



# City of Richmond

## Report to Committee Planning and Development Department

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

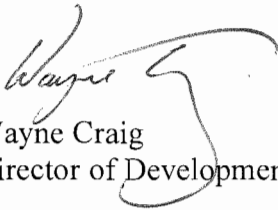
**Date:** January 27, 2015

**File:** RZ 14-671974

**Re:** **Application by JM Architecture Inc. for a Zoning Text Amendment to Congregate Housing and Child Care - McLennan (ZR8) Zoning District at 10019 Granville Avenue**

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, to amend the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to remove “congregate housing” from the permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88, be introduced and given first reading.

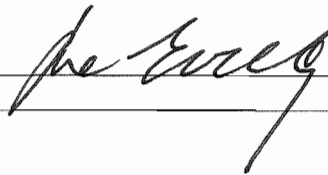


Wayne Craig  
Director of Development

WC: mp  
Att.

**REPORT CONCURRENCE**

**CONCURRENCE OF GENERAL MANAGER**



## Staff Report

### Origin

JM Architecture Inc. has applied to the City of Richmond for a zoning text amendment to the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to delete “congregate housing” from the permitted uses and increase the maximum number of children permitted in a licensed child care facility from 37 to 88 at 10019 Granville Avenue (Attachment 1). Preliminary development plans are contained in Attachment 2.

The subject site is contained in the Agricultural Land Reserve (ALR); however, it is exempt from the Agricultural Land Commission (ALC) regulations because the property was on separate certificate of title and less than 2 acres in size as of December 21, 1972. Therefore, no application or approval from the ALC is required.

### Previous Application

In 2012, the subject site was rezoned from “Local Commercial (CL)” to “Congregate Housing and Child Care - McLennan (ZR8)” to develop a 10-bed congregate housing care facility with full-time medical care, a child care facility for a maximum of 37 children and a residential security/operator’s unit. Subsequently, a Development Permit was issued on September 10, 2012 but the owner did not proceed with the proposal as he could not secure funding for the congregate housing facility and the permit has lapsed.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

### Surrounding Development

To the North: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the East: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the South: single detached dwellings on small “Agriculture (AG1)” zoned parcels (less than 0.5 acres) contained in the ALR.

To the West: Across No. 4 Road, a duplex on a property zoned “Two-Unit Dwellings (RD1)” located outside of the ALR. The property is located in the City Centre Area McLennan North Sub-Area and the Sub-Area Plan designates the property for two family dwellings or 2 & 3 storey townhouses, up to a based density of 0.65 Floor Area Ratio.

None of the immediately neighbouring sites in the ALR are currently farmed.

## **Related Policies & Studies**

### 2041 Official Community Plan (OCP)

The OCP General Land Use Map designates the subject site for “Agriculture” and identifies the broad City-wide vision for agriculture and supporting land uses in the ALR. Although the subject site is contained in the ALR, it is exempt from the ALC regulations and was historically used for local commercial uses. The proposal is consistent with the current land use designation.

### East Richmond McLennan Sub-Area Plan

The land use designation of the subject site in the McLennan Sub-Area Plan was amended in 2012 from “Agriculture” to “Agriculture, Institutional and Public” to allow the previously proposed congregate housing and child care uses. The “Agriculture, Institutional and Public” land use designation is defined as “those areas of the City where the principal use is agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures”. The Sub-Area Plan encourages the establishment of additional childcare facilities and other community services as required. The proposal is consistent with the Sub-Area Plan.

### Floodplain Management Implementation Strategy

The proposed development is required to comply with the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Plain Covenant was registered on title identifying this requirement as part of the previous application.

### Public Input

Two public notification signs were posted on the site. Staff have not received any concerns or comments.

### OCP Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses. Through the previous rezoning application process, an Aircraft Noise Covenant was registered on title identifying that the site and land use is affected by aircraft noise as per the Airport Noise Contours in the OCP.

## **Consultation**

### Agricultural Advisory Committee

Although the site is exempt from the ALC regulations, the application was referred to the AAC for review and comment. The AAC noted that there would be no impact on the agricultural lands and passed the following motion at its November 20, 2014 meeting (refer to Attachment 4 for an excerpt of the meeting minutes).

*“That the rezoning application for 10019 Granville Avenue be supported.”*

### Vancouver Coastal Health (VCH)

The applicant has indicated that the current proposal was discussed with the Vancouver Coastal Health staff at length and their comments have been incorporated into the current design. The attached floor plans and site plan, which shows the size and location of the children's outdoor play areas, have been referred to the VCH staff for review and comment and the VCH staff have confirmed in writing that they have no comments or concerns.

### **Analysis**

#### Current Proposal

The current proposal includes a child care facility for a maximum of 88 children with a residential security/operator's unit. The existing "Congregate Housing and Child Care - McLennan (ZR8)" zone already permits a residential security/operator's unit.

The proposed child care facility is designed to accommodate 20 infants, 20 toddlers and 48 children from 30 months to school age. It will occupy the entire main floor and a portion of the second floor, and the residential security/operator's unit will occupy the remaining portion of the second floor. The proposed total floor area is 1,145 m<sup>2</sup> (12,325 ft<sup>2</sup>). Compared to the previous proposal, the total floor area has been reduced by 322 m<sup>2</sup> (3,466 ft<sup>2</sup>) and the proposed Floor Area Ratio has been reduced from 0.59 to 0.47.

The proposed two-storey building will be located at the southwest corner to minimize potential impacts to the single family houses to the north and east and a parking area is proposed at the northeast.

A garbage and recycling enclosure is proposed at the northeast corner where it can be easily accessed by a collection vehicle. Also, a pedestrian pathway is provided on the west side of the enclosure for convenient access by occupants.

The children's outdoor play area is proposed along No.4 Road and Granville Avenue. The developer has indicated that careful consideration was given to the location of the required outdoor play area to ensure direct connection from the indoor classrooms and take advantage of southern exposure for direct sunlight.

#### Built Form and Character and Landscaping

The overall form and character of the development remains similar to the previous proposal. Highlights are:

- Street presence is maximized by the location of the building on the site and a prominent corner feature at the southwest corner.
- The landscaping and open space design focuses along the public road frontage.
- The proposed roof form respects the existing single family character of the immediate area.
- High quality cladding materials (including cultured stone and HardiPlank siding) are proposed.

- A 1m landscape buffer with hedge and wooden fence will be provided along the north and east property lines for screening.

A Development Permit is required for the proposed development. A review of the Development Permit application will focus on the following specific issues:

- Composition of the landscape buffer to the existing single family dwellings in the immediate area
- Streetscape along No.4 Road and Granville Avenue
- Refinement of the proposed building form and massing
- Landscape and open space design details
- Refinement of the children's outdoor play area design including the choice of play equipment

Additional issues may be identified as part of the Development Permit application review process.

#### Site Access

The main vehicular access will be provided from Granville Avenue and a right-out only exit is proposed along No. 4 Road. A legal agreement to restrict the No. 4 Road vehicle exit to right-out only has been secured and registered on title as part of the previous rezoning approval process.

#### Parking

A total of 24 parking stalls and one loading space are provided. The proposal complies with the parking and loading requirements in Section 7 of the Zoning Bylaw.

#### Site Servicing and Frontage Improvements

For the previous application, a Servicing Agreement was required prior to Building Permit issuance; as the owner did not proceed with the previous proposal, the required works were not completed.

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required frontage improvements on No.4 Road and Granville Avenue and any utility relocation or upgrades (Attachment 5). The required frontage improvements include:

- New 1.5 m concrete sidewalk and treed/grassed boulevard along No.4 Road
- Widening on the north side of Granville Avenue and new sidewalk and treed/grassed boulevard along Granville Avenue
- Upgrade the existing traffic signal at the No.4 and Granville Avenue intersection to accommodate the road widening

### On-Site Sanitary Sewer System

The subject site is located outside of a City sanitary sewer area boundary and no connection to a City sanitary sewer system is permitted.

Confirmation of VCH's final approval of the on-site sewage treatment system application was provided as part of the previous rezoning application process. The consulting engineer has provided a revised report to confirm that the on-site sewage treatment system is designed to accommodate the proposed 88 space child care facility.

The Sanitary Sewer Covenant that is currently registered on title should be replaced with a new covenant to accurately reflect the current proposal. The applicant has agreed to provide confirmation of the on-site sewage system design approval for the current proposal by the VCH as a condition of the rezoning approval.

### **Financial Impact**

None.

### **Conclusion**

The proposed 88 space child care facility is consistent with the Official Community Plan and East Richmond McLennan Sub-Area Plan and provides additional community services in this area of East Richmond.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9209, be introduced and given first reading.



Minhee Park  
Planner 1

MP:cas

Attachment 1: Location Map

Attachment 2: Preliminary Development Plans

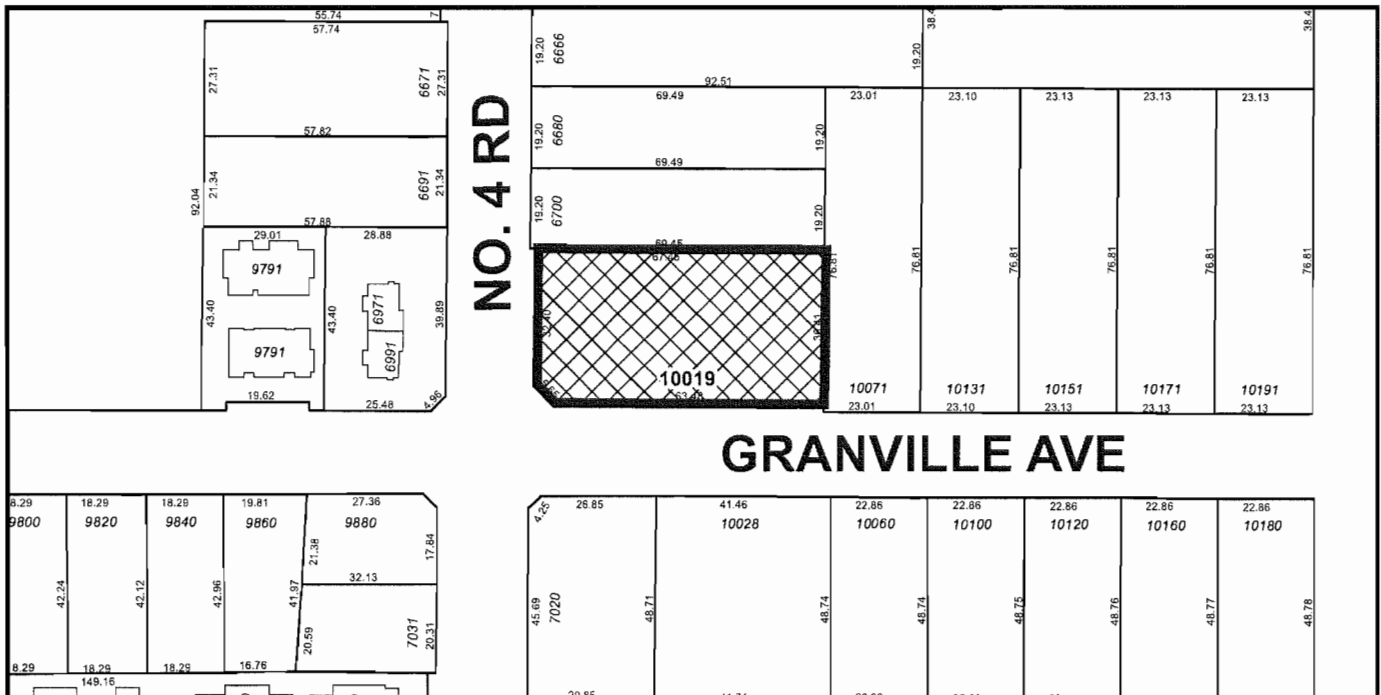
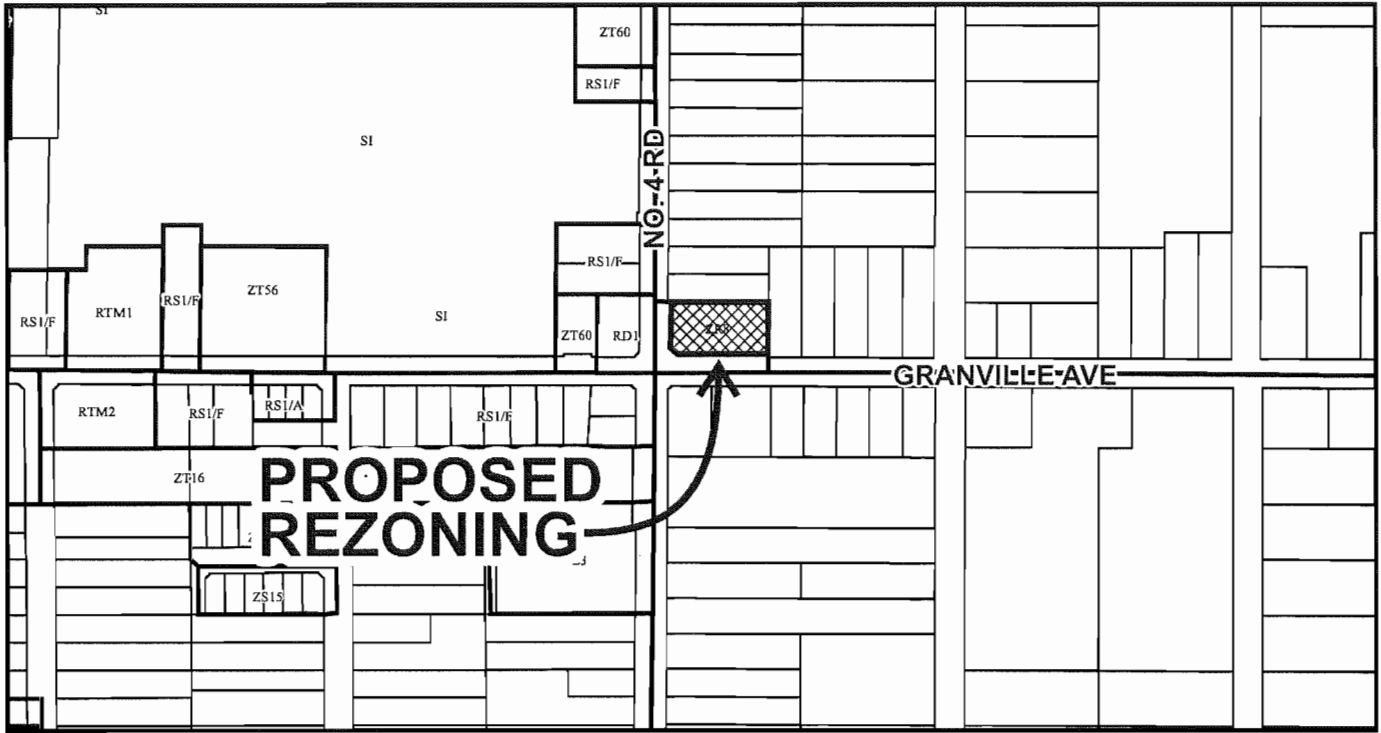
Attachment 3: Development Application Data Sheet

Attachment 4: Excerpt of November 20, 2014 Agricultural Advisory Committee Meeting  
Minutes

Attachment 5: Rezoning Considerations



City of  
Richmond



RZ 14-671974

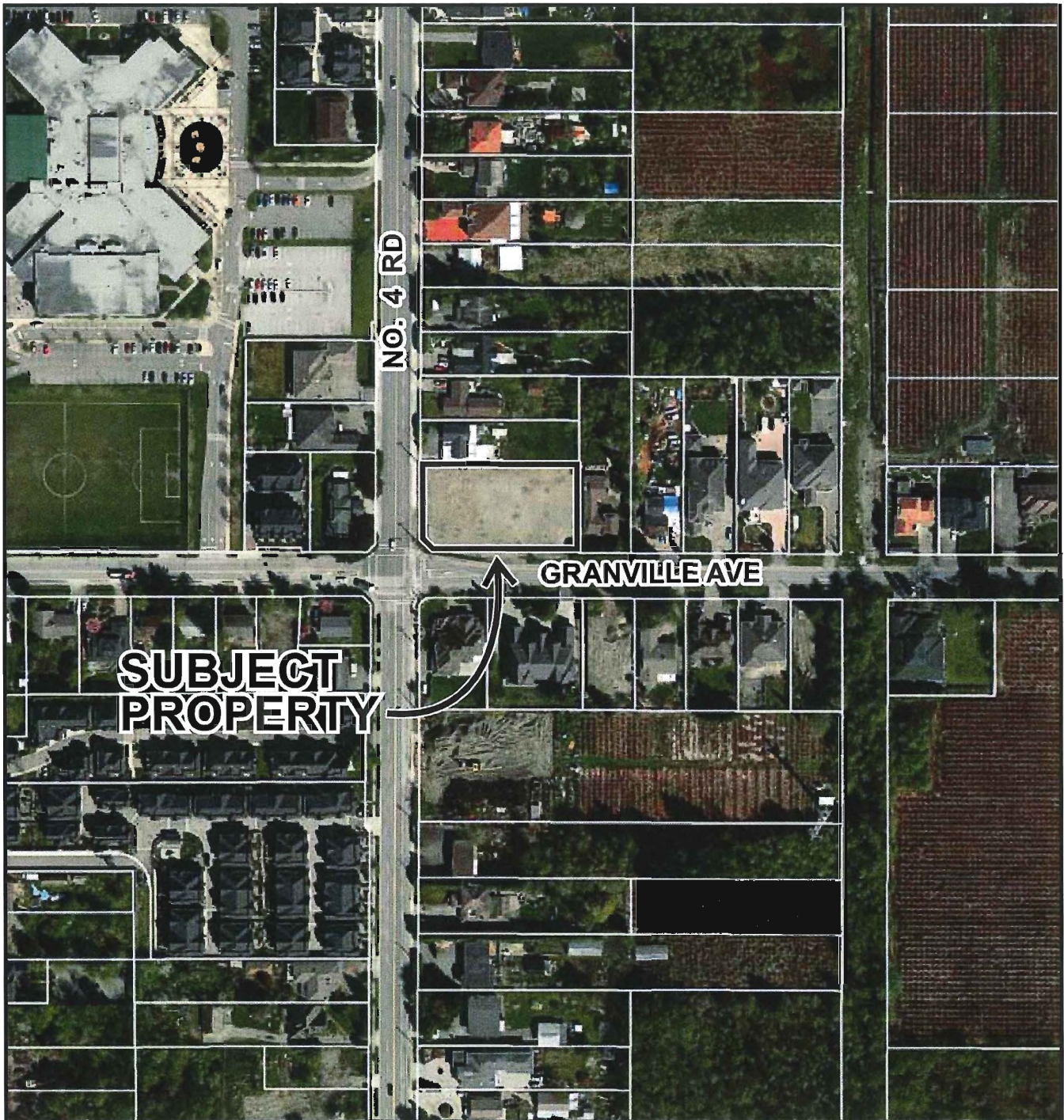
Original Date: 09/17/14

Revision Date: 02/01/15

Note: Dimensions are in METRES



City of  
Richmond



RZ 14-671974

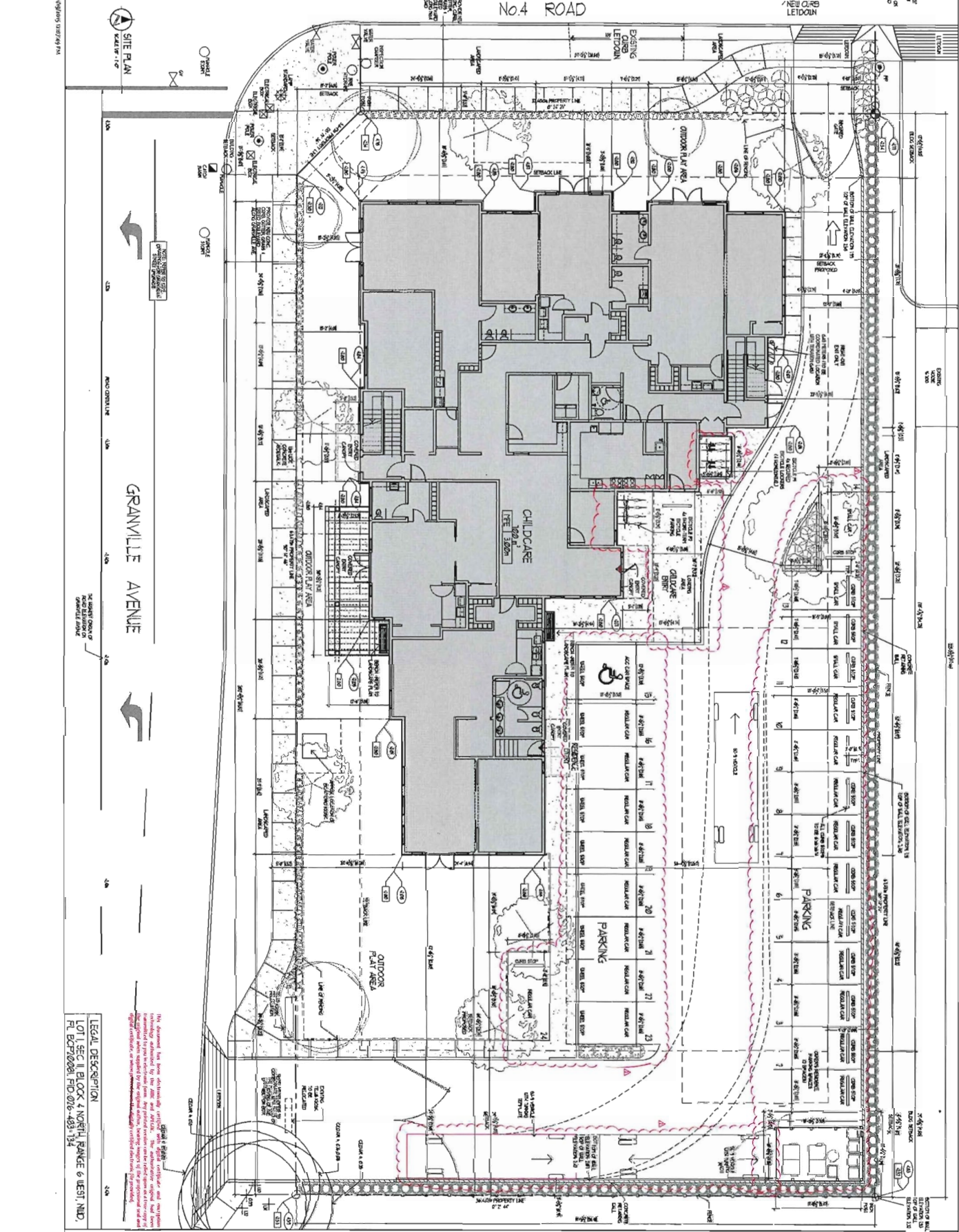
Original Date: 09/18/14

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NO. 4 ROAD

GRANVILLE AVENUE

LEGAL DESCRIPTION  
 LOT 1, SEC II, BLOCK 4, NORTH RANGE 6, WEST, IND.  
 PL. BCF100081, PFD-016-493-134

**BRANTREE E.L.C.**  
 PROJECT NO. 10  
 SCALE: AS SHOWN

**JM Architecture Inc.**  
 ARCHITECT  
 10000 RIVERVIEW BLVD.  
 SUITE 100  
 RICHMOND, IN 47374  
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**DO NOT SCALE DRAWING**

**LEGEND**  
 (Symbol) Existing Utility Structure  
 (Symbol) New Utility Structure

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/10/21	ISSUED FOR PERMIT

**DATE** 10/10/21  
**PROJECT NO.** 10  
**SCALE** AS SHOWN

**BRANTREE E.L.C.**  
 PROJECT NO. 10  
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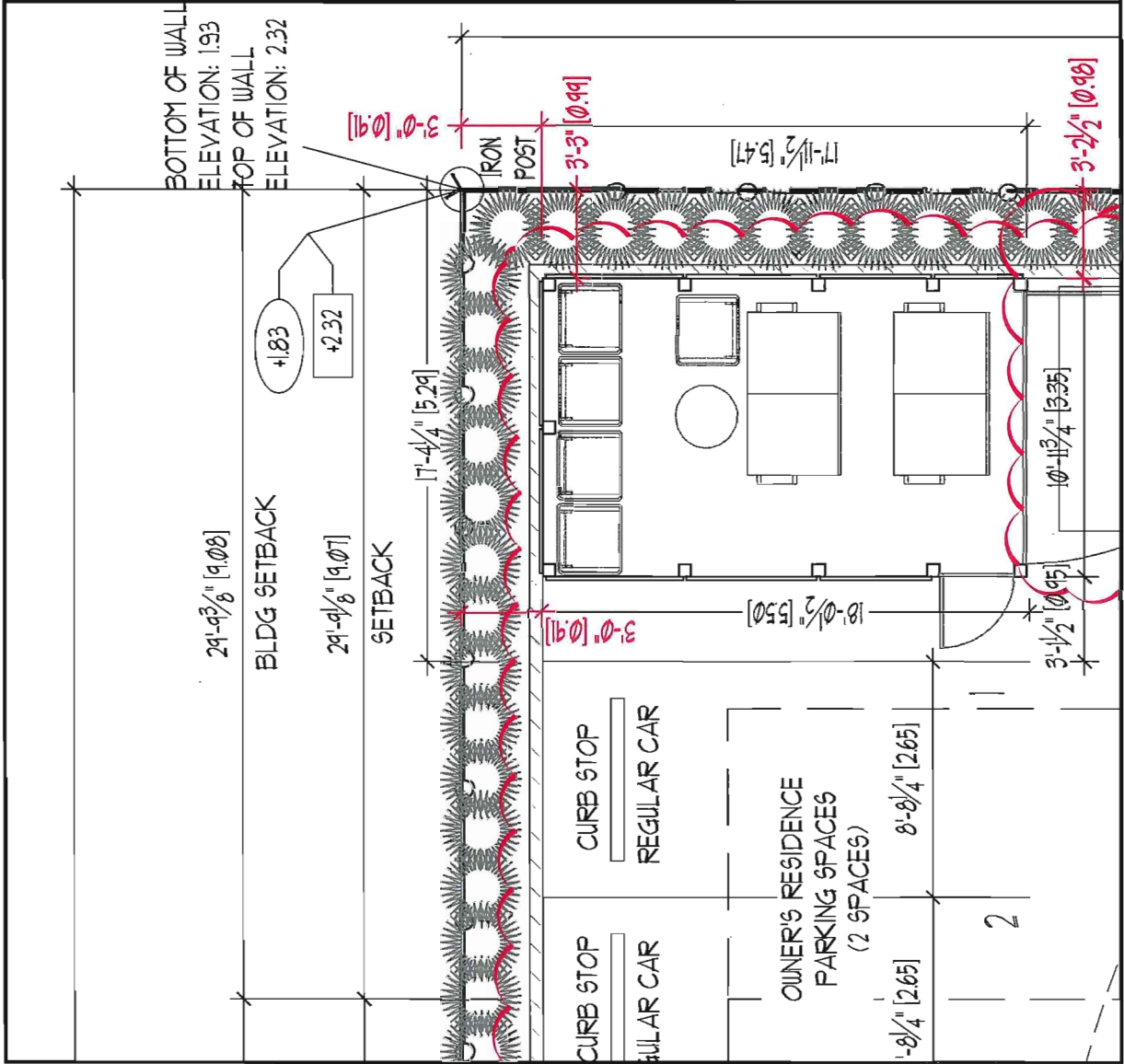
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# JM Architecture Inc.



architecture  
interior design  
planning



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REV	DATE	DESCRIPTION	BY
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START DATE: 08/14/2019  
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 DR: JAW  
 CK: JAW  
 SCALE: AS SHOWN  
 ARCHITECT: SEB



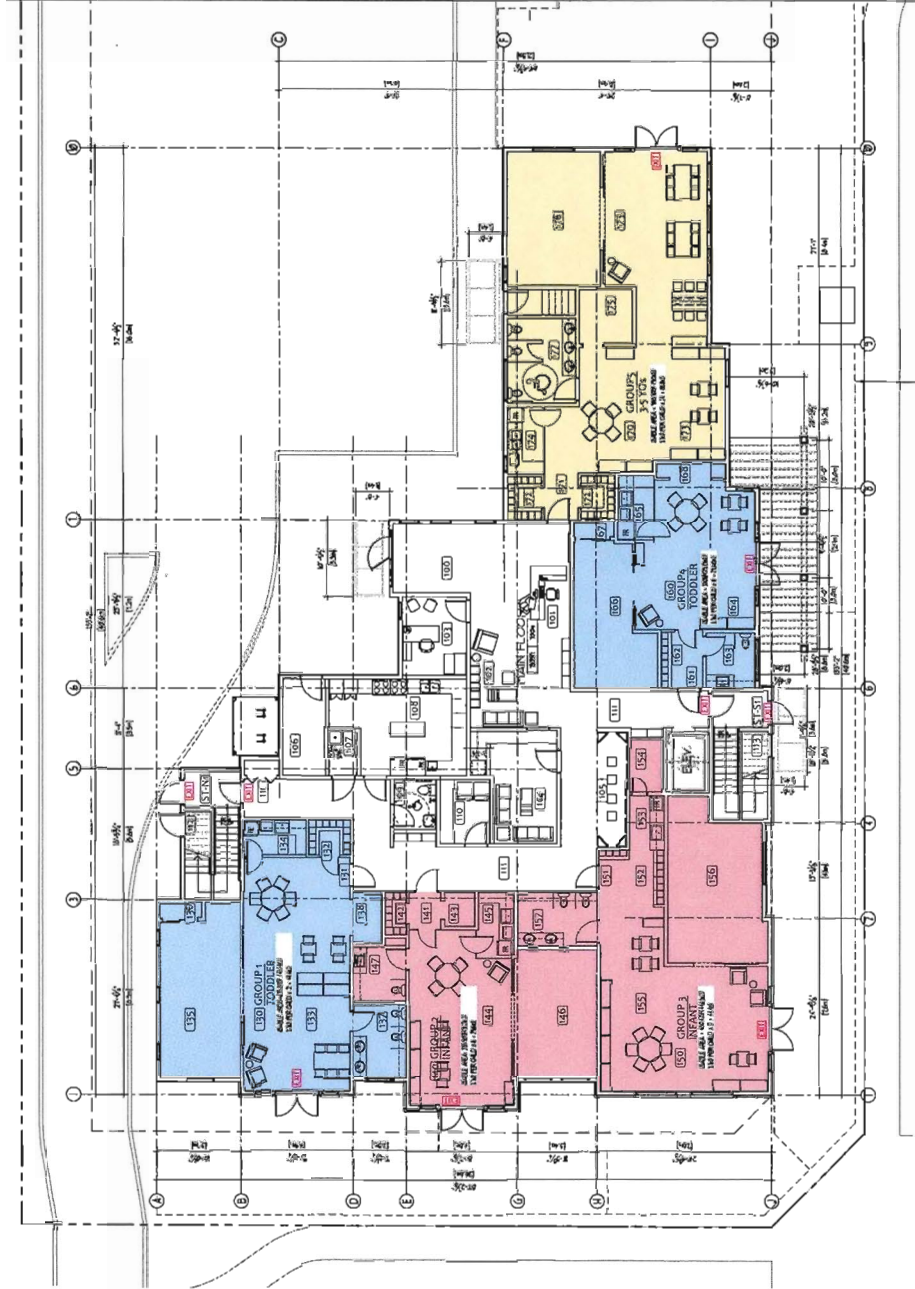
PROJECT Name:  
**BRAINTREE E.L.C.**  
 1000 Gardner Avenue  
 Rockhurst, IL

BY: Brentree E.L.C.  
 PROJECT No: 2019-001  
 DR: JAW  
 CK: JAW  
 SCALE: AS SHOWN  
 ARCHITECT: SEB

PROJECT No: 2019-001  
 SHEET No: A-101

**SHEET NOTES**

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**MAIN FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

DASHED LINES INDICATE  
 EXTENT OF INDIVIDUAL  
 PLAY AREAS FOR EACH  
 DAYCARE GROUP

**AREAS**

GROUP	AREA	AREA
GROUP 1	1335	1335
GROUP 2	1336	1336
GROUP 3	1337	1337
TODDLER	1338	1338
INFANT	1339	1339
KITCHEN	1340	1340
RESTROOM	1341	1341
STORAGE	1342	1342
OFFICE	1343	1343
RECEPTION	1344	1344
LAUNDRY	1345	1345
MECHANICAL	1346	1346
STAIRS	1347	1347
ENTRY	1348	1348
LOBBY	1349	1349
REAR PORCH	1350	1350
FRONT PORCH	1351	1351
LANDSCAPE	1352	1352
DRIVEWAY	1353	1353
PARKING	1354	1354
ADJACENT LOT	1355	1355

**NOTES**

- 1. VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL WALLS.



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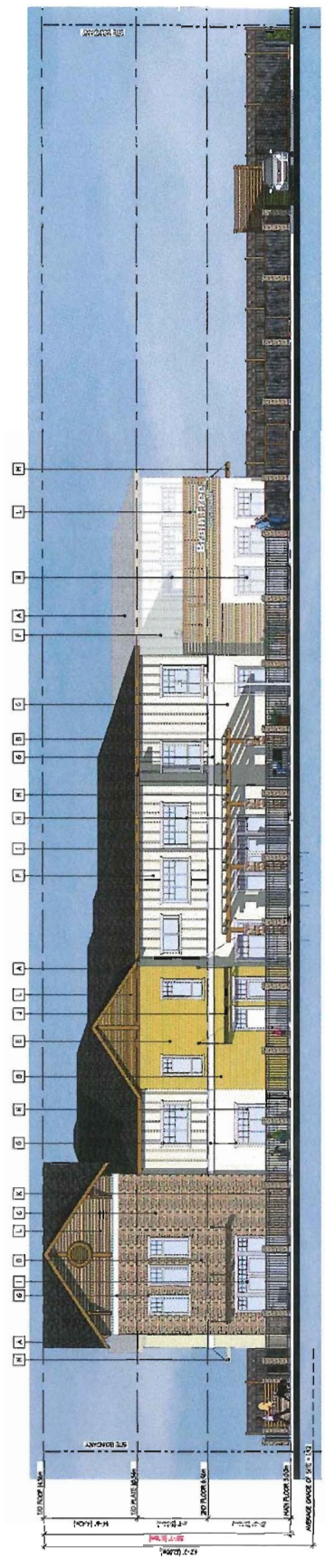
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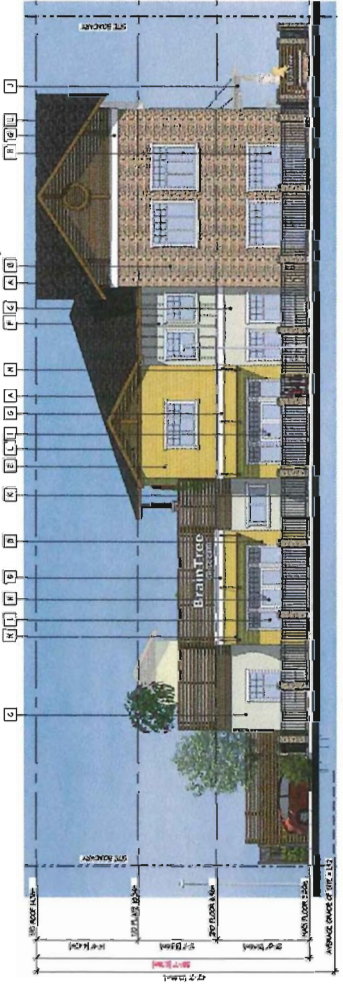
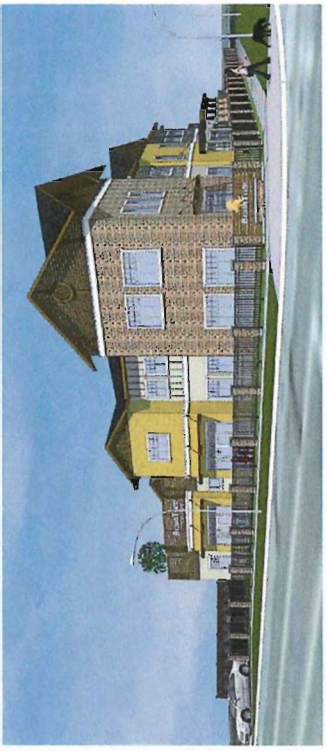
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**SOUTH ELEVATION (GRANVILLE AVENUE)**  
 SCALE 1/8" = 1'-0"



**WEST ELEVATION (No. 4 ROAD) - COMPLEX CARE FACILITY**  
 SCALE 1/8" = 1'-0"



BUILDING MATERIALS			MATERIAL/COLOR SELECTION		SUPPLIER	
	FINISH	COLOR				
A	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
B	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
C	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
D	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
E	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
F	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
G	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
H	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
I	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
J	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
K	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
L	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
M	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
N	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
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P	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
Q	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
R	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				
S	EXTERIOR BRICK	ROYAL ESTATE - HARVEST SLATE				

NO.	DESCRIPTION	BY
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

START DATE: 02/20/20  
 PROJECT No: 200419  
 CLIENT: J.M.  
 DRAWN BY: J.M.  
 SCALE: AS SHOWN  
 APPROVED BY:



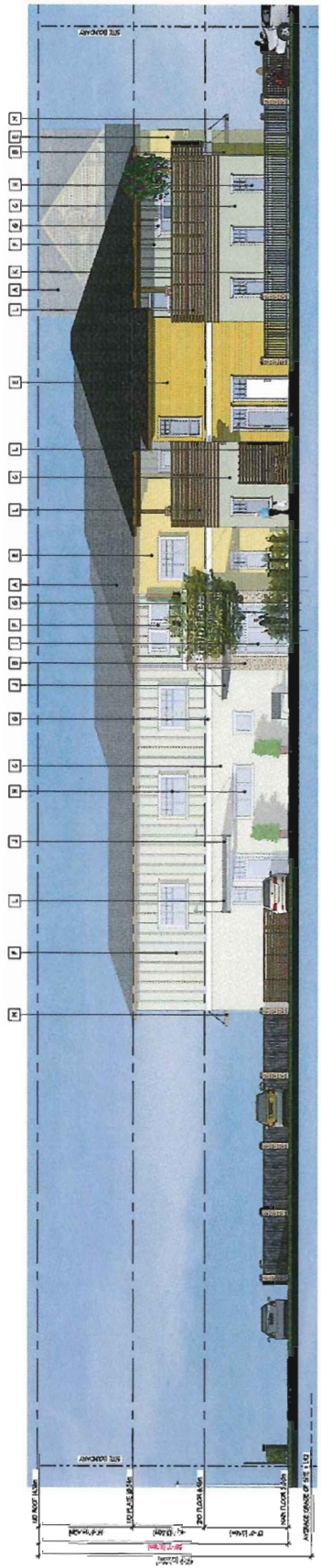
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 RICHMOND, B.C.  
 P. Amy Adams  
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**ELEVATIONS**  
 Project No: 200419  
 Date: 1.0 January  
 A-1023

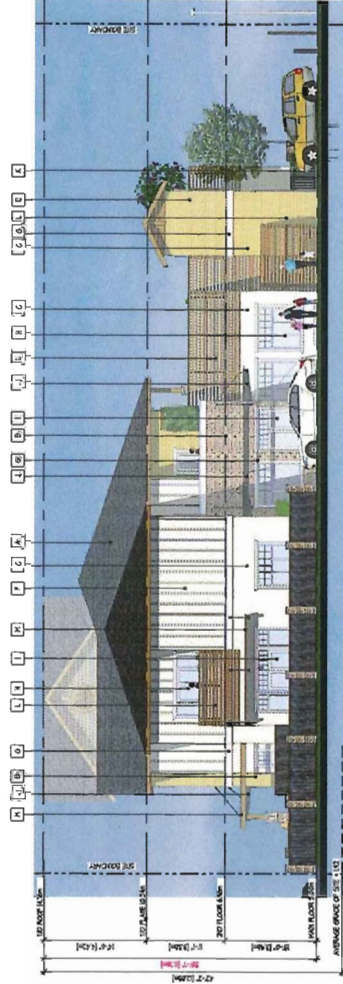
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 Fax: 604.273.1112  
 www.jimarch.com

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**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION - CHILD CARE CENTRE**  
 SCALE: 1/4" = 1'-0"



BUILDING MATERIALS		FINISH	COLOR	SUPPLIER
A. EXTERIOR WALLS	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
B. EXTERIOR ROOF	ASPH/FLT SHINGLES	SMOOTH	GREY	ROOFING WORLD
C. EXTERIOR FLOORING	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
D. INTERIOR WALLS	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
E. INTERIOR FLOORING	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
F. INTERIOR CEILING	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
G. INTERIOR DOORS	WOOD	SMOOTH	WHITE	WOOD WORLD
H. INTERIOR WINDOWS	ALUMINUM	SMOOTH	WHITE	WINDOW WORLD
I. INTERIOR STAIRS	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
J. INTERIOR PARTITIONS	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
K. INTERIOR LIGHT FIXTURES	FLUORESCENT	SMOOTH	WHITE	FIXTURE WORLD
L. INTERIOR PAINT	EMULSION	SMOOTH	WHITE	PAINT WORLD
M. INTERIOR PLASTER	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
N. INTERIOR TILE	CERAMIC	SMOOTH	WHITE	TILE WORLD
O. INTERIOR LINOLEUM	LINOLEUM	SMOOTH	WHITE	LINOLEUM WORLD
P. INTERIOR CARPET	CARPET	SMOOTH	WHITE	CARPET WORLD
Q. INTERIOR MOLDING	WOOD	SMOOTH	WHITE	WOOD WORLD
R. INTERIOR SIGNAGE	ALUMINUM	SMOOTH	WHITE	SIGNAGE WORLD
S. INTERIOR FURNITURE	WOOD	SMOOTH	WHITE	FURNITURE WORLD
T. INTERIOR LIGHTING	FLUORESCENT	SMOOTH	WHITE	FIXTURE WORLD
U. INTERIOR PAINT	EMULSION	SMOOTH	WHITE	PAINT WORLD
V. INTERIOR PLASTER	CONCRETE	SMOOTH	WHITE	CONCRETE WORLD
W. INTERIOR TILE	CERAMIC	SMOOTH	WHITE	TILE WORLD
X. INTERIOR LINOLEUM	LINOLEUM	SMOOTH	WHITE	LINOLEUM WORLD
Y. INTERIOR CARPET	CARPET	SMOOTH	WHITE	CARPET WORLD
Z. INTERIOR MOLDING	WOOD	SMOOTH	WHITE	WOOD WORLD

**ELEVATIONS**  
 Plan No: 10  
 Date: 2014  
 A-103.2

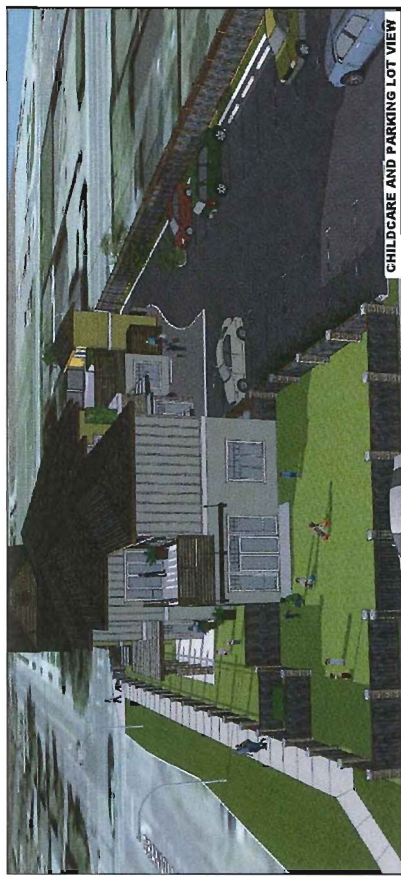
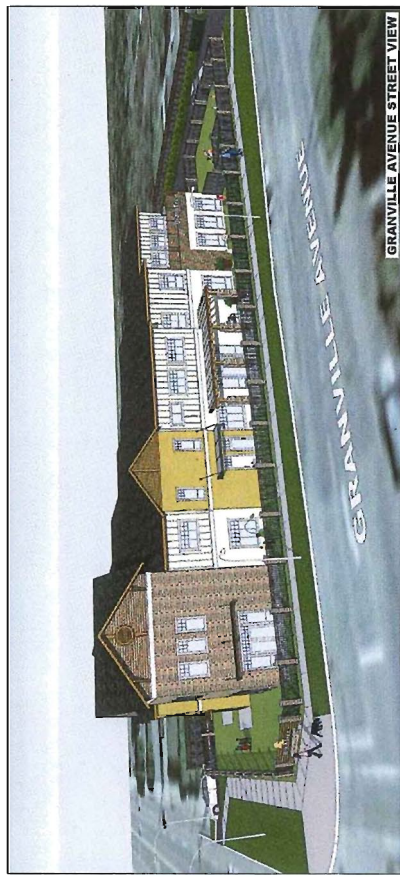
**BRAINTREE E.L.C.**  
 1001 DAVENPORT AVENUE  
 RICHMOND, BC  
 Project Name: BRAINTREE E.L.C.  
 Project No: 1001 DAVENPORT AVENUE  
 Date: 2014

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 Tel: 306-768-3888  
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**DO NOT SCALE DRAWING**



REV	DATE	DESCRIPTION	BY

START DATE: 11/03/2024  
 PROJECT NO: 2401-01  
 DR: [ ]  
 CR: [ ]  
 SCALE: AS SHOWN  
 ADDRESS: 8144

**PERMITS**  
 Project Name: BRAINTREE E.L.C.  
 Project Location: 1010 W. 11th Avenue  
 Regina, Saskatchewan  
 S4P 0R6, CANADA  
 Project No: 2401-01  
 Scale: AS SHOWN





**RZ 14-671974**

**Attachment 3**

Address: 10019 Granville Avenue

Applicant: JM Architecture Inc.

Planning Area(s): East Richmond McLennan Sub Area

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Haraka Enterprises Inc	No Change
<b>Site Size (m<sup>2</sup>):</b>	2,448 m <sup>2</sup> (26,350 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Vacant	88 Space Child Care Facility + Residential Security/Operator Unit
<b>OCP Designation:</b>	Agriculture	No Change
<b>Area Plan Designation:</b>	Agriculture, Institutional and Public	No Change
<b>Zoning:</b>	Congregate Housing and Child Care (ZR8)	Text amendment to ZR8 to delete congregate housing and increase the maximum number of children from 37 to 88 in a licensed child care facility
<b>Other Designations:</b>	The subject site is contained in the ALR.	The subject site is exempt from ALR provisions but will remain in the ALR.

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.5 FAR	0.47 FAR	none permitted
Lot Coverage – Building:	Max. 40%	28.7 %	none
Setback – Public Road (m):	Min. 3 m	Min. 4 m (Granville Ave) Min. 5 m (No.4 Rd)	none
Setback – North (m):	Min. 5 m Min. 0.9 m to garbage and recycling enclosure	Min. 5.7 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Setback – East (m):	Min. 9 m Min. 0.9 m to garbage and recycling enclosure	Min. 21.2 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Height (m):	Max. 12.5 m	Max. 12.5 m	none
Off-street Parking Spaces – Total:	24	24	none
Loading Spaces:	1	1	none



City of Richmond

Minutes

**AGRICULTURAL ADVISORY COMMITTEE (AAC)**  
**Held Thursday, November 20, 2014 (7:00 pm)**  
**Anderson Room**  
**Richmond City Hall**

**In Attendance:**

Todd May(Chair); Bill Zylmans; Doug Wright; Steve Easterbrook; Amil Alidina; Scott May; Janet Langelaan; Dieter Geesing; Councillor Harold Steves; Kevin Eng (Policy Planning); Minhee Park (Policy Planning)

**Regrets:**

Colin Dring; Kyle May; Tony Pellett (Agricultural Land Commission); Orlando Schmidt (Ministry of Agriculture)

**Guests:**

Amin Alidina; Tom Land; Kirk Miller

**1. Adoption of the Agenda**

It was agreed to consider item 3 prior to item 2.

The November 2014 AAC Agenda was adopted as amended.

**2. Development Proposal – Rezoning Application 10019 Granville Avenue**

Amil Alidina self-declared and recused himself from the discussion.

Staff (Minhee Park) provided an overview of the rezoning application to develop an 88 space child care facility and the owner's residence at the corner of No.4 Road and Granville Avenue. Staff noted the site was not subject to the ALC requirements as the site was by separate certificate of title on December 21, 1972 and less than 2 acres in area. Also, it was noted that the site had been previously zoned to allow for local commercial uses and had been rezoned in 2012 to allow for 10-bed congregate housing and a 37 space child care facility with the director's residence. The current proposal is to amend the previously approved proposal by removing the congregate housing component and increasing the number of children from 37 to 88.

Committee members asked what the definition of congregate housing was and staff (Kevin Eng) provided further information on the use included in the previous proposal. Clarification was requested regarding the ALC exemption criteria and staff provided further details of the provision in the ALC Act.

Committee members noted that there would be no impact on the agricultural lands and they have no concerns regarding the proposal.

*That the rezoning application for 10019 Granville Avenue be supported.*

*Carried Unanimously*

### **3. Development Proposal – ALR Non-Farm Use land bounded by Blundell, Savage, Granville and No.7 (Ecowaste Industries)**

Tom Land from Ecowaste Industries Ltd. provided a PowerPoint presentation that included background information about the company, information on three other ALR properties owned by the company and a brief overview of the two non-farm use applications before the AAC. The applications are: 1) to extend the time period (20 years) for the existing landfill operation and increase the elevation of the fill to 18 m and 2) to locate soil processing activities related to the land fill operation on the site. Mr. Land noted that the AAC previously reviewed both applications and recommended that they proceed to Council. However, after further review by staff and the proponent, it was identified that the proposal also involved a request to increase the ultimate elevation of the landfill site from 8m (previously approved by the Agricultural Land Commission) to 18m and the proposal with updated information was being forwarded to the AAC for review and comment.

Ecowaste has been operating under an operational certificate issued by the Ministry of Environment (MOE), which identifies in the approved design, operations and closure plan an 18 m elevation. The proponent worked on the assumption that the 18m elevation was also approved by the ALC, but it was never ratified by the ALC. The originally approved elevation by the ALC in 1993 was 8 m. The proponent noted that the current elevation of the site varies but the highest point was already approximately 16m and the discrepancy was due to administrative oversight. The 18 m elevation is what is required based on the current design, operation and closure plan. The proponent indicated that the increased elevation would not have any impact on the ALC requirement to remediate the site and agricultural capabilities.

AAC members had the following questions and comments:

- Committee members requested clarification on how the discrepancy was not identified for such a long time and why the ALC approval specified 8m instead of 18m.
- The proponent's consultant clarified that the approval letter from the ALC did not specify the 8 m elevation but noted "as submitted" and the plans submitted to the ALC showed 8 m. The proponent noted that the existing elevation was already above the approved line (i.e., 8m).
- Committee members asked why filling was required. The proponent explained the filling was required because due to the proponents overall plans to fill the landfill in the ALR in accordance with the approved design, operations and closure plan and



City of  
Richmond

## Rezoning Considerations

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

**Address:** 10019 Granville Avenue

**File No.:** RZ 14-671974

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, the developer is required to complete the following:**

1. Processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
2. Discharge of the existing Sanitary Sewer Covenant (No. CA2713857) that is registered on title.
3. Registration of a replacement Sanitary Sewer Covenant identifying:
  - a) That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted; and
  - b) That the on-site sewage system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
4. Confirmation of final approval of the on-site sewerage design application for the proposed 88 space child care facility and residential security/operator's unit by Vancouver Coastal Health.
5. Completion and approval of a Servicing Agreement\* for the design and construction of public road frontage works and any necessary upgrades as a result of the required road widening. Works include, but may not be limited to the following:

No.4 Road Frontage Improvements:

- a) New 1.5 m concrete sidewalk at the property line.
- b) Remaining space between existing curb and gutter and new sidewalk to be treed/grassed boulevard.

Granville Avenue Frontage Improvements:

- a) Maintain the existing centre line.
- b) Widening on the north side of Granville Avenue to provide a total driving surface of (minimum) 7.6m wide for westbound traffic (3.3m for left-turn lane and 4.3m for shared through/right-turn lane for a distance of approximately 30m).
- c) New 0.15m wide curb and gutter.
- d) New 1.5m sidewalk at the property line with remaining space to the curb and gutter be treed/grassed boulevard.

No.4 Road and Granville Avenue Intersection:

- a) Upgrade the existing traffic signal at the No. 4 Road / Granville Avenue intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, as necessary.

Initial: \_\_\_\_\_

Waterworks:

- a) Using the OCP Model, there is 526.4 L/s of water available at a 20 psi residual at the No.4 Rd frontage and 305.3 L/s at Granville Ave frontage. Based on the proposed development, the site requires a minimum fire flow of 250.0 L/s. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) is required to confirm that there is adequate available flow for onsite fire protection.
- b) At Developers cost, the City is to:
  - Cut and cap the existing water service connection on No. 4 Road.
  - Install a new 25mm diameter water connection complete with meter and meter box along the No.4 Road frontage.

Storm Sewer Work:

- a) At Developers cost, the City is to:
  - Cut and cap the existing storm service connection at the properties northwest corner (the existing IC and service connection to property 6700 No. 4 Road shall remain).
  - Cut and cap the existing storm service connections located approx. 20m and 40m west of the east PL. along the Granville Ave frontage and remove the existing IC's and connections.
  - Upgrade the existing storm service connection and IC at the properties southeast corner to meet City's engineering standards.

Sanitary Sewer Works:

- a) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401.
- b) An On-site Sanitary Disposal System is required to be designed by a Professional Engineer.

Frontage Improvements:

- a) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground the service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- b) Upgrades to the roadway lighting system will be required and shall be based on City of Richmond design standards.

General Items:

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

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date



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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9209 (RZ14-671974)  
10019 Granville Avenue**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - 1) deleting the title of Section 21.8 “Congregate Housing and Child Care (ZR8) – McLennan” and replacing it with “Child Care (ZR8) – McLennan”;
  - 2) deleting Section 21.8.1 and substituting the following:

“21.8.1 **Purpose**

The zone provides for **child care** with an accessory **residential security/operator unit**.”
  - 3) deleting “**congregate housing**” from Section 21.8.2 Permitted Uses;
  - 4) deleting Section 21.8.4.1 and substituting the following:

“1. The maximum **floor area ratio** is 0.50.”
  - 5) deleting Sections 21.8.6.2 and 21.8.6.3 and substituting the following:
    - “2. The minimum **setback** to the north **property line** is 5 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.
    3. The minimum **setback** to the east **property line** is 21 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.”
  - 6) deleting Sections 21.8.11.1 to 21.8.11.3 and substituting the following:
    - “1. **Child care** is limited to a maximum of 88 children.
    2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9209**”.

FIRST READING

\_\_\_\_\_

PUBLIC HEARING

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

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

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