

# City Council Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Monday, January 16, 2023

7:00 p.m.

Pg. # ITEM

### **MINUTES**

1. Motion to:

CNCL-7

(1) adopt the minutes of the Special Council meeting held on December 21, 2022; and

CNCL-12

(2) adopt the minutes of the Regular Council meeting for Public Hearings held on December 19, 2022.

**AGENDA ADDITIONS & DELETIONS** 

**PRESENTATION** 

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 OR ON DEVELOPMENT PERMITS/DEVELOPMENT VARIANCE PERMITS.

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
- Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10430 4411 No. 3 Road, Unit 106
- 2022 Snowfall Event And Response Summary And Outcomes
- Land use applications for first reading (to be further considered at the Public Hearing on February 21, 2023):
  - 8691 Heather Street Rezone from Single Detached (RS1/B)" Zone to "Single Detached (RS2/K)" Zone (Gurjit Pooni applicant)
  - 8420 Heather Street Rezone from Residential Single Detached (RS1/B)" Zone to "Residential Single Detached (RS2/A)" Zone (Rav Bains – applicant)
- Application By Matthew Cheng Architect Inc. For An Agricultural Land Reserve Non-Farm Use At 8160 No. 5 Road

5. <i>I</i>	Motion to	adopt Items No	. 6 through N	lo. 11 by general	consent
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			Council Agenda – Monday, January 16, 2023		
	Pg. #	ITEM			
Consent Agenda Item		6.	COMMITTEE MINUTES		
			That the minutes of:		
	CNCL-21		(1) the Finance Committee meeting held on January 9, 2023;		
	CNCL-24		(2) the General Purposes Committee meeting held on January 9, 2023; and		
	CNCL-27		(3) the Planning Committee meeting held on January 10, 2023;		
			be received for information.		
Consent Agenda Item		7.	BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10430 – 4411 NO. 3 ROAD, UNIT 106 (File Ref. No. 12-8275-01) (REDMS No. 7027562)		
	CNCL-31		See Page CNCL-31 for full report		
			GENERAL PURPOSES COMMITTEE RECOMMENDATION		
			That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10430, which amends Schedule A of Bylaw No. 7538, to add the address of 4411 No. 3 Road, Unit 106 among the sites that permit an Amusement Centre to operate, be given first, second and third readings.		
Consent Agenda Item		8.	2022 SNOWFALL EVENT AND RESPONSE - SUMMARY AND OUTCOMES (File Ref. No. 10-6360-13) (REDMS No. 7091884)		
	CNCL-36		See Page CNCL-36 for full report		
			GENERAL PURPOSES COMMITTEE RECOMMENDATION		
			(1) That the staff report titled "2022 Snowfall Event and Response – Summary and Outcomes", dated December 22, 2022, from the Director, Public Works Operations, be received for information.		
			(2) That a letter be sent to the Ministry of Transportation and Infrastructure to request a review of their response protocols for anticing pre-treatment and decicing of roads that are located in		

icing, pre-treatment and de-icing of roads that are located in Richmond, but under their jurisdiction.

Consent Agenda Item 9. APPLICATION BY GURJIT POONI FOR REZONING AT 8691 HEATHER STREET FROM "SINGLE DETACHED (RS1/B)" ZONE TO "SINGLE DETACHED (RS2/K)" ZONE

(File Ref. No. RZ 21-940333) (REDMS No. 7002725)

#### CNCL-43

#### See Page CNCL-43 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, for the rezoning of 8691 Heather Street from "Single Detached (RS1/B)" zone to "Single Detached (RS2/K)" zone, be introduced and given first reading.

Consent Agenda Item 10. APPLICATION BY RAV BAINS FOR REZONING AT 8420 HEATHER STREET FROM "RESIDENTIAL SINGLE DETACHED (RS1/B)" ZONE TO "RESIDENTIAL SINGLE DETACHED (RS2/A)" ZONE

(File Ref. No. RZ 21-938262) (REDMS No. 7060487)

#### CNCL-63

#### See Page CNCL-63 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10435, for the rezoning of 8420 Heather Street from "Residential Single Detached (RS1/B)" zone to "Residential Single Detached (RS2/A)" zone, be introduced and given first reading.

Consent Agenda Item 11. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 8160 NO. 5 ROAD

(File Ref. No. AG 22-007407) (REDMS No. 7033442)

#### CNCL-80

#### See Page CNCL-80 for full report

#### PLANNING COMMITTEE RECOMMENDATION

That the application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve Non- Farm Use to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road be forwarded to the Agricultural Land Commission.

\*\*\*\*\*\*\* CONSIDERATION OF MATTERS REMOVED FROM THE **CONSENT AGENDA** \*\*\*\*\*\*\*\* PUBLIC ANNOUNCEMENTS AND EVENTS **NEW BUSINESS** BYLAWS FOR ADOPTION **CNCL-118** Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10303 (11320 Williams Road, RZ 21-930446) Opposed at 1<sup>st</sup> Reading – None. Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None. **CNCL-120** Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10387 (11460 Williams Road, RZ 21-940331) Opposed at 1<sup>st</sup> Reading – None. Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None. CNCL-122 Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10404 (7480 Williams Road, RZ 21-930951) Opposed at 1<sup>st</sup> Reading – None.

Opposed at 2<sup>nd</sup>/3<sup>rd</sup> Readings – None.

Council Agenda – Monday, .	Januarv	′ 16.	. 2023
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**ADJOURNMENT** 





# Special Council Monday, December 21, 2022

Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie

Councillor Chak Au Councillor Carol Day

Councillor Laura Gillanders

Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Corporate Officer - Claudia Jesson

Call to Order:

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

RES NO. ITEM

Mayor Brodie recessed the meeting at 4:01 p.m.

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The meeting reconvened at 5:07 pm following the Open Public Works & Transportation Committee, the Open and Closed Parks, Recreation & Cultural Committee meetings and the Special Closed Council meeting with all members of Council present.

**MINUTES** 



# Special Council Wednesday, December 21, 2022

RES NO. ITEM

SP22/5-1

1. It was moved and seconded

That the minutes of the Regular Council meeting held on December 12, 2022; be adopted as circulated.

**CARRIED** 

2. **COMMITTEE MINUTES** 

SP22/5-2

It was moved and seconded

That the minutes of the General Purposes Committee meeting held on December 19 2022; be received for information.

**CARRIED** 

3. BUSINESS REGULATION BYLAW NO. 7538, AMENDMENT BYLAW NO. 10430 – 4411 NO. 3 ROAD, UNIT 106

(File Ref. No. 12-8275-01) (REDMS No. 7027562)

This item was removed.

4. SISTER CITY ADVISORY COMMITTEE FOUR YEAR ACTIVITY PLAN (2023-2026)

(File Ref. No. 01-0100-30-SCIT1-01) (REDMS No. 7019421)

SP22/5-3

It was moved and seconded

That the 2023-2026 Sister City Advisory Committee Program Activity Plan be approved as described in the staff report titled "Sister City Advisory Committee Four Year Activity Plan (2023-2026)", dated October 21, 2022, from the General Manager, Community Safety.

**CARRIED** 

5. BC FLOOD STRATEGY INTENTIONS PAPER

(File Ref. No. 09-5125-09-01; 10-6045-01) (REDMS No. 7057991)

SP22/5-4

It was moved and seconded





# Special Council Wednesday, December 21, 2022

RES NO. ITEM

That the following be endorsed as the City's position on regional flood protection management and be included in the City's comments to the Province on the BC Flood Strategy Intentions Paper:

- (a) That flood protection continue to be evaluated and managed at the local government level, currently through the Diking Authority model, with additional support from senior levels of government;
- (b) That dedicated funding for flood protection be established at the Provincial and Federal level, to be used by Diking Authorities, which include local governments, for flood management projects;
- (c) That the Province require Diking Authorities, which include local governments, to develop and maintain flood risk management plans and strategies for their respective areas so that regional objectives are met; and
- (d) That a co-ordinated and fully resourced process be established at the Provincial level to provide a single point of contact for Diking Authorities to seek Provincial and Federal approvals for flood protection projects.

**CARRIED** 

# 6. 2023 ENGAGING ARTISTS IN COMMUNITY PROGRAM PUBLIC ART PROJECTS

(File Ref. No. 11-7000-09-20-089) (REDMS No. 6983686, 6956746, 7020881)

SP22/5-5

It was moved and seconded

That the three artist proposals included in Attachment 1 for the community public art projects in partnership with the Sharing Farm and Terra Nova Nature School, Ferris Elementary School and Emergency Programs, and East Richmond Community Association, as presented in the staff report titled "2023 Engaging Artists in Community Program Public Art Projects", dated November 4, 2022, from the Director, Arts, Culture and Heritage Services, be endorsed.

**CARRIED** 



# Special Council Wednesday, December 21, 2022

RES NO. ITEM

7. STEVESTON COMMUNITY CENTRE AND LIBRARY PUBLIC ART PLAN

(File Ref. No. 11-7000-09-20-334) (REDMS No. 7051054)

SP22/5-6

It was moved and seconded

That the Steveston Community Centre and Library Public Art Plan, as outlined in the report titled "Steveston Community Centre and Library Public Art Plan", dated November 10, 2022, from the Director, Arts, Culture and Heritage Services, be endorsed as the guiding plan for public art opportunities at the Steveston Community Centre and Library.

**CARRIED** 

### BYLAW FOR ADOPTION

SP22/5-7

It was moved and seconded

That the following bylaw be adopted:

That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 9796

**CARRIED** 

Opposed: Cllr. Day Wolfe

### PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced the following advisory body appointments:

Karen Barclay was appointed as the Vancouver Coastal Health Representative Appointment to The Richmond Seniors Advisory Committee to expire on December 31, 2024.

The following people were appointed to the Board of Variance for a three-year term to expire on December 31, 2025:

- (a) Kenneth Chan
- (b) Bob Friedland



# **Special Council** Wednesday, December 21, 2022

RES NO. ITEM

> The following people were appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2024:

- (a) Frank Ducote
- (b) Victoria Grigorenko

The following people were re-appointed to the Richmond Public Art Advisory Committee for a two-year term to expire on December 31, 2024:

- Jose Larano (a)
- (b) Jerome Teo

The following people were re-appointed to the Richmond Gateway Theatre Society Board for a two-year term to expire on December 31, 2024:

- Clayton Rubenstein (a)
- (b) Veronica Armstrong

Ray Wang was appointed to the Richmond Gateway Theatre Society Board for a two-year term to expire on December 31, 2024.

### **ADJOURNMENT**

SP22/5-8

It was moved and seconded

That the meeting adjourn (5:17 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 21, 2022.

Mayor (Malcolm D. Brodie)

Corporate Officer (Claudia Jesson)





Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair

Councillor Chak Au Councillor Carol Day

Councillor Laura Gillanders

Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Evangel Biason, Acting Corporate Officer

Call to Order:

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

### 1. RICHMOND OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 10390 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10389 (RZ 18-836107)

(Location: 3360, 3380, and a portion of 3440 Sexsmith Road (east of the proposed extension of Ketcheson Road); Applicant: IBI Group)

Applicant's Comments:

The applicant was available to respond to queries.

Staff noted that following consideration of first reading, staff and the applicant investigated the Herrling Residence further and that subject to those discussions, the developer has agreed not to demolish the structure, and that prior to proceeding with any development on the phase 2 portion of the site, the Herrling Residence will be moved to the phase 3 portion of the development site, which is not subject of this application. It was further noted that the Herrling Residence would be integrated into the future redevelopment of the phase 3 site.

Written Submissions:

Form letters expressing support (55 received) (Schedule 1).





Submissions from the floor:

None.

Discussion ensued regarding (i) compliance with the City's affordable housing and market rental policies, (ii) LEMR rental rates, (iii) the removal of trees, and (iv) a legal agreement to be registered on title, requiring the developer to agree to no demolition of the Herrling Residence and movement of the structure to the 3<sup>rd</sup> phase of the development.

It was noted that staff provided a memorandum, dated December 14, 2022 (copy on-file, City Clerk's Office) outlining proposed changes to rezoning considerations.

PH22/11-1

It was moved and seconded

That, subject to the revised rezoning considerations outlined in the memorandum received from the Director, Development, dated December 14, 2022, Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10390, be given second and third readings.

CARRIED

Opposed: Cllrs. Day and Wolfe

PH22/11-2

It was moved and seconded

That, subject to the revised rezoning considerations outlined in the memorandum received from the Director, Development, dated December 14, 2022, Richmond Official Zoning Bylaw 8500, Amendment Bylaw 10389, be given second and third readings.

CARRIED

Opposed: Cllrs. Day and Wolfe

2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10418 (RZ 21 944801)

(Location: 20411 & 20451 Westminster Highway; Applicant: Choice School for Gifted Children Society)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.





Submissions from the floor:

None.

PH22/11-3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10418 be given second and third readings.

**CARRIED** 

# 3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10423 (RZ 17-782750)

(Location: 6851 and 6871 Elmbridge Way; Applicant: Landa Oval Development Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

Duncan Chiu, Marriott International (Schedule 2)

Riyaz Devji, Az Zahraa Housing Society (Schedule 3)

Dana Graf, Richmond resident, (Schedule 4)

Er Jun Ma, Richmond Resident, (Schedule 5)

Submissions from the floor:

David Feldstein, Richmond resident, spoke to concerns regarding the proposed widening of the laneway for the project, noting that traffic for the neighbouring Ora development is reliant on the same shared laneway and that increased utilization of the laneway for the larger residential and hotel development would be untenable without adding an additional lane or providing a cut-in to allow for deliveries/short term parking.

Le Tian Li, Richmond resident, provided current videos of the slow movement and ongoing traffic congestion in the shared laneway, noting the major factors being service and delivery trucks.

A Richmond resident, provided a video of the high volume of traffic in the shared laneway and suggested the entrance to the new development be off Elmbridge Way instead of the same laneway, and also noted concerns with respect to the location of the hotel loading bay and egress to the garbage area.

Gurpreet Virdi, Richmond resident, spoke in support of the development.

Simon Tan, Richmond resident, spoke in support of the development.





Herbert, Richmond resident, spoke to concerns of shadows created on his unit and current views potentially blocked by the new development, and queried opportunities for parks, amenities, public transit and additional parking to support the increased density.

In response to concerns submitted to Council, staff advised:

- the shared laneway will be widened with a wide 7.5m driving surface, with the lanes each 3.75m, where 2.75m is the minimum;
- walkability is based on having a sidewalk along the appropriate laneway;
- delivery and garbate operations should be happening on the Ora site not in the laneway, enforcement personnel have been advised to increase enforcement in the area;
- there are no existing lane cut-outs on this particular site and all visitors and deliveries to the site are required to be on their site, not on the roadway;
- the design of the building, form and orientation has been designed to maximize sunlight exposure, and an assessment of shadows was undertaken by the applicant;
- the project complies with the City's specific guidelines for establishing minimum tower separation both amongst and among the development site as well as to neighbouring sites;
- the development will be providing dedicated indoor amenities and outdoor amenity space for the residential units, available to all market rental and affordable housing units;
- the new road on the west side of the site will be implemented with the project, then the laneway will be one driveway access to the site and the new road with two travel lanes, one in each direction, will have another driveway access, pedestrian infrastructure and on street parking; and
- the applicant is making a cash contribution in excess of \$6m in response to the project taking advantage of the village centre bonus which applies to this area, and is intended to be used for future city facilities to be determined at a future date.

A brief discussion ensued with respect to providing additional time to review traffic concerns raised. Staff noted a review timeline of three to four months.



# Regular Council meeting for Public Hearings Monday, December 19, 2022

PH22/11-4

It was moved and seconded

That the staff report titled Application by Landa Oval Development Ltd. for Rezoning at 6851 and 6871 Elmbridge Way from Industrial Business Park (181) to High Density Mixed Use (ZMU52) - Oval Village (City Centre), dated October 24, 2022, from the Director, Development, be referred back to staff for further review.

CARRIED

Opposed: Cllrs. Heed, Hobbs and Loo

# 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10425 (RZ 22-009258)

(Location: 10851/10871 Bird Road; Applicant: Rick Bowal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

A brief discussion ensued with respect to the tree retention.

#### PH22/11-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10425 be given second and third readings.

CARRIED

Opposed: Cllrs. Gillanders and Wolfe





5. PROPOSED AMENDMENT TO SINGLE-FAMILY LOT SIZE POLICY 5442 (SECTIONS 19 AND 20 BLOCK 4 NORTH RANGE 6 WEST)

AND

RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10428 (RZ 21 926304)

(Location: 8220 Gilbert Road; Applicant: Rick Bowal)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH22/11-6

It was moved and seconded

That the Single-Family Lot Size Policy 5442, Sections 19-4-6 and 20-4-6, be amended to exclude 8220 Gilbert Road.

CARRIED

Opposed: Cllrs. Day and Wolfe

PH22/11-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10428 be given second and third readings.

**CARRIED** 

Opposed: Cllrs. Day and Wolfe

6. OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAWS 10371 AND 10392 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAWS 10372, 10394 AND 10393

(Location: 3540, 3800, 3866, 3880 and 3900 Bayview Street and 12551 No. 1 Road (Steveston Area Plan); Applicant: City of Richmond)

Applicant's Comments:

The applicant was available to respond to queries.





Written Submissions:

Linda Barnes, Richmond resident (Schedule 6)

Evan Dunfee, Richmond resident (Schedule 7)

Submissions from the floor:

Loren Slye, Richmond resident, spoke in opposition of the proposed amendments to the Steveston Area Plan and zoning bylaw.

Brian Veljacic, Richmond resident, owner of lease property 3900 Bayview Street, spoke in opposition of the rezoning, noting the effect it would have on his proposal to build a home on the waterfront.

Evan Dunfee, Richmond resident, spoke briefly to his written submission, reiterating strong opposition of the rezoning, noting mixed use commercial and residential buildings are the gold standard for sustainability and livability, and referencing an excerpt from the Steveston Area Plan, adopted in 2009, that supports heritage retention for the area, with large cannery style buildings.

Dana Westermark, Richmond resident, spoke in opposition to the proposed policy changes, noting the rezoning is at odds with the objective of building residential above commercial developments and that more needs to be done to address the need for increased population in Steveston Village, with more eyes on the street, keep the area safe which, over time, will see the village become a vibrant livable community.

Ken Chow, Architect, expressed concern with the proposed policy changes, noting the waterfront parcels should be part of a more comprehensive area plan strategy with the focus on the need for more population growth in Steveston Village to support the local business community as well as an increased focus on tourism. Mr. Chow also spoke briefly to the no residential issue that pertains to 3900 Bayview Street.

#### PH22/11-8

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, be given second and third readings.

The question on the motion was not called as discussion ensued with respect to waterfront access for the public and the lack of public consultation.

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





PH22/11-9

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10372 be referred to staff to review a process of public consultation in the context of the existing Heritage Plans, and report back.

The question on the referral motion was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Day, Gillanders, Heed, McNulty and Wolfe opposed.

The question on the main motion was then called and it was **CARRIED**, with Cllrs. Au, Hobbs and Loo opposed.

PH22/11-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394 be given second and third readings.

CARRIED

Opposed: Cllr. Au

PH22/11-11

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, be given second and third readings.

The question on the motion was not called as a brief discussion ensued with respect to the previsions of the building height and submissions received with respect to the rezoning.

The following **referral motion** was then introduced:

PH22/11-12

It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10393 be referred to staff to review a process of public consultation in the context of the existing Heritage Plans, and report back.

The question on the **referral motion** was then called and it was **DEFEATED** with Mayor Brodie and Cllrs. Day, Gillanders, Heed, McNulty and Wolfe opposed.

The question on the main motion was then called and it was **CARRIED**, with Cllrs. Au, Hobbs and Loo opposed.



# Regular Council meeting for Public Hearings Monday, December 19, 2022

PH22/11-13 It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, be adopted.

**CARRIED** 

Opposed: Cllrs. Au, Hobbs and Loo

PH22/11-14 It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394 be adopted.

**CARRIED** 

Opposed: Cllr. Au

PH22/11-15 It was moved and seconded

That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, be adopted.

CARRIED

Opposed: Cllrs. Au, Hobbs and Loo

### **ADJOURNMENT**

PH22/11-16 It was moved and seconded

That the meeting adjourn (9:53 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 19, 2022.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)



# **Finance Committee**

Date:

Monday, January 9, 2023

Place:

**Council Chambers** 

Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair

Councillor Chak Au Councillor Carol Day

Councillor Laura Gillanders

Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo Councillor Bill McNulty Councillor Michael Wolfe

Call to Order:

The Chair called the meeting to order at 4:31 p.m.

### **MINUTES**

It was moved and seconded

That the minutes of the meeting of the Finance Committee held on December 5, 2022, be adopted as circulated.

**CARRIED** 

### **DELEGATION**

1. C.J. James and Aanu Adeleye, KPMG referred to the 2022 Audit Planning report (copy on-file, City Clerk's Office) and briefed Committee on the Audit Plan.

# Finance Committee Monday, January 9, 2023

In response to queries from Committee, representatives from KPMG advised that (i) the audit plan is prepared by them in conjunction with planning meetings with City staff, (ii) the audit plan is adaptable as needed, and (iii) asset retirement obligations is a new accounting standard related to retiring an asset.

### FINANCE AND CORPORATE SERVICES DIVISION

# 2. ACTIVE CAPITAL PROJECTS INFORMATION - 3RD QUARTER SEPTEMBER 30, 2022

(File Ref. No. 03-0975-01) (REDMS No. 7003331)

It was moved and seconded

That the staff report titled, "Active Capital Projects Information – 3<sup>rd</sup> Quarter September 30, 2022", dated December 1, 2022 from the Director, Finance, be received for information.

The question on the motion was not called as in response to queries from Committee, staff advised (i) the lights for the Street Light LED Upgrade Program will be replaced under warranty; (ii) the Brazillian Elodea Management Program is in the monitoring stages and if more action is needed staff will bring it forward to Council for approval, (iii) staff will follow up with more information regarding Linear park lands, and (iv) a memorandum from staff will be provided to Committee with more information in respect to contributed assets from developers.

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

# 3. FINANCIAL INFORMATION – 3RD QUARTER SEPTEMBER 30, 2022

(File Ref. No. 03-0905-01) (REDMS No. 7015191)

It was moved and seconded

That the staff report titled, "Financial Information  $-3^{rd}$  Quarter September 30, 2022", dated December 2, 2022 from the Director, Finance be received for information.

**CARRIED** 

#### LULU ISLAND ENERGY COMPANY

# 4. 2022 Q3 FINANCIAL INFORMATION FOR LULU ISLAND ENERGY COMPANY

(File Ref. No. 01-0060-20-LIEC1) (REDMS No. 7079049)

It was moved and seconded

# Finance Committee Monday, January 9, 2023

That the Lulu Island Energy Company report titled "2022 Q3 Financial Information for Lulu Island Energy Company", dated December 8, 2022 from the Chief Executive Officer and Chief Financial Officer, be received for information.

**CARRIED** 

### RICHMOND OLYMPIC OVAL CORPORATION

# 5. RICHMOND OLYMPIC OVAL CORPORATION - 3RD QUARTER 2022 FINANCIAL INFORMATION

(File Ref. No. 03-1200-09) (REDMS No. 7086177)

It was moved and seconded

That the report on Financial Information for the Richmond Olympic Oval Corporation for the third quarter ending September 30, 2022 from the Director, Finance, Innovation & Technology, Richmond Olympic Oval Corporation be received for information.

**CARRIED** 

#### **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (4:45 p.m.).* 

**CARRIED** 

Certified a true and correct copy of the Minutes of the meeting of the Finance Committee of the Council of the City of Richmond held on January 9, 2023.

Mayor Malcolm D. Brodie Chair Raman Grewal Legislative Services Associate





# **General Purposes Committee**

Date:

Monday, January 9, 2023

Place:

Council Chambers

Richmond City Hall

Present:

Mayor Malcolm D. Brodie, Chair

Councillor Chak Au Councillor Carol Day

Councillor Laura Gillanders Councillor Kash Heed Councillor Andy Hobbs Councillor Alexa Loo

Councillor Bill McNulty Councillor Michael Wolfe

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

December 19, 2022, be adopted as circulated.

**CARRIED** 

### ENGINEERING AND PUBLIC WORKS DIVISION

2022 SNOWFALL EVENT AND RESPONSE - SUMMARY AND 1. **OUTCOMES** 

(File Ref. No. 10-6360-13) (REDMS No. 7091884)

# General Purposes Committee Monday, January 9, 2023

In response to queries from Committee staff advised that (i) the Snow Angels program assisted 73 Richmond residents and that residents can apply to the program if they require assistance with snow removal, (ii) 54 bylaw infraction tickets were issued for failure of residential snow removal during the snow weather events, (iii) the Steveston overpass and onramp are under Ministry of Transportation's (MOTI) jurisdiction, (iv) mostly brine was used for road treatment in the City, which resulted in a reduction of salt usage by 5000 tonnes, (v) warming centres at South Arm pool (first and second snow event) and Brighouse Pavilion(second snow event) were activated for those at risk of, or those experiencing homelessness, (vi) a comprehensive City-wide facility risk assessment to identify potential damage with heavy snow on roofs and structures was conducted, and (vii) staff will provide Council with a memorandum with respect to any updated information involving the two snow events.

Further discussion took place in respect to (i) MOTI jurisdiction and snow removal responsibilities, (ii) the importance of working in cooperation with MOTI as this is a shared responsibility, and (iii) the hours of operation during the snow events for the City warming centres.

It was moved and seconded

- (1) That the staff report titled "2022 Snowfall Event and Response Summary and Outcomes", dated December 22, 2022, from the Director, Public Works Operations, be received for information.
- (2) That a letter be sent to the Ministry of Transportation and Infrastructure to request a review of their response protocols for anticing, pre-treatment and de-icing of roads that are located in Richmond, but under their jurisdiction.

**CARRIED** 

### **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (4:30 p.m.).* 

CARRIED

# General Purposes Committee Monday, January 9, 2023

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 9, 2023.

Mayor Malcolm D. Brodie Chair

Raman Grewal Legislative Services Associate



# **Planning Committee**

Date:

Tuesday, January 10, 2023

Place:

Council Chambers

Richmond City Hall

Present:

Councillor Bill McNulty, Chair

Councillor Alexa Loo Councillor Chak Au Councillor Carol Day Councillor Andy Hobbs

Also Present:

Councillor Laura Gillanders

Councillor Michael Wolfe (by teleconference)

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 December 6, 2022, be adopted as circulated.

CARRIED

### PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY GURJIT POONI FOR REZONING AT 8691 HEATHER STREET FROM "SINGLE DETACHED (RS1/B)" ZONE TO "SINGLE DETACHED (RS2/K)" ZONE

(File Ref. No. RZ 21-940333) (REDMS No. 7002725)

Staff reviewed the application and highlighted that (i) this redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for Lot A off Dolphin Avenue and access to Lot B off Heather Street, (ii) the applicant has proposed to construct a minimum one-bedroom secondary suite in each of the new dwellings, (iii) a \$25,000 Tree Survival Security is required for the retention of four City trees, and (iv) three additional trees will be planted on each lot.

# Planning Committee Tuesday, January 10, 2023

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, for the rezoning of 8691 Heather Street from "Single Detached (RS1/B)" zone to "Single Detached (RS2/K)" zone, be introduced and given first reading.

**CARRIED** 

# 2. APPLICATION BY RAV BAINS FOR REZONING AT 8420 HEATHER STREET FROM "RESIDENTIAL SINGLE DETACHED (RS1/B)" ZONE TO "RESIDENTIAL SINGLE DETACHED (RS2/A)" ZONE

(File Ref. No. RZ 21-938262) (REDMS No. 7060487)

Staff reviewed the application and highlighted that (i) this redevelopment proposes to subdivide an existing single-family lot into two new single-family lots with secondary suites, (ii) two replacement trees will planted on each proposed lot, and (iii) a landscape security is required to ensure the four trees are planted and maintained.

In reply to queries from Committee, staff advised that (i) secondary suites in single-family homes are secured through covenants and used as determined by the property owner, and (ii) during the Official Community Plan review requirements for secondary suites can be examined.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10435, for the rezoning of 8420 Heather Street from "Residential Single Detached (RS1/B)" zone to "Residential Single Detached (RS2/A)" zone, be introduced and given first reading.

**CARRIED** 

# 3. APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 8160 NO. 5 ROAD

(File Ref. No. AG 22-007407) (REDMS No. 7033442)

Staff reviewed the application and highlighted that (i) the Non-Farm Use application is to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, (ii) the subject parcel has been actively farmed for at least five consecutive years, which is consistent with the No. 5 Road Backlands Policy, (iii) in 2017, Council considered a similar non-farm use application however, deadlines passed and Agricultural Land Commission (ALC) staff confirmed that a new non-farm use application is required for the proposal to proceed, and (iv) should Council and the ALC approve the subject non-farm use application, a subsequent rezoning application to rezone the westerly 110 m would also be required.

# Planning Committee Tuesday, January 10, 2023

In reply to queries from Committee, staff advised that (i) once the non-farm use application has been approved, the rezoning application will detail building materials for the parking lot, (ii) the front portion of the property is not zoned for assembly use, and (iii) the current parking lot is non-conforming.

It was moved and seconded

That the application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve Non- Farm Use to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road be forwarded to the Agricultural Land Commission.

**CARRIED** 

#### 4. MANAGER'S REPORT

#### (i) Commercial Storage Facility

Staff advised (i) that they are reviewing a Development Permit for a Commercial Storage Facility at the south end of No. 2 Road, (ii) a Development permit is required as a small portion of the lot is designated Environmentally Sensitive Area, (iii) the proposed land use is consistent with the current zoning, (iv) due to concerns received from the public the applicant has been advised to hold a public information meeting and Council members will be notified of the date via staff memorandum, and (v) the City's Transportation Department will conduct a standard traffic review.

#### (ii) Rezoning Application for Land Assembly on No. 2 Road

Staff advised that (i) they are reviewing a rezoning application for a land assembly at No. Road and Westminster Highway, (ii) the applicant is requesting significantly more density then envisioned in the City Centre Area Plan (CCAP) and as such staff will be requesting the applicant make significant changes to the proposal, and (iii) should Council wish to change the CCAP then redevelopment can occur within those changes.

#### **ADJOURNMENT**

It was moved and seconded *That the meeting adjourn (4:22 p.m.).* 

**CARRIED** 

# Planning Committee Tuesday, January 10, 2023

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 10, 2023.

Councillor Bill McNulty Chair

Sarah Goddard Legislative Services Associate



# **Report to Committee**

To:

General Purposes Committee

Date:

November 4, 2022

From:

Mark Corrado

File:

12-8275-01/2022-Vol

Director, Community Bylaws and Licencing

(

Re:

Business regulation Bylaw No. 7538, Amendment Bylaw No. 10430 -

4411 No. 3 Road, Unit 106

#### **Staff Recommendation**

That Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10430, which amends Schedule A of Bylaw No. 7538, to add the address of 4411 No. 3 Road, Unit 106 among the sites that permit an Amusement Centre to operate, be given first, second and third readings.

Mark Corrado

Director, Community Bylaws and Licencing

(604-204-8673)

Att. 1

REPORT CONCURRENCE				
ROUTED TO:	CONCURREN	CE	CONCURRENCE OF GENERAL MANAGER	
Law				
SENIOR STAFF REPORT REVIEW	INITIA	LS:	APPROVED BY CAO	
	, d	9	Even.	

#### **Staff Report**

#### Origin

One of the categories of regulated businesses in Richmond is Amusement Centre which contains Amusement Machines, defined in Business Regulation Bylaw No. 7538 (Business Regulation Bylaw) as:

A machine on which mechanical, electrical, automatic or computerized games are played for amusement or entertainment, and for which a coin or token must be inserted or a fee charged for use, and includes machines used for the purposes of gambling.

The Business Regulation Bylaw restricts a business from operating with more than four amusement machines unless the location is listed in Schedule A of the bylaw. This report deals with an application received from Axon Driver Solutions Ltd., doing business as: Axon Driver Solutions (Axon Driver Solutions) to operate 10 driver simulator machines from the premises situated at 4411 No 3 Road, Unit 106. This premises is not listed as an approved address on Schedule A.

Axon Driver Solutions has been licenced and operating as an Amusement Centre since 2019 without incident at premises situated at 4151 Hazelbridge Way, Unit 3430 with eight driver simulator machines. The applicant has applied for a change of address to move to the proposed premises at 4411 No 3 Road, Unit 106.

This report supports Council's Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

Facilitate diversified economic growth through innovative and sustainable policies, practices and partnerships.

#### **Analysis**

Amusement Centre regulations and definitions cover different types of amusement machines such as 3D virtual reality computerized games, console gaming, computer games in the Internet Café and traditional arcades. Amusement Centres are a regulated business because of their potential to impact the community, including their historic role of attracting problematic activities. The City has imposed regulations to minimize this risk including restricted operating hours, prohibition on children under 15 to be present during school hours and rules prohibiting gambling, fighting and the consumption of alcohol. These businesses may be inspected from time to time to ensure regulatory compliance of the regulations.

The location the applicant is intending to operate is zoned Auto-Oriented Commercial (CA), which permits among other uses, an Amusement Centre. The unit is situated on a parcel with a single-level commercial building with six units. This zone provides for a mix of commercial and related uses oriented to vehicular access. There are currently three commercial businesses

operating on this property under permitted uses. This property is situated on No. 3 Road, North of Leslie Road (Attachment1).

In addition to the bylaw amendment, the applicant will be required to ensure that the premises meets all building and health regulations before a Business Licence would be issued. Richmond RCMP have conducted due diligence checks and have no issues with this business and its operator.

#### **Financial Impact**

None

#### Conclusion

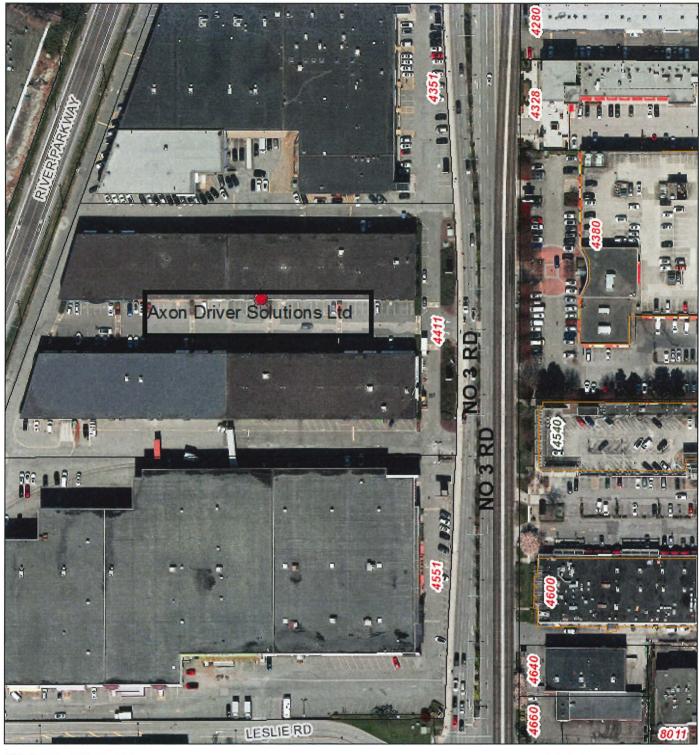
Amusement Centres are regulated under the City's Business Regulation Bylaw No. 7538 and staff are recommending that the applicant's request for 4411 No. 3 Road, Unit 106, be added to Schedule A of the bylaw to allow more than four amusement machines to be operated.

Victor M. Duarte Supervisor, Business Licences

(604-276-4389)

VMD:vmd

Att. 1: Aerial View Map







**Bylaw 10430** 

# Business Regulation Bylaw No. 7538, Amendment Bylaw No. 10430

The Co	ouncil of the City of Ric	hmond enacts as follows:			
1.		at Business Regulation Bylaw No. 7538, as amended, is further amended by adding the lowing address in Schedule A as new item 16, and renumbering the remaining items in merical order:			
	"16. No 3 Road	4411 Unit 106	10430".		
2.	This Bylaw is cited as 10430".	"Business Regulation B	ylaw No. 7538, Amendment Bylaw No.		
FIRST	READING		R	CITY OF	
SECO	ND READING		\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	content by	
THIRE	READING			PPROVED	
LEGA	L REQUIREMENTS S.	ATISFIED		or legality y Solicitor	
ADOP	TED				
	MAYOR		CORPORATE OFFICER		



# **Report to Committee**

To:

General Purposes Committee

Date:

December 22, 2022

From:

Suzanne Bycraft

File:

10-6360-13/2022-Vol

Director, Public Works Operations

01

Re:

2022 Snowfall Event and Response – Summary and Outcomes

#### **Staff Recommendation**

1. That the staff report titled "2022 Snowfall Event and Response – Summary and Outcomes", dated December 22, 2022, from the Director, Public Works Operations, be received for information.

2. That a letter be sent to the Ministry of Transportation and Infrastructure to request a review of their response protocols for anti-icing, pre-treatment and de-icing of roads that are located in Richmond, but under their jurisdiction.

Suzanne Bycraft

Director, Public Works Operations

(604-233-3338)

REPORT CONCURRENCE				
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER		
Communications Parks Services Facility Services & Project Development Community Bylaws Emergency Programs Economic Development Finance Department Community Social Development Recreation Services		(Acting)		
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO		
	Sto	Seren.		

### Staff Report

### Origin

At the December 21, 2022 Public Works and Transportation Committee meeting, there was general discussion regarding response priorities and protocols during significant snow and ice weather events.

This report provides additional information in this regard, highlighting the overall context of the City's response broadly as well as discussion on impacts of jurisdictional matters for roads in Richmond for which the Ministry of Transportation and Infrastructure (MOTI) is responsible.

This report supports Council's Strategic Plan 2018-2022 Strategy #1 A Safe and Resilient City:

Enhance and protect the safety and well-being of Richmond.

1.2 Future-proof and maintain city infrastructure to keep the community safe.

### **Analysis**

### Context and Purpose

The City undertakes a number of actions to prepare and respond to ice and snow events to help keep major arterial routes safe and passable for commuters to support daily community activities and to maintain access to critical services. Weather is evolving with climate change, causing increasing bouts of extreme cold and heavy snowfall received over short time periods.

While each situation is unique with actions adjusted accordingly, the City's response can be impacted by factors outside of our direct control. When the response for treatment of highways and infrastructure not managed by the City are insufficient, traffic can become backlogged onto City roads, restricting their serviceability by City crews.

As more people move further out of the urban core, impassable road conditions can negatively impact the ability for staff to travel to work. While this impact is mitigated for staff that have the ability to work remotely, the City's snow and ice response is highly dependent on operational staff being able to safely travel to the Works Yard and operational sites.

### Response Priorities

The City's response is guided by Council Policy 7013, which establishes the priority routes for treating roads. Arterial and section line roads are first priority, collector roads are second priority and interior collector roads are third priority. City staff also clear bus stops and wheelchair letdowns as staff resources allow, and City facility parking lots and walkways are serviced as resources permit.

The typical treatment process includes the application of brine several days ahead of the snowfall to help prevent snow and ice from bonding on the roadway when the snow begins to fall. The City's fleet of large trucks with plows are required to service the arterial roads, where the smaller

truck fleet is used for areas such as parking lots and smaller areas such as the entrances to interior subdivision collector roads. Road treatment is followed by continual plowing and reapplication of salt or brine as the snowfall continues and the applied brine/salt is able to ultimately break the ice bond to allow the snow to be plowed off the travelled roadways. This is temperature dependent. In very cold temperatures, it takes multiple passes and continued treatment of brine to break that ice bond to achieve fully cleared roads. The City's use of brine is also an effective treatment option in reducing overall salt use. In the past three years, the use of brine has helped to reduce the City's overall salt use by 5,000 tonnes.

The collective efforts of staff throughout the organization are leveraged to support the response, maintain services, and assist the public as noted in the following sections.

### **Snow Response Operations**

The 2022 season commenced with the first major snow event occurring on November 29, 2022. All first and second priority routes had been pre-treated with brine. As snow began falling, the City's full fleet of snow response vehicles were in operation applying brine and were outfitted for snowplowing. Crews operated 24 hours per day on 12 hour rotational shifts.

Significant traffic issues occurred during this first event due to conditions on roads not managed by the City, notably, the Alex Fraser Bridge and the George Massey tunnel, both of which are managed and maintained by MOTI. These traffic conditions impacted the ability of the City's snow response fleet to reach roads in various parts of Richmond. Staff were able to adjust response routes to avoid high congestion areas and then return to these areas once traffic conditions subsided. The traffic issues were compounded on several main arterials in and out of Richmond.

Richmond RCMP contacted City crews for assistance in clearing and treating the Steveston Highway overpass and to further assist all immobilized traffic by clearing and treating the Highway 99 onramp. Both the overpass and the onramp are under MOTI jurisdiction, but MOTI was unable to respond. As a result of the severe impacts and traffic delays caused by this event, staff suggest that it would be appropriate to request that MOTI review their response protocols for anti-icing, pre-treatment and de-icing of roads that are located in Richmond, but under their jurisdiction.

The City's response continued on an as-required basis since the November 29, 2022 event with pre-treatment or brining continuing at various times based on conditions per normal operating practice. Commencing Sunday, December 18, 2022, the City's full response fleet began operating 24 hours per day to treat roads. Multiple staff teams were established to clear bus stops, sidewalk letdowns, parking lots as well as walkways, ramps and entrances at City facilities. During the December 18<sup>th</sup> week event, there were some traffic backlogs at the George Massey Tunnel and Alex Fraser Bridge caused by the counter flow lanes not being activated.

The City's December 18<sup>th</sup> response level continued until weather conditions eased. The operational response then transitioned to drainage activities to clear catch basins, and to clear pump station and canal screens to avoid and/or mitigate the impacts of localized flooding caused by the snow melt. This was further complicated by freezing rain and heavy rain conditions.

A significant risk to the City's response capacity is the availability of salt supplies. When events of this magnitude occur, there is considerable demand across the region. Due to the limits of salt storage capacity at the Works Yard, reliance on daily provisioning from the supplier can create risks when demand exceeds supply across the region. When this occurs, salt use is rationed and higher proportions of sand are added to help supplies last longer.

### Response Costs and Economic Considerations

The snow and ice budget is based on a four year rolling average. The 2022 total budget allocation, inclusive of major road network funding, is \$1,384,200. Expenditures in 2022 are projected at \$2,202,790, based on the severity of the most recent events. Costs per event are dependent on the level of response required based on the weather conditions.

To address the \$818,590 deficit, \$291,000 will be allocated from the snow and ice provision account, which is established for this purpose. The remaining amount will be accommodated within Engineering and Public Works operating budgets.

A budget allocation of \$1,413,100, including the major road network funding, is earmarked in the 2023 operating budget, based on the four year rolling average noted.

Beyond the City's response being geared principally around safety and transportation needs, there are significant economic impact considerations. Adequate snow response is essential to supporting a strong and resilient local economy, particularly for a logistics hub such as Richmond where nearly 70% of economic activity is generated from the movement of goods and people (2014 Resilient Economy Strategy). The road network is a vital link in an inter-connected and multi-modal transportation system. Any disruptions to this road network, such as from a major snow event, can impact economic activity through business closures, reduced retail spending, limited worker productivity or lost income, supply chain disruptions, damage to property, insured losses, and other related aspects.

### City Facilities and Warming Centres

Facilities: The majority of City facilities remained open throughout the snow events.

Programs and services at Community Services facilities across the City were generally maintained with some program cancellations and early closures due to staff shortages. Staff prioritized holiday camp programs throughout the snow events as these often serve as day care for working parents. Patrons greatly appreciate the opportunity to continue their activities despite the inclement weather.

City staff have completed a City-wide facility risk assessment to identify vulnerabilities in response to the snow event where the potential exists for very heavy loads on roofs and structures. This can be exacerbated when freezing and heavy rain combines with the accumulated snow loads on these structures. Staff monitor these issues throughout significant events to address any identified risks to ensure the safety of staff and the public.

Warming Centres: The City activated two cold weather warming centres at the South Arm Pool and Brighouse Pavilion from December 19-25 and worked with community partners, The Salvation Army and Turning Point Recovery Society, to ensure those at risk of or those experiencing homelessness were aware and supported. During the cold weather event, both facilities averaged 11 individuals per night. In addition, The Salvation Army, which operates the Emergency Shelter, advised staff that they would not turn anyone in need of shelter away and sleeping mats would be made available if the 45 beds were full. To ensure there was awareness in the community about the shelter options available, both organizations regularly communicated information out to those organizations who work with vulnerable populations.

### Volunteer Assistance Program

The Snow Angels Program was introduced in 2010 and connects volunteers with elderly citizens and residents with mobility/health challenges during a snowfall event to assist with shovelling snow from sidewalks and/or walkways. The program was activated for this snowfall event and as of December 22, the City had 40 volunteers spending approximately 300 hours servicing 73 Richmond residents. The Snow Angels program is typically continued for the remainder of the event duration.

### Residential Garbage and Recycling Collection

As residential interior roads are not a response priority, their condition makes it difficult for garbage and recycling collection vehicles to navigate through snowfall accumulations. Service can be significantly slowed as access to carts and the build up of snow often blocks access to recycling receptacles. During the November snowfall event, the City's contracted service provider for garbage and recycling collection was able to provide all services on residents' normal collection day, without the need to defer to subsequent days or postpone components of services. In contrast, other cities suspended Green Cart and Blue Box services.

The December snowfall did impact services as cold conditions and higher accumulations of snow made service difficult and in some cases, unsafe for collectors. The general protocol for garbage and recycling services prioritizes garbage collection followed by collection of blue box materials. Where necessary, Green Cart collection is postponed to the following week since there are lower volumes of materials and collection is complicated by the fact that the contents in Green Carts freeze, therefore materials do not fall out of the cart when tipped. In situations where traffic advisories are issued, collection must be suspended for safety reasons.

In situations where services cannot be completed the same week, residents are advised that additional amounts will be collected the following week to compensate for the service impacts. Staff note that numerous other cities suspended all of their collection services on Tuesday, December 20, and Green Cart collection for the duration of that week.

### Residential Sidewalk Clearing

Owners and occupiers of properties are required to remove snow and ice from sidewalks adjacent to their property under the requirements of Traffic Bylaw 5870. As of December 20, 2022, the City had received 48 calls for service with 33 tickets issued. The City's Community Bylaws

section enforces Section 6 of the City's Traffic Bylaw No. 5870 and addresses complaints relating to snow.

### **Public Communications**

A comprehensive communication strategy has been established to provide up-to-date information and key messaging to the public. The City's various departments, in coordination with Corporate Communications, facilitates snow response updates to the City's website which include, but are not limited to:

- Creation of a dedicated Information Bulletin with updates and information on impacts to facilities, services and programs:
   https://www.richmond.ca/newsevents/city/snowfall29nov2022.htm
   https://www.richmond.ca/newsevents/city/snowfall20dec2022.htm;
- Continue to maintain and update <a href="www.richmond.ca/weather">www.richmond.ca/weather</a>, which includes information on the City's snow response, a map of snow clearance routes, the Resident's Guide to Winter Weather and more;
- Promote information on the website's homepage at www.richmond.ca;
- Post regular updates and respond to questions through the City's social media channels; and,
- Post information on intersection traffic cameras, which residents can view before leaving their homes to help with route planning.

### **Financial Impact**

None.

### Conclusion

This report identifies the measures the City takes throughout the organization to respond to significant weather events to support the community. Snow clearing activities are prioritized in accordance with available resources, with all being fully allocated to effect the best possible response and in accordance with Council policy. Access to bus stops is also prioritized to promote public transit. As noted in this report, treatment of some roads is the responsibility of MOTI which, if not effectively conducted, can negatively impact the City's ability to treat its roads where traffic backups occur. Staff suggest advocating to MOTI for improved protocols in this regard.

In addition to the primary response activities outlined in this report for snow response, there are a number of other activities undertaken broadly across the organization to address community needs, including but not limited to protecting City building infrastructure, bylaw enforcement, supporting residents requiring help for sidewalk clearing through Snow Angel volunteers, and robust communications to keep residents informed.

Key emergency service agencies are maintained to respond to service calls and warming centres are established to help vulnerable residents in extreme cold. These collective efforts across the organization contribute to a coordinated and well managed response.

Larry Ford

Manager, Roads and Construction Services

(604-244-1209)

LF:vm



# **Report to Committee**

To: Planning Committee Date: December 15, 2022

From: Wayne Craig File: RZ 21-940333

Director, Development

Re: Application by Gurjit Pooni for Rezoning at 8691 Heather Street from "Single

Detached (RS1/B)" Zone to "Single Detached (RS2/K)" Zone

### **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, for the rezoning of 8691 Heather Street from "Single Detached (RS1/B)" zone to "Single Detached (RS2/K)" zone, be introduced and given first reading.

Wayne Craig

Director, Development

(604-247-4625)

WC:ac Att. 7

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF (acting) GENERAL MANAGER
Affordable Housing	$\square$	GENERAL WANAGER

### **Staff Report**

### Origin

Gurjit Pooni has applied to the City of Richmond for permission to rezone 8691 Heather Street from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with one lot to be accessed from Heather Street and one lot to be accessed from Dolphin Avenue. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

### **Findings of Fact**

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

### Subject Site Existing Housing Profile

There is an existing tenant-occupied singe-family dwelling on the subject property with vehicular access from Heather Street, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a property zoned "Single Detached (RS1/A)".

To the South: Across Dolphin Avenue, single-family dwellings on a properties zoned

"Single Detached (RS1/B)".

To the East: Across Heather Street, single-family dwellings on properties zoned

"Single Detached (RS1/B)".

To the West: A single-family dwelling on a property zoned "Single Detached (RS1/B)".

### **Related Policies & Studies**

### Official Community Plan/Broadmoor Planning Area – Ash Street Sub Area Plan

The subject property is designated as "Neighbourhood Residential" in the Official Community Plan (OCP) and is located in the Broadmoor Planning Area and is designated for "Low Density Residential" in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

### **Analysis**

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for Lot A off Dolphin Avenue and access to Lot B (the corner lot) off Heather Street in approximately the same location as the existing access. This rezoning and subdivision is consistent with the lot fabric and vehicular access of lots to the north along Heather Street. The potential exists to continue this lot fabric on adjacent lots to the west along Dolphin Avenue.

In keeping with the City's urban design objectives for enhanced design on corner lots, the applicant will be required to provide a landscape plan and register a restrictive covenant on Title to ensure that the development's design is consistent with the approved plans. A conceptual plan is provided in Attachment 5.

### **Existing Legal Encumbrances**

None.

### Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Heather Street. Vehicle access to proposed Lot A will be from Dolphin Avenue while vehicle access to proposed Lot B will be from Heather Street. There is an existing sidewalk and landscaped boulevard along Heather Street that was installed through the City's Capital works project. A new sidewalk and landscaped boulevard is to be installed along the Dolphin Avenue frontage as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

### Tree Retention and Replacement

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

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

- Three bylaw sized trees tag# 462 (Sawara cypress 21 cm caliper), tag# 442 (Western Red cedar, 21 cm caliper) and tag# 449 (Western Red cedar, 25 cm caliper) are identified as having poor shrub-like structure and of low retention value due to historical topping. These trees are recommended for removal with replacement at a 2:1 ratio.
- Four City trees tag# 001 (Shore/Lodgepole pine 62 cm caliper), tag# CT-1 (Hungarian oak 6-8 cm caliper), tag# CT-2 (Hungarian oak 6-8 cm caliper) and tag# CT-3 (Hungarian oak 6-8 cm caliper) are all identified in good condition and to be protected as per arborist report recommendations. A Tree Survival Security in the amount of \$25,000.00 is required for the City trees.

### Tree Replacement

The applicant wishes to remove three on-site trees tag# 462, 442 and 449. The 2:1 replacement ratio would require a total of 6 replacement trees. The applicant has agreed to plant three (3) trees on proposed Lot B and three (3) trees on proposed Lot A for a total of six (6) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8 cm	4 m

The applicant will submit a Landscape Security of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot B and three (3) trees on proposed Lot A for a total of six (6) trees are planted and maintained on each.

### Tree Protection

Four (4) trees (tag# 001, CT-1, CT-2, CT-3) on City property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

• Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.

The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to final adoption of the rezoning bylaw, submission to the City of a \$25,000.00 Tree Survival Security for four (4) City trees (tag# 001, CT-1, CT-2, CT-3) to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots creates and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a minimum one-bedroom secondary suite in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the minimum one-bedroom secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Site Servicing and Frontage Improvements

As a result of water, drainage and frontage improvements installed along Heather Street as part of the City's Capital works project prior to the requested rezoning, a \$84,251.00 cost recovery contribution is required to be submitted prior to adoption of the rezoning bylaw.

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in attachment 7, including:

• Dolphin Avenue frontage to be upgraded with a new concrete sidewalk at the property line, new treed/grassed boulevard, and new concrete curb and gutter, all to match and transition to the existing upgraded condition to the east at the intersection of Dolphin Avenue and Heather Street.

At subdivision stage, the applicant is required to:

• Provision of a 3m x 3m corner cut road dedication to facilitate frontage improvements along Dolphin Avenue. The corner cut must be verified as part of the Servicing Agreement.

• The current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works as described in Attachment 7.

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

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### Conclusion

This rezoning application is to rezone the property at 8691 Heather Street from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with one lot to be accessed from Heather Street and one lot to be accessed from Dolphin Avenue.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10416 be introduced and given first reading.

Alexander Costin

Planning Technician – Design

(604-276-4200)

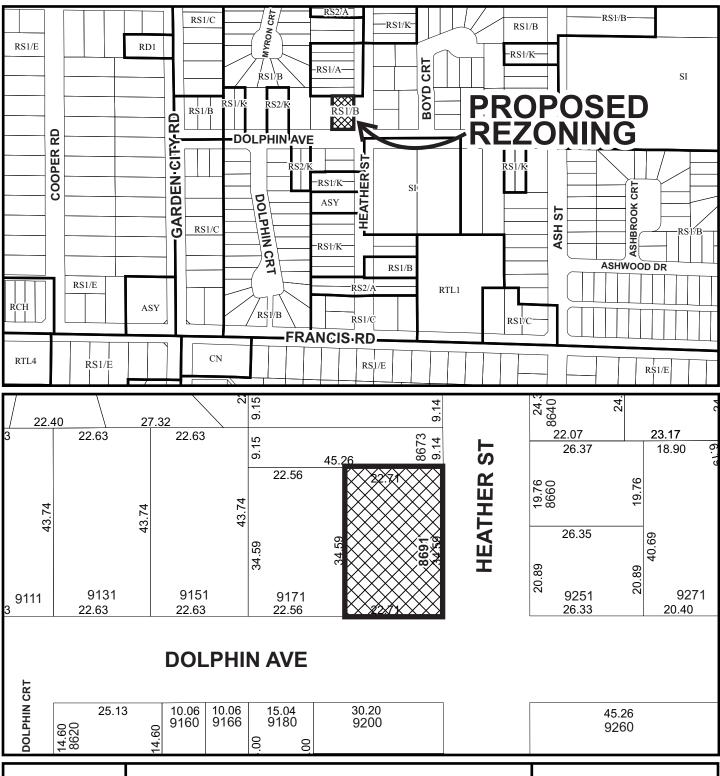
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Att. 1:

- 1: Location Map/Aerial Photo
- 2: Survey and Proposed Subdivision Plan
- 3: Development Application Data Sheet
- 4. Ash Street Sub-Area Plan Bylaw 7100
- 5: Conceptual Development Plans
- 6: Tree Retention Plan
- 7: Rezoning Considerations



# City of Richmond





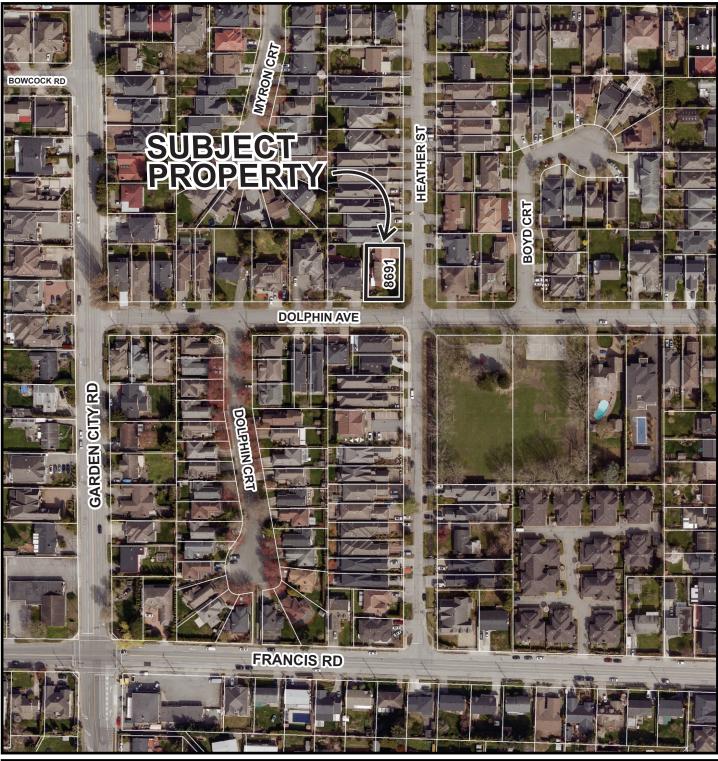
RZ 21-940333

Original Date: 10/19/21

**Revision Date:** 

Note: Dimensions are in METRES





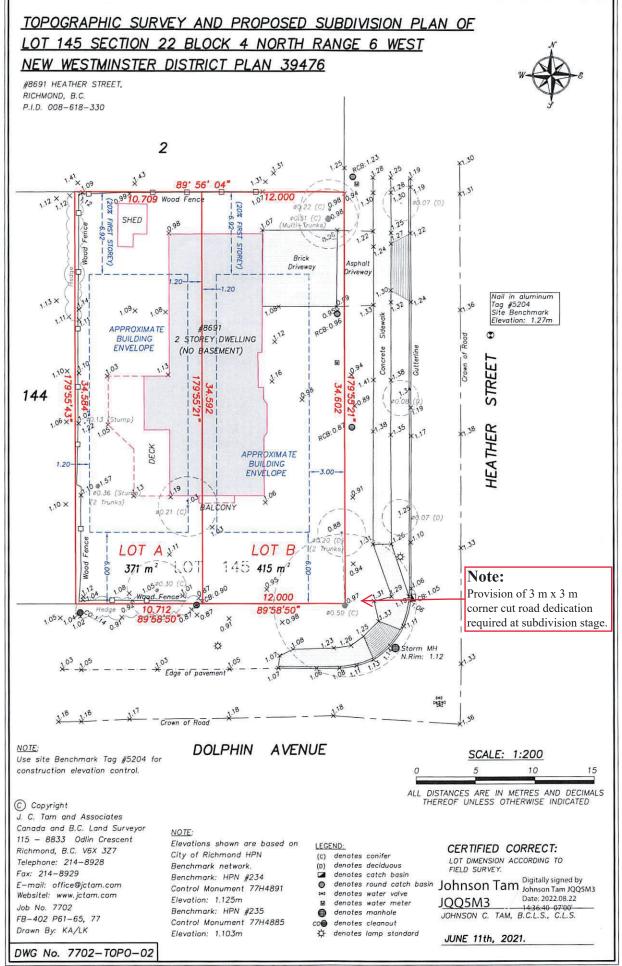


RZ 21-940333

Original Date: 10/19/21

Revision Date:

Note: Dimensions are in METRES





# **Development Application Data Sheet**

Development Applications Department

RZ 21-940333 Attachment 3

Address: 8691 Heather Street

Applicant: Gurjit Pooni

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Sandeep K Shergill	To be determined
Site Size (m²):	786 m²	Lot A: 371 m <sup>2</sup> Lot B: 415 m <sup>2</sup> (less 3 m x 3 m corner cut dedication)
Land Uses:	Single-family home	Two single-family homes
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max 0.55 for area up to 464.5 m² plus 0.3 for area in excess	none permitted
Buildable Floor Area (m²):*	Lot A: Max. 204.1 m <sup>2</sup> (2196.9 ft <sup>2</sup> ) Lot B: Max. 228.3 m <sup>2</sup> (2457.4 ft <sup>2</sup> )	Lot A: Max. 204.1 m <sup>2</sup> (2196.9 ft <sup>2</sup> ) Lot B: Max. 228.3 m <sup>2</sup> (2457.4 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	315 m²	Lot A: 371 m <sup>2</sup> Lot B: 415 m <sup>2</sup> (less the 3x3 m corner cut)	none
Lot Dimensions (m):	Width: 10 m Depth: 24 m	Lot A Width: 10.7 m Depth: 34.6 m  Lot B Width: 12.0 m Depth: 34.6 m	none

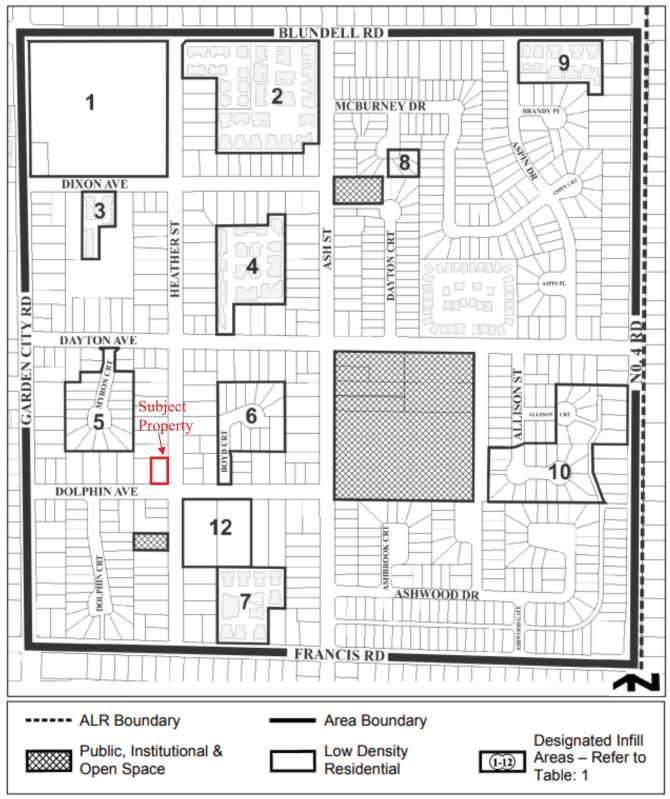
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m  Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m  Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m²  Side: Min. 1.2 m  Exterior Side: Min. 3.0 m	Front: Min. 6.0 m  Lot A: Min. 6.0 m  Lot B: Rear: Min. 6.92 m for a maximum width of 60% of the rear wall of the first storey; and Min. 8.65 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.  Side: Min. 1.2 m  Exterior Side: Min. 3.0 m	none
Height (m):	Max 2½ storeys or 9.0 m	Max 21/2 storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other:

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

## Broadmoor Area - Ash Street Sub-Area Plan

# Land Use Map Bylaw 9489 2016/07/18



62.

4.0

12.000

6

209

(20% FIRST STOREY)

% (20% FIRST STOREY)



TEATHER STREET

8

8

Q.

\*\_.

4, 80.0

LOTB

LOTA

34.584

**CNCL - 55** 

0,1

₩60

2

Concrete Sidewalk

10:07 (%)

96:0:90<sup>3</sup>

=

LOT-A, DOLPHIN AVE. RICHMOND, BC LOT-B, HEATHER STREET, RICHMOND, BC

¥**¥** 

MAIN FLOOR PLAN LOT-B AREA = 1340 S.F.

Edge of pavement

89.

MAIN FLOOR PLAN
LOT -A AREA = 1167 S.F.

Crown of Road DOLPHIN AVENUE

Storm MH

12,000

80

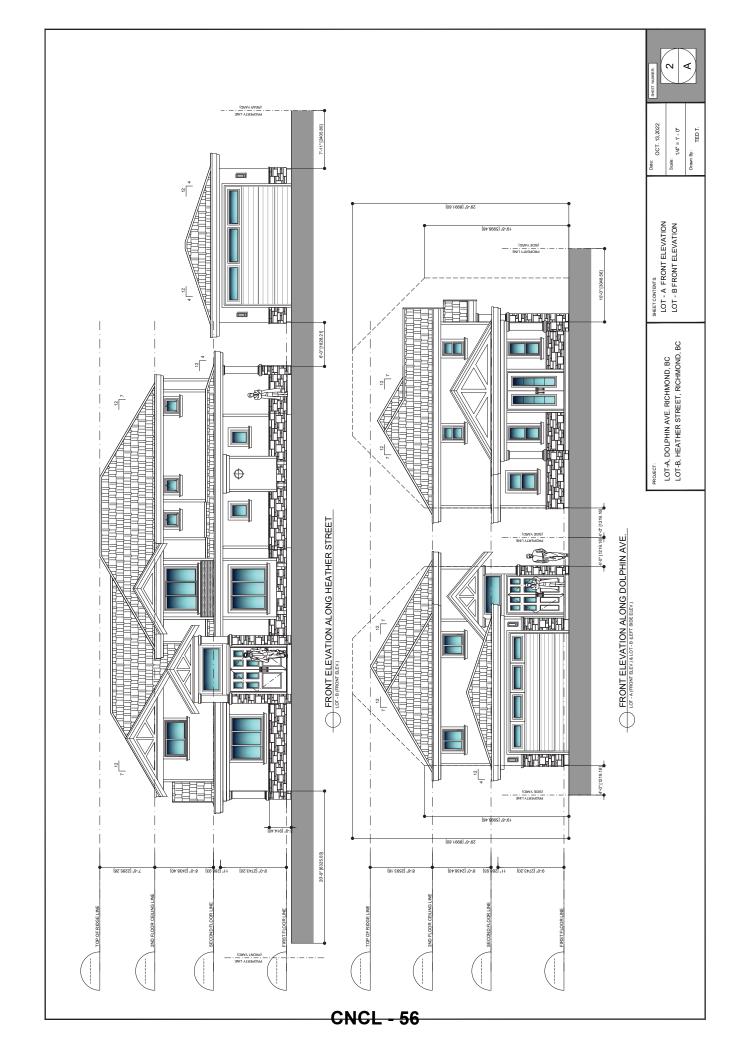
415 m<sup>3</sup>

371 m<sup>2</sup>

SHET CONTENTS
SITE PLAN
MAIN FLOOR PLAN
SECOND FLOOR PLAN
LEGAL DESCRIPTION/AREA STATEMENT

Scale: 1/8" = 1" - 0" OCT. 13.2022 TED T.





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### **Rezoning Considerations**

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

Address: 8691 Heather Street File No.: RZ 21-940333

# Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, the developer is required to complete the following:

- 1. Pay voluntary \$84,251.00 cost recovery contribution for the frontage improvements previously installed along Heather Street through the City's Capital works project
- 2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
- comply with the landscape guidelines for corner lots in Richmond Zoning Bylaw 8500;
- include a mix of coniferous and deciduous trees;
- include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
- include the 6 required replacement trees.
- 3. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot B and three (3) trees on proposed Lot A for a total of six (6) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
- 4. 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.
- 5. Submission of a Tree Survival Security to the City in the amount of \$25,000.00 for the four (4) City trees to be retained.
- 6. Registration of a flood indemnity covenant on title (2.9 m GSC Area A).
- 7. Registration of a legal agreement on title, ensuring that the Building Permit application and ensuing development of Lot B is generally consistent with submitted conceptual plans. Further design development of the east elevation is required prior to final adoption of the rezoning bylaw and to the satisfaction of the Director of Development to ensure the building presents an attractive pedestrian interface to Heather Street.
- 8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 9. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

### At Subdivision\* stage, the developer must complete the following requirements:

- 1. A 3m x 3m corner cut road dedication is required at the southeast corner of the property prior to rezoning approval. The exact extent of road dedication is to be verified by the Director of Transportation as part of the detailed design of the Servicing Agreement works.
- 2. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements. The applicant is also required to pay a voluntary \$84,251.00 cost

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- recovery contribution for the frontage improvements previously installed along Heather Street through the City's Capital works project.
- 3. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

### Water Works

- a) Using the OCP Model, there is 340.0 L/s of water available at a 20 psi residual at the Heather St frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
  - i) Upgrade the existing water main to 200mm diameter along the Dolphin Ave frontage. The water main is to extend from the Heather St and Dolphin Ave intersection until the west PL of 8691 Heather St.
  - ii) Install a new water service connection complete with water meter and water meter box extending from the newly proposed water main upgrade to service the west lot.
  - iii) Confirm the condition and capacity of the existing water service connection located on Heather St frontage and reuse the existing water service connection to service the east lot.
  - iv) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on BP stage building designs.
  - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the BP process (or via the servicing agreement process, if one is required).
- c) At Developers cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Storm Sewer Works:**

- a) At Developer's cost, the Developer is required to:
  - i) Confirm the condition and capacity of the existing dual chamber storm sewer service connection located along Dolphin Ave to be 100mm diameter. Cut and cap the service connection pointing east and reuse west service connection to service the west lot respectively.
  - ii) Cut and cap the two remaining storm service connections located along the Heather St. frontage.
  - iii) Confirm the condition and capacity of the existing storm sewer service connection located on Heather St approximately 16m north from the south PL.

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- iv) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- v) Cut and cap the existing storm service connection located at the south west corner of the site.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Sanitary Sewer Works:**

- a) At Developer's cost, the Developer is required to:
  - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews
  - ii) Install a new sanitary sewer service connection complete with inspection chamber to service the east lot.
  - iii) Confirm the condition and capacity of the existing sanitary service connection located at the south west corner of the lot.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **General Items**

- a) At Developer's cost, the Developer is required to:
  - i) Complete other frontage improvements as per Transportation requirements.
    - (1) Frontage Improvements (Dolphin Avenue)
      - (a) New concrete sidewalk at the property line.
      - (b) New tree/grassed boulevard.
      - (c) New concrete curb and gutter.
    - (2) All works to match and transition to the existing upgraded condition to the east at the intersection of Dolphin Avenue and Heather Street. The works are to transition to the existing non-upgraded condition to the east along Dolphin Avenue
  - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

#### Note:

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
  - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
  - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

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O110E - 00	

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.

Date

(Signed copy on file)

Signed



## Richmond Zoning Bylaw 8500 Amendment Bylaw 10416 (RZ 21-940333) 8691 Heather Street

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. 008-618-330

Lot 145 Section 22 Block 4 North Range 6 West New Westminster District Plan 39476

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10416".

FIRST READING		CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON		APPROVED by
SECOND READING		APPROVED by Director
THIRD READING		or Solicitor
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	



# **Report to Committee**

To: Planning Committee Date: December 15, 2022

From: Wayne Craig File: RZ 21-938262

Director, Development

Re: Application by Rav Bains for Rezoning at 8420 Heather Street from "Residential

Single Detached (RS1/B)" Zone to "Residential Single Detached (RS2/A)" Zone

### **Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10435, for the rezoning of 8420 Heather Street from "Residential Single Detached (RS1/B)" zone to "Residential Single Detached (RS2/A)" zone, be introduced and given first reading.

Wayne Craig

Director, Development

(604-247-4625)

WC:ak Att. 6

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF (acting) GENERAL MANAGER
Affordable Housing	$\checkmark$	GENERAL MANAGER

### **Staff Report**

### Origin

Rav Bains has applied to the City of Richmond for permission to rezone 8420 Heather Street from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided into two equal-sized single family lots with secondary suites and vehicle access from Heather Street (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

### **Findings of Fact**

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

### Subject Site Existing Housing Profile

There is an existing single-family home on the property, which would be demolished. No existing secondary suites are present. The existing single-family home is currently renter occupied.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a lot zoned "Single Detached (RS1/A)" fronting

Heather Street.

To the South: A single-family dwelling on a lot zoned "Single Detached (RS1/B)" fronting

Heather Street.

To the East: A townhouse complex on a lot zoned "Low Density Townhouses (RTL1)", with

vehicle access from Dayton Avenue.

To the West: Two (2) single-family dwellings on lots zoned "Single Detached (RS1/K)"

fronting Heather Street.

### **Related Policies & Studies**

### Official Community Plan/Broadmoor Planning Area – Ash Street Sub Area Plan

The subject property is designated as "Neighbourhood Residential" in the Official Community Plan (OCP) and is located in the Broadmoor Planning Area and is designated for "Low Density Residential" in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

### **Analysis**

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots approximately 10 m wide with vehicular access from Heather Street. This rezoning and subdivision is consistent with the lot fabric, lot width and vehicular access of lots to the north along Heather Street and with the Ash Street Sub-Area Plan.

### **Existing Legal Encumbrances**

There is an existing 1.5 m Statutory Right-Of-Way (SRW) across the entire rear (east) property line for the sanitary sewer, which will not be impacted by this development proposal. The applicant is aware that encroachment into the SRW is not permitted.

### Transportation and Site Access

Vehicle access is proposed to be provided from Heather Street via separate driveway crossings to each new lot. Parking will be provided in accordance with the Zoning Bylaw.

### Site Servicing and Frontage Improvements

At the subdivision stage, the applicant is required pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$29,200.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 5. The applicant is also required to pay, at subdivision stage, the costs associated with the completion of the site servicing through a City Work Order as described in Attachment 5.

In addition, at subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & TransLink), School Site Acquisition Charges and Address Assignment Fees.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) bylaw sized trees on the subject property.

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

- Two (2) trees located on site (tag# 397 and "stump") to be removed and replaced.
  - One tree (tag# 397) located on site (front yard of Lot A) is a birch in very poor condition; exhibiting cavities in the upper canopy, topping by BC Hydro for line clearance and a lower scaffold limb extending along the ground. This tree is not a good candidate for retention and should be replaced.
  - One tree (tag# no tag) located on site (front yard of Lot A) was a 24" caliper dead birch (10' high standing stump remaining) to be removed and replaced.
- Replacement trees should be specified at 2:1 ratio as per the OCP (Min 4 m high conifer or 8 cm caliper deciduous).

There is a hedge located along the south property line which is proposed to be trimmed and retained. There is also a hedge located along the rear (east property line) which is proposed to be trimmed and a portion retained. The extent of retention is to be further reviewed at the time of the City Work Order as the applicant is required to provide a service connection from the new home on Lot A to the sanitary sewer located in the rear. A Tree Management Plan is attached (Attachment 6).

Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, is required. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection of the hedges, and a provision for the arborist to submit a post-construction impact assessment to the City for review. Installation of appropriate tree protection fencing around the hedge to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site, is required.

### Tree Replacement

The applicant wishes to remove two (2) on-site trees. The 2:1 replacement ratio would require a total of four (4) replacement trees. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

The applicant will submit a Landscape Security of \$3,000.00 (\$750/tree) to ensure that a total of four (4) trees (two on each lot) are planted and maintained on each lot.

### Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the City's Affordable Housing Strategy, the applicant proposes to construct a one-bedroom secondary suite, approximately 40 m² (430 ft²) in area, on each future lot at the subject site for a total of two secondary suites. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption.

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

This rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### Conclusion

The purpose of this application is to rezone 8420 Heather Street from the "Residential Single Detached (RS1/B)" zone to the "Residential Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two single-family lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10435 be introduced and given first reading.

Ashley Kwan Planner 1

(604-276-4173)

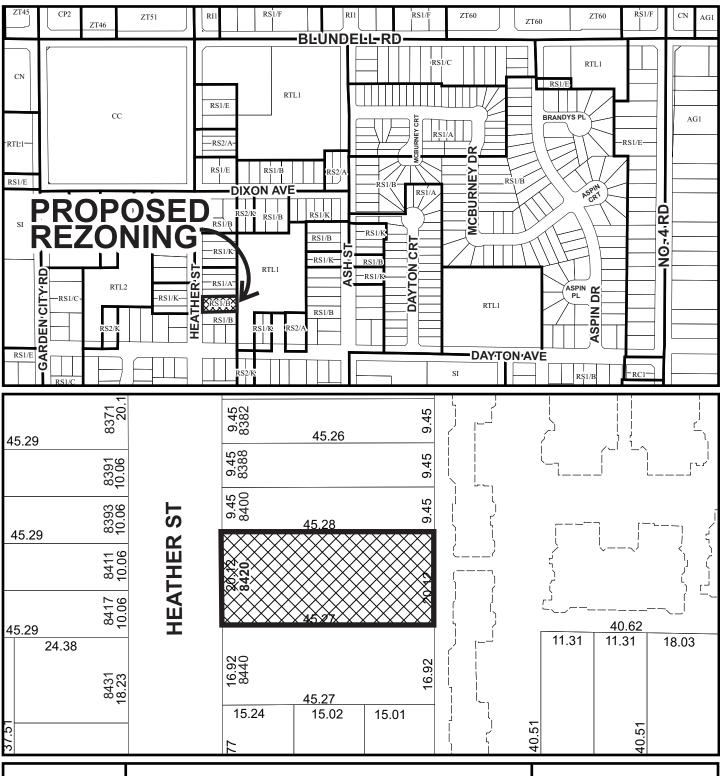
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Att. 1: Location Map and Aerial Photo

2: Proposed Subdivision Plan

- 3: Development Application Data Sheet
- 4: Ash Street Sub-Area Plan
- 5: Rezoning Considerations
- 6: Tree Management Plan







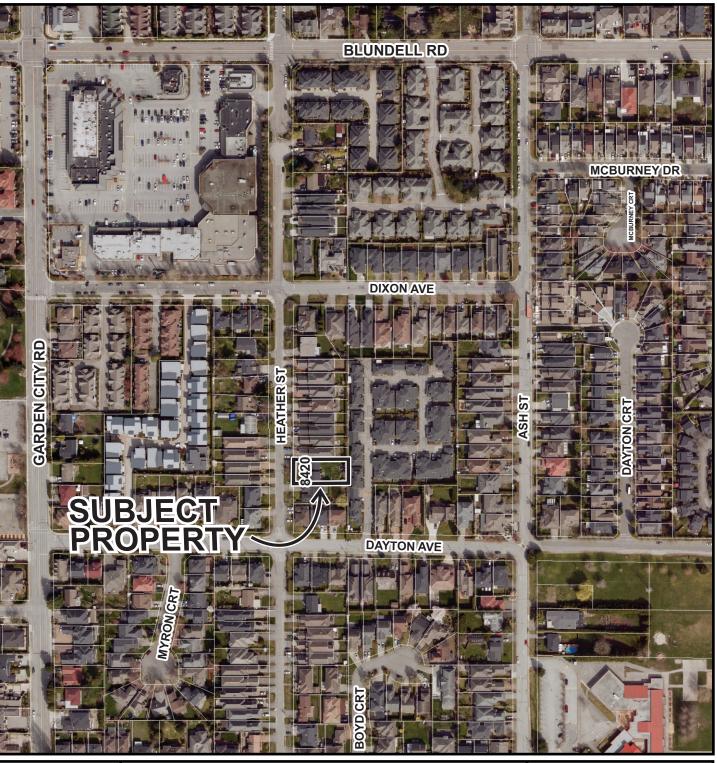
RZ 21-938262

Original Date: 09/24/21

**Revision Date:** 

Note: Dimensions are in METRES





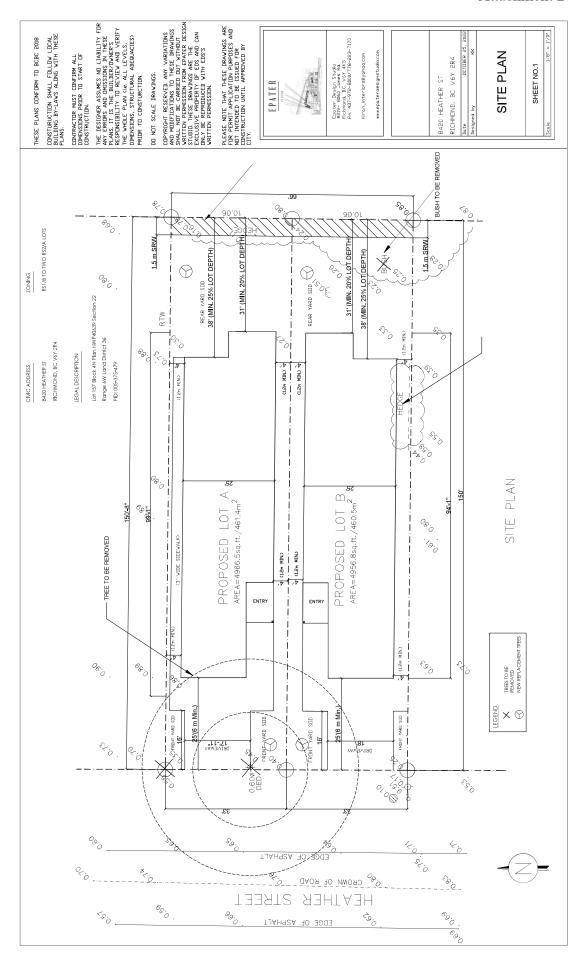


RZ 21-938262

Original Date: 09/24/21

**Revision Date:** 

Note: Dimensions are in METRES



**CNCL - 71** 



# **Development Application Data Sheet**

Development Applications Department

RZ 21-938262 Attachment 3

Address: 8420 Heather Street

Applicant: Rav Bains

Planning Area(s): Broadmoor, Ash Street Sub-Area

	Existing	Proposed
Owner:	BAYBEST HOMES LTD Inc.No. BC1316270	To be determined
Site Size (m²):	921.9 m <sup>2</sup>	Lot A: 461.4 m <sup>2</sup> Lot B: 460.5 m <sup>2</sup>
Land Uses:	One Single-Family Home	Two Single-Family Homes
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/A)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m²):*	Lot A: Max. 253.77 m <sup>2</sup> (2731.6 ft <sup>2</sup> ) Lot B: Max. 253.28 m <sup>2</sup> (2726.3 ft <sup>2</sup> )	Lot A: 252.99 m <sup>2</sup> (2723.2 ft <sup>2</sup> ) Lot B: Max. 252.99 m <sup>2</sup> (2723.2 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	none
Lot Size:	Min 270 m²	Lot A: 461.4 m <sup>2</sup> Lot B: 460.5 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.06 m Depth: 45.82 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6 m  Rear: Greater of 6 m or 20% of the total lot depth, for a max. width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above up to a max. required setback of 10.7m.  Side: Min. 1.2 m	Front: Min. 6 m  Lot A Rear: Min. 9.2 m for a max. width of 60% of the rear wall of the first storey; and 10.7 m for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above.  Lot B Rear: Min 9.1 m for a max. width of 60% of the rear wall of the first storey; and 10.7 m for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above.  Side: Min. 1.2 m	none
Height (m):	Max 9.0 m	Max 9.0 m	none

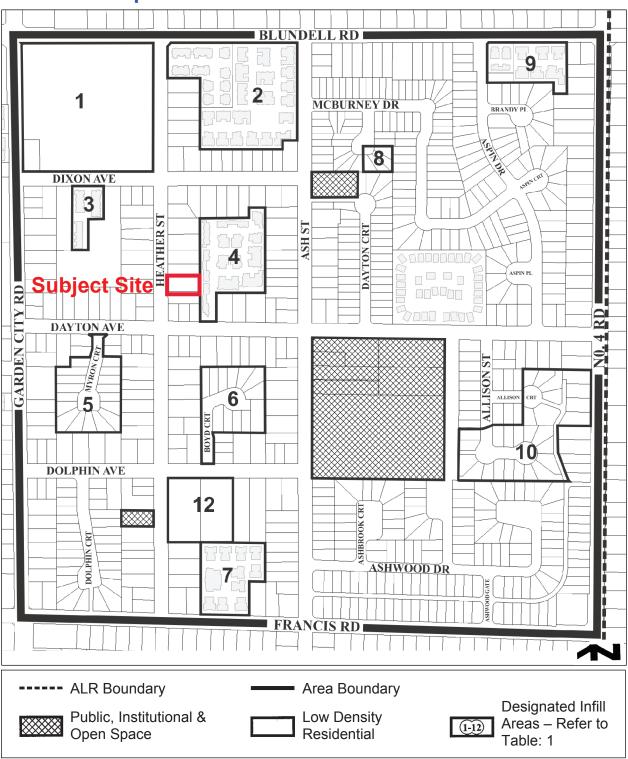
Other:

7060487 CNCL - **73** 

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

City of Richmond Attachment 4

# Land Use Map Bylaw 9489 2016/07/18



File No.: RZ 21-938262



## **Rezoning Considerations**

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

Address: 8420 Heather Street

## Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10435, the applicant is required to complete the following:

- 1. Submission of a Landscape Security in the amount of \$3000 (\$750/tree) to ensure that a total of 2 replacement trees are planted and maintained on each lot proposed (for a total of 4 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A 3.0 Replacement Trees.
- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the protection zone of the hedges 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.
- 3. Registration of a flood indemnity covenant on title (2.9 m GSC Area A).
- 4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite of a minimum one-bedroom and being of a minimum size of 40 m<sup>2</sup> (430 ft<sup>2</sup>) is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 5. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

#### Prior to Demolition\*, the developer must complete the following requirements:

1. Installation of appropriate tree protection fencing around all trees and hedges to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

Submission of a Construction Parking and Traffic Management Plan to the Transportation
Department. Management Plan shall include location for parking for services, deliveries, workers,
loading, application for any lane closures, and proper construction traffic controls as per Traffic
Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic
Regulation Section 01570.

#### At Subdivision\* stage, the developer must complete the following requirements:

- 1. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
- 2. Complete the following servicing works and off-site improvements at the Applicant's cost through a City Work Order. Works shall include but may not be limited to:

  \*Water Works:\*
  - The Applicant is required to:

- Cut and cap the existing water service connection located along the proposed middle property line.
- o Install a new water service connection to service the north lot complete with water meter and water meter box as per standard City specifications.
- o Install a new water service connection to service the south lot complete with water meter and water meter box as per standard City specifications.
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- o Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- Using the OCP Model, there is 151.0L/s of water available at a 20 psi residual at the Heather Street frontage. Based on the proposed developed, the site required a minimum fire flow of 95 L/s.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

#### Storm Sewer Works

- At Applicant's cost, the Applicant is required to:
  - Confirm the condition and capacity of the existing dual chamber storm sewer service connection located at the northwest corner of the site. Reuse if in good condition to service the proposed north lot.
  - Confirm the condition and capacity of the existing dual chamber storm sewer service connection located at the south west corner of the site. Reuse if in good condition to service the proposed south lot.
- At Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

#### Sanitary Sewer Works

- At Applicant's cost, the Applicant is required to:
  - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - o Install a new 100mm sanitary service connection complete with inspection chamber to service north the lot.
  - O Confirm the condition and capacity of the existing sanitary service connection. If at 100mm diameter and in good condition, reuse to service the south lot.
- At Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Initial:

#### Frontage Improvements

• The Applicant is required to pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$29,200.00 cash-in-lieu of construction contribution for the design and construction of lane upgrades as set out below:

1.	Concrete curb and gutter	\$6,000.00
2.	Concrete sidewalk	\$5,400.00
3.	Pavement widening	\$10,300.00
4.	Roadway lighting	\$3,900.00
5.	Boulevard landscape and trees	\$3,600.00

• Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

#### General Items

- At the Applicant's cost, the Applicant is required to:
  - o Complete other frontage improvements as per Transportation requirements.
  - Not encroach into City right-of-ways with any proposed trees, retaining walls, or
    other non-removable structures. Retaining walls proposed to encroach into rights-ofways must be reviewed by the City's Engineering Department.

#### Note:

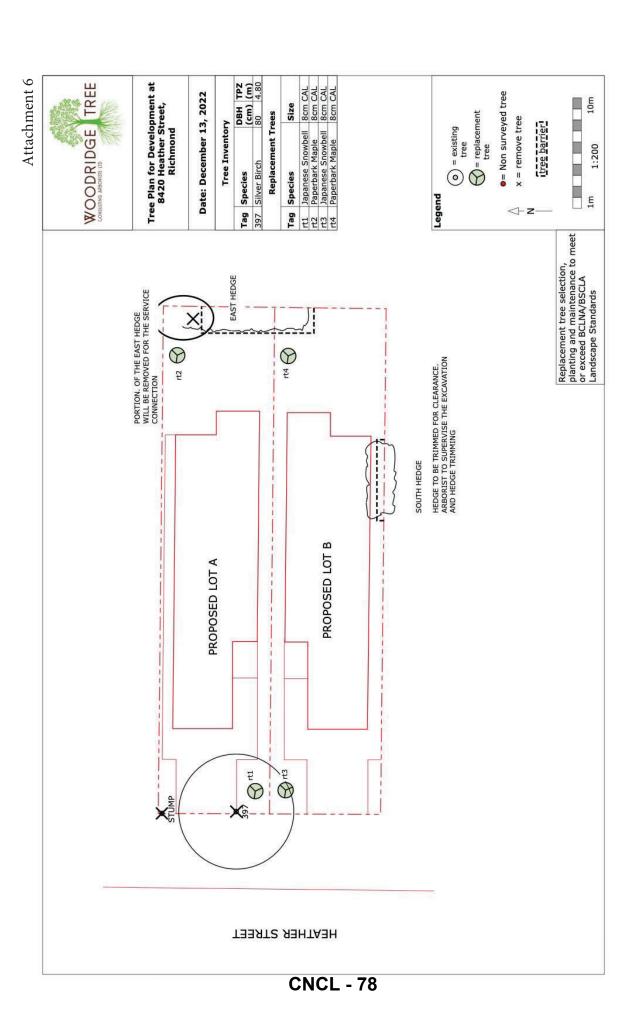
- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as
  personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

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	



Arborist Report for 8420 Heather Street, Richmond Woodridge Tree Consulting Arborists Ltd.



### Richmond Zoning Bylaw 8500 Amendment Bylaw 10435 (RZ 21-938262) 8420 Heather Street

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/A)".

P.I.D 005-375-479

Lot 157 Section 22 Block 4 North Range 6 West New Westminster District Plan 40639

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10435".

FIRST READING	CITY OF RICHMON
PUBLIC HEARING	APPROVE by
SECOND READING	APPROVE by Directo
THIRD READING	or Solicito
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



## **Report to Committee**

To: Planning Committee Date: December 14, 2022

From: Wayne Craig File: AG 22-007407

Director, Development

Re: Application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve

Non-Farm Use at 8160 No. 5 Road

#### **Staff Recommendation**

That the application by Matthew Cheng Architect Inc. for an Agricultural Land Reserve Non-Farm Use to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road be forwarded to the Agricultural Land Commission.

Wayne Craig

Director, Development

WC:sds Att. 7

REPORT CONCURRENCE

CONCURRENCE OF (Acting) GENERAL MANAGER

#### **Staff Report**

#### Origin

Matthew Cheng Architect Inc., on behalf of Thrangu Monastery Association, has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, in association with the existing religious assembly use at 8140 No. 5 Road. A location map and aerial photograph are provided in Attachment 1. The subject property is currently occupied by an informal overflow parking lot for the associated religious assembly use at 8140 No. 5 Road, also owned by Thrangu Monastery Association. The remaining portions of both 8140 and 8160 No. 5 Road are currently actively farmed by Thrangu Monastery Association. The proposal also includes the consolidation of 8140 and 8160 No. 5 Road into one lot.

#### **Background**

The subject property is located within the No. 5 Road Backlands Policy area, as identified in the City's Official Community Plan (OCP). The Policy allows religious assembly uses on the westerly 110 m ("Frontlands"), subject to the remaining portions ("Backlands") being actively farmed. The applicant has provided evidence that the subject parcel (8160 No. 5 Road) and the associated parcel (8140 No. 5 Road) have been farmed for at least five consecutive years. More information regarding the No. 5 Road Backlands Policy is provided in the "Related Policies & Studies" section of this report.

On July 10, 2017, Council considered a similar non-farm use application (AG 16-745803) to allow religious statues and an accessory parking lot at the subject property and authorized the non-farm use application to be forwarded to the Agricultural Land Commission (ALC). The ALC subsequently approved the non-farm use application (Resolution #381/2017) as per the ALC decision letter dated December 20, 2017. The ALC approval included deadlines for lot consolidation within one year and construction within three years as conditions of the approval. The owner has indicated that the previous applicant did not communicate the conditions to the owner and that they were unaware of the deadlines. As these conditions were not met, ALC staff confirmed that a new non-farm use application is required for the proposal to proceed and that a reconsideration request was not applicable. The subject non-farm use application is substantially similar to the previous approval granted by Council and the ALC.

As per the *Agricultural Land Commission Act* (ALCA), a non-farm use application may not proceed to the ALC unless authorized by a resolution of the local government. Should Council and the ALC approve the subject non-farm use application, a subsequent rezoning application to rezone the westerly 110 m from the "Agriculture (AG1)" zone to the "Assembly (ASY)" zone would also be required to allow the proposal.

#### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

#### **Surrounding Development**

To the North: Religious assembly building with surface parking area and agriculture on a site

split-zoned "Assembly (ASY)" on the westerly 110 m and "Agriculture (AG1)" on the remaining backlands, fronting No. 5 Road. The property is also owned by Thrangu Monastery Association and proposed to be consolidated with the subject

property.

To the South: Religious assembly building with surface parking area and agriculture on a site

split-zoned "Assembly (ASY)" and "Agriculture (AG1)", fronting No. 5 Road.

To the East: Religious assembly and school buildings with surface parking area and

playground on a site zoned "Assembly (ASY)", fronting Blundell Road.

To the West: Across No. 5 Road, single-family dwellings on properties zoned "Agriculture

(AG1)".

#### **Related Policies & Studies**

#### Official Community Plan/East Richmond Area McLennan Sub-Area Plan

The subject site is split-designated "Community Institutional (INST)" ("Frontlands") and "Agriculture (AGR)" ("Backlands") in the Official Community Plan (OCP). The subject site is also split-designated "Agriculture and Religious Assembly" and "Agriculture" in the McLennan Sub-Area Plan. "Community Institutional (INST)" includes those areas intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under OCP policies. Council approved amendments in 2021 to the OCP and No. 5 Road Backlands Policy that no longer allow education uses in the ALR. No education uses are proposed as part of this application. "Agriculture (AGR)" includes those areas where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with these designations.

#### No. 5 Road Backlands Policy

The subject site is located within the No. 5 Road Backlands Policy area, as identified in the City's Official Community Plan (OCP). The Policy allows religious assembly uses on the westerly 110 m ("Frontlands"), subject to the remaining portions ("Backlands") being actively farmed. As per the Policy, all applicants proposing to develop new religious assembly facilities or expand existing religious assembly facilities must either:

- Provide evidence of farm status under the *BC Assessment Act* to demonstrate that the subject parcel has been farmed for five consecutive years; or
- Provide evidence that the Backlands portion of the subject parcel is currently available for farming via a lease registered on title between the property owner and a legitimate farming enterprise for a term of at least five years, and either:
  - o Provide evidence that the parcel is currently being farmed; or

 Provide a plan for how it will be farmed (to be produced by a Professional Agrologist).

The applicant has provided evidence of farm status under the *BC Assessment Act* to demonstrate that both 8160 No. 5 Road (subject parcel) and 8140 No. 5 Road (associated parcel) have been farmed for five consecutive years (2017-2022). The applicant has also submitted a report from a Professional Agrologist and letter from the owner, providing an overview of the existing farm operation (Attachment 3).

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on Title is required at rezoning stage.

#### Environmentally Sensitive Area Designation

The property contains a small portion of Environmentally Sensitive Area (ESA) designation at the rear of the property, which is currently separated from the agricultural activities by hedging. No impact to the ESA is proposed as part of this application.

#### Food Security and Agricultural Advisory Committee

The proposal was reviewed and supported by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on October 27, 2022. An excerpt from the October 27, 2022 FSAAC meeting minutes is provided in Attachment 4.

#### **Analysis**

#### Proposed Land Use

The purpose of the subject non-farm use application is to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, in association with the existing religious assembly use at 8140 No. 5 Road (Thrangu Monastery Association). The proposal includes adding eight religious statues, landscaping, a formal parking area and a roadside stand, within the westerly 110 m ("Frontlands"). The remaining "Backlands" would continue to be farmed. Conceptual plans are provided in Attachment 5.

The proposed eight religious statues, known as "stupas", will have a maximum height of 4.11 m. The proposed roadside stand building is approximately 53.5 m² (576 ft²) in indoor floor area and 53.5 m² (576 ft²) outdoor floor area, and is proposed to only sell farm product produced on the farm. The proposal also includes an accessory parking lot with 54 spaces, including the six required parking stalls for the roadside stand building. The remaining spaces will supply sufficient overflow parking for monastery special events. The parking lot is proposed to consist of a combination of asphalt and permeable materials (permeable pavers) and no additional fill is required as the existing informal parking lot is at grade. The existing barn on the property will remain to support the existing farm operation.

#### Farm Operation

Currently, the front portion of the subject site is used as an informal overflow parking lot for the existing religious assembly use at 8140 No. 5 Road. The remaining portion is actively farmed and contains an accessory building for farm equipment and supplies. The applicant has provided evidence of farm status under the *BC Assessment Act* to demonstrate that both 8160 No. 5 Road (subject parcel) and 8140 No. 5 Road (associated parcel) have been farmed for five consecutive years (2017-2022). The existing farm operation includes vegetables, fruits, ornamental flowers and an orchard. Thrangu Monastery Association manages the farm, sells farm product to members by donation, and donates excess to local food banks. The applicant has provided an Agrologist Report and a letter from the owner (Attachment 3), providing an overview of the existing farm operation.

The proposal includes consolidating 8140 and 8160 No. 5 Road, which would result in a total parcel area of 1.9 ha, with 1.1 ha dedicated to agricultural uses and 0.8 ha to religious assembly use.

The applicant has also proposed a 3 m landscape buffer between the proposed "Assembly (ASY)" zoned portion of the property and the "Agriculture (AG1)" zoned portion, similar to the existing buffer at 8160 No. 5 Road. As per the OCP DP Guidelines, appropriate landscaped buffers between agricultural and non-agricultural lands are encouraged. The proposed landscape buffer will be located on the "Assembly (ASY)" zoned portion of the property, within the westerly 110 m.

#### Farm Access Road

The No. 5 Road Backlands Policy requires registration of a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the backlands. The intent of the future farm access road is to facilitate connections between the agricultural backland portions of properties within the Policy area. The applicant will be required to provide a 4 m wide right-of-way along the eastern edge of 8140 and 8160 No. 5 Road as a condition of the future rezoning application.

#### Zoning

The subject property is currently zoned "Agriculture (AG1)", which does not permit religious assembly use. Should the non-farm use application be approved by Council and the ALC, the applicant will be required to submit a subsequent application to rezone the westerly 110 m portion of the site from "Agriculture (AG1)" to "Assembly (ASY)", permit the roadside stand and existing farm building on a site-specific basis, and consolidate 8140 and 8160 No. 5 Road to allow the proposal. As part of any future rezoning application process, the following items will be further reviewed:

- Technical and servicing details, finalization of engineering and transportation requirements including land dedication and infrastructure upgrades;
- Further details of anticipated special events and a revised parking management plan;

- Registration of legal agreements to ensure the backlands will only be used for agricultural uses:
- Staff have worked with the applicant to adjust the proposed site plan to maximize tree retention (Attachment 6). The applicant has agreed to retain 14 trees, including the relocation of five trees on-site. Eight trees are proposed to be removed and are not good candidates for relocation due to size, species and/or location. Should the non-farm use application be approved by Council and the ALC, further review of tree retention and replacement will occur at rezoning stage, including securing a contract with a Certified Arborist and securities for tree retention and additional on-site tree replacement planting.
- Site landscaping and overall permeability of the site; and
- Consolidation of 8140 and 8160 No. 5 Road and registration of a statutory right-of-way along the eastern edge for a future farm access road.

Should the applicant in the future wish to further develop the property with additional religious assembly uses other than currently proposed, a new non-farm use application would be required subject to Council and ALC approval.

#### Transportation and Site Access

A 4 m wide road dedication along the subject site's entire No. 5 Road frontage will be required at the rezoning stage for future road widening, consistent with the dedication provided at 8140 No. 5 Road, as shown on the preliminary consolidation plan (Attachment 7). The existing driveway entrance at 8160 No. 5 Road is to be closed and the existing access at 8140 No. 5 Road be maintained as the primary access. On-site circulation in accordance with the Zoning Bylaw and associated wheel path turning templates will be required at rezoning stage to demonstrate suitability and functionality of the single driveway and parking layout.

A parking study was provided as part of the religious assembly rezoning application at 8140 No. 5 Road, demonstrating a need for overflow parking during special events. At the time, agreements were made with a neighbouring institution to accommodate this demand. Currently, overflow parking is being accommodated on-site at 8160 No 5 Road on an informal basis. The purpose of the subject application is to formalize the parking area, accommodate the religious statues and consolidate the subject property with the associated property at 8140 No. 5 Road. The proposed parking will also provide parking for the monastery's volunteers who work on the farm and visitors who wish to purchase farm product from the proposed roadside stand.

#### Site Servicing and Frontage Improvements

Engineering and Transportation staff have reviewed the application and had no concerns. All remaining servicing requirements and frontage improvements will be addressed through the forthcoming rezoning application.

#### **Financial Impact**

None.

#### Conclusion

Matthew Cheng Architect Inc., on behalf of Thrangu Monastery Association, has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow religious statues and an accessory parking lot within the westerly 110 m of 8160 No. 5 Road, in association with the existing religious assembly use at 8140 No. 5 Road.

It is recommended that the ALR non-farm use application be forwarded to the Agricultural Land Commission (ALC).



Steven De Sousa Planner 2

#### SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Agrologist Report & Letter from the Owner

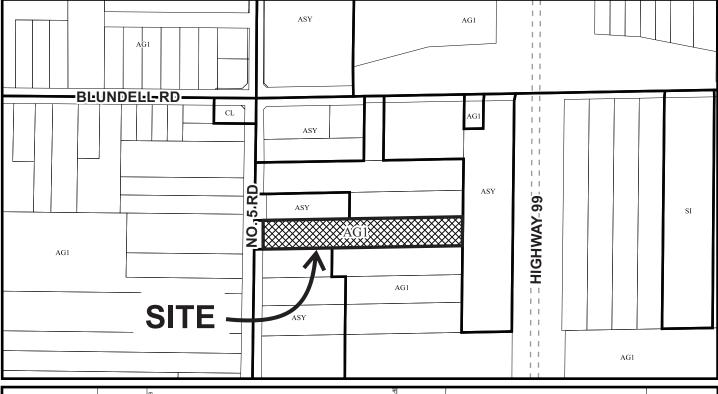
Attachment 4: Minutes from the October 27, 2022 FSAAC Meeting

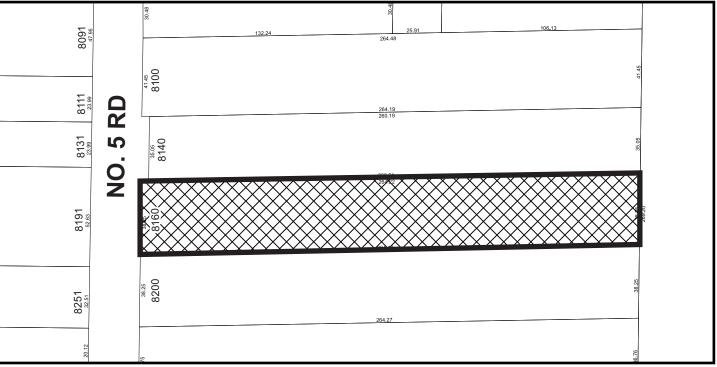
Attachment 5: Conceptual Development Plans

Attachment 6: Tree Management Plan

Attachment 7: Preliminary Consolidation Plan









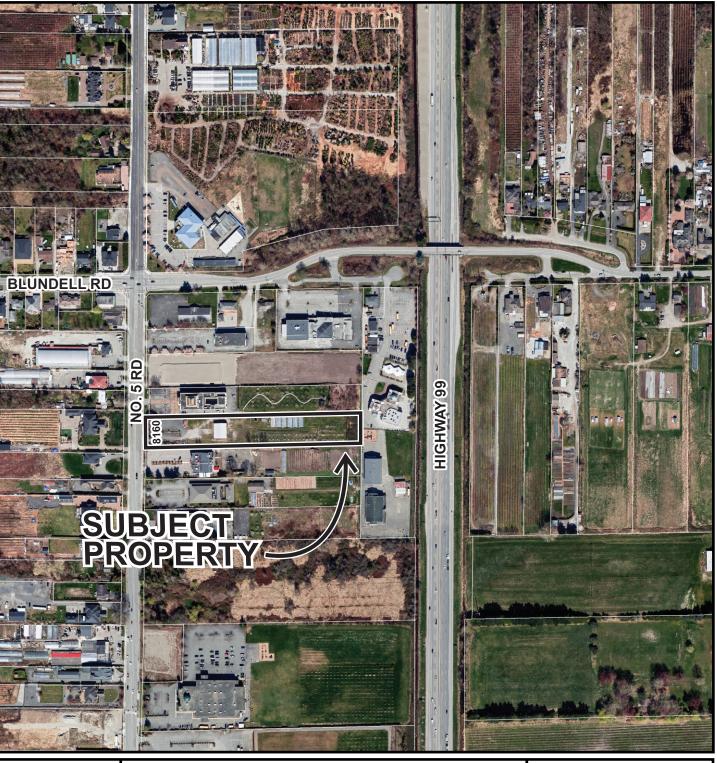
AG 22-007407

Original Date: 03/11/22

**Revision Date:** 

Note: Dimensions are in METRES







AG 22-007407

Original Date: 03/11/22

**Revision Date:** 

Note: Dimensions are in METRES



## **Development Application Data Sheet**

**Development Applications Department** 

AG 22-007407 Attachment 2

Address: 8160 No. 5 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): <u>East Richmond</u>

	Existing	Proposed
Owner:	Thrangu Monastery Association	No change
Site Size:	8140 No. 5 Road: 2.25 ac (0.91 ha) 8160 No. 5 Road: 2.49 ac (1.01 ha)	Consolidation: 1.91 ha (4.71 ac) Road dedication: 153.1 m <sup>2</sup>
Land Uses:	8140 No. 5 Road: Religious assembly and agriculture 8160 No. 5 Road: Agriculture	Religious assembly and agriculture
OCP Designation:	Community Institutional (INST) and Agriculture (AGR)	No change
Area Plan Designation:	Agriculture and Religious Assembly	No change
Zoning:	Agriculture (AG1)	Assembly (ASY) and Agriculture (AG1)
Agricultural Land Reserve:	Yes	No change

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	0.5	Complies	None permitted
Lot Coverage – Buildings:	35%	Complies	None
Lot Size:	N/A	Consolidation: 1.91 ha (4.71 ac)	None
Setbacks:	Front: Min. 6.0 Rear: Min. 7.5 m Side: Min. 7.5 m	Complies	None
Off-street Parking Spaces – Roadside Stand:	1 space per 20.0 m <sup>2</sup>	6 spaces	None



1081 Canada Ave #1 – 30435 Progressive Way Duncan, BC V9L 1V2 Abbotsford, BC V2T 6Z1 p. 250.746.5545 p. 604.504.1972

info@madrone.ca www.madrone.ca

September 9, 2022

Steven De Sousa Planner 1, Policy Planning Department City of Richmond 604-204-8529

via email: SDeSousa@richmond.ca

Professional Agrologist Letter Re: Current State of Farming Operations at 8140 & 8160 No. 5 Road, Richmond, BC

## 1 Background

Matthew Cheng (of Matthew Cheng Architect Inc. - on behalf of Thrangu Monastery Association) ('the Client') retained Madrone Environmental Services Ltd. ('Madrone') to assess current farming operations at 8140 & 8160 No. 5 Road, Richmond, BC ('the Property'), the location of Thrangu Monastery. Madrone understands that this assessment was necessitated by City of Richmond ('the City') requirements due to proposed developments at 8160 No. 5 Road. Per communication with both the Client<sup>1</sup> and the City<sup>2</sup>, the requirements are as follows:

Staff also require more detailed information regarding the current farming operation, including type(s) and amount(s) of commodity(ies) produced on the property, history of the farming operation (e.g., how long the farming operation has farmed the site), photos of the current farm, and any proposed future plans for the farming operation at the site. This can be provided in a letter form from the property owner. Depending on the information provided, the applicant may also be required to provide a letter from a Professional Agrologist indicating the current state of the farm operation on-site (staff will advise if this is required).

Accordingly, Madrone has produced this Professional Agrologist Letter which contains the results of the assessment regarding the current state of the farm operations and any proposed future plans for the farming operations across the Property.

<sup>&</sup>lt;sup>1</sup> Email communication with Grace Datoc of Matthew Cheng Architect Inc. on August 17, 2022.

<sup>&</sup>lt;sup>2</sup> Phone call with Steven de Sousa of the City of Richmond on August 19, 2022.

Madrone visited the Property on August 24, 2022, to conduct a detailed assessment of farming operations and was accompanied by Sangpo Tsering of Thrangu Monastery Association. The assessment included a tally of all types and amounts of commodities produced on the Property; an oral history of farming operations, including future proposed farm plans, provided by Sangpo Tsering; and photos of the current farming operations, including farm buildings and commodities.

## 2 Current Farm Operations

An aerial overview of the Property is visualized in **Figure 1**. 8140 and 8160 No. 5 Road were assessed as both parcels comprise the Thrangu Monastery Association's current farming operations. Farming operations on both parcels are currently the responsibility of the Thrangu Monastery monks. The site configurations of both parcels are consistent with the latest (February 2022) Google Earth Pro satellite imagery. Both parcels are rectangular-shaped with their long axes oriented east-west, and consist of level topography (< 2% slope). A summary of the types and amounts of commodities is provided in **Table 1**. Photographs of the current farm operations are provided in *Appendix A*.



FIGURE 1. AERIAL OVERVIEW OF THE PROPERTY WITH LABELED FEATURES. PROPERTY BOUNDARY SHOWN IN YELLOW. AERIAL IMAGERY DATED 2021 AND PROVIDED BY THE CITY OF RICHMOND.

TABLE 1. SUMMARY OF TYPES AND AMOUNTS OF COMMODITIES FARMED AT 8140 AND 8160 NO. 5 ROAD.

Parcel	Type of Commodity	Amount
8140 No. 5 Rd	Fruit Trees	77
8160 No. 5 Rd	Fruit Trees	53
	Tomato Plants	50
	Pepper Plants	15
	Lettuce Plants	900

#### 2.1 8140 No. 5 Road

The eastern half of the parcel contains a monastery building and parking, while the western half of the parcel ('the Backlands') contains the farming operations for the parcel. The farming operations in the western half include a fruit tree orchard with a small gazebo and covered seating area at the western boundary. The orchard contains approximately 77 fruit trees comprising a mix of various apples, pears, Asian pears, peaches, and cherries. Note that all commodities produced on the Property are sold at a fruit table that is temporarily installed near the back (west) monastery entrance where members can purchase fruits, vegetables, or flowers as donations to the monastery. No commodities are sold to the public.

#### 2.2 8160 No. 5 Road

The eastern half of the parcel contains monastery parking, a vacant, uncultivated field containing a barn, and a small farm shed, while the Backlands portion contains the farming operations for the parcel. The barn is used as monastery storage and farm equipment and vehicle storage; the small farm shed is overgrown with vegetation and not used. The farming operations in the Backlands include a farm shed containing farm equipment, six (6) greenhouses along the northern half of the parcel containing garden beds, and a tree fruit orchard along the southern half. The tree fruit orchard contains approximately 48 fruit trees comprising a mix of various apples, pears, Asian pears, peaches, cherries, and figs. The greenhouses contain mixed vegetables and fruits comprising approximately: 50 tomato plants (cherry, vine varieties); 15 pepper plants (chili, bell varieties); 900 lettuce plants (red leaf); and 5 fruit trees (peaches and figs). Note that commodities present in the greenhouses rotate on a seasonal basis and many of the garden beds inside the greenhouses had already been harvested and prepped for new commodities; Sangpo noted various other vegetables and flowers are also grown throughout the year.

## 3 History of Farm Operations

According to Sangpo, construction of the monastery began sometime in 2010 and was completed sometime in 2011. Fruit trees at 8140 No. 5 Road were planted after construction of the monastery building in 2011, while fruit trees at 8160 No. 5 Road were planted sometime in 2012; production of both orchards began

sometime in 2015 after the first trees matured. Historical aerial imagery from Google Earth Pro indicates monastery construction likely began sometime prior to August 2008 and was completed sometime between September 2009 and June 2012. The greenhouses in 8160 No. 5 Road appear to pre-date the monastery construction and Thrangu Monastery Association ownership of both parcels (sometime between September 2009 and June 2012), and were previously used as part of a mushroom farm operation; production of commodities in the greenhouses has therefore occurred since this parcel was acquired by Thrangu Monastery Association.

## **4 Proposed Future Farm Operations**

According to Sangpo, proposed future farming operations include potential leasing of the farmable Backlands of both parcels (i.e., the current location of farming operations) to an agent or leasee to cultivate the land for income and share the profits with the monastery. Note that if an agent or leasee is not found, the Thrangu Monastery monks will continue to operate the farm with a seasonal assemblage of commodities in the greenhouses. Outside of the Backlands area in 8160 No. 5 Road, a 7.3 x 14.6 m fruit stand for sales of commodities produced from farming operations is proposed just northwest of the existing barn.

Please contact the undersigned should you have any questions about the contents of this letter.

Sincerely,

MADRONE ENVIRONMENTAL SERVICES LTD.



Daniel Lamhonwah, PhD, MES, P.Ag Environmental Scientist, Professional Agrologist



Jeremy Werbowski BSc, ATAg, GIT Junior Geoscientist & Agrologist



#### **APPENDIX A**

## **Site Photos**

PAGE A2



Photo 1. Looking east across the 8160 No. 5 Road parcel from just east of the monastery parking. Note the storage barn in the centre of the photo, the vacant field in the foreground, and the monastery building to the left. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 5. View of the greenhouses looking east across the area of current farming operations in 8160 No. 5 Road. Note the fruit tree orchard to the right. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 6. View inside the western-most greenhouse; this greenhouse contains potted tomato and pepper varieties. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 7. View inside the eastern-most greenhouse; this greenhouse contains garden beds of lettuce and cultivation materials. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 8-11. Examples of commodities found in the various greenhouses, including: (clockwise from top left) vine tomatoes; chili peppers; peaches; figs. Photos taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 12. View of the orchard looking west across the area of current farming operations in 8160 No. 5 Road. Note the different fruit tree varieties. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 13. Looking southwest toward the monastery building from 8160 No. 5 Road. Note both parcels are connected via metal fencing to the right. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 14. View of the fruit tree orchard looking west across the area of current farming operations in 8140 No. 5 Road. Note the different fruit tree varieties. Photo taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



Photo 15-18. Examples of commodities found in the various greenhouses, including: (clockwise from top left) pears; Asian pears; and apple varieties. Photos taken by Madrone Environmental Services Ltd. and dated August 24, 2022.



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

August 26, 2022

Re: Nonfarm Use Permit Application #202200740700000AG

Dear Richmond City Staff,

In connection with the above application, we are providing information regarding our use of the farmland. We have been farming the land since 2011. The use of the land is as follows:

There are 6 greenhouses that are used for growing potatoes, flowers, tomatoes, strawberries, garlic, peppers, cabbage, spinach, and other greens. We have an orchard with approximately 150 trees. The variety of trees is apple, plum, cherry, fig, Asian pears, peaches, apricot and hazelnut.

We collect and sell to our monastery members by donation only and also take excess produce to local food banks. The income from the sale by donations is deposited in our bank account and these amounts help to support the monastery.

If any further information is required by you, please do not hesitate to contact me. Very truly yours

Sangpo Tsering General Manager

# Excerpt from the Meeting Minutes of the Food Security and Agricultural Advisory Committee (FSAAC)

Thursday, October 27, 2022 – 7:00 p.m. Webex

#### ALR Non-Farm Use Application – 8160 No. 5 Road

Diana Nikolic, Program Manager, Policy Planning, introduced the ALR Non-Farm Use Application and provided the following comments:

- The proposal includes adding 8 religious statues, landscaping, a formal parking area and a roadside stand to sell farm produce as accessory uses to the Thrangu Monastery. These non-farm uses would be limited to the westerly 110 m of the site and the remaining backlands would continue to be farmed.
- Currently, the site is used as an informal overflow parking lot and the remaining portion
  of the site is farmed and contains greenhouses and an accessory building for farm
  equipment.
- The site is located within the Official Community Plan (OCP) No 5 Road Backlands Policy area. The policy supports religious assembly uses on the westerly 110 m of the site, subject to the remainder being actively farmed.
- Evidence of farm status is provided for both the subject site (8160 No. 5 Road) and the adjacent Thrangu Monastery (8140 No. 5 Road).
- A similar proposal was considered in 2017. The application was approved by the Agricultural Land Commission (ALC); however, deadlines associated with the ALC's approval were not met and ALC staff have confirmed that a new non-farm use application is required for the proposal to proceed.
- The proposal would include:
  - Consolidation with 8140 No. 5 Road. Consolidation is consistent with policy to increase farming viability by providing options for larger scale agriculture operations.
  - Establishing a 3 m wide landscaped buffer between farming and non-farming uses.
  - Securing a 4 m wide right of way at the rear of the property to facilitate the option of a north/south farm access road that is consistent with the No. 5 Road Backlands Policy.

The applicant's consultants from Matthew Cheng Architect provided the following additional comments:

• Provision of an overview of the proposed site plan, including the location of the stupas (statues), proposed roadside stand and landscape buffer, as well as the relationship between the proposal and existing monastery.

• Supplementary information related to current farm operations, including photo documentation over the years.

In response to questions from the Committee, the applicant's consultants provided the following additional comments:

- Permeable concrete pavers are proposed for the parking area.
- Produce grown on-site will be sold at the roadside stand.
- The site is currently used as informal overflow parking and is generally level requiring little to no site preparation.

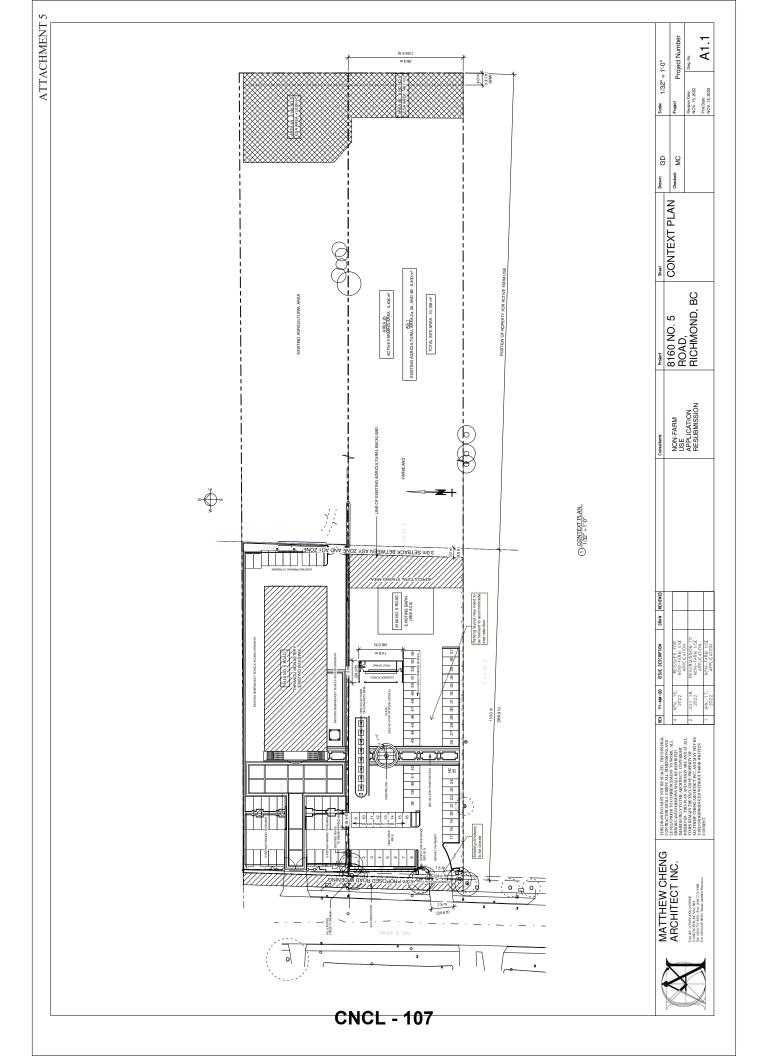
Mike Bandy (ALC), suggested the applicant include a timeline estimate for consideration by the ALC to ensure deadlines associated with conditional approvals can be achieved.

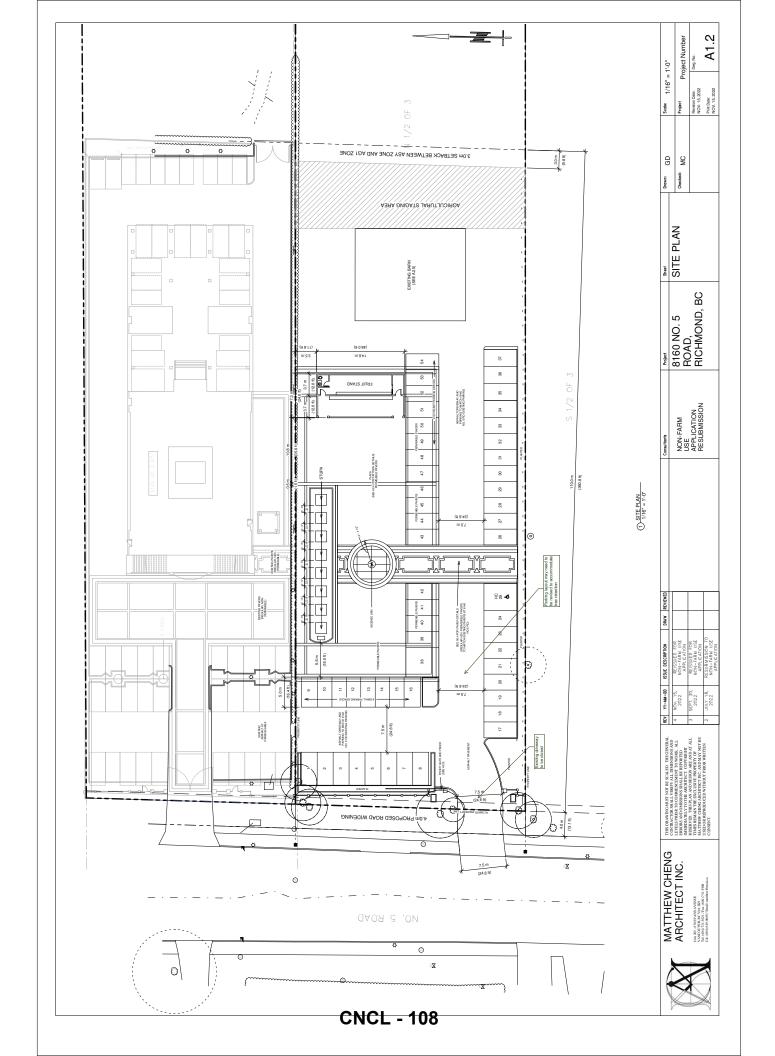
The Committee expressed concerns regarding a precedent being set for agricultural properties being used for parking. Staff noted that the OCP Backlands Policy supports religious assembly uses on the westerly 110 m of designated sites, conditional to the backlands being actively farmed and the subject applicant is an accessory use to the existing Thrangu Monastery.

The Committee passed the following motion:

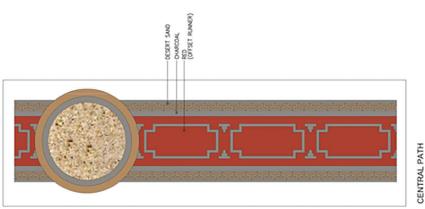
That the Food Security and Agricultural Advisory Committee support the ALR Non-Farm Use application at 8160 No. 5 Road (AG 22-007407).

Carried with Cory May and Miles Smart abstained











8160 NO. 5 ROAD, RICHMOND, BC NON-FARM USE APPLICATION RESUBMISSION DRAW REVIEWED REV YY-MM-DD ISSUE DESCRIPTION

A1.3

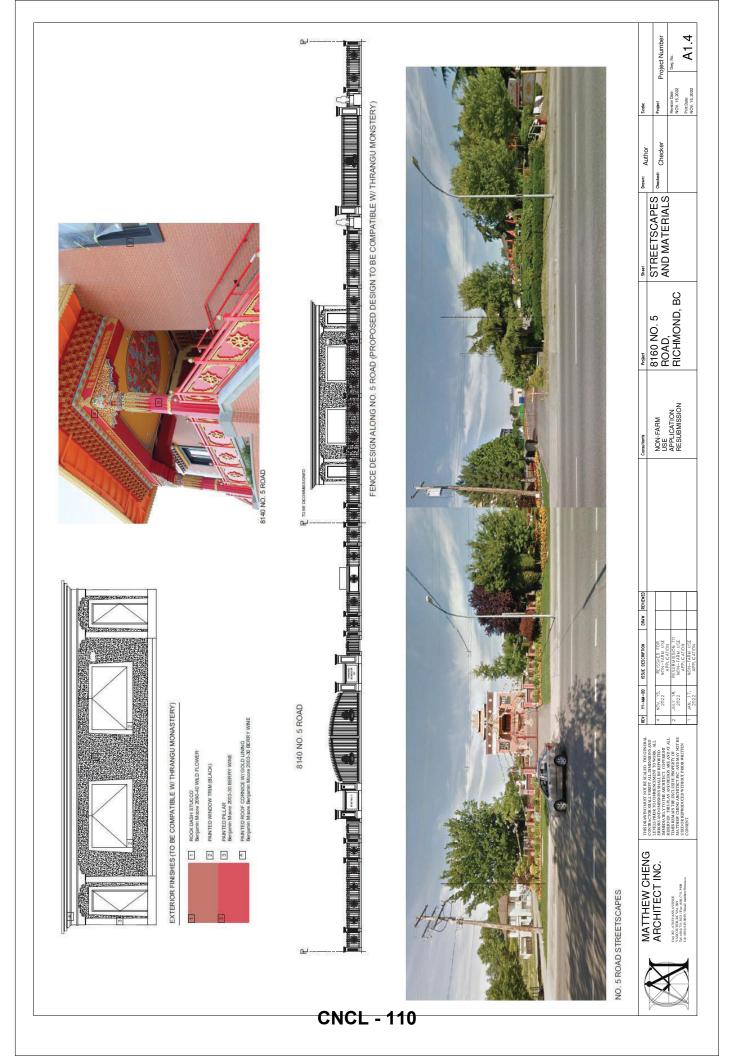
Project Number

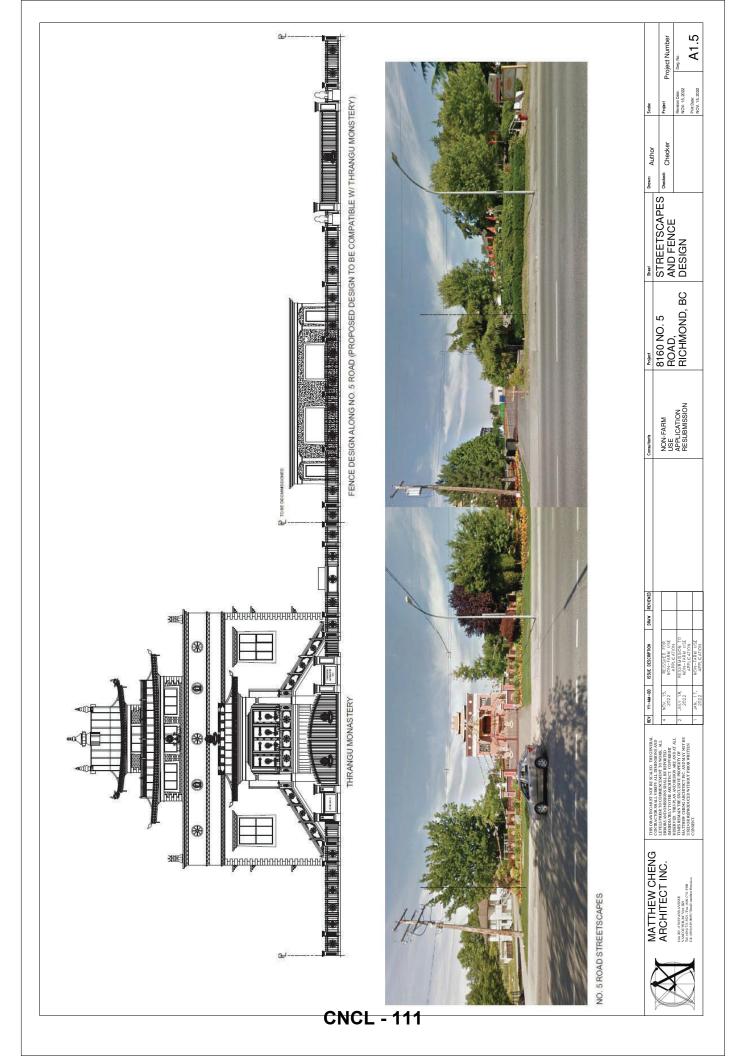
Scale: 12" = 1'-0"

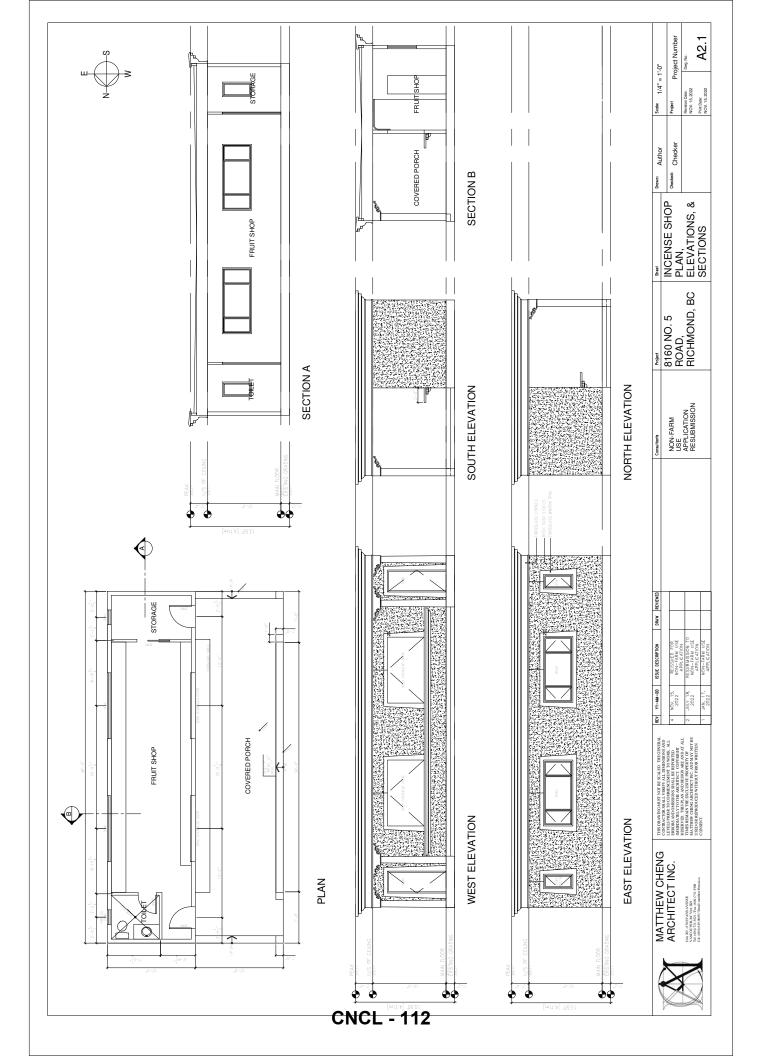
GD δ Checked:

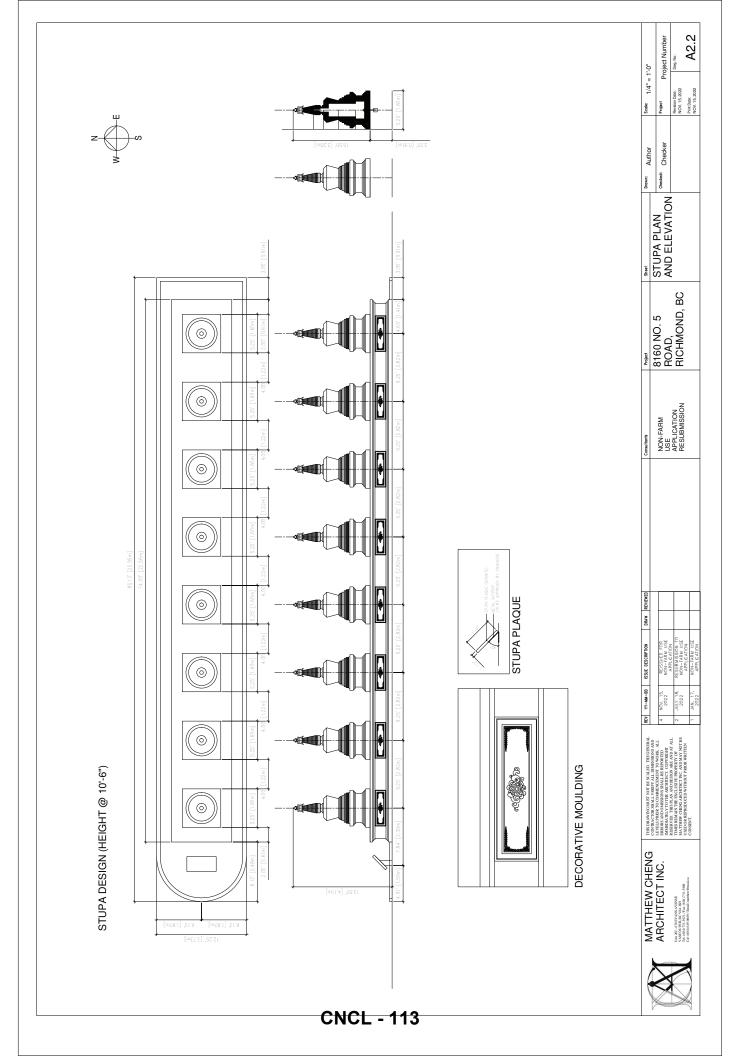
AERIAL PLAN

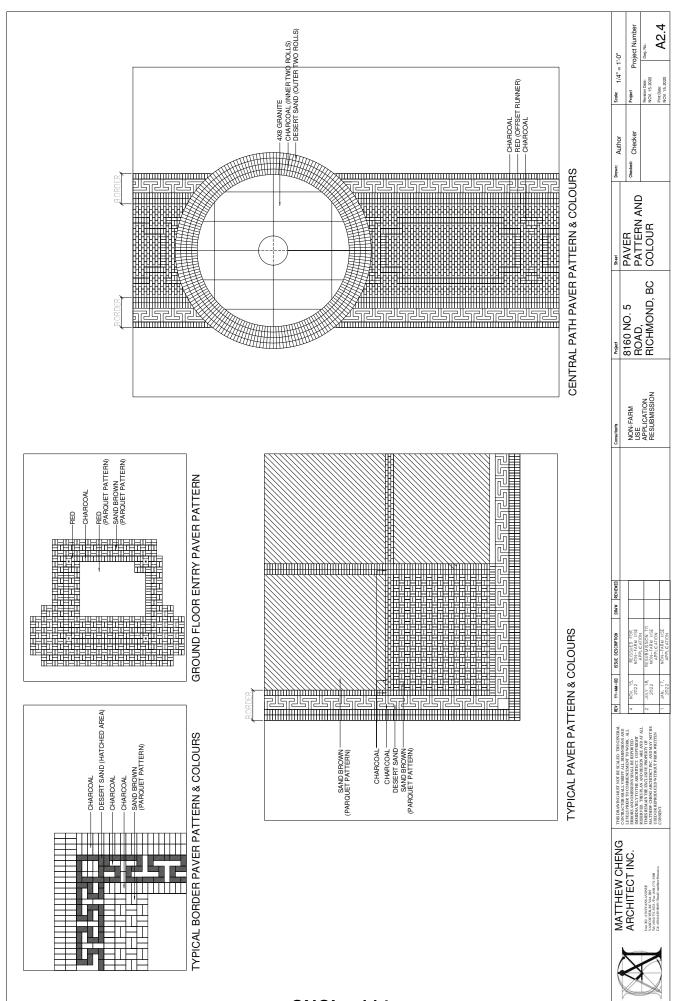


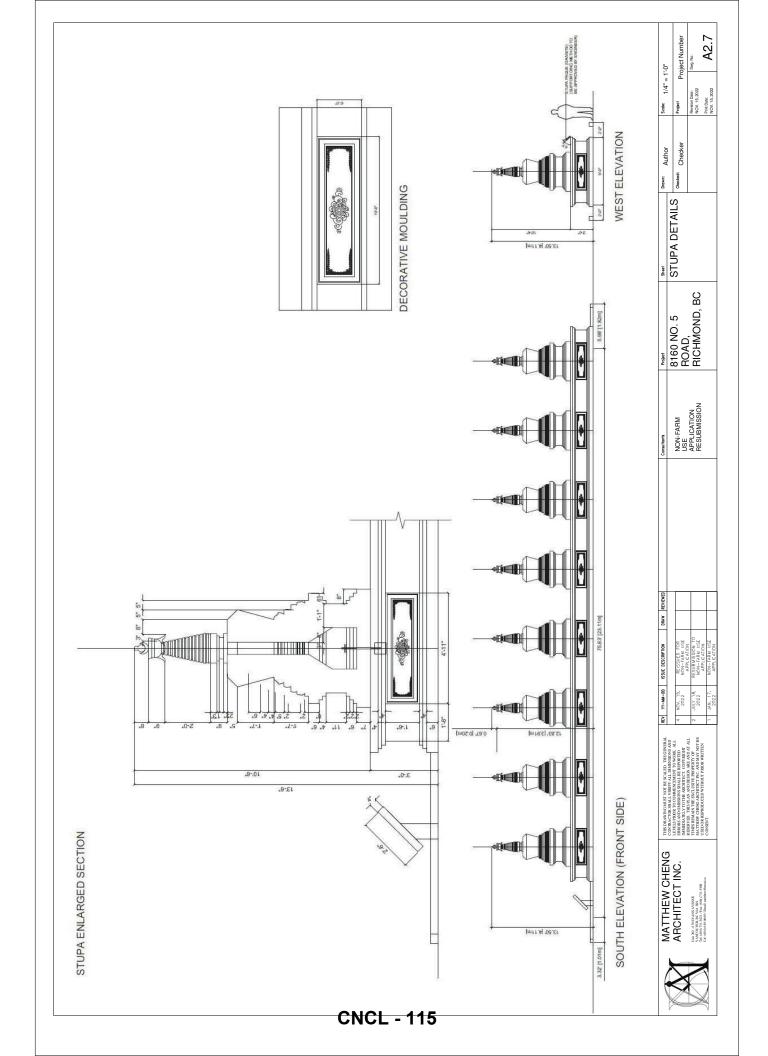


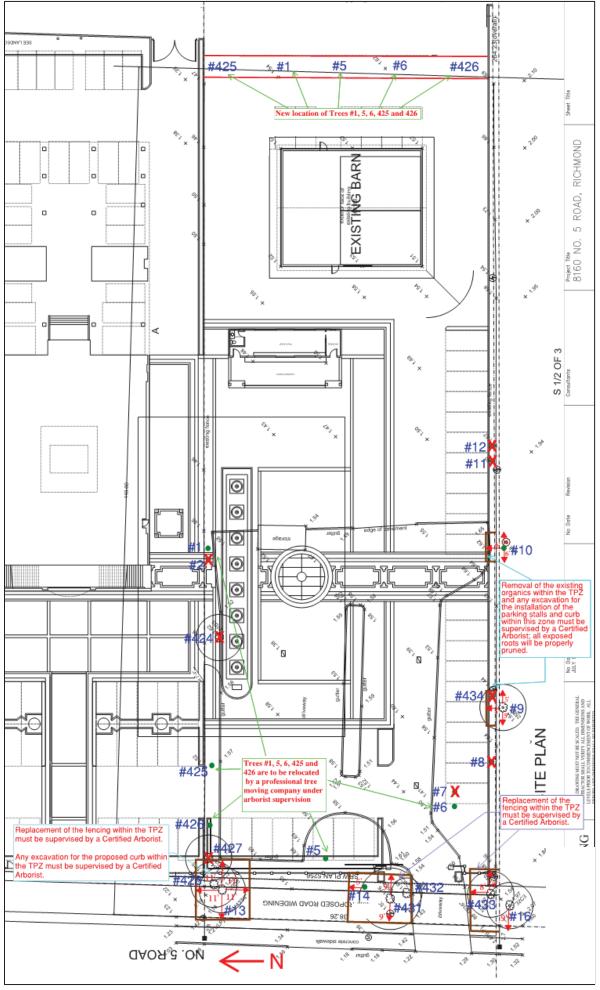












This subdivision lies within the Agricultural Land Reserve. This plan lies within the prindiction of the Approving Officer for City of Richmond. The field survey represented by this plan was completed on the Cith day of June, 2022. PLAN EPP122078 METRO VANCOUVER LAND SURVEYORS This plan shows one or more witness posts which are not set on the true corner(s) due to obstruction or unsuitability of corner. Unless otherwise shown, witness posts are on the production of the property lines. Grid bearings are derived from conventional ties to desire the control monuments \$20,0968 and 7846410 and are referred to the central meridian of UM Zone 10.

The UM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates for geodetic control monuments \$21,0968 and 7846410. 1528 KINGSWAY, VANCOUVER, BC, V5N 2R9 T 604.327.1535 WEB WWW.LNLS.CA 78H8410(GCM#447235) This plan stokes fordishted ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the overage combined factor of 0.99900s. The overage combined factor has been determined based on control monument 924090s. This plan lies within the Metro Vancouver Regional District This plan lies within Integrated Survey Area No. 18, Richmond, NADB3(CSRS)4.0.0.BC.1.GVRD denotes control monument found.
denotes standard iron post found.
denotes standard iron post placed.
denotes lead plug found.
pp denotes posting plan. LEGEND: PLAN 4090 2 FILE: 10275\_10SD Rem -0.305Wt. PLAN BCP32842, AND NORTH HALF LOT 3, BLOCK A, PLAN 4090 4 NORTH, RANGE 5 WEST PLAN LMP49532 SECTION 19 RANGE 5 W BLOCK 4 N PLAN 37187 8 493321.99 92H0968 5444727.46 UTM Zone 10 Coordinates Datum: NAD83(CSRS)4.0.0.BC.1.MVRD S 1/2 OF 3 PLAN 4090 pp LMP13125 Note: for mapping purposes only. N 1/2 OF 3 PLAN 4090 PLAN BCP32842 pp LMP42323 78H8410 0.01m 5444772.59 493682.43 Estimated absolute Point identifier UTM Northing UTM Easting S 100' OF W 1/2 OF 1 PLAN EPP100314 1.907 ha pp EPP37898 PLAN 4090 pp LMP35241 SUBDIVISION PLAN OF LOT A, BOTH OF SECTION 19, BLOCK NEW WESTMINSTER DISTRICT SRW Ex. PLAN EPP90071 The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1 : 750. All distances are in metres. SCALE 1: 750 92H0968(GCM#36574) BCGS 92G.015 SRW PLAN 5256 474.11 00.40,54,, 0.505Wt 0.610Wt. 2.134 2.002-268'56'28" \_\_\_\_ 26W PLAN 5256 S ROAD S<sub>m1.E31</sub> DAOR .ON CNCL



#### Richmond Zoning Bylaw 8500 Amendment Bylaw 10303 (RZ 21-930446) 11320 Williams 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 "COMPACT SINGLE DETACHED (RC2)".

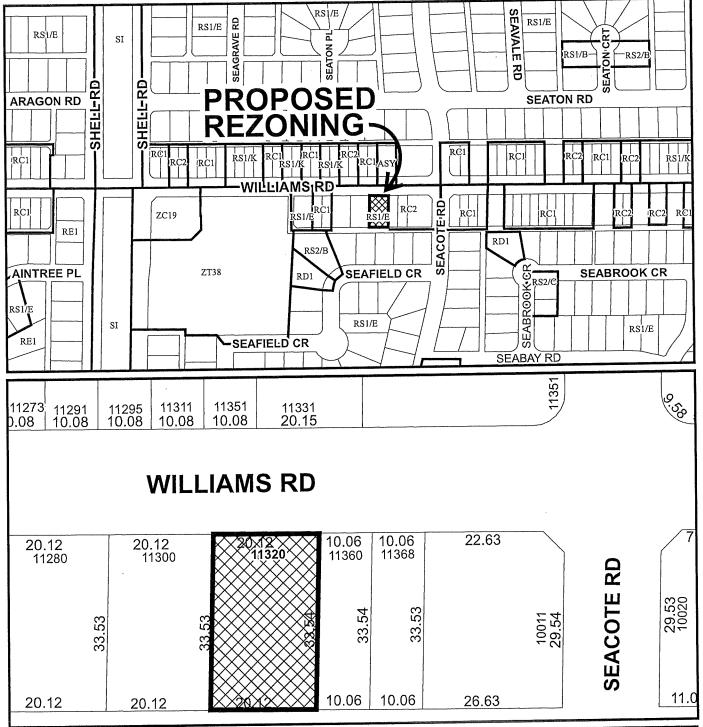
P.I.D. 008-824-517 Lot 35 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10303".

FIRST READING	JAN 10 2022	CITY OF RICHMOND
A PUBLIC HEARING WAS HELD ON	FEB 2 2 2022	APPROVED
SECOND READING	FEB 2 2 2022	APPROVED by Director
THIRD READING	FEB 2 2 2022	or Solicitor
OTHER CONDITIONS SATISFIED	JAN 0 5 2023	——————————————————————————————————————
ADOPTED		
MAYOR	CORPORATE OFFICER	



# City of Richmond





RZ 21-930446

Original Date: 05/21/21

Revision Date:

Note: Dimensions are in METRES



#### Richmond Zoning Bylaw 8500 Amendment Bylaw 10387 (RZ 21-940331) 11460 Williams Road

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

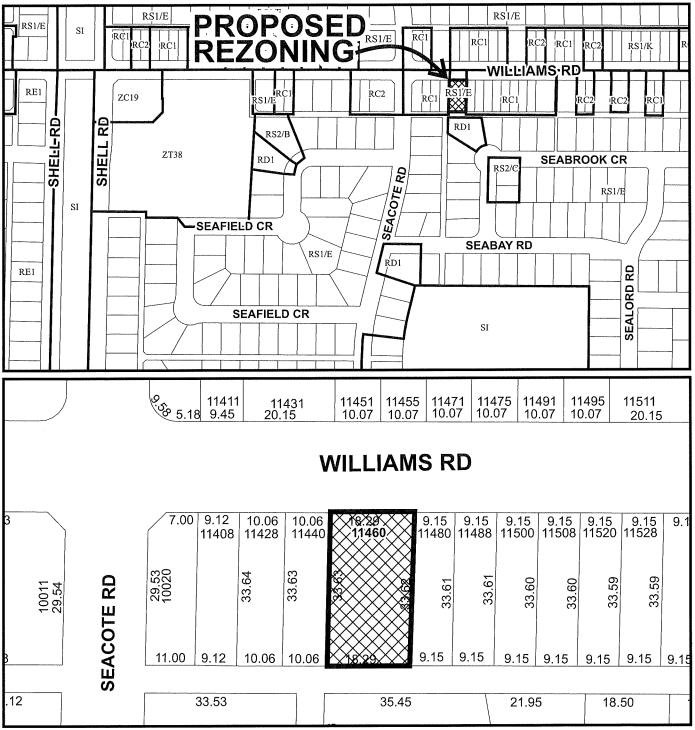
1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 003-846-024 Lot 42 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10387".

FIRST READING	JUN 2 / 2022	RI
A PUBLIC HEARING WAS HELD ON	JUL 1 8 2022	Ai
SECOND READING	JUL 18 2022	Al
THIRD READING	JUL 18 2022	by or
OTHER CONDITIONS SATISFIED	JAN 0 3 2023	
ADOPTED		
MAYOR	CORPORATE OFFICER	







RZ 21-940331

Original Date: 10/19/21

Revision Date:

Note: Dimensions are in METRES



### Richmond Zoning Bylaw 8500 Amendment Bylaw 10404 (RZ 21-930951) 7480 Williams 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 "COACH HOUSE (ZS12) – BROADMOOR".

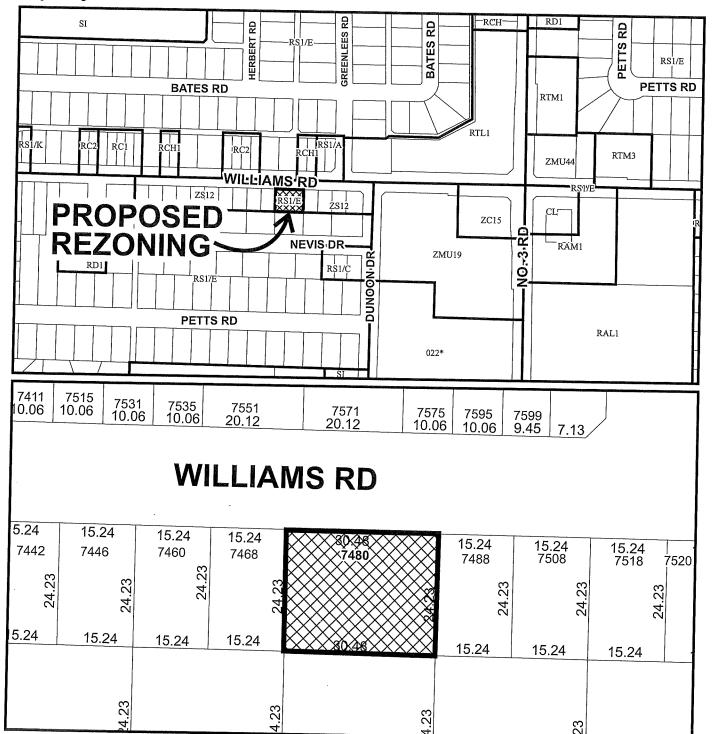
P.I.D. 003-602-206 Lot 20 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10404".

FIRST READING	JUL 2 5 2022	
PUBLIC HEARING	SEP 0 6 2022	
SECOND READING	SEP 0 6 2022	
THIRD READING	SEP 0 6 2022	
OTHER CONDITIONS SATISFIED	DEC 2 3 2022	
ADOPTED		
MAYOR	CORPORATE OFFICER	



# City of Richmond





RZ 21-930951

Original Date: 05/13/21

Revision Date:

Note: Dimensions are in METRES