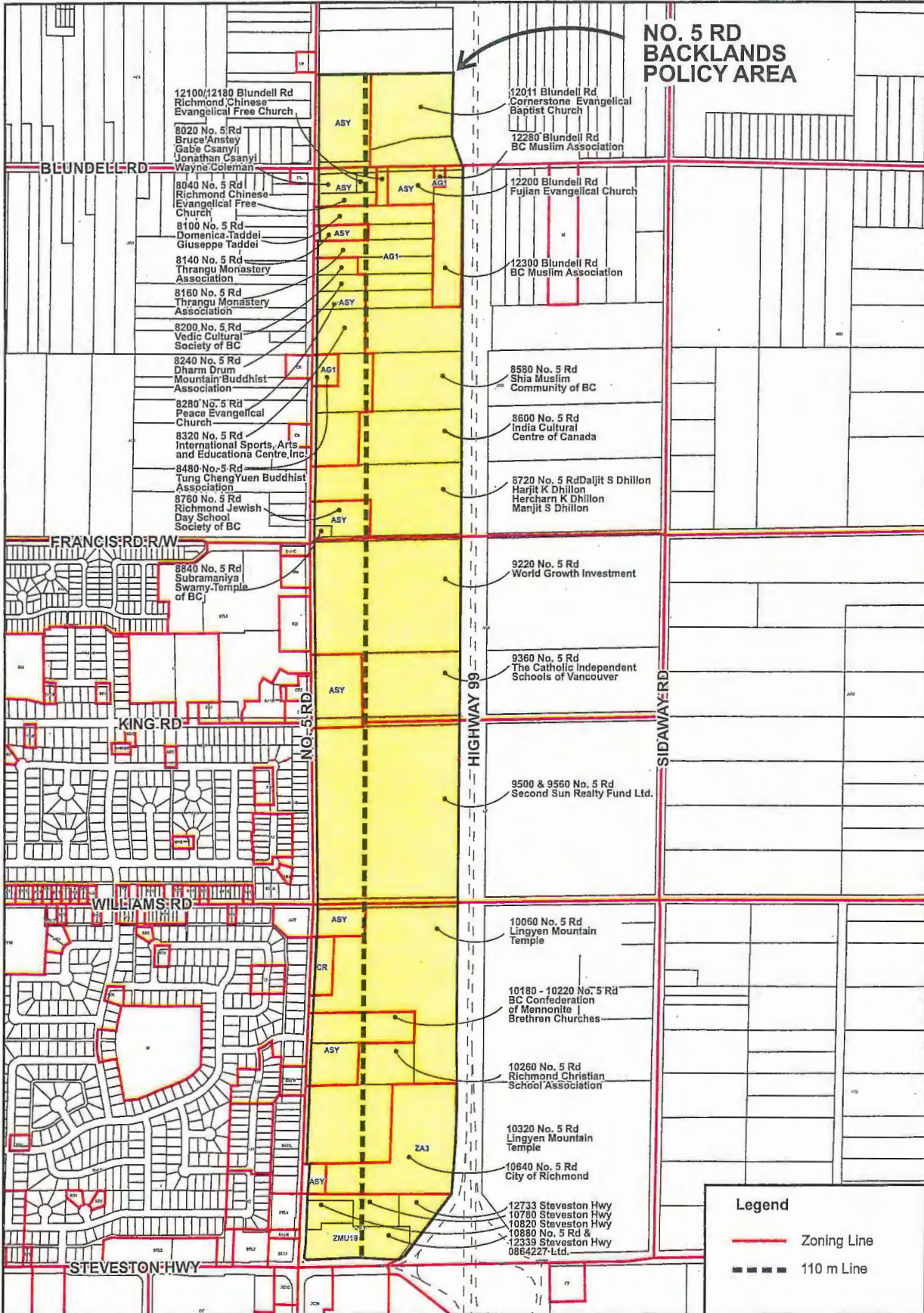
ENCL - 332

Original Date: 09/04/14

Amended Date: 10/22/15

Note: Dimensions are in METRES

**NO. 5 RD
BACKLANDS
POLICY AREA**

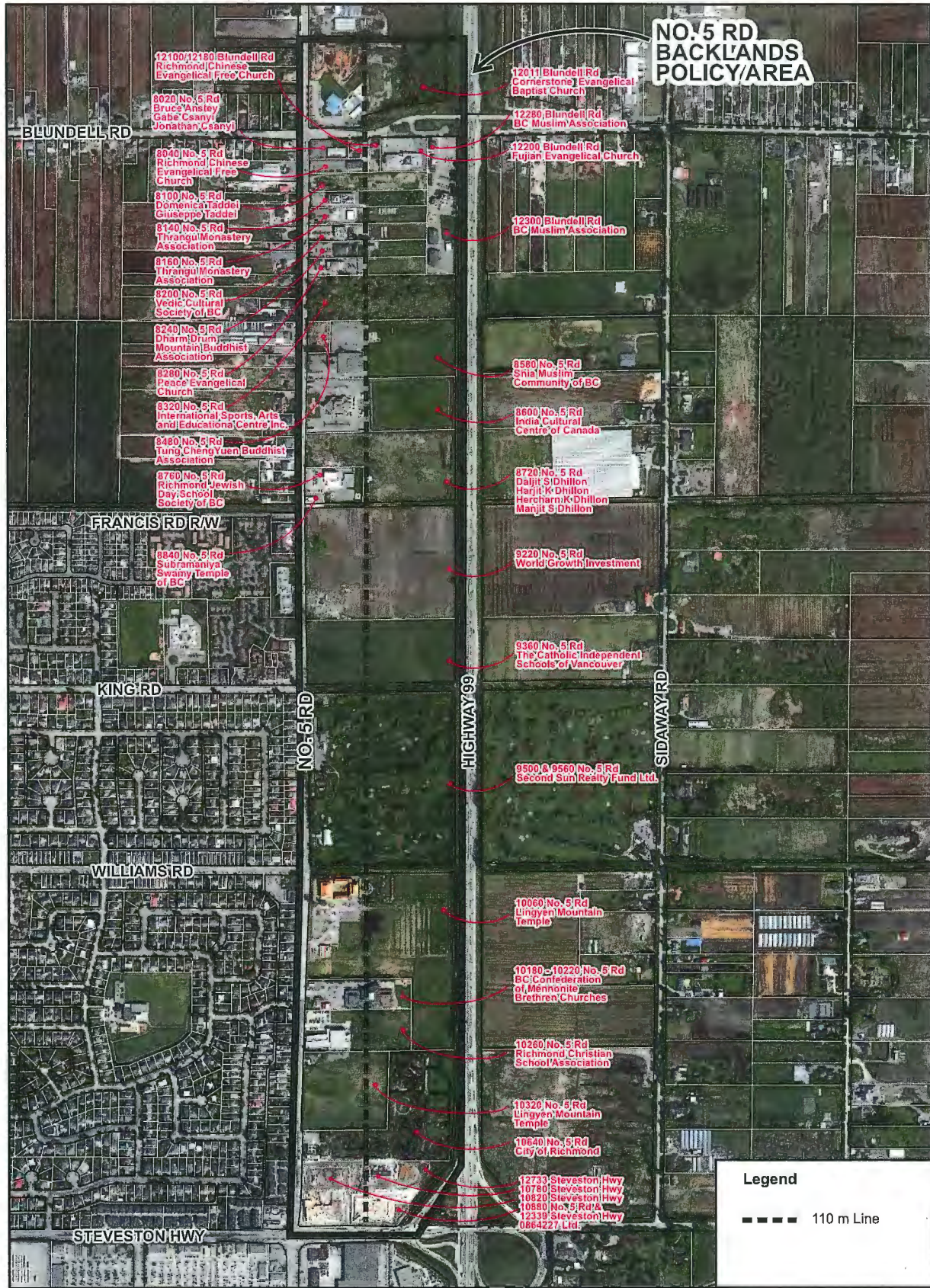


**Map 3
Zoning
No. 5 Road Backlands Policy Area
CNCL - 333**

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES



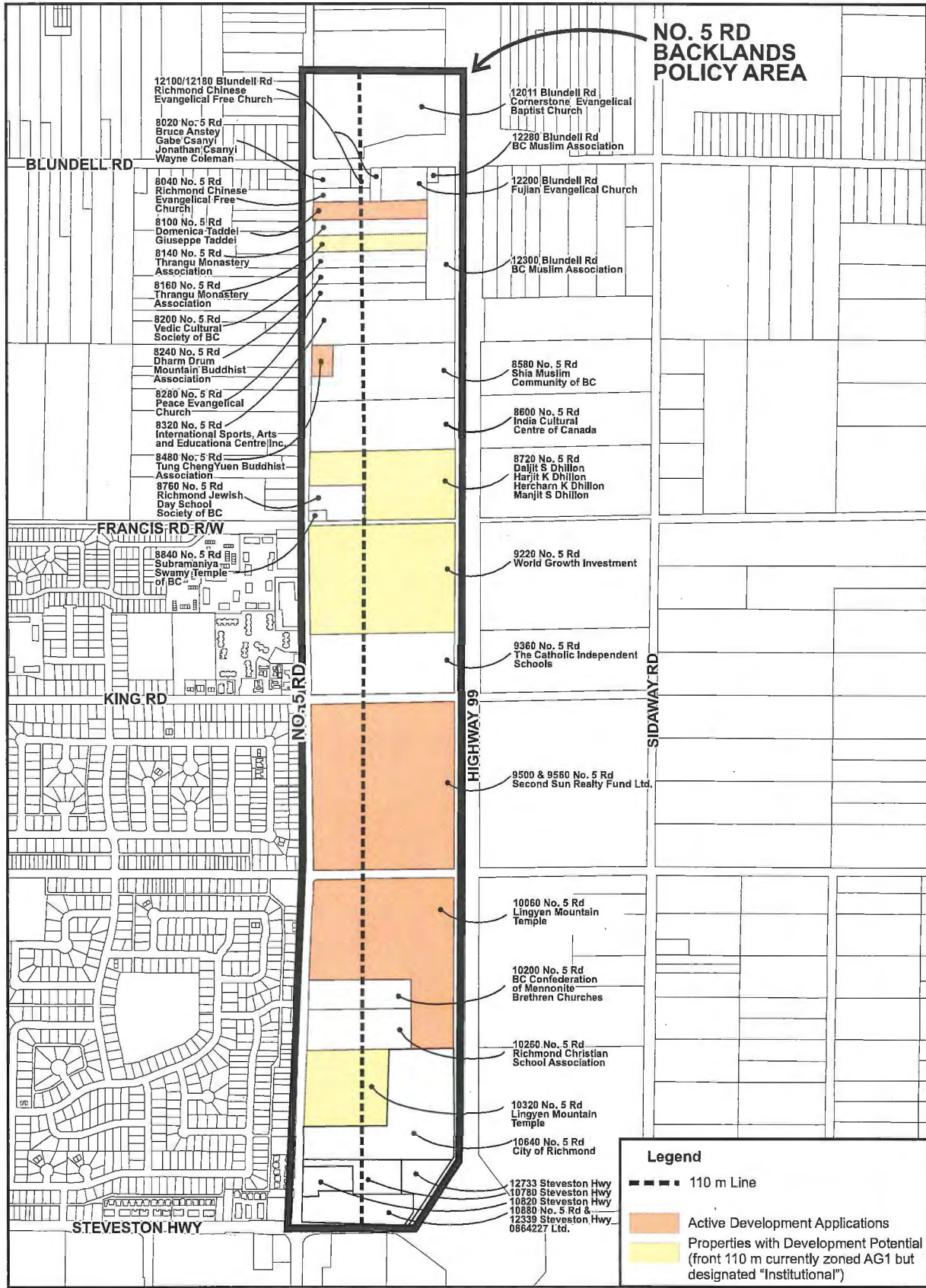
Map 4
 2013 Aerial Photo
 No. 5 Road Backlands Policy Area

CNCL - 334

Original Date: 09/03/14

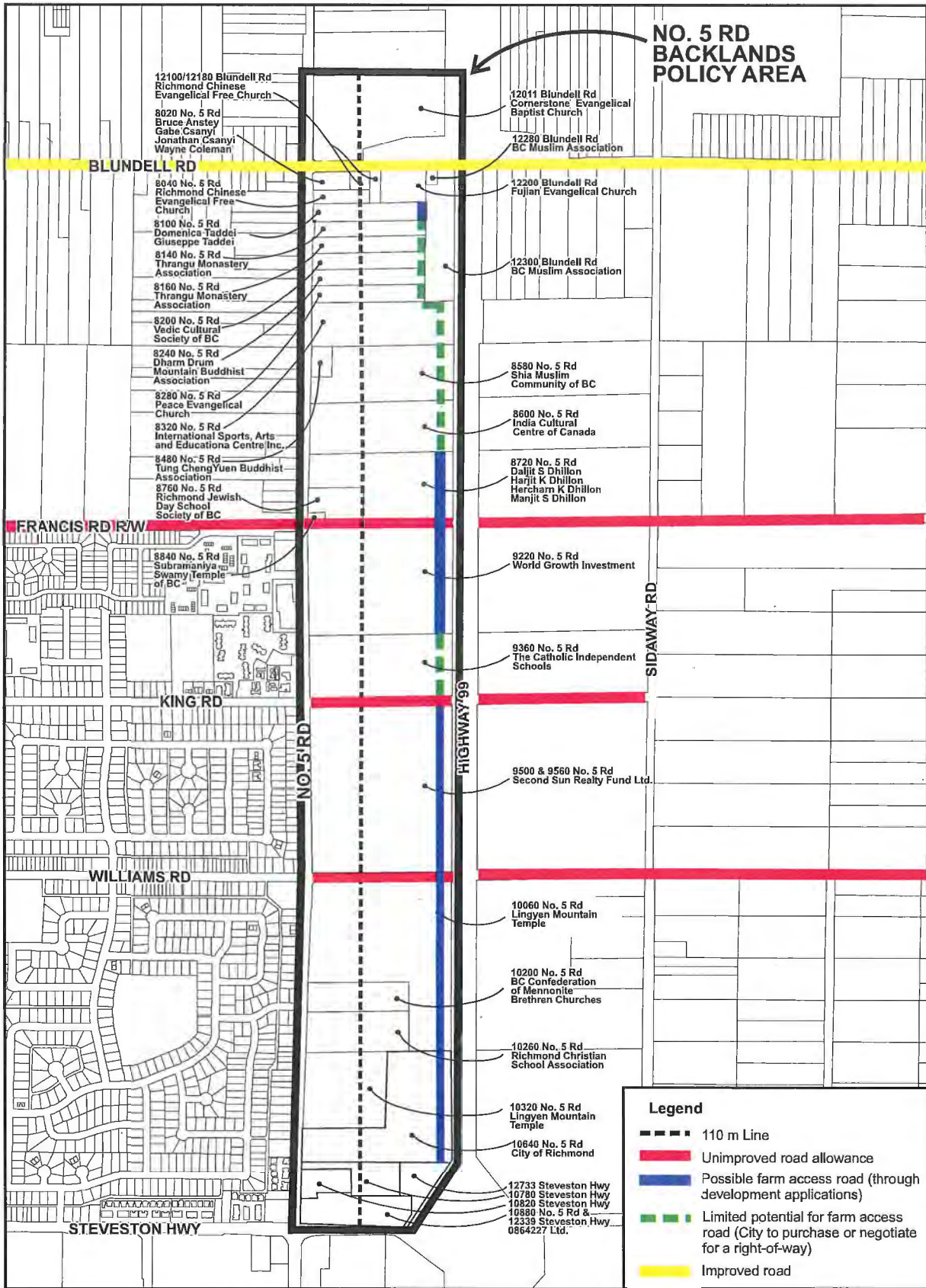
Amended Date: 11/24/15

Note: Dimensions are in METRES



Map 5
Active Development Applications
Properties with Development Potential
No. 5 Road Backlands Policy Area
CNCL 335

Original Date: 08/04/15
 Amended Date: 11/24/15
 Note: Dimensions are in METRES



Map 6
Possible Farm Access Road
No. 5 Road Backlands
Policy Area
GNCL - 336

Original Date: 08/04/15
 Amended Date: 11/30/15
 Note: Dimensions are in METRES

No.5 Backlands Chronology of Institutional Use Development

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Pre-1990	12300 Blundell Rd	BC Muslim Association	<ul style="list-style-type: none"> - The existing mosque was built in 1981. - The entire site is zoned ASY. 	Yes	N/A
Sept. 12, 1988	12011 Blundell	Cornerstone Evangelical Baptist Church	<ul style="list-style-type: none"> - West 120 m of lot depth rezoned to ASY. - Remainder was approved for sports fields by ALC. - No requirement specified for farming 	Yes	N/A
Sep 25, 1989	8020 No.5 Rd	Bruce Anstey Gabe Csanyi Jonathan Csanyi Wayne Coleman	<ul style="list-style-type: none"> - Larch Street Gospel meeting room - 46,652 ft2 meeting hall - No ALC approval required because the site is less than 2 acres. - Entire site was rezoned. 	Yes	N/A
Pre-1990	8600 No. 5 Rd.	India Cultural Centre of Canada	<ul style="list-style-type: none"> - West 100 m of lot depth rezoned to ASY. - ALC approved a septic field to be located outside of the ASY zoned area. It occupies 150 feet of the AG1 zoned backlands. - No ALC policies governing non-farm uses along No.5 Road yet 	Yes	Some fruit trees along the eastern edge in the backlands
Sept. 10, 1990	<p>Council adopts Policy 5006 which outlines 5 criteria for assessing non-farm use and development along No. 5 Road. This policy is developed in conjunction with the Agricultural Land Commission. The 5 criteria are:</p> <ol style="list-style-type: none"> 1. Limit the type of non-farm uses to "Assembly District" uses and certain "School/Public Use District" uses (i.e. public park, public recreation facility, municipal works, health and safety measures, community use). 2. Limit the area which may be developed to the corridor between Blundell Road and Steveston Highway. 3. Limit the amount of land on each property which may be developed to the front one-half. The remaining half would be left for farm use. 4. Require that satisfactory sanitary sewage disposal be provided as a condition of Development Permit approval. 5. Encourage property owners to develop rear portion of lots for allotment gardens, where they do not intend to farm the land themselves. 				
March 25, 1991	8580 No. 5 Rd	Shia Muslim Community of B.C.	<ul style="list-style-type: none"> - West 1.3 ha of land rezoned to ASY (depth of lot that was rezoned is not specified). - ALC approval of non-farm use subject to: <ul style="list-style-type: none"> - Preparation of an Agricultural Development Plan, - Restrictive covenants to ensure that backlands remain as farmland. - No expansion of facilities or services (including parking and sewage disposal) into farmland permitted. 	Yes	Some fruit trees along the eastern edge in the backlands

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
June 22, 1992	8200 No.5 Road (previous addresses: 8200 No. 5 Rd. 8220 No. 5 Rd.)	Vedic Cultural Society of B.C.	<ul style="list-style-type: none"> - West 91.44 m of lot depth rezoned to ASY. - ALC approval of non-farm use subject to: <ul style="list-style-type: none"> - Area for development is confined to the westerly 90 m; - Preparation of an Agricultural Development Plan; - Restrictive covenants to ensure that backlands remain as farmland; - No encroachment into the backlands by buildings, parking or sewage disposal. 	Yes	Yes
Feb. 8, 1993	8040 No. 5 Rd.	Richmond Evangelical Free Church	<ul style="list-style-type: none"> - Entire site was rezoned as it is less than 0.8 ha (2 acres) in size. No ALC approval needed. - No requirements for farming were stipulated. 	Yes	N/A
Feb. 22, 1993	10200 No.5 Road (previous addresses: 10160 No. 5 Rd. 10180 No. 5 Rd. 10200 No. 5 Rd. 10220 No. 5 Rd.)	BC Confederation of Mennonite Brethren Churches	<ul style="list-style-type: none"> - Entire 809 m2 site (lot depth 40 m) was rezoned to ASY. - Consolidation with 10180 No. 5 Road was required as part of rezoning application. - Restrictive covenant to limit number of access points was required. 	Yes	N/A
Mar. 8, 1993	9360 No. 5 Rd.	Catholic Independent Schools	<ul style="list-style-type: none"> - West 108 m of lot depth rezoned to ASY. - ALC approval subject to: <ul style="list-style-type: none"> - Submission of an Agricultural Development Plan. - Restrictive covenant to preserve the backlands for agriculture. - No encroachment of parking, sewage disposal, etc. into agricultural lands. - Development area restricted to west 1.5 ha area. - Erect fencing between school site and agricultural lands. - The property has not been developed. 	No	N/A (the property has not been developed)
Apr. 2, 1993	8320 No. 5 Rd.	International Sports, Arts and Educations Centre Inc.	<ul style="list-style-type: none"> - West 110 m of lot depth rezoned to ASY. - ALC approval in 1992 subject to: <ul style="list-style-type: none"> - Submission of an Agricultural Development Plan. - Restrictive covenant to limit uses on backlands to agriculture. - No encroachments by septic fields or parking areas into agricultural lands. - Lot consolidation. 	No	N/A (the property has not been developed)

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Sep 13, 1993	12100 Blundell Rd	Richmond Chinese Evangelical Free Church	<ul style="list-style-type: none"> - Bylaw 6058 to rezone the entire site to ASY - No ALC approval needed as the site is less than 2 acres. - Restrictive covenant registered to limit access to Blundell Road to one 8m wide driveway located 10m east of the west property line. - West 110 m of lot depth rezoned to ASY. - ALC approval of non-farm use subject to: <ul style="list-style-type: none"> - Preparation of an Agricultural Development Plan; - Restrictive covenants to ensure that backlands remain as farmlands; - No expansion of facilities into farmland permitted. 	Yes	N/A
Dec. 15, 1993	8240 No. 5 Rd.	Dharm Drum Mountain Buddhist Association	<ul style="list-style-type: none"> - West 110 m of lot depth rezoned to ASY. - ALC approval subject to: <ul style="list-style-type: none"> - Restrictive covenant to ensure that the backlands remain agricultural, that there is no expansion of assembly uses onto backlands, and that all services and utilities are located within the ASY zoned areas. - Completion of a soil conditioning program and water management plan. - Applicant submitted an Agricultural Site Plan. - City staff reports did not tie rezoning approval to implementation of Agricultural Site Plan. 	Yes	Fruit trees and Greenhouses
Apr. 25, 1995	10060 No.5 Road (Previous addresses: 10060 No. 5 Rd. 10040 No. 5 Rd.)	Lingyen Mountain Temple	<ul style="list-style-type: none"> - Entire 0.95 ha (2.35 ac.) site rezoned to ASY. - The depth of the lot is 129 m, so it exceeds the 110 m assembly use boundary. - ALC approval subject to the planting of a garden or orchard along the eastern property line. The width of this orchard was 20 m to reflect the amount of land that exceeds the 110 m boundary. (Note: There is no orchard planted on the site; area that is supposed to be orchard is now occupied by grass) - No covenants were registered to ensure that the eastern 20 m would be used for farmland and the rezoning application did not include a requirement to plant the orchard as a condition of rezoning. - City required a restrictive covenant to limit access to the site as north as possible. 	Yes	Forage And Fruit trees
May 12, 1997	8760 No. 5 Rd.	Richmond Jewish Day School Society of B.C.	<ul style="list-style-type: none"> - Entire 0.95 ha (2.35 ac.) site rezoned to ASY. - The depth of the lot is 129 m, so it exceeds the 110 m assembly use boundary. - ALC approval subject to the planting of a garden or orchard along the eastern property line. The width of this orchard was 20 m to reflect the amount of land that exceeds the 110 m boundary. (Note: There is no orchard planted on the site; area that is supposed to be orchard is now occupied by grass) - No covenants were registered to ensure that the eastern 20 m would be used for farmland and the rezoning application did not include a requirement to plant the orchard as a condition of rezoning. - City required a restrictive covenant to limit access to the site as north as possible. 	Yes	Yes (20m along the eastern property line was required to be a garden or orchard)

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Nov. 9, 1998	Council adopts Policy 5035 which imposes a moratorium on Assembly Use development along No. 5 Road, but specifies that the moratorium may be lifted on an individual basis for owners who: 1. Prepare farm plans; 2. Explore farm land consolidation; 3. Commit to do any necessary on-site infrastructure improvements; 4. Co-operate as necessary to remove constraints (e.g. required infrastructure) to farming the backlands, in partnership with others; and 5. Commit to legal requirements as may be stipulated by Council to achieve acceptable land use (e.g. farming the backlands.)		<ul style="list-style-type: none"> - West 110 m of lot depth rezoned to ASY. - Detailed Farm Plan was submitted. - ALC approval subject to: <ul style="list-style-type: none"> - Restrictive covenant to restrict the backlands for agriculture, and limit buildings on the backlands to farm buildings only. - Deposit of \$5000 financial security to guarantee farming for at least one year. - Installation of a fence and landscape buffer between institutional and agricultural uses. 	Yes	Farmed intermittently
May 10, 1999	10260 No. 5 Rd.	Richmond Christian School			
Feb. 14, 2000	8840 No. 5 Rd.	Subramaniya Swamy Temple of B.C.	<ul style="list-style-type: none"> - Entire 1000 m2 site was rezoned to ASY. - No ALC approval needed because site is less than 0.8 ha. - No farming was required as part of this application. 	Yes	N/A
March 27, 2000	Council adopts Policy 5037 and rescinds Policy No. 5006 and Policy 5035. The new Policy 5037 amends the No. 5 Road Backlands Policy by implementing stricter approvals procedure in order to achieve farming of the backlands. In addition to the conditions and criteria for development specified in Policies 5006 and 5035, Policy 5037 also adds: 1. That the amount of land on each property that may be developed for non-farm use is limited to the westerly 110 m of properties; 2. That active farming of the backlands be undertaken before an application for rezoning be submitted to the City.				
Dec 10, 2001	12200 Blundell Rd	The Fujian Evangelical Church	<ul style="list-style-type: none"> - Bylaw 7278 adopted to allow expansion of the Fujian Evangelical Church - Entire site is zoned ASY 	Yes	N/A
March 15 2005	8280 No.5 Rd	Peace Evangelical Church	<ul style="list-style-type: none"> - Bylaw 7720 Adopted in 2005 to rezone the west 110m to ASY and the remainder to AG1 - The farm plan submitted in 2003 for RZ03-254766 outlines a program to plant approx. 70 fruit trees in the backlands. 	Yes	Yes
Oct 22, 2007	8160 No.5 Rd.	Thrangu Monastery Association	<ul style="list-style-type: none"> - Bylaw 8222 to rezone the westerly 114m to ASY and the remained AG1 - A farm plan submitted as part of RZ04-279819 - Planting of a variety of fruit orchard trees 	Yes	Yes



City of
Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
 Director of Development
Date: April 29, 2015
File: AG14-657892
Re: Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road

Staff Recommendation

That the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed and forwarded to the Agricultural Land Commission.

Wayne Craig
 Wayne Craig
 Director of Development

WC:mp
 Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

She Evesy

Staff Report

Origin

Arul Migu Thurkadevi Hindu Society of BC has applied to the City of Richmond for an Agricultural Land Reserve (ALR) non-farm use application for permission to develop a Hindu temple and required off-street parking on the westerly 110 m of the site at 8100 No. 5 Road. The site is currently occupied by a single family dwelling, which will be demolished. A location map and an aerial photograph are included in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details of the development proposal is contained in Attachment 2.

ALR Non-Farm Use Application Process

A non-farm use application requires consideration by Richmond City Council prior to being forwarded to the Agricultural Land Commission (ALC) for consideration. If the Council passes a resolution in support, the non-farm use application will be forwarded to the ALC. Should Richmond Council not grant approval of the non-farm use application, the application will not proceed further. Once the application is forwarded to the ALC, it has the sole decision making authority on the proposal. If approved, the application will be returned to the City for future consideration of the application to rezone the westerly 110m of the site from "Agriculture (AG1)" to "Assembly (ASY)".

Project Description

The subject site is 10,955 m² (2.7 acres) in area. Under the proposed land use plan, approximately 40% of the site would be used by institutional use (i.e., the Hindu temple and associated off-street parking) and 60% would be used for agriculture. The site area for institutional uses is located within Council's endorsed 110m limit for institutional uses on the No.5 Road corridor. Details of the proposed agricultural plan are provided in the "Analysis" section of this report.

The proposed temple building will be approximately 1,308.7 m² (14,087.1 ft²) in floor area. The building will contain a worship hall, a multi-functional hall and ancillary uses on the ground floor, and a 152.6 m² (1,643 ft²) dormitory containing two sleeping units on the second floor. The proposed dormitory use is permitted under the "Assembly (ASY)" zone.

The multi-functional hall will front onto No. 5 Road and will be used for community support services such as a gathering place for seniors, language, cultural and religious studies and a dining hall after religious services. The main entrance to the worship hall is proposed on the east side of the building, and parking areas are proposed around the building. Preliminary drawings are provided in Attachment 3.

The proposed temple development would comply with the proposed "Assembly (ASY)" zoning regulations, except for the proposed height for the decorative roof elements. The preliminary drawings identify a variance to increase the height of the decorative roof elements from 12 m to

14.8 m. Details of the requested variance will be further reviewed through the forthcoming Development Variance Permit application process. If approved by the ALC, a staff report for the rezoning will be prepared for Council, and the Development Variance Permit application will be reviewed by the Development Permit Panel. Staff will continue to work with the applicant to refine the building design and reduce any potential building height variance should the application proceed.

Surrounding Developments

The subject site is surrounded by properties contained in the ALR.

To the North: The subject site abuts three properties to the north.

- To the northwest is the Richmond Chinese Evangelical Free Church with associate parking area located at 8040 No. 5 Road, which is zoned “Assembly (ASY)”.
- The middle portion of the subject site abuts the rear portion of the site located at 12180 Blundell Road, which is zoned “Agriculture (AG1)”. The site is also owned by Richmond Chinese Evangelical Free Church and is occupied by a single detached house. Currently, there are no farming activities occurring on the site.
- To the northeast is the Fujian Evangelical Church located at 12200 Blundell Road, which is zoned “Assembly (ASY)”.

To the East: The BC Muslim Association at 12300 Blundell Road containing temple-related buildings and off-street parking. The entire site is zoned “Assembly (ASY)”.

To the South: A property owned by Thrangu Monastery Association at 8140 No. 5 Road containing a temple building on a split-zoned property with “Assembly (ASY)” on the westerly 110 m and “Agriculture (AG1)” on the remaining portion. Active farming is undertaken on the back portion of the site in the form of an orchard.

To the West: Across No. 5 Road, “Agricultural (AG1)” zoned properties.

Related Policies & Studies

2041 Official Community Plan (OCP)

The westerly 110m of the subject site is designated “Community Institutional” in the 2041 OCP and “Agriculture, Institutional and Public” in the McLennan Sub-Area Plan, and the remaining portion is designated “Agriculture” in both plans. The proposal complies with the existing OCP and Sub-Area Plan land use designation (Attachment 4).

No. 5 Road Backlands Policy

The original No. 5 Backlands Policy was approved by Council in 1990 and was revised on March 27, 2000 (Attachment 5). The provision of this Policy allow for land uses permitted in the “Assembly (ASY)” zoning district on the westerly 110m (361 ft.) of properties on No. 5 Road and all proposals for lands subject to the Policy are required to enter into legal agreements as deemed necessary to ensure active farming of the backlands. The proposal is consistent with this Policy.

Flood Plain Designation and Protection Bylaw 8204

The proposal must comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration of a Flood Plain Covenant on title will be required as part of the rezoning application process.

ConsultationAgricultural Advisory Committee (AAC)

The AAC reviewed the proposal at its meeting held on January 29, 2015 and passed the following motion (Attachment 6):

That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:

- 1. Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
- 2. The drainage tile to be a minimum of 4" in size and not to have a sock; and*
- 3. An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

Carried Unanimously

Details of the agricultural plan and the revisions to address the AAC's comments are described in detail in the "Analysis" section of this report.

AnalysisStaff Comments

No significant concerns have been identified through the review of the non-farm use application. As the majority of the subject site is designated as an Environmentally Sensitive Area (ESA) and the proposed parking area would encroach onto the western portion of the ESA, an ESA Development Permit will be required. Under the ESA Development Permit exemption criteria specified in the 2041 OCP, agricultural activities would not be subject to the ESA Development Permit requirements if the applicant provides information to demonstrate that the site will be farmed by legitimate farmers. Further review will be conducted at the Development Permit stage to determine the value of the ESA and appropriate compensation. The Development Permit would be combined with the Development Variance Permit if the applicant wishes to continue to pursue the variance for the increased height.

Agricultural Plan

The applicant has provided an agricultural plan prepared by a professional agrologist (Attachment 7). The plan describes the agricultural capability of the site and provides a detailed farm implementation plan.

The congregation intends to grow a selection of vegetables and fruits on a small portion of the agricultural land and plant approximately 815 blueberry trees, and donate farm products for

charity or use them for community purposes and/or self-consumption. The operation of the farm will be led by an established Richmond farmer who has extensive hands-on experience in biodynamic farming and the members of the congregation with previous farming experience.

In order to increase agricultural capability of the subject site, the plan proposes a subsurface drainage system, and salvage of topsoil from the proposed institutional portion of the site to be spread evenly across the agricultural portion of the land.

The AAC was generally satisfied with the proposed agricultural plan but noted concerns regarding the drainage system designed to discharge the subsurface drainage water into the eastern portion of the ESA and infiltrate naturally into the ground if the City does not allow the site to be connected to the City's storm sewer system on No. 5 Road. The AAC noted that this option may cause drainage issues for neighbouring properties, and requested that the applicant confirm with the City's Engineering staff if connection to the City's storm sewer system on No.5 Road would be allowed. Also, the AAC requested that the minimum size of the subsurface drainage pipe be 4 inches, which is typical for blueberry farming, and not be covered with a filter sock (typically used to prevent clogging of perforated drainage pipes) as it is not suitable for organic soil.

In order to address the AAC concerns, the applicant has submitted a revised drainage plan and a memo providing the following additional details (Attachment 8).

- The site will be connected to the City's storm sewer system on No.5 Road. Since the City does not allow groundwater to be discharged into the City's storm sewer due to its high iron content, the drainage design is revised to show that only surface water, not groundwater, will be discharged to the City's storm sewer system on No. 5 Road. The revised plan also shows that field drainage will be by a ditch on the south property line and site grading will direct surface water into the ditch and then into the main storm sewer pipe under the proposed parking area.
- No filter sock will be attached to the subsurface drainage pipe as requested by the AAC.
- Approximately 1,500 m³ soil will be salvaged from the institutional portion of the site to be spread over the agricultural area.

The memo and the revised plan were circulated to the AAC members by email for review and comment. The AAC was generally satisfied with the revised plan and additional details provided in the memo, but requested the applicant to increase the size of the main storm sewer pipe under the parking area from 150 mm to 250 mm to prevent any potential flooding issues. The applicant further revised the memo to indicate the size of the storm sewer pipe will be 250 mm.

The cost to implement the agricultural plan is estimated to be \$59,925. Staff recommend that a legal agreement and security be requirements of the forthcoming rezoning application process to ensure the farm plan is implemented. The agreement will require confirmation that the agricultural backlands are in full farm production, which must be verified by a report submitted from the consulting agrologist prior to release of the security.

Forthcoming Applications

If the ALR non-farm use application is approved, the following issues will be dealt with at the future application stages:

- Rezoning Application
 - Develop more detailed building plans
 - Review technical and servicing details and finalize all engineering and transportation requirements including a 4-m land dedication along No.5 Road and infrastructure upgrades
 - Confirm compliance with the parking provisions in the Zoning Bylaw
 - Review details of the anticipated special events and parking management plan
 - Secure an appropriate legal agreement and bond to ensure that the agricultural backlands will only be utilized for farm activities and the proposed agricultural plan is implemented

- ESA Development Permit Application
 - Review details of the existing vegetation and determine appropriate mitigation and compensation measures
 - Develop detailed landscape plans
 - Finalize details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site agricultural landscape buffer to be implemented
 - Review details of a tree retention plan and determine appropriate replacement planting

- Development Variance Permit Application
 - Review details of the proposed height variance

The ESA Development Permit and Development Variance Permit would be processed concurrently.

Financial Impact

None anticipated.

Conclusion

The proposal is consistent with the 2041 OCP and No. 5 Backlands Policy. Staff support the ALR non-farm use application at 8100 No. 5 Road and recommend that Council endorse the application to be forwarded to the ALC for consideration.

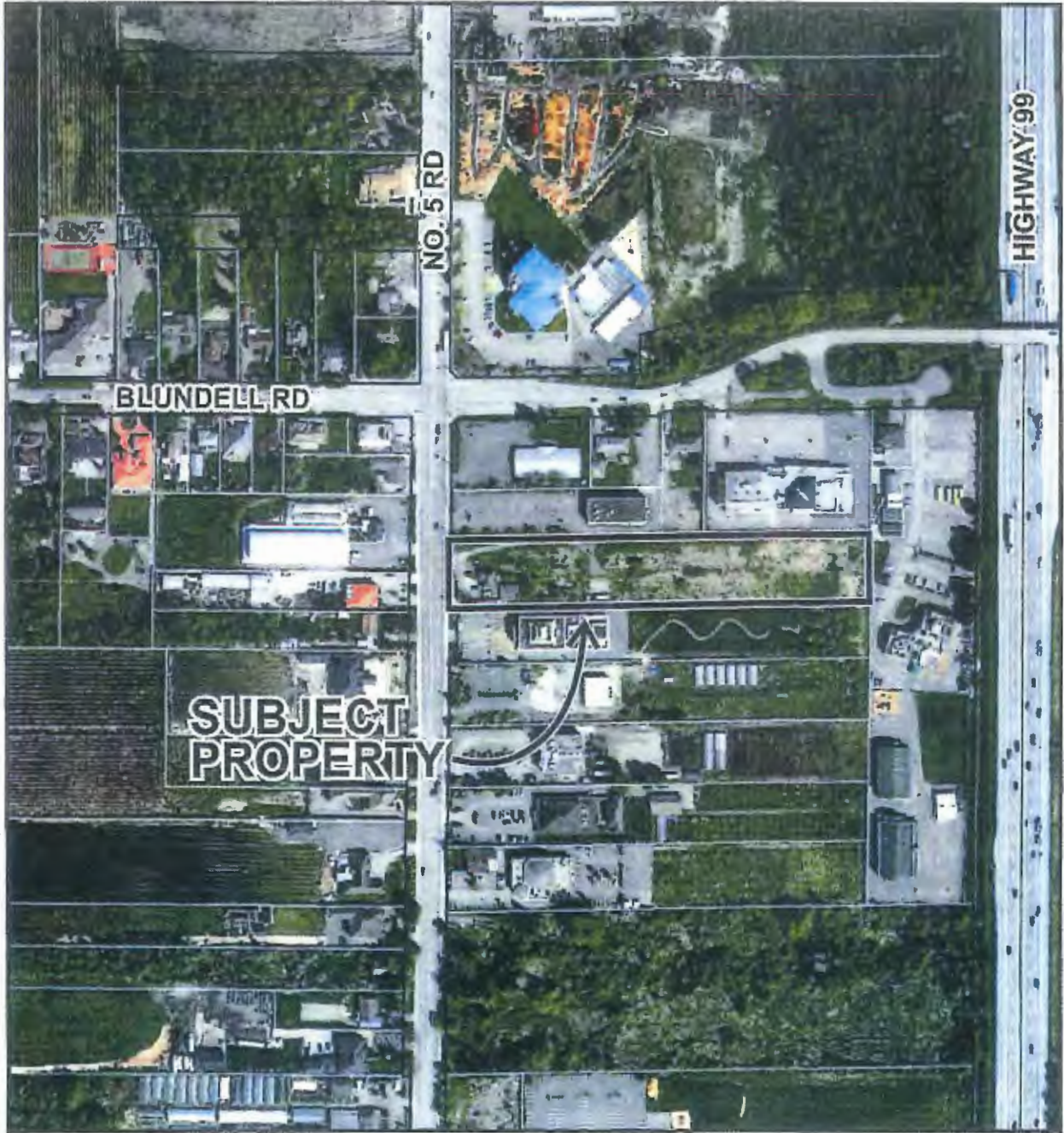
Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Drawings
- Attachment 4: East Richmond McLennan Sub-Area Plan Land Use Map
- Attachment 5: No. 5 Road Backlands Policy
- Attachment 6: Agricultural Advisory Committee Meeting Minutes (January 29, 2015)
- Attachment 7: Agricultural Plan
- Attachment 8: Memo from the Agrologist and Revised Drainage Plan



City of
Richmond



AG 14-657892

Original Date: 03/17/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 349



City of
Richmond

Development Application Data Sheet
Development Applications Division

AG 14-657892

Attachment 2

Address: 8100 No.5 Road

Applicant: Arul Migu Thurkadevi Hindu Society of BC

Planning Area(s): East Richmond – McLennan Sub Area

	Existing	Proposed
Owner:	Domenica Taddei & Giuseppe Taddei	Arul Migu Thurkadevi Hindu Society of BC
Site Size (m²):	10,955 m ²	10,790 m ² (after 4m dedication)
Land Uses:	A single detached house (to be demolished)	Westerly 110m: Institutional Remaining portion: Agriculture
OCP Designation (General):	Westerly 110m: Community Institutional Remaining: Agriculture	No change
McLennan Sub Area Plan Designation:	Westerly 110m: Agriculture, Institutional and Public Remaining: Agriculture	No change
Zoning:	Agriculture (AG1)	Westerly 110m: Assembly (ASY) Remaining: Agriculture (AG1)
Other Designations:	ESA (Old Fields and Shrublands) designation on the entire backlands and a portion of the proposed parking area	ESA DP required

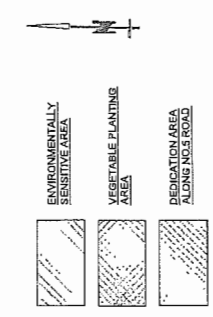
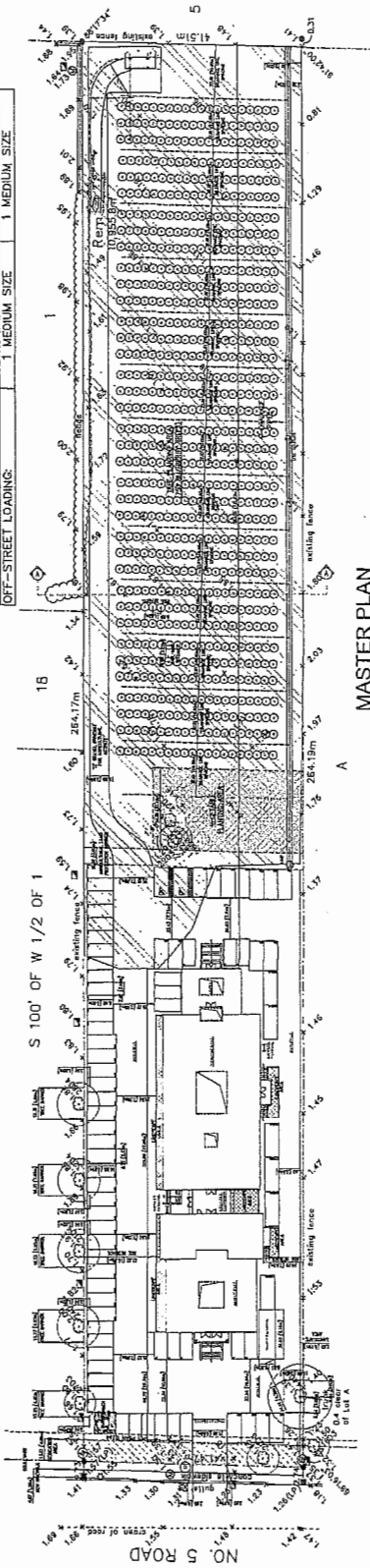


MATTHEW CHENG ARCHITECT INC.
 1000 WESTERN AVENUE
 VANCOUVER, BC V6E 2R7
 TEL: (604) 681-1111
 FAX: (604) 681-1112
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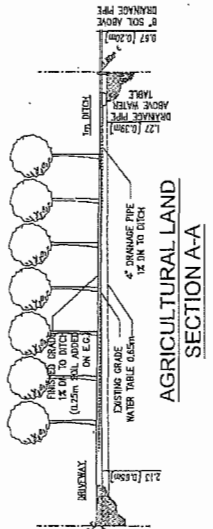
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 REGISTERED ARCHITECT
 REGISTRATION NO. 10000
 REGISTERED CIVIL ENGINEER
 REGISTRATION NO. 10000
 REGISTERED ELECTRICAL ENGINEER
 REGISTRATION NO. 10000
 REGISTERED MECHANICAL ENGINEER
 REGISTRATION NO. 10000
 REGISTERED PLUMBING ENGINEER
 REGISTRATION NO. 10000
 REGISTERED STRUCTURAL ENGINEER
 REGISTRATION NO. 10000
 REGISTERED SURVEYOR
 REGISTRATION NO. 10000

PROJECT INFORMATION
 PROJECT NO. 10000
 PROJECT NAME: HINDU TEMPLE
 PROJECT ADDRESS: 8100 NO. 5 ROAD, RICHMOND, B.C.
 PROJECT DATE: 10/17/2013

EXISTING:	PROPOSED:
LEGAL DESCRIPTION: SURVEY PLAN OF LOT 2, EXCEPT THE SOUTH 115 FT. BLOCK "A" OF SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST, NEW WESTMINSTER DISTRICT PLAN 4090	
SITE AREA: 117,939.19 SF (10,955.8 SM)	117,939.19 SF (10,955.8 SM)
LAND USES: SINGLE FAMILY HOUSE & AGRICULTURE	ASSEMBLY
OCP DESIGNATION: RESIDENTIAL & AGRICULTURE	ASSEMBLY
ZONING: AGI	ASY
REQUIRED/ALLOWED: (BASED ON ASY)	PROPOSED:
FLOOR AREA RATIO: S8869.65SF (0.50)	13,784.55SF (0.117)
LOT COVERAGE: MAX. 41274.70SF (35%)	12,283.55SF (10.42%)
SETBACK-FRONT YARD: MIN. 6.0m	20.34m (66.72')
SETBACK-SIDE YARD (NORTH): MIN. 7.5m	14.53m (47.35')
SETBACK-SIDE YARD (SOUTH): MIN. 7.5m	7.53m (24.70')
SETBACK-REAR YARD: MIN. 7.5m	171.77m (563.55')
HEIGHT: (m)	BUILDING: 10.3m (33.81') DECORATION TOWER: 14.76m (48.42')
LOT SIZE: N/A	117,939.19 SF (10,955.8 SM)
OFF-STREET PARKING ASSEMBLY: RELIGIOUS ASY: 61.88 BANQUET HALL: 20.9 CHILD CARE: 1.75 KITCHEN: 2.0 TOTAL: 86.53 (TABLE 7.7.2.3) **9.15% VARIANCE	REG-35 REG-37 REG-38 REG-39 REG-40 REG-41 REG-42 REG-43 REG-44 REG-45 REG-46 REG-47 REG-48 REG-49 REG-50 REG-51 REG-52 REG-53 REG-54 REG-55 REG-56 REG-57 REG-58 REG-59 REG-60 REG-61 REG-62 REG-63 REG-64 REG-65 REG-66 REG-67 REG-68 REG-69 REG-70 REG-71 REG-72 REG-73 REG-74 REG-75 REG-76 REG-77 REG-78 REG-79 REG-80 REG-81 REG-82 REG-83 REG-84 REG-85 REG-86 REG-87 REG-88 REG-89 REG-90 REG-91 REG-92 REG-93 REG-94 REG-95 REG-96 REG-97 REG-98 REG-99 REG-100 REG-101 REG-102 REG-103 REG-104 REG-105 REG-106 REG-107 REG-108 REG-109 REG-110 REG-111 REG-112 REG-113 REG-114 REG-115 REG-116 REG-117 REG-118 REG-119 REG-120 REG-121 REG-122 REG-123 REG-124 REG-125 REG-126 REG-127 REG-128 REG-129 REG-130 REG-131 REG-132 REG-133 REG-134 REG-135 REG-136 REG-137 REG-138 REG-139 REG-140 REG-141 REG-142 REG-143 REG-144 REG-145 REG-146 REG-147 REG-148 REG-149 REG-150 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OFF-STREET PARKING ASSEMBLY: 2% OF PARKING 1.4	2
PARKING ACCESSIBLE: 1.4	1 MEDIUM SIZE
OFF-STREET LOADING: 1 MEDIUM SIZE	1 MEDIUM SIZE



MASTER PLAN



AGRICULTURAL LAND SECTION A-A

Project No.	10000
Client	UC
Scale	1/8" = 1'-0"
Project Number	
Revision Date	10/17/2013
Revision	D01

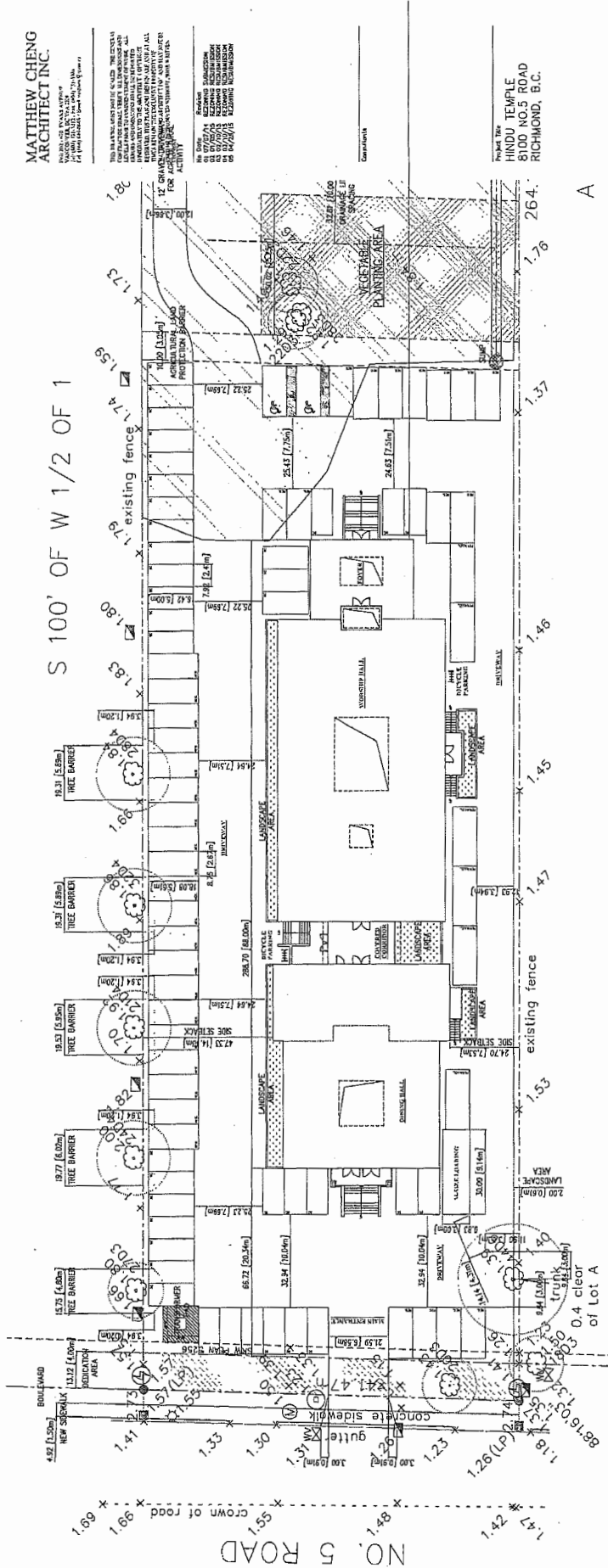


MATTHEW CHENG ARCHITECT INC.

1000 EAST BROADWAY, SUITE 100
 RICHMOND, B.C. V6X 3E9
 TEL: (604) 271-1111
 FAX: (604) 271-1112
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 REVISION: 08/05/14
 DATE: 07/27/14
 REVISION: 08/05/14



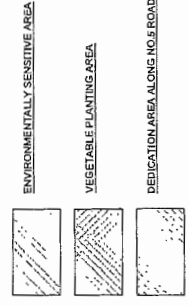
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NO. 5 ROAD

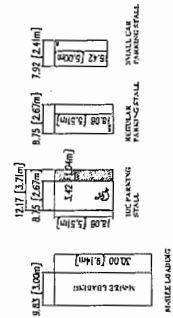
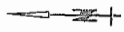
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Sheet No. SITE PLAN

Project No. 8100 NO.5 ROAD RICHMOND, B.C.



SITE PLAN



Scale: 1/8" = 1'-0"

Project Number: 8100

Revision Date: 08/05/14

Sheet No. D02

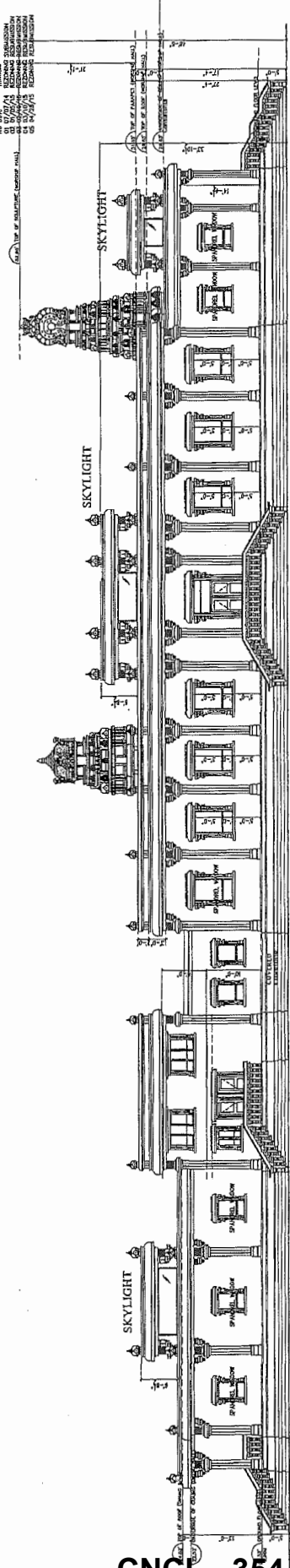


MATTHEW CHENG ARCHITECT INC.

1000 WEST 4TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 3G7
 TEL: 604-681-1111
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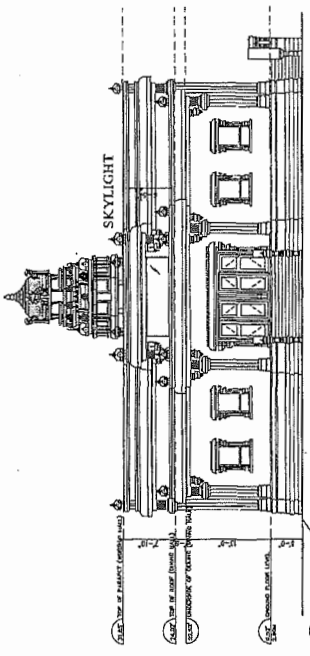
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 DRAWING NO: 1000-01-01
 PROJECT NO: 1000-01-01
 SHEET NO: 01 OF 02



SOUTH ELEVATION

HINDU TEMPLE
 8100 NO.5 ROAD
 RICHMOND, B.C.

Scale: 1/8" = 1'-0"
ELEVATIONS



WEST ELEVATION (FRONTING NO.5 ROAD)

DATE: 08/15/14
 DRAWING NO: 1000-01-01
 PROJECT NO: 1000-01-01
 SHEET NO: 02 OF 02

Revision Date: 08/15/14
 Drawn By: MCH
 Checked By: MCH
 Project Number: 1000-01-01
D04

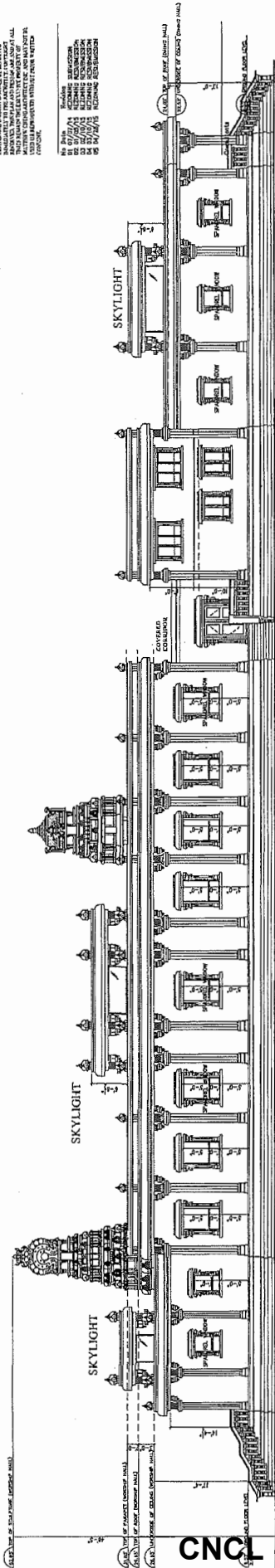


MATTHEW CHENG ARCHITECT INC.

1100 WEST 10TH AVENUE
 SUITE 200
 VANCOUVER, BC V6H 2Y6
 TEL: (604) 276-8888 FAX: (604) 276-8889
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DATE: 01/20/13
 DRAWN BY: MCHENG
 CHECKED BY: MCHENG
 PROJECT NO: 130000001
 SHEET NO: 005



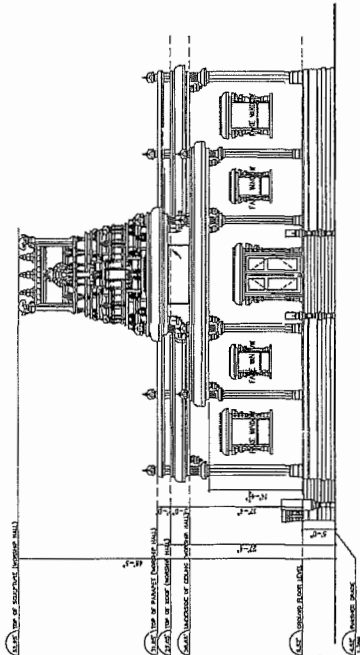
NORTH ELEVATION

Product No:
HINDU TEMPLE
 8100 NO.5 ROAD
 RICHMOND, B.C.

SHEET TITLE
ELEVATIONS

Drawn By	MCHENG
Checked By	MCHENG
Scale	1/8" = 1'-0"
Project Number	130000001

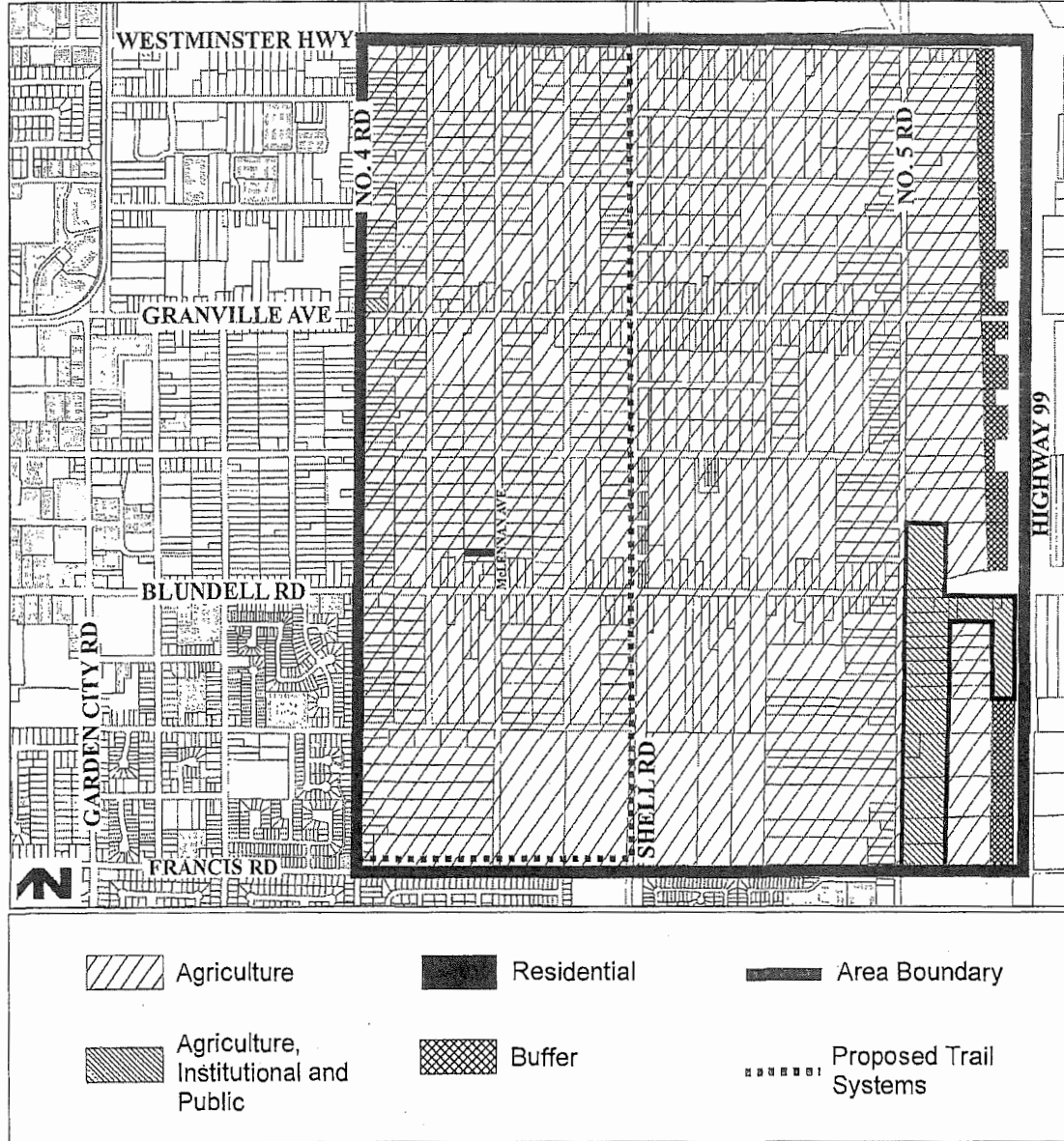
Revision Date	01/20/13
Revision Description	005



EAST ELEVATION

City of Richmond

Land Use Map *Bylaw 8791*
2012/09/10





City of Richmond

Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



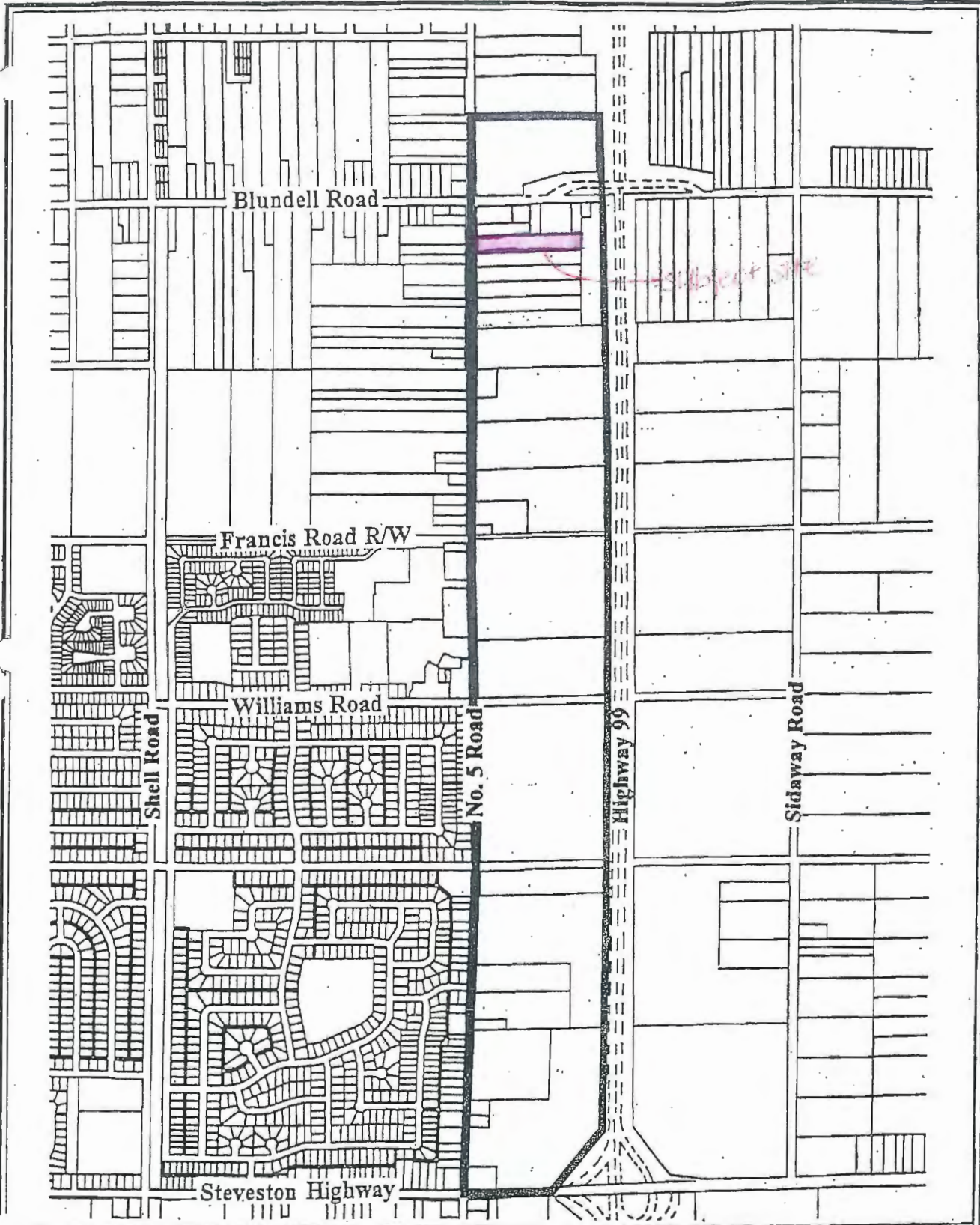
Approvals Procedure
Proponent applies to City and Commission for non-farm use approval.
Commission reviews proposal and may give approval in principle for non-farm use based on the proponent: <ul style="list-style-type: none">◦ preparing an acceptable farm plan;◦ entering into a restrictive covenant;◦ providing a financial guarantee to farm; and◦ agreeing to undertake active farming first
Proponent undertakes active farming based on the approved farm plan.
Commission gives final approval for non-farm use.
Proponent applies to City for rezoning of site to Assembly District (ASY).
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Area Proposed for Public
and Institutional Use

CNCL - 359

Date:
01/24/00

Excerpt from the Minutes from
The Agricultural Advisory Committee Meeting

Thursday, January 29, 2015 – 7:00 p.m.
Anderson Room
Richmond City Hall

3. Development Proposal - ALR Non-Farm Use

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No. 5 Road. Staff noted that the proposal is subject to the No. 5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.
- Committee asked how the properties along No. 5 had been monitored to ensure the property owners continue to farm the backlands and whether the restriction is enforceable. Staff explained as restrictive covenants are registered on titles of the most sites, it is enforceable. Staff also periodically check and receive complaints or information from neighbours.
- Discussion ensued with regard to fill issues in the ALR and Committee noted that any illegal activities should be carefully monitored.
- Committee also noted the importance of a "succession plan" to ensure that the backlands are continued to be farmed by future owners. Community members acknowledged that the agricultural plan is solid and provides a good amount of details. Committee noted that, if the plan is followed through, it will be successful and continuity over time is the key.
- Committee invited the applicants to the table. The project architect, Matthew Cheng, introduced himself and noted that other consultants, including the agrologist, was also in attendance.
- Committee requested further details of the proposed drainage tile and noted a 4" drainage tile is typical for blueberry farming and no sock to be attached as it is not good for organic soil.

- Committee expressed concerns about details of the proposed drainage plan. It was noted that, if the City does not permit the site to be connected to the City's storm sewer system it will likely become an issues for neighbouring sites.
- Committee was glad to see soil will be recaptured and reused on the site rather than brought from outside.
- In response to Committee's question about residential units in assembly buildings, Staff noted that the use is often included in institutional developments as an accessory use.
- Committee also asked if there would be any parking issues. Staff noted that the current proposal shows it meets the parking requirement. In reply to Committee's question about special event parking arrangement, the representative from the Hindu society noted that they had secured an agreement with neighbours; in case of special events, the neighbouring site could be used for additional parking.
- As the farm is proposed be used for non-commercial purposes, it was suggested that the congregation consider opportunities with other non-profit community group.

The following motion was passed:

That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:

1. *Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
2. *The drainage tile to be a minimum of 4" in size and not to have a sock; and*
3. *An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

Carried Unanimously

Agricultural Plan

**8100 No. 5 Road
Richmond, BC**



Prepared for:
Arul Migu Thurkadevi Hindu Society of BC
7468 Edmonds Street
Burnaby, BC
V3N 1B2

Prepared by:
Pottinger Gaherty Environmental Consultants Ltd.
#1200 – 1185 West Georgia Street
Vancouver, BC
V6E 4E6

PGL File: 3587-02.01

December 2014



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List of Acronyms

AMT	-	Arul Migu Thurkadevi
ESA	-	Environmentally Sensitive Area
PGL	-	Pottinger Gaherty Environmental Consultants Ltd.
PID	-	Parcel Identification Number

1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. has been retained by the Arul Migu Thurkadevi (AMT) Hindu Society to develop an agricultural plan for the property located at 8100 No. 5 Road, Richmond, BC (the Site; Figure 1). Construction of the proposed temple and ancillary parking requires submission of a non-farm use application for the portion of the property fronting No 5 Road to the City of Richmond and Agricultural Land Reserve. The remaining portion of the property will be used for active agricultural purposes. This requires summarizing the capabilities and requirements to develop an agricultural use and farm implementation plan for submission to the City of Richmond and the Agricultural Land Commission.

Our report includes a description of the Site and Site soils, summarizes the Site's capabilities for farming, and provides an agricultural use and farm implementation plan. At this time, blueberry production has been planned for the Site and the farm implementation plan reflects soil requirements for blueberry production.

Specifically, the scope of our work includes a review of the following considerations and requirements:

- Topsoil: Develop a topsoil salvage and management plan;
- Drainage: Design a subsurface drainage plan for the agricultural portion of the property;
- Irrigation: Develop a crop irrigation system for the agricultural area; and
- Crop Alternatives: Suggest possible suitable agricultural uses for the agricultural portion of the property.

2.0 SITE DESCRIPTION

The Site is located on the east side of No. 5 Road, south of Blundell Road in Richmond, BC (Figure 1). The surrounding area is characterized by:

- North: institutional;
- West: institutional;
- South: agricultural and institutional; and
- East: agricultural.

2.1 Legal Description

The Site is comprised of one parcel. The legal description of the parcel is:

- 2 Sec 19 BLK4N RG5W PL 4090 Except Plan S115. The Parcel Identification Number (PID) is 003-413-110.

2.2 Zoning and Current Land Use

The Site is zoned by the City of Richmond as AG1 (traditional sites zoned for agriculture), and lies within the Agricultural Land Reserve. The Site is also designated as an Environmentally Sensitive Area (ESA) within the City of Richmond Official Community Plan. The ESA designation is Old Fields and Shrublands. The Official Community Plan has also identified the property as Agriculture and Community Institutional.

The City of Richmond considers Old Fields and Shrublands to be old fields and shrublands temporarily (>2 years) or permanently abandoned as agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

2.3 Soils

2.3.1 B.C. MOE Mapping

The 1:25,000 scale published soils mapping in the RAB Bulletin 18: Soils of the Langley-Vancouver Map Area indicate the Site as Triggs-Lumbum soil complex. Triggs-Lumbum soil complex consists of up to 2m of partially- to well-decomposed organic matter overlying fine textured mineral deposits. Richmond soil series consists of 0.4 to 1.6m of well-decomposed organic matter overlying fine-textured deltaic deposits. Triggs-Lumbum soil complex are poorly drained and acidic in nature.

2.3.2 Current Onsite Inspection

The subject property indicated evidence of surficial disturbance. The western portion had areas of gravel fill, including a driveway along the north property line and a footprint of a former structure near the south property line. A raised portion of the north side of the property has been covered in sawdust or hog fuel.

2.4 Land Use

2.4.1 Subject Property

The subject property is +/-1.1 hectare in area, and had a single-family residence, garage, shed and two metal shipping containers located on the western portion of the Site.

The property owners intend to redevelop a portion of the property in the western portion of the property extending 110m from the western property line.

2.5 Drainage Conditions

There was no drainage system on the property. The water table is at or near the surface in winter. There was no standing water on the Site at the time of the Site inspection. There are no ditches adjacent to the property.

3.0 PROPOSED LAND IMPROVEMENTS

3.1 Soil Conservation and Management

3.1.1 Soil Salvage and Use

Topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality. Site preparation of the built area will require removal of the organic soils and pre-load of the underlying silts with sand.

The poor quality fill and gravel should be removed from the entire Site. The underlying organic soil should be excavated to the silt boundary and placed in an even layer over the agricultural portion of the Site.

Stumps located within the area that are intended for agricultural production should be removed to increase the farmable area.

3.1.2 Soil Management

In south-coastal BC, blueberries have traditionally been grown on highly organic soils with an organic matter content of 20 to 50%. They can also be grown successfully on mineral soils including silt or sandy loam. They, however, do not perform well in wet soils or heavy, poorly-structured clay soils. The Site's organic soils have a very high water-holding capacity, which will require attentive drainage management to ensure good plant growth and prevent soil decompression due to over-draining.

Maintaining soil cover with temporary cereal crops, permanent grass cover or other ground cover vegetation is very important in maintaining good surface infiltration and soil capacity.

Soil fertility amendments should be implemented based on soil test results, and fertilizers should be applied at the recommended rates for the specific vegetation.

Blueberries do best in acid soil with a pH range of 4.5 to 5.2. A pH outside this range can result in poor growth and low yields. A soil test should be used to determine the nutrient status and soil pH before conducting the first planting, at least six months before planting so that any amendments can be added as the field is prepared. Sampling will be conducted based on direction from an agricultural consultant or soil laboratory (for laboratory listings, refer to the BCAGRI publication, "Resources for Berry Growers").

Prior to planning, soils will be tilled to depth between 6 to 10 inches to prepare a suitable seedbed using either cultivators, harrows or rotovators. Due to the fine textured nature of the soils, tilling will only be conducted when moisture content is ideal.

3.2 Drainage

3.2.1 Drainage Rationale

Plants cannot tolerate extended periods of flooding especially when they are actively growing. Poorly drained soil can result in poor plant growth, poor yield, root rot, and plant death. A water table maintained at least 60cm (24in) below the soil surface is best for blueberry production. A subsurface drainage system is recommended for this Site to supply water table control.

3.2.2 Design Parameters

The proposed subsurface drainage system design was based on Site-specific information, crop requirements and climate data for Richmond, BC.

The guidelines in the BC Agricultural Drainage Manual (1997) were used for general reference, in addition to local experience and Site-specific information, to develop the drainage system installation design.

Lateral drain spacing was set at 10.0m with an average drain depth of 1.1m ranging between 1.0-1.2m to accommodate the required drain slope of 0.1% to the mainline collector.

3.2.3 Drain Lateral Lines

Drainage lines will be installed using a trenchless plow or backhoe. Perforated polyethylene corrugated drain pipes (Big O) fitted with a nylon sock will be used for the lateral drains. The drain slope would be 0.1% to the mainline connector.

The City of Richmond does not permit mechanical lift of drainage water into the municipal storm drain system; therefore, a gravity connection between the collector catch basin and the parking lot storm water collection system will be required. If the City of Richmond refuses to allow discharge of drainage from farmed development areas into the municipal storm sewer system on No. 5 Road, the drainage system will be designed to discharge the subsurface drainage water into the eastern portion of the ESA area and infiltrate naturally into the ground.

4.0 IRRIGATION

4.1 Irrigation Water Sources

In the south coast region of BC, rainfall is generally inadequate in July and August and supplemental irrigation is necessary. Municipal water is available from the City of Richmond municipal water system to supplement irrigation. The small size of the Site and portion intended for agriculture makes use of municipal water the most practical source of irrigation water.

Irrigation should be provided by a 2" service-fitted line with a double check valve meeting the local code for irrigation supply. This should be installed as part of the new water service for the Site during redevelopment. A 2" buried PVC Schedule 40 mainline should be installed. Standpipes with quick-connect valves installed at 30m intervals along the line are recommended to facilitate the connection of surface irrigation equipment.

Drip irrigation is recommended to maximize water efficiency as water is delivered directly to the root zone providing more consistent and even soil moisture. Fertilizers can also be injected into the irrigation water. The drainage system should be drained following harvest to prevent winter frost damage.

5.0 CROP ALTERNATIVES

5.1 Suitable Crops

Site soils are mapped as a Triggs-Lumbum complex whose dominant soil limitations include very poorly-drained, infertile and acidic soils. A selection of suitable crops can be successfully produced on the property following appropriate management inputs in addition to the proposed soil salvage and improved irrigation. Management inputs required to increase the agricultural capability include a water-management system to improve drainage, and lime and/or fertilizer application to manage the soil pH and naturally low fertile conditions associated with these soils.

Suitable crops identified for these soils by Bertrand et al. (1991)¹ includes: annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops, and shallow rooted annual vegetables.

¹ Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The AMT Hindu Society intends to grow a selection of vegetables and flowers on a portion of the agricultural lands that will be used as part of the Temple services. After assessing potential crop options for the remainder of the agricultural land. Based on an assessment of agricultural suitability including consideration of adjacent land use, parcel size, and activities which would be compatible with the temple use, AMT Hindu Society identified blueberry production as the intended land use. AMT Hindu Society has identified a third party who will be responsible for blueberry production including planting and harvest.

Existing trees outside of the Temple development area will be protected as required by the ESA.

5.1.1 Proposed Agricultural Operator

Arul Migu Thirkadevi (AMT) Hindu Society and PGL have consulted with a number of agricultural operators in the Lower Mainland to identify a suitable operator to manage the proposed blueberry operation. After inspecting the site all of the commercial operators decided not to move forward with the lands as they consider the parcel to be too small and not commercially viable. AMT Hindu Society however is not interested in commercializing the operation and intends to produce farm products for charity and community purposes as well as self-consumption.

To support the intended agricultural operation, AMT Hindu Society intends to utilize members of their organization who are established active farmers and labourers who reside in Richmond and are willing to assist with the farm operation. Additional labour will be provided by community elders and retirees who will do voluntary work under the guidance of the established farmer.

Daily and seasonal operations following planting will be based on the BC Ministry of Agriculture's blueberry management schedule, developed as part of the Berry Production Guide, a general guide to blueberry management based upon plant and pest development. Timing and associated actions are provided in Appendix 2.

5.1.2 Proposed Planting Plan

The property owner has identified blueberry production as the intended agricultural crop for the Site. The plant spacing is based on feedback received from local farmers while additional recommendations are based on the BC Ministry of Agriculture's Berries Production Guide. Recommendations are summarized below.

- In-row spacing between blueberry bushes is 1.5m.
- Distance between rows 3m.
- Fall planting will be conducted if warranted as it allows quicker plant establishment in coastal regions.
- Two-year old nursery-grown plants will be used to establish a planting. Fertilize plants set out in the spring three to four weeks after planting. Two or more applications may be required through the first growing season.
- Plants will be set at the same depth as they were in the pot or nursery.
- Cover crops may include permanent grass covers between the rows, which will suppress weeds, provide support for farm machinery, improve soil structure and water infiltration and reduce soil erosion. Grasses that work best are low-growing perennials that are easy to establish and do not creep. Mixtures should contain no more than 25% perennial ryegrass to minimize mowing. Pure stands of sheep fescue or hard fescue establish slowly but withstand traffic well and require less mowing.
- If grass is selected for a cover crop, seeding is recommended to occur in spring or early fall (September). Seed mixtures at 30 to 55kg/ha (12 to 22kg/acre) and fescues at 30 to 45kg/ha (12 to 18 kg/acre).

Based on the planting plan, AMT Hindu Society intends to plant approximately 815 blueberry bushes.

Access to the agricultural lands will be provided through establishment of a gravel farm access road along the north property boundary.

Vegetated buffers including a variety of edible and ornamental plants will be established between the ALR lands and the adjacent property and the proposed temple. A planting plan is provided in AMT Hindu Society's submission.

6.0 AGRICULTURAL IMPROVEMENT COST ESTIMATE

Topsoil Salvage	
Strip and load topsoil from development area 3250m ³ @ \$5.00	\$16,250
Place and grade on agricultural area, 1,500m ³ @ \$2.00	\$3,000
Subtotal Topsoil Salvage	\$19,250
Drainage System	
Supply and install lateral drains 450m @ \$7.00	\$3,150
Supply and install buried mainline 110m @ \$30.00	\$3,300
Connections to built area storm system (if approved)	\$3,000
Subtotal Drainage System	\$9,450
Irrigation System	
Municipal services connection	\$4,000
Irrigation piping	\$3,000
Irrigation equipment	\$4,000
Subtotal Irrigation System	\$11,000
Planting	
Blueberry bush purchase 815 bushes @ \$15	\$12,225
Labour for planting 400 hrs @ \$15/hr	\$6,000
Soil preparation (machinery and amendments)	\$2,000
Subtotal Planting	\$20,225
Total Estimated Cost	\$59,925

7.0 SUMMARY AND CONCLUSIONS

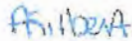
The Site's agricultural capability is primarily limited by poorly-drained, naturally infertile and acidic soil. Poor-quality fill on the western portion of the Site intended for development of the Temple also limits the Site's agricultural production potential. The proposed agricultural management inputs, including soil amendments and improved drainage, will dramatically improve the agricultural capability and increase the range of crops that can be produced on the Site.

PGL proposes segregation of topsoil during construction of the Temple. Soil suitable for segregation will be spread across the eastern portion of the Site to improve the soil's agricultural capability and ensure the conservation of topsoil.

Respectfully submitted,

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



Ashleigh Gilbert; M.Sc., A.Ag.
Environmental Scientist

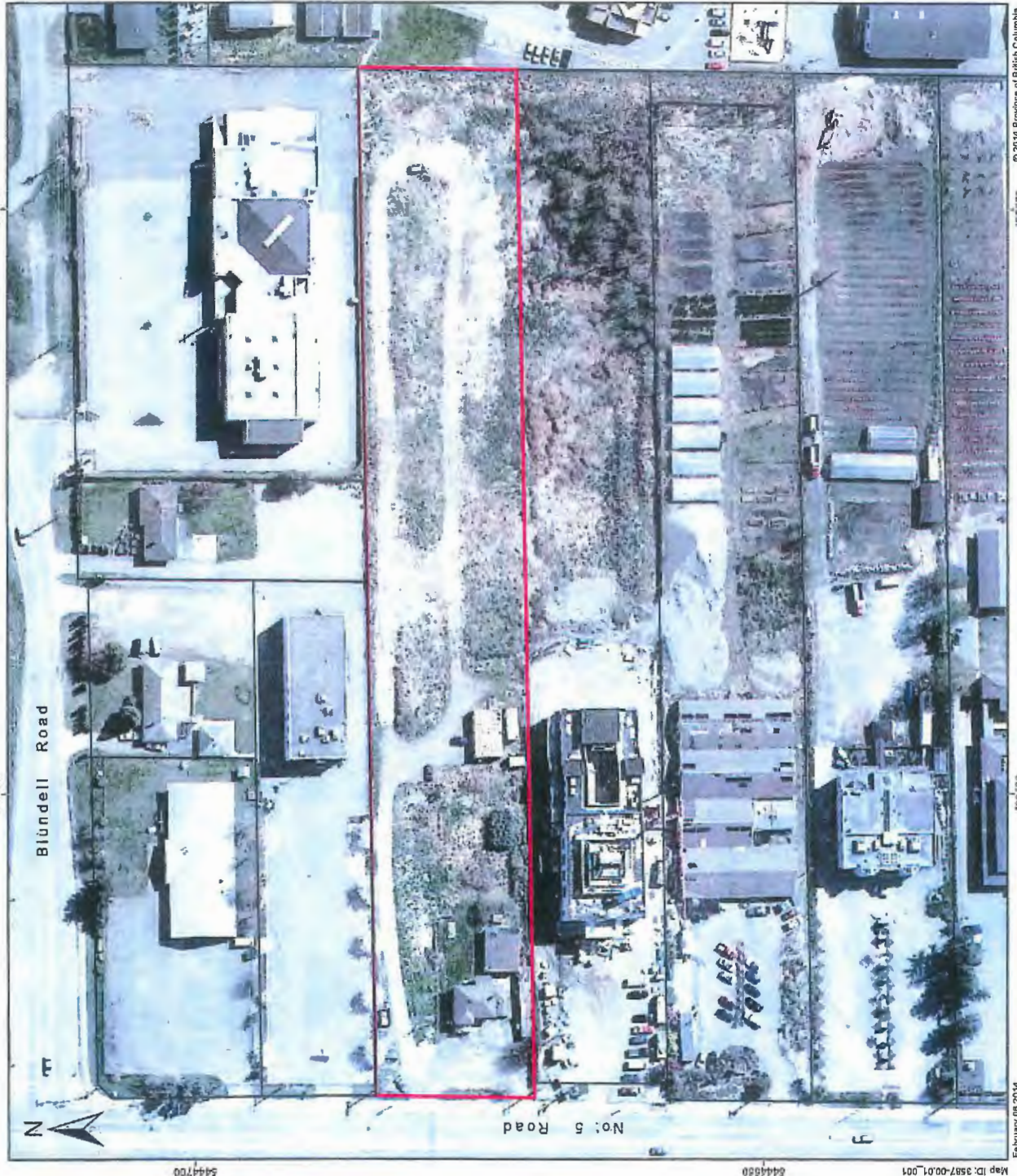


Stewart Brown, M.Sc., P.Ag., R.P.Bio.
Senior Environmental Scientist

AAG/CSB/ml/slr
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Figures





Site Plan

- 8100 No 5 Rd
- Property Line



Coordinate System: NAD 1983 UTM Zone 10N



Figure 2

© 2014 Province of British Columbia,
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4831800

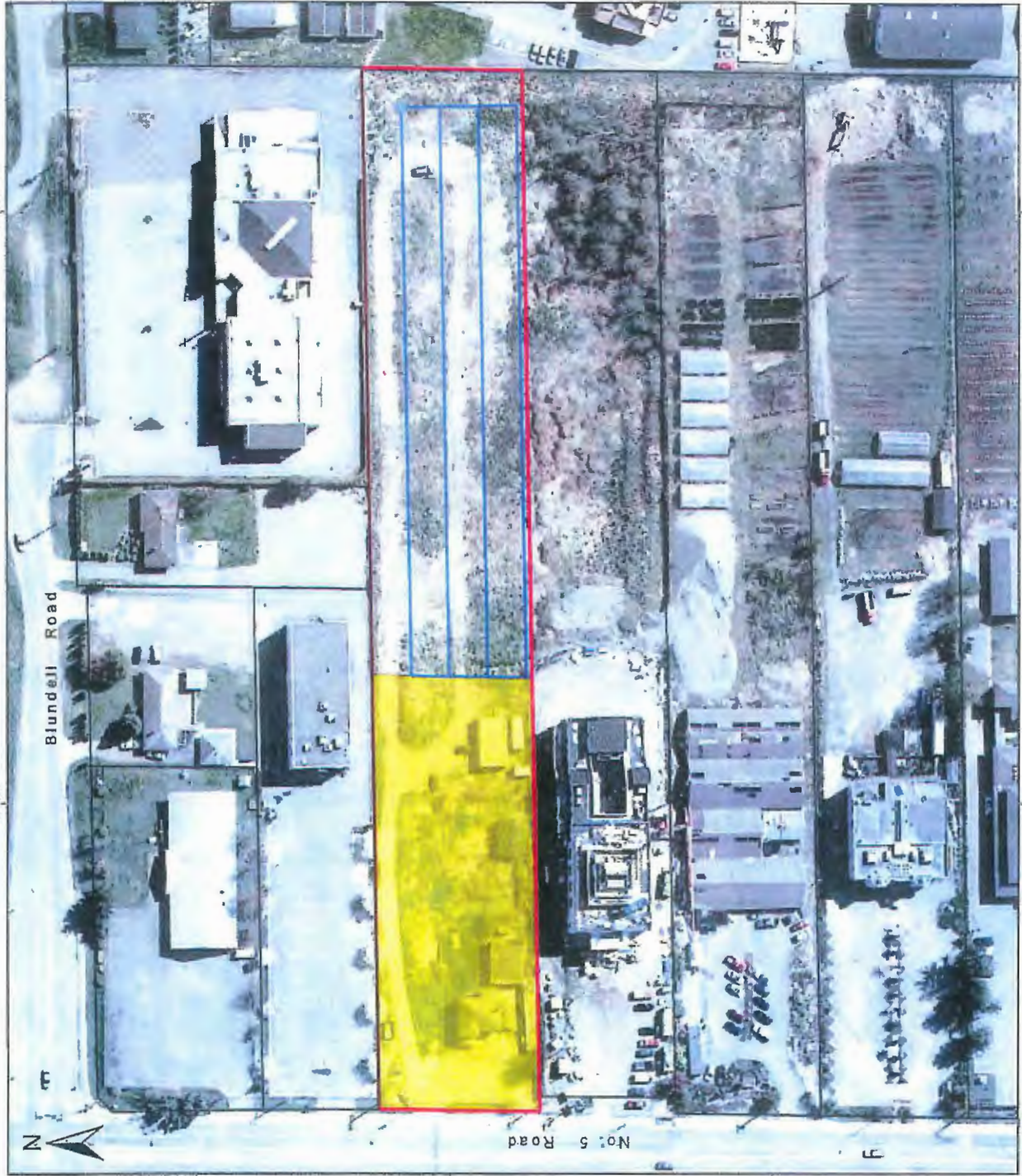
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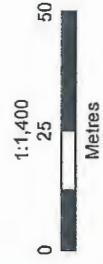
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Drainage Plan

- Collector Basin
- Drainage Line
- Development Area
- 8100 No 5 Rd
- Property Line



Coordinate System: NAD 1983 UTM Zone 10N



Figure 3

433450

433400

Blundell Road



No. 5 Road

5444700

5444550

5444400

February 08 2014

433400

433450

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Appendix 1
Site Photographs





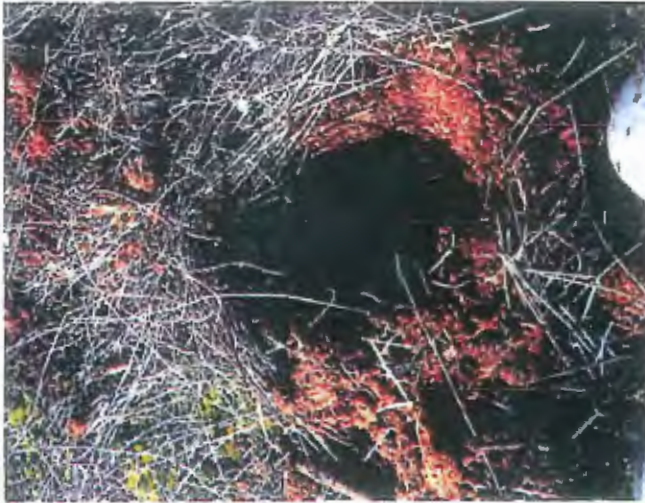
Photograph 1:

Looking west from the eastern end of the Site

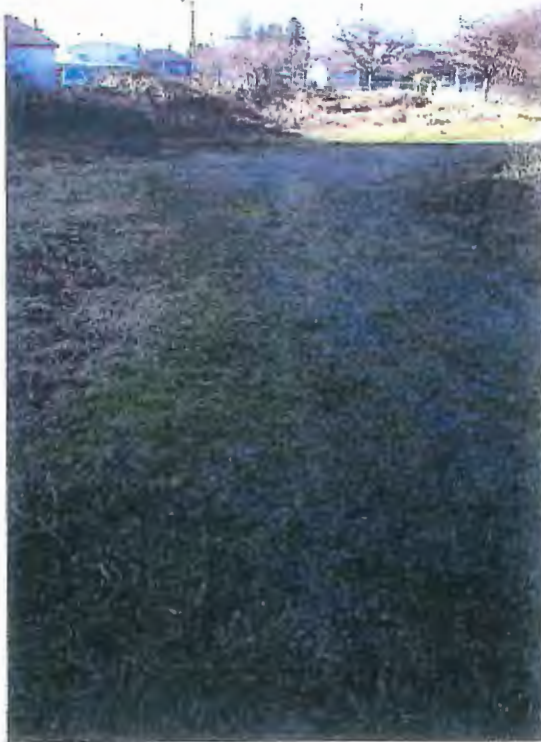


Photograph 2:

Eastern portion of the Site. Land use to the south and north is consistent with the proposed development.



Photograph 3:
Organic soils in the eastern
portion of the property



Photograph 4:
Coarse fill in the proposed
development area which will
be segregated from organic
soils



Photograph 5:

Coarse fill that will require segregation






Photograph 6:




Topsoil which will be salvaged and applied to the agricultural portion of the Site



Appendix 2:
Blueberry Management Schedule
(After BC Ministry of Agriculture, Berry Production Guide, 2012)



Timing	Type of Action	Action
JANUARY / FEBRUARY Plants dormant 	Plant Care	<ul style="list-style-type: none"> Prune beginning after leaf drop. Be sure to remove diseased and dead wood.
	Disease Control	<ul style="list-style-type: none"> Apply copper oxychloride or Bordeaux mixture for bacterial blight. For mummy berry control, watch for development stage when leaf buds show 5 mm of green tissue. Also check for open mummyberry cups. Prepare to spray fungicide, as required. (February/March)
	Insect Control	<ul style="list-style-type: none"> Check for scale and apply dormant oil and/or lime sulfur spray by mid-February (before bud break), if required. Also helps to control leafroller, spanworm, wintermoth eggs and larvae.
	Weed Control	<ul style="list-style-type: none"> Apply pre-emergent herbicides before weed growth starts.
	Other	<ul style="list-style-type: none"> Ensure sprayers are tuned-up and calibrated.
MARCH Buds start to swell 	Plant Care	<ul style="list-style-type: none"> New plantings. Begin land preparation for spring plantings.
	Disease Control	<ul style="list-style-type: none"> Continue to check growth of leaf buds and mummy berry cups. Apply fungicide to protect developing buds from mummy berry as necessary at critical growth stage. Apply Ridomil for root rot control, if required. Apply copper oxychloride for bacterial blight, as necessary.
	Soil Care	<ul style="list-style-type: none"> Seed grasses for permanent cover between rows when soil can be worked. Apply sawdust mulch to beds, if needed.
	Weed Control	<ul style="list-style-type: none"> Apply pre-emergent herbicides before weed growth starts if not applied earlier.
	Food Safety	<ul style="list-style-type: none"> Ensure a food safety plan is in place including a record keeping system.

<p>LATE MARCH TO LATE APRIL Leaf and flower bud break</p> 	Plant Care	<ul style="list-style-type: none"> • Make first fertilizer application (mid April). • <i>New plantings</i>. Set out new plants as conditions permit (up to mid May).
	Disease Control	<ul style="list-style-type: none"> • Continue to apply fungicide for primary mummyberry control, as required. • Apply copper oxychloride for bacterial blight, if necessary. If not done earlier, apply Ridomil for root rot control, if required.
	Insect Control	<ul style="list-style-type: none"> • Apply recommended prebloom insecticides to control aphids and minimize spread of blueberry scorch virus. Start weekly checks of swelling blossom buds for hatching spanworm, winter moth (late March), and caterpillars blown to fields from outside areas. Apply controls as needed. Start weekly checks for leafrollers, looking at blossom clusters and rolled leaves.
	Weed Control	<ul style="list-style-type: none"> • Control weeds by cultivation and/or herbicides. Apply herbicides for quackgrass and other perennial weed control.
	Other Pests	<ul style="list-style-type: none"> • Watch for snails and slugs - control as required.
	Soil Care	<ul style="list-style-type: none"> • Seed grasses for permanent cover between rows if not done earlier. Apply sawdust mulch, if needed and not done earlier.
<p>LATE APRIL/MAY Blossoming</p>	Plant Care	<ul style="list-style-type: none"> • Place bee hives in field when 10% of blossoms are open. Protect hives from bears where necessary. Remove hives from fields when blossoming is over.
	Disease Control	<ul style="list-style-type: none"> • Monitor all fields for symptoms of blueberry scorch and blueberry shock. Watch for mummy berry infections on flowers and shoots and apply fungicides if needed. Apply fungicides for Botrytis blight and/or Anthracnose (fruit rots) if wet weather is anticipated.
	Insect Control	<ul style="list-style-type: none"> • Continue to watch for leafrollers and control as needed. Monitor for aphids. Control aphids after bloom is finished and bees have been removed from the field. Apply sprays only if predator numbers are low and aphids are increasing.

	Weed Control	<ul style="list-style-type: none"> Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed, observing days to harvest interval.
	Soil Care	<ul style="list-style-type: none"> Watch for poorly drained areas in fields. Plan fall drainage improvements.
	Food Safety	<ul style="list-style-type: none"> Test irrigation and spray water for E. coli and fecal coliforms. Order toilets, hand washing units and other sanitary supplies.
<p>JUNE Fruit development</p> 	Plant Care	<ul style="list-style-type: none"> Make second fertilizer applications up to mid-June. Irrigate as necessary.
	Disease Control	<ul style="list-style-type: none"> Apply fungicides for Botrytis (fruit rot) and Anthracnose (ripe rot) if weather is wet during the fruit development period. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.
	Insect Control	<ul style="list-style-type: none"> Continue to watch for leafrollers and spanworms to late June, control as needed. Continue to monitor for aphids especially in scorch infected fields. Control as required. Prune out and destroy branches with tent caterpillars before end of June when caterpillars leave the nest.
	Weed Control	<ul style="list-style-type: none"> Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed. Observe pre-harvest intervals.
	Other Pests	<ul style="list-style-type: none"> Prepare bird predation management plan. Install bird control devices or erect bird netting.
	Soil Care	<ul style="list-style-type: none"> New plantings. Start to prepare land for new fall plantings.
	Food Safety	<ul style="list-style-type: none"> Place portable toilets and hand washing units. Ensure workers are trained in good hygiene and harvesting practices.

JULY Fruit development and ripening 	Plant Care	<ul style="list-style-type: none"> • Monitor soil moisture and irrigate as necessary.
	Disease Control	<ul style="list-style-type: none"> • Sample berries from each field and store at room temperature to assess fruit rot levels. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.
	Insect Control	<ul style="list-style-type: none"> • Continue to monitor insect pests, control only if needed. • Monitor for spotted wing Drosophila (SWD) and apply protective sprays after fruit ripens.
	Other Pests	<ul style="list-style-type: none"> • Install bird control devices, or erect bird netting if not done earlier.
JULY - SEPTEMBER Harvesting 	Plant Care	<ul style="list-style-type: none"> • Harvest and market fruit. Collect plant tissue samples (mid July to mid August) for nutrient analysis. Irrigate as needed.
	Disease Control	<ul style="list-style-type: none"> • Continue to apply fungicides for Botrytis, Anthracnose, and other fruit rot diseases, if weather is wet. Observe days to harvest interval. Prune out branches killed by Godronia canker (red flagging) or bacterial blight and destroy.
	Insect Control	<ul style="list-style-type: none"> • Continue to apply protective sprays to control spotted wing Drosophila. Apply insecticides to control aphids and young scale if required. Observe pre-harvest intervals. Prune out and destroy branches with tent caterpillars (from mid July). Watch for scale "crawlers" from late July to August and control if needed.
	Other Pests	<ul style="list-style-type: none"> • Control birds following approved guidelines.
SEPTEMBER Post harvest growth	Soil Care	<ul style="list-style-type: none"> • Continue to mow cover crop as needed. • New plantings. Install drainage, if needed. Monitor soil pH and adjust as necessary. Incorporate sawdust or compost in planting beds as required.
	Plant Care	<ul style="list-style-type: none"> • Irrigate as necessary.
	Disease Control	<ul style="list-style-type: none"> • Apply copper spray for bacterial blight before fall rains start. Prune out diseased wood.

	Insect Control	<ul style="list-style-type: none"> Prune out and destroy caterpillar tents before mid September when caterpillars drop to the ground for the winter.
	Other Pests	<ul style="list-style-type: none"> Remove bird control devices and netting after harvest.
	Soil Care	<ul style="list-style-type: none"> Take soil samples for analysis, if needed. Check pH of soil. Apply calcium and magnesium in form of dolomite or sulphur if required. Subsoil between rows when soil is dry, if necessary. Seed grasses for permanent cover between rows. New plantings. Install drainage, if required and not done earlier.
OCTOBER Post harvest growth	Plant Care	<ul style="list-style-type: none"> Continue to prune out and remove diseased wood. New plantings. Set out new plants. Best time to plant container stock in coastal areas.
	Disease Control	<ul style="list-style-type: none"> Apply copper spray or Bordeaux Mixture for bacterial blight (total 2 sprays in fall).
	Other Pests	<ul style="list-style-type: none"> Check for field mice activity and apply bait, if required.
	Soil Care	<ul style="list-style-type: none"> Check pH of soil and apply lime or sulfur, if required. Subsoil between rows when soil is dry, if necessary. Install or improve drainage, as required. Mow cover crop, if required.
	Weed Control	<ul style="list-style-type: none"> Monitor weeds. Apply herbicides for grass control, according to label directions.
	Other	<ul style="list-style-type: none"> Flush irrigation systems and sprayers to protect against winter damage.
NOVEMBER / DECEMBER Plants dormant	Plant Care	<ul style="list-style-type: none"> Apply sawdust mulch, if necessary. Order bees for the coming season.
	Weed Control	<ul style="list-style-type: none"> Apply Roundup for grass control if not done earlier.
	Other Pests	<ul style="list-style-type: none"> Watch for field mice activity and apply bait if needed.



Pottinger Gaherty
Environmental Consultants Ltd.
1200 - 1165 West Georgia Street
T 604.682.3707
F 604.682.3497
Vancouver, BC Canada V6E 4E6
www.pggroup.com

Memo

PGL File #: 3587-02.01

DATE: March 30, 2015

TO: Arul Migu Thirkadevi Hindu Society

FROM: Stewart Brown

Re: Agricultural Plan - 8100 No. 5 Road, Richmond, BC

Please find following an addendum to Pottinger Gaherty Environmental Consultants December 2014 Agricultural Plan. Changes have been incorporated in the Arul Migu Thirkadevi Hindu Society's application. Changes are based on feedback provide by the City of Richmond and the City of Richmond Agricultural Advisory Committee and include additional detail on the Soil Salvage and Use and Drainage plan.

Soil Salvage and Use

As indicated in our December 2014 Agricultural Plan, topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality.

PGL has estimated that up to 1,500m³ of suitable soil will be salvaged form the development area which will be spread uniformly across the agricultural portion of the property to a depth of approximately 0.25m to maintain the existing level grade. If more than 1,500m³ of soil is salvaged it will be spread evenly across the agricultural area.

Drainage

The site drainage plan has been revised since the December 2014 Agricultural Plan to permit discharge of soil water to the municipal storm sewer. Lateral drainage lines (100mm) will now run in a north-south orientation and discharge into a drainage ditch that will run along the south property line before discharging into a sump and into a buried 250mm solid line that will connect to the existing municipal storm sewer. The drainage ditch will also intercept any surface flow originating from the adjacent property to the south.

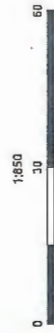
The previous drainage plan included fitting perforated polyethylene corrugated drain pipes (Big O) with a nylon sock. At the request of the Agricultural Advisory Committee, the nylon sock will no longer be included in our design.

To ensure that the drainage lines do not actively dewater the site, pipes will be positioned above the sites water table and provide approximately 0.20 of freeboard.



Drainage Plan

- Inspection Chamber
 - Sump
 - Lateral Line
 - Ditch
 - Pipe
- Length - 100mm Length - Diameter (above) Grade (below)
- 0.7/100
- Development Area
 - 8100 No 5 Rd
 - Property Line



Cartographic System: MOU 1983 UTM Zone 18N



© Background source here

483501

March 02, 2015



**City of
Richmond**

Memorandum
Planning and Development Division
Transportation

To: Mayor and Councillors
From: Victor Wei, P. Eng.
Director, Transportation
Re: **George Massey Tunnel Replacement – Update**

Date: November 13, 2015
File: 01-0150-20-THIG1/2015-
Vol 01

On November 9, 2015, City staff and Ministry of Transportation & Infrastructure staff with the George Massey Tunnel Replacement (GMTR) project team met as part of the on-going technical liaison meetings held every two weeks. The GMTR team provided the following updates on the project.

1. Release of Project Definition Report

No new information on the Project Definition Report (PDR) was shared by the GMTR project team at the meeting. Again, the project team advised that its anticipated release date would be by the end of 2015 but there is no commitment regarding a specific release date. They have verbally committed to showing the document to City staff and providing a short time period for feedback prior to its public release. No commitment was made regarding the length of time to be provided for City staff review but it is anticipated to be between several days and two weeks.

If and when the PDR is shared with staff, with or without a hard copy, a memorandum will be distributed immediately to update Council on any significant information followed by a staff report with a detailed assessment of the extent to which the PDR supports the Project Objectives endorsed by Council in June 2014.

2. Typical Proposed Cross-Section of Widened Highway 99

Upon repeated past requests by staff, the GMTR team shared a sketch (Attachment 1) illustrating the typical proposed Highway 99 cross-section for the southbound direction just north of the Steveston Highway Interchange. The team confirmed that the bridge was still being contemplated as a ten-lane bridge with five lanes in each direction, and the sixth lane shown on the sketch (labelled as "OFF RAMP STEVESTON I/C") would merge into five lanes just before the bridge span.

As the sketch does not provide any context, staff have requested more detailed information to be added to the sketch including existing and proposed property lines to better illustrate property impacts, and an overlay of the existing Highway 99 cross-section to show the extent of proposed widening. The GMTR team advised that a revised sketch would be provided to staff but did not commit to the timing.

3. Public Consultation re BC Hydro Transmission Line Relocation

As noted in the staff memorandum dated November 2, 2015 to Council regarding the initiation of the public consultation process by BC Hydro, staff attended a small group meeting and part of a public open house held in Richmond on November 5, 2015 to gather feedback on the three alternatives for relocating the existing transmission line out of the tunnel (i.e., overhead, underground or attached to the new bridge).

To date, the small group meetings in Richmond and Delta have typically registered three to five participants with several of the attendees representing companies seeking business opportunities related to the project. Approximately eight to ten people attended the open house in Richmond. BC Hydro staff advise that attendees have been interested in further details of the GMTR project (e.g., number of lanes on the bridge) and, based on informal discussions, have indicated a preference for an overhead transmission line crossing the Fraser River. Staff will verify this finding by requesting BC Hydro to share with the City any written feedback from the public regarding the three alternatives.

As also noted in the above noted memorandum of November 2, 2015, a local newspaper notice advising of the consultation opportunities in Richmond did not appear until November 4, 2015 as the first notice (published October 30, 2015) included only the dates, locations and times of the small group meetings and open houses in Delta. To compensate for the short notice to Richmond residents, BC Hydro has extended the public consultation period and added a further small group meeting in Richmond on November 16, 2015.

4. October 30, 2015 Presentation at Project Office in Ironwood Mall

The memorandum dated November 6, 2015 regarding the GMTR team's update on the project at its project office within the Ironwood Mall on October 30, 2015 included, as an attachment, a copy of the presentation slides. Staff have since clarified that there were also display boards present. Staff were originally provided with an electronic copy of the same display boards in May 2015 for information and informal comment (Attachment 2). Staff were specifically requested by the project team in their e-mail transmittal to refrain from distributing the material as indicated by the watermark. The attached slides contain considerable technical details of the work being carried by the project team at the time; a summary of the key content was conveyed to Council in past reports and memoranda.

5. Mid Island Dike

At previous meetings, staff have advised the GMTR team of the City's long-term flood protection plan that would utilize Highway 99 as a mid island flood barrier or dike. While the City recognizes that raising the Highway 99 road surface to the desired height of 4.7 m geodetic may not be possible in all locations given fixed elevations of existing infrastructure, the City has requested that the GMTR team identify project features that would also serve a diking purpose where possible (e.g., higher centre median barrier) and present them to the City for review and discussion.

6. Highway 99 at Oak Street Bridge

As noted in a previous staff report, preliminary findings of field data collected by MoTI regarding northbound morning peak period traffic volumes through the George Massey Tunnel suggest that 60 per cent of the vehicles are destined for Richmond and of the 40 per cent continuing on to Vancouver, 30 per cent use the Oak Street Bridge.

Given that a new 10-lane bridge may induce higher traffic volumes on Highway 99 into Vancouver and MoTI analysis has indicated that the Oak Street-70th Avenue intersection may be a bottleneck in terms of traffic congestion, staff have reiterated a request that MoTI and City staff from both Richmond and Vancouver meet to proactively identify potential measures (e.g., signal timing changes) that could be implemented to mitigate any impacts.

7. Backlands and ESA Policies of the City

Staff have kept the GMTR team apprised of the current review of the City's Backlands Policy particularly with respect to the potential establishment of a farm access road and how any required Highway 99 widening may impact adjacent properties and the location of the road.

As the GMTR team noted that some private properties adjacent to the Highway 99 right-of-way that may be impacted by the widening of the highway are designated by the City as Environmentally Sensitive Areas (ESAs), staff have provided an overview and clarification of the City's ESA policies. Staff stated that it is the City's expectation that the GMTR project would respect and address any requirements City's Backlands and ESA policies, including any requirements associated with Riparian Management Areas, which are designated on both sides of Highway 99.

8. Environmental Assessment (EA) Review Process

Following the release of the PDR, a Project Description will be prepared based on the PDR that will be submitted to the Environmental Assessment Office (EAO) and initiate the EA review process. The GMTR team has provided staff with the draft Application Information Requirements (DAIR) for review and comment. The DAIR is essentially the table of contents for the project application to the EAO that identifies the scope of issues to be addressed as part of the application. Staff will be providing comments on the DAIR to the GMTR team to ensure that it is comprehensive and reflects Richmond-specific issues.

9. Invitation to Tour of George Massey Tunnel

The GMTR team has extended an invitation to Council and City staff to participate in a tour of the tunnel. The group would meet at the project office in Ironwood Mall and then proceed to the control building. The tour itself would involve descending into the wind tunnels adjacent to the travel lanes and walking the length of the tunnel and back (approximately two kilometres). Appropriate clothing should be worn and protective equipment (hard hat, boots and safety vest) will be required. The tour would take approximately three hours.

The GMTR team are flexible in scheduling a date and time depending on interest. If you are interested, please let me know by November 20, 2015 so I may inform the project team accordingly.

November 13, 2015

- 4 -

Please contact me at 604-276-4131 if you have any questions.



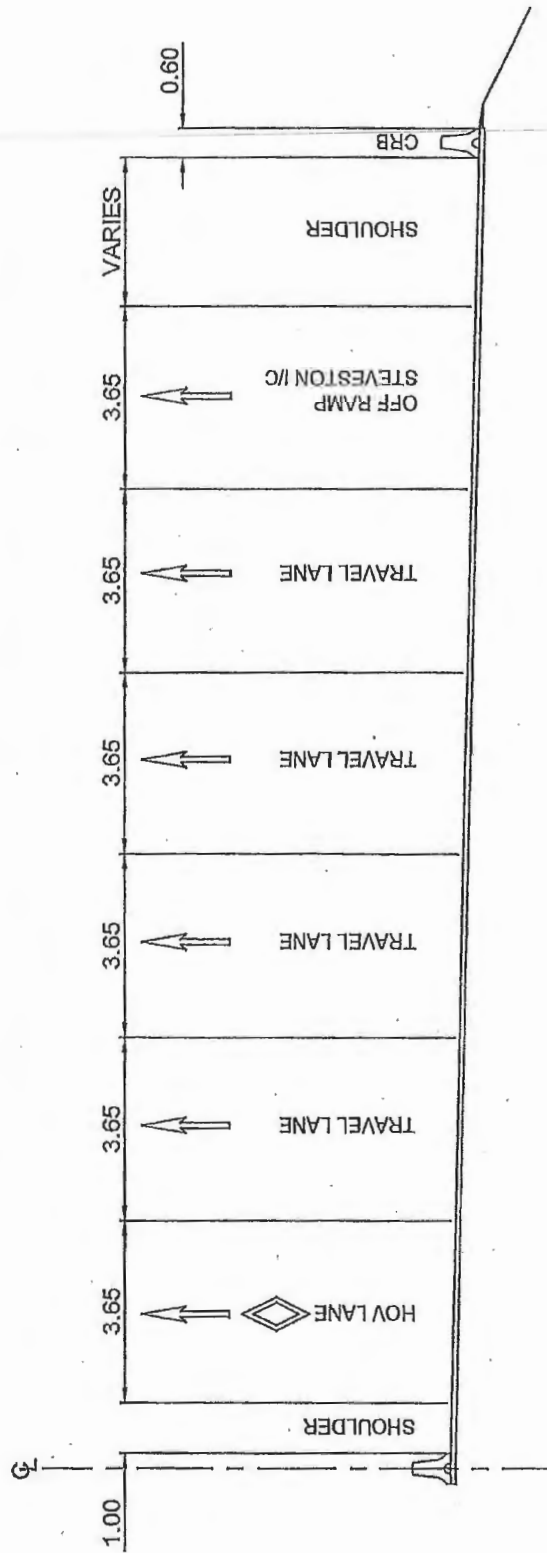
for: Victor Wei, P. Eng.
Director, Transportation

VW:jc

Att. 2

pc: SMT

DRAFT FOR DISCUSSION



TYPICAL CROSS SECTION / HIGHWAY 99 SB - NORTH OF STEVESTON INTERCHANGE

George Massey Tunnel construction (1958)



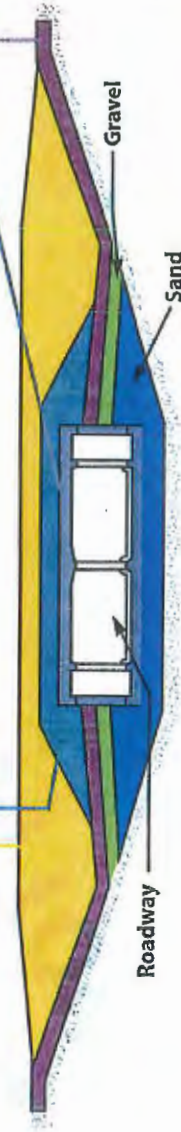
Sections of the Tunnel prior to placement under the river (1957)



Tunnel Decommissioning

The Tunnel is made up of six segments that were sunk into place in a dredged trench, joined and covered with sand and rock. In a reversal of this process, all or parts of the Tunnel could be removed as follows:

1. Remove sand
2. Remove rock protection layer along submerged Tunnel sections
3. Remove concrete mattress, sand and gravel
4. Lift and float out Tunnel sections



Tunnel Construction

1949: Aerial photograph of Deas Island and surrounding area

1950: The Lachner Ferry docked at Woodward's Landing in Richmond near No. 3 Road

1957: Excavating and building the dry dock in Richmond

1957: Tunnel construction dry dock in Richmond with tunnel sections visible

1957: Constructing the Tunnel approaches

1958: Building the Deas Slough Bridge to connect Deas Island to Delta

1958: Lowering the tunnel sections into place

1959: Nearing completion of tunnel construction

1959: The Tunnel is completed and open to use

TODAY: Aerial photograph of Highway 99 Corridor

George Massey Tunnel Replacement Project

CANADA STARTS HERE

BC JOBS PLAN

BC BRIDGE COLUMBIA

Ministry of Transportation and Infrastructure

New Bridge Conceptual Design








George Massey Tunnel Replacement Project

Options Analysis



Why a new bridge was chosen over other options

- Safety and emergency response considerations
- Public consultation in fall 2012 and spring 2013 indicated:
 - Preference for a new bridge instead of a new tunnel
 - Desire for improvements within the existing right-of-way
- Technical analysis confirmed a new bridge would have fewer effects on farm land and the environment than a new tunnel
- Less expensive than a new tunnel
- Provides the best cycling and pedestrian opportunities

Why 10 lanes?

- Improved safety due to improvements in merging and reduced weaving
- Reduce congestion and accommodate traffic growth for the foreseeable future
- Additional lane for trucks and other slower-moving traffic



Areas of Study - Wildlife and Habitat



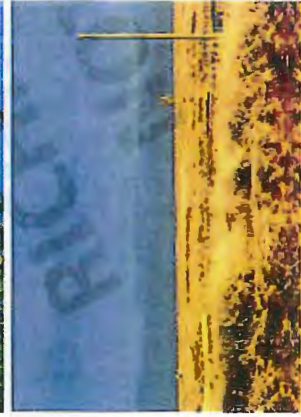
Studies	Work to date
Fish and Fish Habitat	Compiled and reviewed information and field data on water flow, channel characteristics, and presence of barriers to fish passage in streams, ditches, Green Slough, Deas Slough and the Fraser River. Completed field sampling to classify fish habitat and to assess Project effects on salmon, trout, char, green and white sturgeon and eulachon in areas where data was unavailable.
Marine Mammals	Compiled and reviewed information on habitat and the presence of Harbour seals, California sea lions and Steller sea lions. Modelled underwater noise levels to assess potential disturbance during construction.
Vegetation	Classified vegetation types to identify wildlife habitat and surveyed for rare plants and ecosystems through field studies and desktop analysis.
Wildlife	Used vegetation mapping and field studies to assess wildlife habitat and presence of raptors and herons, barn owls, swallows, small mammals and at-risk amphibians.
River Hydraulics	Compiled and reviewed data on Fraser River hydraulics to understand current river behaviour including flow, tides, sedimentation and currents and to predict how the river will function during and after Tunnel decommissioning.





George Massey Tunnel Replacement Project

Areas of Study - Land and Water Use



Studies	Work to date
Land Use	Compiled and reviewed information on land use designations, ownership, bylaws, zoning and parks in surrounding areas, as well as existing and future community plans and activities.
Marine Use	Compiled and reviewed information on commercial, Aboriginal and recreational marine use, navigation and fishing in the Fraser River, and confirmed river use with stakeholders.
Agriculture	Collected information on agricultural areas and capabilities; land use and crops; characteristic soil types; farming practices, operations, infrastructure and access; and irrigation and drainage use and function. Additional field data was collected where data gaps were identified.
Groundwater	Compiled and reviewed data on levels, quality and movement patterns of groundwater to assess potential changes during and after construction.
Surface Water	Compiled and reviewed data on surface water quality (e.g., temperature, dissolved oxygen, and pH), stormwater and runoff patterns to assess potential changes during and after construction. Additional field data was collected where data gaps were identified.

Areas of Study - People and Places



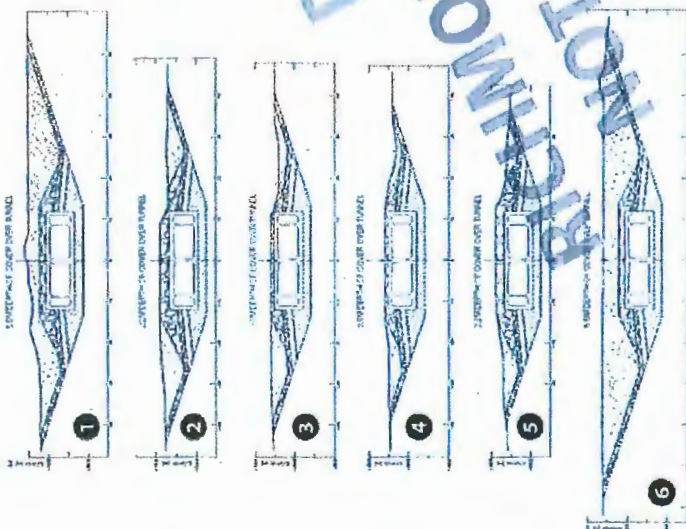
Studies	Work to date
Heritage	Compiled and reviewed information on known archaeological and heritage sites, conducted field surveys to determine if any previously identified sites are located within the Project area, and compiled information on current and traditional uses.
Air Quality	Collected data on climate and general air quality, meteorological data, and ambient existing pollutant levels and, as part of a human health assessment, modelled the effects of emissions from traffic that will be produced once the Project is completed.
Noise	Measured noise levels in the Project corridor and, as part of a human health assessment, modelled noise that will be produced once the Project is completed.
Visual	Took photographs at various viewpoints within the Project corridor. Used these photographs as a base for computer modelling of visibility of the new bridge at these locations.
Contaminated Sites	Reviewed current and historical land use to identify potential contaminated sites. Additional field investigations were undertaken to classify sites where data gaps were identified.



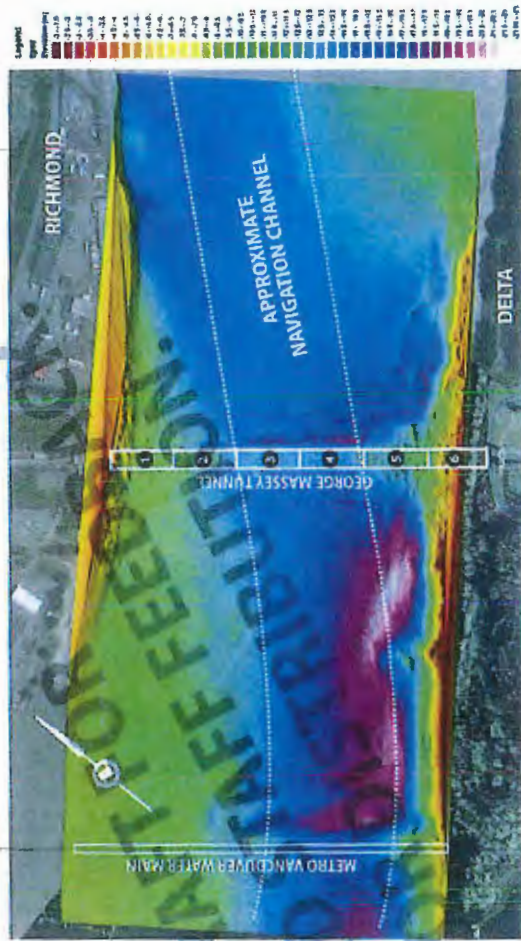


George Massey Tunnel Replacement Project

River Bathymetry



SCALE 1:250

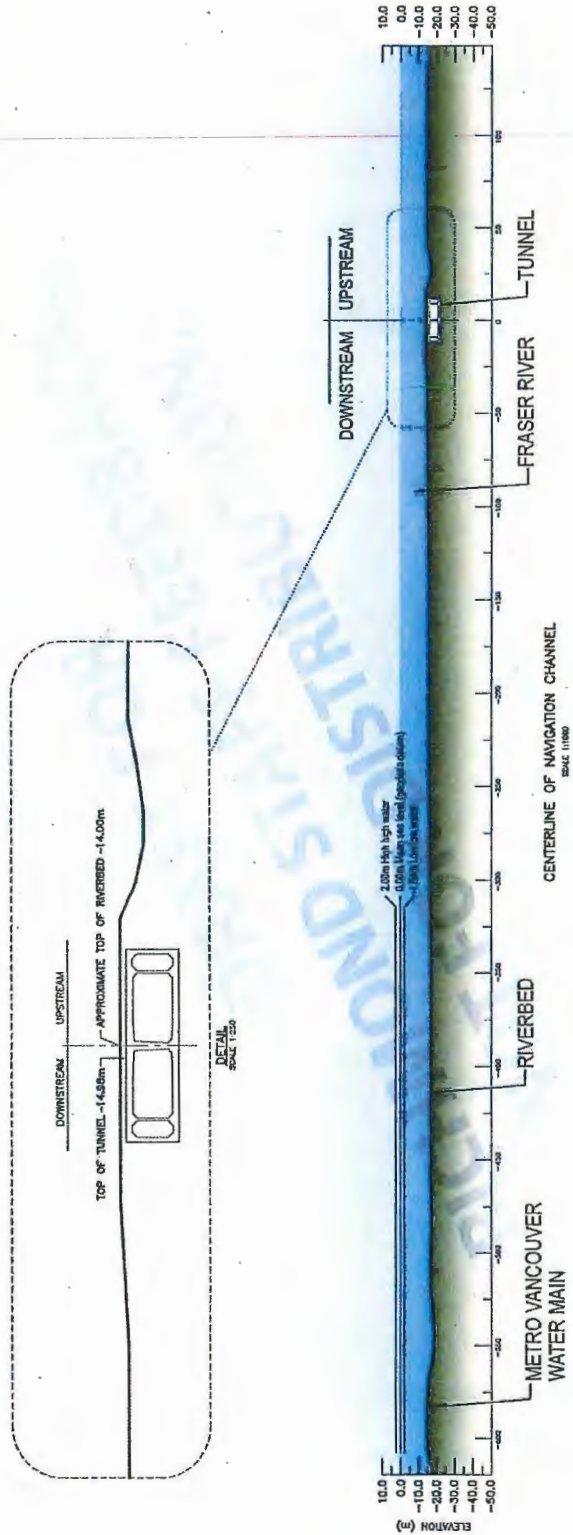


George Massey Tunnel Replacement Project

Planning and Consultation Process



Riverbed Profile



George Massey Tunnel Replacement Project

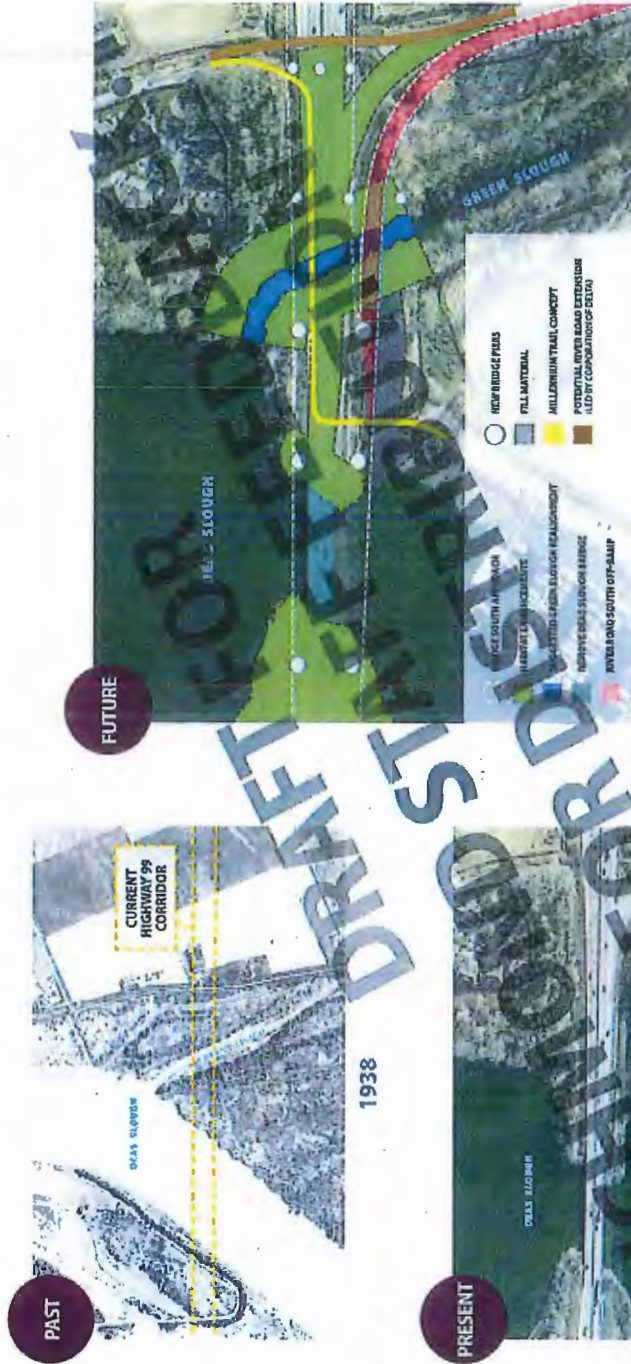
CANADA STARTS HERE

BC JOBS PLAN

Ministry of Transportation and Infrastructure

BRITISH COLUMBIA

South Approach Enhancement Opportunity



The Project will allow us to enhance the area under the new bridge, restore Green Slough to its original channel and improve the surrounding habitat.





City of
Richmond

Malcolm D. Brodie
Mayor

6911 No. 3 Road
Richmond, BC V6Y 2C1
Telephone: 604-276-4123
Fax No: 604-276-4332

www.richmond.ca

October 15, 2015

The Honourable Todd Stone
Minister of Transportation and Infrastructure
PO Box 9055 Stn Prov Govt
Victoria, BC V8W 9E2

Frank Leonard
Chair, Provincial Agricultural Land Commission
133-4940 Canada Way
Burnaby, BC V5G 4K6

Dear Minister Stone and Chair Leonard:

Re: George Massey Tunnel Replacement Project and Widening of Highway 99

At its October 13, 2015 meeting, Richmond City Council considered an update report on the George Massey Tunnel Replacement (GMTR) project regarding potential property acquisition by the Ministry of Transportation & Infrastructure (MoTI) on the west side of Highway 99 beyond the existing highway right-of-way between Blundell Road and Steveston Highway in Richmond as the number of vehicle lanes along this highway corridor may need to be increased as part of the GMTR project.

While adjacent properties on either side of Highway 99 in this corridor are within the Agricultural Land Reserve and zoned for agriculture, City staff have been informed by GMTR staff that based on input from the Agriculture Land Commission (ALC), the preference for any widening of the Highway 99 corridor is to occur on the west side as these lands are considered by the ALC as relatively less actively farmed.

Please note that the City's No. 5 Road Backlands Policy (Attachment 1), which was approved by Council in 1990 and revised in 2000, requires land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110 m of properties fronting No. 5 Road and all proposals for lands subject to the Policy to enter into legal agreements as deemed necessary to require farm activities on the backlands (i.e., remainder of the property). As Council is desirous of enhancing farming on these properties, the City is concerned about the potential negative impacts to these backlands resulting from the widening of Highway 99.

Moreover, a non-farm use application for expansion of the Richmond Jamea Mosque at 12300 Blundell Road (located at the southwest quadrant of Blundell Road and Highway 99) was endorsed by Council on November 24, 2014 and forwarded to the ALC for approval. The ALC subsequently approved the application on June 23, 2015. This approval by ALC appears contradictory and should the GMTR project proceed to acquire additional right-of-way from this site, the existing and proposed on-site parking and circulation would be negatively impacted.

As the City is currently reviewing and considering an update of the No. 5 Road Backlands Policy, the City has the following requests:

- May we have further details from MoTI on the potential land takings from these properties as soon as possible in order to better understand the potential impacts to the No. 5 Road backlands as well as its general policy?
- Can the ALC clarify its rationale for preferring any widening of Highway 99 to occur on the west side and reconcile this position with its recent approval of the non-farm use application for an expansion of the Richmond Jamea Mosque at 12300 Blundell Road?
- Can MoTI and the ALC ensure that the City will be fully engaged in any detailed discussions regarding the use of ALR lands in Richmond for the GMTR project?

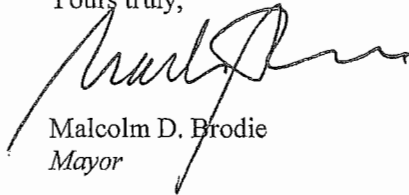
Further, as Council remain extremely concerned about the lack of details on the upcoming planned bridge and highway improvements, I wish to reiterate the written requests made to Minister Stone in my letter dated July 8, 2015 regarding the GMTR initiative:

- May we have a draft copy of the Project Definition Report as soon as possible? There needs to be sufficient time for Richmond City Council to review and comment on the Report before it is finalized later this year.
- May we have your advice regarding the Ministry's plan on the funding strategy for the construction and operation of the new bridge?
- May we have the latest position on the future of the existing tunnel.

The full involvement of and the timely sharing of the above information with the City of Richmond would help ensure that the GMTR project addresses any issues or concerns raised by our community.

I look forward to your reply.

Yours truly,



Malcolm D. Brodie
Mayor

Att. 1

pc: John Yap, MLA – Richmond-Steveston
Teresa Wat, MLA – Richmond Centre
Linda Reid, MLA – Richmond East
Members of Council
SMT
Victor Wei – Director, Transportation



POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.

4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



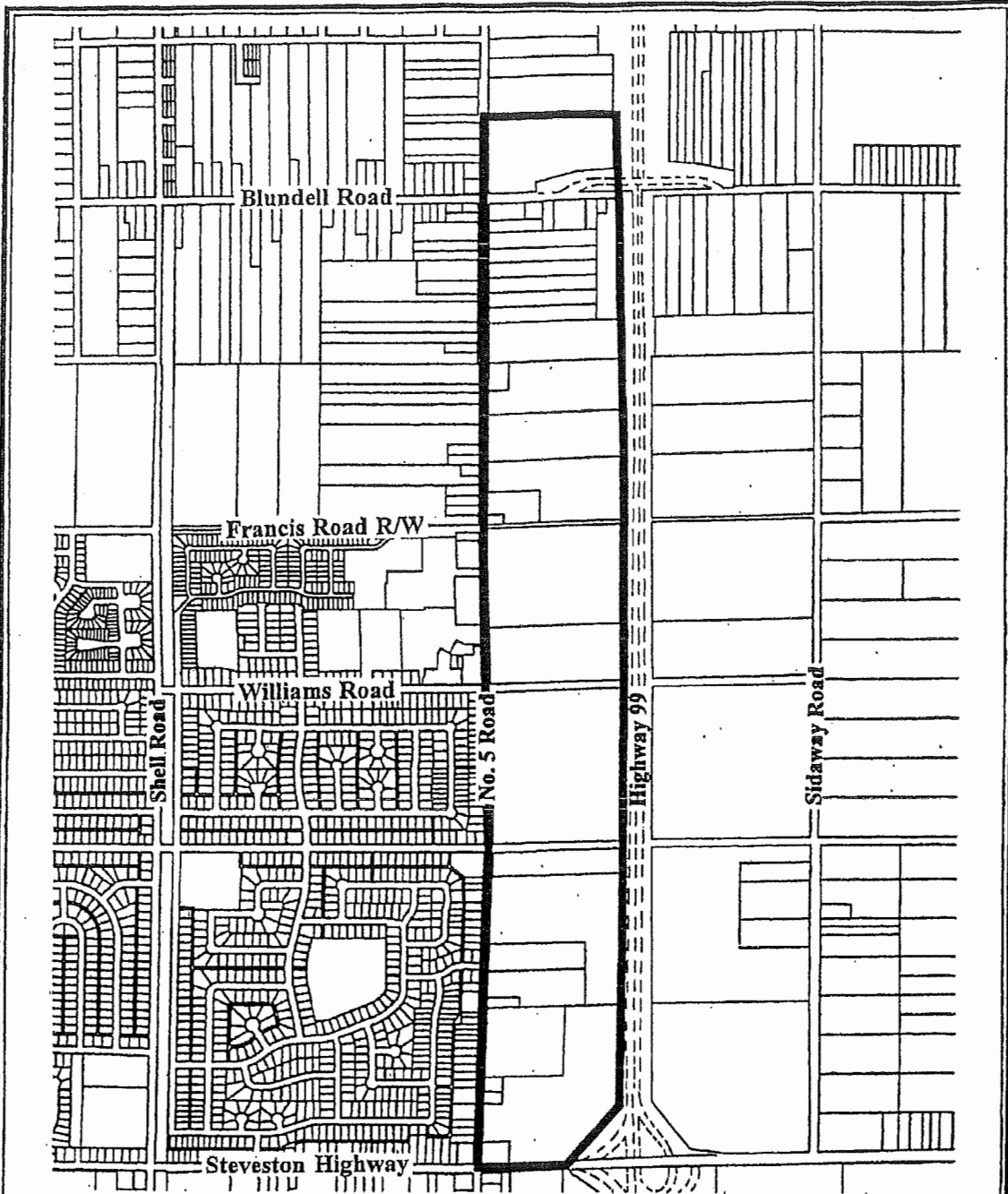
Approvals Procedure
Proponent applies to City and Commission for non-farm use approval.
Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:
<ul style="list-style-type: none"> • preparing an acceptable farm plan; • entering into a restrictive covenant; • providing a financial guarantee to farm; and • agreeing to undertake active farming first
Proponent undertakes active farming based on the approved farm plan.
Commission gives final approval for non-farm use.
Proponent applies to City for rezoning of site to Assembly District (ASY).
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Area Proposed for Public and Institutional Use 313

Date: 01/24/00



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9506
(No. 5 Road Backlands Policy)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text to Section 7.0 Agriculture and Food:

7.3. No. 5 Road Backlands Policy

OVERVIEW:

Since 1990, the City and the Agricultural Land Commission (ALC) have agreed that, within the Agricultural Land Reserve (ALR), there shall be a unique area called “No. 5 Road Backlands Policy Area” as shown on the attached No. 5 Road Backlands Policy Area Map.

The purpose of the Policy is to allow Community Institutional uses on the westerly 110m (“Frontlands”) of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions (“Backlands”) are actively farmed.

OBJECTIVE:

Community Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.

POLICIES:

- a) The types of uses which may be considered in the Frontlands are those consistent with the Community Institutional land use definition contained in the 2041 Official Community Plan (the “OCP”) to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process.
- b) In the Frontlands, clearly ancillary uses (e.g., dormitory) to the principal Community Institutional uses are allowed, but principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not allowed.
- c) Property owners who do not intend to farm the Backlands themselves are encouraged to, either lease them to a farmer, dedicate their Backlands to the City or enter into legal agreements with the City to allow the City or the City’s designate to access and farm the Backlands.

- d) The City will continue to strive for a partnership approach with property owners to achieve farming of the Backlands (e.g., based on the approved farm plans).
- e) In the Backlands, a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or farm access roads) could be allowed, where a full infrastructure component is not practical.
- f) In the Frontlands, satisfactory sanitary sewage disposal is required as a condition of non-farm use or rezoning approval.
- g) Applicants shall submit the necessary reports to the City to achieve farming with all costs to implement works associated with an approved farm plan to be paid by the applicant.

Development Application Procedure and Requirements

- a) All proposals for Community Institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP.
- b) Consideration of Community Institutional development in the Frontlands is generally subject to:
 - i. Submission and approval of an ALR Non-Farm Use application that is required to be endorsed by the City prior to being considered by the ALC. If the City endorses the ALR Non-Farm Use application, it will be forwarded to the ALC for consideration.
 - ii. Pending the outcome of the ALR Non-Farm Use application, a rezoning application will also be required and subject to the required statutory process.
 - iii. Other Development Applications (i.e., Environmentally Sensitive Area Development Permit, Development Variance Permit) may also be required based on the proposal or site context.
- c) In certain cases, a rezoning application will not be required following approval of an ALR Non-Farm Use application. Under these circumstances, any specific requirements to be secured through the ALR non-farm use application are to be confirmed through the necessary resolution of Council upon consideration of the application.
- d) In considering development proposals (i.e., ALR Non-Farm Use applications or rezoning application) in the No. 5 Road Backlands Policy area, the City requires the applicants to:
 - i. Prepare farm plans with access;
 - ii. Explore farm consolidation;
 - iii. Commit to do any necessary on-site infrastructure improvements;
 - iv. Co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the Backlands, in partnership with others;

- v. Commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
- vi. Provide financial security to ensure the approved farm plan is implemented;
- vii. Undertake active farming of the Backlands;
- viii. Register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development; and
- ix. Comply with such other considerations or requirements by Council.

Reporting requirements

- a) All property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction.

Amendments to the above policies

- a) Amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary.

Co-ordination of review process

- a) The City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506".

FIRST READING

PUBLIC HEARING

SECOND READING

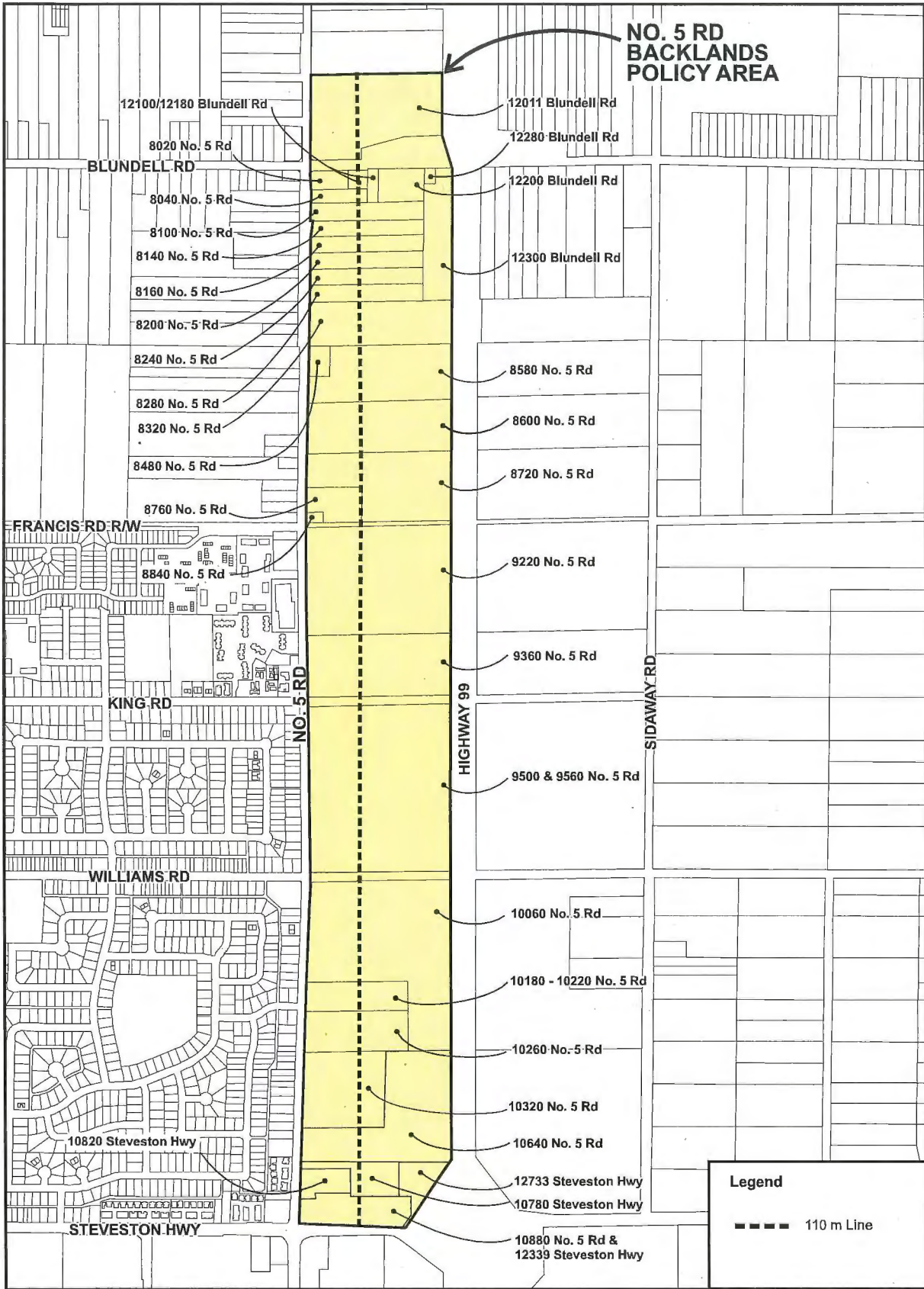
THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



No.5 Road Backlands Policy Area

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES