



City Council

Council Chambers, City Hall
6911 No. 3 Road

Monday, January 12, 2015
7:00 p.m.

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on Monday, December 8, 2014* (distributed previously);
- CNCL-7 (2) *adopt the minutes of the Special Council meeting held on Wednesday, December 17, 2014;*
- CNCL-15 (3) *adopt the minutes of the Regular Council meeting for Public Hearings held on Monday, December 22, 2014; and*
- CNCL-23 (4) *receive for information the Metro Vancouver 'Board in Brief' dated Friday, December 12, 2014.*



AGENDA ADDITIONS & DELETIONS

COMMITTEE OF THE WHOLE

2. *Motion to resolve into Committee of the Whole to hear delegations on agenda items.*



3. Delegations from the floor on Agenda items.

(PLEASE NOTE THAT FOR LEGAL REASONS, DELEGATIONS ARE NOT PERMITTED ON ZONING OR OCP AMENDMENT BYLAWS WHICH ARE TO BE ADOPTED.)

4. *Motion to rise and report.*



RATIFICATION OF COMMITTEE ACTION

CONSENT AGENDA

(PLEASE NOTE THAT ITEMS APPEARING ON THE CONSENT AGENDA WHICH PRESENT A CONFLICT OF INTEREST FOR COUNCIL MEMBERS MUST BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED SEPARATELY.)

CONSENT AGENDA HIGHLIGHTS

- Receipt of Committee minutes
- Metro Vancouver Homeless Transit Plan
- Child Care Development Advisory Committee 2014 Annual Report and 2015 Work Program
- Land use applications for first reading (to be further considered at the Public Hearing on Monday, February 16, 2015):
 - 9329 Kingsley Crescent – Rezone from Land Use Contract 048 to RS2/B (Murad Baluch – applicant)
 - 8511 Blundell Road – Rezone from RS1/E to RD1 (Merry Gao – applicant)
- Agricultural Advisory Committee 2014 Annual Report and 2015 Work Plan

5. *Motion to adopt Items 6 through 11 by general consent.*



6. **COMMITTEE MINUTES**

That the minutes of:

Consent
Agenda
Item

Council Agenda – Monday, January 12, 2015

Pg. #	ITEM
CNCL-24	(1) <i>the Community Safety Committee meeting held on Tuesday, December 9, 2014;</i>
CNCL-35	(2) <i>the General Purposes Committee meetings held on Monday, December 15, 2014 and Monday, January 5, 2015;</i>
CNCL-42	(3) <i>the Planning Committee meetings held on Tuesday, December 16, 2014 and Tuesday, January 6, 2015;</i>
CNCL-63	(4) <i>the Public Works & Transportation Committee meeting held on Wednesday, December 17, 2014;</i> <i>be received for information.</i>



Consent
Agenda
Item

7. **METRO VANCOUVER HOMELESS TRANSIT PLAN**
(File Ref. No. 08-4057-01) (REDMS No. 4461116 v. 4)

CNCL-67

See Page CNCL-67 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

- (1) *That a letter be sent to TransLink requesting that the feasibility of the recommendations put forward by the Transit Working Group, cited in the staff report, to improve transit services for people living in extreme poverty, be explored; and*
- (2) *That a copy of that letter be sent to BC MLAs.*



Consent
Agenda
Item

8. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PROGRAM**
(File Ref. No. 01-0100-30-CCDE1-01; 07-3070-01) (REDMS No. 4460931)

CNCL-71

See Page CNCL-71 for full report

PLANNING COMMITTEE RECOMMENDATION

That the Child Care Development Advisory Committee's 2015 Work Program be approved.



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Consent
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Item

9. **APPLICATION BY MURAD BALUCH FOR REZONING AT 9329 KINGSLEY CRESCENT FROM LAND USE CONTRACT 048 TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009195; RZ 13-647380) (REDMS No. 4426215)

CNCL-78

See Page **CNCL-78** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195:

- (1) *for the rezoning of 9329 Kingsley Crescent from “Land Use Contract 048” to “Single Detached (RS2/B)”;* and
- (2) *to authorize the termination, release and discharge of “Land Use Contract 048” entered into pursuant to “Dawson Lands Ltd. Land Use Contract By-law No. 3281”, as it affects 9329 Kingsley Crescent;*
be introduced and given first reading.



Consent
Agenda
Item

10. **APPLICATION BY MERRY GAO FOR REZONING AT 8511 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLINGS (RD1)**

(File Ref. No. 12-8060-20-009198; RZ 13-650522) (REDMS No. 4445525)

CNCL-88

See Page **CNCL-88** for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”; *be introduced and given first reading.*



Consent
Agenda
Item

11. **AGRICULTURAL ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PLAN**

(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 4460923)

CNCL-106

See Page **CNCL-106** for full report

PLANNING COMMITTEE RECOMMENDATION

That the 2015 Agricultural Advisory Committee Work Program be approved.



**CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA**

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE
Councillor Linda McPhail, Chair

12. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING
AT 9800, 9820, 9840 AND 9860 GRANVILLE AVENUE FROM
SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY
TOWNHOUSES (RTM2)**
(File Ref. No. 12-8060-20-009179; RZ 14-658085) (REDMS No. 4359741 v. 4)

CNCL-113

See Page CNCL-113 for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllr. Day

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-141** Road Closure and Removal of Road Dedication (Road Adjacent to 8451 Bridgeport Road) **Bylaw No. 8971**
Opposed at 1st/2nd/3rd Readings – None.

☐

- CNCL-144** Business Regulation Bylaw 7538, Amendment **Bylaw No. 9191**
Opposed at 1st/2nd/3rd Readings – None.

☐

- CNCL-147** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9095**
(11320/11340 Kingsgrove Avenue, RZ 13-632272)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

☐

ADJOURNMENT

☐



**Special Council
Wednesday, December 17, 2014**

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Corporate Officer – David Weber

Call to Order: Mayor Brodie called the meeting to order at 4:00 p.m.

RES NO. ITEM

AGENDA ADDITIONS & DELETIONS

SP14/3-1 It was moved and seconded
That Special Council meeting notice requirements be waived in order to add Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. – Lot 1) ARTS Units Bylaw No. 9161 and Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. –p Lot 1) Affordable Housing Bylaw No. 9162 to the Agenda under 'Bylaws for Adoption.'

CARRIED UNANIMOUSLY

The meeting was recessed at 4:01 p.m.



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The meeting reconvened at 4:12 p.m. following the Open Public Works and Transportation Committee meeting with all members of Council present.

COMMUNITY SAFETY COMMITTEE

1. **RICHMOND RCMP 2015-2017 STRATEGIC PLAN**
(File Ref. No. 09-5350-11) (REDMS No. 4433236, 4460956)

SP14/3-2

It was moved and seconded

That the strategic priorities as outlined in the report titled Richmond RCMP 2015-2017 Strategic Plan, dated November 24, 2014, from the Officer in Charge, Richmond RCMP, be endorsed.

CARRIED

SP14/3-3

It was moved and seconded

That Items No. 2 to No. 4 be adopted by general consent.

CARRIED

GENERAL PURPOSES COMMITTEE

2. **TRANS MOUNTAIN PIPELINE PROJECT NEB – UPDATE AND INTERVENOR OPPORTUNITIES**
(File Ref. No. 10-6125-30-005) (REDMS No. 4447578)

(1) *That the staff report titled Trans Mountain Pipeline Project National Energy Board (NEB) – Update and Intervenor Opportunities, dated December 1, 2014, from the Director, Engineering and Director, Intergovernmental Relations & Protocol Unit, providing details on the Kinder Morgan-led pipeline expansion project and National Energy Board (NEB) review process, be received for information; and*



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- (2) *That staff proceed with a submission for Information Requests to the NEB, detailed in Attachment 1 of the staff report titled Trans Mountain Pipeline Project National Energy Board (NEB) – Update and Intervenor Opportunities, dated December 1, 2014, from the Director, Engineering and Director, Intergovernmental Relations & Protocol Unit, for the January 9, 2015 NEB deadline for Intervenor's Status.*

ADOPTED ON CONSENT

3. 2015 COUNCIL AND COMMITTEE MEETING SCHEDULE
(File Ref. No.: 01-0105-01) (REDMS No. 4335773)

That the 2015 Council and Committee meeting schedule, attached to the staff report dated December 2, 2014, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

- (1) *That the Regular Council meetings (open and closed) of August 10, August 24, and December 29, 2015 be cancelled; and*
- (2) *That the August 17, 2015 Public Hearing be re-scheduled to Tuesday, September 8, 2015 at 7:00 pm in the Council Chambers at Richmond City Hall.*

ADOPTED ON CONSENT

4. CITY SUPPORT FOR RICHMOND DIVISION OF FAMILY PRACTICE: A GP FOR ME INITIATIVE
(File Ref. No. 07-3040-20-01) (REDMS No. 4452150 v. 2)

That a letter be sent to the Richmond Division of Family Practice indicating the City's willingness to assist the Division in advancing the objectives of the "GP for Me" initiative, as described in the staff report titled City Support for Richmond Division of Family Practice: A GP for Me Initiative dated December 8, 2014, from the General Manager, Community Services.

ADOPTED ON CONSENT



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PLANNING COMMITTEE

SP14/3-4

It was moved and seconded

That Items No. 5 to No. 8 be adopted by general consent.

CARRIED

**5. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
AND RICHMOND INTERCULTURAL ADVISORY COMMITTEE
REPORT REGARDING SETTLEMENT SERVICES FUNDING
CHANGES**

(File Ref. No. 07-3000-01, Xr. 01-0140-01, 01-0150-01) (REDMS No. 4444296)

- (1) *That the Provincial Government be requested to continue funding the provision of settlement services to immigrant categories no longer eligible for CIC funding as of April 2015;*
- (2) *That the Federal Government be requested to adopt a funding formula reflective of and responsive to community need, and enter into stable funding arrangements with community service providers; and*
- (3) *That the staff report titled Richmond Community Services Advisory Committee and Richmond Intercultural Advisory Committee Report regarding Settlement Services Funding Changes, dated November 26, 2014, from the General Manager, Community Services, be distributed to Provincial and Federal Ministers responsible, Richmond MPs and MLAs, Kwantlen Polytechnic University and the Richmond School Board.*

ADOPTED ON CONSENT



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6. **APPLICATION BY SANDHILL HOMES LTD. FOR REZONING AT 6500 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No12-8060-20-009186; RZ 14-668415) (REDMS No. 4382060, 4382941)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, for the rezoning of 6500 Granville Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

ADOPTED ON CONSENT

7. **APPLICATION BY JHUJAR CONSTRUCTION LTD. FOR REZONING AT 3920 LOCKHART ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 23-8060-20-009184; RZ 14-667490) (REDMS No. 4435194, 4440096)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, for the rezoning of 3920 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

ADOPTED ON CONSENT

8. **APPLICATION BY POLYGON DEVELOPMENT 273 LTD. FOR REZONING ON A PORTION OF 10440 AND 10460 NO. 2 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO TOWN HOUSING (ZT72) – LONDON / STEVESTON (NO. 2 ROAD)**

(File Ref. No. 12-8060-20-009155/009156; RZ 13-649524) (REDMS No. 4453737 v. 3, 4454373, 4454363, 4463096, 4463071, 4463045)

(1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 be amended to achieve a City-owned greenway with a 40 foot setback along the south side of the sites at 10440 and 10460 No. 2 Road;*

(2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156 (as amended by Committee) to re-designate 10440 and 10460 No. 2 Road from "School" to "Neighbourhood Residential" and "Park" in the 2041 Land Use Map be introduced and given first reading;*

(3) *That Bylaw 9156 as amended, having been considered in conjunction with:*

(a) *the City's Financial Plan and Capital Program; and*

5.



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(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

(4) That Bylaw 9156 as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act; and

(5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 as amended, to create the "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone, and to rezone a portion of 10440 and 10460 No. 2 Road from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London / Steveston (No. 2 Road)" be introduced and given first reading.

ADOPTED ON CONSENT

9. **APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9611, 9631 AND 9651 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-009200; RZ 13-647246) (REDMS No. 4389266 v. 2, 4452212)

SP14/3-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, for the rezoning of 9611, 9631 and 9651 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day



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PUBLIC WORKS & TRANSPORTATION COMMITTEE

10. MULTI-FAMILY ORGANICS RECYCLING

(File Ref. No. 10-6370-10-05) (REDMS No. 4334898)

SP14/3-6

It was moved and seconded

- (1) *That staff report back in the first quarter of 2015 on Option 2 for City-provided centralized organics and optional centralized garbage collection service for those multi-family residents currently not serviced by the City, as outlined in the staff report from the Director, Public Works dated November 28, 2014, regarding:*
 - (a) *the program implementation timeline;*
 - (b) *the contractual amendments necessary to Contract T.2988, Residential Solid Waste and Recycling Collection Services; and*
 - (c) *the bylaw amendments necessary to Bylaw 6803 – Solid Waste and Recycling Regulation; and*
- (2) *That the current pilot program for food scraps and organics collection services for multi-family dwellings and commercial businesses be continued pending a determination concerning implementation of a full-scale program.*

CARRIED

BYLAWS FOR ADOPTION

SP14/3-7

It was moved and seconded

Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. – Lot 1)
ARTS Units Bylaw No. 9161

Housing Agreement (Pinnacle Living (Capstan Village) Lands Inc. –p Lot 1)
Affordable Housing Bylaw No. 9162

Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9129
(9140 Dolphin Avenue, RZ 13-650300)



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*Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9135
(3200, 3220, 3240, 3300, and 3320 No. 3 Road and 3171, 3191, 3211, 3231,
3251, 3271, 3291, 3331, and 3371 Sexsmith Road, RZ 12-610011)*

CARRIED

DEVELOPMENT PERMIT PANEL

11. RECOMMENDATION

SP14/3-8

It was moved and seconded

- (1) *That the minutes of the Development Permit Panel meeting held on Wednesday, December 10, 2014 and the Chair's report for the Development Permit Panel meeting held on Wednesday, December 10, 2014, be received for information; and*
- (2) *That the recommendation of the Panel to authorize the issuance of a Development Permit (DP 14-667322) for the property at 3291, 3331 and 3371 Sexsmith Road be endorsed, and the Permit so issued.*

CARRIED

ADJOURNMENT

SP14/3-9

It was moved and seconded

That the meeting adjourn (4:21 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Special meeting of the Council of the City of Richmond held on Wednesday, December 17, 2014.

Mayor (Malcolm D. Brodie)

Corporate Officer (David Weber)



**Regular Council meeting for Public Hearings
Monday, December 22, 2014**

Place: Council Chambers
Richmond City Hall

Present: Mayor Malcolm D. Brodie
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail

Michelle Jansson, Acting Corporate Officer

Absent: Councillor Chak Au
Councillor Harold Steves

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

**1. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9181
(RZ 14-660396)**

(Location: 9680 Railway Avenue; Applicant: Raman Kooner and Ajit Thaliwal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Jean and Peter de Souza, 5431 Mytko Crescent (Schedule 1)
- (b) Kwan Sai Men, 5335 Mytko Crescent (Schedule 2)

Submissions from the floor:

Betty Jao, 5480 Mytko Crescent, raised a concern with regard to noise from the proposed construction site.



**Regular Council meeting for Public Hearings
Monday, December 22, 2014**

In response to queries from Council, Wayne Craig, Director, Development, advised that (i) a road dedication of approximately six metres to widen Mytko Crescent is a condition of the rezoning application approval, and (ii) the Building Approval process will require a construction, parking, and traffic management plan to address site access and construction vehicle parking. Mr. Craig further advised that staff have corresponded with the de Souza's to advise of the additional road dedication associated with the proposed application.

PH14/11-1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9181 be given second and third readings.

CARRIED

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9189
(RZ 14-658284)**

(Location: 7571 and 7591 St. Albans Road; Applicant: Western Gardenia Garden Holdings Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Dongmei Liu, 7633 St. Albans Road (Schedule 3)

Submissions from the floor:

Xing Li, 8333 Jones Road, raised concerns that the proposed development would (i) increase the pre-existing traffic congestion in the area, (ii) obstruct the skyline and mountain views, and (iii) infringe on the privacy of adjacent property owners.

In response to a query from Council, Mr. Li advised that he was uncertain whether a proposal for fewer than three storeys would be acceptable.

In reply to a query from Council, Mr. Craig provided the following information:

- the designation in the St. Albans Sub-Area Plan of the Richmond Official Community Plan allows for three storey apartments, the Richmond Zoning Bylaw permits a maximum height of 12-metres, and the proposed height of the development is approximately 11-metres;



**Regular Council meeting for Public Hearings
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- construction hours are governed by *Noise Regulation – Bylaw No. 8856 (2012)* and that a “Good Neighbour” brochure is available to residents should there be concerns with construction hours occurring in violation of the City’s regulations; and
- the proposed development is requesting a variance to allow for seven small car stalls representing 18% of the total proposed 29 parking spaces; typically small car stalls are not permitted unless there are 31 or more parking stalls proposed with the threshold for small car stalls being 50% of the total proposed parking.

PH14/11-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9189 be given second and third readings.

The question on Resolution No. PH14/11-2 was not called as discussion ensued with regard to public consultation. As a result of the discussion a motion was introduced, but failed to receive a seconder, for the application to be referred back to staff for further public consultation.

The question on Resolution No. PH14/11-2 was then called and it was **CARRIED** with Councillor Day opposed.

3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9194 (RZ 14-666142)

(Location: 5440 Moncton Street; Applicant: Oris Consulting Ltd./Citimark Properties)

Applicant’s Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Brittany Faulkes, 12260 Trites Road, raised a concern that the proposed development, including infrastructure upgrades and drainage, would disrupt the front yard and hedge on her property.



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In reply to a query from Council, Mr. Craig advised that the design and construction of the utility service under the Servicing Agreement associated with the proposed development will be accessed through the fronting City road allowance (e.g. Moncton Street and Trites Road). He further advised that drainage for the proposed development would be addressed through the Building Approval process.

Council requested that Ms. Faulkes be provided a copy of the "Good Neighbour" brochure.

Dana Westermarck, Oris Consulting Ltd., advised that construction, including infrastructure work related to a proposed manhole connection, will not impact the hedge or disturb the frontage on the adjacent property. Mr. Westermarck was agreeable to work with the homeowner to ensure the protection of the hedge.

PH14/11-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9194 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9196 (RZ 14-663343)**
(Location: 10726 Hollybank Drive; Applicant: Li Qin Chen)

Applicant's Comments:

The applicant was not available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Trevor Hurwitz, 10720 Hollybank Drive, requested a copy of the Good Neighbourhood brochure and was concerned about the protection of several trees on his property.

Mr. Craig advised that the trees on the adjacent property are to be protected and appropriate tree protection will be installed in accordance to *Tree Protection Bylaw No. 8057*.

In reply to a query from Council, Mr. Hurwitz commented that the subject property could accommodate two residential units and had no further concerns.



**Regular Council meeting for Public Hearings
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PH14/11-4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9196 be given second and third readings.

The question on Resolution No. PH14/11-4 was not called as discussion ensued regarding the cash-in-lieu contribution related to the Affordable Housing provision; it was noted that staff are currently reviewing the City's Affordable Housing Strategy and a report is anticipated in 2015.

The question on Resolution No. PH14/11-4 was then called and it was **CARRIED.**

ADJOURNMENT

PH14/11-5

It was moved and seconded

That the meeting adjourn (7:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting for Public Hearings of the City of Richmond held on Monday, December 22, 2014.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Michelle Jansson)

CityClerk

Schedule 1 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
December 22, 2014.

To Public Hearing	
Date:	Dec. 22 2014
Item #	1
Re:	BYLAW 9181 RZ 14-660396

		INT
	DW	
	MS	
	DB	
	HB	HB

From: Peter Paul desouza [peterpauldesouza@telus.net]
Sent: December 16, 2014 14:34
To: CityClerk
Cc: Peter Paul de Souza
Subject: Council Meeting 22 December 2014 - Richmond Zoning Bylaw 8500 , Amendment bylaw 9181 (RZ 14-660396)

Importance: High
Categories: 12-8060-20-9181 - RZ 14-660396 - 9680 Railway Ave

Dear sir/madam,

Re: Richmond Zoning Bylaw 8500 , Amendment bylaw 9181 (RZ 14-660396)

Location: 9680 Railway Avenue
Purpose: To rezone subject property from "Single detached (RS1/E) to Single detached (RS2/B) to permit the property to be subdivide into two (2) lots
With access from Mytko Crescent.

We the owners of the property located on 5431 Mytko Crescent, have no objection to the rezoning of the lot to (RS2/B).

However we do have very grave concerns about the access tom Mytko crescent – If the boundaries of the subject property remain the same.

The current East side boundary of the subject property juts into Mytko crescent , by some 5.72 meters.

Southside properties 5411 and 5391 Mytko crescent have an West to east depth of 40.00 ft – whereas the subject property extends to 45.72 feet.

This extra 5.72 feet creates a very restrictive passage on Mytko Crescent at this point. Currently there is a fence at that boundary level, then cars parked
Leaving just enough space for one car to pass at a time

If Access to Mytko Crescent is granted is going to create enough further congestion.

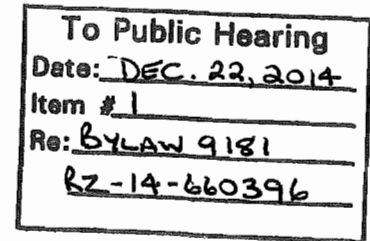
We are unable to attend the meeting on Monday the 22nd, but would appreciate you raising this concern and objection to the Mytko Crescent access if the property boundaries remain as currently stated.

Jean A and Peter P de souza



Mayor and Councillors

From: Webgraphics
Sent: Sunday, 21 December 2014 21:18
To: Mayor and Councillors
Subject: Send a Submission Online (response #810)
Categories: 12-8060-20-9181 - RZ 14-660396 - 9680 Railway Avenue



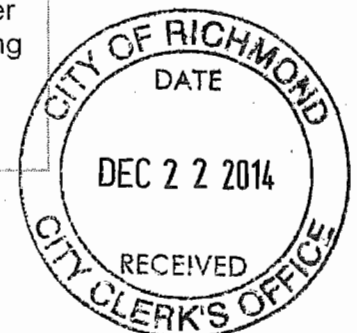
Send a Submission Online (response #810)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	12/21/2014 9:17:39 PM

Survey Response

Your Name	Kwan Sai Men
Your Address	5335 Mytko Crescent
Subject Property Address OR Bylaw Number	RX14-660396
Comments	Hi, I am concerned if the construction vehicles will be using Mytko Crescent to access the construction site as Mytko Crescent is a comparatively very narrow street and having large construction vehicles going in and out and parking along the street will cause inconvenience and safety concerns to the neighbourhood. Most importantly, there are small children and old people using the road to access the nearby schools and mail box. Moreover, I am also concerned about the pollution if these construction vehicles are driving around the Mytko Crescent area. Please consider to have all construction related vehicles accessing the site via Railway Avenue. Thanks, Sai Men Kwan



Schedule 3 to the Minutes of the
Council Meeting for Public
Hearings held on Monday,
December 22, 2014.

To Public Hearing
Date: <u>Dec. 22 2014</u>
Item # <u>2</u>
Re: <u>Bylaw 9189</u>
<u>22 14-158284</u>

Dear Ms. Michelle Jansson,
(or To whom it may concern,)

My name is Dongmei Liu. I'm the owner and resident of 212-7633 St. Albans Rd., Richmond V6Y 3W7(the Apartment). I heard that there would be a Public Hearing on Dec. 22, 2014 at Council Chambers of City of Richmond, which would discuss to rezone the subject properties from "Single Detached(RSI/E)" to "High Density Townhouse (RTH4)", to permit development of 16 townhouses in a three-storey structure(the Project).

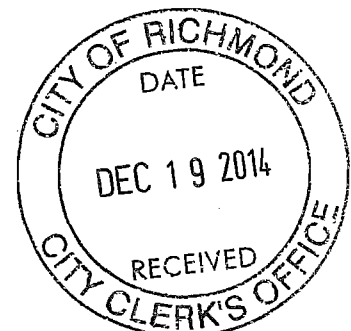
I'm now going to oppose the Project that will be built in the St. Albans Rd.. The reasons are:

1. When my husband and I wanted to buy a apartment in Vancouver and Richmond many year ago, we found this room. We found we could watch the snow mountains in distance from the windows and on the balcony of the room. That was so great and beautiful! There were many trees along the street. All of these moved the hearts of us. So we decided to buy the Apartment and paid additional near 30000 dollars beyond normal market prices of the other similar apartments for it. We have lived here for more than 10 years. We wouldn't like to move to other place only because we love the view of snow mountains and the greens beside us so much. But now our family will never see the view we love and if the Project is pushed to achieve. I am not satisfied that not only does the Project influence feelings and happiness but also make our property the Apartment become devaluated directly. I want to know who will pay us for the damages!
2. Everyone knows the Project will take a long time to build and decorate. The noises of the engineering will always reflect unhappy lives during the construction period to me and other old residents in the street. All of us seem to have the habits of living with quietness. The disturbance of the new Project will influence my health. So who will "pay" for it as well?

I really think the government should help me and other old residents in St. Albans Rd. to stop and cancel the planning of the Project because of the above mentioned 2 reasons. I hope the government should try your best to think over my suggestions and respect the opinions submitted by the taxpayers.

Sincerely,

Vicky Liu
Dongmei LIU
Dec. 18, 2014





For Metro Vancouver meetings on Friday, December 12, 2014

Please note these are not the official minutes. Board in Brief is an informal summary. Material relating to any of the following items is available on request from Metro Vancouver.

For more information, please contact Greg Valou, 604-451-6016, Greg.Valou@metrovancover.org or

Jean Kavanagh, 604-451-6697, Jean.Kavanagh@metrovancover.org

Greater Vancouver Regional District

Election of Board Chair and Board Vice Chair

Port Coquitlam Mayor Greg Moore was acclaimed Chair of the Metro Vancouver Board of Directors. City of Vancouver Councilor Raymond Louie was acclaimed Vice Chair of the Metro Vancouver Board of Directors. They are also Chair and Vice Chair for the Boards of Directors of the Greater Vancouver Sewerage & Drainage District and the Greater Vancouver Water District.

2015 Schedule of Regular Board Meetings

The Board was provided a schedule of regular Board Meetings in 2015.

Meetings will be held at 9:00 a.m. in the 2nd floor boardroom, 4330 Kingsway, Burnaby, British Columbia unless otherwise specified on the Metro Vancouver public notice board, Metro Vancouver website, and the respective agenda.

Friday, January 23

Friday, February 13

Friday, March 6

Friday, March 27

Friday, April 17

Friday, May 15

Friday, June 12

Friday, July 3

Friday, July 31

Friday, September 18

Friday, October 9

Wednesday, October 21 (Budget)

Friday, October 30

Friday, November 27

Friday, December 11



Community Safety Committee

Date: Tuesday, December 9, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Derek Dang
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Linda McPhail
Mayor Malcolm Brodie

Also Present: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

AGENDA ADDITION

It was moved and seconded

That the Changes to the Police Act with respect to Auxiliary Constables be added to the agenda as Item No. 6A.

CARRIED

MINUTES

It was moved and seconded

That the minutes of the meeting of the Community Safety Committee held on Wednesday, November 12, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 13, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

Community Safety Committee

Tuesday, December 9, 2014

PRESENTATION

Edward Warzel, Manager, Community Bylaws, introduced Darren McClelland, BC Manager, Impark, and Michael Hamilton, Senior Product Manager, Digital Payment Technologies.

With regard to the City's new parking meters, Mr. McClelland commented that Impark's services include (i) the removal of the existing meters and the installation of 45 new meters, (ii) support for wireless and on-line reporting, (iii) the collection of revenues, (iv) auditing, (v) preventative and/or reactive maintenance, and (vi) hosting the pay-by-phone system. He further commented that Impark will not be patrolling the City's zones or paid parking areas for the City.

Mr. Hamilton spoke to the design of the digital meters and their data management ability, such as tracking revenues and occupancy levels, which will provide clear information on the City's parking operations.

In response to queries from Committee, Mr. Warzel advised that the Impark contract includes the initial purchase of the parking meters, as well as collection and maintenance services, and noted that previously, the City entered into three separate contracts. Additionally, Mr. Warzel highlighted that, due to anticipated efficiencies with the new meters, Community Bylaws' focus will be directed toward enforcement activities.

In reply to a query from Committee, Mr. Hamilton commented that the cellular modem within the parking meter has been updated, thus the meter start-up time between uses is faster.

LAW AND COMMUNITY SAFETY DEPARTMENT

1. RICHMOND RCMP 2015-2017 STRATEGIC PLAN

(File Ref. No. 09-5000-01) (REDMS No. 4433236)

The Chair noted that an updated version of the Richmond RCMP 2015-2017 Strategic Plan was circulated on the table (copy on file, City Clerk's Office).

Superintendent Renny Nasset, Officer in Charge, Richmond RCMP, commented that only the graphics had been updated in the Strategic Plan circulated on the table and preceded to provide background information on the Strategic Plan.

Discussion then ensued among Committee members and staff and the following information was noted:

Community Safety Committee
Tuesday, December 9, 2014

- the Richmond RCMP's Traffic Division and the City's Community Bylaws and Transportation Divisions are examining a number of means to reduce vehicular collisions and related injuries, including the use of portable equipment and other mechanisms that monitor vehicular traffic with regard to volume, speed, and time of day;
- the importance of both drivers and pedestrians taking extra precautions during this period of seasonal change to mitigate vehicular/pedestrian collisions;
- one liaison officer is assigned to a specific high school for the duration of the school term, however, due to the number of elementary schools, officers rotate conducting visits on a regular basis throughout the school year;
- the Richmond RCMP's Crime Reduction Committee functions similarly to COMPSTAT - a district level crime control model; it meets regularly to review and analyze local crime data, and due to the confidential nature of the information discussed, the meetings are not open to the public;
- City staff are working with "E" Division to seek a more equitable funding model for the integrated teams;
- approximately 13 organizations participated in the stakeholder consultation process, including representatives from Richmond Fire-Rescue, Transit Police, and the Vancouver Airport Authority; and
- "Cop Cards and Positive Tickets" are longstanding programs directed toward youth of all ages.

Discussion took place and Committee recommended that the strategic priorities outlined in the staff report be endorsed by Council. As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

*That the strategic priorities as outlined in the report titled **Richmond RCMP 2015-2017 Strategic Plan**, dated November 24, 2014, from the Officer in Charge, Richmond RCMP, be endorsed.*

CARRIED

2. MARINE PATROL PROGRAM - POST PATROL REPORT 2014

(File Ref. No. 09-5000-01) (REDMS No. 4410376)

Supt. Nasset provided background information and in reply to queries from Committee, provided the following information:

- the Richmond RCMP Marine Section works closely with the Royal Canadian Marine Search and Rescue;

Community Safety Committee
Tuesday, December 9, 2014

- offenses regarding proof of competency required under the *Canada Shipping Act* are rare; smaller offenses related to safety, such as the use of life jackets, are more common;
- the Richmond RCMP Marine program operates year round; however, funding from the District is available only during the peak seasons;
- the vessel used for the program was provided free of charge from Fisheries and Oceans Canada; operational costs associated with the program, above the District's contributions, are approximately \$6,000 annually; those costs are further offset by partnerships with the Delta Police Department; and
- the marine program involves (i) low level enforcement and training for safety standards, and (2) assisting vessels in distress along the inland tributaries and south channel of the Fraser River; the Canadian Coast Guard conducts high seas search and rescue operations.

In order to monitor increasing costs, Committee directed staff to provide a memorandum to Council detailing the financial impact associated with operating the Marine program.

It was moved and seconded

That the report titled Marine Patrol Program – Post Patrol Report 2014, dated November 3, 2014 from the Officer in Charge, Richmond RCMP be received for information.

CARRIED

3. RCMP'S MONTHLY REPORT – OCTOBER ACTIVITIES

(File Ref. No. 09-5000-01) (REDMS No. 4413692)

Supt. Nasset spoke of the RCMP's October activities and noted that the annual statistics are consistent with the five year average, with the exception of motor vehicle thefts and thefts from motor vehicles, which have increased throughout the Lower Mainland.

In response to queries from Committee, Supt. Nasset advised that (i) analysis is going with regard to a police incident involving a super-charged vehicle and that an update will be provided to Council once the investigation has been completed, (ii) the licensing of grow operations in industrial areas versus small independent operations has created challenges through the courts, however Richmond RCMP regularly monitor the industry, (iii) theft's from motor vehicles are concentrated at large parking areas and are often the result of valuable articles being left exposed in the vehicle.

Community Safety Committee
Tuesday, December 9, 2014

John McGowan, Fire Chief, Richmond Fire-Rescue (RFR), commented that, with regard to grow operations, RFR operates its program under the former legislation and inspections of such activities are conducted to ensure that fire and operational safety requirements are being met with fines being issued where appropriate. He further commented that RFR continues to monitor electrical activity in buildings to identify new illegal grow operations.

It was moved and seconded

That the report titled RCMP's Monthly Report – October Activities, dated November 4, 2014, from the Officer in Charge, Richmond RCMP be received for information.

CARRIED

**4. LOWER MAINLAND DISTRICT REGIONAL POLICE SERVICE
INTEGRATED TEAM ANNUAL REPORT 2013/14**

(File Ref. No. 09-5350-01) (REDMS No. 4331511 v6)

Anne Stevens, Senior Manager, Community Safety Policy and Programs, provided background information and commented that the City has exceeded costs by approximately \$500,000 over the three year period. She further commented that the City has consistently paid more than the value of service received for the Emergency Response Team and the Integrated Homicide Investigation Team.

In response to a query from Committee, Phyllis Carlyle, General Manager, Law and Community Safety, advised that the funding formula is a process conducted between the Province and the local municipalities. Ms. Carlyle spoke to the proposed legislative changes to the BC *Police Act* that will grant the Province sweeping powers to impose a specialized service provider for the provision of specialized policing services on a municipality and to allocate the costs for such services between the municipalities and the Province. It was noted that discussions are ongoing with regard to the funding formula; however, a consensus has not been reached by the participants.

It was moved and seconded

That the staff report titled Lower Mainland District Regional Police Service Integrated Team Annual Report 2013/14 from the Senior Manager, Community Safety Policy and Programs, dated November 19, 2014, be received for information.

CARRIED

5. RICHMOND FIRE-RESCUE – OCTOBER 2014 ACTIVITY REPORT

(File Ref. No. 09-5000-01) (REDMS No. 4390174)

In reply to a query from Committee, Fire Chief McGowan advised that the estimated value of property preserved is based on the evaluation of RFR's Investigator and those of the insurance adjusters.

Community Safety Committee
Tuesday, December 9, 2014

In an effort to enhance public awareness, Committee encouraged staff to provide additional statistics related to ongoing RFR training.

It was moved and seconded

That the staff report titled Richmond Fire-Rescue – October 2014 Activity Report, dated November 19, 2014, from the Fire Chief, Richmond Fire-Rescue be received for information.

CARRIED

6. COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – OCTOBER 2014

(File Ref. No.) (REDMS No. 4403038)

It was moved and seconded

That the staff report titled Community Bylaws Monthly Activity Report – October 2014, from the General Manager, Law and Community Safety, dated November 17, 2014, be received for information.

CARRIED

6A. CHANGES TO THE POLICE ACT WITH RESPECT TO AUXILIARY CONSTABLES

(File Ref. No.)

Councillor McPhail referenced correspondence received by Council from the City of Coquitlam (attached to and forming part of these minutes as Schedule 1) regarding policy changes to the deployment and engagement of Auxiliary Constables within detachments across Canada, noting that Auxiliary Constables will now have to be directly supervised by regular members.

In response to a query from Committee, Supt. Nasset advised that Auxiliary Constables have long supplemented Richmond RCMP's operations; however, the policy change will require that sworn officers attend with Auxiliary Constables, which in effect will reduce the activities of Auxiliary Constables.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That the correspondence from the City of Coquitlam regarding Auxiliary Constables dated November 4, 2014 be referred to staff to report back to Committee on potential impacts to policing services.

CARRIED

Community Safety Committee

Tuesday, December 9, 2014

7. FIRE CHIEF BRIEFING

(Verbal Report)

(i) Fire Hall Christmas Lighting / Open House Events

Fire Chief McGowan spoke to the successful Christmas Lighting and Open House events at five of the Richmond Fire Halls with over 450 people visiting the halls.

(ii) Movember

Fire Chief McGowan provided a brief update on the Movember Shave-Off held on Sunday, November 30, 2014 at Steveston Barbers where approximately \$2,600 was raised. Fire Chief McGowan, on behalf of the Firefighters Union, thanked Steveston Barbers for hosting the event and offering their services again.

(iii) Christmas Tree Chipping Event

Fire Chief McGowan advised that the 33rd Annual Richmond Firefighters Charitable Society Drive-Through Tree Chipping event is scheduled to be held on Saturday, January 3, 2015 and Sunday, January 4, 2015 at Garry Point Park from 9 a.m. to 6 p.m. Tree chipping will be by donation and will raise funds to benefit charities, such as the BC Professional Firefighters Burn Fund, MD Canada, Vancouver Children's Hospital, Make-A-Wish Foundation, and the Richmond Food Bank.

(iv) Richmond-Fire Rescue Move to City Hall West

Fire Chief McGowan commented that work is underway to relocate Fire Hall No. 1 functions to temporary locations to accommodate the construction of the new Fire Hall. The temporary move includes (i) the Emergency Vehicle Technicians relocating to Fire Hall No. 6, (ii) a Rescue truck relocating to Fire Hall No. 4, and (iii) the Administration, Suppression and Training operations relocating to City Hall West. It is anticipated that the move will take place in early 2015 with appropriate action being taken to ensure services and community safety is maintained.

8. RCMP/OIC BRIEFING

(Verbal Report)

None.

Community Safety Committee
Tuesday, December 9, 2014

9. MANAGER'S REPORT

(i) Law and Community Safety Department Updates

Ms. Carlyle advised Committee that Deborah Procter, Manager, Emergency Programs, has recently received certification from the International Association of Emergency Managers, becoming one of eight Certified Emergency Managers within the Lower Mainland.

Committee congratulated Ms. Procter on obtaining certification as an Emergency Manager.

Ms. Carlyle noted that the Province, in response to alleged police dog bites, has assembled experts to implement standards on police dog services. The regulations will continue to allow police dogs to bark and bite; however they are no longer allowed to run off-leash unless certain criteria has been met. Additionally, the dogs will be required to undergo annual testing; increased costs are not anticipated at this time. On April 1, 2015, the City will be paying their portion of the costs for the RCMP dog facility located in Alberta.

(ii) Blue Ribbon Panel for Crime Reduction Update

In reply to a query from Committee, Ms. Carlyle advised that staff have not received any update on the Blue Ribbon Panel for Crime Reduction from the Parliamentary Secretary for Crime Reduction Daryl Plecas. Ms. Carlyle has been appointed by the Union of BC Municipalities to a provincial panel that is examining a model for policing.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:11 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, December 9, 2014.

Councillor Bill McNulty
Chair

Heather Howey
Committee Clerk

Schedule 1 to the Minutes of the
Community Safety Committee
Meeting of Tuesday, December 9,
2014.

Coquitlam

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

re Phillis Caville

	DW	
	MJ	
	DB	

01-0155-20-COQU1

re. 09-5350-01

November 4, 2014
Our File: 01-0125-30/000/2014-1
Doc #: 1817198.v2

Superintendent Tyler Bates
Director of the National Crime Prevention/
Aboriginal Policing Services
RCMP National Headquarters
73 Leikin Drive
Ottawa, ON K1A 0R2

Dear Superintendent Bates:

RE: Auxiliary Constables

Please be advised that at the November 3, 2014 Regular Meeting of Council for the City of Coquitlam, the following resolution was approved:

"Whereas the Director of the National Crime Prevention/Aboriginal Policing Services (Ottawa) has, as of the 24th of October 2014, changed the policy with respect to the deployment and engagement of Auxiliary Constables within Detachments across Canada; and

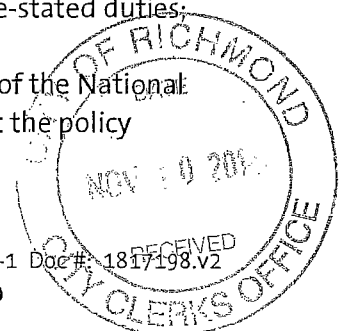
Whereas the policy change identifies a move from 'General Supervision' to 'Direct Supervision' with regard to the deployment of Auxiliary Constables, with 'General Supervision' meaning the Auxiliary Constable(s) may perform specific duties without being under the direct supervision of a Regular Member, and 'Direct Supervision' meaning the Auxiliary Constable must be accompanied and supervised by a Regular Member; and

Whereas the Coquitlam Detachment's Auxiliary Constable Program is responsible for: Crime Reduction Patrols; School Presentations at elementary schools; visits to programs with City Parks and Recreation Departments; presentations to Community Youth groups (Girl Guides and Boy Scouts); and providing police presence at Community Events; and

Whereas the announced changes of October 24th appear to have a detrimental effect on the ability of Coquitlam Detachment's Auxiliary Constables to perform the above-stated duties;

Therefore be it resolved that Coquitlam Council send a letter to the Director of the National Crime Prevention/Aboriginal Policing Services (Ottawa), outlining the impact the policy

PHOTOCOPIED



change has on the safety and well-being of the City of Coquitlam and asking that the policy change be reconsidered."

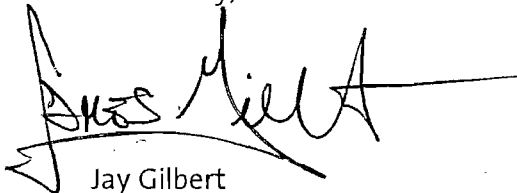
The City of Coquitlam currently has 49 auxiliary constables who collectively provide over 7500 hours of service in our community on an annual basis. As noted in the above resolution, the announced policy change will impact a broad range of programs currently performed by our auxiliary members – the benefits of which are greatly valued by our residents and our local detachment. Further, such a change will also have a significant financial impact if sworn officers are required to provide direct supervision of all activities performed by our auxiliary constables, as our existing complement of regular members will no longer be freed up to attend to other scheduled duties.

In addition, Council for the City of Coquitlam would like to express its disappointment that, once again, senior management at the RCMP has acted unilaterally and without consulting with affected municipalities. There has been significant dialogue over the recent past concerning the need for the RCMP to consult on matters such as this type of policy decision and a public undertaking by the RCMP to improve how it communicates with, and ultimately serves, contracted municipalities. Unfortunately, the policy change announced on October 24, 2014 adds to the frustration expressed by member municipalities, namely that the RCMP seems unable, or worse unwilling (given the commitments made as part of the last round of contract negotiations), to meet its obligations in this regard.

With all of the above in mind, Council for the City of Coquitlam respectfully requests that the RCMP reconsider its directive of October 24, 2014 and allow auxiliary constables to continue to provide important, cost-effective police services in all jurisdictions where they may be deployed.

If you require any further information regarding the City's position on this matter, please do not hesitate to contact me by phone at 604-927-3013 or by email at jgilbert@coquitlam.ca.

Yours truly,

A handwritten signature in black ink, appearing to read "Jay Gilbert", with a long horizontal line extending to the right.

Jay Gilbert
City Clerk

Cc: The Honourable Suzanne Anton, Minister of Justice and Attorney General
The Union of British Columbia Municipalities
The Lower Mainland Local Government Association

All Metro Vancouver Municipalities with RCMP Detachments
RCMP National Contract Management Committee
RCMP ("E" Division - British Columbia)
Members of Coquitlam Council
Peter Steblin, City Manager
John DuMont, Deputy City Manager
Supt. Claude Wilcott, Coquitlam RCMP



General Purposes Committee

Date: Monday, December 15, 2014

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Linda McPhail
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Tuesday, December 2, 2014, be adopted as circulated.

CARRIED

ENGINEERING & PUBLIC WORKS DEPARTMENT

1. TRANS MOUNTAIN PIPELINE PROJECT NEB – UPDATE AND INTERVENOR OPPORTUNITIES
(File Ref. No. 10-6125-30-005) (REDMS No. 4447578)

General Purposes Committee

Monday, December 15, 2014

Amarjeet Rattan, Director, Intergovernmental Relations and Protocol Unit, advised that the National Energy Board extended the deadlines for Intervenor to submit (i) Phase 2 information requests from Friday, January 9, 2015 to Friday, January 16, 2015, (ii) written evidence from Friday, May 1, 2015 to Wednesday, May 27, 2015, and (iii) Phase 3 information requests from Monday, May 25, 2015 to Monday, June 22, 2015.

It was moved and seconded

- (1) *That the staff report titled Trans Mountain Pipeline Project National Energy Board (NEB) – Update and Intervenor Opportunities, dated December 1, 2014, from the Director, Engineering and Director, Intergovernmental Relations & Protocol Unit, providing details on the Kinder Morgan-led pipeline expansion project and National Energy Board (NEB) review process, be received for information; and*
- (2) *That staff proceed with a submission for Information Requests to the NEB, detailed in Attachment 1 of the staff report titled Trans Mountain Pipeline Project National Energy Board (NEB) – Update and Intervenor Opportunities, dated December 1, 2014, from the Director, Engineering and Director, Intergovernmental Relations & Protocol Unit, for the January 9, 2015 NEB deadline for Intervenor's Status.*

The question on the motion was not called as discussion ensued regarding (i) reports that groups are requesting that the Proponent abandon the proposed route in favour of a route along the Fraser River, (ii) liability insurance in the event of a spill, and (iii) further opportunities to request information or to provide comments, particularly with regard to possible mid-stream changes to the project footprint.

In reply to queries from Committee, Mr. Rattan commented that groups supporting a route along the Fraser River advocate that, in the long term, the route would be more economical and environmentally cleaner; conversely, costs for the project would increase by approximately \$1.2 billion. He further commented that the safety concerns identified in the staff report are the City's first submission to the Proponent; however, the process allows for another opportunity, and as such any further matter of interest or concern (i.e., liability insurance) identified by Council can be addressed at that time. Additionally, Mr. Rattan noted that, given the tight deadlines for submissions, route changes introduced at intermediate or late stages of the process may potentially provide insufficient opportunity for review and comment.

The question on the motion was then called and it was **CARRIED**.

FINANCE & CORPORATE SERVICES DEPARTMENT

General Purposes Committee
Monday, December 15, 2014

2. 2015 COUNCIL AND COMMITTEE MEETING SCHEDULE

(File Ref. No.: 01-0105-00) (REDMS No. 4335773)

It was moved and seconded

That the 2015 Council and Committee meeting schedule, attached to the staff report dated December 2, 2014, from the Director, City Clerk's Office, be approved, including the following revisions as part of the regular August meeting break and December holiday season:

- (1) That the Regular Council meetings (open and closed) of August 10, August 24, and December 29, 2015 be cancelled; and*
- (2) That the August 17, 2015 Public Hearing be re-scheduled to Tuesday, September 8, 2015 at 7:00 pm in the Council Chambers at Richmond City Hall.*

CARRIED

COMMUNITY SERVICES DEPARTMENT

3. CITY SUPPORT FOR RICHMOND DIVISION OF FAMILY PRACTICE: A GP FOR ME INITIATIVE

(File Ref. No. 07-3000-00) (REDMS No. 4452150 v.2)

John Foster, Manager, Community Social Development, advised that representatives from the Richmond Division of Family Practice (RDFP) were available to answer questions from Committee.

Committee expressed support for the RDFP and the following comments were noted:

- Council's willingness to participation in finding solutions to ensure that an appropriate level of health care is provided in Richmond;
- details of any further City support would be outlined in a subsequent staff report;
- the implementation of a mechanism to address Goal #1 "enabling patients who want a family doctor to find one" should be a priority;
- sharing the RDFP's survey results to stakeholders and other interested groups (i.e., Richmond Community Services Advisory Committee) is an important step in educating and engaging the community on the challenges faced by the RDFP;
- the need to identify and, if necessary, remove barriers for health practitioners wishing to relocate to Richmond;
- the benefits of preparing information packages on the business licence application process and the availability of commercial space would assist potential health practitioners in relocating to Richmond; and

General Purposes Committee

Monday, December 15, 2014

- the feasibility of petitioning the Federal government for means to attract international health practitioners to Canada.

In response to queries from Committee, Dr. Jack Kliman, Chair, RDFP, advised that the RDFP welcomed the City's input on the challenges faced by the RDFP, including (i) the distribution and recruitment of health practitioners, nutritionists, and nurses, (ii) health literacy and delivery concerns, (iii) the implementation of Richmond specific strategies, and (iv) liaising with other interest groups. Additionally, Dr. Kliman advised that the RDFP will be submitting its implementation process request to the "GP for Me" funders in January 2015.

It was moved and seconded

That a letter be sent to the Richmond Division of Family Practice indicating the City's willingness to assist the Division in advancing the objectives of the "GP for Me" initiative, as described in the staff report titled City Support for Richmond Division of Family Practice: A GP for Me Initiative dated December 8, 2014, from the General Manager, Community Services.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:29 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, December 15, 2014.

Mayor Malcolm D. Brodie
Chair

Heather Howey
Committee Clerk



General Purposes Committee

Date: Monday, January 5, 2015

Place: Anderson Room
Richmond City Hall

Present: Mayor Malcolm D. Brodie, Chair
Councillor Chak Au
Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston
Councillor Alexa Loo
Councillor Bill McNulty
Councillor Harold Steves

Absent: Councillor Linda McPhail

Call to Order: The Chair called the meeting to order at 6:32 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the General Purposes Committee held on Monday, December 15, 2014, be adopted as circulated.

CARRIED

COMMUNITY SERVICES DEPARTMENT

1. **METRO VANCOUVER HOMELESS TRANSIT PLAN**
(File Ref. No. 08-4057-01) (REDMS No. 4461116 v. 4)

It was moved and seconded

- (1) *That a letter be sent to TransLink requesting that the feasibility of the recommendations put forward by the Transit Working Group, cited in the staff report, to improve transit services for people living in extreme poverty, be explored; and*

General Purposes Committee
Monday, January 5, 2015

(2) *That a copy of that letter be sent to BC MLAs.*

The question on the motion was not called as in reply to queries from Committee, Dena Kae Beno, Affordable Housing Coordinator, advised that, due to the positive advancements by the Transit Working Group, staff are currently not seeking Council's endorsement of the Metro Vancouver Homeless Transit Plan; however, staff will continue to monitor the process and update Council accordingly. Also, Ms. Beno advised that the proposed letter to TransLink can indicate that the City supports the notion of a Metro Vancouver Homeless Transit Plan.

The question on the motion was then called and it was **CARRIED**.

PLANNING & DEVELOPMENT DEPARTMENT

2. PLEBISCITE TO ENABLE NEW REGIONAL FUNDING SOURCE FOR REGIONAL TRANSPORTATION INVESTMENTS: A VISION FOR METRO VANCOUVER

(File Ref. No. 01-0154-04) (REDMS No. 4462057 v. 2)

It was moved and seconded

That the staff report regarding a plebiscite to enable a new 0.5 per cent regional sales tax, termed the Metro Vancouver Congestion Improvement Tax, to support transportation investments in the Metro Vancouver area, dated December 18, 2014, from the Director, Transportation, be received for information.

The question on the motion was not called as discussion ensued regarding the specifics of the plebiscite question and it was noted that the language of the Mayors' Council's referendum question clearly identified the provision of independent audits and public reports, whereas the provincially approved plebiscite question does not.

In reply to a query from Committee, Victor Wei, Director, Transportation, advised that the Province holds that a referendum is not required as per the *Referendum Act* as the vote will be held under the South Coast British Columbia Transportation Authority (TransLink).

The question on the motion was then called and it was **CARRIED**.

General Purposes Committee
Monday, January 5, 2015

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:55 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the General
Purposes Committee of the Council of the
City of Richmond held on Monday,
January 5, 2015.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Committee Clerk



Planning Committee

Date: Tuesday, December 16, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

Call to Order: The Chair called the meeting to order at 4:00 p.m.

The Chair advised that the order of the agenda would be varied to consider Item No. 4 last.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Wednesday, December 3, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 6, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

**1. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE
AND RICHMOND INTERCULTURAL ADVISORY COMMITTEE
REPORT REGARDING SETTLEMENT SERVICES FUNDING
CHANGES**

(File Ref. No. 07-3000-00) (REDMS No. 4444296)

In reply to queries from Committee, Lesley Sherlock, Social Planner, commented on the changes to settlement services funding and noted the following:

- there is an anticipated decrease in settlement services funding of approximately seven percent in April 2015 based on Province-wide immigration levels;
- the impact to settlement service programs in Richmond as a result of changes to settlement services funding is unknown;
- there will be an anticipated reduction in staffing and clientele in organizations associated with settlement services as a result of changes to funding and eligibility;
- the City can discuss the funding of settlement services with higher levels of government; and
- the Richmond Community Services Advisory Committee (RCSAC) will keep Council updated with regard to settlement funding changes.

Discussion ensued regarding the transfer of responsibility for settlement services to the Municipal level from the Federal and Provincial levels of government. It was suggested that the RCSAC discuss reversing the funding changes with higher levels of government.

In reply to queries from Committee, Ms. Sherlock advised that future commitment for settlement services funding is not anticipated from higher levels of government. She added that English as a Second Language services (ESL) will use a fee-based approach; however fees could be waived based on a needs assessment.

Discussion ensued regarding the response made by other municipalities with respect to settlement funding changes.

Daylene Marshall and Parm Grewal, RCSAC, commented on the anticipated changes to settlement services funding and noted the following:

- the seven percent reduction will be in addition to an eleven percent reduction previously made;

2.

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- Federal funding for settlement services is based on the distribution of new immigrants across Canada;
- transitional funding for settlement services is being considered by the Province;
- there are discussions with higher levels of government with regard to options for funding settlement services; and
- the statistics used to assess the distribution of new immigrants is based on the port of entry.

Discussion ensued regarding how settlement services funding is incorporated into the Provincial and Federal budgets.

It was moved and seconded

- (1) *That the Provincial Government be requested to continue funding the provision of settlement services to immigrant categories no longer eligible for CIC funding as of April 2015;*
- (2) *That the Federal Government be requested to adopt a funding formula reflective of and responsive to community need, and enter into stable funding arrangements with community service providers; and*
- (3) *That the staff report titled Richmond Community Services Advisory Committee and Richmond Intercultural Advisory Committee Report regarding Settlement Services Funding Changes, dated November 26, 2014, from the General Manager, Community Services, be distributed to Provincial and Federal Ministers responsible, Richmond MPs and MLAs, Kwantlen Polytechnic University and the Richmond School Board.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY SANDHILL HOMES LTD. FOR REZONING AT 6500 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)

(File Ref. No. 12-8060-20-009186; RZ 14-668415) (REDMS No. 4382060)

Wayne Craig, Director, Development, briefed Committee on the proposed development and noted the following:

- the proposed development is anticipated to comply with arterial growth requirements;
- four on-site trees will be retained;

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- the proposed development will incorporate secondary suites in keeping with the City's Affordable Housing Strategy; and
- the proposed development will require a servicing agreement for frontage improvements.

In reply to queries from Committee, Mr. Craig advised that there is development signage on-site and that notices will be mailed to area residents at the Public Hearing stage.

Discussion ensued regarding the inclusion of secondary suites in the development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9186, for the rezoning of 6500 Granville Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

3. APPLICATION BY JHUJAR CONSTRUCTION LTD. FOR REZONING AT 3920 LOCKHART ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 23-8060-20-009184; RZ 14-667490) (REDMS No. 4435194)

Mr. Craig briefed Committee on the proposed development and noted that (i) cedar hedges will be retained, (ii) two new trees will be added and, (iii) there will be secondary suites on both lots.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9184, for the rezoning of 3920 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

5. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9611, 9631 AND 9651 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-009200; RZ 13-647246) (REDMS No. 4389266 v.2)

Mr. Craig provided an overview of the proposed development and noted that the proposed townhouse development (i) complies with the South McLennan Area Plan, (ii) will provide a cash-in-lieu contribution to the Affordable Housing Strategy and the Public Art Fund, (iii) will be built to EnerGuide 82 standards, (iv) will have pre-ducting for sustainability features, and (v) will provide a community amenity contribution.

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In reply to queries from Committee with regard to density, Mr. Craig advised that the proposed townhouse development complies with the Affordable Housing Strategy and would not require an allocation of units for affordable housing.

Mr. Craig noted that the proposed development and density is consistent with other developments in the South McLennan Area. He added that the proposed development is providing contributions to the Affordable Housing Strategy, Park Development Fund, and frontage improvements.

Discussion ensued with respect to the Official Community Plan (OCP) and the requirements for affordable housing.

In reply to queries from Committee, Mr. Craig advised that based on the Affordable Housing Strategy, townhouse developments are only required to provide cash contribution. Also, he noted that apartment developments over 80 units are required to provide affordable housing units and that staff are currently reviewing the Affordable Housing Strategy.

Discussion took place with respect reviewing the Affordable Housing Strategy to include other developments such as single-family sites.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, advised that staff are currently reviewing the Affordable Housing Strategy and could examine the policy in relation to single-family developments.

Joe Erceg, General Manager, Planning and Development, advised that the staff review on the Affordable Housing Development would be brought back to Council in a series of reports and noted that staff are also reviewing the land use contracts in the city.

In reply to queries from Committee regarding height guidelines, Mr. Erceg clarified how building height is calculated for townhouse developments.

In reply to queries from Committee, John Foster, Manager, Community Social Development, advised that staff are reviewing the Affordable Housing Strategy and will present findings in a series of reports. He added that staff can also examine multi-family development contributions related to the Affordable Housing Strategy. Ms. Carlile advised that the staff reports on Affordable Housing will be presented to Council in 2015.

Staff were then directed to examine the contributions of single-family and multi-family developments in relation to the Affordable Housing Strategy and report back.

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In reply to queries from Committee regarding the proposed development's bonus density, Mr. Craig noted that the density for this project is consistent with the Major Arterial Roads Policy and is compliant with the Affordable Housing Strategy and Parks Development Fund. He added that the proposed development is providing frontage improvements and will be contributing to the Public Art Fund.

Mr. Erceg noted that the proposed development is consistent with past and current developments in the city and complies with the South McLennan Area Plan, which have provisions for bonus density.

Discussion ensued with regard to the review of the Affordable Housing Strategy and potential benefits associated with the proposed development

Discussion then ensued with respect to applying the Affordable Housing Strategy policies fairly across all development applications.

In reply to queries from Committee, Mr. Craig advised that proposed development applications are evaluated based on existing City policy and consistency with other approved development projects in the area.

Discussion ensued with respect to using a formula to determine the density in a proposed development. Mr. Erceg advised that approval of proposed development application is based on existing City policy and not a direct formula.

Discussion then ensued with regard to (i) reviewing the Affordable Housing Strategy, (ii) the densification of single-family areas, and (iii) ensuring consistency in the application of City policies to all developments.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9200, for the rezoning of 9611, 9631 and 9651 Blundell Road from "Single Detached (RS1/F)" to "Town Housing (ZT60) – North McLennan (City Centre)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

4. APPLICATION BY POLYGON DEVELOPMENT 273 LTD. FOR REZONING ON A PORTION OF 10440 AND 10460 NO. 2 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO TOWN HOUSING (ZT72) – LONDON / STEVESTON (NO. 2 ROAD)

(File Ref. No. 12-8060-20-009155/009156; RZ 13-649524) (REDMS No. 4453737 v.3)

Mr. Craig gave an overview of the revisions made and options presented for the proposed development and noted the following:

- a third open house occurred on December 2, 2014;

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- Option A would include the integration of affordable housing units in pairs of two in six different buildings, the childcare facility is moved to the north-west corner of the site and the City-owned greenway, with connections to the park, relocated to the north side of the site;
- Option B would include the modifications in Option A but have a two greenways, with connections to the park, located on the north and south side of the site; and
- there would be a fully signalized intersection for the proposed development, including north and south left turn lanes along No. 2 Road.

In reply to queries from Committee with respect to Option A, Mr. Craig noted the following:

- staff are recommending Option A for the proposed development;
- the greenway relocated to the northern side of the site, as presented in Option A, is anticipated to visually provide more security;
- an alternative access point to the park would be along Dylan Place and Spender Drive on the south side of the site;
- there is modestly more community support for the proposed northern greenway (Option A);
- the public will not be able to access the park through the central drive aisle of the proposed development; and
- the proposed development will use transparent fencing along the greenway to provide visibility.

Discussion ensued with regard to park access and vehicle parking. Mike Redpath, Senior Manager, Parks, advised that park users could utilize the childcare facility's vehicle parking during off-hours and that staff will initiate public consultation on the park's use and report back to Council prior to adjusting of the rezoning bylaw.

Mr. Craig advised that staff examined other options for public vehicle access to the park including changing the orientation of site; however options for a public/private road were not feasible.

Jason, Ma, 6220 Goldsmith Drive, provided feedback on the proposed development and read from his submission (attached to and forming part of these minutes as Schedule 1).

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Terry Crowe, Manager, Policy Planning, commented on the public consultation undertaken for the proposed development and noted that (i) public consultation notices were advertised in the local newspaper and were reviewed by staff, (ii) staff were present at the public consultation sessions, (iii) OCP amendments would follow the Public Hearing process, (iv) there will be additional public consultation opportunities, and (v) there were opportunities for residents to engage staff during the open house.

In reply to queries from Committee regarding the applicant's methods of notification for the third open house, Mark McMullen, Senior Coordinator-Major Projects, noted that (i) notices were provided for residents within a 300 metre radius from the proposed development, (ii) notices were advertised in the local newspaper, (iii) notices were received within a few days of the scheduled third open house, and (iv) approximately 65 residents attended the third open house.

In reply to queries from Committee, Mr. Ma noted that he attended the open house for the proposed development and that comment cards were available for feedback. He was of the opinion that the City should host the public consultation, and insufficient notice was given for the third open house.

Mr. Crowe commented on the public consultation process and noted that City staff and staff representing the applicant were available for discussion during the open houses. He added that residents were able to provide feedback on the proposed development via comment cards.

Discussion ensued with regard to improving the consultation process for the proposed development.

Steve May, 6240 Goldsmith Drive, spoke on the proposed development and proposed a variant of the options introduced by staff, which could include greenways with access to the park on both the northern and southern side of the site. He added that the proposed variant of Options A and B would include lighting to increase security and that the addition of the southern greenway would lessen pedestrian traffic on the northern greenway.

In reply to queries from Committee, Mr. Craig advised that in Option B, there would be greenways on the northern and southern side of the site; however the northern greenway would be narrower in Option B compared to the northern greenway proposed in Option A.

Mr. May suggested that the width of the northern greenway remain the same as in Option A, and the southern greenway extended eastward to the park. Also, Mr. May expressed concern with regard to the availability of vehicle parking for residents and park users when the site is developed.

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Discussion ensued regarding the public consultation process and the declining attendance of the open houses. Mr. May was of the opinion that residents were not given enough notice to attend the open houses; however, he expressed that he was satisfied with the consultation process.

Discussion then ensued with regard to the variant of Options A and B as suggested by Mr. May. Mr. Craig advised that the centre units in the proposed development may be compromised if the northern and southern greenways are both widened to 40 feet.

In reply to queries from Committee regarding the ownership of the proposed southern greenway, Mr. Craig advised that public access through a privately owned greenway is possible. He added, should the proposed southern greenway be privately owned, the strata corporation associated with proposed development would be responsible for maintenance of the greenway's landscaping and the City would be responsible for the maintenance of the greenway's pathway surface.

Kai Tham, 6680 Gainsborough Drive, commented on the public consultation related to the proposed development. He was of the opinion that the public consultation related to the proposed development should be a comprehensive approach that would include dialogue with area residents in a non-confrontational way.

Chris Ho, Polygon Development 273 Ltd., spoke of the public consultation process related to the proposed development and noted that the initial open house presented concepts and gathered comments from area residents. Subsequent open houses used feedback from area residents to modify the proposed development. He added that the proposed variant of Option A and B would be a satisfactory solution for the applicant.

In reply to queries from Committee, Mr. Ho advised the following:

- there would be a northern greenway with a setback of 40 feet and a southern greenway with a setback of 30 feet;
- reducing the number of units in the proposed development is not recommended because of minimal shadowing concerns along the southern edge of the site and concerns related to project costs; and
- the densification of the centre units by using a London-flat style design in the proposed development is not recommended because of the nature of the surrounding neighbourhood which are mostly single-family homes.

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- the densification of the centre units by using a London-flat style design in the proposed development is not recommended because of the nature of the surrounding neighbourhood which are mostly single-family homes.

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Discussion ensued with regard to the options to add density to the proposed development in order to widen the southern greenway. In reply to queries from Committee, Mr. Ho noted that due to the limited space available on-site, reconfiguring the site to accommodate the space needed for widened greenways would be difficult.

Discussion then ensued with regard to the variant of Option A and B and the ownership of the southern greenway. In reply to queries from Committee with respect to the proposed southern greenway, Mr. Craig advised that staff direction from Committee would be required for public access options if strata-ownership of the proposed southern greenway is preferred. He added that a modification of the zoning and the OCP bylaw amendment would be required if City ownership of the proposed southern greenway is preferred.

As a result of the discussion the following **motion** was introduced:

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 be amended to achieve a City-owned greenway with a 30 foot setback along the south side of the sites at 10440 and 10460 No. 2 Road;*
- (2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156 (as amended by Committee) to re-designate 10440 and 10460 No. 2 Road from "School" to "Neighbourhood Residential" and "Park" in the 2041 Land Use Map be introduced and given first reading;*
- (3) *That Bylaw 9156 as amended, having been considered in conjunction with:*
 - (a) *The City's Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaw 9156 as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 as amended, to create the "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone, and to rezone a portion of 10440 and 10460 No. 2 Road from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London / Steveston (No. 2 Road)" be introduced and given first reading.*

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The question on the motion was not called as discussion ensued with regard to (i) options to widen the proposed southern greenway, (ii) the approval process of the proposed application, and (iii) options for increasing the proposed development's density.

As a result of the discussion the following **amendment** was introduced for Part (1):

It was moved and seconded

That the Official Community Plan Bylaw 9000, Amendment Bylaw 9156 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 be amended to achieve a City-owned greenway with a 40 foot setback along the south side of the sites at 10440 and 10460 No. 2 Road;

The question on the amendment was not called as discussion ensued with regard to the ownership of the proposed southern greenway and the approval process of the proposed application.

In reply to queries from Committee, Mr. Craig advised that maintenance of the proposed southern greenway would be the responsibility of the owners.

Mr. Ho noted that the proposed southern greenway would be delineated from the proposed development using short and transparent fencing.

The question on the amendment was then called and it was **CARRIED**.

The question on the motion as amended, which reads as follows:

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 be amended to achieve a City-owned greenway with a 40 foot setback along the south side of the sites at 10440 and 10460 No. 2 Road;*
- (2) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9156 (as amended by Committee) to re-designate 10440 and 10460 No. 2 Road from "School" to "Neighbourhood Residential" and "Park" in the 2041 Land Use Map be introduced and given first reading;*
- (3) *That Bylaw 9156 as amended, having been considered in conjunction with:*
 - (a) *The City's Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;

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- (4) *That Bylaw 9156 as amended, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation in accordance with Section 879(2)(b) of the Local Government Act; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9155 as amended, to create the "Town Housing (ZT72) – London / Steveston (No. 2 Road)" zone, and to rezone a portion of 10440 and 10460 No. 2 Road from "School & Institutional Use (SI)" to "Town Housing (ZT72) – London / Steveston (No. 2 Road)" be introduced and given first reading.*

was not called as discussion ensued regarding (i) the timeline of the approval process for the proposed development, (ii) additional opportunities for public consultation, and (iii) new site drawings reflecting the modifications to the proposed development.

The question on the motion as amended was then called and it was **CARRIED**.

4. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:48 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 16, 2014.

Councillor Linda McPhail
Chair

Evangel Biason
Auxiliary Committee Clerk

Feedback on proposed redevelopment of the Steveston High site, and Polygon's open house:

1) Property belongs to future generations.

We should directly or indirectly do all we can to preserve land in the Public Trust. While the Ministry, led astray by politics, has erred by permitting sale of schools, we are given an affirmative opportunity to preserve Common land. The City must be aggressive with the School Board, to insist that Steveston-London High school, instead of usurping park use for its curricula, needs to have its own fields. It is not right that the school is at liberty to take over vast sections of the park and relegate its use by Richmond residents who pay for its care. A land swap plus part payment would be a good idea to procure the site from the School Board. This way the City is working quicker towards adding an additional 133 ha (330 ac.) of parkland as required by 2041 per the OCP. We urge Council to champion this for the common good.

2) Effective Consultation.

Regarding Official Community Plan Bylaw 9000, proposed Amendment Bylaw 9156, we appreciate the City's display board of the "City Development Review Process". We interpret the "Public Consultation" step, noted on the display board, as pursuant to Section 879 of the Local Government Act on amendment of the OCP. While the Act in part states, "... *the proposing local government must provide one or more opportunities... for consultation...*", it appears varied in practice; this event is hosted by Polygon, not by the proposing local government, and named as an "Open House", not "Public Consultation". Had the event been presented as "Public Consultation" hosted by the City, the terms of reference - implicit understanding, relationship, and interactions with/by attendants - would be completely different. As an open house by the developer, it connotes passivity of presentation to a guest audience; while as a public consultation by the local government, it empowers the participants and facilitates ideas. (*Aside: Authoritative governance persuades consent by showcase, while democratic social-design harnesses empowered participation towards consensus.*) We believe this section of the Act makes clear that it must be a consultation, not an open house.

3) As part of the consultative stage, we were hoping to contribute ideas and feedback during the design process to the layout of options A and B, rather than voicing afterwards. Voicing afterwards, during the open house, does not change the drawings, and one either relents or is compelled to confront those plans at the Committee. The experience becomes less meaningful and less effective. At a stage when it ought to be inclusive and collaborative, feelings give confrontation a creep-in.

4) In presenting Options A and B, the developer is assured that only A or B is the outcome. Validating one or the other is to the advantage of the developer. This would not be a problem if item 2) above, effective consultation, was adopted.

5) More than 2 options exist.

A third may be a variant of option A - to add a walkway on the southern greenway to enable additional access. (The northern greenway should remain wider than the south, as on the current drawing, because there is shadowing (none south), and also, most of the park is to the north with greater pedestrian, pet, and bicycling traffic.) Please also note that the previous design has a 40ft central greenway, 20ft buffer north and south, giving a total of 80ft for these corridors. Now we have 70ft total. The 10ft gain is now used to create townhouse walkways between yards. Walkways between townhouse yards are not necessary. Perhaps Polygon is amenable to giving back 10 feet, as it can actually save money by not building a walkway between yards. Reclaiming the 10 feet to create a 40ft northern greenway would keep the width same as the originally proposed central one.

The process may have taken on irreversible momentum. At this juncture, point 5) is a compromise that may be the most actionable, and we urge the Committee to consider



Planning Committee

Date: Tuesday, January 6, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

Absent: Councillor Linda McPhail, Chair

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, December 16, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 20, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PROGRAM

(File Ref. No. 01-0100-30-CCDE1-01; 07-3070-01) (REDMS No. 4460931)

Discussion ensued with regard to the Children's Art Exhibition co-hosted by the Child Care Development Advisory Committee at City Hall last year. In reply to queries from Committee, Coralys Cuthbert, Child Care Coordinator, advised that a Children's Art Exhibition event is planned for 2015.

Committee wished to thank the Child Care Development Advisory Committee for their work in 2014.

It was moved and seconded

That the Child Care Development Advisory Committee's 2015 Work Program be approved.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY MURAD BALUCH FOR REZONING AT 9329 KINGSLEY CRESCENT FROM LAND USE CONTRACT 048 TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009195; RZ 13-647380) (REDMS No. 4426215)

Wayne Craig, Director, Development, commented on the proposed development, noting that the Land Use Contract associated with the lot is required to be discharged and the property rezoned to allow for a secondary suite.

In reply to queries from Committee, Mr. Craig advised that Land Use Contracts were a land use tool used in the 1970s and was a contract between a city and a developer. Land Use Contracts are similar to zoning but cannot be amended. Mr. Craig added that there are approximately 3500 single family lots with Land Use Contracts in the city.

Discussion ensued regarding secondary suites and Mr. Craig advised that illegal secondary suites are found through complaints or when owners apply to legalize a secondary suite. Mr. Craig added that the proposed secondary suite included in the proposed application will require a building permit application to ensure BC Building Code compliance.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195:

- (1) for the rezoning of 9329 Kingsley Crescent from "Land Use Contract 048" to "Single Detached (RS2/B)"; and*
 - (2) to authorize the termination, release and discharge of "Land Use Contract 048" entered into pursuant to "Dawson Lands Ltd. Land Use Contract By-law No. 3281", as it affects 9329 Kingsley Crescent;*
- be introduced and given first reading.*

CARRIED

3. **APPLICATION BY MERRY GAO FOR REZONING AT 8511 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLINGS (RD1)**

(File Ref. No. 12-8060-20-009198; RZ 13-650522) (REDMS No. 4445525)

In reply to queries from Committee, Mr. Craig advised that no affordable housing contribution is required from the proposed development since two suites are being provided.

Discussion ensued with regard to rezoning process and the lot coverage maximum.

In reply to queries from Committee, Mr. Craig noted that there is a fast track rezoning process available; however applications that seek fast track rezoning require full compliance with City policies.

Discussion then ensued regarding the zoning of duplex lots. Mr. Craig advised that staff are aware of the loss of the duplex lots and can review the zoning for multi-family housing for in-fill situations.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading.

CARRIED

Discussion ensued with respect to multi-family housing on rezoned lots.

As a result of the discussion the following **referral** was introduced:

It was moved and seconded

That staff review multi-family housing zoning with the objective to increase the density of large lots and report back.

CARRIED

3.

Planning Committee
Tuesday, January 6, 2015

Discussion continued with regard to the maximum lot coverage allowed for development. Mr. Craig noted that staff are continually monitoring all zoning districts and the 70% maximum lot coverage could be amended under Council direction.

Joe Erceg, General Manager, Planning and Development, spoke of the maximum lot coverage and the maximum lot coverage for structures, which is approximately 40%. He added that lots under a Land Use Contract could have setback and height requirements but no lot coverage restrictions. Staff could review the City's lot coverage policies but would require consultation on the matter.

Mr. Erceg then commented on phasing out Land Use Contracts in the city and noted that a staff report regarding the discharging of Land Use Contracts is expected to be presented to Council in March 2015.

4. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9800, 9820, 9840 AND 9860 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-009179; RZ 14-658085) (REDMS No. 4359741 v.4)

Mr. Craig commented on the proposed application, noting that the proposed development is consistent with the McLennan South Sub-Area Plan.

Discussion ensued with respect to access to an adjacent orphaned site and the proposed variance for tandem parking on-site. Mr. Craig advised that the proposed variance to allow tandem parking in 11 units would provide additional residential parking spaces on-site. Mr. Craig added that staff can discuss options to reduce the number of tandem parking spaces with the applicant.

Discussion then ensued with regard to the liveability of the townhouses designed with tandem parking.

Victor Wei, Director, Transportation, commented on the City's tandem parking requirements and noted that the City's policy on tandem parking was done with feedback from developers and residents. As a result of the research, adjustments involving the widening of tandem parking spaces would be incorporated into the City's policy. He added that very little feedback was received from residents with respect to tandem parking and that residents were more concerned with overflow parking on the street. Also, he noted that City policy requires new developments to have a mix of tandem and side-by-side parking to provide choice to residents.

Discussion ensued regarding incorporating side-by-side parking and creating liveable townhouse designs for future developments.

Planning Committee
Tuesday, January 6, 2015

In reply to queries with regard to modifying the tandem parking variance, Mr. Craig noted that the applicant would have to make adjustments to the proposed development's design to replace tandem parking with single-car and double side-by-side parking.

Mr. Wei commented on tandem parking and noted that allowing townhouses with tandem parking play a role in generating more affordable housing. He added that there is little feedback from residents with respect to tandem parking and resident concerns were more focused on potential parking overflow on the street.

In reply to queries from Committee, Mr. Craig stated that a modification to the proposed variance to reduce the tandem parking will not reduce the number of units in the proposed development.

Discussion ensued regarding the (i) impact of reducing tandem parking on the proposed development, (ii) the benefits of allowing an increase in tandem parking, and (iii) parking restrictions along Granville Avenue.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

5. AGRICULTURAL ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PLAN

(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 4460923)

Discussion ensued with regard to the City's Sustainability Progress Report being forwarded to the Richmond Agricultural Advisory Committee (AAC) for review.

Discussion then ensued regarding the involvement of the AAC with the Garden City Lands. In reply to queries from Committee regarding the Garden City Lands, Todd May, AAC Co-Chair, advised that the AAC has provided staff with feedback.

In reply to queries from Committee regarding the role of the AAC in encouraging small farms in the city. Mr. May advised that the AAC is aware of the small farms in the city but currently does not have the item included in the 2015 Work Plan.

Planning Committee

Tuesday, January 6, 2015

Discussion ensued with regard to the No. 5 Road backlands and in reply to queries from Committee, Terry Crowe, Manager, Policy Planning, noted that (i) staff are aware of the City's policy to preserve the No. 5 Road backlands, (ii) the AAC is consulted when development applications involving the No. 5 Road backlands are brought forward, and (iii) Kwantlen Polytechnic University has expressed interest in the working with the City on options to preserve and farm the No. 5 Road backlands.

In reply to queries from Committee regarding the No. 5 Road backlands, Mr. Erceg spoke of the following:

- the AAC's involvement in reviewing the proposed rezoning application at 10060 No. 5 Road;
- the proposed application for the rezoning at 10060 No. 5 Road proceeding directly to the Agricultural Land Commission (ALC), bypassing the City's approval process;
- the tenure of the No. 5 Road backlands and the farming requirements for owners;
- options for the City to take ownership of the No. 5 Road backlands; and
- resources required to farm the No. 5 Road backlands.

Discussion continued with regard to options for the City to acquire the No. 5 Road backlands.

Committee wished to thank the AAC for their work.

It was moved and seconded

That the 2015 Agricultural Advisory Committee Work Program be approved.

CARRIED

Discussion ensued with regard to forwarding the Sustainability Progress Report to the AAC.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That the staff report titled Sustainability Progress Report, dated October 15, 2014, from the Director, Engineering, received by Council, be referred to the Richmond Agricultural Advisory Committee for discussion, analysis and further input.

CARRIED

Planning Committee
Tuesday, January 6, 2015

6. MANAGER'S REPORT

Former Steveston High School Site

Correspondence was presented from Jason Ma, 6220 Goldsmith Drive (copy on file, City Clerk's Office) expressing concern with regard to the width of the proposed north and south greenways on the proposed development on the former Steveston High School site.

In reply to queries from Committee, Mr. Craig clarified that the proposed north and south greenways would each be 30 feet wide with a 10 foot building setback.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:44 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, January 6, 2015.

Councillor Bill McNulty
Vice-Chair

Evangel Biason
Auxiliary Committee Clerk



Public Works & Transportation Committee

Date: Wednesday, December 17, 2014

Place: Anderson Room
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Harold Steves
Councillor Derek Dang
Councillor Ken Johnston
Councillor Alexa Loo
Mayor Malcolm Brodie

Also Present: Councillor Carol Day
Councillor Linda McPhail
Councillor Bill McNulty

Call to Order: The Chair called the meeting to order at 4:04 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Public Works & Transportation Committee held on Wednesday, November 19, 2014, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Wednesday, January 21, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

ENGINEERING & PUBLIC WORKS DEPARTMENT

1. **MULTI-FAMILY ORGANICS RECYCLING**

(File Ref. No. 10-6370-10-05) (REDMS No. 4334898 v. 2)

In reply to queries from Committee, Suzanne Bycraft, Manager, Fleet and Environmental Programs, provided background information and highlighted the following with regard to Option 2 as described in the staff report titled *Multi-Family Organics Recycling*:

- the City would provide weekly service to all multi-family residents by either adding the service to the existing solid waste and recycling services contract or by issuing a competitive tender to the marketplace;
- it is anticipated that the City permit an opt-out option for any multi-family residences (on centralized cart collection only), thereby allowing them to contract privately, provided that they are able to demonstrate a designated organics collection service contract is in place;
- centralized garbage collection service using carts would be an option at the discretion of the property management company / Strata Council;
- in an effort to encourage organics recycling, weekly or twice weekly collection would be offered; and
- feedback from pilot program participants indicate that those who wish to opt in for the City service would also like to be able to utilize the City's large item pick program.

Also, Ms. Bycraft advised that the continuation of the food scraps and organics collection services for multi-family dwellings and commercial businesses would be funded from provision, for consistency with how implementation costs for other City programs have been managed.

Discussion ensued regarding the equity of funding the multi-family organics recycling program beyond the term of the pilot and Ms. Bycraft advised that the matter could be addressed in a forthcoming staff report.

In reply to further queries from Committee, Ms. Bycraft advised that, typically a multi-family building divides its cost among the number of units in the building, and billing is dependent on the billing structure in place. Also, she spoke of the provision to opt out, stating that it is difficult to anticipate what a private provider would offer; however, it appears to be competitive.

Public Works & Transportation Committee
Wednesday, December 17, 2014

It was moved and seconded

- (1) *That staff report back in the first quarter of 2015 on Option 2 for City-provided centralized organics and optional centralized garbage collection service for those multi-family residents currently not serviced by the City, as outlined in the staff report from the Director, Public Works dated November 28, 2014, regarding:*
 - (a) *the program implementation timeline;*
 - (b) *the contractual amendments necessary to Contract T.2988, Residential Solid Waste and Recycling Collection Services; and*
 - (c) *the bylaw amendments necessary to Bylaw 6803 – Solid Waste and Recycling Regulation; and*
- (2) *That the current pilot program for food scraps and organics collection services for multi-family dwellings and commercial businesses be continued pending a determination concerning implementation of a full-scale program.*

CARRIED

2. MANAGER'S REPORT

In reply to a query regarding the recent storms, Robert Gonzalez, General Manager, Engineering and Public Works, advised that although the City experienced higher than normal storm surges, the City's extensive monitoring systems predicted them and as such, the City was well prepared. He further remarked that the City's dikes well exceed the provincial minimum flood protection level, and thus, no flooding concerns arose. Mr. Gonzalez commented on the Britannia Heritage Shipyard, noting that this area is outside the dike and is subject to flooding depending on the water level. In an effort to minimize damage, equipment and furniture are temporarily relocated by staff when the water level is high.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:11 p.m.).

CARRIED

Public Works & Transportation Committee
Wednesday, December 17, 2014

Certified a true and correct copy of the Minutes of the meeting of the Public Works & Transportation Committee of the Council of the City of Richmond held on Wednesday, December 17, 2014.

Councillor Chak Au
Chair

Hanieh Berg
Committee Clerk



City of Richmond

Report to Committee

To: General Purposes Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Re: **Metro Vancouver Homeless Transit Plan**

Date: December 15, 2014
File: 08-4057-01/2014-Vol
01

Staff Recommendation

1. That a letter be sent to TransLink requesting that the feasibility of the recommendations put forward by the Transit Working Group, cited in this report, to improve transit services for people living in extreme poverty, be explored; and
2. That a copy of that letter be sent to BC MLAs.

Cathryn Volkering Carlile
General Manager, Community Services
(604-276-4068)

Att. 1

REPORT CONCURRENCE		
ROUTED TO: Transportation	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO/DEPUTY

Staff Report

Origin

The purpose of this report is to respond to the Richmond Poverty Response Committee's request (Attachment 1) to the City of Richmond to consider endorsing the Regional Transit Working Group's call for a Metro Vancouver Homeless Transit Plan.

Analysis

The Transit Working Group (TWG) is proposing three immediate actions to improve transit services for people living in extreme poverty, including:

- Providing a bulk fare purchase system for shelter providers;
- Developing a mechanism for fare evasion fines to be waived, when extreme poverty can be confirmed; and
- Creating a Metro Vancouver Homeless Transit Plan.

TransLink Staff has informed City staff that their organization commits to continuing dialogue with the TWG about a Transit Plan. However, they require mechanisms in the endorsed plan to respond to cost recovery of lost revenue. Currently, the Province covers the costs of lost TransLink revenue from the fare saver program for low-income individuals. To date, the Province has not committed to a similar arrangement for the transition to the Compass Card system.

Overall, the need for a Metro Vancouver Homeless Transit Plan has been endorsed widely by community homeless task forces and service agencies that work directly with homeless individuals throughout the Lower Mainland. The Richmond Homelessness Coalition (RHC) supports TWG's efforts and positive advancements on this issue. The RHC executive continues to provide updates and information about the on-going consultation process to its members, including representatives from the Richmond Poverty Response Committee.

Further, the RHC has identified its core purpose as a community planning table rather than a political advocacy group. Due to the positive advancements by the TWG, the RHC has arrived at a consensus decision to not formally pursue a request to the City to endorse this issue at this time.


The City Councils in Vancouver, Surrey and New Westminster have endorsed the creation of a Homeless Transit Plan. Also, the North Shore Professionals have recently added their name to the growing list of endorsements to create a Regional Homeless Transit Plan.

Financial Impact

None.

Conclusion

Due to the fact that TransLink is actively engaged in dialogue with TWG about the development of a plan, staff recommend that a letter be sent to TransLink requesting the feasibility of the recommendations put forward by the TWG to be explored. Continued updates about the TWG process will be provided at the Richmond Homelessness Coalition meetings to its members. Staff will also continue to monitor and provide updates to Council about the outcomes of this process.



John Foster, MCIP, RPP
Manager, Community Social Development
(604-247-4941)

JF:dkb

Att.1: Richmond Poverty Response Committee correspondence



Richmond
Poverty
Response
Committee

July 25, 2014

City of Richmond
6911 No. 3 Road
Richmond, BC
V6Y 2C1

Dear Mayor and Councillors:

Re: Need for Metro Vancouver Homeless Transit Plan

I am writing on behalf of the Richmond Poverty Response Committee concerning the above noted issue. In 2013 Surrey City Council endorsed the need for a Metro Vancouver Homeless Transit Plan. Recently the City of Vancouver joined the call for a plan. We are asking the City of Richmond to do the same thing.

The request for support of the plan came from the Regional Transit Working Group. They formed in 2013 and they state that: "People who are homeless are destitute and frequently have no way to use transit due to the cost. Currently a number of people are riding skytrain without paying, but the fine risk has increased significantly. Many major cities around North America have a homeless transit plan, and we are interested in creating one for Metro Vancouver." More information can be found at: <http://vucewa.ca/transit-working-group/>

These City Councils decided to:

1. Call on TransLink to establish a task force with representation of provincial ministries responsible for public transit, health and housing, and the Regional Transit Working group, with the purpose of developing a Regional Homeless Transit Plan that will make the system accessible to homeless people while minimizing costs to TransLink, and;
2. Request that TransLink include a reduced fare option for individuals on income assistance along the lines of those now in place for persons with disabilities and low income seniors.

It is our view that public transit is essential to moving people out of homelessness by providing better access to shelters, health services, employment, training and safe and affordable housing.

The Richmond Poverty Response Committee looks forward to your positive response to this request. Should you require more information please do not hesitate to contact the undersigned.

Sincerely,

De Whalen, Chair

PHOTOCOPIED

JUL 30 2014

& DISTRIBUTED

c/o Richmond Food Bank Society, 100-5800 Cedarbridge Way, Richmond V6X 2A7
Tel. 604-205-4700 info@richmondprc.org





City of Richmond

Report to Committee

To: Planning Committee **Date:** December 15, 2014
From: Cathryn Volkering Carlile **File:** 07-3070-01/2014
General Manager, Community Services
Re: **Child Care Development Advisory Committee 2014 Annual Report and 2015 Work Program**

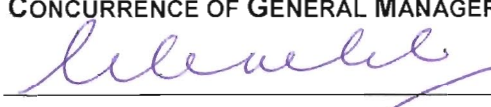
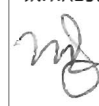

Staff Recommendation

That the Child Care Development Advisory Committee's 2015 Work Program be approved.



Cathryn Volkering Carlile
General Manager, Community Services

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO DEPUTY 	

Staff Report

Origin

The mandate of the Child Care Development Advisory Committee (CCDAC) is to provide Council with advice regarding the development of quality, affordable and accessible child care in Richmond. This report presents the CCDAC 2014 Annual Report (Attachment 1) and proposed 2015 Work Program (Attachment 2).

The report supports Council's Term Goal #2 Community Social Services:

2.1. Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.

2.3. Clarification of the City's role with respect to providing or facilitating the securing of space for non-profit groups.

This report also supports Council's Term Goal #7 Managing Growth & Development:

To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.

Analysis

2014 Annual Report

Highlights of the CCDAC activities for 2014, as summarized in the Annual Report, are as follows:

- The 2014 Child Care Grants were reviewed by a CCDAC subcommittee and recommendations were provided to Council;
- On-going advice was provided on new developments proposed to include child care as community amenities;
- Input was offered into the development of a draft of Child Care Design Guidelines and Technical Specifications to be used to as a resource for the development of child care community amenity spaces and City capital child care projects (report to be presented in early 2015);
- The Committee reviewed and provided recommendations to assist the development of a child care layer for inclusion in the City of Richmond's Interactive Map;
- As a part of May Child Care Month, CCDAC co-hosted a children's art exhibition at City Hall with 20 participating child care organizations and over 100 attendees; and

- The Committee advocated for advancing the City's next child care needs assessment to begin in 2015, and, to support the assessment, reviewed existing child care needs assessments conducted by other Canadian municipalities.

Proposed 2015 Work Program

On December 2, 2014, the CCDAC approved the proposed work program (Attachment 2). In 2015, the CCDAC will give priority to:

- Reviewing the 2015 child care grant applications and providing recommendations to Council;
- Coordinating and hosting an event to celebrate May, which is child care month;
- Reviewing development proposals for new child care amenity spaces;
- Providing input into the design of a future child care needs assessment, (e.g., suggesting strategies to engage more parents about their needs and preferences, and reviewing survey questions);
- Monitoring the BC Early Years Strategy initiatives regarding investments in creating new child care spaces, and policy changes to provincial licensing requirements and early childhood educators' training; and
- Offering ideas and reviewing proposed communication materials to assist new child care providers in navigating municipal approval processes for creating child care spaces in the City of Richmond.

Staff will support the CCDAC 2015 Work Program as City policies, work programs, staff time and resources permit.

Financial Impact

The CCDAC operating budget reflects the existing funding plan, as budgeted.

Conclusion

CCDAC members are committed to improving the availability and accessibility of quality child care in Richmond. Staff recommend that the Child Care Development Advisory Committee's 2015 Work Program be approved.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

CEC:cec

- Att. 1: Child Care Development Advisory Committee 2014 Annual Report
2: Child Care Development Advisory Committee 2015 Work Program

CITY OF RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2014 ANNUAL REPORT

The Child Care Development Advisory Committee (CCDAC) had a busy and productive 2014. Our meetings were well attended and discussions were meaningful and stimulating. It has been a pleasure having Coralys Cuthbert, the Child Care Coordinator, present at all meetings. She is always thoroughly prepared, brings a wealth of important information to the table and provides valuable insight on many discussions that take place.

A summary of the highlights of our meetings and events is outlined below:

1. Orientation for New Members in January 2014
2. Enjoyed a presentation by Helen Davidson (Richmond Children First) on the Early Development Instrument (EDI)
3. Reported to Planning Committee about the 2013 CCDAC Annual Report and 2014 Work Program. It was recommended that work on the planned Child Care Needs Assessment be advanced to 2015
4. Established three subcommittees: Advocacy, Child Care Month Event and Child Care Grants
5. Provided feedback on the Draft Child Care Design Guidelines and Technical Specifications to staff
6. Provided input into the development of the Richmond Interactive Map Child Care Layer – mapping all licensed child care facilities in Richmond
7. Planned and hosted a May Child Care Month Event – A Children’s Art Exhibition at City Hall. Twenty child care centres participated and over one hundred guests attended.
8. Purchased a table for the annual Child Care Dinner, which several committee members attended
9. Reviewed Child Care Needs Assessments and Tools from various municipalities. Our Advocacy Subcommittee met twice over the summer months and reported back in the Fall with suggestions for structuring the next needs assessment and offered ideas for engaging parents and operators re: a child care needs survey, etc.
10. Monitored senior levels of government announcements regarding child care initiatives such as major capital grants for creating new child care spaces and the Early Years Strategy consultation processes
11. Advocated through the School Liaison committee Member for accommodations to help families and child care operators continue with services on school sites during the labour dispute
12. 2015 Child Care Grants were reviewed and recommendations provided for inclusion in a report to Planning Committee
13. Provided feedback on new child care development proposals for future City-owned child care facilities (throughout the year)
14. We will continue to monitor the BC Early Years Strategy’s planned initiative to review the quality of ECE training and Provincial Licensing Regulations

MEMBERS OF THE 2014 CHILDCARE DEVELOPMENT ADVISORY COMMITTEE

VOTING:

1. Linda Shirley (Chair)
2. Shyrose Nurmohamed (Vice Chair)
3. Maryam Bawa
4. Olga Fedorenko
5. Melanie Hugh
6. Heather Logan
7. Kathy Moncalieri
8. Lori Mountain
9. Harp Mundie
10. Dustin Ng
11. Fatima Sheriff
12. Ofra Sixto

NON-VOTING:

1. Kenny Chiu (School Board), Grace Tsang (Alternate)
2. Marcia MacKenzie (Richmond Child Care Resource and Referral)

COUNCIL REPRESENTATIVE: Evelina Halsey-Brandt

STAFF LIAISON: Coralys Cuthbert

RECORDING SECRETARY: Jodi Allesia

2014 Budget

CCDAC received an operating budget of \$5,000 for 2014. The proposed 2015 budget is as follows:

Meeting and miscellaneous expenses:	\$3,000
Forums and Conventions:	\$1,000
Child Care Month Expenses:	\$1,000
Total:	\$5,000

CLOSING COMMENTS:

The Committee would like to take this opportunity to thank Evelina Halsey-Brandt for her excellent support of our committee during the years that she worked with us and for her role in helping our committee advocate for a Child Care Coordinator. Her respect for the important role that childcare plays in our City and her commitment to helping this committee work through various aspects of its work were invaluable. We wish her a happy and well-earned retirement!

Prepared by

Linda Shirley. Chair, Child Care Development Advisory Committee, December 2014

CCDAC 2015 Work Program

This work program supports the following Council Term Goals (2011-2014):

- 1.1 Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.
- CCDAC will assist where appropriate with the implementation of the social development strategy: Building Our Social Future.
- 2.3 Clarification of the City's role with respect to providing or facilitating or securing space for non-profit groups.
- CCDAC will continue to offer advice on the development of City child care amenity spaces which will provide space for non-profit child care operators.
7. Managing Growth and Development: To ensure effective growth management for the City, including adequate provision of facility, service and amenity requirements associated with growth.
- CCDAC will continue to provide advice to Council on child care needs associated with growth.

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
Advocacy				
Make recommendations to Council regarding advocacy that could be undertaken to senior levels of government to address the funding, bureaucracy, changing policies, and licensing issues for child care providers	<ul style="list-style-type: none"> • Monitor issues, emerging trends • Discuss, consider roles, summarize issues • Pass motions or resolutions • Prepare letters/briefs • Submit to Council through Staff Liaison 	Lobbying through Council to senior levels of government	Improved funding, policy and licensing programs	<ul style="list-style-type: none"> • Federal Govt. • Provincial Govt. • Child Care Licensing (VCH)
Liaise with the Child Care Coordinator regarding issues that need further attention, action or clarification.	<ul style="list-style-type: none"> • At monthly meetings, provide Child Care Coordinator with information and CCDAC perspective, • Present CCDAC advice on Council 	<ul style="list-style-type: none"> • Child Care Coordinator is the staff liaison to CCDAC • Child Care Coordinator informed 	<ul style="list-style-type: none"> • Coordinator works with CCDAC advice and Council direction to address priority child care issues for Richmond • Liaison with CCDAC 	<ul style="list-style-type: none"> • Stakeholders • Caregivers

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
	<p>referrals through Child Care Coordinator</p> <ul style="list-style-type: none"> • Make suggestions about data collection, and continue to provide advice on the approach for a future child care needs assessment to understand the existing child care landscape in Richmond and future demands for child care space. • Provide ideas for communication materials that will assist child care operators and parents 	regarding CCDAC's perspective	assists the Child Care Coordinator to successfully address work program objectives	
Participate in City consultations	<ul style="list-style-type: none"> • Continue to participate in discussions about the implementation of the Social Development Strategy 	Plans for future growth will address the need for quality, affordable childcare	Social Development Strategy implementation incorporates CCDAC perspective	<ul style="list-style-type: none"> • Stakeholders • Caregivers
Advise the City regarding the development of new child care centres and service models.	<ul style="list-style-type: none"> • CCDAC to be consulted at the earliest point possible in the development process • Review proposals for City-owned child care facilities and early childhood development hubs, e.g., minimum size, location, when to prioritize monetary contributions 	<ul style="list-style-type: none"> • Inclusion of CCDAC in planning new facilities and implementing guidelines • Better planned child care facilities that address needs of the local community • Model centres with varied programs that may not be available elsewhere, catering to all age levels of children and perhaps even seniors 	<p>Guidelines adopted and CCDAC consulted regarding:</p> <ul style="list-style-type: none"> • When/where to negotiate built facilities vs. cash contributions • Built facilities that are well designed and cater to needs of community according to size, location, design, program offered • When/where to prioritize hubs and ideal size, design, model • Inclusion of CCDAC into the planning, developing and operating processes of a facility 	<ul style="list-style-type: none"> • City Planners • Developers • Stakeholders • Caregivers



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development


Date: December 16, 2014
File: RZ 13-647380

Re: Application by Murad Baluch for Rezoning at 9329 Kingsley Crescent from Land Use Contract 048 to Single Detached (RS2/B)

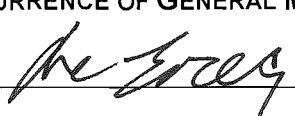
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195:
 - a) For the rezoning of 9329 Kingsley Crescent from "Land Use Contract 048" to "Single Detached (RS2/B)"; and
 - b) To authorize the termination, release and discharge of "Land Use Contract 048" entered into pursuant to "Dawson Lands Ltd. Land Use Contract By-law No. 3281", as it affects 9329 Kingsley Crescent;

be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Murad Baluch has applied to the City of Richmond for permission to rezone the property at 9329 Kingsley Crescent to the “Single Detached (RS2/B)” zone, and to discharge “Land Use Contract 048” from title of the property, in order to legalize an existing secondary suite within the existing dwelling. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A surveyor’s certificate indicating the siting of the existing house on the property is provided in Attachment 2.

Discharging Land Use Contract 048

Staff recommend that Council approve the discharge of “Land Use Contract 048” registered on title of the property at 9329 Kingsley Crescent to allow the property to be rezoned to the “Single Detached (RS2/B)” zone.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

Surrounding Development

The subject property is surrounded by other single-family dwellings to the north, east, and south on lots under “Land Use Contract 048”, and the Shell Road Trail and ditch to the west.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed rezoning is consistent with the OCP land use designation.

Affordable Housing Strategy

The City’s Affordable Housing Strategy does not apply to the proposed rezoning, as it will not result in a net increase in density or the number of dwelling units on the subject site.

Prior to obtaining a valid Building Permit from the City to legalize the existing secondary suite within the existing dwelling, the applicant is required to rezone the subject site to “Single Detached (RS2/B)” and discharge “Land Use Contract 048” from title of the property. The proposed secondary suite will contribute to the City’s goals of increasing the affordable housing stock in Richmond.

Public Input

The rezoning information sign has been installed on the subject site. City staff have not been notified of any concerns expressed by the public regarding the proposed rezoning.

Staff CommentsAnalysis

The area surrounding the subject site is primarily residential; consisting of a mix of single-family dwellings and townhouses. The existing dwelling, trees and landscaping on the subject site are well-maintained and fit within the single-family form and character of the surrounding neighbourhood. The proposed rezoning will not require any exterior renovations or alterations to the existing dwelling. If adopted, it will also limit any future additions to the existing dwelling based on the provisions of the "Single Detached (RS2/B)" zone.

Trees and Landscaping

The surveyor's certificate submitted by the applicant shows two (2) existing bylaw-sized trees located on-site at the rear of the property, and one (1) bylaw-sized tree on neighbouring property near the northwest corner of the subject site (see Attachment 2). The proposed rezoning is not expected to impact any bylaw-sized trees on-site or on neighbouring property.

Riparian Management Area (RMA)

A 5 m Riparian Management Area (RMA) buffer runs north-south along the west property line of the subject site. As the proposed rezoning will not result in any disturbances on the site, there are no expected impacts on the RMA buffer zone.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a Flood Indemnity Covenant on Title.

Site Servicing and Vehicle Access

There are no site servicing concerns with this rezoning application.

Existing vehicle access to the lot from Kingsley Crescent will remain unchanged.

Building Permit Stage

Upon approval, the applicant will be required to apply for a Building Permit to legalize the existing secondary suite within the existing dwelling on the subject property.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 4.

Financial Impact or Economic Impact

None.

Conclusion

This application to rezone the subject property to the “Single Detached (RS2/B)” zone and to discharge “Land Use Contract 048” from title of the property to accommodate a legal secondary suite within the existing dwelling is consistent with applicable policies and land use designations outlined within the Official Community Plan (OCP).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195 be introduced and given first reading.



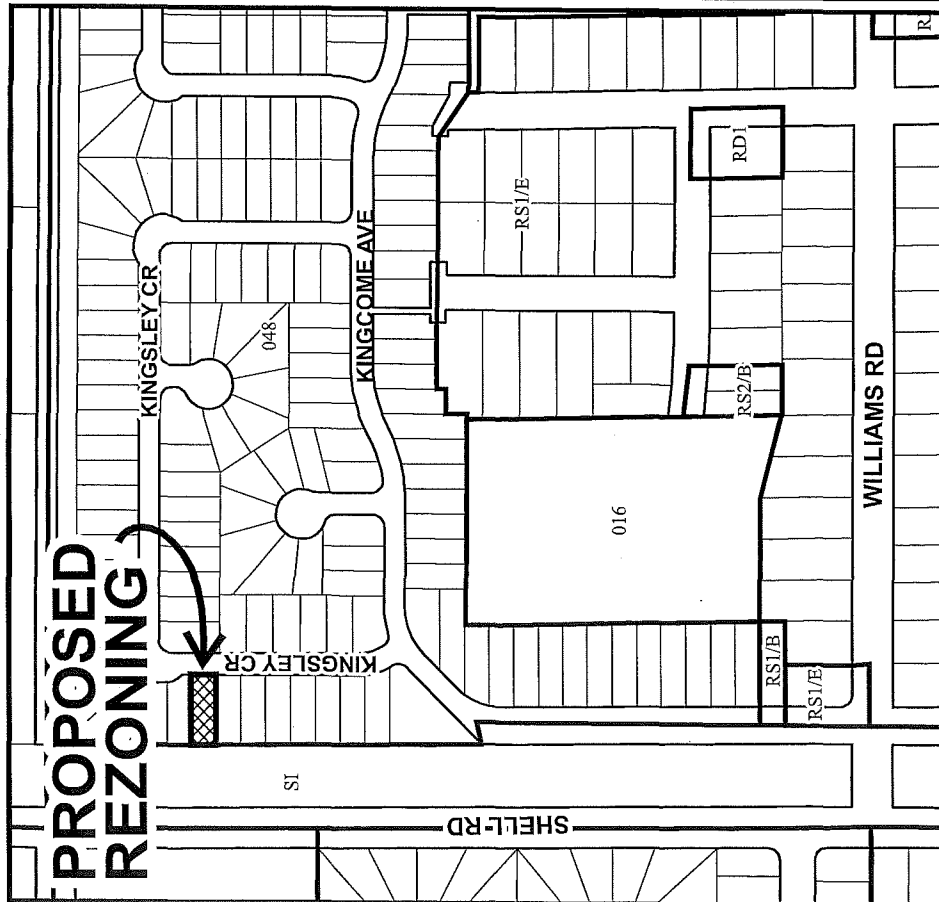
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

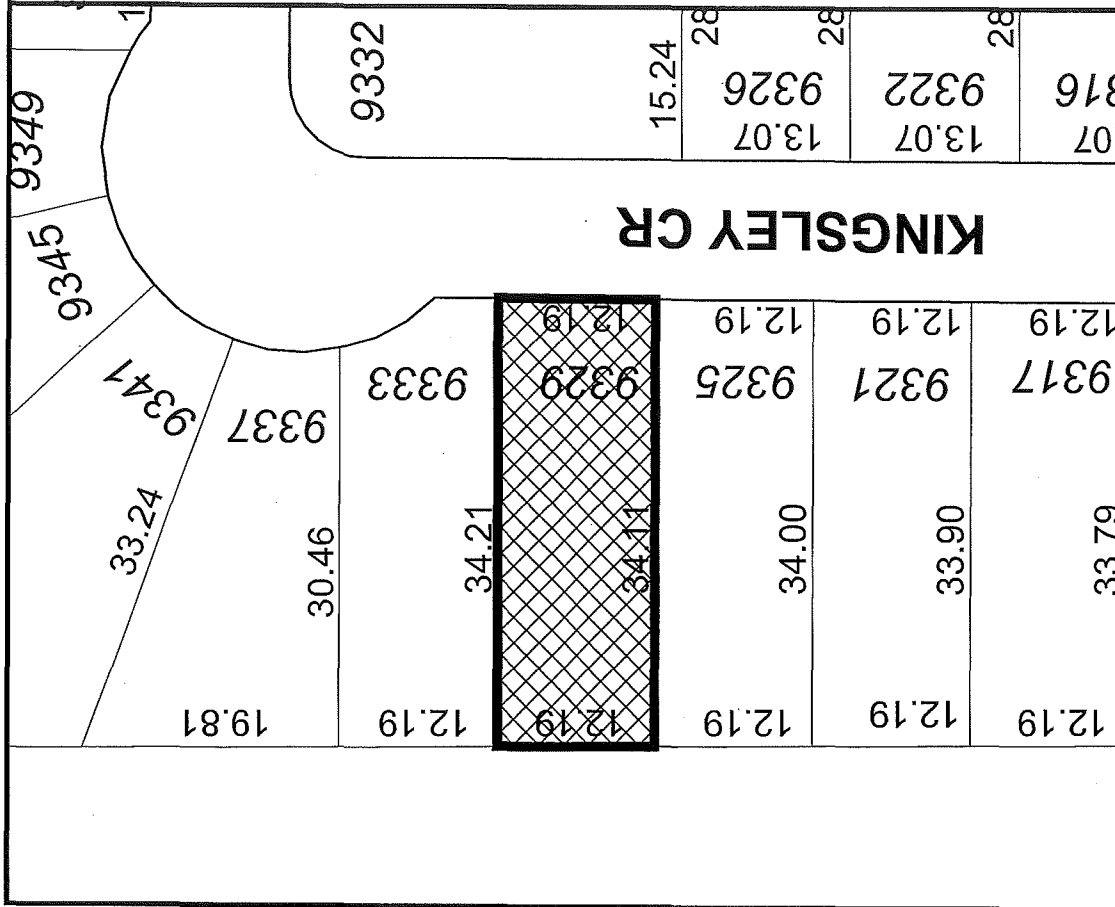
- Attachment 1: Location Map & Aerial Photograph
- Attachment 2: Surveyor's Certificate
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations



**PROPOSED
REZONING**



CNCL - 82



Original Date: 10/16/13

Revision Date:

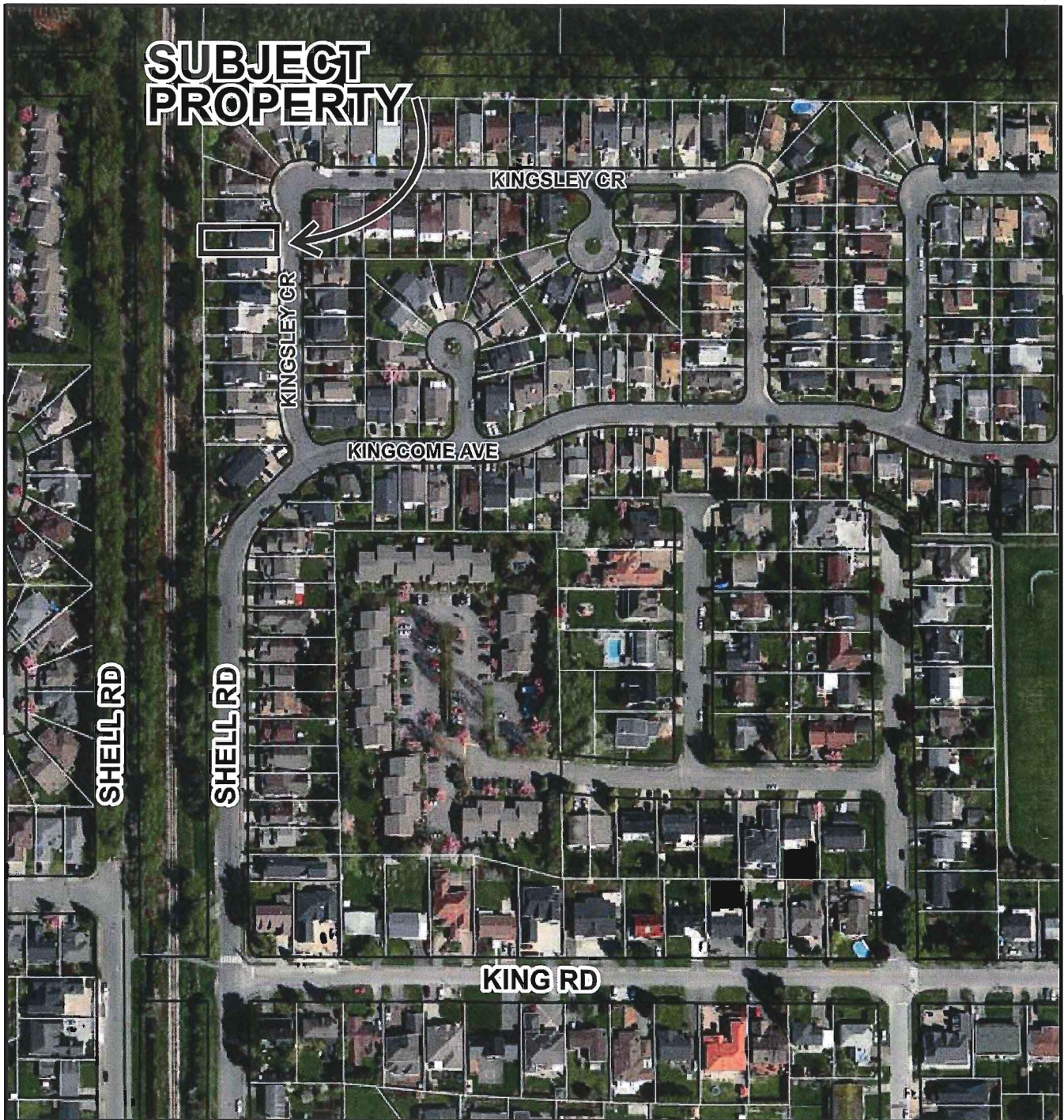
Note: Dimensions are in METRES

RZ 13-647380





City of
Richmond



RZ 13-647380

Original Date: 10/16/13

Revision Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION OF BUILDING ON LOT 608 SECTION 25 B4N R6W NEW WESTMINSTER DISTRICT PLAN 55101

Current Civic Address:
9329 Kingsley Crescent
Richmond, B.C.

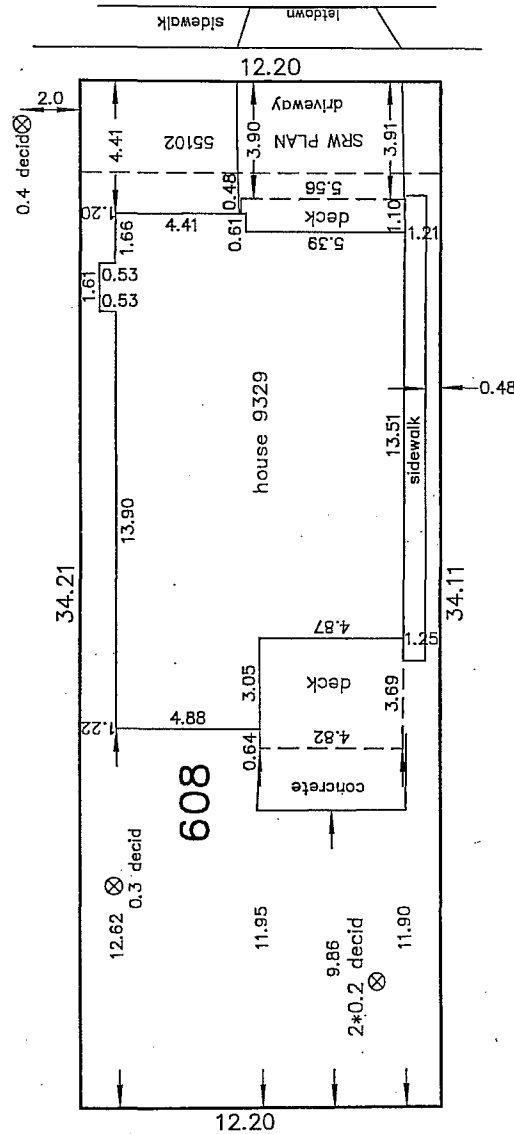
SCALE 1:250

Notes:

- All dimensions are in metres.
- All building dimensions are measured to the above ground outside face of exterior walls.
- This plan is NOT to be used for location of property lines.
- This plan does not show non-plan charges, liens or interests.
- *property dimensions are derived from Land Title Office records*

CON 0.0 ⊗ ...denotes tree

KINGSLEY CRESCENT



This certificate of location has been prepared in accordance with the Manual of Standards Practices and is certified correct as of November 14, 2014.

© COPYRIGHT

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.

121-13140 80th Avenue

Surrey, B.C.

V3W 3B2

(ph) 501-6188

(fx) 501-6189

FILE: 1309132-M03

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

SEAL
SUKH MALHI
B.C. 121-13140 80th Avenue
Surrey, B.C. V3W 3B2
November 14, 2014



RZ 13-647380

Attachment 3

Address: 9329 Kingsley Crescent

Applicant: Murad Baluch

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Murad Baluch/Khair Baluch	Murad Baluch/Khair Baluch
Site Size (m²):	416 m ²	416 m ²
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Land Use Contract 048	Single Detached (RS2/B)
Number of Lots:	1	1

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setbacks – Front & rear yards (m):	Min. 6 m	Min. 6 m	none
Setbacks – Interior side yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2½ storeys	2½ storeys	none
Lot size (m ²):	Min. 360 m ²	416 m ²	none
Lot width (m):	Min. 12 m	12.2 m	none
Lot depth (m):	Min. 24 m	34.2 m	none
Lot frontage (m):	Min. 6 m	12.2 m	none

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



Rezoning Considerations

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

Address: 9329 Kingsley Crescent

File No.: RZ 13-647380

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9195, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.

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

1. 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.

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9195 (RZ 13-647380)
9329 Kingsley Crescent**

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 land use contract designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 003-868-915

Lot 608 Section 25 Block 4 North Range 6 West New Westminster District Plan 55101

2. That:

- a) "Land Use Contract 048", entered into pursuant to "Dawson Lands Ltd. Land Use Contract By-law No. 3281", be terminated, released and discharged in relation to the following area:

P.I.D. 003-868-915

Lot 608 Section 25 Block 4 North Range 6 West New Westminster District Plan 55101

- b) The Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 048" from the above area.

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9195"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

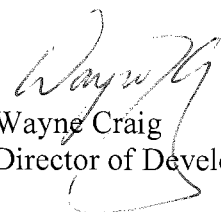
To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 3, 2014
File: RZ 13-650522

Re: Application by Merry Gao for Rezoning at 8511 Blundell Road from Single Detached (RS1/E) to Two-Unit Dwellings (RD1)

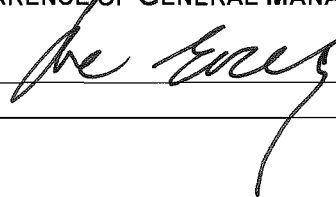
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading.


Wayne Craig
Director of Development
CL:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Merry Gao has applied to the City of Richmond for permission to rezone the property at 8511 Blundell Road from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (RD1)” zone, to permit the development of a duplex on the property (Attachment 1). A survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north and east, is an existing multi-family development zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the south, immediately across Blundell Road, are two (2) townhouse complexes zoned “Low Density Townhouses (RTL1)”.
- To the west, is a 3-unit townhouse complex zoned “Town Housing (TZ16) – South McLennan and St. Albans Sub-Area (City Centre)”.

Related Policies & Studies

Official Community Plan (OCP) & City Centre St-Albans Sub-Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The City Centre St. Albans Sub-Area Plan designation for the subject site is “Multi-Family Low Rise (Three-storey Apartments, Townhouses, Two-Family or Single-Family Dwellings)” (Attachment 4). This redevelopment proposal is consistent with this designation as it is a proposal to build a two-family dwelling on this site.

Flood Management

The proposed development must meet the requirements of Flood Plain Designation & Protection Bylaw 8204. Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title.

Public Consultation

A rezoning sign has been installed on the subject property. There have been no concerns expressed by the public about the development proposal.

Analysis

Proposed Site Plan

This rezoning application is to permit the development of a duplex on the subject property, consistent with the City Centre St. Albans Sub-Area Plan land use designation. A preliminary Site Plan is included in Attachment 5, which shows how the site is proposed to be developed consistent with the proposed zoning. Private outdoor space for residents of the duplex is proposed to be provided in the rear yard. Also included is a preliminary plan of the south building elevation (exposed to Blundell Road) to show the proposed architectural character of the duplex. Further improvements will be made to the plans to ensure coordination with site landscaping prior to final adoption of the rezoning bylaw. Plans submitted at Building Permit stage must comply with all City regulations.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the building design in Attachment 5.

Form and Character

The proposed site plan and elevation plans have been designed with consideration of a pedestrian-oriented streetscape along Blundell Road by:

- providing pedestrian access from the public sidewalk to each unit over a concrete pathway marked at the property line with a pedestrian gate;
- clearly-defining the front entries with covered porches;
- locating the garages to the west and east of the site to reduce their prominence;
- by locating soft landscaping along the front lot line; and
- treating the driveway with decorative permeable pavers to soften the appearance of hard surfaces in the front yard.

Limitation to Two-Unit Dwelling

To address concerns about the potential for the proposed duplex to be converted to include illegal suites, the applicant is required to register a covenant on title prior to rezoning that limits the property to a maximum of two (2) units.

Site Access

The existing driveway to the subject site along the east property line is proposed to be removed and replaced with a single driveway crossing to/from Blundell Road that is centered between the two (2) units.

Transportation department staff has reviewed the Site Plan and vehicle turning analysis provided by the applicant, and indicate that the proposed driveway configuration in the front yard is adequate for on-site manoeuvring without vehicles having to reverse onto Blundell Road. The applicant is required to register a restrictive covenant on title prior to rezoning to ensure that the front yard remains unobstructed for on-site vehicle manoeuvring (e.g. no fences or structures are permitted within the driveway area in the front yard).

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify that:

- There are five (5) bylaw-sized trees on the subject site (Trees #1, 7, 8, 9, and 10).
- Five (5) bylaw-sized trees on the adjacent multi-family site at 8600/8620/8660 Jones Road and 7700/7800 St. Albans Road (Trees #2 - 6).

The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention and Removal Plan are shown in Attachment 6.

The Arborist recommends:

- Retention of the Spruce tree in the rear yard of the subject site (Tree # 7).
- Removal of two (2) Cherry trees, a Pear tree, and a Spruce tree from the site (Trees #1, 8, 9, and 10).
- Protection of the off-site trees on the adjacent multi-family site at 8600/8620/8660 Jones Road and 7700/7800 St. Albans Road (Trees #2 - 6).

The City's Tree Preservation Coordinator has reviewed the Arborist's recommendations, conducted on-site tree assessment, and provides the following comments:

- The four (4) bylaw-sized trees on-site (Trees #1, 8, 9, and 10) should be removed due to poor condition and structure (e.g. sparse canopy foliage, historical topping, significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union below previous topping cuts, and co-dominant stems with inclusions).
- The Spruce tree on the subject site (Tree #7), as well as the off-site trees (Trees #2 - 6), are in good condition and should be retained and protected in accordance with the City's Tree Protection Bulletin TREE-03.

To ensure that the on-site and off-site trees identified for retention are protected, the applicant is required to:

- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

- Submit a Contract with a Certified Arborist for supervision of all on-site works conducted in close proximity to required tree protection zones. The Contract must include the scope of work, including: the number of site monitoring inspections (at specified stages of construction), any other relevant information provided by the Arborist in their report, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract is required prior to rezoning approval;
- Submit a Security in the amount of \$1,000 for the Spruce Tree (Tree #7). The security will be released following receipt of the post-construction impact assessment report from the Arborist and following a landscaping inspection by City staff.

Consistent with the 2:1 tree replacement ratio in the Official Community Plan (OCP), the applicant proposes to plant and maintain a total of eight (8) replacement trees on-site at development stage (varying in size from 6 to 8 cm caliper).

The applicant has submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect (Attachment 7), which shows the proposed sizes, species and location of the replacement trees on the lot, as well as a variety of other flowering and Evergreen shrubs, and ground covers within the front and rear yards (e.g. Eastern redbud, Pacific Dogwood, Japanese Snowball, Boxwood, Daylily, Star Magnolia, Bamboo, Azalea, Rhododendron etc.). The preliminary Landscape Plan also shows that two (2) tones of permeable pavers are proposed for the driveway within the front yard of the site to provide visual interest and maximize on-site drainage.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a final Landscape Plan, 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 fencing, paving, and installation costs).

Site Servicing

The applicant is required to dedicate 2.0 m of land along the entire south property line for future road improvements, with the existing boulevard to be maintained.

At development stage, the applicant will be responsible for completing the sanitary, storm drainage, and water system works identified in Attachment 8.

The list of rezoning considerations associated with this application is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

Financial Impact

None.

Conclusion

The purpose of this rezoning application is to rezone the property at 8511 Blundell Road from the "Single Detached (RS1/E)" zone to the "Two-Unit Dwellings (RD1)" zone, to permit the development of a duplex on the property.

This rezoning application complies with the land use designations contained within the OCP and the City Centre St. Albans Sub-Area Plan designation for the subject site.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9198 be introduced and given first reading.



Cynthia Lussier
Planning Technician – Design
(604-276-4106)

CL:blg

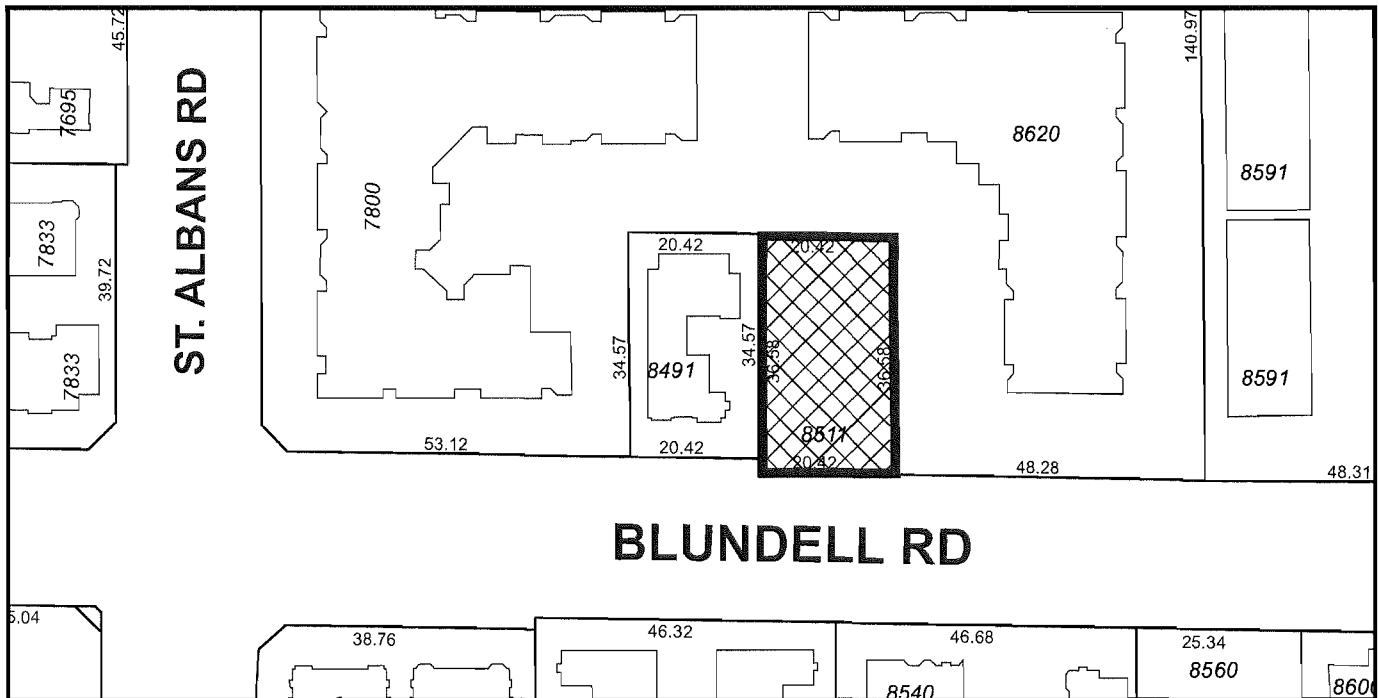
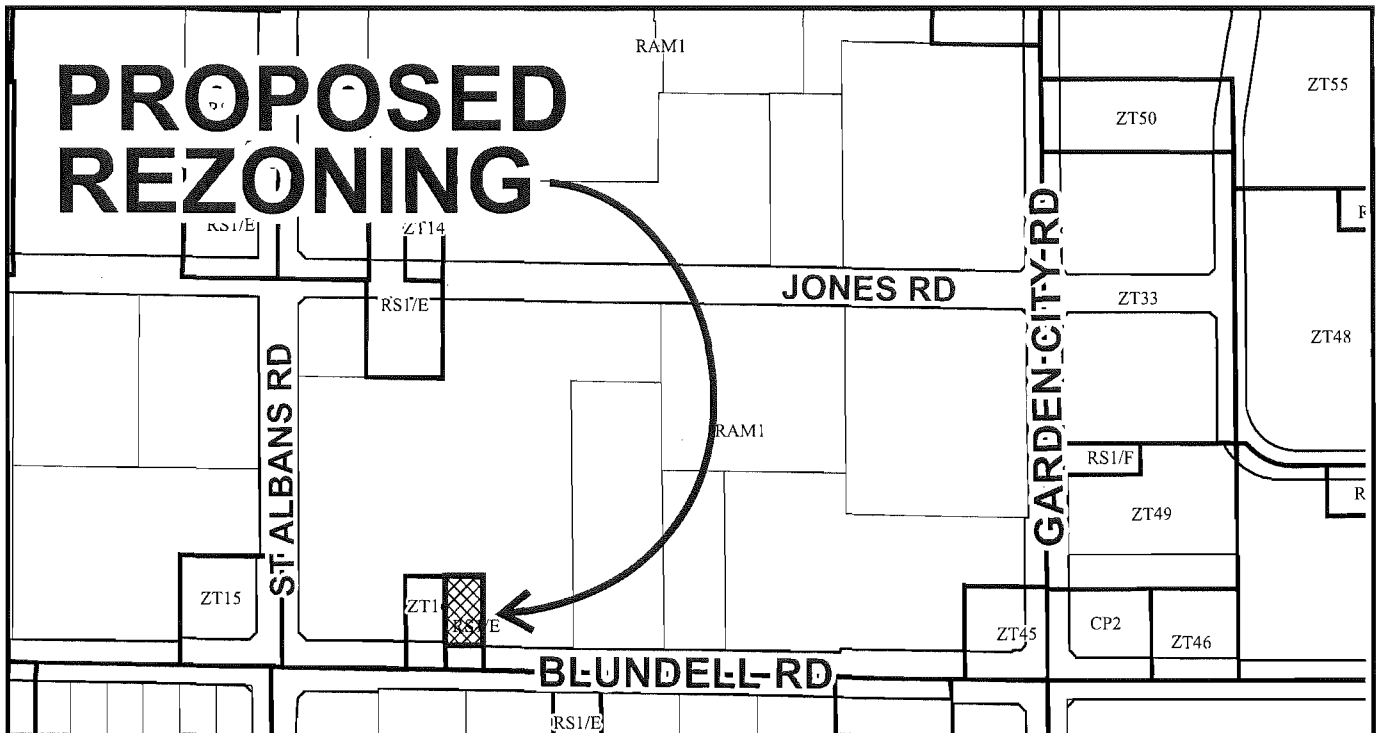
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: The City Centre St. Albans Sub-Area Plan Land Use Map
- Attachment 5: Preliminary Site Plan & South Building Elevation Plan
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Proposed Landscape Plan
- Attachment 8: Rezoning Considerations



City of
Richmond

**PROPOSED
REZONING**



RZ 13-650522

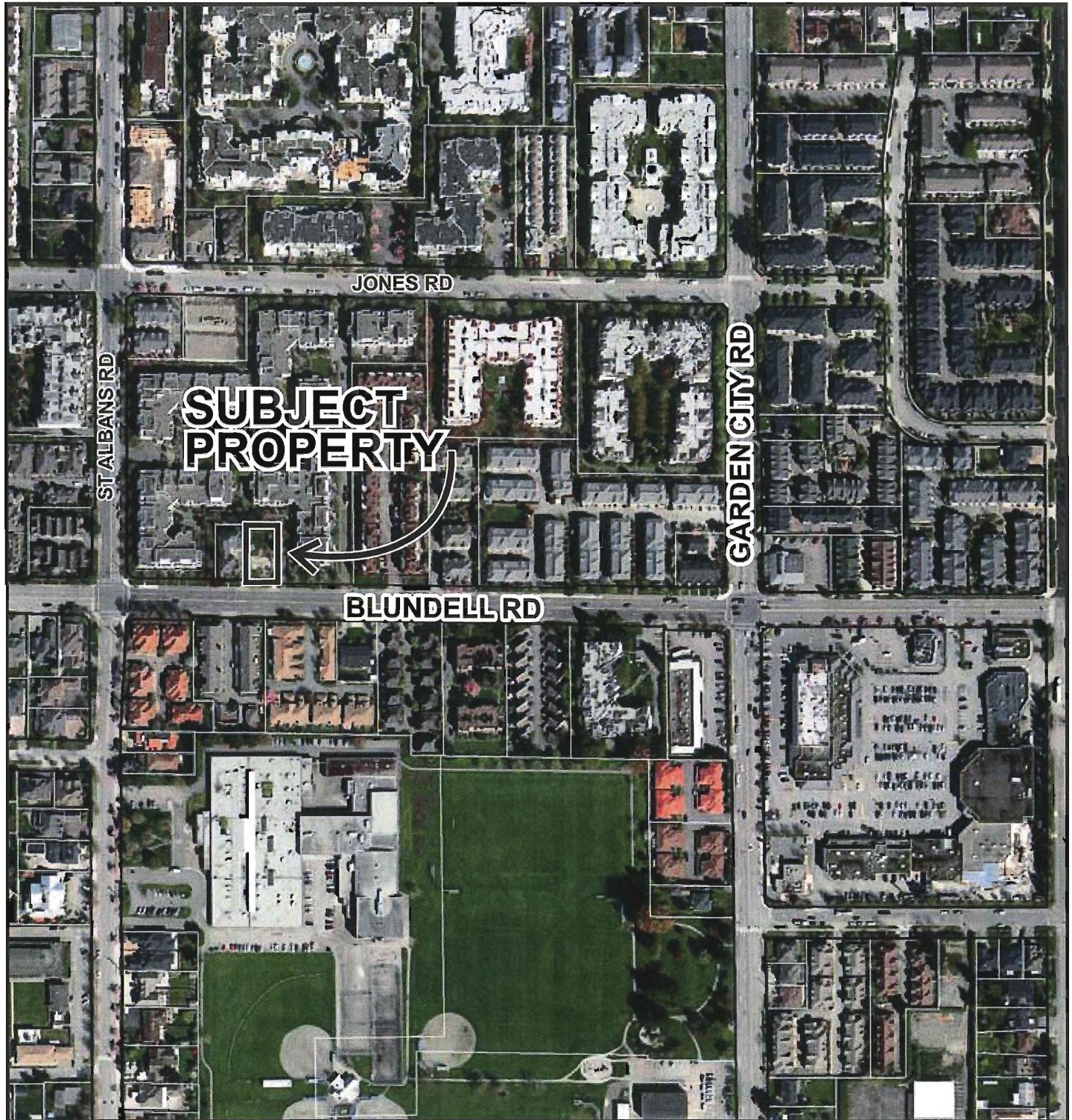
Original Date: 12/04/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 13-650522

CNCL - 95

Original Date: 12/02/13

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY OF LOT 5 SECTION 16 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 20476

#8511 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D: 008-828-652

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



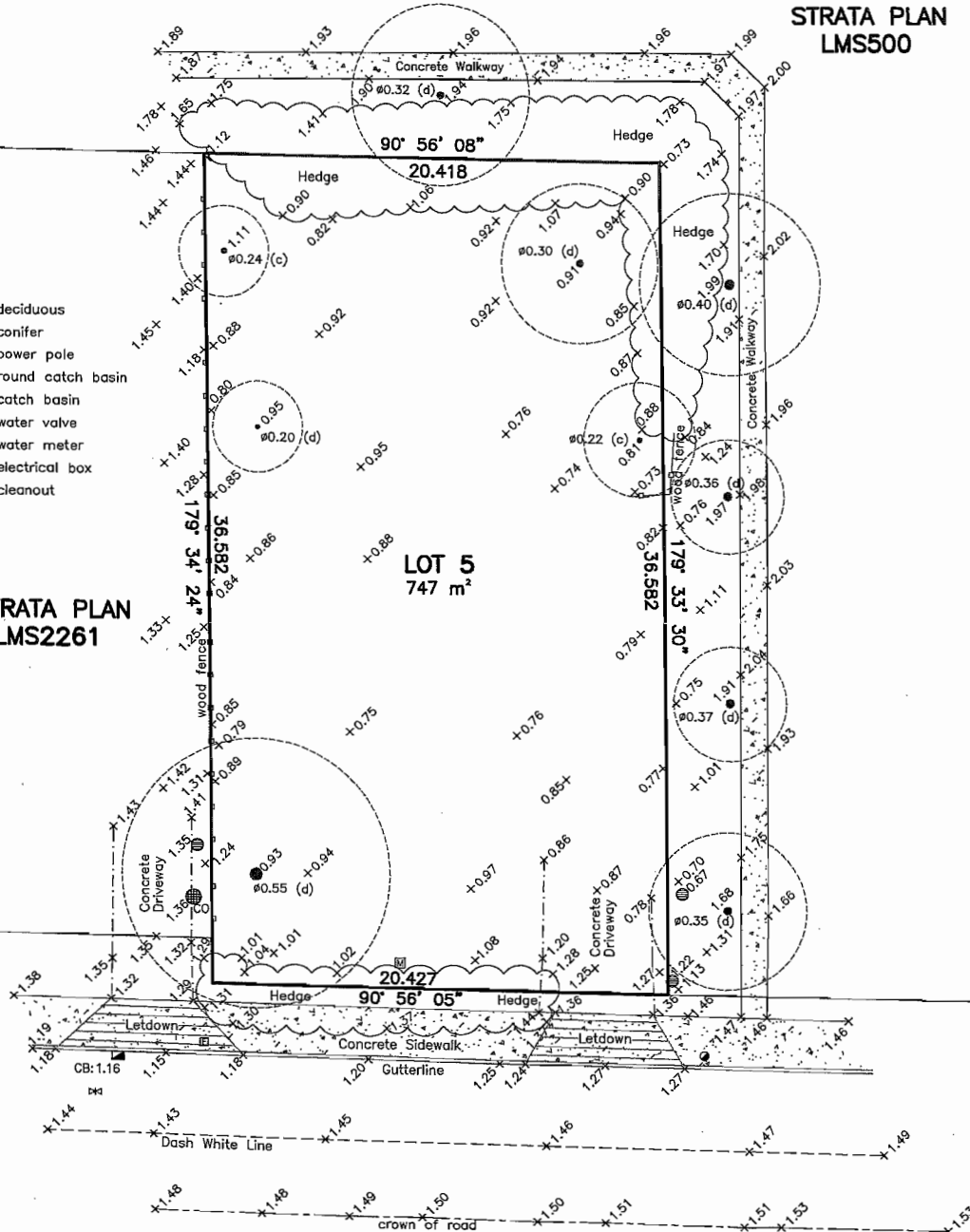
LEGEND:

- (d) denotes deciduous
- (c) denotes conifer
- denotes power pole
- denotes round catch basin
- CB denotes catch basin
- ⋈ denotes water valve
- ⊞ denotes water meter
- ⊞ denotes electrical box
- CO denotes cleanout

STRATA PLAN
LMS2261

STRATA PLAN
LMS500

LOT 5
747 m²



BLUNDELL ROAD

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4783
FB-202 P116-118; FB-219 P71
Drawn By: MY

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL S bound L turn lane @ No.3
Rd & Bennett Rd
Elevation = 1.452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
APRIL 5th, 2013.

DWG No. 4783-TOPO-01

CNCL - 96



RZ 13-650522

Attachment 3

Address: 8511 Blundell Road

Applicant: Merry Gao

Planning Area(s): City Centre St. Albans Sub-Area

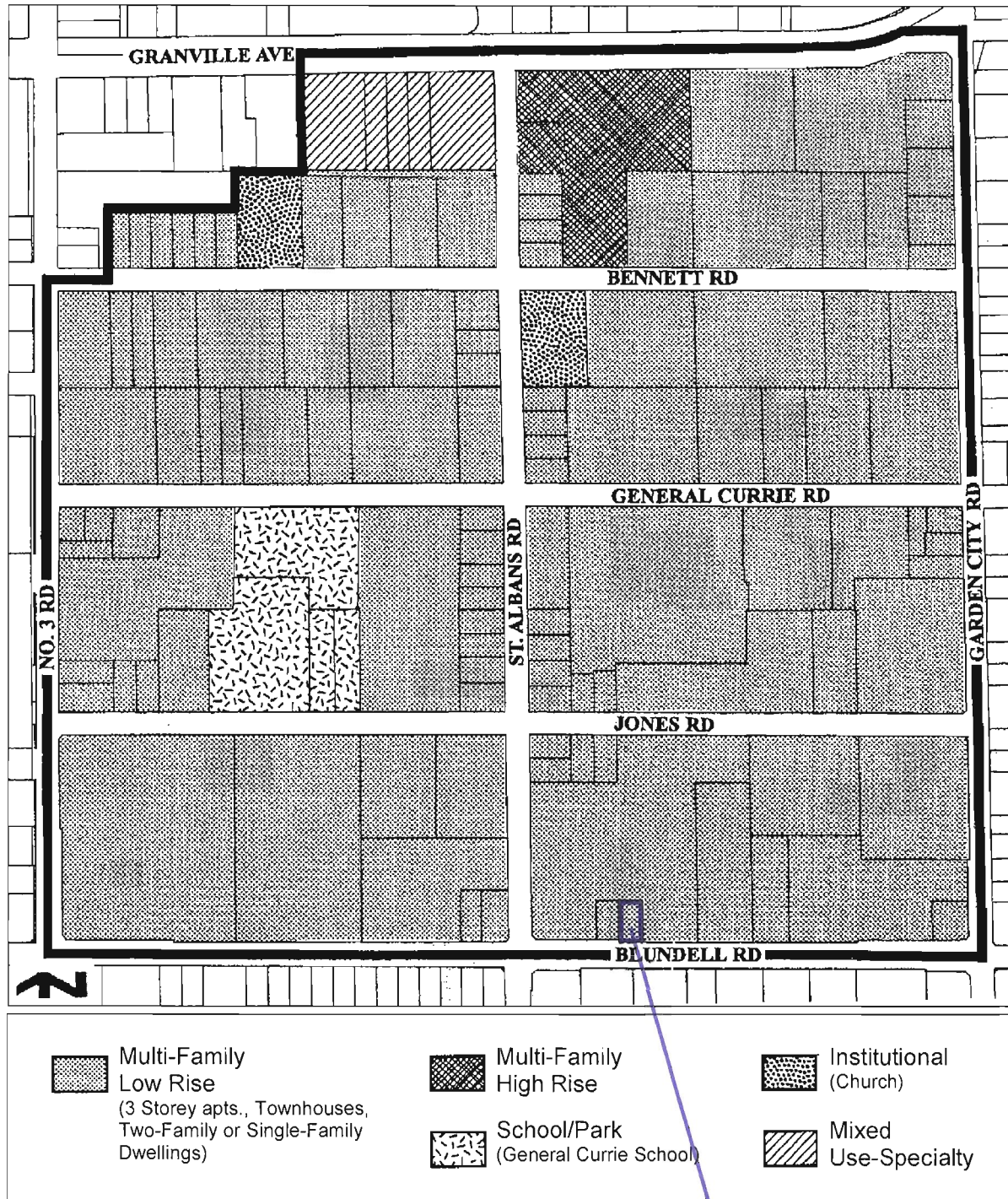
	Existing	Proposed
Owner:	Min Tang	To be determined
Site Size (m ²):	747 m ²	706 m ² after 2.0 m road dedication
Land Uses:	Vacant lot	Duplex
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation	Multi-Family Low Rise	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwellings (RD1)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 (388 m ²)	0.55 (388 m ²)	none permitted
Lot Coverage – Buildings:	Max. 45%	45%	None
Lot Coverage – Buildings, Structures, and Non-Porous Areas	Max. 70%	68%	None
Lot Coverage – Live Plant Material	Min. 30%	31%	None
Setback – Front Yard (m):	Min. 6 m	Min. 6.9 m	None
Setback – Side Yard (m):	Min. 1.2 m	1.29 m (east side) 1.42 m (west side)	None
Setback – Rear Yard (m):	Min. 6 m	Min. 9.4 m	None
Height:	2 ½ storeys	2 storeys	None

Other: Tree replacement compensation required for loss of bylaw-sized trees.

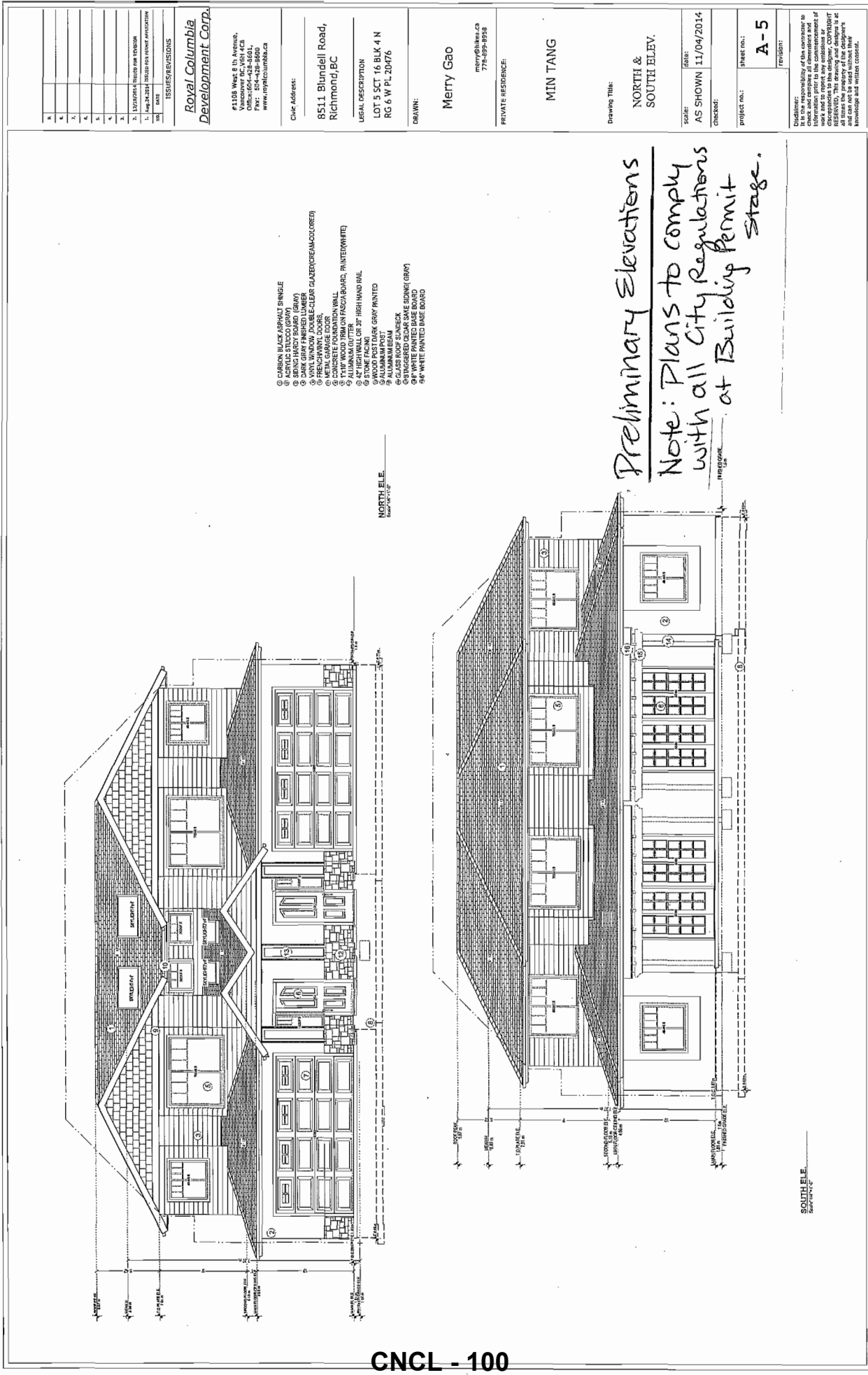
City of Richmond

Land Use Map



SUBJECT SITE





1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Royal Columbia Development Corp.
#1103 West 8th Avenue,
Vancouver BC V6H 4C5
Tel: 604-681-8888
Fax: 604-681-8880
www.royalcolumbia.ca

Client Address:
8511 Blundell Road,
Richmond BC

LEGAL DESCRIPTION:
LOT 5 SCT 16 BLK 4 N
RG 6 W PL 20476

DRAWN:
Merry Gao
merrygao.ca
778-639-9226

PRIVATE RESIDENCE:
MIN TANG

Drawing Title:
NORTH &
SOUTH ELEV.

DATE:
AS SHOWN 11/04/2014

Checked:

Project no.:
Sheet no. **A-5**

Revision:

Disclaimer:
It is the responsibility of the contractor to verify the accuracy of the information provided and to ensure that the work is completed in accordance with the drawings and specifications. The drawings and specifications are not to be used without the written consent of the architect.

- ① CARBON BLACK ASPHALT SINGLE
- ② ACRYLIC STUCCO (GRAY)
- ③ VINYL SIDING (WHITE)
- ④ VINYL WINDOW DOUBLE-CLEAR GLAZING (CREAM-COLORED)
- ⑤ VINYL GRAY FINISHED LAMBER
- ⑥ FRENCH WOOD DOORS
- ⑦ CONCRETE FOUNDATION WALL
- ⑧ 1x1x4 WOOD TRIM ON FASCIA BOARD, PAINTER (WHITE)
- ⑨ 4x4 HIGH WALL OR 3x4 HIGH HAND RAIL
- ⑩ STONE FACING
- ⑪ 2x4x8 PLYWOOD GRAY PAINTED
- ⑫ ALUMINUM EAVES
- ⑬ GLASS ROOF SLURK
- ⑭ 1x4x4 WOOD TRIM ON ROOF (GRAY)
- ⑮ 4x4 WHITE PAINTED BASE BOARD
- ⑯ 4x4 WHITE PAINTED BASE BOARD

PRELIMINARY ELEVATIONS
Note: Plans to comply with all City Regulations at Building Permit stage.

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

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

Dimensions:
Overall Width: 36'-0"
Overall Height: 24'-0"
Roof Pitch: 12/12

Materials:
Siding: Vinyl Siding (White)
Roofing: Carbon Black Asphalt Single
Windows: Vinyl Window Double-Clear Glazing (Cream-Colored)

Finishes:
Interior: Vinyl Graying Finished Lumber
Exterior: Acrylic Stucco (Gray)

Foundation:
Concrete Foundation Wall

Trim:
1x1x4 Wood Trim on Fascia Board, Painter (White)

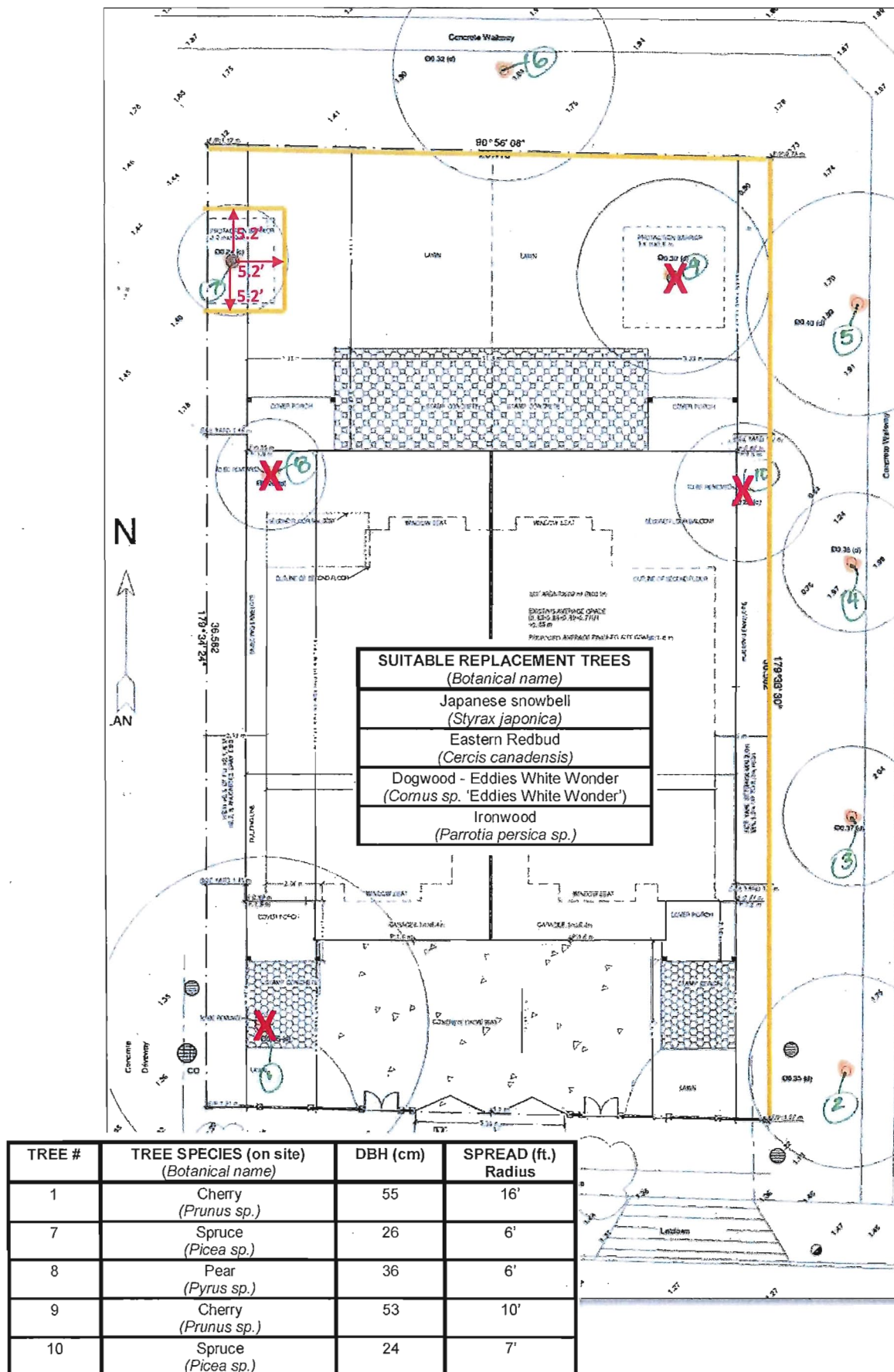
Hand Rail:
4x4 High Wall or 3x4 High Hand Rail

Eaves:
Aluminum Eaves

Roof:
Glass Roof Slurk

Base Board:
4x4 White Painted Base Board

TREE RETENTION AND REMOVAL PLAN, Scale 1/16" = 1'





Address: 8511 Blundell Road

File No.: RZ 13-650522

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, the following items are required to be completed:

1. 2.0 m road dedication along the entire south property line on Blundell Road.
2. Submission of a final 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 Registered Landscape Architect (including fencing, paving, and installation costs).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all on-site works conducted in close proximity to the tree protection zone of the trees to be retained (i.e., Tree # 7 on-site, and Trees # 2-6 off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), any other relevant information provided by the Arborist in their report, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security in the amount of \$1,000 for the Spruce Tree (Tree # 7) to be retained. The security will be released following receipt of the post-construction impact assessment report from the Arborist and following a landscaping inspection by City staff.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title restricting the property to a duplex containing a maximum of two (2) dwelling units.
7. Registration of a legal agreement on title to ensure that, at future development stage, the Building Permit application includes plans that are generally consistent with the architectural elevation plans shown in Attachment 5.
8. Registration of a legal agreement on title ensuring that: the only means of vehicle access is through a single driveway crossing to Blundell Road, centered on the south property line; and the driveway area in the front yard remain unobstructed for on-site vehicle manoeuvring (e.g. no fences or structures are permitted).

At Demolition* and Building Permit* stage, the following requirements must be completed:

- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
- Provide a 600 mm diameter inspection chamber and tie-in to the existing lead located near the east property line. The new inspection chamber shall be located in the boulevard within the Blundell Road dedication.
- Replace the existing 45 mm inspection chamber (located within the southeast corner of 8491 Blundell Road) with a 600 m inspection chamber. Maintain and reconnect the existing service to 8491 Blundell Road and provide a new lead to service 8511 Blundell Road. Cap the new lead to 8511 Blundell Road at the property line.
- Once the building design is confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer must be submitted to the City to confirm that there is adequate available flow at the hydrant on the Blundell Road frontage.
- Disconnect the existing water service at Blundell Avenue and cap the connection at the main.

- Provide a new 25 mm diameter water service connection for each unit as per Waterworks and Water Rate Bylaw 5637 from the existing 300 mm diameter watermain at Blundell Road complete with individual water meters to be located in the boulevard within the Blundell Road dedication.
- Concrete sidewalk restorations will be required for the two (2) service connection tie-ins.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The 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.
- Obtaining 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.

(signed original on file)

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9198 (RZ 13-650522)
8511 Blundell 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 **“TWO-UNIT DWELLINGS (RD1)”**.

P.I.D. 008-828-652

Lot 5 Section 16 Block 4 North Range 6 West New Westminster District Plan 20476

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9198”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: December 15, 2014

From: Joe Erceg
General Manager, Planning and Development

File: 01-0100-30-AADV1-
01/2014 Vol 01




Re: Agricultural Advisory Committee 2014 Annual Report and 2015 Work
Program

Staff Recommendation

That the 2015 Agricultural Advisory Committee Work Program be approved.


Joe Erceg
General Manager, Planning and Development

Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT AGENDA REVIEW SUBCOMMITTEE	INITIALS: 
APPROVED BY CAO DEPUTY 	

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS). A primary role of the AAC is to provide advice from an agricultural perspective to Council, City staff and other stakeholders on a wide-range of issues and projects that impact agricultural activities in Richmond and to help implement the recommendations contained in the RAVS.

In accordance with the Terms of Reference for the AAC, this report summarizes the activities of the Committee in 2014 and recommends a 2015 Work Program for consideration and approval by Council. The AAC reviewed and endorsed the proposed work program at its meeting held on November 20, 2014.

Summary of 2014 Annual Report

The detailed 2014 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on a total of eight development proposals related to or affecting agricultural activities.
- Received regular updates and provided comments on various City policies and initiatives (e.g., Ecological Network Management Strategy, Garden City Lands Legacy Landscape Plan).
- Received regular updates and presentations from Transportation and Engineering staff on works and projects within the Agricultural Land Reserve (e.g., East Richmond Water Supply Study; Westminster Highway and Nelson Road widening).
- Received information and commented on local food awareness events and initiatives.
- Received information on initiatives, funding programs and farming advisory information sheets from the Ministry of Agriculture staff.

Summary of Proposed 2015 Work Program

The detailed 2015 Work Program is contained in Attachment 2. The following is a summary of highlights for the proposed 2015 work program.


- Review and provide feedback on development proposals forwarded to the AAC by staff and Council.
- Review and provide comments on the proposed changes to the Soil Removal and Fill Deposit Regulation Bylaw.
- Continue to receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works.
- Continue to receive updates on major transportation works including George Massey Tunnel replacement project and upcoming consultations.
- Received updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
- Examine options to help promote local agricultural and food awareness.

- Continue to monitor and implement the RAVS and recommend improvements as necessary.

Conclusion

The 2014 Annual Report for the AAC is submitted for information and the 2015 Work Program is recommended for Council approval.


For Terry Crowe
Manager, Policy Planning
(604) 276-4139


Minhee Park
Planner 1
(604) 276-4188

MP:cas

Attachment 1: Draft AAC 2014 Annual Report
Attachment 2: Draft AAC 2015 Work Program

**2014 ANNUAL REPORT
AGRICULTURAL ADVISORY COMMITTEE**

Agricultural Advisory Committee 2014 Accomplishments

Projects	Results Expected	Accomplishments and Comments
Development Proposals	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of eight development proposals forwarded by staff. Projects covered issues related to development of agricultural landscape buffers to screen projects in and adjacent to the ALR; non-farm use proposals to place fill, enable new processing operations and allow parking for expansion of a temple; a Development Variance Permit application for a new assembly hall; and a rezoning application to make changes to the previously approved child care facility in the ALR. (see the List of Development Proposals below)
Richmond Policy Initiatives	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Received information on the Ecological Network Management Strategy and provided feedback in developing its implementation plan.
External Agency Policy Initiatives Requests for Feedback	Receive information and updates and provide agricultural comments and perspectives to the agency (through council) when requested.	<ul style="list-style-type: none"> Received information on initiatives, funding programs and farming advisory information sheets (e.g., manure spreading advisories) from Ministry of Agriculture staff. Received information on the Ministry of Agriculture's consultations on proposed changes to the ALC Regulation and proposed set of criteria for developing local government bylaws regarding medical marihuana production in the ALR.
Drainage/Irrigation Program for Agricultural Areas	Provide comments from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from Engineering staff on works associated with the East Richmond Agricultural Water Supply Study.
Major Transportation Projects	Provide comments and feedback from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from the City project team on Westminster Highway and Nelson Road widening. Review and comments from AAC members focussed on ensuring that works associated with the road widening took into account existing agricultural irrigation and drainage infrastructure that are located in close proximity to road widening works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> Received information on local food awareness events. Received information from Richmond Food Security Society on its Richmond Food Charter project and brainstormed and shared ideas.
General Agricultural Related Issues	Identify specific projects and initiatives that impact agriculture	<ul style="list-style-type: none"> Reviewed and provided comments on Garden City Lands Legacy Landscape Plan.

List of Development Proposals Reviewed in 2014

Application No.	Address of property	Proposed use
AG 14-654361	7011 No. 7 Road	Non-farm use application to locate four soil processing operations (Ecowaste Industries).
NF 14-654364	7011 No. 7 Road	Non-farm use application to place fill and remove materials in conjunction with existing land fill operation (Ecowaste Industries).
RZ 12-695038	7211 No. 4 Road	78-unit townhouse proposal adjacent to the ALR. Review of the proposed ALR landscape buffer.
RZ 13-630280	13751 and 13851 Steveston Highway & 10651 No. 6 Road	Rezoning to permit light industrial and limited commercial uses adjacent to the ALR. Review of the proposed ALR landscape buffer.
DP 14-665485	7211 No. 4 Road	General updates and refinements made to the proposed ALR landscape buffer provision to be incorporated into the townhouse project.
DV 14-670015	11014 Westminster Highway	Proposal to reduce the interior side yard setbacks to enable an assembly hall to be rebuilt within the same footprint.
AG 14-668409	18791 Westminster Hwy	Additional parking for special events associated with temple functions.
RZ 14-671974	10019 Granville Avenue	Proposal to increase the maximum number of children permitted at a child care facility from 37 to 88 on a site contained in the ALR (the site is exempt from the ALC Act provisions).

2015 WORK PROGRAM AGRICULTURAL ADVISORY COMMITTEE

AAC Role in the Work Program

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS).
- Provide comments and feedback, from an agricultural perspective, to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive for information, reports and materials forwarded from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGOs). Provide comments and feedback (through Council) when requested.
- Participate in public meetings and consult on work program projects.
- Continue to improve local agricultural awareness and education initiatives and take the lead role in organizing agricultural showcase events.
- Receive regular updates on projects and works related to agriculture.
- Invite City Divisions to liaise with the AAC as early as possible on works deemed to have an impact on farming so that the Committee can provide advice. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable the AAC to appropriately comment and give feedback.

AAC Proposed 2015 Work Program

Projects	Results Expected	Objectives and Deliverables
Development Projects	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> • Review development proposals forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments when needed.
Transportation Works and Projects	Agricultural perspective and input	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • Receive regular updates and comment on the Westminster Highway and Nelson Road widening project relating to detailed design and construction activity. • George Massey Tunnel replacement project – continue to receive updates on the project, upcoming consultation and requested stakeholder feedback from the Ministry of Transportation project team.
Richmond Agricultural Viability Strategy Policy Updates	Agricultural perspective and input	<ul style="list-style-type: none"> • Monitor and update the recommendations of the RAVS based on the progress and work completed.
Fees and Enforcement	Agricultural perspective	<ul style="list-style-type: none"> • Review and provide comments on the

Projects	Results Expected	Objectives and Deliverables
Options for Soil Removal and Deposit Activities in the ALR	and input	proposed bylaw amendments.
Metro Vancouver's Farm Property Tax Investigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
Drainage and Irrigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> AAC to examine options to look at promoting local agricultural and food awareness. Investigate trespassing and crop theft issues along Shell Road Trail and look for mitigating measures with City staff
Agricultural Data System	<ul style="list-style-type: none"> Update agriculture related statistics based on current data figures. Identify latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy. 	<ul style="list-style-type: none"> Receive updated statistics and data on agriculture and comment on findings and trends. Update the City's website as appropriate.
AAC Action Items Table	<ul style="list-style-type: none"> Tool used by the Committee to monitor specific initiatives and projects of importance to the AAC. 	<ul style="list-style-type: none"> Continue to utilize the AAC Action Items Table to manage and report progress on initiatives and projects.



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development
Date: December 15, 2014
File: RZ 14-658085
Re: Application by Zhao XD Architect Ltd. for Rezoning at 9800, 9820, 9840 and 9860 Granville Avenue from Single Detached (RS1/F) to Medium Density Townhouses (RTM2)

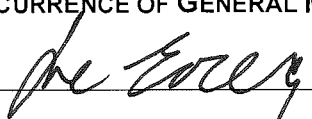
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:el

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 9800, 9820, 9840 and 9860 Granville Avenue (Attachment 1) from “Single Detached (RS1/F)” zone to “Medium Density Townhouses (RTM2)” zone in order to permit the development of 18 three-storey townhouse units. The four (4) properties, with a total combined frontage of 74.68 m, are proposed to be consolidated into one (1) development parcel. The proposed density is 0.65 FAR. Vehicle access is proposed on Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Across Granville Avenue, A.R. MacNeill Secondary School on a site zoned “School & Institutional Use (SI)” and a seven (7) unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

To the East: Two (2) single-family homes on large lots zoned “Single Detached (RS1/F)”, fronting No. 4 Road.

To the South: A 22- unit townhouse development on a site zoned “Low Density Townhouses (RTL1)”.

To the West: A mix of newer and older single-family homes on large lots zoned “Single Detached (RS1/F)”, fronting Granville Avenue.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood C2” for residential developments up to 3 storeys. The proposal of 3-storey townhouse development in duplex and triplex form is consistent with the Sub-Area Plan.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$2.00 per buildable square foot; for a contribution of \$43,044.13.

Public Art

The applicant will provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund; for a contribution of \$16,571.99.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Analysis

Official Community Plan (OCP) Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the Neighbourhood Residential (NRES) land use designation.

Medium Density Townhouses (RTM2) – Project Density

The subject site is located within "Neighbourhood C2" in the McLennan South Sub-Area Plan. While the base density permitted on the subject site is 0.55 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of townhouse developments within the "C1" and "C2" neighbourhoods in the McLennan South Sub-Area Plan ranges from 0.55 FAR to 0.8 FAR. The proposed rezoning

to “Medium Density Townhouses (RTM2)” would allow a maximum density of 0.65. This density would be in keeping with the range of density of other projects in the area.

Staff support the proposed density based on the following:

- the Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City’s Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$43,044.13 (\$2.00 per buildable square foot) to the City’s Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones such as the proposed “Medium Density Townhouses (RTM2)” zone;
- the Area Plan supports use of density bonusing to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$30,000 to the City’s Child Care Fund;
- the Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two (2) convertible housing units;
- the proposal will provide frontage improvements to Granville Avenue, including road widening, new curb, sidewalk and treed boulevard as well as storm sewer upgrades;
- the proposal will facilitate retention of four (4) on-site trees and two (2) street trees; and
- the proposal will provide voluntary contribution of \$16,571.99 to the City’s Public Art fund.

Orphaned Assembly Site

A residual assembly site with less than 50 m frontage and 2,000 m² lot area will be created at the corner of Granville Avenue and No. 4 Road by the proposed development. Staff requested the applicant attempt to acquire 9880 Granville Avenue and 7031 No. 4 Road as part of this application. The applicant provided written confirmation that they have presented an offer to the neighbouring property owners (who owns both 9880 Granville Avenue and 7031 No. 4 Road) to purchase both properties but was unable to come to an agreement with the neighbouring property owners. The applicant has requested that this application proceed without the acquisition of the adjacent properties.

While the proposed development would create an orphan lot situation on the east side of the subject site, staff support the proposed development as it will not restrict redevelopment of the adjacent properties based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- a PROP SRW on the subject site will be secured to provide vehicle access to future developments at 9880 Granville Avenue and 7031 No. 4 Road;

- a development concept plan for 9880 Granville Avenue and 7031 No. 4 Road has been prepared and is on file; the future development at 9880 Granville Avenue and 7031 No. 4 Road can be considered as an extension of the subject townhouse development; and
- the developer agreed to provide garbage/recycling collection facilities on site and allow shared use of those facilities with future development at 9880 Granville Avenue and 7031 No. 4 Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.

Built Form and Architectural Character

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Refinement of the proposed building form.
- Further work on the massing and articulation to reduce the apparent building height of the clusters along the rear property line.
- Address potential privacy concerns through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipments.
- Review of a sustainability strategy for the development proposal.

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

Variance Requested

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone. The applicant has requested a variance to allow a tandem parking arrangement in 11 of the 18 units. Under Zoning Bylaw No. 8500, nine (9) double car garages (18 residential parking spaces) can be in tandem arrangement. By permitting an extra two (2) tandem parking garages (4 residential parking spaces), the applicant is able to provide ten (10) extra residential parking spaces on-site.

A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist’s Report were submitted in support of the application. The City’s Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist Report and has provided the following comments:

- Four (4) trees on site are in good condition and to be retained and protected;

- 16 trees on site should be removed based on health and general condition of the trees;
- Two (2) street trees are in good condition and to be retained and protected;
- Two (2) trees located on the neighbouring property to the east are to be protected; and
- Two (2) city trees along the frontage of the site should be removed and a cash compensation in the amount of \$1,950 will be required.

A Tree Management Plan can be found in Attachment 5.

Construction of the proposed storm sewer upgrade may impact the retention of one of the street trees. The proposed servicing upgrade works will take place under arborist supervision. The arborist will assess the impact of the proposed works to the protected city trees at Servicing Agreement stage, and will provide future recommendations to the City as part of the Development Permit process.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 32 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$6,000 to the City's Tree Compensation Fund in lieu of planting the remaining 12 replacement trees should they not be accommodated on the site.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$12,000 to ensure the replacement planting will be provided.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Transportation and Site Access

One (1) driveway from Granville Avenue is proposed. The long-term objective is for the driveway access established on Granville Avenue to be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to consolidate the four (4) lots into one (1) development parcel.

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works, storm upgrades, and service connections (see Attachment 6 for details). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

The list of rezoning considerations is included as Attachment 6, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

The proposed 18 unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9179 be introduced and given first reading.



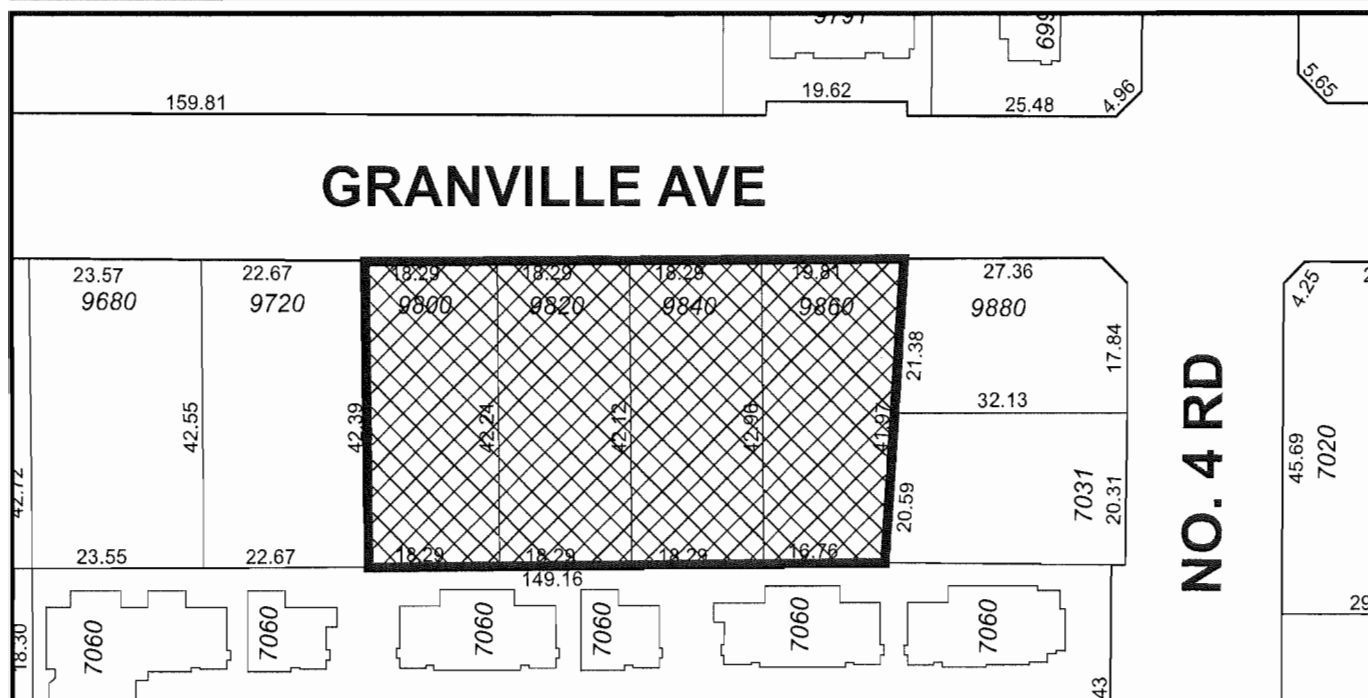
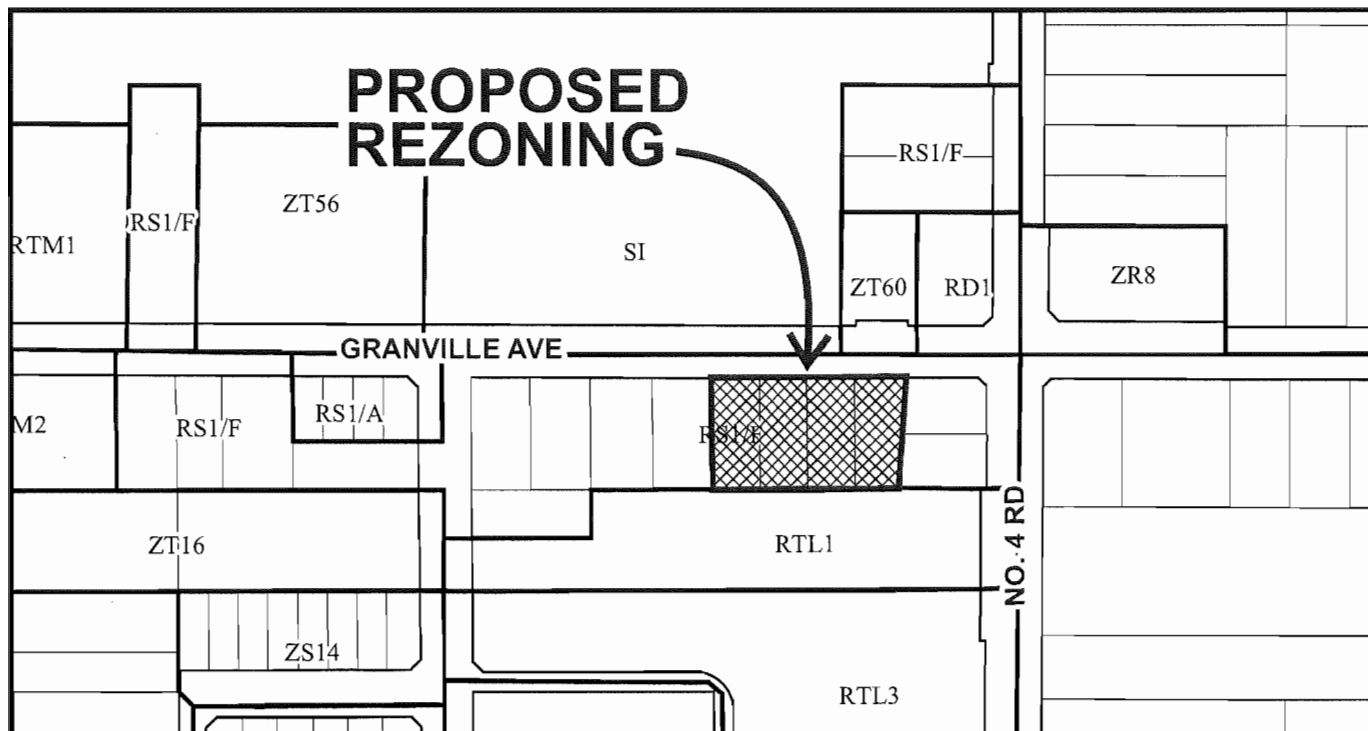
Edwin Lee
Planner 1

EL:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence



City of
Richmond



RZ 14-658085

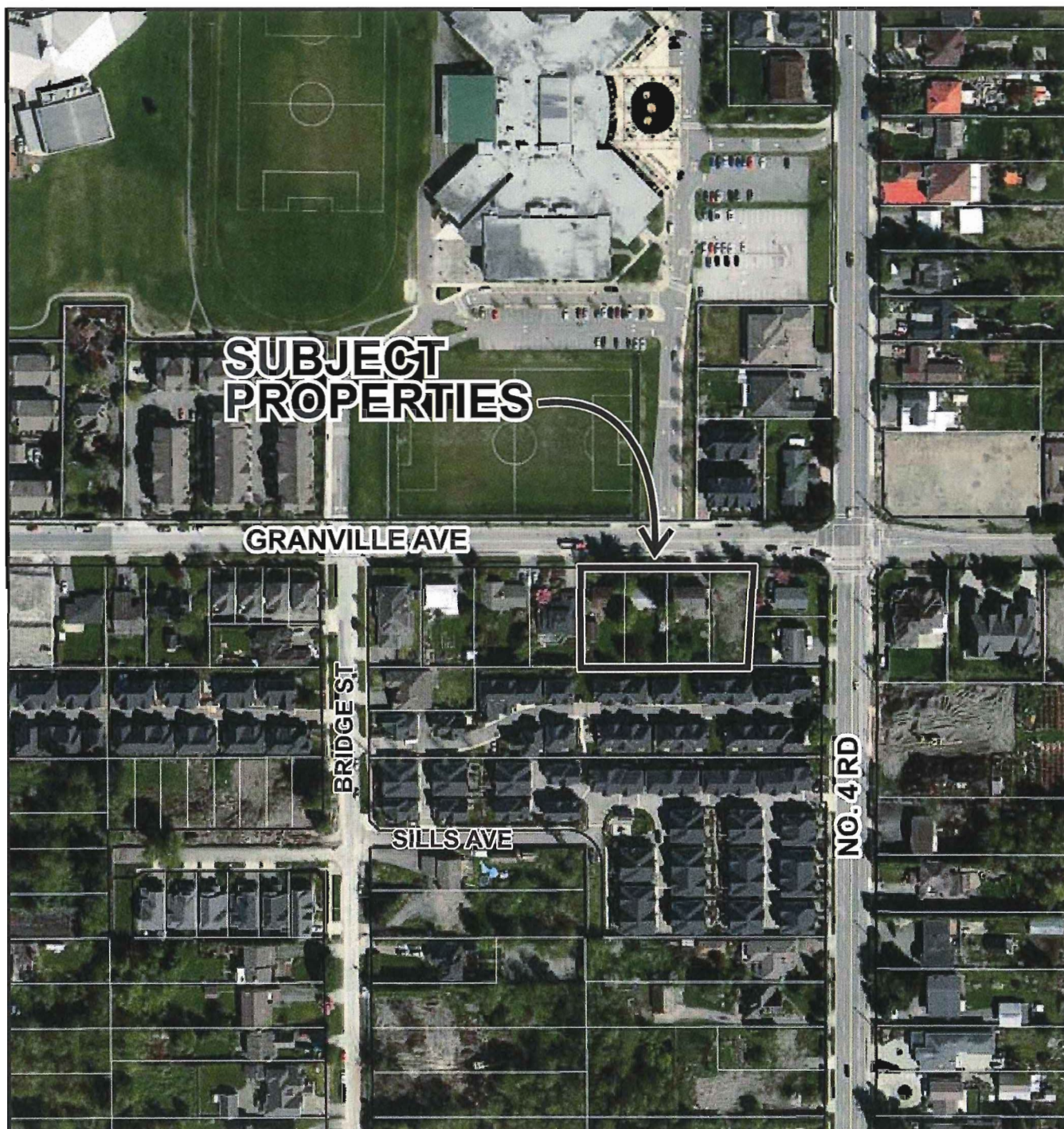
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Note: Dimensions are in METRES



City of
Richmond



RZ 14-658085

Original Date: 03/17/14

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Note: Dimensions are in METRES

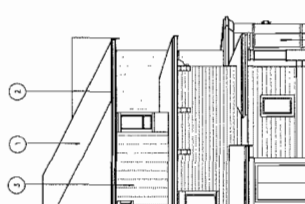


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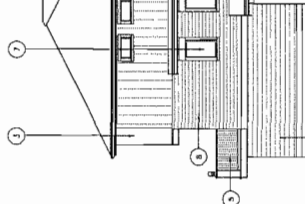
2505-1108 Vancouver Hwy,
Richmond, BC V6V 2G6
Tel: (604) 275-8032
Fax: (604) 268-1736
Email: info@zhaoxd.com
Web: zhaoxd.com

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- EXTERIOR FINISH & COLOR**
- 1. EXTERIOR WALLS - DARK SLATE - KD
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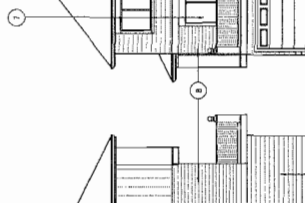
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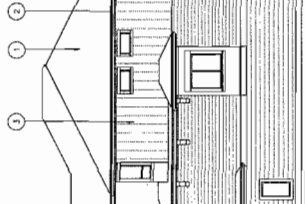
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WEST ELEVATION - BUILDING 1
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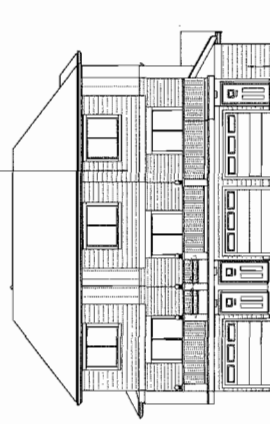
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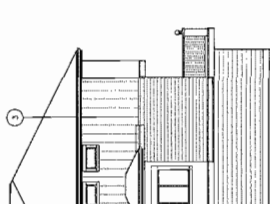
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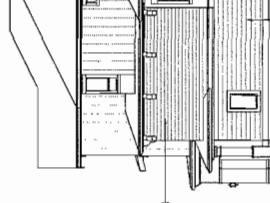
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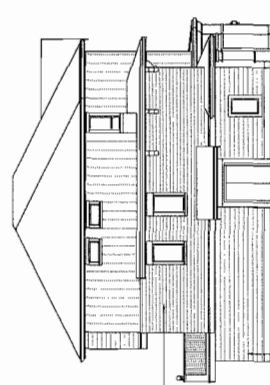
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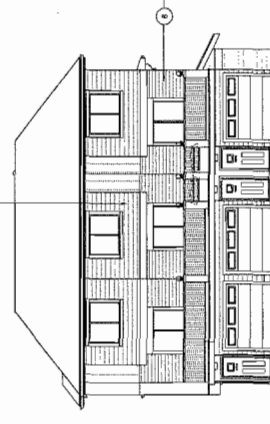
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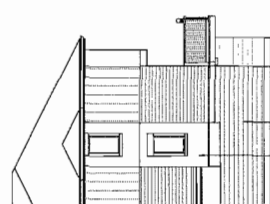
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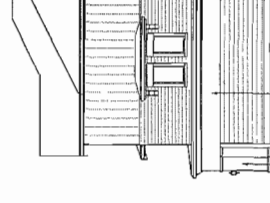
SOUTH ELEVATION - BUILDING 3
SCALE: 1/8"=1'-0"



WEST ELEVATION - BUILDING 3
SCALE: 1/8"=1'-0"



NORTH ELEVATION - BUILDING 3
SCALE: 1/8"=1'-0"



PLAN #5

CNCL - 124

See Elevation 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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A DETAIL NUMBER
B LOCATION SHEET
C DETAIL SHEET

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Project: TOWNHOUSE DEVELOPMENT
GRANVILLE AVE

1500-5860 GRANVILLE AVE.
RICHMOND, BC

Drawing Title: UNIT PLANS & AREA OVERLAYS ELEVATIONS

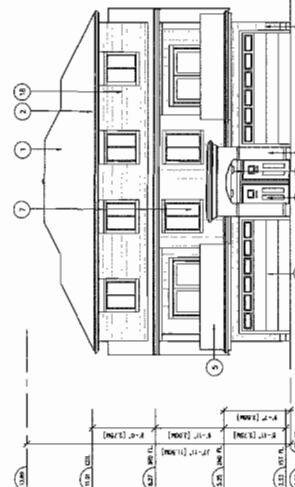
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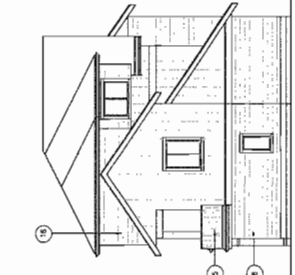
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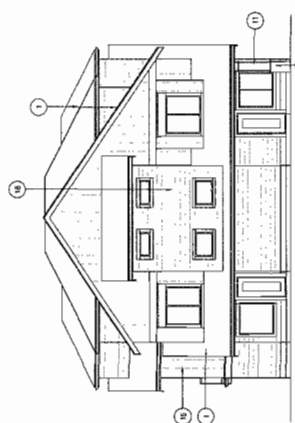
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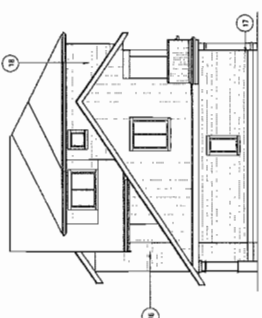
ORTH ELEVATION -- BUILDING 6



WEST ELEVATION - BUILDING 6



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EAST ELEVATION - BUILDING 6

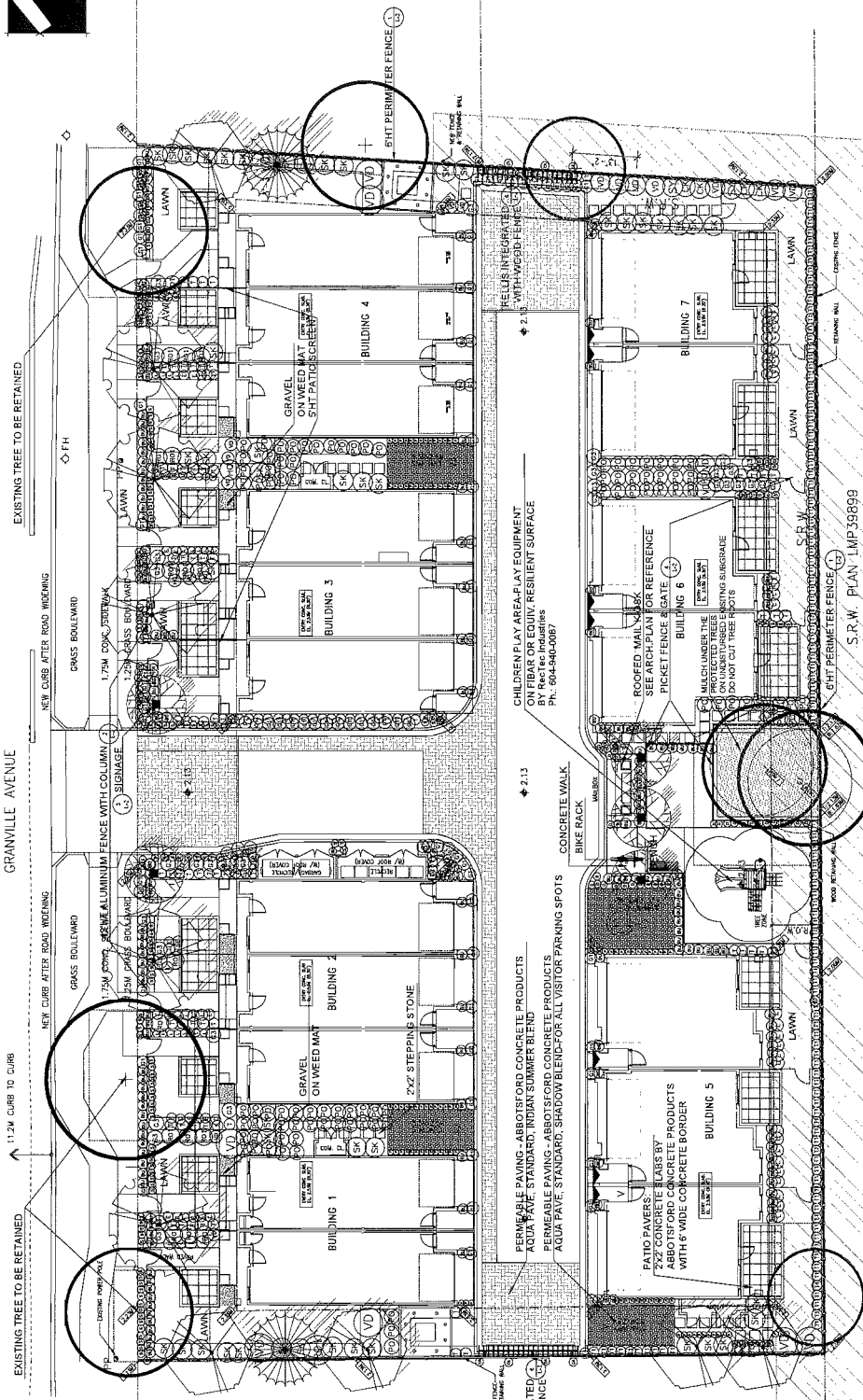
- | CONTENDING PARTIES & ISSUES | |
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| 14 | SOCIALISTS |
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| 16 | TECHNOLOGISTS |
| 17 | SCIENTISTS |
| 18 | ARTISTS |
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| 20 | DANCERS |
| 21 | ACTORS |
| 22 | WRITERS |
| 23 | POETS |
| 24 | PLAYERS |
| 25 | PROFESSORS |
| 26 | STUDENTS |
| 27 | TEACHERS |
| 28 | RESEARCHERS |
| 29 | DEVELOPERS |
| 30 | ENGINEERS |
| 31 | DESIGNERS |
| 32 | ARCHITECTS |
| 33 | PLANNERS |
| 34 | MANAGERS |
| 35 | EXECUTIVES |
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| 45 | ADJUSTERS |
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| 99 | JUDGES |
| 100 | JURY |

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Burnaby, British Columbia V5C 4G8
P: 604.293.0011 F: 604.293.0022

2024

CNCL - 128



PLANT SCHEDULE		PMS PROJECT NUMBER: 14-017	
REF.	QTY.	BOTANICAL NAME	PLANT SIZE / REMARKS
1	5	ACER RUBRUM 'ARMSTRONG'	8CM CAL 2M STD B&B
2	10	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
3	2	CHAMAECIPRESSUS OBTUSANGULUS	10CM CAL 2M STD B&B
4	2	PRUNUS MEDIA 'ANGULO CENTINEL'	10CM CAL 2M STD B&B
5	5	STYMA JAPONICUS	10CM CAL 2M STD B&B
6	2	ELAEAGNUS ANGUSTIFOLIA	10CM CAL 2M STD B&B
7	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
8	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
9	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
10	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
11	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
12	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
13	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
14	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
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16	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
17	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
18	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
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22	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
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24	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
25	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B

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REF.	QTY.	BOTANICAL NAME	PLANT SIZE / REMARKS
1	5	ACER RUBRUM 'ARMSTRONG'	8CM CAL 2M STD B&B
2	10	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
3	2	CHAMAECIPRESSUS OBTUSANGULUS	10CM CAL 2M STD B&B
4	2	PRUNUS MEDIA 'ANGULO CENTINEL'	10CM CAL 2M STD B&B
5	5	STYMA JAPONICUS	10CM CAL 2M STD B&B
6	2	ELAEAGNUS ANGUSTIFOLIA	10CM CAL 2M STD B&B
7	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
8	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
9	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
10	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
11	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
12	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
13	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
14	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
15	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
16	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
17	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
18	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
19	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
20	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
21	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
22	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
23	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
24	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B
25	1	HYDRANGEA LYNCH & SMITH	10CM CAL 2M STD B&B

TOWNHOUSE DEV.
8800 GRANVILLE AVE
RICHMOND, BC
DRAWING TITLE:
LANDSCAPE PLAN
DATE: 10/12/2014
SCALE: 1/8"=1'-0"
DRAWN: DO
DESIGN: DO
CHECK: PCH
PMS PROJECT NUMBER: 14-017
OF 5

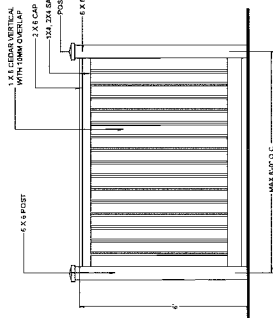
L1

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omg
LANDSCAPE
ARCHITECTS
Suite C100 - 4168 8th Street Drive
Brentwood, British Columbia V2Y 5G9
P: 604-274-0011 F: 604-274-0022

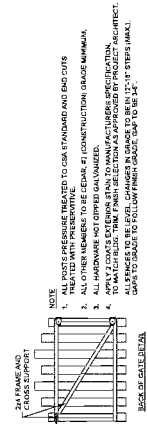
SEA:

- NOTE:
1. ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. ALL FENCES TO BE LAMIN. CHANGES IN GRADE TO BE IN 12" STEPS MAX. GRAPES TO GRADE TO FOLLOW FENCE GRADE TO BE 3/4".

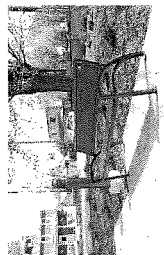


1 FENCE DETAIL - PERIMETER
L-2
SCALE 3/4"=1'-0"

CNCL - 129



4 PICKET FENCE & GATE
L-2
SCALE 3/4"=1'-0"

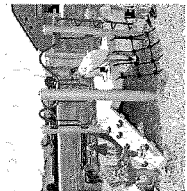


SFR-3

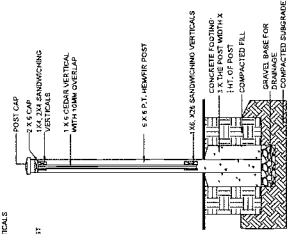
MODENA PARK BENCH;
MODEL SFR-3, BLACK COLOUR



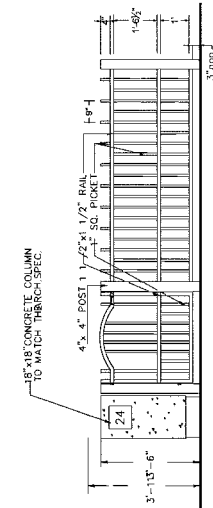
WISHBONE BIKE RACK
MODEL SFR-3, BLACK COLOUR



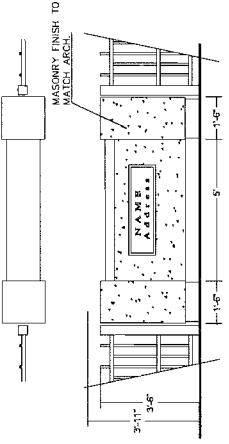
BIG TOYS
CABANA, MEC-650, NATURAL COLOUR



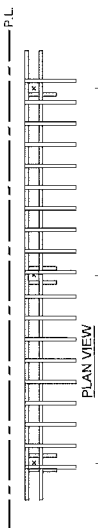
2 42' HT ALUMINUM FENCE WITH COLUMN
L-2
SCALE 3/4"=1'-0"



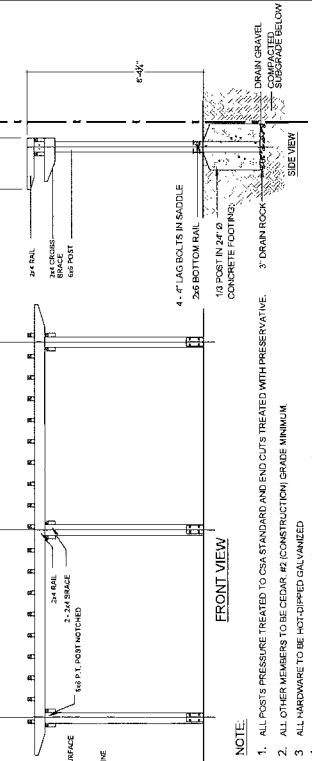
3 SIGNAGE
L-2
SCALE 3/4"=1'-0"



3 SIGNAGE
L-2
SCALE 3/4"=1'-0"



PLAN VIEW



FRONT VIEW

NOTE:

1. ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
5. COAT ALL CUT SURFACES WITH SIMILAR PRESERVATIVE AS ABOVE.

6 TRELLIS STRUCTURE
L-2
3/8" = 1'-0"

DRAWING TITLE:
LANDSCAPE DETAILS

DRAWING NUMBER:
L2
DATE: April 25, 2014
SCALE: 3/4"=1'-0"
DESIGN: DO
CHECK: PCM
PROJECT: TOWNHOUSE DEV.
9800 GRANVILLE AVE
RICHMOND, BC

14011-1-239
PMD PROJECT NUMBER
14-017



RZ 14-658085

Attachment 3

Address: 9800, 9820, 9840 and 9860 Granville Avenue

Applicant: Zhao XD Architect Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

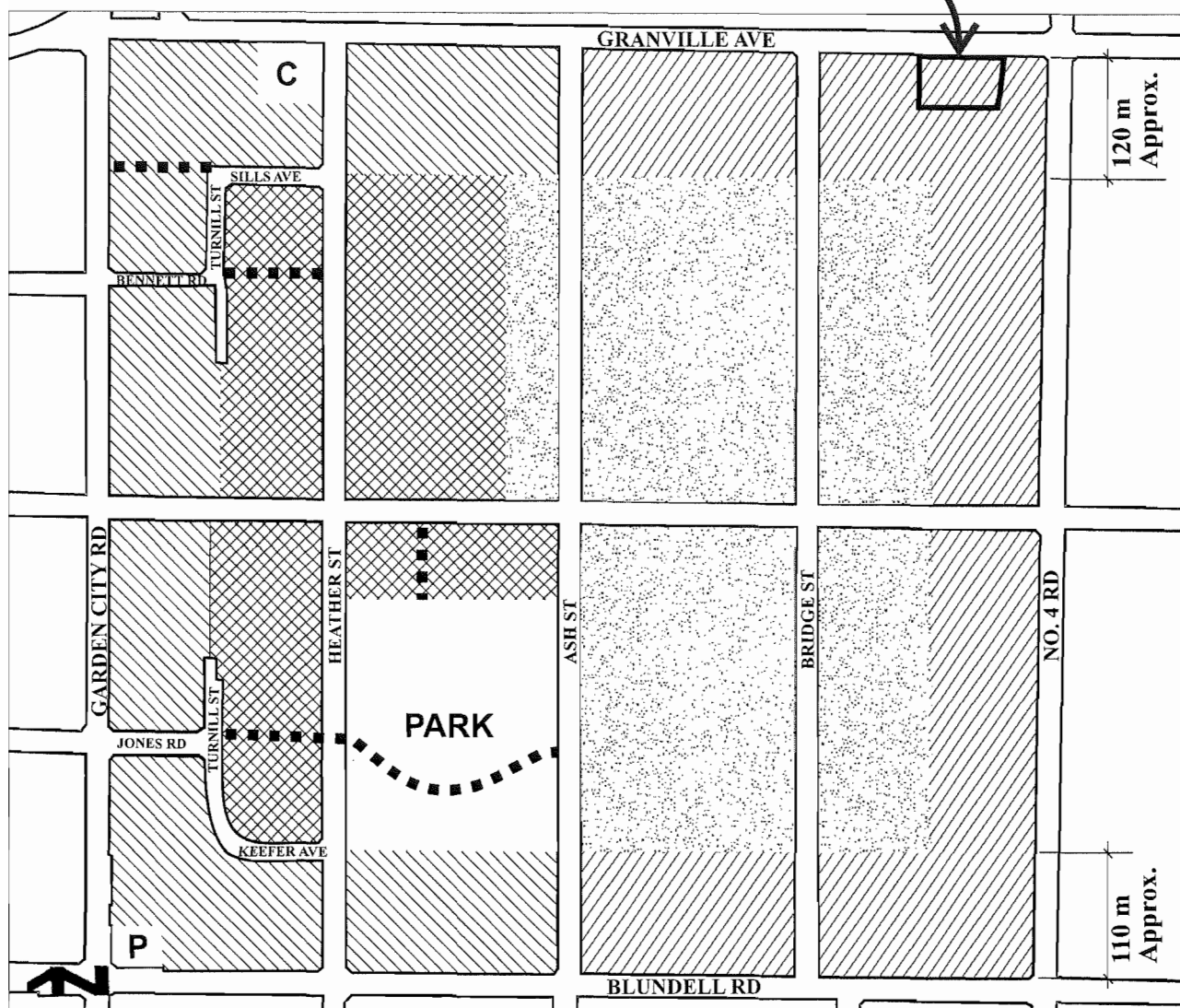
	Existing	Proposed
Owner:	Zhang's Cubic Estates Holdings Ltd.	To be determined
Site Size (m²):	3,076 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3- storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	4	18
Other Designations:	N/A	No Change


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.75 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	74.69 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	30	40	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (36 x Max. 50% = 18)	22 spaces (62%)	Variance Requested
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (40 x Max. 50% = 20)	0	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 18 units = 108 m ²	108 m ²	none


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


Land Use Map

SUBJECT
SITE

 **Residential, Townhouse up to 3 storeys** over 1 parking level, Triplex, Duplex, Single-Family
0.75 base F.A.R.

 **Residential, 2 ½ storeys** typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family
0.60 base F.A.R.

 **Residential, 2 ½ storeys** typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family
0.55 base F.A.R.

 **Residential, Historic** Single-Family, 2 ½ storeys maximum **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/37 ft. min. frontage and 320 m²/3,444 ft² min. area), with access from new roads and General Currie Road;

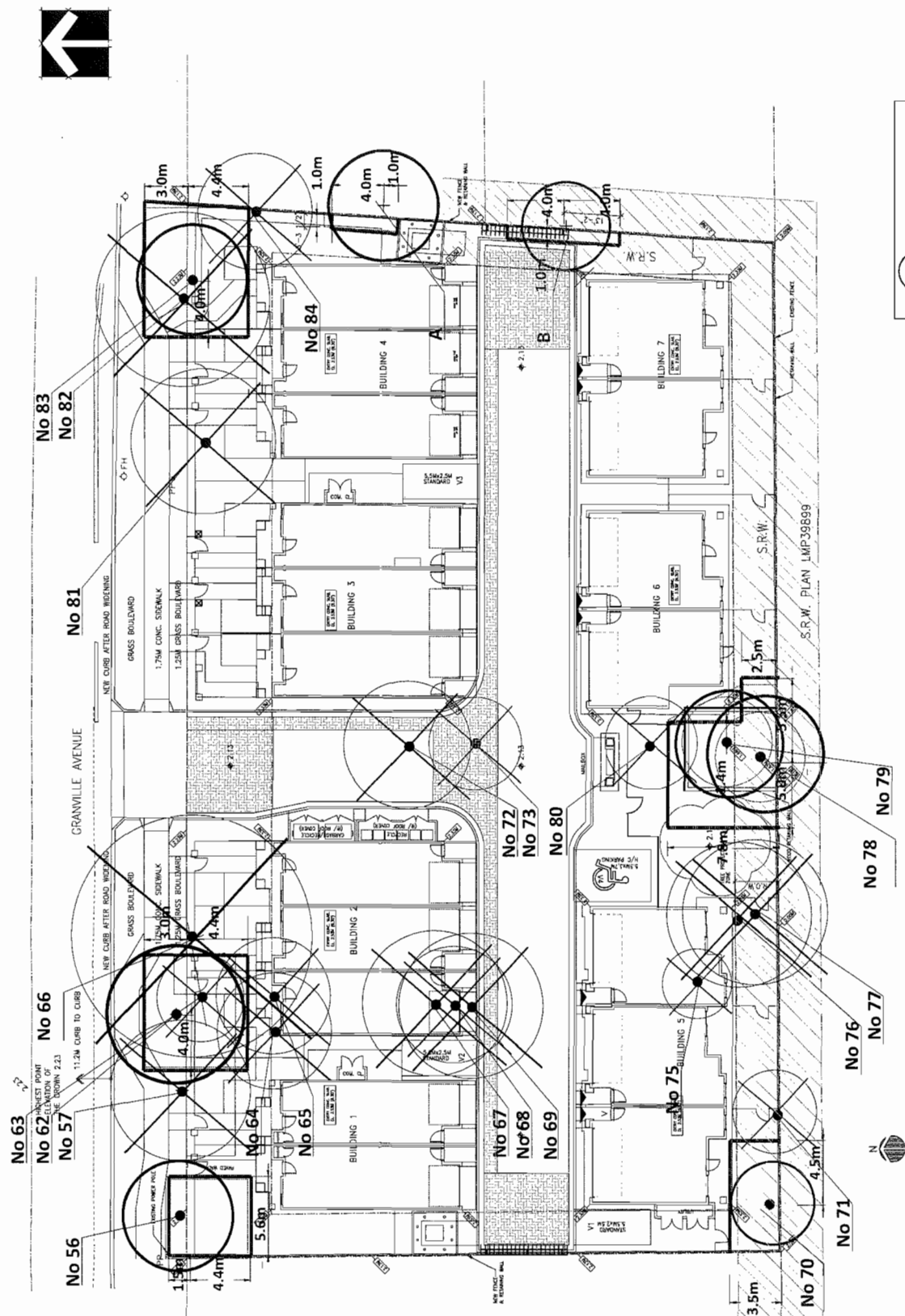
Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■ ■ ■ ■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, Turnill Street are commonly referred to as the "ring road".



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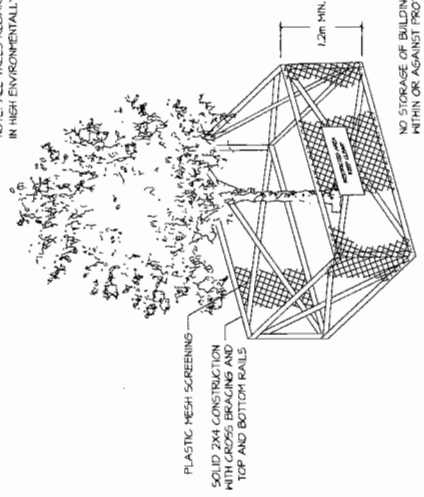
P&G
LANDSCAPE
ARCHITECTS
Suite 2100 - 4145 Oak Creek Drive
Boulder, British Columbia V6C 6G9
P: 604-244-0011 F: 604-244-0022

MSL

Suitable Replacement Trees		
Species		
Botanical Name	Common Name	
ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	
CHAMAECYPARIS OBTUSA GRACILIS	SLENDER HINOKI FLASE CYPRESS	
PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	
STYRAX JAPONICUS	JAPANESE SNOWBELL	

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE		
TRUNK DIAMETER IN CM @ DBH*	MINIMUM REQUIRED PROTECTION DISTANCE FROM TRUNK IN METRES	
20	1.2	
25	1.5	
30	1.8	
35	2.1	
40	2.4	
45	2.7	
50	3	
55	3.3	
60	3.6	
75	4.5	
90	5	
100	6.0	



EXTRAPOLATE PROTECTION RADII FOR REDUCED TRUNK DIAMETERS TO NEAREST WHOLE NUMBER AT 100% HEIGHT OR 1.4M FROM GRADE.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1A TREE PROTECTION BARRIER
L3

Table of Trees				
Tree No.	Species		DBH(cm)	CRZ radius (m)
	Common Name	Botanical Name		
No.56	Bigleaf maple	Acer macrophyllum	48	5.5
No.57	Douglas fir	Pseudotsuga mensiezi	56	4.0
No.82	Douglas fir	Pseudotsuga mensiezi	41	3.7
No.83	Western Redcedar	Thuja plicata	50	3.7
No.5	Alder	Alnus rubra	25	1.5
No.64	Dawyc Beech	Fagus sylvatica 'Dawyc'	32	4.2
No.65	Dawyc Beech	Fagus sylvatica 'Dawyc'	27	3.5
No.66	European Birch	Betula pendula	38	5.5
No.87	Dawyc Beech	Fagus sylvatica 'Dawyc'	25+20x2	5.5
No.88	Dawyc Beech	Fagus sylvatica 'Dawyc'	20+15x2	4
No.69	Dawyc Beech	Fagus sylvatica 'Dawyc'	60	6
No.70	Maple	Acer sp.	16+11	3.6
No.71	Douglas fir	Pseudotsuga mensiezi	24	4.2
No.73	European Birch	Betula pendula	13+9	3.5
No.75	Western Redcedar	Thuja plicata	38	4.1
No.76	Horse Chestnut	Aesculus Hippocastanum	41+23	7.0
No.77	Horse Chestnut	Aesculus Hippocastanum	43	4.9
No.78	Horse Chestnut	Aesculus Hippocastanum	19+15	5.1
No.79	Horse Chestnut	Aesculus Hippocastanum	13+9	3.7
No.80	Western Redcedar	Thuja plicata	25x2	4.2
No.81	Paper birch	Betula papyrifera	35+33+25	5.3
No.82	Paper birch	Betula papyrifera	30+23	5.0
No.83	Douglas fir	Pseudotsuga mensiezi	33	4.5
No.84	Paper birch	Betula papyrifera	20x2	4.0
A	Cerry	Prunus	20+15	3.5
B	Douglas fir	Pseudotsuga mensiezi	25	3.8

4411-2140-20 ARCHITECT LTD.
PROJECT

TOWNHOUSE DEV.
3800 GRANVILLE AVE
RICHMOND, BC

DRAWING TITLE
**TREE MANAGEMENT
PLAN**

DRAWING NUMBER

DATE: April 2014
SCALE: 1:1
DRAWN: DO
CHECKED: DO
DATE: 14-03-17

OF 5

14013.13P



ZHAO XD
ARCHITECT
LTD.

#255-1188 Yonge Street, W.
Toronto, ON M5T 1B7
Tel: (416) 593-8888
Fax: (416) 593-1251
Email: info@zhaoxd.com
Web: zhaoxd.com

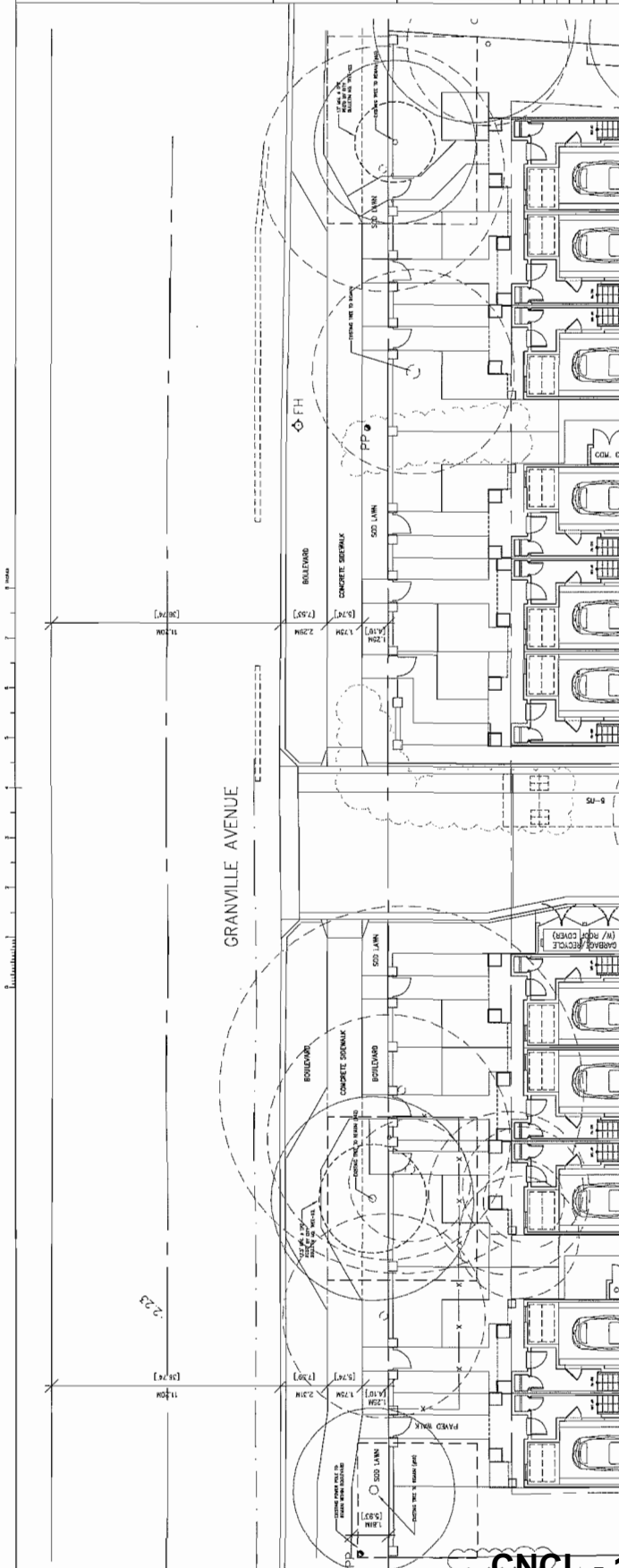
This is a preliminary drawing and is not to be used for construction.

Project:
TOWNHOUSE
DEVELOPMENT
GRANVILLE AVE

8800-8800 GRANVILLE AVE.
RICHMOND, BC

Drawing Title:
SITE FRONTAGE
PLAN

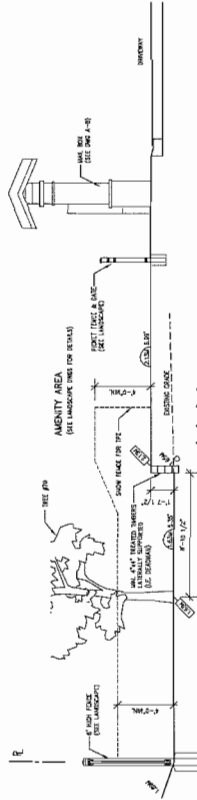
A2.2



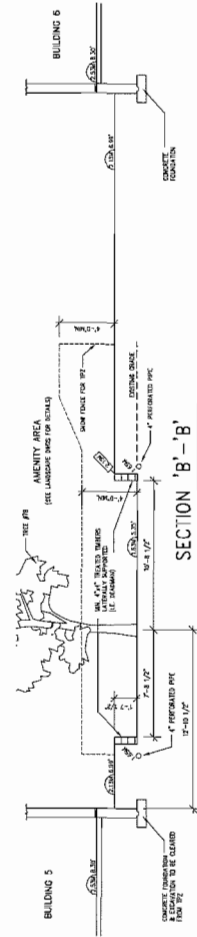
SITE FRONTAGE PLAN
SCALE: 1/8"=1'-0"



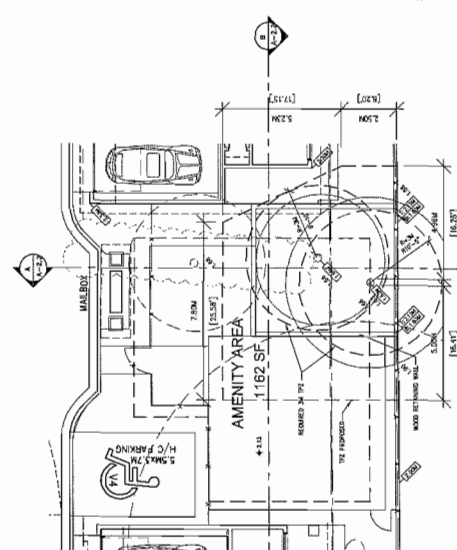
REFER TO LANDSCAPE PLAN AND TREE MANAGEMENT PLAN
FOR TREE PROTECTION ZONES



SECTION 'A'-A'
SCALE: 1/8"=1'-0"



SECTION 'B'-B'
SCALE: 1/8"=1'-0"



TPZ IN AMENITY AREA PLAN
SCALE: 1/8"=1'-0"



EXISTING PLANT
PROPOSED PLANT



Rezoning Considerations

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

Address: 9800, 9820, 9840 and 9860 Granville Avenue

File No.: RZ 14-658085

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
1. Registration of a statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
2. Registration of a flood indemnity covenant on title.
3. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfaction to the Director of Development.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 9800, 9820, 9840 and 9860 Granville Avenue), in favour of the future residential development at 9880 Granville Avenue and 7031 No. 4 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
6. 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.
7. City acceptance of the developer's offer to voluntarily contribute \$1,950.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

8. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of 12 replacement trees within the City. If additional replacement trees (over and beyond the 20 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$12,000 in total) to ensure the replacement planting will be provided.

9. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$43,044.13) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$16,571.99) to the City's child care fund or public art fund.

11. City acceptance of the developer's offer to voluntarily contribute \$30,000.00 to the City's child care fund.
12. Contribution of \$1,000.00 per dwelling unit (e.g. \$18,000.00) in-lieu of on-site indoor amenity space.
13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the hedge rows identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Enter into a Servicing Agreement* for the design and construction of frontage improvement works. Works include, but may not be limited to:

Granville Avenue Frontage Improvements

- a) Measuring from the property line towards the south curb of Granville Avenue, design and construct a 1.25 m wide grass boulevard and a 1.75 m wide concrete sidewalk. A second grass/treed boulevard is to be designed and built in the remaining width of the right-of-way between the sidewalk and the curb. The existing power poles along the frontage next to the property line are to be contained within the 1.25 m wide boulevard (as such, the width of this boulevard is approximate and is to be confirmed). The frontage works are to show the transition to the existing frontage treatments east and west of the subject site.
- b) Widen Granville Avenue along the development frontage to provide a total 11.2 m wide pavement (curb face to curb face). The road widening is to include any transitioning works to connect to the existing pavement east and west of the subject site.
- c) The existing driveways along the Granville Avenue development frontage are to be closed. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb and gutter, grass/treed boulevards and sidewalk per standards described under Item #a.
- d) Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
- e) The design should match the Granville Avenue works completed via SA 08-444861 (7051 Ash Street).

Water Works:

- f) Disconnect the four (4) existing water service connections at the main, and install a new service connection of the appropriate size necessary for the proposed development. Details will be finalized in the Servicing Agreement designs.
- g) Proposed driveway locations must not conflict with existing fire hydrants. Requests to relocate fire hydrants will not be considered other than under exceptional circumstances.

Storm Sewer Works:

- h) Upgrade the existing manhole STMH1511 to 1350mm diameter, and upgrade approximately 73m of the existing 600mm diameter storm sewer along the Granville Ave frontage to 750mm diameter pipe from the manhole

STMH1511 to a new 1350mm diameter manhole at the east property line. Details will be finalized in the Servicing Agreement designs.

- i) Remove the ten (10) existing storm ICs and leads, and cap at the main.
- j) Provide a new storm service connection at the Granville Avenue frontage complete with a new IC. Details will be finalized in the Servicing Agreement designs.

Sanitary Sewer Works:

- k) No upgrade to the sanitary sewer is required along the rear rights-of-way.
- l) Remove the two (2) existing sanitary ICs in the rear rights-of-way and cut/cap the lead at the main, and install a new service connection of the appropriate size necessary for the proposed development. Details will be finalized in the Servicing Agreement designs.

Street Lighting:

- m) Upgrades to the roadway lighting system will be required and shall be based on City's current design standard.

Private Utilities:

- n) Developer is responsible to coordination with private utility companies to provide underground electrical and telecommunication services. No overhead service wires are allowed for the new townhouse development.

General Items:

- o) 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.
 - p) The proposed servicing upgrade works must be under arborist supervision. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).
3. Submission of a fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
 4. 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.
 5. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 6. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
 7. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 8. 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.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9179 (RZ 14-658085)
9800, 9820, 9840 and 9860 Granville Avenue**

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 “**MEDIUM DENSITY TOWNHOUSES (RTM2)**”.

P.I.D. 003-606-392

Lot 80 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-596-443

Lot 81 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-457-915

Lot 82 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-558-886

Lot 83 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9179**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



**Road Closure and Removal of Road Dedication Bylaw 8971
(Road Adjacent to 8451 Bridgeport Road)**

The Council of the City of Richmond enacts as follows:

1. The lands legally described as Road dedicated by Plan LMP52694 Section 21 Block 5 North Range 6 West New Westminster District, shown outlined in bold on the Reference Plan prepared by Matson Peck & Topliss, Surveyors and Engineers, with a control number of 138-134-7932, attached as Schedule A, shall be stopped up and closed to traffic, cease to be a public road and the road dedication shall be removed.
2. This Bylaw is cited as **“Road Closure and Removal of Road Dedication Bylaw 8971”**.

FIRST READING

NOV 12 2013

SECOND READING

NOV 12 2013

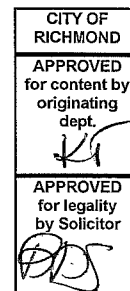
THIRD READING

NOV 12 2013

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

DEC 09 2014

ADOPTED



MAYOR

CORPORATE OFFICER

Schedule A

SURVEY PLAN CERTIFICATION
PROVINCE OF BRITISH COLUMBIA

PAGE 1 OF 2 PAGES

By incorporating your electronic signature into this form you are also incorporating your electronic signature into the attached plan and you

(a) represent that you are a subscriber and that you have incorporated your electronic signature to the attached electronic plan in accordance with section 168.73 (3) of the Land Title Act, RSBC 1996 c.250; and

(b) certify the matters set out in section 168.73 (4) of the Land Title Act, Each term used in this representation and certification is to be given the meaning ascribed to it in part 10.1 of the Land Title Act.

Hans Troelsen
3WK1NE

Digitally signed by Hans Troelsen
3WK1NE
DN: c=CA, cn=Hans Troelsen
3WK1NE, o=BC Land Surveyor,
ou=Verify ID at www.juricert.com/
LKUP.cfm?id=3WK1NE
Date: 2013.10.09 12:45:32 -07'00'

1. BC LAND SURVEYOR: (Name, address, phone number)

Hans J. Troelsen

Matson Peck & Topliss

Suite 320 - 11120 Horseshoe Way

Richmond

BC V7A 5H7

Ph. 604 270 9331 16907-EPP35118
email: troel@mpt.bc.ca

☐ Surveyor General Certification [For Surveyor General Use Only]

2. PLAN IDENTIFICATION:

Control Number: **138-134-7932**

Plan Number: **EPP35118**

This original plan number assignment was done under Commission #: **551**

3. CERTIFICATION:

☒ Form 9 ☐ Explanatory Plan ☐ Form 9A

I am a British Columbia land surveyor and certify that I was present at and personally superintended this survey and that the survey and plan are correct.

The field survey was completed on: 2013 October 09 (YYYY/Month/DD) The checklist was filed under ECR#: 153906
The plan was completed and checked on: 2013 October 09 (YYYY/Month/DD)

☒ None ☐ Strata Form S

☒ None ☐ Strata Form U1 ☐ Strata Form U1/U2

Arterial Highway ☐

4. ALTERATION: ☐

REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW No. 8971 OF A PORTION OF ROAD DEDICATED ON PLAN LMP52694 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

PLAN EPP35118

PURSUANT TO SECTION 120 OF THE LAND TITLE ACT AND SECTION 40 OF THE COMMUNITY CHARTER
BCGS 92G.015



THE INTENDED PLOT SIZE OF THIS PLAN IS
560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE)
WHEN PLOTTED AT A SCALE OF 1:400.

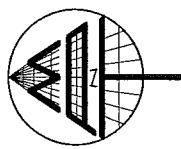
INTEGRATED SURVEY AREA NO. 18, CITY OF RICHMOND, NA083 (CSRS).
GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC
CONTROL MONUMENTS 77H4602 AND 77H5831.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS
OTHERWISE SPECIFIED. DISTANCES ARE DERIVED FROM THE AVERAGE COMBINED FACTOR OF
0.9996038 WHICH HAS BEEN DERIVED FROM 77H4602 AND 77H5831.

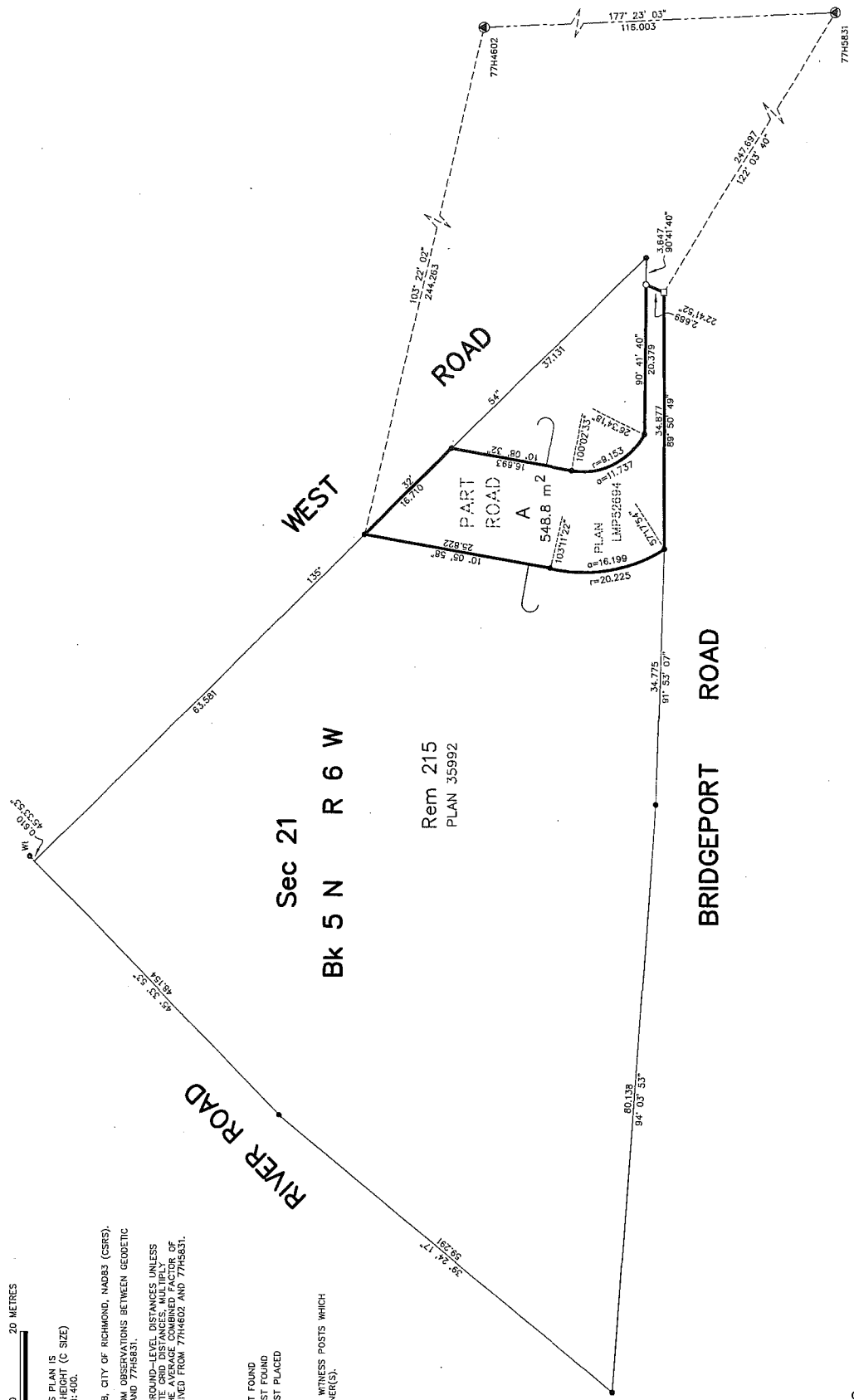
LEGEND

- INDICATES CONTROL MONUMENT FOUND
- INDICATES STANDARD IRON POST FOUND
- INDICATES LEAD PLUG PLACED
- W INDICATES WITNESS

THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH
ARE NOT SET ON THE TRUE CORNER(S).



CNCL - 143



MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.
V7A 5K7
PH: 604.270.9331
FAX: 604.270.4137
CAUTION: 18907-4-REF DWG

R-13-4-18907-REF

THIS PLAN LIES WITHIN
THE GREATER VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS
COMPLETED ON THE 9TH DAY OF OCTOBER, 2013
HANS J. TROELSEN, BCL 551



**Business Regulation Bylaw 7538
Amendment Bylaw 9191**

The Council of the City of Richmond enacts as follows:

1. That **Business Regulation Bylaw No. 7538**, as amended, is further amended by deleting, in its entirety, Schedule A attached to Bylaw No. 7538, as amended and substituting Schedule A attached hereto and forming part of this Bylaw.
2. This Bylaw is cited as “**Business Regulation Bylaw 7538, Amendment Bylaw 9191**”.

FIRST READING

NOV 24 2014

SECOND READING

NOV 24 2014

THIRD READING

NOV 24 2014

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating dept.
<i>[Signature]</i>
APPROVED for legality by Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER

SCHEDULE A to BYLAW 7538

AMUSEMENT CENTRES

Civic Address	Civic Number	Original Bylaw Reference
1. Alderbridge Way	7951 Unit 140	7147
2. Alderbridge Way	7988	7557
3. Alderbridge Way	7992	9171
4. Alexandra Road	8531 Unit 128	7284
5. Alexandra Road	8571 Unit 118	7284
6. Alexandra Road	8580 Unit 1085	7068
7. Alexandra Road	8611 Unit 160	7290
8. Cambie Road	8181 Unit 2250	7581
9. Cambie Road	8181	5972
10. Capstan Way	8300 Unit 1028	7334
11. Capstan Way	8300 Unit 1036	7290
12. Capstan Way	8328 Unit 1108	7284
13. Capstan Way	8388 Unit 1463	6775
14. Capstan Way	8388 Unit 1463	7284
15. Entertainment Boulevard	14200 Unit 150	6810
16. Entertainment Boulevard	14211	6856
17. Garden City Road	4651 Unit 1110	7284
18. Garden City Road	4731 Unit 140	6829
19. Garden City Road	4751 Unit 105	6855
20. Hazelbridge Way	4151	5972
21. Hazelbridge Way	4231 Unit 115	7290
22. Hazelbridge Way	4231 Unit 165	7038
23. Leslie Road	8080 Unit 130	7397

24. Minoru Boulevard	5960 Unit 100	7068
25. No. 3 Road	3411 Unit 170	9191
26. No. 3 Road	3700	6044
27. No. 3 Road	4351 Unit 110	8546
28. No. 3 Road	4351 Unit 120	6833
29. No. 3 Road	4351 Unit 175	8474
30. No. 3 Road	4380 Unit 1420	5780
31. No. 3 Road	4411 Unit 101	7316
32. No. 3 Road	4580 Unit 2060	7284
33. No. 3 Road	5300	4540
34. No. 3 Road	5300 Unit 323	4540
35. No. 3 Road	6360 Unit 1	7767
36. No. 3 Road	6360 Unit 8	6868
37. No. 3 Road/Minoru Bouvelard	6651/6060 (Rmd Centre Mall)	4540
38. Sexsmith Road	3779	6663
39. Sexsmith Road	3779 Unit 2167	7284
40. Sexsmith Road	3779 Unit 2182	7290
41. Viceroy Place	2100	7172
42. Westminster Highway	8260	6199
43. Westminster Highway	8291	7290

****6631 Sidaway Road – exempted from Zoning Bylaw**



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9095 (RZ 13-632272)
11320/11340 Kingsgrove Avenue**

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 (RS2/K)"**.

P.I.D. 007-179-065

Lot 112 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9095"**.

FIRST READING

JAN 13 2014

A PUBLIC HEARING WAS HELD ON

FEB 17 2014

SECOND READING

FEB 17 2014

THIRD READING

FEB 17 2014

OTHER REQUIREMENTS SATISFIED

JAN 07 2015

ADOPTED

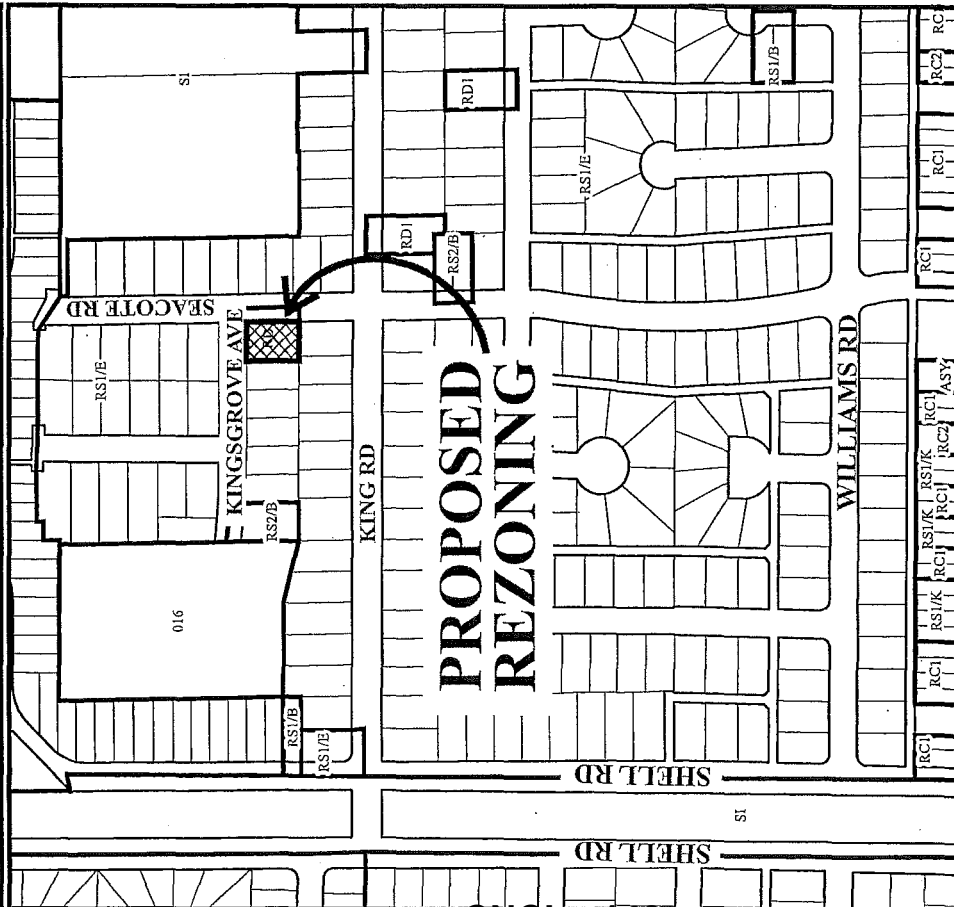
MAYOR

CORPORATE OFFICER



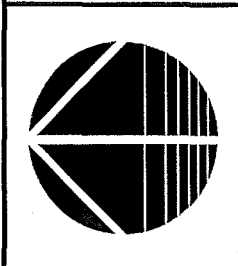


City of Richmond



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271	56	11311	37.36	21.34	21.34	18.29	950
11280	18.29	11300	18.29	35.69	35.68	25.02	9540
11271	18.29	11291	18.29	35.56	35.56	22.27	9580
9611	22.24	9611	35.56	35.56	35.56	25.02	21.34
SEACOTE RD							
18.29	18.29	18.29	18.29	18.29	18.29	18.29	9520
18.29	18.29	18.29	18.29	18.29	18.29	18.29	950



RZ 13-632272

Original Date: 03/22/13

Revision Date:

Note: Dimensions are in METRES