



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** February 14, 2017  
**File:** RZ 16-723761


**Re:** Application by 1056023 Holdings Limited Partnership for Rezoning at 12320 Trites Road (Formerly 12280/12320 Trites Road) from "Light Industrial (IL)" Zone to "Single Detached (ZS23) – Steveston" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9675, for the rezoning of 12320 Trites Road (Formerly 12280/12320 Trites Road) from the "Light Industrial (IL)" zone to the "Single Detached (ZS23) – Steveston" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

SB:blg  
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	 FOR JOE ERCOLANO
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

1056023 Holdings Limited Partnership has applied to the City of Richmond to rezone 12320 Trites Road (Attachment 1) from the “Light Industrial (IL)” zone to the “Single Detached (ZS23) – Steveston” zone to permit subdivision into 30 single-family residential lots. The development would also result in the creation of two new roads, a new rear lane system and a new pedestrian walkway (Attachment 2). The site previously contained two industrial buildings.

### Findings of Fact

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

### Surrounding Development

Surrounding development is as follows:

- To the North: a recently approved 30-lot single-family subdivision fronting onto Moncton Street and Shinde Street, also zoned “Single Detached (ZS23) – Steveston”.
- To the Northwest: fronting onto Trites Road, is a single-family home, zoned “Single Detached (RS1/E)”.
- To the South: fronting onto Trites Road are two light industrial buildings, zoned “Light Industrial (IL)”.
- To the East: across a public walkway and fronting onto No. 2 Road, is a 54-unit townhouse complex, zoned “Town Housing (ZT48) – Trites Area (Steveston) and South McLennan (City Centre)”.
- To the West: across Trites Road and fronting onto Trites Road, are single-family homes, zoned “Single Detached (RS1/B)”.

### Related Policies & Studies

The rezoning application has been reviewed in relation to the 2041 Official Community Plan (OCP) and the Steveston Area Plan, Flood Plain Designation and Protection Bylaw 8204, Noise Regulation Bylaw No. 8856, Affordable Housing Strategy and the Public Art Program.

### Official Community Plan/Steveston Area Plan

The site is located in the Trites Area of the Steveston planning area (Schedule 2.4 of the OCP). The 2041 OCP Land Use Map designates the site for “Neighbourhood Residential”. The Trites Area Land Use Map in the Steveston Area Plan designates the site for “Single-Family Housing” (Attachment 4). The proposed development of single-family lots is consistent with the general land use map in the OCP and the Steveston Area Plan.

The Trites Area Land Use Map includes a conceptual road network which is designated as "Road/Lane (Possible road and lane alignment; others may be permitted)". This flexibility allows for the proposed road layout on the subject site (Attachment 2), which connects to existing roads north of the site and is intended to connect to existing road and lane further south when the two industrial properties to the south redevelop in the future.

The proposed road layout provides additional lane, and the increased number of homes with lane access will provide a more attractive and pedestrian friendly streetscape. The proposed road layout was reviewed by staff and achieves all transportation and engineering requirements. There is no impact on the remaining lots to the south in terms of anticipated lot yield as illustrated in a concept prepared by the applicant and placed in the development file.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood plain indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The required Flood Construction Level for the site is Minimum 2.9 m GSC. All rezoning considerations are listed in the attached Rezoning Considerations (Attachment 5).

### **Affordable Housing Strategy**

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund.

Staff have discussed opportunities to provide secondary suites in the proposal, but the developer advises that this is not feasible given the modest size of the homes which could be constructed, averaging 1,975 square feet in size.

The applicant has agreed to provide a voluntary cash-in-lieu contribution to the City's Affordable Housing Reserve Fund as a consideration of rezoning approval (i.e., \$118,541.77 for 30 future lots).

### **Public Art Program**

The developer has agreed to provide a voluntary contribution to the City's Public Art Program as a consideration of rezoning approval. The contribution rate for residential uses with 10 or more units is \$0.81 per buildable square foot (for a total contribution of \$48,009.42).

### **Public Consultation**

The applicant has confirmed that information signage describing the proposed rezoning has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Staff received 12 items of correspondence from eight Richmond residents regarding subject rezoning application (Attachment 6). Seven of the writers expressed concern regarding the loss of an existing child care program. Subsequent to receiving the letters, the program was relocated from the subject site into a newer development a few blocks away and now provides an expanded out-of-school child care program. One of the writers expressed concern regarding the loss of businesses nearby to residents.

### **Analysis**

The proposed rezoning would allow for the redevelopment of one large industrial lot into 30 new compact single-family lots.

#### a) Proposed “Single Detached (ZS23) – Steveston” Zone

The applicant has applied to rezone the subject site to the “Single Detached (ZS23) – Steveston” zone that was created for the adjacent 30-lot subdivision under construction to the north. The “ZS23” zone was created to manage development on the site to the north, subject site and future potential development on adjacent Trites Road sites to the south; taking into consideration the established development pattern in the Trites area, the City’s Affordable Housing Strategy, and the City’s Flood Plain Designation and Protection Bylaw 8204.

The “ZS23” zone is proposed for the subject site to:

- Allow compact lots (Minimum 9 m lot width).
- Include an Affordable Housing density bonus to secure either a voluntary contribution towards Affordable Housing, or construction of a secondary suite.
- Limit building height to a maximum of 9 m and two-storey, and to measure residential vertical envelopes from the required Flood Construction Level instead of the average finished grade to accommodate the higher required level for the area (Minimum 2.9 m GSC).
- Allow roof elements to project above the residential vertical envelopes to a maximum of 1.0 m for side dormers and 2.5 m for a gable facing a road similar to what is permitted in the single-family subdivision further to the south.
- Provide front yard setbacks large enough to accommodate grade transition from sidewalk elevations to the higher required level for the area (Minimum 2.9 m GSC).
- Complement the existing streetscape with a 6 m setback along Trites Road.

There is a significant grade difference between the lower Trites Road sidewalk (approximately 1.8 m GSC) and higher required flood construction level for the homes (minimum 2.9 m GSC). The front yards are proposed to be sloped down to the new Trites Road sidewalk, and the required 6 m setback to Trites Road will allow this grade difference to be addressed through landscaping. Submission of final site grading plans for the proposed lots to the satisfaction of the Director of Development is a consideration of rezoning approval.

#### b) Industrial Uses

There were previous industrial uses on the subject site. Confirmation that the site has achieved approval from the Ministry of Environment for residential uses is required prior to rezoning approval.

The subject site is adjacent to industrial uses on property to the south. Registration of an Industrial Noise Sensitive Use Restrictive Covenant is a consideration of rezoning approval to ensure that the future residents are aware of the potential impacts of adjacent industrial activities, and to ensure that appropriate indoor sound level mitigation is provided in the single-family homes. The covenant requires that a professional engineer confirm that the design and construction of the homes meet appropriate specified standards.

b) Proposed Landscape Form and Character

The applicant has submitted a preliminary landscape plan (Attachment 7) to address:

- The interface along Trites Road for proposed lots 1 through 6;
- The interface along the new internal roads for proposed lots 12 through 24; and
- The interface along the Trites Area pedestrian walkway system for lots 25 through 30.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a final landscape plan for all 30 proposed lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a landscaping security based on 100% of the cost estimate provided by the Landscape Architect (including all fencing, hard surfaces, tree planting, landscaping materials, and installation costs) and 10% contingency.

c) Vehicle and Pedestrian Access

The proposed single-family subdivision application includes improvements to the Trites area road and pedestrian path networks (Attachment 2). As a consideration of rezoning approval, the applicant is required to dedicate:

- Two new lanes;
- Two new roadways connecting to Shinde Street;
- Widening of Shinde Street to ultimate 15 m width along the north edge of the site;
- Widening of the easterly pedestrian walkway to ultimate 6 m width;
- Widening of the northerly pedestrian walkway to ultimate 6 m width; and
- A new interim southerly pedestrian walkway.

Vehicle access will be from Shinde Street; which connects to Moncton Street. The East-West portion of Shinde Street will be widened to ultimate 15 m width along the north edge of the subject site. New proposed westerly road and lane will ultimately connect to the existing Buchanan Street to the south through future development of the two industrial properties to the south of the subject site. New proposed easterly road and lane are intended to be extended to the south through future development the two industrial properties to the south of the subject site. The curb line of Shinde Street will be straightened out to provide a continuous alignment from Moncton Street through the subject site. In the new area that will be created behind the curb and gutter immediately north of the subject site, the sidewalk, boulevard, walkway and driveway will be reconfigured.

Secondary access is provided for emergency vehicles through a public-rights-of-passage (PROP) right-of-way (ROW) registered over the property at 5460 Moncton Street. This is an interim

measure and the ROW may be discharged in the future when a permanent road connection is provided through future development to the south.

Temporary access is required to be provided for vehicles, including garbage and recycling trucks through public-rights-of-passage (PROP) right-of-way (ROW) registered over proposed lots 7 and 19 as a consideration of rezoning. This is an interim measure and the ROWs may be discharged in the future when a permanent road connection for the westerly road and a road terminus for the easterly road are provided through future development to the south.

Vehicle access to 24 of the 30 proposed lots will be to the two proposed dedicated abutting rear lanes. Vehicle access to the other six proposed lots along the east edge of the development will be from the fronting road. Registration of a legal agreement on title of the proposed lots to ensure lane access only for all lots that abut a lane is a consideration of rezoning approval.

The proposed six lots along the east edge of the development will back onto an existing pedestrian walkway along the east edge of the development site. If approved, the developer will complete interim pedestrian walkways along the north and east edges of the development site to ultimate 6 m width and will provide a new interim pedestrian walkway along the southeast edge of the development site. The proposed southerly walkway is intended to be widened through future development to the south.

c) Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one bylaw-sized tree on the subject property and five trees on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- One tree (tag# 002) located on the development site is a multi-branching Black Cottonwood identified in poor structural condition. This tree is not a good candidate for long-term retention and should be removed and replaced at a 2:1 replacement ratio as per the OCP.
- Two new trees are to be planted on each of the 30 proposed lots, including two replacement trees sized as per Tree Protection Bylaw No. 8057 (at least 11 cm caliper for deciduous trees or 6 m tall for coniferous trees).
- Five trees (not tagged) located in the adjacent public walkway statutory right-of-way (SRW) on the neighbouring property to the east are identified to be retained and protected.

d) Servicing

As a consideration of rezoning approval, the applicant will be required to enter into a standard Servicing Agreement for the design and construction of infrastructure and frontage upgrades along Trites Road, Shinde Street, the two proposed laneways, the two proposed roadways, and three pedestrian walkways. Trites Road works extend across the frontages of the development site and the adjacent property at 12260 Trites Road to connect to recently constructed works at the corner of Trites Road and Moncton Street. The walkways are required to have an ultimate

cross-section of centred paths with grass swales on both sides, and asphalt only due to proximity to existing sanitary sewers. To achieve this walkway cross-section, existing works (including concrete) will be removed from the northerly and easterly interim walkways. The developer will also be required to negotiate and install private utilities.

### **Financial Impact or Economic Impact**

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$7,000.00. This will be considered as part of the 2018 Operating Budget.

### **Conclusion**

This rezoning application to rezone the subject site to the “Single Detached (ZS23) – Steveston” zone and to subdivide the subject industrial lot into 30 lots under the new zoning is consistent with the applicable policies and land use designations outlined within the OCP.

The applicant has agreed to the list of rezoning considerations (Attachment 5).

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9675 be introduced and given first reading.



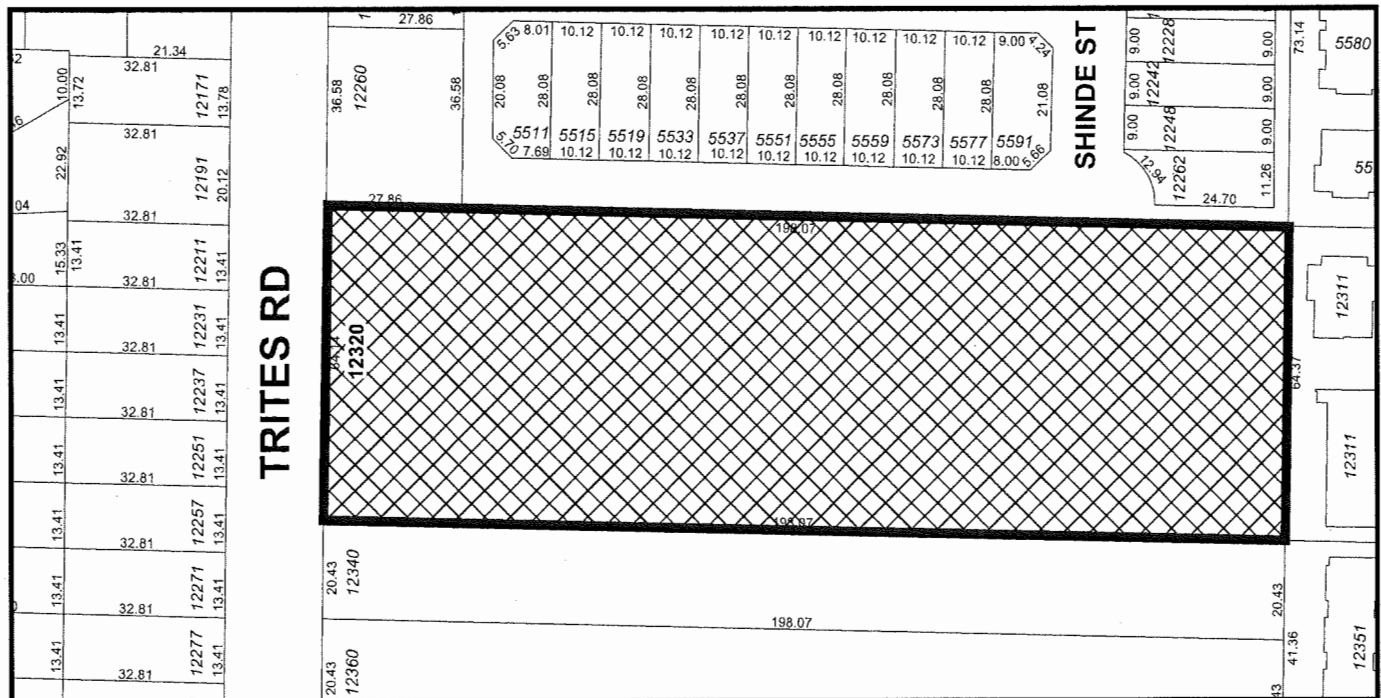
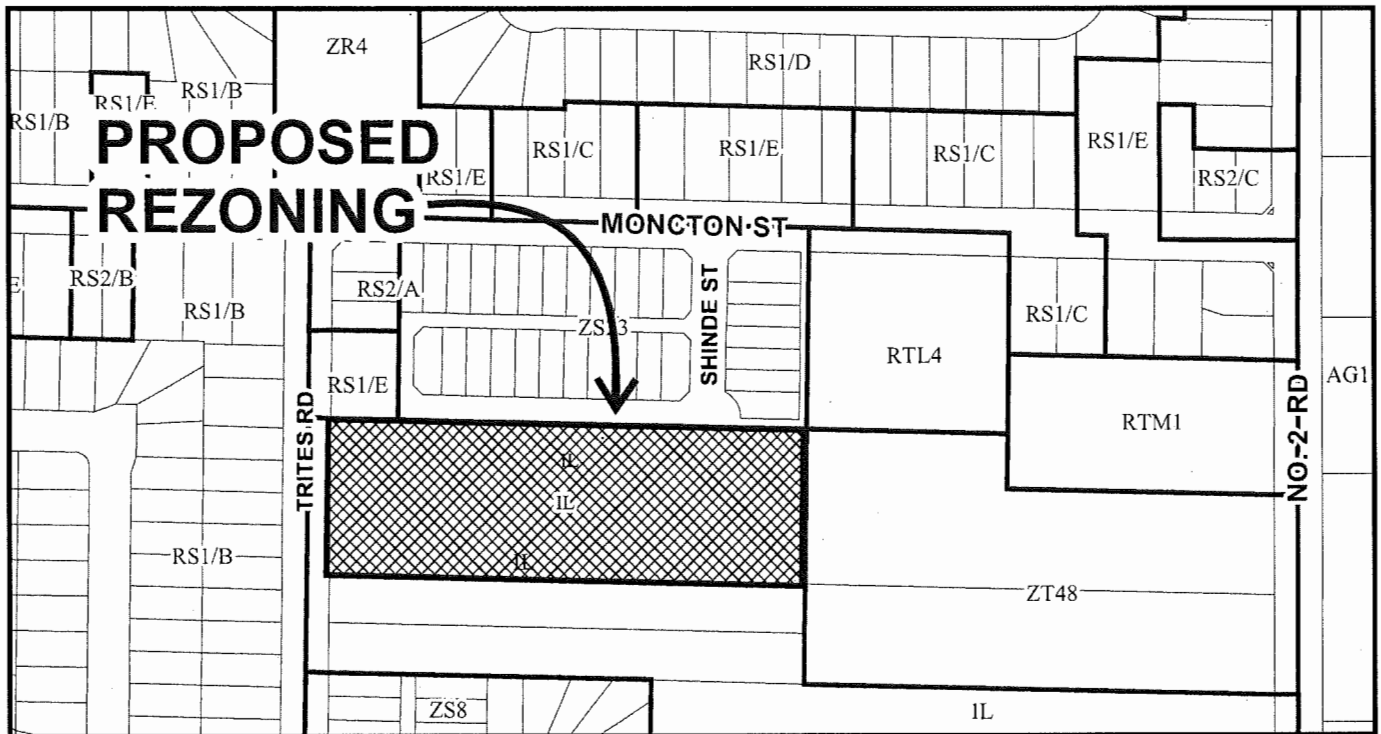
Sara Badyal, M. Arch, MCIP, RPP  
Planner 2  
(604-276-4282)

SB:blg

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: OCP Context Land Use Map
- Attachment 5: Rezoning Considerations
- Attachment 6: Public Correspondence
- Attachment 7: Preliminary Landscape Plan



City of  
Richmond

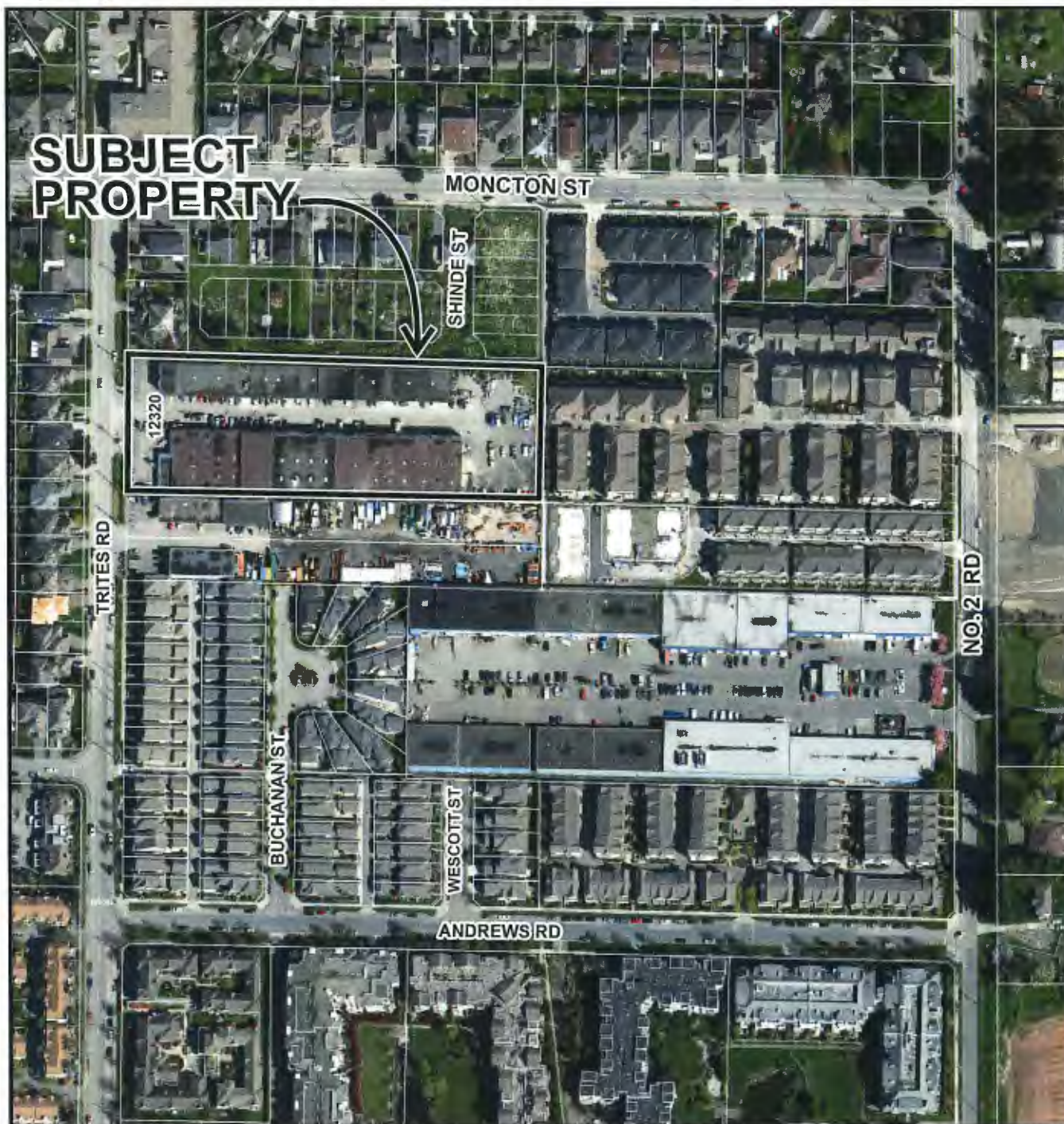


	<h1>RZ 16-723761</h1>	<p>Original Date: 02/15/16                  Revision Date: 02/15/17                  Note: Dimensions are in METRES</p>
--	-----------------------	---





City of  
Richmond



RZ 16-723761

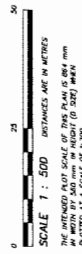
Original Date: 02/15/16

Revision Date: 02/15/17

Note: Dimensions are in METRES

PLAN EPP

SUBDIVISION PLAN OF LOTS 1 TO 5  
SECTION 12 BLOCK 3 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN EPP68758  
PURSUANT TO SECTION 67 OF THE LAND TITLE ACT.  
BCGS 92c.015



INTEGRATED SURVEY AREA No. 18  
(CITY OF RICHMOND) MAPS (CSRS)  
THE USE COORDINATES AND ESTIMATED IMPROVED  
CONVENTIONAL SURVEY METHODS TO GEODETIC CONTROL  
MONUMENTS 714545 AND 714527.

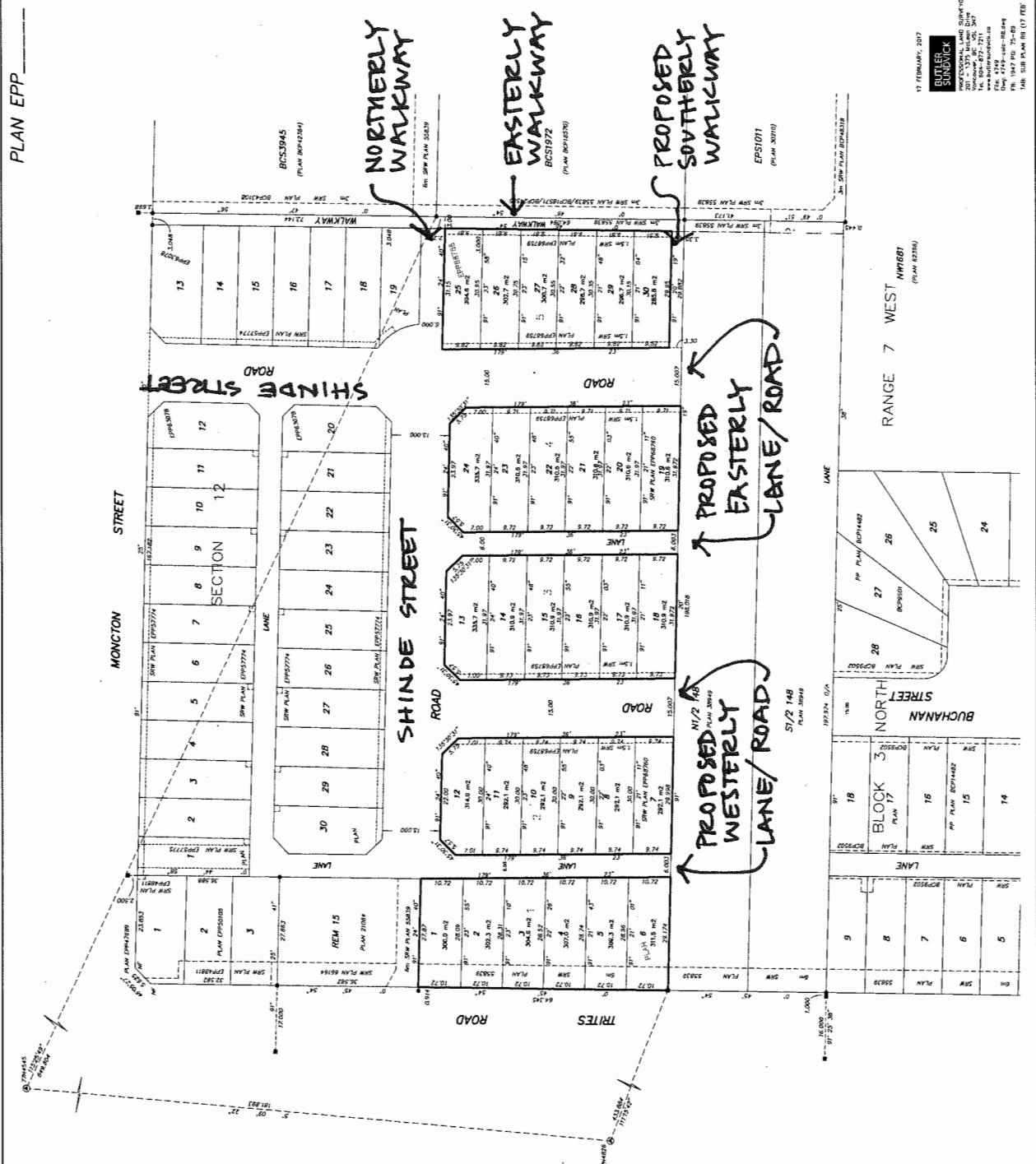
THIS PLAN SHOWS APPROXIMATE LEVEL DISTANCES,  
MAGNETIC BEARING, LEVEL DISTANCES BY THE AVERAGE  
FROM 714545 AND 714527.

**PLAN 147**

- LEGEND**
- FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT
  - FINITE CONTROL MONUMENT

NOTE: THE PLAN IS THE PROPERTY OF THE SURVEYOR AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

CONCEPTUAL  
LOT LAYOUT



17 FEBRUARY, 2017  
**BULLOCK SURVEYING**  
2021 - 1375, Main Street, West  
Vancouver, BC V6P 4K1  
Tel: 604-671-7371  
Fax: 604-671-7372  
Email: info@bullocksurveying.com  
Web: www.bullocksurveying.com  
TAB. SUB PLAN 18 (17 FEB 2017)

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT



**RZ 16-723761**

**Attachment 3**

**Address:** 12320 Trites Road (Formerly 12280/12320 Trites Road)

**Applicant:** 1056023 Holdings Limited Partnership

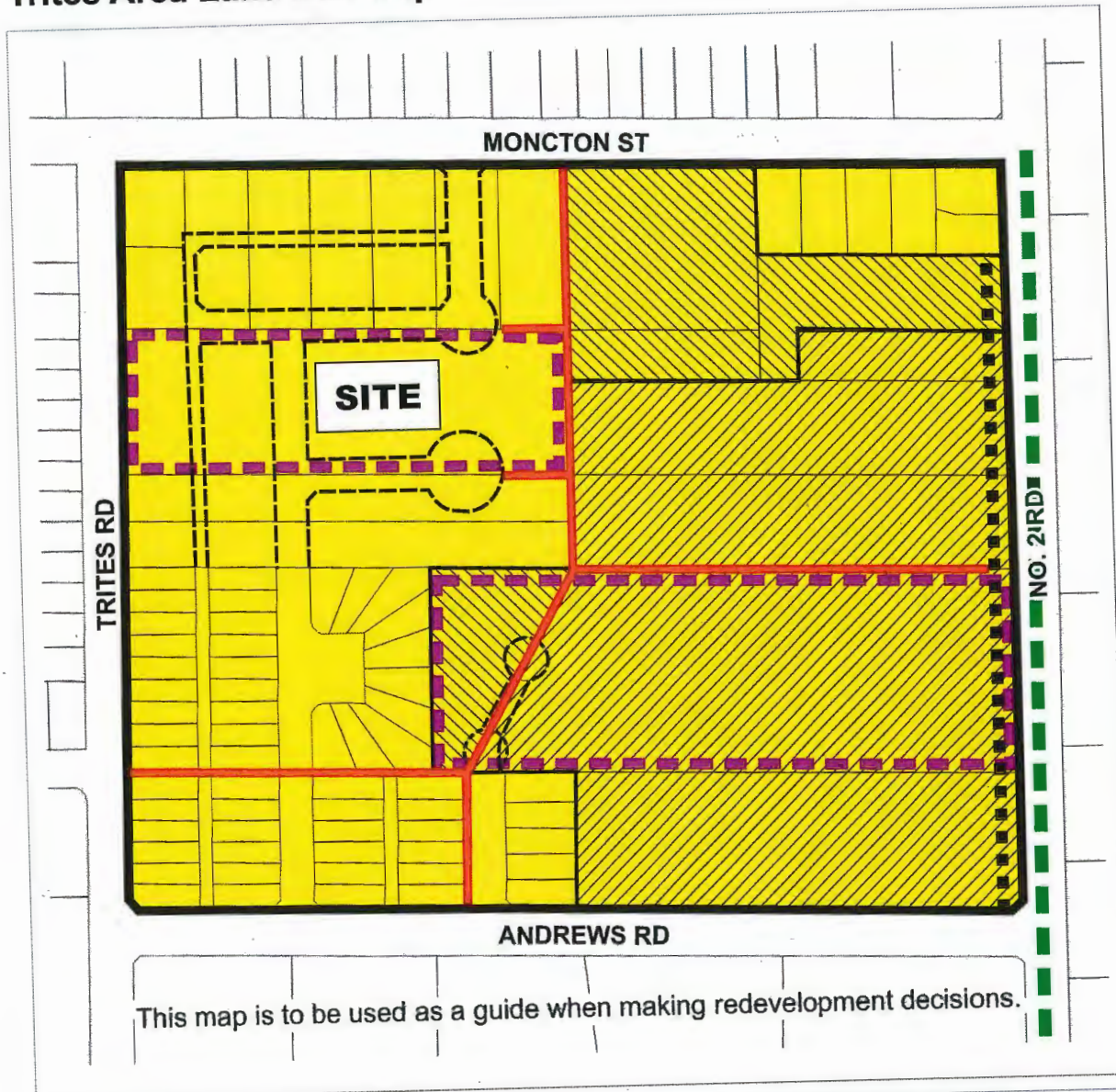
**Planning Area(s):** Trites Area (Steveston)

	Existing	Proposed	
<b>Owner</b>	1056023 BC Ltd.	No change	
<b>Site Size</b>	12,716.9 m <sup>2</sup>	Net site	9,177.4 m <sup>2</sup>
		Road/Walkway Dedication	3,539.5 m <sup>2</sup>
		Total	12,716.9 m <sup>2</sup>
<b>Land Uses</b>	Industrial	Single-family Residential	
<b>OCP Designation</b>	Neighbourhood Residential	Complies	
<b>Area Plan Designation</b>	Industrial (Interim Use) and Single-Family	Complies	
<b>Zoning</b>	Light Industrial (IL)	Single Detached (ZS23) – Steveston	
<b>Number of Units</b>	Former Strata-titled Industrial Lot	30 Single Detached Lots	
<b>Flood Construction Level</b>	Min. 2.9 m GSC	Complies	
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.6	Will comply	None permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1: Max.180 m <sup>2</sup> (1,937 ft <sup>2</sup> ) Lot 2: Max.181 m <sup>2</sup> (1,952 ft <sup>2</sup> ) Lot 3: Max.182 m <sup>2</sup> (1,967 ft <sup>2</sup> ) Lot 4: Max.184 m <sup>2</sup> (1,982 ft <sup>2</sup> ) Lot 5: Max.185 m <sup>2</sup> (1,997 ft <sup>2</sup> ) Lot 6: Max.186 m <sup>2</sup> (2,012 ft <sup>2</sup> ) Lots 7-11: Max.175 m <sup>2</sup> (1,886 ft <sup>2</sup> ) Lot 12: Max.188 m <sup>2</sup> (2,027 ft <sup>2</sup> ) Lot 13: Max.201 m <sup>2</sup> (2,168 ft <sup>2</sup> ) Lots 14-18: Max.186 m <sup>2</sup> (2,007 ft <sup>2</sup> ) Lots 19-23: Max.186 m <sup>2</sup> (2,006 ft <sup>2</sup> ) Lot 24: Max.201 m <sup>2</sup> (2,168 ft <sup>2</sup> ) Lot 25: Max.182 m <sup>2</sup> (1,967 ft <sup>2</sup> ) Lot 26: Max.181 m <sup>2</sup> (1,954 ft <sup>2</sup> ) Lot 27: Max.180 m <sup>2</sup> (1,942 ft <sup>2</sup> ) Lot 28: Max.179 m <sup>2</sup> (1,929 ft <sup>2</sup> ) Lot 29: Max.178 m <sup>2</sup> (1,916 ft <sup>2</sup> ) Lot 30: Max.176 m <sup>2</sup> (1,903 ft <sup>2</sup> )	Will comply	None permitted
Lot Coverage (% of lot area)	Building: Max. 50% Non-porous Surfaces: Max. 70% Total: Max. 70%	Will comply	None
Lot Size:	Min. 270 m <sup>2</sup>	Complies	None
Lot Dimensions (m):	Width: Min. 9 m Depth: Min. 24 m	Complies	None
Setbacks (m):	Trites Road: Min. 6 m Other roads: Min. 5.3 m Rear Yard: Min. 6 m Interior Side Yard: Min. 1.2 m Exterior Side Yard: Min. 3 m	Will comply	None
Height (m):	Max. two-storey & 9 m	Will comply	None

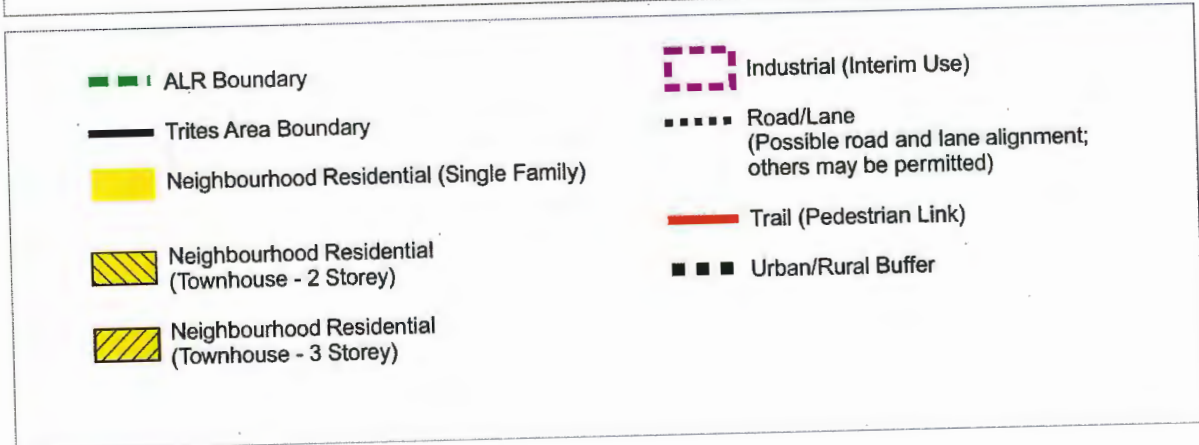
Other: Tree replacement compensation required for loss of significant tree.

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

**OCP Context Land Use Map (RZ 16-723761)**  
**Trites Area Land Use Map**



This map is to be used as a guide when making redevelopment decisions.





**Address:** 12320 Trites Road (Formerly 12320/12280 Trites Road)

**File No.:** RZ 16-723761

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9675, the developer is required to complete the following:**

1. Ministry of Environment (MOE) Certificate of Compliance or alternative approval to proceed granted from MOE regarding potential site contamination issues. This approval is required prior to dedication of land or road to the City.
2. Road dedication:
  - a) Northerly road - 4.6 m wide road dedication along north property line to widen Shinde Street to ultimate 15.0 m width.
  - b) Easterly road - 15.0 m wide road dedication for new north-south road aligned with Shinde Street to connect to Moncton Street.
  - c) Westerly road - 15.0 m wide road dedication for new north-south road to be aligned to connect to Buchanan Street through future redevelopment of 12340 and 12360 Trites Road properties south of the development site.
  - d) Easterly lane - 6.0 m wide road dedication for new north-south rear lane.
  - e) Westerly lane - 6.0 m wide road dedication for new north-south rear lane.
  - f) Corner cuts - (i) 'Lane-to-lane' and 'lane-to-road' intersections - 3 m x 3 m, or additional as needed to accommodate garbage and fire truck turning; and (ii) 'Road-to-road' intersections - 4 m x 4 m.
  - g) Northerly walkway - 2.25 m wide road dedication along north property line to widen existing walkway to ultimate 6 m width.
  - h) Easterly walkway - 3 m wide road dedication along east property line to widen existing walkway to ultimate 6 m width.
  - i) Southerly walkway – 3.3 m wide road dedication along south property line to provide half of ultimate 6 m walkway width and accommodate retaining wall.
3. The granting of the following statutory rights-of-way (SRWs). Any fill, structure or retaining wall is not permitted within SRW areas without the written approval from Engineering.
  - a) Easterly road - 1.5 m wide utility rights-of-way (SRW Utilities) along frontage of proposed lots on both sides for proposed water meters, sanitary inspection chambers, and storm inspection chambers.
  - b) Westerly road - 1.5 m wide utility rights-of-way (SRW Utilities) along frontage of proposed lots on both sides for proposed water meters, sanitary inspection chambers, and storm inspection chambers.
  - c) Easterly walkway - 1.5 m wide utility rights-of-way (SRW Utilities) along new east property line (e.g., over new lots after easterly walkway road dedication) for existing sanitary sewer.
  - d) Temporary lanes public-rights-of-passage (SRW PROP) along the south property line to maintain traffic circulation including general traffic, emergency vehicle access, truck movements, and maintenance until such a time as 12340 and 12360 Trites Road properties south of the development site redevelop and the associated road network is complete and functional. Works to be constructed by developer and maintained by the City.
    - i. Southeasterly temporary lane – SRW PROP over entire future lot (Lot 19) from easterly road to easterly rear lane to accommodate 6.0 m wide lane, 3 m x 3 m corner cuts, retaining wall and maintenance access.
    - ii. Southwesterly temporary lane – SRW PROP over entire future lot (Lot 7) from westerly road to westerly rear lane to accommodate 6.0 m wide lane, 3 m x 3 m corner cuts, retaining wall and maintenance access.
4. Registration of a flood plain covenant on Title, identifying a minimum habitable elevation of 2.9 m GSC.
5. Registration of a legal agreement on Title, ensuring that there be no vehicle access to Trites Road and that the only means of vehicle access is to an abutting rear lane for all lots that abut a rear lane.

6. Registration of a legal agreement on Title; to ensure that landscaping planted within 1 m of the south property lines of the south lots to address the interim industrial interface is maintained and will not be abandoned or removed until such a time as the 12340 and 12360 Trites Road properties south of the development site redevelop for residential use.
7. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed in a manner that mitigates potential industrial noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

- b) The ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
8. The City’s acceptance of the applicant’s voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$118,541.77 for 30 future lots) to the City’s Affordable Housing Reserve Fund.  
**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on any of the 30 future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City’s Zoning Bylaw.
9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot to the City's Public Art Program (e.g., \$48,009.42).
10. Submission of a Grading Plan to the satisfaction of the Director of Development.
11. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - Comply with the guidelines of the OCP’s Arterial Road Policy and should not include hedges along the front property line.
  - Include at least two trees on every lot.
  - Include a mix of coniferous and deciduous trees.
  - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
  - Include the two required replacement trees with the following minimum sizes:

<b>No. of Replacement Trees</b>	<b>Minimum Caliper of Deciduous Tree</b>	or	<b>Minimum Height of Coniferous Tree</b>
2	11 cm		6 m

12. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
13. Installation of appropriate tree protection fencing around all trees to be protected as part of the development prior to any construction activities, including building demolition, occurring on-site.
14. Enter into a Servicing Agreement\* for the design and construction of transportation and engineering infrastructure. Works include, but may not be limited to, the following:
  - a) Transportation works are as follows and are required to be to the satisfaction of the Director of Transportation. A comprehensive set of detailed interim and ultimate road functional plans is to be submitted for review and approval by the City to determine the adequate amount of land dedication and roadworks. Traffic control signage and pavement marking plans are to be submitted for review and approval by the City.

- i. Trites Road
  - The Developer is required to carry out the following works on the east side of Trites Road across the entire frontage of the subject site (including Lots 1 to 6) and the frontage of 12260 Trites Road, tying into works from Moncton Street.
  - Cross-section of improvements is as follows (measured from east to west): pavement widening to provide 11.0 m wide curb-to-curb pavement; 0.15 m wide curb, barrier curb and gutter; 3.35 m wide grass boulevard with street trees; upgrade existing street lighting as required; and 1.5 m wide sidewalk.
  - Development site existing driveways are to be closed permanently. Vehicle access to proposed lots (Lots 1 - 6) is to be provided via the back lane.
  - 12260 Trites Road driveway is to be rebuilt at the existing location to City driveway design standards for single-family dwelling units.
- ii. Northerly Road
  - Cross-section of this 15 m wide roadway is as follows (measured from north to south): pavement widening to provide 8.5 m wide curb-to-curb pavement; 0.15 m wide curb, barrier curb and gutter; 1.7 m wide grass boulevard with street trees and street lighting; and 1.5 m wide sidewalk.
- iii. Easterly Road
  - Roadway to be aligned to connect with Shinde Street to the north.
  - Cross-section of this 15 m wide roadway is as follows: 8.5 m wide curb-to-curb pavement; 0.15 m wide curb, barrier curb and gutter on both sides; 1.6 m wide grass boulevard on both sides; including street trees and street lighting; and 1.5 m wide sidewalk on both sides.
  - Connection to existing road to be provided. The east curb of the road at Lot 25 is to be constructed as a straight curb. The same straight curb is to be extended north to include frontages of the walkway and 12262 Shinde Street. Behind the new straight curb, the developer is required to back fill the excess area with City standard sidewalk, grass boulevard, street trees, walkway and wheel chair ramps and driveway reconfiguration as required to maintain access to 12262 Shinde Street. Works include but are not limited to removal of existing curb and gutter, sidewalk, bollards, driveway and walkway let downs.
  - Road end treatment at south end of the road; including concrete barriers and traffic control signage.
- iv. Westerly Road
  - Roadway to be aligned to connect to Buchanan Street in the future when 12340 and 12360 Trites Road properties south of the development site redevelop.
  - Cross-section of this 15 m wide roadway is as follows: 8.5 m wide curb-to-curb pavement; 0.15 m wide curb, barrier curb and gutter on both sides; 1.6 m wide grass boulevard on both sides; including street trees and street lighting; and 1.5 m wide sidewalk on both sides.
  - Road end treatment at south end of the road including concrete barriers and traffic control signage.
- v. Rear Lanes (Easterly and Westerly Lanes)
  - Cross section: Minimum 5.1 m wide pavement; roll over curb and gutter on both sides; and street lighting on one side.
  - Road end treatment at south ends of the lanes to be provided; including concrete barriers and traffic control signage.
- vi. Temporary Lanes (Southeasterly and Southwesterly Lanes)
  - Cross-section of these temporary lanes is as follows (measured from south to north): 0.7 m offset from south property line; retaining wall with safety barrier/fencing; Minimum 5.1 m wide pavement with roll over curb and gutter on both sides; street lighting on one side only; 3 m x 3 m corner cuts; and driveway let down at both ends.
  - Emergency Vehicle Access: The proposed road network for this subdivision; including the temporary lanes, must meet the requirements of the City Fire and Rescue Department for emergency vehicle access purposes. BC Building Code requirements for Fire Department Access Route Design must be met.

vii. Northerly Walkway

- Cross-section of this walkway to ultimate 6 m wide standard from new curb alignment at Shinde Street is as follows (measured from north to south): 1.5 m wide grass swale surface for drainage; centered 3.0 m wide asphalt walkway; 1.5 m wide grass swale surface for drainage. Including but not limited to removal of interim works (e.g., asphalt, retaining wall) as needed to complete ultimate cross-section as noted.
- Provide walkway sign and removable bollards (1.5 m spacing) at road and walkway connections.
- Provide fencing/safety guardrail as needed.

viii. Easterly Walkway

- Cross-section of this walkway to ultimate 6 m wide standard is as follows (measured from west to east): 1.5 m wide grass swale surface for drainage; centered 3.0 m wide asphalt walkway; and widening if needed of existing landscape buffer with additional grass swale surface for drainage to achieve 1.5 m width. Including but not limited to removal of interim works (e.g., concrete walkway) as needed to complete ultimate cross-section as noted.

ix. Southerly Walkway

- Cross-section of this new walkway to interim 3.3 m wide standard is as follows (measured from north to south): 1.5 m wide grass swale surface for drainage; 1.5 m wide asphalt walkway; retaining wall with 0.3 m curb; and safety barrier/fencing along south property line.
- Provide walkway sign and removable bollards (1.5 m spacing) at road and walkway connections.

b) Water Works Improvements by the Developer

- i. Install 65 m of new 200 mm watermain; complete with fire hydrants, service connections, meters, meter boxes, and blow-offs; within each of the two proposed roads (for a total of approximately 130 meters of new water main) and tie into the existing 150 mm diameter watermain to the north.
- ii. Install one new water service connection; complete with meter and meter box; for each new lot. Connect lots 1 to 6 to the existing 300 mm watermain in Trites Road; lots 7-18 to the proposed 200 mm watermain in the western new road, and lots 19-30 to the proposed 200 mm watermain in the eastern new road.

c) Water Works Improvements by the City at the Developer's Cost

- i. Cut and cap, at main, the existing water service connections on the Trites Road frontage.
- ii. Perform all tie-ins of proposed works to existing City infrastructure.

d) Storm Sewer Works Improvements by the Developer

- i. Trites Road – Infill the existing ditch along the Trites Road frontage and install a new storm sewer, minimum 600 mm or OCP size; from the existing storm sewer at the adjoining property line of 12228/12260 Trites Road to the south property line of the development site; approximately 110 m. If adequate clearance from the proposed storm sewer to the existing water service connection serving 12260 Trites Road cannot be maintained, or if the installation of the storm sewer otherwise impacts the water service connection, the service connection shall be replaced at the Developer's cost.
- ii. New Easterly and Westerly Roads – Install approximately 70 m of new 600 mm storm sewer; complete with manholes, catch basins, service connections, and inspection chambers within each of the two proposed roads (for a total of approximately 140 m of new storm sewer) and tie-in the proposed storm sewer to the existing storm main to the north of the subject site.
- iii. New Easterly and Westerly Lanes – Install approximately 70 m of new 200 mm lane drainage; complete with manholes and catch basins; in each of the two new lanes (approximately 140 m total). No service connections are permitted to connect to lane drainage.
- iv. New Lots – Install one new storm service connection; complete with inspection chamber; for each new lot. Where applicable, a single service connection and inspection chamber with dual service leads may be installed to service two adjacent lots. Direct all drainage from lots 1 to 6 to Trites Road, lots 7-18 to the westerly new road, and lots 19-30 to the easterly new road.
- v. Provide a Sediment and Erosion Control Plan.



- e) Storm Sewer Works improvements by the City at the Developers Cost
  - i. Perform all tie-ins of proposed works to existing City infrastructure.
- f) Sanitary Sewer Works Improvements by the Developer
  - i. Trites Road – Upgrade to 250 mm, and relocate into Trites Road, approximately 75 m of existing 200 mm sanitary sewer located within the right-of-way along the Trites Road frontage, and coordinate with the City to discharge right-of-way. Tie-in to the north for the new sanitary sewer shall be to the diagonally-aligned 200 mm sanitary sewer in Trites Road via a new manhole (downstream portions of diagonally-aligned sewer to be capped and removed) and to the existing manhole SMH4019. Tie-in to the south shall be via a new manhole. It is the Developer’s responsibility to notify the owner of 12260 Trites Road one month prior to commencement of works on the existing sanitary main and manhole located within the statutory right-of-way on 12260 Trites Road. Developer shall submit a copy of the notice to the City for review and approval prior to sending it to the owner of 12260 Trites Road.
  - ii. New Easterly and Westerly Roads – Install approximately 70 m of new 200 mm sanitary sewer; complete with manholes, service connections, and inspection chambers within each of the two proposed roads (for a total of approximately 140 m of new sanitary sewer) and tie-in the proposed sanitary sewer to the existing 200 mm sanitary main to the north of the subject site.
  - iii. New Lots – Install one new sanitary service connection; complete with inspection chamber, for each new lot. Where applicable, a single service connection and inspection chamber with dual service leads may be installed to service two adjacent lots. Direct all sewage from lots 1 to 6 to Trites Road, lots 7-18 to the western new road, and lots 19-30 to the eastern new road.
  - iv. Discharge SRW – Existing sanitary sewer within the development site along the Trites Road frontage to be removed and disposed offsite prior to discharge of right-of-way.
- g) Sanitary Sewer Works improvements by the City at the Developer’s Cost
  - i. Cut and cap all existing sanitary service connections and remove all existing inspection chambers servicing the development site.
  - ii. Perform all tie-ins of proposed works to existing City infrastructure.
- h) Third Party Utilities:
  - i. The Developer is required to coordinate with BC Hydro, Telus and other private communication service providers to:
    - To underground the overhead service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - Provide a functional plan showing conceptual locations for all above ground utility cabinets and kiosks required to service the proposed development on private property (see list below for examples). All such infrastructure shall be located/relocated within the development site. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an above ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown in the functional plan and registered prior to Servicing Agreement design approval (width x depth):
      - BC Hydro PMT 4 m x 5 m
      - BC Hydro LPT 3.5 m x 3.5 m
      - Street light kiosk 1.5 m x 1.5m
      - Traffic signal kiosk 1 m x 1 m
      - Traffic signal UPS 2 m x 1.5 m
      - Shaw cable kiosk 1 m x 1 m
      - Telus FDH cabinet 1.1 m x 1 m

i) General Items:

- i. Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload construction impacts on the existing utilities fronting or within the development site.
- ii. Provide, within the first Servicing Agreement submission, a geotechnical report; complete with recommendations for the construction of the new roads within the development site.
- iii. Enter into, if required, 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, 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.

**Prior to Building Permit Issuance, the Developer Must Complete the Following Requirements:**

1. Submission of a Subdivision\* application, approval and full registration at LTO.
2. Incorporation of grading and landscaping design in the Building Permit application drawings as negotiated through the rezoning.
3. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
4. Submission of Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit building designs.
5. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
6. 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 Department 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.

[Signed copy on file]

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Date  
**PLN - 155**

**Public Correspondence**

Writer	Date
A. Lerner	June 29, 2016
Andrea and Michael Burke	April 13, 2016 April 6, 2016
Kevin Skipworth	April 13, 2016 April 5, 2016 April 5, 2016 April 1, 2016
Milah and Steve Ngan	April 11, 2016
Lori Marentette	April 11, 2016
Jen Schaeffers	April 6, 2016 April 5, 2016 March 8, 2016

**From:** annel200 . [mailto:annel200@gmail.com]  
**Sent:** Wednesday, 29 June 2016 20:32  
**To:** MayorandCouncillors  
**Subject:** RE: REZONING APPLICATION

RE: Rezoning application:

FILE RZ 16-723762

I object to the rezoning of this property out of (L) Light Industrial to (ZS23) Single Family.

The businesses/services at this location are well used by the whole neighborhood as seen by the constant attendance of locals on a daily basis.

The city claims to champion mixed use development with businesses/stores as part of new densified residential construction.

We deserve to continue having nearby access to these businesses.

Do not put the desires of a developer's profits before consideration of community needs and make-up.

It is within your powers to deny this rezoning for the benefit of the local community.

Thank you for your attention to this.

A. Lerner  
12633 No. 2 Road  
Richmond  
604.448-8705

## Badyal, Sara

---

**From:** Badyal, Sara  
**Sent:** Wednesday, 13 April 2016 11:18 AM  
**To:** Badyal, Sara  
**Subject:** Re-zoning on Trites: potential loss of Generation Daycare

**From:** Andrea Niosi [<mailto:andreaandmichael@gmail.com>]  
**Sent:** Wednesday, 13 April 2016 10:05  
**To:** Mayor and Councillors  
**Subject:** Re-zoning on Trites: potential loss of Generation Daycare

Dear Mayor and City Councillors of Richmond,

Please find below my letter of concern to Sara Badyal regarding the potential re-zoning of the light industrial area on Trites Road in the Steveston area.

I would greatly appreciate you conciser all the concerns I, along with other parents and business owners in the area, have put forward and reconsider approving this application.

Thank you,

Andrea & Michael Burke

Begin forwarded message:

**From:** Andrea Niosi <[andreaandmichael@gmail.com](mailto:andreaandmichael@gmail.com)>  
**Subject:** Re-zoning on Trites: potential loss of Generation Daycare  
**Date:** April 6, 2016 at 9:08:51 AM PDT  
**To:** [sbadyal@richmond.ca](mailto:sbadyal@richmond.ca)  
**Cc:** Mike Lewis <[generationdaycare@gmail.com](mailto:generationdaycare@gmail.com)>

Dear Sarah,  
RE: 16 723761 000 00 RZ

I am writing to you to express my deep concerns regarding the potential re-zoning of the light industrial warehousing area on Trites Rd, and specifically about the potential loss of Generation Daycare. I am the mother of an 8 yo and 4yo and we live in the community: my eldest attends Homma Elementary and my youngest will be starting there in September 2016.

Generation Daycare provides an essential service to our family as it is one of the few affordable and flexible daycare options that serves our school (T. Homma Elementary). We value their service as it is within walking distance to/from Homma giving the children the added benefit of being able to spend more time outside each school day.

I have grave concerns about the possible relocation of Generation from our neighbourhood and moving out of catchment forcing the children to be bused to/from school every day. The added expense this has on our family will likely force us to reconsider this service all-together which will severely impact our family's ability to juggle two working parents' careers and our children's childcare needs.

Health & Wellness

Just today the Globe and Mail reported that fewer Canadian children in elementary schools are walking to school:

Article: [http://www.theglobeandmail.com/news/national/education/fewer-canadian-students-walking-or-cycling-to-school-raises-concerns/article29535846/?click=sf\\_globe](http://www.theglobeandmail.com/news/national/education/fewer-canadian-students-walking-or-cycling-to-school-raises-concerns/article29535846/?click=sf_globe)

And last month a number of news outlets reported that children spend less time outdoors than many prisoners:

Article: <http://www.fastcocreate.com/3058156/children-spend-less-time-outdoors-than-prisoners-according-to-new-persil-ad>

In 2007, Canadian Living featured Richmond, BC in an article and named it Canada's healthiest city. This was the same year my husband and I moved to Richmond and had our first daughter. We are raising our children to uphold this prestigious title: we walk, bike, run, and spend as much time as possible in the outdoors. In Steveston we are extremely fortunate to live in such a walkable neighbourhood; a truly rare and valuable feature for a suburban city.

If Generation Daycare is forced to move from its current location, countless families will no longer be able to ensure their children are receiving additional time outdoors walking to/from school which will have negative effects on their health, well-being, and the manner in which the next generation is being raised in Richmond.

### **Growing Enrolment**

As we know, many Richmond schools face possible closure due to declining enrolment rates. Homma Elementary is not one of those schools and instead has seen increasing enrolment rates. This alone demonstrates the very need for an affordable and flexible neighbourhood-based childcare service such as Generation's.

Article: <http://www.richmond-news.com/news/richmond-school-district-mulling-closures-1.2056418>

### **Supporting Small Businesses in Canada**

Micro-enterprises and small businesses are the backbone of our country's economy. We, as a City, should be doing more to support and foster the growth of businesses in our communities; businesses like Generation Daycare's and its neighbours'.

Small Business Stats: <http://www.cbc.ca/news/business/10-surprising-stats-about-small-business-in-canada-1.1083238>

It is for these 3 central reasons above, that my family strongly opposes the re-zoning of the area in question and the potential relocation of the essential service provided by Generation Daycare. This application, if improved, will have a negative effect on many Richmond families now and into the future. Our children's health and well-being will be negatively impacted, and, our community and neighbourhood services will be eroded and ultimately removed causing potentially severe economic damages to small businesses.

Our neighbourhood is growing and our neighbourhood school is seeing increasing enrolment rates which demonstrates our increasing dependency on affordable and flexible child care services.

Our family asks that you please consider these concerns as well as those voiced by Generation Daycare and the other families it serves and reject the application to re-zone this area.

Thank you,  
Andrea Niosi & Michael Burke  
604.760.0302

**PLN - 159**

## **Badyal,Sara**

---

**From:** Kevin Skipworth <kevin@skipworth.ca>  
**Sent:** Wednesday, 13 April 2016 9:44 AM  
**To:** McPhail,Linda  
**Cc:** Badyal,Sara  
**Subject:** RE: Daycare rezoning

Hello Linda,

Thank you for this information and the update. I have spoken to Mike Lewis at Generations Daycare. Yes, both Vancouver Coastal Health and the City's Economic Development staff have been in contact with Mike. Unfortunately both have said that there is no viable space in Steveston. So we are back to square one. They suggested the empty space at Imperial Landing, but we know that is not zoned for child care facilities. That would be a very good fit but unless you can tell me otherwise, the city hasn't allowed for rezoning of that site from Mixed Maritime Use. Perhaps it should be looked at to allow partial rezoning to get the daycare into the space and start with that? But as it stands now, as of September I along with 40 other families will be scrambling to sort out what we do with our children before and after school. Very disappointing.

On another note, a representative of the owner of the property on Trites Road did go and visit the owner of the daycare. He started out asserting that no matter what we as a group did the zoning would go through, then suggested he could "buy" his way through the process (presuming he would pay off tenants to quietly leave?) then by the end suggested he would contact the city to assist in finding a new location. Can that be confirmed?

Thank you everyone for the assistance. We'll keep trying.

Kevin Skipworth  
Dexter Associates Realty

Once again I'm taking part in the Ride To Conquer Cancer with a goal of raising \$3,000. To help me reach my goal please go to [www.conquercancer.ca/goto/KevinSkip](http://www.conquercancer.ca/goto/KevinSkip)

604-868-3656 (C)  
604-689-8226 (O)  
604-689-8206 (F)  
[www.skipshomes.com](http://www.skipshomes.com)

"Some people see things as they are and ask why. Others dream things that never were and ask why not." - George Bernard Shaw.

-----Original Message-----

From: McPhail,Linda [mailto:LMcPhail@richmond.ca]  
Sent: Wednesday, April 06, 2016 2:26 PM  
To: Kevin Skipworth <kevin@skipworth.ca>  
Cc: Badyal,Sara <SBadyal@richmond.ca>  
Subject: RE: Daycare rezoning

Hi Mr. Skipworth - thank you for email. With regards to your question about the 6 months notice, the City would not typically get involved in a lease issue between a private landowner and their tenant.

Staff have informed me that the Vancouver Coastal Health licensing officers have been working with the owner of Generation Daycare in suggesting possible relocation sites and that the City's Economic Development staff have been asked to assist the displaced business owners if they request help with relocation.

If you have any questions about day care facilities in Richmond, our Child Care Coordinator, Coralys Cuthbert, would be happy to speak with you. Her contact information is below

Coralys Cuthbert/Child Care Coordinator - Phone: (604) 204-8621 Community Social Development Department  
Community Services Division, City of Richmond

Please let me know if you have any other questions.

Regards - Linda McPhail

Councillor, City of Richmond  
[www.richmond.ca](http://www.richmond.ca)

---

From: Kevin Skipworth [kevin@skipworth.ca]  
Sent: Tuesday, April 05, 2016 9:47 PM  
To: McPhail,Linda  
Cc: Badyal,Sara  
Subject: RE: Daycare rezoning

Thank you Linda for your response. I am hoping that the concerns of the parents and community will have some merit on this upcoming decision. I did read through the Steveston OCP and while it does note that this area in question is to become single family homes over time, there is reference to maintaining child day care as well. To me that means that this should be a priority and that Generations Daycare needs to be looked after.

What really concerns me as a tax paying resident of Richmond and member of our community is how the owner/developer has acted in this situation. It would seem their plans are to have all the tenants removed from the property well in advance of a decision being made and possibly demolishing the buildings thus leaving the city with little choice but to rezone. The fact that only 6 month's notice was given at this early stage shows very little respect for our community and the residents that this affects. Our children are our future and I can tell you that the prospects of what will happen in September are not good without this daycare being maintained within our community of Steveston.

Is there anything the city can do about this 6 month's notice being given so early and not allowing sufficient time to find a new location within Steveston? And if nothing can be done about that, can the city help with a new location within Steveston?

Thank you Linda. This is going to create a lot of unhappiness within our community and it should be given immediate consideration as time is of the essence.

Best regards,

Kevin Skipworth  
Dexter Associates Realty

Once again I'm taking part in the Ride To Conquer Cancer with a goal of raising \$3,000. To help me reach my goal please go to [www.conquercancer.ca/goto/KevinSkip](http://www.conquercancer.ca/goto/KevinSkip)

604-868-3656 (C)  
604-689-8226 (O)  
604-689-8206 (F)

**PLN - 161**



www.skipshomes.com

"Some people see things as they are and ask why. Others dream things that never were and ask why not." - George Bernard Shaw.

-----Original Message-----

From: McPhail,Linda [mailto:LMcPhail@richmond.ca]

Sent: Tuesday, April 05, 2016 9:25 AM

To: kpskip@shaw.ca

Subject: Daycare rezoning

Hello Mr. Skipworth - I am in receipt of your email to Mayor and Councillors regarding RZ 2016-723761 at 12280 - 12320 Trites Rd.

I was first made aware of the situation in a phone call I received from Alan Campbell of the Richmond News at 2:15 pm yesterday. He asked if I was aware of the application and, I was not.

It often takes several months for applications to be brought forward to a Planning Committee. This area is in transition and, while we have not discussed this site in particular, there have been discussions about the area in general, during previous rezoning applications. I can assure you that each application is evaluated on their own merit.

I am the Chairperson of the Planning Committee and had a Planning Committee agenda review meeting at 3 pm yesterday - just after the phone call from the Richmond News. I asked staff about this application. Staff commented that- -they received an application 4-5 weeks ago and the application is in the very early stages of the process; applications can take several months to work through the process -the OCP - Steveston Area plan does allow for neighbourhood residential -Planning staff have been in contact with the City of Richmond's Child Care coordinator and the Economic Development office to see if they can provide assistance

As a parent myself -my children are now young adults - I did need child care when my children were younger and do understand the need for access to quality child care.

Thank you for sharing your concerns. Your email has been forwarded to Wayne Craig, Director of Planning - please feel free to contact him at 604-276-4000 to discuss this application. It is protocol for staff to contact people who have corresponded on planning applications to let them know when the application will be on a public committee or public hearing agenda so that they have the opportunity to participate. Your correspondence will be included in the materials that make up the rezoning application report.

Regards -Linda McPhail

Councillor, City of Richmond  
www.richmond.ca

## **Badyal,Sara**

---

**From:** Badyal,Sara  
**Sent:** Wednesday, 6 April 2016 10:07 AM  
**To:** Badyal,Sara  
**Subject:** FW: Daycare Rezoning - RZ 2016-723761 - 12320/12280 Trites Road

**From:** Kevin Skipworth [<mailto:kpskip@shaw.ca>]  
**Sent:** Friday, 1 April 2016 23:22  
**To:** MayorandCouncillors  
**Subject:** Daycare Rezoning

I am extremely disappointed that there has been a rezoning application:

2016 723761 000 00 RZ ( In Circulation ) MATT STOGRYN has applied to the City of Richmond for permission to rezone 12320/12280 Trites Road from Light Industrial (IL) to Single Family (ZS23) in order to create 30 single family lots.

My son goes to Generations Daycare which has been served a 6 month eviction notice as they have applied to have that location rezoned. The owner of the daycare has not been able to find suitable space to replace their current location other than a location at Ironwood. That would mean that the students instead of walking to Homma Elementary would have to be bussed back and forth to school each day. That not only adds extra time to their day as well as their parents, adds traffic congestion on our roads and most importantly adds risk to our children for this unnecessary transportation. I cannot understand how this can be passed without any consideration for our community and what will be the lack of daycare. Any rezoning should either involve a daycare space for Generations or it should not be allowed to happen. Our community of Steveston needs this type of service and there will not be a replacement for it.

Can you please let me know where this rezoning application is in the process and how I can voice my opposition as well as anyone else in the community. This cannot happen!

Kevin Skipworth  
Dexter Associates Realty

604-868-3656 (C)  
604-689-8226 (O)  
604-689-8206 (F)  
[www.skipshomes.com](http://www.skipshomes.com)

**“Some people see things as they are and ask why. Others dream things that never were and ask why not.” – George Bernard Shaw.**

## **Badyal,Sara**

---

**From:** Kevin Skipworth <kevin@skipworth.ca>  
**Sent:** Tuesday, 5 April 2016 12:00 AM  
**To:** Badyal,Sara  
**Subject:** Daycare Rezoning - RZ 2016-723761 - 12320/12280 Trites Road

Thank you Sarah for your time today. I appreciate your insight and feedback.

I did read through the official community plan and while yes there is the reference to that area on Trites Road being converted to Single Family in time, it does say in the near future nothing would change. But what I read I feel needs to be considered. That is on page 10 where it says that community amenities (child care, affordable housing) shall be encouraged. This is certainly something I think is important in the plan. There are no other after school/before school day care programs with space. This is a unique facility servicing Steveston and allowing children that go to Homma Elementary to walk back and forth to school. It provides an alternative for parents to ensure their children from K to Grade 7 have an option and a very safe option for care. The thought that my son may have to be bussed back and forth to school from a location like Ironwood, after having been driven to the daycare and picked up in the evening frustrates me. Not only does it add congestion to our roads, but it produces a very unnecessary risk to our children.

What really puzzles me is that the owner of the property gave notice so far in advance and only gave 6 months notice to the tenants to find a new space. My concern is what happens if this rezoning is not approved? Then the businesses in this location have already lost their homes. Does the city have any impact on this notice being given and the timing. And can anything be done to provide for more time?

Thank you Sarah, please feel to pass on these comments.

Kevin Skipworth  
Dexter Associates Realty

Once again I'm taking part in the Ride To Conquer Cancer with a goal of raising \$3,000. To help me reach my goal please go to [www.conquercancer.ca/goto/KevinSkip](http://www.conquercancer.ca/goto/KevinSkip)

604-868-3656 (C)  
604-689-8226 (O)  
604-689-8206 (F)  
[www.skipshomes.com](http://www.skipshomes.com)

**“Some people see things as they are and ask why. Others dream things that never were and ask why not.” – George Bernard Shaw.**

## **Badyal,Sara**

---

**From:** MNgan <mngan@shaw.ca>  
**Sent:** Monday, 11 April 2016 10:02 PM  
**To:** Badyal,Sara  
**Subject:** rezoning application 16 723761 000 00 RZ

Hello Sarah,

We are sending this email in regards to rezoning application 16 723761 000 00 RZ.

Our concern with the rezoning is the excessive densification of our neighborhood and the resulting strain on our existing resources. Homma is one of the few schools that has increasing enrolment. With such a large population of families that live in our neighborhood, we need services like Generation Daycare. Generation is, by far, the best after-school centre we have found and we love and trust the staff. Without the care and support Generation provides, my husband and I would not be able to work full-time. It's all tied together and we need the city to understand and support families by not taking away the resources we need. Aside from the YMCA, there is no other after-school care program in our neighborhood. Generation Daycare is an essential service for our family.

So far Mike (the owner of Generation) has not been able to secure another location for his business. What happens if he doesn't find a suitable place? What if he finds a place but its not big enough and he can't take all the children currently in his care? We need this business in our neighborhood as we don't have any other support for after school care. We are incredibly upset and frustrated by this situation. We hope the the city will help us in ensuring we don't lose Generation Daycare from our neighborhood.

Please let us know if you have any questions. Thank you,  
Milah and Steve Ngan

**Badyal,Sara**

---

**From:** Badyal,Sara  
**Sent:** Monday, 11 April 2016 12:25 PM  
**To:** Badyal,Sara  
**Subject:** Rezoning application regarding 12280 and 12320 No 2 Road

**From:** Lori [<mailto:lorel26@yahoo.com>]  
**Sent:** Thursday, 7 April 2016 23:09  
**To:** MayorandCouncillors  
**Subject:** Generation Daycare, Richmond News April 5th

Greetings Mayor and City Councillors;

It has become apparent that there was an exorbitant oversight concerning the development of the property that Generation Daycare currently occupies. This daycare is a crucial part of the childcare initiatives that the city of Richmond's social planning, child care needs assessment and strategy document outlined for the city up until 2016.

[http://www.richmond.ca/shared/assets/Child Care Needs Assessment and Strategy 2009-201629995.pdf](http://www.richmond.ca/shared/assets/Child_Care_Needs_Assessment_and_Strategy_2009-201629995.pdf)

Considering the recent article that was posted by CBC News today, April 7th,

<http://www.cbc.ca/news/canada/british-columbia/richmond-school-closures-1.3524496>

there will be an increased need in the community as these schools will adjust the demographic areas needed to provide adequate childcare services to the residents of Richmond / Steveston.

I urge city council to repeal all development from commencing on this property as it will further derail the progress that the social planning councillors have published as their strategy to increase, not decrease child care provisions.

Thank you for your time, once again, please reconsider this development as it may create an environment of public protest if council does not change the course of the closure of Generation Daycare.

Regards,

Lori Marentette

## **Badyal,Sara**

---

**From:** Jen Schaeffers <Jen.Schaeffers@cknw.com>  
**Sent:** Wednesday, 6 April 2016 9:51 AM  
**To:** Badyal,Sara  
**Subject:** Opposition to Rezoning regarding application 16 723761 000 00 RZ

Good morning Sarah,

My name is Jen Schaeffers and I am the mother of Kaylee Schaeffers that attends the Generation Daycare after school program at 12280-12320 Trites Road, near Moncton in Steveston.

We have been informed that the after school care in which our child and another 50 families utilize will be closing in six months due to a developer who has bought the land and is having it rezoned.

I have a problem with this. If the City keeps approving developers coming in and clearing out essential services for families then where are our children going to go? There are little to no alternative childcare options in the Steveston area. Furthermore, the area continues to densify. I would imagine the City are aware of this problem and in particular the planning department when figuring out the essential services that are going to of use for all the families that continue to move to the area.

I look forward to your timely response. Thank you.

Kindest regards,

Jen Schaeffers  
Executive Director  
CKNW Orphans' Fund

T. 604.331.2782 C. 604.306.5311 : 2000 - 700 West Georgia Street Vancouver, BC V7Y 1K9  
**Connect with us:** [CKNWOrphansFund.com](http://CKNWOrphansFund.com) : [Twitter](#) : [Facebook](#)

From: Jen Schaeffers [Jen.Schaeffers@cknw.com]  
Sent: Tuesday, April 05, 2016 9:37 AM  
To: McPhail,Linda  
Subject: RE: Opposition to Rezoning

Thank you Linda. I greatly appreciate your reply and further information you provided.

It is great to hear that the City is involved in the planning of this area. I did read through the Community Plan for Steveston. Child care is very, very limited in the Steveston area with really only Generations, the YMCA and Renaissance Kids as options. As the development in the area progresses, this will place more pressure on Homma School to expand and I have begun to hear rumours that the YMCA will need to leave the school due to the influx of students (likely in the next 1-2 years). So either they will close or need to find other space, which is incredibly limited.

Quality child care is important, as is affordable child care - given the extraordinary cost of living in the Steveston area (and really all over the lower mainland).

At the heart of the matter, I just want to ensure that the City is involved in helping navigate the difficulties arising from so much densification in the area. I hope there is a plan for where all these children are going to go that are moving to the area and in addition, accommodating the ones that currently reside here. In my mind, it's completely unrealistic to force a child care facility to the other side of Richmond because there is no space in the area. That is just poor planning and an incredible shame.

Thank you again Linda.

Warmest regards,  
Jen

Jen Schaeffers  
Executive Director  
CKNW Orphans' Fund

T. 604.331.2782 C. 604.306.5311 : 2000 - 700 West Georgia Street Vancouver, BC V7Y 1K9 Connect with us: CKNWOrphansFund.com : Twitter : Facebook

-----Original Message-----

From: McPhail,Linda [mailto:LMcPhail@richmond.ca]  
Sent: Tuesday, April 05, 2016 9:28 AM  
To: Jen Schaeffers  
Subject: Opposition to Rezoning

Hello Ms. Schaeffers - I am in receipt of your email to Mayor and Councillors regarding RZ 2016-723761 at 12280 - 12320 Trites Rd.

I was first made aware of the situation in a phone call I received from Alan Campbell of the Richmond News at 2:15 pm yesterday. He asked if I was aware of the application and, I was not.

It often takes several months for applications to be brought forward to a Planning Committee. This area is in transition and, while we have not discussed this site in particular, there have been discussions about the area in general, during previous rezoning applications. I can assure you that each application is evaluated on their own merit.

I am the Chairperson of the Planning Committee and had a Planning Committee agenda review meeting at 3 pm yesterday - just after the phone call from the Richmond News. I asked staff about this application. Staff commented that- -they received an application 4-5 weeks ago and the application is in the very early stages of the process; applications can take several months to work through the process - the OCP - Steveston Area plan does allow for neighbourhood residential -Planning staff have been in contact with the City of Richmond's Child Care coordinator and the Economic Development office to see if they can provide assistance

As a parent myself -my children are now young adults - I did need child care when my children were younger and do understand the need for access to quality child care.

Thank you for sharing your concerns. Your email has been forwarded to Wayne Craig, Director of Planning - please feel free to contact him at 604-276-4000 to discuss this application. It is protocol for staff to contact people who have corresponded on planning applications to let them know when the application will be on a public committee or public hearing agenda so that they have the opportunity to participate. Your correspondence will be included in the materials that make up the rezoning application report.

Regards -Linda McPhail

Councillor, City of Richmond  
[www.richmond.ca](http://www.richmond.ca)  
Linda McPhail



## **Badyal,Sara**

---

**From:** PlanningDevelopment  
**Sent:** Wednesday, 9 March 2016 2:30 PM  
**To:** Badyal,Sara  
**Subject:** FW: Rezoning a family after school care with no public consultation

---

**From:** Jen Schaeffers [<mailto:Jen.Schaeffers@cknw.com>]  
**Sent:** Tuesday, 8 March 2016 20:16  
**To:** PlanningDevelopment  
**Subject:** Rezoning a family after school care with no public consultation

Hi Joe,

My name is Jen Schaeffers and I work with CKNW radio station. I also happen to be a parent of a child that attends an after school program at 12280-12320 Trites Road, near Moncton in Steveston.

We were informed tonight that the after school care in which our child and another 40 families utilize will be closing in six months due to a developer who has bought the land and is having it rezoned.

**So I have a few questions:**

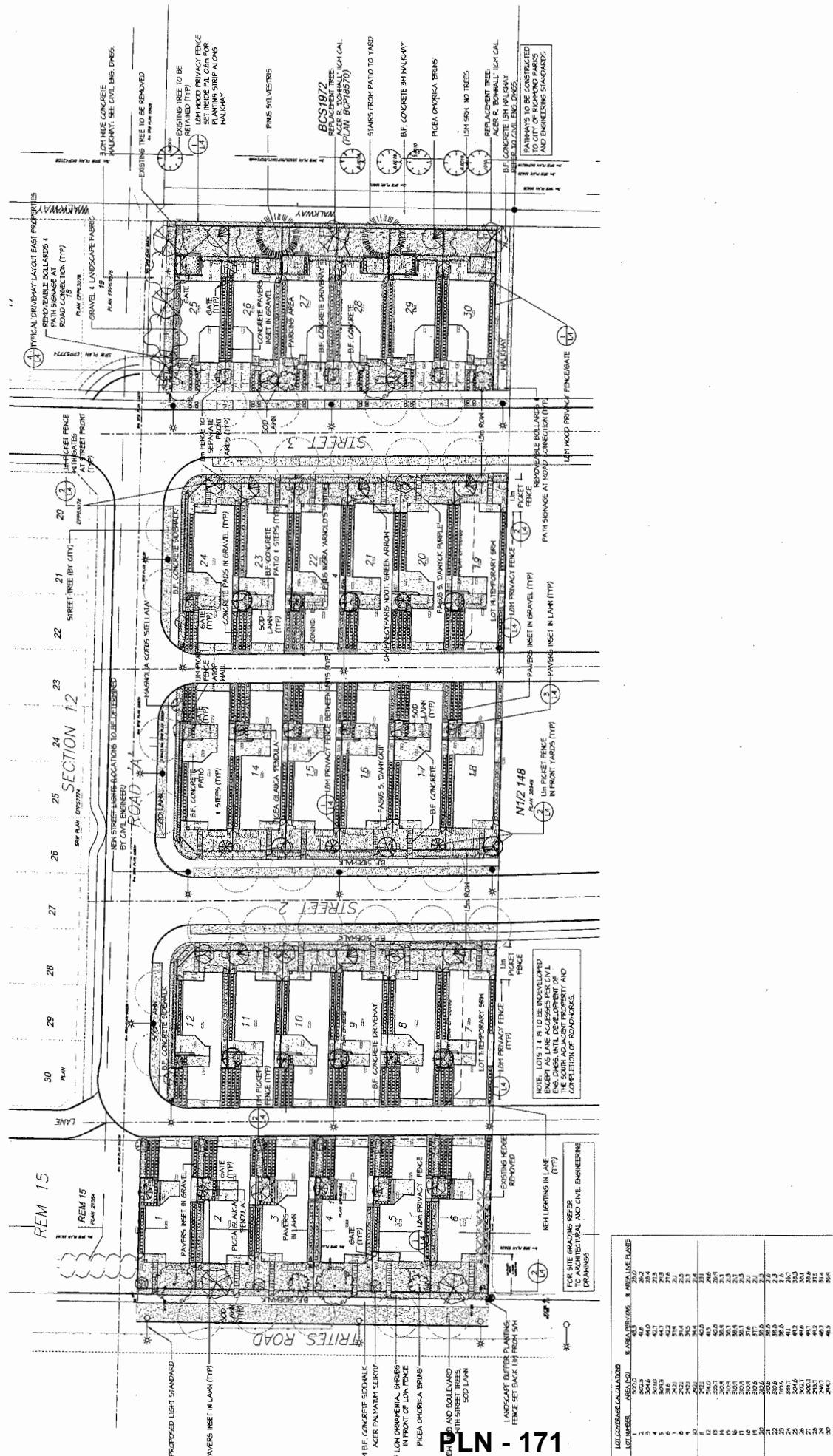
1. Has the zoning been approved for this? I found documentation online that looks like the developer (Omni Pacific) just applied for this March 3rd. I can't imagine zoning as already been approved by the City. Apparently the owner of the child care facility simply received a letter in their mail slot letting them know they need to vacate the facilities within six months (no name attached...nice way of doing business!)
2. Will there be community consultation before the rezoning is approved? And if so, what are the timelines on this?

You see, I have a problem with this. If the City keeps approving developers coming in and clearing out essential services for families then where are our children going to go? There are little to no alternative childcare options in the Steveston area. Furthermore, the area continues to densify. I would imagine the City are aware of this problem and in particular the planning department when figuring out the essential services that are going to of use for all the families that continue to move to the area.

I look forward to your timely response. Thank you.

Kindest regards,

Jen Schaeffers  
CKNW AM980



PLN - 171

DATE: 14.12.22  
 SCALE: 1:300  
 DRAWN: [Blank]  
 CHECKED: [Blank]  
 DATE: 14.12.22  
 DRAWING NUMBER: L1  
 PROJECT NUMBER: [Blank]

SEAL

CONCEPTUAL LANDSCAPE PLAN

PROJECT: SINGLE FAMILY SUBDIVISION  
 12280 12320 TRITES ROAD  
 RICHMOND BC

CLIENT:  
 IFORTUNE HOMES  
 9514 - 5811 ROONEY RD.  
 RICHMOND BC

LOT 1, 1.5M MOOD PRIVACY FENCE TO BE INSTALLED IN FRONT OF PROPERTY AND THE SOUTH ADJACENT PROPERTY AND ADJUNCTION OF ASPHALT PAVING.

LOT 1.5M MOOD PRIVACY FENCE TO BE INSTALLED IN FRONT OF PROPERTY AND THE SOUTH ADJACENT PROPERTY AND ADJUNCTION OF ASPHALT PAVING.

LOT NUMBER	AREA (SQ. M)	% AREA	PERCENTAGE	% AREA	PERCENTAGE
1	300.0	3.2	3.2	3.2	3.2
2	300.0	3.2	3.2	3.2	3.2
3	300.0	3.2	3.2	3.2	3.2
4	300.0	3.2	3.2	3.2	3.2
5	300.0	3.2	3.2	3.2	3.2
6	300.0	3.2	3.2	3.2	3.2
7	300.0	3.2	3.2	3.2	3.2
8	300.0	3.2	3.2	3.2	3.2
9	300.0	3.2	3.2	3.2	3.2
10	300.0	3.2	3.2	3.2	3.2
11	300.0	3.2	3.2	3.2	3.2
12	300.0	3.2	3.2	3.2	3.2
13	300.0	3.2	3.2	3.2	3.2
14	300.0	3.2	3.2	3.2	3.2
15	300.0	3.2	3.2	3.2	3.2
16	300.0	3.2	3.2	3.2	3.2
17	300.0	3.2	3.2	3.2	3.2
18	300.0	3.2	3.2	3.2	3.2
19	300.0	3.2	3.2	3.2	3.2
20	300.0	3.2	3.2	3.2	3.2
21	300.0	3.2	3.2	3.2	3.2
22	300.0	3.2	3.2	3.2	3.2
23	300.0	3.2	3.2	3.2	3.2
24	300.0	3.2	3.2	3.2	3.2
25	300.0	3.2	3.2	3.2	3.2
26	300.0	3.2	3.2	3.2	3.2
27	300.0	3.2	3.2	3.2	3.2
28	300.0	3.2	3.2	3.2	3.2
29	300.0	3.2	3.2	3.2	3.2
30	300.0	3.2	3.2	3.2	3.2

**pmg**  
 LANDSCAPE ARCHITECTS

© Copyright reserved. This drawing and design is the property of pmg Landscapes. It is not to be reproduced or used for other projects without their permission.

11. FIELD NO. REFERRED TO (LOT/CONTRACT, etc.) FROM WHICH THE INFORMATION WAS OBTAINED  
 12. DATE REVISION/DESCRIPTION



Richmond Zoning Bylaw 8500
Amendment Bylaw 9675 (RZ 16-723761)
12320 Trites Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (ZS23) - STEVESTON".

P.I.D. 029-912-474

Lot 1 Section 12 Block 3 North Range 7 West New Westminster District Plan EPP63719

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9675".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for recording readings and conditions.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER