



**City Council
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Monday, March 27, 2023
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- | | |
|----------------|---|
| CNCL-8 | (1) <i>adopt the minutes of the Regular Council meeting held on March 13, 2023; and</i> |
| CNCL-15 | (2) <i>adopt the minutes of the Regular Council meeting for Public Hearings held on March 20, 2023.</i> |



AGENDA ADDITIONS & DELETIONS

PRESENTATIONS

Magnus Sinclair, Coordinator, Parks Programs, to present the Street Banner Unveiling Ceremony.

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 – ITEM NO. 14.

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
- Steveston Island Dike Preliminary Design – Public and Stakeholder Engagement
- Land use applications for first reading (to be further considered at the Public Hearing on April 17, 2023):
 - 8180 Heather Street – Rezone from Single Detached (RS1/E)” Zone to the “Single Detached (RS2/A)” Zone (1265028 B.C. Ltd. – applicant)

Council Agenda – Monday, March 27, 2023

Pg. # ITEM

- 15140 Westminster Highway – for a Zoning Text Amendment to the “Agriculture (AG1)” Zone to Permit an Addition to a Single- Family Dwelling (Grootendorst's Flowerland Nursery Ltd. – applicant)
- 2023 Active Transportation Initiatives
- Sanitary Sewer Repairs - 100 to 1000 Block Lancaster Crescent

5. *Motion to adopt Items No. 6 through No. 11 by general consent.*

☐

Consent
Agenda
Item

6. **COMMITTEE MINUTES**

That the minutes of:

- CNCL-18 (1) the **Community Safety Committee** meeting held on March 14, 2023;
- CNCL-23 (2) the **General Purposes Committee** meeting held on March 20, 2023;
- CNCL-26 (3) the **Planning Committee** meeting held on March 21, 2023; and
- (4) the **Public Works and Transportation Committee** meeting held on March 22, 2023;(distributed separately)
- be received for information.*

☐

Consent
Agenda
Item

7. **STEVESTON ISLAND DIKE PRELIMINARY DESIGN – PUBLIC AND STAKEHOLDER ENGAGEMENT**

(File Ref. No. 10-6060-01) (REDMS No. 7123938)

CNCL-30

See Page CNCL-30 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That, as outlined in the staff report titled “Steveston Island Dike Preliminary Design – Public and Stakeholder Engagement,” dated February 8, 2023, from the Director, Engineering, the preliminary design for the Steveston Island Dike project be endorsed for the public and stakeholder engagement.

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Council Agenda – Monday, March 27, 2023

Pg. # ITEM

Consent
Agenda
Item

8. **APPLICATION BY 1265028 B.C. LTD. FOR REZONING AT 8180 HEATHER STREET FROM “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/A)” ZONE**
(File Ref. No. RZ 17-791280) (REDMS No. 7031674)

CNCL-41

See Page CNCL-41 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, for the rezoning of 8180 Heather Street from “Single Detached (RS1/E)” zone to “Single Detached (RS2/A)” zone, be introduced and given first reading.



Consent
Agenda
Item

9. **APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT AN ADDITION TO A SINGLE- FAMILY DWELLING AT 15140 WESTMINSTER HIGHWAY**
(File Ref. No. ZT 23-009334) (REDMS No. 7129346)

CNCL-66

See Page CNCL-66 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit an addition to an existing single-family dwelling at 15140 Westminster Highway for the purposes of accommodating accessibility features, be introduced and given first reading.



Consent
Agenda
Item

10. **2023 ACTIVE TRANSPORTATION INITIATIVES**
(File Ref. No. 10-6500-01) (REDMS No. 7136633)

CNCL-102

See Page CNCL-102 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) *That the report titled “2023 Active Transportation Initiatives” dated February 15, 2023 from the Director, Transportation, be received for information; and*
- (2) *That a copy of the report be forwarded to the Richmond Council-School Board Liaison Committee for information.*



Consent
Agenda
Item

11. **SANITARY SEWER REPAIRS - 100 TO 1000 BLOCK LANCASTER CRESCENT**

(File Ref. No. 10-6000-01) (REDMS No. 7121083)

CNCL-110

See Page CNCL-110 for full report

**PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION**

That funding of \$1,000,000 from the Sanitary Sewer Reserve Fund for the sanitary sewer repairs along the 100 to 1000 block of Lancaster Crescent, be approved and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.



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

NON-CONSENT AGENDA ITEMS

GENERAL PURPOSES COMMITTEE

Mayor Malcolm D. Brodie, Chair

12. **PROPOSED AMENDMENTS TO THE ELECTION ACT**

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

CNCL-113

See CNCL-113 for background information

GENERAL PURPOSES COMMITTEE RECOMMENDATION

Opposed: Cllrs. Gillanders, Heed and Loo

That a letter be sent to the Provincial Government expressing the City of Richmond's support in principle of the following proposed amendments as outlined in the Provincial Government's announcement:

Council Agenda – Monday, March 27, 2023

Pg. # ITEM

- *Placing restrictions on intentionally making false statements about objective biographical information about candidates and senior officials of political parties;*
- *Cracking down on the spread of deliberate disinformation about the electoral process, such as including disinformation about voting eligibility, dates, times and locations; and*
- *Streamlining the vote-by-mail process to make it more accessible for people.*

PLANNING COMMITTEE

Councillor Bill McNulty, Chair

13. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7511 ST. ALBANS ROAD FROM “SINGLE FAMILY DETACHED (RS1/E)” ZONE TO “HIGH DENSITY TOWNHOUSE (RTH1)” ZONE**

(File Ref. No. RZ 18-818548) (REDMS No. 6969884)

CNCL-116

See Page CNCL-116 for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllr. Day

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, for the rezoning of 7511 St. Albans Road from “Single Family Detached (RS1/E)” zone to “High Density Townhouse (RTH1)” zone, be introduced and given first reading.



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

DEVELOPMENT PERMIT PANEL

14. RECOMMENDATION

See DPP Plan Package (distributed separately) for full hardcopy plans

CNCL-180

- (1) *That the **Chair's report** for the Development Permit Panel meetings held on August 11, 2021, be received for information; and*
- (2) *That the recommendations of the Panel to authorize the issuance of a Development Variance Permit (DV 19-873160) for the property at 13251 Smallwood Place, be endorsed and the Permit so issued.:*

PUBLIC DELEGATION ON NON-AGENDA ITEMS

15. *Motion to resolve into Committee of the Whole to hear delegations on non-agenda items.*

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The Richmond Poverty Reduction Coalition to present the findings of the Vision Zero pedestrian safety survey

16. *Motion to rise and report.*

☐

ADJOURNMENT

☐



Regular Council

Monday, March 13, 2023

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 (by teleconference)
Councillor Bill McNulty
Councillor Michael Wolfe

Acting Corporate Officer

Call to Order: Mayor Brodie called the meeting to order at 7:00 p.m.

RES NO. ITEM

MINUTES

- R23/5-1 1. It was moved and seconded
That:
- (1) *the minutes of the Regular Council meeting held on February 27, 2023, be adopted as circulated; and*
 - (2) *the Metro Vancouver 'Board in Brief' dated February 24, 2023, be received for information.*

CARRIED



Regular Council
Monday, March 13, 2023

AGENDA ADDITIONS & DELETIONS

It was noted that a revised “Council Strategic Plan 2022-2026” was distributed (attached to and forming part of these minutes as **Schedule 1**).

R23/5-2

It was moved and seconded

That the Agenda be adopted with the updated Council Strategic Plan, as circulated.

CARRIED

PRESENTATION

Magnus Sinclair, Coordinator, Parks Programs, provided a video presentation in support of the 2023 Street Banner Program (copy on-file, City Clerk’s Office), and noted the following:

- the Banner Program celebrates the places, activities and experiences that make Richmond beautiful and unique;
- previous years’ Street Banners are available for purchase and also upcycled into reusable banner bags;
- 550 submissions were received for the winning 2023 themes: Arts; Community; Connection; Nature; Neighbourhood; Sustainability; Urban Landscape; Waterfront; Wellness; and Wildlife;
- winning Street Banners will be installed in select areas of Richmond City Centre and major gateways, and will remain on display until February, 2024; and
- 2023 Street Banner contest winners will also be invited to unveil their banners in person with Council on March 27, 2023.



Regular Council
Monday, March 13, 2023

COMMITTEE OF THE WHOLE

- R23/5-3 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:13 p.m.).

CARRIED

3. Delegations from the floor on Agenda items – None.

- R23/5-4 4. It was moved and seconded
That Committee rise and report (7:14 p.m.).

CARRIED

CONSENT AGENDA

- R23/5-5 5. It was moved and seconded
That Items No. 6 through No. 11 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) *the Parks, Recreation and Cultural Services Committee meeting held on February 28, 2023;*
- (2) *the General Purposes Committee meeting held on March 6, 2023;*
and
- (3) *the Finance Committee meeting held on March 6, 2023;*
be received for information.

ADOPTED ON CONSENT



Regular Council
Monday, March 13, 2023

**7. STEVESTON COMMUNITY CENTRE AND LIBRARY SIGNATURE
OUTDOOR ARTWORK TERMS OF REFERENCE**

(File Ref. No. 11-7000-09-20-334) (REDMS No. 6966795, 6939333)

That the Terms of Reference for the Steveston Community Centre and Library Signature Outdoor Artwork as presented in the report titled, "Steveston Community Centre and Library Signature Outdoor Artwork Terms of Reference," dated January 18, 2023, from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT

**8. RICHMOND PUBLIC ART PROGRAM 2022 ANNUAL HIGHLIGHTS
AND PUBLIC ART ADVISORY COMMITTEE 2023 WORK PLAN**

(File Ref. No. 11-7000-09-01; 01-0100-30-RPAR1-01) (REDMS No. 7085185, 7085200)

That the Richmond Public Art Advisory Committee 2023 Work Plan, as presented in the staff report titled "Richmond Public Art Program 2022 Annual Highlights and Public Art Advisory Committee 2023 Work Plan", dated January 18, 2023, from the Director, Arts, Culture and Heritage Services, be approved.

ADOPTED ON CONSENT

9. TREE REPLACEMENT FOR YVR PROPERTY ON SEA ISLAND

(File Ref. No. 01-0153-01; 06-2335-09-01)

That the City write a letter to the Chair of the YVR Board of Directors, with a copy to the City's representative on the Board, asking that the situation of the trees along Russ Baker Way be addressed, including replanting if necessary.

ADOPTED ON CONSENT



Regular Council
Monday, March 13, 2023

10. CITY OF RICHMOND FLAG POLICY

(File Ref. No. 01-0175-02; 01-0095-20-1306) (REDMS No. 7066031, 5333937)

- (1) *That option 2 as outlined in the report titled “City of Richmond Flag Policy” dated January 26, 2023 from the Director, Intergovernmental Relations and Corporate and Strategic Planning be endorsed; and*
- (2) *That an additional flag pole be erected at the east side of City Hall (fronting No. 3 Road) so long as the Ukrainian flag is flying.*

ADOPTED ON CONSENT

11. COUNCIL STRATEGIC PLAN 2022-2026

(File Ref. No. 01-0105-07-01) (REDMS No. 7142456)

That the Council Strategic Plan 2022-2026 for the current term of office as outlined in the report titled “Council Strategic Plan 2022-2026” from the Director, Intergovernmental Relations and Corporate and Strategic Planning, dated February 15, 2023, as amended, be adopted.

ADOPTED ON CONSENT

NON-CONSENT AGENDA ITEMS

FINANCE COMMITTEE

Mayor Malcolm D. Brodie, Chair

12. PROPOSED AMENDMENT TO THE DEVELOPMENT COST CHARGES IMPOSITION BYLAW

(File Ref. No. 12-8060-20-010436; 03-1070-04-03) (REDMS No. 7099422, 7127263)



Regular Council
Monday, March 13, 2023

R23/5-6

It was moved and seconded

That Development Cost Charges Imposition Bylaw No. 9499, Amendment Bylaw No. 10436 be introduced and given first, second and third readings.

The question on the motion was not called as discussion took place on (i) the financial viability of new developments incurring additional DCC costs; (ii) the use of DCCs to fund critical infrastructure projects such as new diking components; and (iii) the potential of escalating development costs.

The question on the motion was then called and it was **CARRIED** with Cllr. Loo opposed.

PUBLIC ANNOUNCEMENTS AND EVENTS

Mayor Brodie announced the following:

The City will be proceeding with the Bowling Green Community Activity Centre with an updated project scope to be in line within the approved budget. Staff will present preliminary designs at a future report to Council; and

The Minister of Housing announced that \$9.1M in funding will be provided to the City of Richmond for use towards affordable housing.



Regular Council
Monday, March 13, 2023

BYLAWS FOR ADOPTION

R23/5-7

It was moved and seconded

That the following bylaws be adopted:

Housing Agreement (Affordable Housing) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10437

Housing Agreement (Market Rental) (8671, 8731, 8771, 8831/8851 Cambie Road, 8791 Cambie Road and 3600 Sexsmith Road) Bylaw No. 10438

Housing Agreement (Market Rental) (8791 Cambie Road/3600 Sexsmith Road) Bylaw No. 10439

CARRIED

ADJOURNMENT

R23/5-8

It was moved and seconded

That the meeting adjourn (7:45 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the Regular meeting of the Council of the City of Richmond held on Monday, March 13, 2023.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Evangel Biason)



**Regular Council meeting for Public Hearings
Monday, March 20, 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 (by teleconference)
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. **OFFICIAL COMMUNITY PLAN BYLAW 7100 AND 9000,
AMENDMENT BYLAW 10213 AND RICHMOND ZONING BYLAW
8500, AMENDMENT BYLAW 10212 (RZ 17-788900)**

(Location: 7780, 7800, 7804, 7820 and 7840 River Road; Applicant: Urban Solutions Architecture Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

Jack Chan, 7850 River Road, inquired about the project timeline and expressed concern on the potential impact of construction to neighboring properties.

Jozef Jakubowski, 7860 River Road, commented on the phasing of the project and the time frame of construction.

It was suggested that the applicants discuss construction and timeline concerns with neighbouring property owners.



**Regular Council meeting for Public Hearings
Monday, March 20, 2023**

In response to queries from Council, staff advised that (i) the project will be constructed in one phase, (ii) there is one comprehensive parking structure under the building that relies on two access points, (iii) the timeline for approvals will be at least one year, (iv) should the application proceed, mail notification will be sent out to the surrounding neighborhood advising of the related Development Permit Panel application, and (v) through the Servicing Agreement, a Construction Parking and Traffic Management Plan will be implemented to ensure access to the Skyline Marina and marina businesses during the construction.

PH23/3-1

It was moved and seconded

That Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10213 be given second and third readings.

CARRIED

PH23/3-2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10212 be given second and third readings.

CARRIED

2. **TEMPORARY COMMERCIAL USE PERMIT (TU 23-009170)**
(Location: 8991 Charles Street; Applicant: DA Architects & Planners)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None

Submissions from the floor:

None.

PH23/3-3

It was moved and seconded

That an extension to Temporary Commercial Use Permit (TU 20-891050) to permit a 'Vehicle Rental, Convenience' use, limited to the storage of rental vehicles only with no associated buildings and no public access as a site specific additional use, be issued for three years from the date of issuance.

CARRIED



City of Richmond

Minutes

Regular Council meeting for Public Hearings Monday, March 20, 2023

ADJOURNMENT

PH23/3-4

It was moved and seconded
That the meeting adjourn (7:16 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 March 20, 2023.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer (Evangel Biason)



Community Safety Committee

Date: Tuesday, March 14, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Alexa Loo, Chair
Councillor Andy Hobbs
Councillor Laura Gillanders
Councillor Kash Heed
Councillor Bill McNulty

Also Present: Councillor Chak Au
Councillor Carol Day
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 Community Safety Committee held on February 14, 2023, be adopted.

CARRIED

DELEGATION

1. With the aid of a PowerPoint presentation (copy on-file, City Clerk's Office), Chief Officer Dave Jones briefed Committee on Transit Police activities.

Community Safety Committee

Tuesday, March 14, 2023

In response to queries from Committee, Chief Jones staff noted (i) in addition to transit systems being equipped with a panic strip, there is also a 24/7 live-monitored report-by-text system where passengers can message Transit Police from a mobile phone in real time, (ii) cameras in transit systems are very useful tools, with over 12,000 high-quality cameras that contribute to a high success rate in identifying suspects, (iii) Community Safety Officers (CSO) have a designated set of authorities they can utilize to respond to incidents, whereas private security guards can only represent property owners or events, (iv) CSOs would be paired with another Police Officer at community events, (v) Metro Vancouver Transit Police are planning on creating an education campaign on transit safety, (vi) 911 calls go to the jurisdictional police force initially and diverted to supplemental police agencies if applicable, (vii) when warming centres are open during extreme weather events, and provides resources to vulnerable people, and (viii) local social workers or health staff are able to assist Transit Police since they fall under both Vancouver Coastal Health and Fraser Health regions.

Councillor Loo recessed the meeting at 4:38 p.m. for the Closed Community Safety Committee meeting.

The meeting reconvened at 5:44 p.m. following the Closed Community Safety Committee Meeting with all members of Committee present, including Councillor Au, Councillor Day, and Councillor Wolfe (by teleconference).

COMMUNITY SAFETY DIVISION

2. **ANIMAL PROTECTION SERVICES MONTHLY ACTIVITY REPORT – JANUARY 2023**

(File Ref. No. 09-5375-09) (REDMS No. 7117615)

In response to queries from the Committee, staff noted that the SPCA can present an annual report to Committee.

It was moved and seconded

That the staff report titled “Animal Protection Services Monthly Activity Report – January 2023”, dated February 10, 2023, from the General Manager, Community Safety, be received for information.

CARRIED

Community Safety Committee
Tuesday, March 14, 2023

3. PROPERTY USE AND PARKING ENFORCEMENT ACTIVITY REPORT – JANUARY 2023

(File Ref. No. 12-8375-02) (REDMS No. 7137599)

In response to queries from the Committee, staff noted (i) staff are in the process of escalating enforcement action regarding a particular property that was previously receiving multiple Soil Deposit and Removal Offences and can provide a memorandum regarding the current status of the property in question, (ii) there has been an increase in short-term rentals licensing, compliance, and enforcement, (iii) sign offences are covered under the Richmond Sign Bylaw, (iv) when responding to noise complaints, all property use staff have access to acoustic measuring devices, and (v) there was an increased number of unsightly premises calls in January, a number of which were garbage-related.

It was moved and seconded

That the staff report titled “Property Use and Parking Enforcement Monthly Activity Report – January 2023”, dated February 15, 2023, from the Director, Community Bylaws & Licencing, be received for information.

CARRIED

4. PEACE OFFICER FEASIBILITY

(File Ref. No. 12-8375-01) (REDMS No. 7149587)

It was moved and seconded

That the staff report titled “Peace Officer Feasibility”, dated, February 24, 2023, from the Director, Community Bylaws and Licencing be received for information.

CARRIED

5. RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – JANUARY 2023

(File Ref. No. 09-5375-01) (REDMS No. 7133484)

In response to queries from the Committee, Fire Chief Jim Wishlove noted that in regards to the response to the January 21-23, 2023 Vancouver Harbour oil sheen, the oil sheen did not reach Richmond shores.

It was moved and seconded

That the staff report titled “Richmond Fire-Rescue Monthly Activity Report – January 2023”, dated February 13, 2023, from the Fire Chief, be received for information.

CARRIED

Community Safety Committee

Tuesday, March 14, 2023

6. **FIRE CHIEF BRIEFING**

(Verbal Report)

Items for discussion:

(i) ***Recruit Firefighters***

Chief Wishlove shared that Richmond Fire Rescue just closed the application portal for recruit fighters, with over 300 applications received.

(ii) ***National Initiative with Canadian Red Cross Resiliency Project***

Chief Wishlove shared that Richmond is one of five communities across Canada that are participating in the National Inclusive Resiliency Preparedness Project through grant funding obtained through Red Cross, have purchased an emergency preparedness kit.

7. **RCMP MONTHLY ACTIVITY REPORT – JANUARY 2023**

(File Ref. No. 09-5000-01) (REDMS No. 7125591)

In response to queries from the Committee, Chief Supt. Dave Chauhan noted (i) the majority of increases in Other Criminal Code offences are attributed to cause disturbance files and 25% of these files were as a result of incidents at YVR Airport, (ii) the number of mental health incidents fluctuate monthly, (iii) distracted driving is at the top of the list for contributing factors of collisions, and (iv) traffic cameras are only designed for red lights, however there is enforcement of yellow light infractions.

It was moved and seconded

That the report titled "RCMP Monthly Activity Report - January 2023", dated February 10, 2023 from the Officer in Charge, Richmond RCMP Detachment, be received for information.

CARRIED

8. **RCMP/OIC BRIEFING**

(Verbal Report)

Items for discussion:

(i) ***Walter Tyrrell memorial***

Chief Supt. Chauhan highlighted the career and accomplishments of long-time volunteer Walter Tyrrell, who passed away in January, noting that Tyrrell logged over 20,000 volunteer hours and earned multiple awards and accolades. Richmond RCMP's S/Sgt Walter P. Tyrrell Atrium Museum is currently in the process of re-development and honours his legacy.

Community Safety Committee

Tuesday, March 14, 2023

(ii) Youth Academy

Chief Supt. Chauhan noted that the Richmond RCMP held the second annual Youth Academy, where 32 students in grades 10-12 from nine different secondary schools in Richmond, engaged in a simulated RCMP training environment.

In response to queries from the Committee, Chief Supt. Chauhan noted that the current format of the RCMP Youth Academy is working well.

9. MANAGER'S REPORT

(i) Assistance from Richmond RCMP

Staff noted that the Richmond RCMP detachment will be providing assistance for the upcoming visit by the President of the United States. Through the municipal agreement with RCMP, up to 10% of members from the detachment can be temporarily withdrawn in consultation with the OIC.

In response to queries from the Committee, Chief Supt. Chauhan noted that the Richmond RCMP Detachment will determine how many members can be sent to Ottawa and what the operational impact will be.

(ii) Quarterly Updates from E-Comm

Staff noted that beginning in April, E-Comm will begin providing statistics on policing and fire on a quarterly basis.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:19 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Community Safety Committee of the Council of the City of Richmond held on Tuesday, March 14, 2023.

Councillor Alexa Loo
Chair

Shannon Unrau
Legislative Services Associate



General Purposes Committee

Date: Monday, March 20, 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 (by teleconference)
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 March 6, 2023, be adopted as circulated.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

1. **STEVESTON ISLAND DIKE PRELIMINARY DESIGN – PUBLIC AND STAKEHOLDER ENGAGEMENT**
(File Ref. No. 10-6060-01) (REDMS No. 7123938)

It was moved and seconded

General Purposes Committee
Monday, March 20, 2023

That, as outlined in the staff report titled “Steveston Island Dike Preliminary Design – Public and Stakeholder Engagement,” dated February 8, 2023, from the Director, Engineering, the preliminary design for the Steveston Island Dike project be endorsed for the public and stakeholder engagement.

In response to a query from Council, staff advised that they will provide Council with previous staff reports and plans in relation to the Steveston Island Dike.

Discussion ensued with respect to (i) construction of a new flood wall connecting to Garry Point Park, (ii) habitat enhancement, (iii) addition of David Hancock to the stakeholder list for engagement, (iv) sediment build up from Steveson Island affecting the harbour, (v) effects on migration of Salmon, (vi) the proposed plan being an alternative to raising the existing dyke, (vii) more information being provided after the refinement of the detailed plans, (viii) protection of heritage buildings and (ix) long term plan for Steveston as part of the diking strategy.

CARRIED

2. 2022 GENERAL LOCAL AND SCHOOL ELECTION: SUMMARY OF HIGHLIGHTS

(File Ref. No. 12-8125-80-01) (REDMS No. 7106730)

Discussion ensued with regards to (i) voter turnout, (ii) the challenges of amalgamating distribution of voter guides and voter cards, (iii) the timeline for production and distribution of voter cards and guides, (iv) listing a reference to the voter guide on the voter cards, (v) the mail in ballots timeline and process, and (vi) ideas on how to increase voter turnout.

It was moved and seconded

That the staff report titled “2022 General Local and School Election: Summary of Highlights”, dated March 2, 2023 be received for information.

CARRIED

Further discussion ensued regarding proposed amendments to the Election Act by the Provincial government in respect to disinformation and election accessibility.

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

It was moved and seconded

That a letter be sent to the Provincial Government expressing the City of Richmond’s support in principle of the following proposed amendments as outlined in the Provincial Government’s announcement:

2.

General Purposes Committee

Monday, March 20, 2023

- *Placing restrictions on intentionally making false statements about objective biographical information about candidates and senior officials of political parties;*
- *Cracking down on the spread of deliberate disinformation about the electoral process, such as including disinformation about voting eligibility, dates, times and locations; and*
- *Streamlining the vote-by-mail process to make it more accessible for people.*

The question on the motion was not called as discussion ensued in regards to (i) definition and examples of false statements, (ii) consequences of issuing false statements, and (iii) obtaining more information regarding all the proposed amendments.

The question on the motion was then called and **CARRIED** with Cllrs. Gillanders, Heed and Loo opposed.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:54 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the General Purposes Committee of the Council of the City of Richmond held on Monday, March 20, 2023.

Mayor Malcolm D. Brodie
Chair

Raman Grewal
Legislative Services Associate



Planning Committee

Date: Tuesday, March 21, 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 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 February 22, 2023, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 4, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1265028 B.C. LTD. FOR REZONING AT 8180 HEATHER STREET FROM "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/A)" ZONE**
(File Ref. No. RZ 17-791280) (REDMS No. 7031674)

Planning Committee
Tuesday, March 21, 2023

Staff reviewed the application and noted that (i) the property will be subdivided into two single-family lots with the western lot accessed from Heather Street and the eastern lot accessed from Dixon Avenue, (ii) there is an existing owner-occupied single-family dwelling on the subject property with no secondary suite, (iii) a minimum one-bedroom secondary suite is proposed for each new dwelling, and (iv) a landscape plan and securities will be provided.

In response to a query from Committee, staff advised that concerns raised by a neighbour regarding the retaining wall has been addressed by the applicant.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, for the rezoning of 8180 Heather Street from “Single Detached (RS1/E)” zone to “Single Detached (RS2/A)” zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY GROOTENDORST'S FLOWERLAND NURSERY LTD. FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT AN ADDITION TO A SINGLE-FAMILY DWELLING AT 15140 WESTMINSTER HIGHWAY

(File Ref. No. ZT 23-009334) (REDMS No. 7129346)

Staff reviewed the application and highlighted that the application is to allow an addition to the existing single-family dwelling to accommodate accessibility features.

In response to queries from Committee, staff advised that the zoning text amendment is required in order to allow a Building Permit application to be considered for the addition to the existing dwelling.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit an addition to an existing single-family dwelling at 15140 Westminster Highway for the purposes of accommodating accessibility features, be introduced and given first reading.

CARRIED

3. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 7511 ST. ALBANS ROAD FROM “SINGLE FAMILY DETACHED (RS1/E)” ZONE TO “HIGH DENSITY TOWNHOUSE (RTH1)” ZONE**

(File Ref. No. RZ 18-818548) (REDMS No. 6969884)

Staff reviewed the application and highlighted that (i) the proposal is to permit the development of five three-storey townhouse units, (ii) vehicle access will be through an easement registered on title of the adjacent property to the north at 7433 St Albans Road, (iii) the subject site includes a hammerhead turnaround at the south end of the site to enable vehicles to turn-around on-site, which will improve traffic safety for the existing townhouse development at 7433 St Albans Road and the proposed development (iv) seven trees on site are identified to be removed and five trees on the neighbouring property are to be retained and protected, and (v) the subject development will achieve Step 4 of the Energy Step Code.

In reply to queries from Committee, staff advised that (i) there is an access easement registered on Title of 7433 St. Albans Road to provide vehicle access to the future developments of the subject site, (ii) St. Albans has been identified in the City Centre Area Plan as a key cycling route, (iii) there are many townhouse complexes in the City with more than 12 units sharing one driveway, (iv) disclosure of access agreements registered on Title is the responsibility of conveyancing professionals such as notaries or lawyers when transferring properties, and (v) to retain Tree # 685 at the south east corner of the site one unit would need to be removed from the front, however that tree is not recommended for retention as it has been determined to be of poor quality as deemed by the project arborist and City arborist.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, for the rezoning of 7511 St. Albans Road from “Single Family Detached (RS1/E)” zone to “High Density Townhouse (RTH1)” zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Day

4. **MANAGER’S REPORT**

Local Government Development Approval Process Review

Staff advised that the Province is continuing to advance their work on the local government development approval process review and City staff will be attending an upcoming session on development finance tools which may include potential additions to new categories in which Development Cost Charges may be charged.

3.

Planning Committee
Tuesday, March 21, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:33 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, March 21, 2023.

Councillor Bill McNulty
Chair

Sarah Goddard
Legislative Services Associate



City of Richmond

Report to Committee

To: General Purposes Committee

Date: February 8, 2023

From: Milton Chan, P.Eng
Director, Engineering

File: 10-6060-01/2023-Vol
01

Re: **Steveston Island Dike Preliminary Design – Public and Stakeholder
Engagement**

Staff Recommendation

That, as outlined in the staff report titled “Steveston Island Dike Preliminary Design – Public and Stakeholder Engagement,” dated February 8, 2023, from the Director, Engineering, the preliminary design for the Steveston Island Dike project be endorsed for the public and stakeholder engagement.

Milton Chan, P.Eng
Director, Engineering
(604-276-4377)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Roads & Construction	<input checked="" type="checkbox"/>	
Sustainability & District Energy	<input checked="" type="checkbox"/>	
Intergovernmental Relations	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Council endorsed Dike Master Plan—Phase 1 report assessed and recommended flood protection measures for the west dike south of Williams Road and the south dike from Garry Point Park to No. 2 Road. Recognizing the disruptions to residents, businesses, and heritage sites posed by upgrading the dike along its existing alignment between London Farm and Gary Point Park, Phase 1 proposed a new dike on Steveston Island with floodwalls and gates to enclose Steveston Harbour as the recommended long-term solution for flood protection in the Steveston area.

Subsequently, the City pursued the recommendations from Phase 1 to develop the Steveston Island dike concept further and was awarded \$1.2 million through the National Disaster Mitigation Program to complete the Steveston Island Flood Risk Investigation. The findings of this investigation, including the conceptual design, geotechnical investigations, and the sea gate concept, were presented at the Public Works and Transportation Committee Meeting on June 19, 2019, in a staff report titled “Steveston Island Flood Protection Update,” dated May 17, 2019, from the Acting Director, Engineering.

Following the work plan outlined in the Dike Master Plan - Phase 1, staff have progressed this project forward by completing further technical assessments and initial stakeholder engagement to inform the preliminary design of the Steveston Island dike. This report presents the findings of the Steveston Island Preliminary Dike Design project and seeks Council endorsement to engage the public and key stakeholders for feedback on the proposed concepts.

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.

1.3 Ensure Richmond is prepared for emergencies, both human-made and natural disasters.

This report supports Council’s Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

2.1 Continued leadership in addressing climate change and promoting circular economic principles.

Analysis

Project Location – Steveston

Located in the southwest corner of Richmond, Steveston is home to a vibrant community with historical buildings, diverse cultural history, and an operating harbour with over 500 commercial fishing vessels. Harbour facilities are located at two different sites – the Gulf site and the Paramount site – managed by the Steveston Harbour Authority. Steveston is protected from flooding by a perimeter dike surrounding Lulu Island.

The assessment completed for the Dike Master Plan Phase 1 identified that raising the dike in its current alignment will majorly impact the existing properties, businesses, and infrastructure in the Steveston area. Additionally, it would leave many new and historic buildings like the Britannia Shipyards and the Gulf of Georgia Cannery outside of it unprotected.

The Steveston Island Dike project proposes to change the existing Steveston breakwater into the City's primary flood defense between London Landing and Garry Point Park as an alternative to raising the existing dike. The proposed dike would provide a standard of flood protection that meets provincial guidelines, working in tandem with the existing dike, with a navigable gate at the harbour entrance that would close under high water conditions that risk overtopping the existing dike. The foreshore area along the existing dike alignment will be raised over the years through development or as opportunities arise. Council endorsed this alignment presented in the staff report titled "Dike Master Plan – Phase 1 Report, at the April 22, 2013, Regular Council Meeting.



Figure 1. Steveston Island Dike Layout

Figure 1 above shows the proposed layout of the Steveston Island dike. The planned work area is primarily contained on Steveston Island and the Fraser River riverbed. This alignment ties into the existing dike at the eastern edge of Garry Point Park and at Dyke Road at the London Landing area. The section of dike east of this project will be raised in the upcoming years as a part of an active Capital project.

Technical and Environmental Site Assessments

With an average land elevation of 1.0 metre above sea level, Richmond is located wholly within the floodplain of the Fraser River and is susceptible to flood risks posed by climate change-induced sea level rise, spring freshets and storm surges. For this project, sea level rise was specified as 1.0 metre by the year 2100, as accepted by the province, and a land subsidence allowance of 0.2 metres was established for the same period.

This project completed hydraulic and seismic assessments, and wave impact analysis to inform the preliminary dike design. Additionally, preliminary environmental investigations were completed to better understand the existing habitat at this location. In addition, an Archeological Overview Assessment was also conducted for this project by the Musqueam Archeology Department; no archaeological sites or areas of archaeological potential were identified during the survey.

Preliminary Dike Design

The preliminary dike design outlined in Figure 2 is proposed to protect the harbour and the adjacent community from flood hazards and enhance the adjacent habitat. The concept involves enclosing the harbour with a dike on Steveston Island and floodwalls with gates at the east and west ends that can be closed during high water levels.

The dike will span the 3.3 kilometres length of Steveston Harbour from London Landing in the east to Garry Point Park in the west. From east to west, this includes the following:

- An earth-fill dike connection to the existing dike along Dyke Road at the London Landing parking area;
- A flood wall across the east entrance to the park;
- An earth fill dike along Steveston Island;
- A flood wall along part of the existing breakwater west of Steveston Island; and
- A flood wall along the river bed and harbour entrance to a connection at Garry Point.



Figure 2. Rendering of the Steveston Island Dike

Earth-Fill Dike: The earth-fill portion of the dike will have a crest width of ten metres to permit future raising without future widening of the base and a 4 metres maintenance access road atop the dike. The crest elevation will vary between 4.7 metres and 5.5 metres. Due to the varying width of the island along its length, the dike slopes will vary depending on available space. Where space permits, a 30 m riparian setback is proposed to avoid disturbing habitat and removing trees along the bank.

Flood Walls: The two proposed flood walls will consist of two rows of circular pile walls, at a width of 4 metres apart, topped with a minimum 4 metres maintenance access road with handrails. The flood walls will be designed at the second stage of preliminary design.

East Gate: The East Gate design, as shown in Figures 3 and 4, consists of a large concrete open box culvert with an access bridge above it and stop log slots to close off the gate during high tidal water levels. The access bridge design will be further refined in the second stage of the preliminary design. This gate will provide water access between the Fraser River and the Steveston Harbour for recreational use, including canoers, kayakers and paddle boarders.



Figure 3. Rendering of East Gate Concept (Looking East)



Figure 4. Bird's Eye View of the East Gate (Looking East)

Navigation Gate: The proposed type of gate for the Navigation Sea Gate is a horizontal axis sector gate. Figure 5 shows the closed Navigation Gate with an upper gate elevation of 5.5 metres to accommodate the anticipated sea level rise beyond 2100. The navigation gate design

will be completed at the second stage of preliminary design. No changes have been made since the concept design stage.

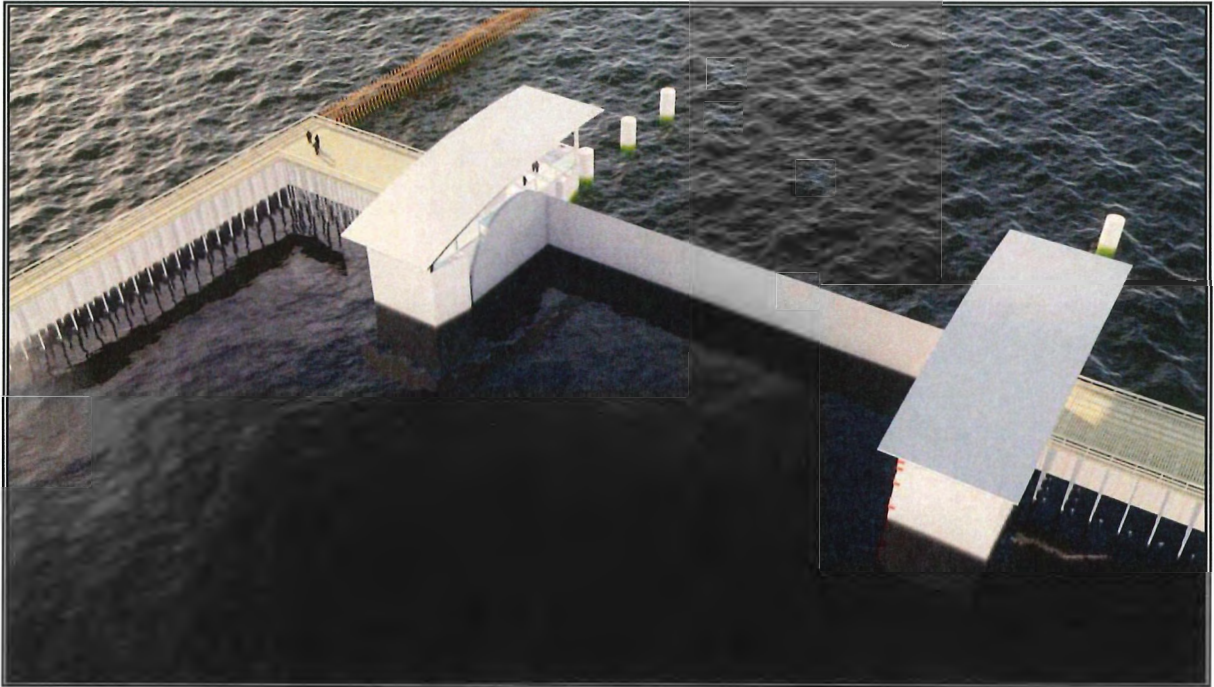


Figure 5. Closed Horizontal Axis Sector Gate (Looking West) Rendering

Breakwater: There are three proposed breakwater structures. The two rip rap breakwater structures are intended to reduce erosion from river flow and waves to protect habitat enhancement areas behind them. The third runs west of the navigation gate, as shown in Figure 2 above, and is intended to minimize wave action approaching and entering the gate. This will also be designed at a second stage of preliminary design.

Ecological Enhancement and Environmental Permitting

The proposed concept includes enhancing the existing habitat east of the East Gate (Figure 6). Enhancement works can be supported by constructing a rock berm and wood retaining walls that will be filled with river sediments to promote the development of intertidal marsh habitat at this location. Sediments will be contoured and planted, creating a diversity of elevations and habitat types, including intertidal marsh, tidal channels, and riparian floodplain. The proposed work, including enhancement, will be subject to provincial and federal environmental permitting requirements including the federal *Fisheries Act*, which is administered by the Department of Fisheries and Oceans Canada.

Council endorsed the pursuit of a formal agreement with the Department of Fisheries and Oceans Canada to establish a fish habitat bank in 2021. Staff continue the work to develop a formal, city-wide agreement for Richmond, which may take several more years to be operational. The ecological enhancements proposed for this project consider future permitting requirements to offset the modification of fish habitat that a final design may propose.



Figure 6. Proposed Intertidal Marsh Complex

Project Costs

Since the last update to Council, the project costs have continued to evolve as the project advanced and a substantial escalation in construction costs is anticipated. As the project decisions around the structural elements, land rights, environmental offsetting and public access are finalized, staff can estimate the project costs more accurately. The cost of this project will be comparable to the estimated cost to raise the dike in Steveston along the existing alignment through the village. However, the latter would significantly disrupt existing properties, underground utilities, commercial and heritage buildings, and infrastructure in Steveston, as well as impact the character of the existing waterfront area.

More refined project estimates will be prepared as the design progresses and will continue to be revised to suit the evolving market conditions. Additionally, staff will continue to develop and bring forward funding and resourcing strategies for the overall flood protection program in the coming years.

Opportunities and Considerations

Past community and stakeholder engagement generally supported creating a new dike alignment on Steveston Island based on the potential to minimize community disruption and maximize opportunities for long-term dike upgrades. The City proactively engaged key internal and

external stakeholders to inform the preliminary dike design. These discussions brought to light several opportunities and challenges associated with the project.

The proposed design and location of the Steveston Island dike presents the opportunity to integrate solutions to maximize habitat value, implement on-site habitat compensation requirements, and support a future habitat banking agreement. The proposed exploration of using dredged material for the construction of the dike aligns with circular economy objectives.

There are also opportunities to explore public access on Steveston Island by constructing trails and viewpoints along the dike and incorporating user amenities to enhance the experience. In addition, concepts to create a potential pedestrian and cyclist friendly loop connecting the London Landing to Garry Point across the stretch of Steveston Island Dike could be presented as a part of the public and stakeholder consultation to gauge public interest. This concept can be explored and developed further and incorporated into the design in future stages of the project, if supported. Additionally, staff will seek to secure senior government funding through grants and cost-share opportunities to support the development and construction of this project.

Some challenges identified for consideration include acquiring land use rights and regulatory environmental permits, a potentially extensive environmental assessment process, large project costs, and waterfront view obstructions at Steveston village. These challenges will be addressed during future stages of the project.

Proposed Public and Stakeholder Engagement

Staff recommend engagement with key external stakeholders and the public on the Steveston Island dike preliminary design. Key stakeholders include:

- Adjacent residences, businesses and the general public;
- Steveston non-profit associations and societies;
- Local First Nations;
- Richmond Advisory Committee on the Environment;
- Small Craft Harbours;
- Steveston Harbour Authority;
- Port of Vancouver;
- Department of Fishers and Oceans, Fish and Fish Habitat;
- BC Ministry of Forests;
- BC Ministry of Water, Land and Resource Stewardship;
- BC Inspector of Dikes;
- Transport Canada;
- Canadian Coast Guard;
- Urban Development Institute (UDI);
- Ducks Unlimited; and
- The City of Delta.

Public engagement events will aim to increase awareness of climate change impacts, including sea level rise and the associated flood risks. The engagement will identify public interests and opportunities relating to this project, build community support and gather stakeholder feedback.

Key external stakeholder groups will be engaged through leveraging the City's social media tools, such as Let's Talk Richmond, Facebook, Instagram, and a dedicated project webpage. In addition, staff will hold community workshops, focus group events and open houses targeting key external stakeholders either virtually or in person. The City will also engage the local indigenous communities to inform them of the proposed project and the community enhancement opportunities, and collect their feedback. The results of external stakeholder engagement and any updates to the Steveston Island dike preliminary design will be presented to Council in the future.

Next Steps

Moving forward, staff will undertake the following:

- Completing the second phase of the preliminary design, which will constitute the designs for the structural components, including the flood wall, navigation gate, breakwater, and wharf;
- Initiating conversations with the province to negotiate land tenure on Steveston Island to facilitate the dike construction;
- Establishing requirements for the environmental assessment;
- Working with key stakeholders to establish strategic partnerships that can be leveraged to reduce construction costs; and
- Seeking funding from the senior levels of government.

The Steveston Island dike project is a long-term initiative with a multi-decade implementation timeline. Planning and proactive engagement of stakeholders allow the City to strategically implement this upgrade through grants and partnerships and accelerate the construction schedule should funding opportunities or changes in climate change science arise.

Financial Impact

None.

Conclusion

Staff have completed the preliminary design for the Steveston Island Dike proposed between Garry Point Park to the west and London Landing to the east. This dike alignment protects Steveston from flood hazards without disrupting the residents, businesses and historical sites located on the foreshore. The completed preliminary design project aims to address the more significant design decisions, provides preliminary design drawings, formalizes stakeholder support, and prepares the City for public engagement.

The Steveston Island Dike project is a unique large-scale project which, in addition to strengthening flood protection infrastructure and safeguarding the Steveston community, also

February 8, 2023

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presents many opportunities for the City to explore and benefit from. Staff will continue to advance the project and update Council as required.



Eric Sparolin, P.Eng.
Manager, Engineering Planning
(604)-247-4915



Ridhi Dalla, EIT
Project Manager, Engineering Planning
(604)-204-8521



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 6, 2023
File: RZ 17-791280

Re: Application by 1265028 B.C. Ltd. for Rezoning at 8180 Heather Street from
"Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, for the rezoning of 8180 Heather Street from "Single Detached (RS1/E)" zone to "Single Detached (RS2/A)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:ac
Att. 8

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

Staff Report

Origin

The owner, 1265028 B.C. Ltd. (Director – Xinyu Zhao) has applied to the City of Richmond for permission to rezone 8180 Heather Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided into two single-family lots with the western lot accessed from Heather Street and the eastern lot accessed from Dixon Avenue. A map and aerial photograph showing the location of the subject property is included in 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 attached (Attachment 3).

Subject Site Existing Housing Profile

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling zoned “Single Detached (RS2/A)” fronting Heather Street that was previously rezoned (RZ 16-737446).

To the South: Across Dixon Avenue, a single-family dwelling zoned “Single Detached (RS1/B)”.

To the East: A single-family dwelling zoned “Single Detached (RS1/E)”.

To the West: Across Heather Street, the Garden City Shopping Centre zoned “Community Commercial (CC)”.

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 City has considered a number of rezoning applications in the area, which have resulted in lots between 9 and 10 m wide (11 m for corner lots). 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 received correspondence from the property owner of 9271 Dixon Avenue, which is the adjacent neighbour to the east of the subject site, citing concern regarding potential construction related impacts of the proposed development. In response to the neighbours concern, the applicant has subsequently contacted the property owner to discuss potential construction impacts. The applicant has indicated that the existing concrete retaining wall and fence are intended to remain in place and that a new timber retaining wall, where applicable, would be constructed adjacent to the existing concrete retaining wall (Attachment 5).

No other correspondence from the public has been received.

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 1 (the corner lot) off Heather Street and access to Lot 2 off Dixon Avenue. This rezoning and subdivision is consistent with the lot fabric and vehicular access of lots to the north and south along Heather Street. Similar applications to rezone and subdivide properties have been approved in recent years along Heather Street.

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 6.

Existing Legal Encumbrances

There is an existing 3.0 m wide by 1.5 m wide Statutory Right-of-Way (SRW) located in the southeast corner of the property for an existing 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

The subject site currently has vehicular access from a driveway letdown along Heather Street. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot 1 will be from Heather Street while vehicle access to proposed Lot 2 will be from Dixon Avenue. The existing driveway letdown will be relocated north on the subject property and a new sidewalk and landscaped boulevard is to be installed along the Heather Street and Dixon Avenue frontages 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 indicates that there are no bylaw sized trees on the subject property, one tree on the neighbouring property to the north and one tree on the neighbouring property to the east, and no trees on City property.

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

- Two trees tag# A1 (Rhododendron, 25 cm caliper) and tag# A2 (Magnolia, 4 cm caliper) are both located on the neighbouring properties and are in good condition. Both trees are to be protected as per the arborist report recommendations.
- There are no bylaw size trees located on the subject site or the adjacent City boulevard.
- Hedges are present on site along the east and south property lines. The hedge along the east property line will be removed to allow for installation of a concrete pathway for the secondary suite access as well as a wood retaining wall and fence along the property line. The hedge along the south property line will be removed to allow required frontage upgrade works along Dixon Avenue.

Tree Replacement

Consistent with Zoning Bylaw, the applicant has agreed to plant three new trees on proposed Lot 1 and two new tree on proposed Lot 2. The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
5	8 cm	4 m

To ensure the five replacement trees are planted on-site at development stage, and the front yard and exterior side yard of the proposed corner lot is enhanced consistent with the landscape guidelines for corner lots in Richmond Zoning Bylaw 8500, the applicant will provide a Landscape Plan and a Landscape Security based on 100 per cent of the cost estimate provided by the Landscape Architect (which includes \$3750.00 (\$750/tree) for the five replacement trees), prior to final adoption of the rezoning bylaw.

Tree Protection

Two trees on neighbouring properties 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 7).

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 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

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 8, including:

- Provision of a 3 m x 3 m corner cut road dedication to facilitate frontage improvements along Heather Street and Dixon Avenue. The corner cut must be verified as part of the Servicing Agreement.
- Heather Street and Dixon Avenue frontages to be upgraded with a new concrete sidewalk at the property line, new treed/grassed boulevard, and new concrete curb and gutter.

- Accessible ramp to be provided at Heather Street and Dixon Avenue intersection.
- 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 8.

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 8180 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two 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 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be introduced and given first reading.



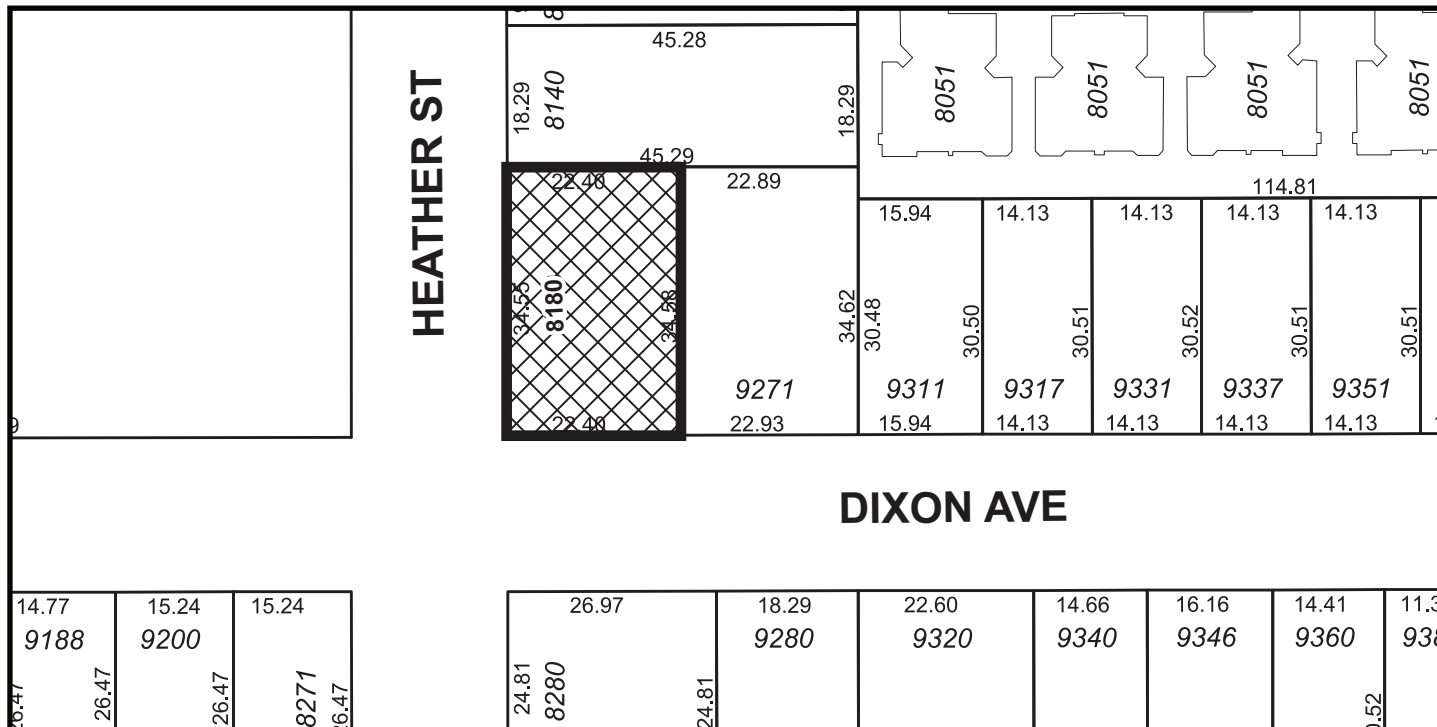
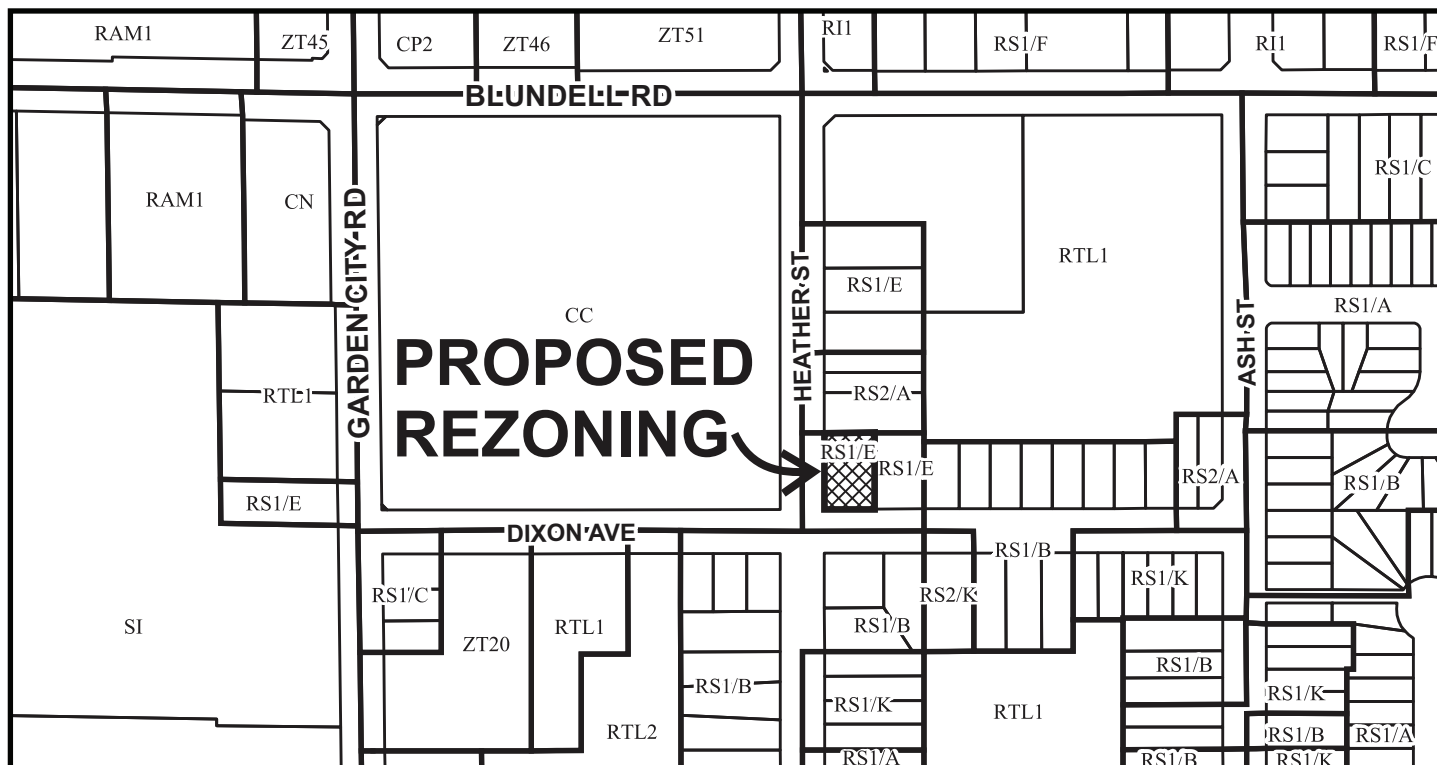
Alex Costin
Planning Technician – Design
(604-276-4200)

AC:js

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



City of Richmond



RZ 17-791280

CNCL - 47

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 17-791280

CNCL - 48

Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 557 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 60575**

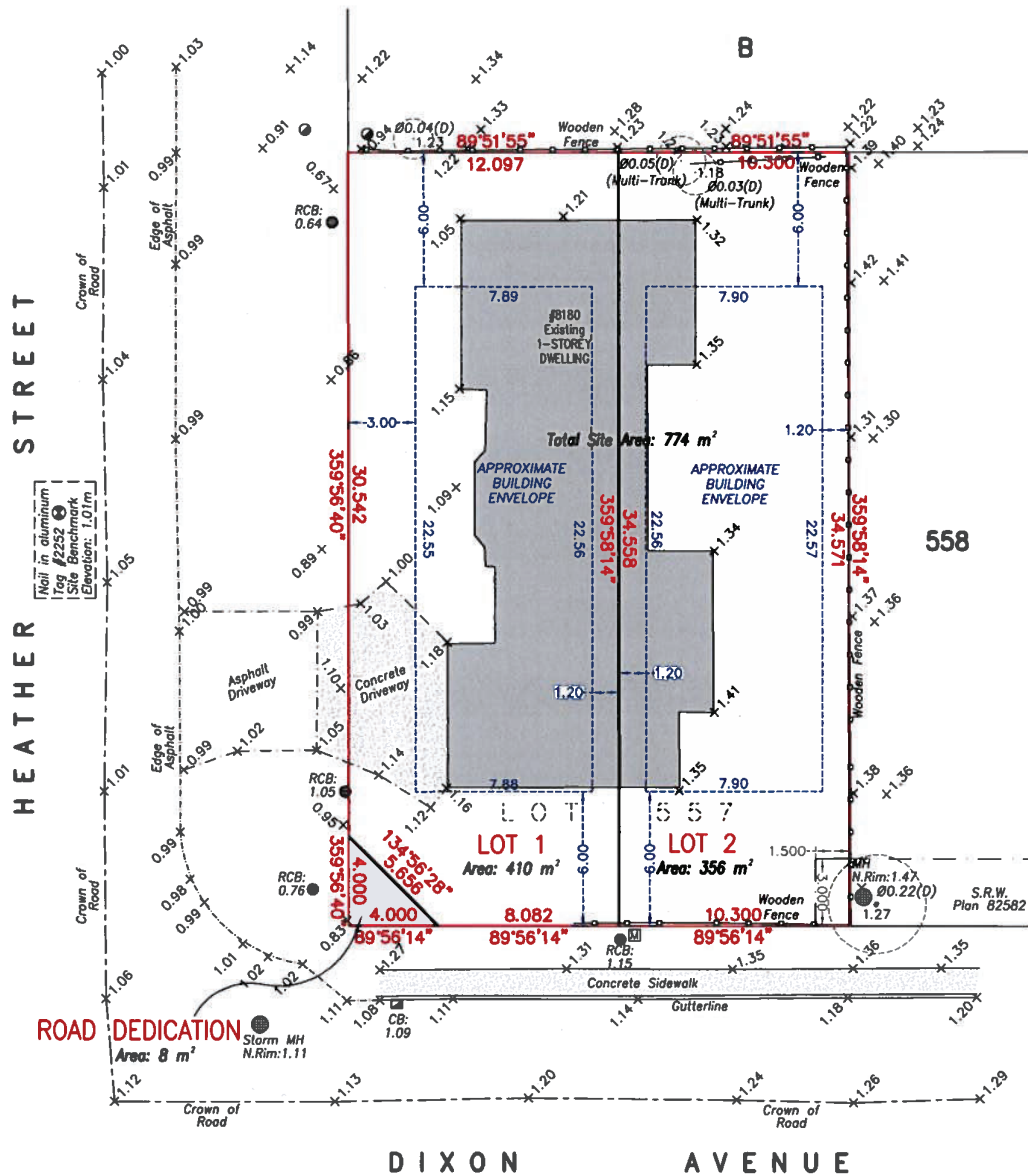
#8180 HEATHER STREET,
RICHMOND, B.C.
P.I.D. 001-708-538



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7048
FB-335 P71; FB-421 P47
Drawn By: IO/WK/LK

NOTE:
Elevations shown are based
on City of Richmond HPN
Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.103m

NOTE:
Use site Benchmark Tag #2252
for construction elevation control.

LEGEND:
(D) denotes deciduous
■ denotes catch basin
● denotes round catch basin
● denotes manhole
● denotes water meter
● denotes power post

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQ5M3

Digitally signed by
Johnson Tam JQ5M3
Date: 2023.02.06
09:37:49 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

January 25th, 2023.

DWG No. 7048-Topo-03(Metric)



RZ 17-791280

Attachment 3

Address: 8180 Heather Street

Applicant: 1265028 B.C. Ltd.

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

	Existing	Proposed
Owner:	1265028 BC Ltd (Xinyu Zhao)	To be determined
Site Size (m²):	773 m ²	Lot 1: 408.86 m Lot 2: 355.91 m
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low density residential	No change
Zoning:	Single Detached (RS1/E)	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 ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 224.8 m ² (2419.7 ft ²) Lot 2: Max. 195.7 m ² (2106.5 ft ²)	Lot 1: Max. 224.9 m ² (2419.7 ft ²) Lot 2: Max. 195.7 m ² (2106.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	270.0 m ²	Lot 1: 408.8 m ² Lot 2: 355.9 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Lot 1: Width: 12.1 m Depth: 34.6 m Lot 2: Width: 10.3 m Depth: 34.6 m	none

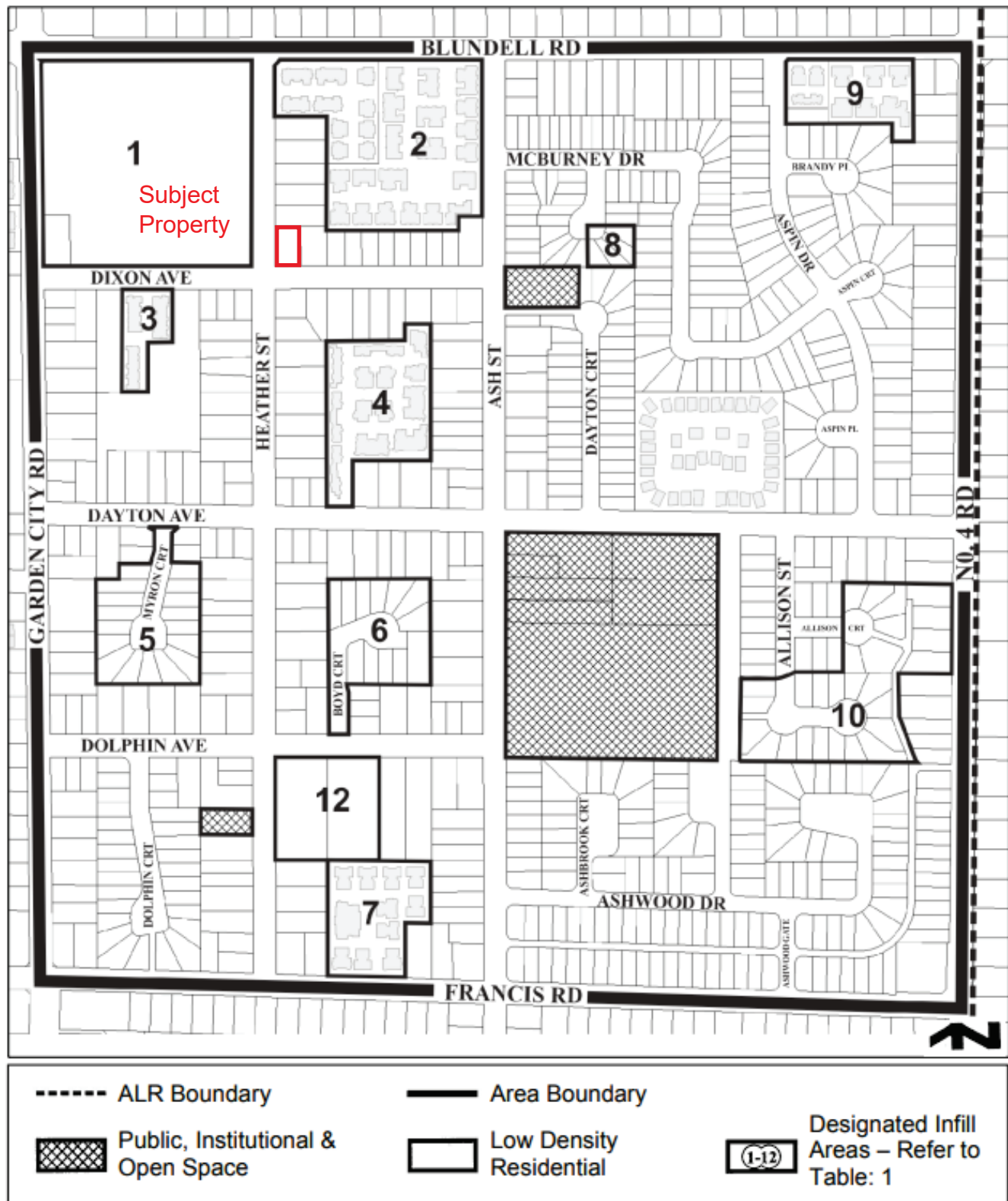
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. 6.0 m or 20% of the total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to maximum required setback of 10.7 m.</p> <p>Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m²</p> <p>Side: Min. 1.2 m</p> <p>Exterior Side: Min. 3.0 m</p>	<p>Front: Min. 6.0 m</p> <p>Lot 1: 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, up to maximum required setback of 10.7</p> <p>Lot 2 (under 372 m²): 6.0 m</p> <p>Side: Min. 1.2 m</p> <p>Exterior Side: Min. 3.0 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total	2	2	none

Other: _____

* 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



From: C T
To: [REDACTED]
Cc: Costin,Alexander; Xuming Huang
Subject: Re: 8180 heather street
Date: February 11, 2023 11:42:44 AM
Attachments: [image001.png](#)
[NEW SURVEY.jpg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Morning [REDACTED]

Thanks for replying and clarifying your "concern".

In general, as the party proposing new development, we assume the responsibility to replace failing structures on a site with something new. Since you **prefer** the conc. retaining wall and existing fence to stay as is, which in your opinion are in good shape, sure, they will stay as you desire. We would **NOT** touch.

We will just put up a timber retain. wall, where applicable, adjacent to the existing conc. retain wall.

By the way, a renewed Topo Survey attached, in metric units, shows that along the side yard, your elevation grade in fact ranges from 1.30m-1.42m (4.27ft-4.66ft.)

I will adjust the finished grade on our side slight lower to level at 1.40m (4.60ft.)

Upon completion, our sidewalk in general matches with yours.

Regards,

Terry C
tc studio

From: [REDACTED]
Sent: February 9, 2023 5:45
To: C T <tcdesign2012@hotmail.com>
Cc: acostin@richmond.ca <acostin@richmond.ca>
Subject: Re: 8180 heather street

I was here when they built the " CONCRETE WALL " that tipped into my yard at the time. and know all about the wall supporting my foundation. I know that removing it will damage my house. The wall stays . And is partially on my lot. your client only wants to make a buc plain and simple. I build 4 ft from the lot but my foundation on the bottom is very close to the wall as it cam on my side. As you are not the city and the " CONCRETE WALL " which is far superior to a wood one you plan to replace so you can make a buc I will fight . the fence stays also It is like new and cedar... you can build one on the other side .

Don't touch my fence. or the wall for that matter. And its not very confusing at all .

From: "C T" <tcdesign2012@hotmail.com>

To: [REDACTED]

Cc: "Xuming Huang" <huangxuming111@gmail.com>, "Costin,Alexander" <ACostin@richmond.ca>, "devapps" <DevApps@richmond.ca>

Sent: Wednesday, February 8, 2023 3:55:29 AM

Subject: Re: 8180 heather street

Hi [REDACTED]

I am the designer of 8180 Heather St., would like to take a moment to ease your "concern" raised about the retaining wall.

Based on Topo Survey, your side yard sits at an Ele. Grade of 3.90', whereas we will propose to infill our lots to a Finished Ele. Grade of 4.83'. The difference in height is **merely 11"**. See attached diagram.

We assure construction takes place ONLY on my client's property, including the entirety of timber retaining wall. Should the current retain. wall been encroaching onto your property, Surveyor will provide us the correct location, and we fix this issue once for all. A new fence to be placed at our expense.

It is apparent that your house, built in recent years (1997) must have gone through the process of infilling the lot. Whereas my client's house was built in 1985, back then, infilling the lot was not a required practice.

You claim that your house foundation being close to the retaining wall sounds a little confusing. As per Richmond bylaw established over the years, side yard setback for ANY residential building is at **least 4ft (1.2m)**. It is very spacious. The space b/t your house and the fence should simply be sidewalk. It is your property, and we are not going to touch an inch over the fence line.

Plus, our future building is subject to a 4ft. side yard from the fence as well. In total, your house and our new build are 8' apart. I can assure you there would be NO harm to the foundation of your house.

Afterall, I would like to you to understand that when constructing your house back in 1997, you were once considered a "developer" by the previous owner of 8180 Heather St. I am sure your intention was to bring value into the neighborhood, and you believed in the long-term potential of this community. Fast forward two and half decades, my Client has the exact same desire in mind, that is, we sincerely wish to revitalize subject Lot to its full potential. When completed, we like to attract young families moving in, continue contributing to the liveness

of this community.

Your support to the Development will be much appreciated. Should you have more questions, feel free to reach out to me or the Developer, Bill (778-865-6360)

Regards,

Terry C
tc studio

#232-4388 Still Creek Dr. Burnaby
604-771-8963

From: DevApps <DevApps@richmond.ca>
Sent: February 1, 2023 2:32 PM
To: Costin,Alexander <ACostin@richmond.ca>
Subject: FW: 8180 heather street

Hi Alex,

Could you please assist in responding back to this inquiry reading 8180 Heather Street RZ 17-791280.

Thank you,
Candice Kurji
Departmental Associate
Development Applications

☎ 604-276-4375

✉ ckurji@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION ☐

From: [REDACTED]
Sent: February 1, 2023 1:42 PM
To: DevApps <DevApps@richmond.ca>
Subject: 8180 heather street

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I live [REDACTED] and heard that they want to build 2 houses length ways and remove the retaining wall between our properties as it is in the way .

I want more information on this as the retaining wall protects my foundation .

the application is RZ 17-791280. I was at my location when they built the retaining wall and when back filling it it arced into my lot a lot . When I rebuilt my house my foundation was relying on this wall and is very close to it as well.

I think you can see my concern. Builders don't give a crap about anything but profit and lie all the time to who ever is around them especially a numbered LTD account.

Please get back to me. My lot is [REDACTED] .



tosstudio2019@gmail.com
Richmond 604-555-5535
to studio | custom home + interior

residential + interior design | building permit
THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF TOSTUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM TOSTUDIO.

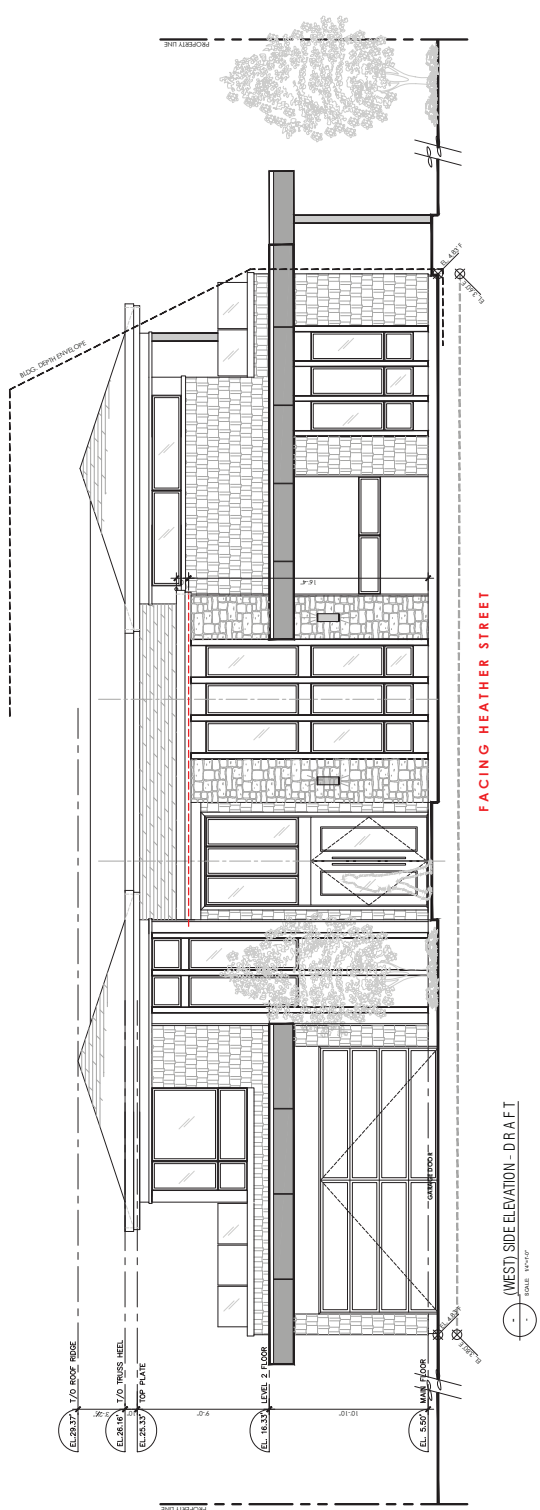
DATE: 10/10/2023
DRAWN BY: TOS
CHECKED BY: TOS
PROJECT: 2023-0001
SHEET: 01 OF 01

PROJECT TITLE
Single Family Dwelling
8180 Heather St. Richmond, B.C.

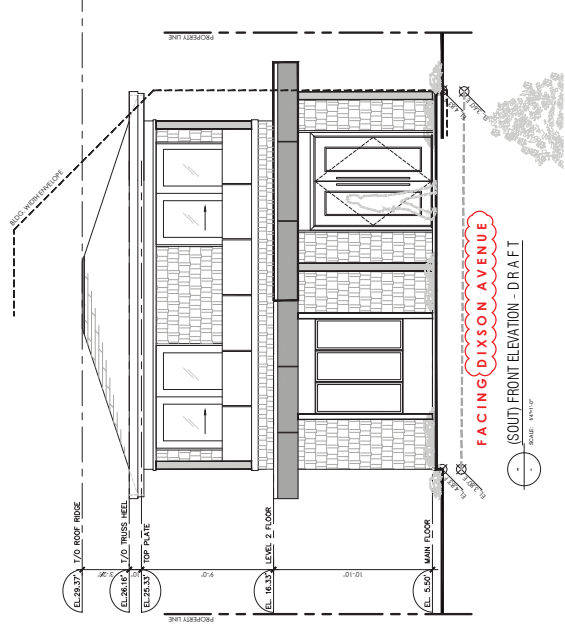
Drawn: TC
Checked: TC
Project Number: BIL2102

A3

ROOF PLAN; DRAFT ELEVATIONS



CNCL - 59



MATERIAL LEGEND	
[Pattern]	ROOF JOIST/HATCH
[Pattern]	SPRINK 1.5 TONE WOOD
[Pattern]	SPRINK 2 HATCH SHINGLE
[Pattern]	SPRINK 3 HATCH PLANK
[Pattern]	SPRINK 4 HATCH PANEL
[Pattern]	SPRINK 5 HATCH PANEL

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE.
4. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE.
5. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE INTERNATIONAL RESIDENTIAL CODE.
6. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
7. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
8. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
9. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.
10. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CANADIAN NATIONAL BUILDING CODE.

QBC Tree Consulting and Services Ltd.
 Project Arborist: Matthew Wong
 Tel: (778) 833-0348
 Email: QBCtree@gmail.com

Project Address:
 8180 Heather Street Richmond BC

Reference Number: VAN20380
 Date of Issue: February 13, 2023

Part B - Tree Management Drawing

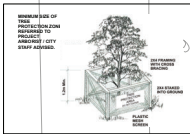
- Tree Protection Barrier
 X Tree To Be Removed

It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Tree List					
Tree ID	Genus species (Botanical name)	DBH (cm)	Crown Spread Radius (m)	CRZ/TPZ (m)	CRZ/TPZ (ft)
A1	Rhododendron (Rhododendron)	25	1.5	1.5	5.0
A2	Magnolia (Magnolia)	4	0.5	1.2	4.0

Note to Owner / Constructor:

- The tree protection barrier's dimensions are in feet.
- All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
- The tree protection barriers must be built and inspected prior any construction activities.
- All tree protection on street trees to be set back 0.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
- The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone - Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
- Certified Arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
- Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
- No storage, dumping of materials, parking, underground utilities or fires within TPZs or tree drip lines.
- Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professionals, trees will also require mulching and watering for successful retention.



Tag #2252
 Site Benchmark
 Elevation: 1.01m

HEATHER ST.

Crown of Road

OAD DEDICATION
 Area: 8 m²
 Storm MH
 N.Rim: 1.11

Crown of Road

SITE PLAN

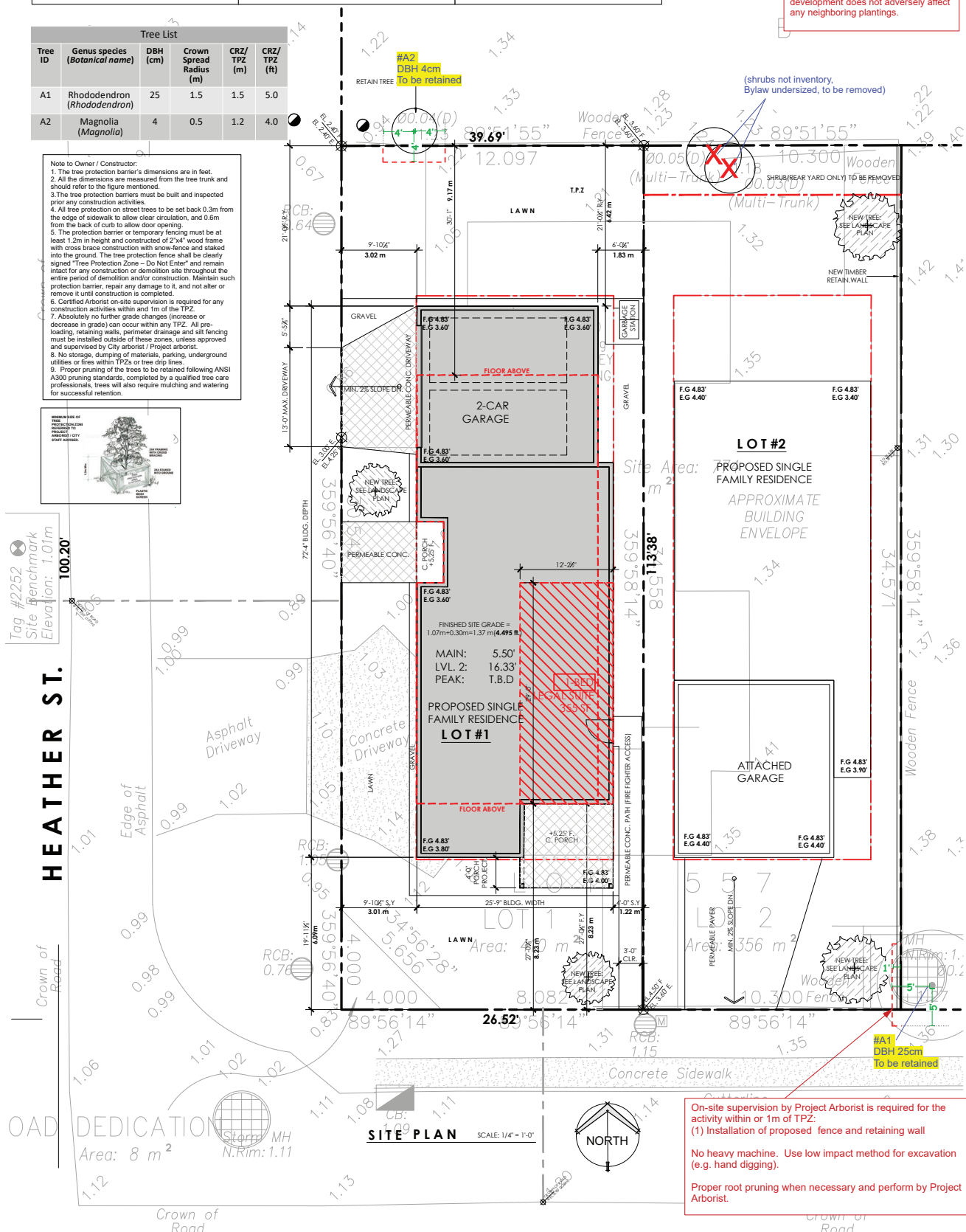
SCALE: 1/4" = 1'-0"



DIXON AVENUE

CNCL - 60

On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:
 (1) Installation of proposed fence and retaining wall
 No heavy machine. Use low impact method for excavation (e.g. hand digging).
 Proper root pruning when necessary and perform by Project Arborist.





Address: 8180 Heather Street

File No.: RZ 17-791280

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, the developer is required to complete the following:

1. 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:
 - 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 5 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	8 cm		4 m

2. 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.
3. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
4. Registration of a legal agreement on title, ensuring that the Building Permit application and ensuing development of Lot 1 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.
5. 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.
6. 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 southwest corner of the property prior to subdivision 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 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 205.0 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) 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.
- c) At Developers cost, the City will:
 - i) Cut, cap, and remove the existing water service connection and meter at the Dixon Road frontage.
 - ii) Install two new water service connections, complete with meter and meter box, off of the existing 150mm watermain along Dixon Avenue.

Storm Sewer Works:

- a) At Developer's cost, the City will:
 - i) Replace the existing storm service connection, inspection chamber, and dual service leads., located at the adjoining property line of the newly created lots.
 - ii) Cut, cap, and remove the existing storm service connections and inspection chambers along the west property line (STCN41581, STCN41582, & STCN41583), regardless of the results of the CCTV inspection.

Sanitary Sewer Works:

- b) At Developer's cost, the City will:
 - i) Cut and cap the existing sanitary service connection located at the south east corner of the subject site. The existing IC shall be retained to service 9271 Dixon Avenue.
 - ii) Install one new sanitary service connection off of the existing sewer on the south side of Dixon Avenue, complete with inspection chamber and dual service leads.

Frontage Improvements:

- a) At the Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (2) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:

- BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- ii) Complete the following upgrades along the frontage facing Heather Street and Dixon Avenue:
- 1.5m concrete sidewalk
 - 1.5m boulevard
 - Extruded curb and gutter
 - Pavement Widening
 - Lot 1 driveway access/letdown to be off Heather Street
 - Lot 2 driveway access/letdown to be off Dixon Avenue
- iii) Submit a Function Plan of the subject site and include all frontage designs, signed and sealed by a Civil Consultant.

Street Lighting:

- a) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items

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

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

1. Submission of a 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 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 _____

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10433 (17-791280)
8180 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. 001-708-538

Lot 557 Section 22 Block 4 North Range 6 West New Westminster District Plan 60575

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10433”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 6, 2023
File: ZT 23-009334

Re: **Application by Grootendorst's Flowerland Nursery Ltd. for a Zoning Text Amendment to the "Agriculture (AG1)" Zone to Permit an Addition to a Single-Family Dwelling at 15140 Westminster Highway**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, for a Zoning Text Amendment to the "Agriculture (AG1)" zone to permit an addition to an existing single-family dwelling at 15140 Westminster Highway for the purposes of accommodating accessibility features, be introduced and given first reading.

Wayne Craig
Director, Development

WC:sds
Att. 7

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Grootendorst's Flowerland Nursery Ltd. has submitted a Zoning Text Amendment application to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating accessibility features. The application is consistent with the associated Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 22-007162) approved by Council and the Agricultural Land Commission (ALC). A location map and aerial photograph are provided in Attachment 1. The subject property is currently occupied by a principal single-family dwelling, an additional single-family dwelling (the subject of the application), and an active farming operation.

Background

On September 12, 2022, Council authorized the associated Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 22-007162) to be forwarded to the Agricultural Land Commission (ALC). As per the ALC's decision letter dated January 10, 2023 (Attachment 2), the ALC approved the proposal for a 64 m² (689 ft²) addition to the existing additional single-family dwelling at 15140 Westminster Highway (Resolution #14/2023). The subject Zoning Text Amendment application is required to amend the "Agriculture (AG1)" zone in order to allow the addition at the subject site only. The proposed amendments are consistent with the ALR NARU application approved by Council and the ALC. More information regarding the proposed amendments is provided in the "Analysis" section of this report.

Findings of Fact

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

Surrounding Development

- To the North: Across Westminster Highway, an active farming operation on a property zoned "Agriculture (AG1)" and located in the Agricultural Land Reserve (ALR).
- To the South: Across the Granville Avenue unopened road allowance, an active landfill operation on a property zoned "Agriculture (AG1)" and located in the ALR, operating under previous ALR non-farm use approvals from Council and the ALC (AG 14-654361 / AG 19-863866)
- To the East & West: Single-family dwellings and active farming operations on properties zoned "Agriculture (AG1)" and located in the ALR.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is "Agriculture (AGR)", which comprises of those areas of the City where the principal use is agriculture and

food production, but may also include other uses as permitted under the *Agricultural Land Commission Act* (ALCA). The proposal is consistent with this designation.

OCP policy includes limiting the number of dwelling units to one on lots within the ALR and any proposal for additional dwelling units require approval from both Council and the ALC. The proposal has received Council and ALC approval.

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. The proposed addition complies with the exemption provisions in the Bylaw, as the addition would increase the size of the existing additional dwelling by less than 25%.

Riparian Management Area & Environmentally Sensitive Area Designation

The property contains a small portion of Riparian Management Area (RMA) and Environmentally Sensitive Area (ESA) designation at the rear of the property. No impact to the RMA or ESA is proposed as part of this application.

Food Security and Agricultural Advisory Committee

The associated ALR NARU application (AG 22-007162) was reviewed and supported by the Food Security and Agricultural Advisory Committee (FSAAC) at its meeting held on July 7, 2022. An excerpt from the July 7, 2022 FSAAC meeting minutes is provided in Attachment 4.

Public Consultation

In accordance with the City's Early Public Notification Policy, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, 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 early public notification or placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant 1st 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

Proposal

The purpose of the subject Zoning Text Amendment application is to allow a 64 m² (689 ft²) addition to the existing 256.9 m² (2,765 ft²) additional dwelling for the purposes of

accommodating accessibility features. The additional dwelling is occupied by the head grower of the farm operation and son of the property owner. Responsibilities include ordering cuttings, seeds, pots, containers, overseeing watering, fertilizing, time schedules, writing invoices, and general assistance for customers. The occupant of the additional dwelling was involved in an accident in 2020 and now requires a wheelchair. The purpose of the proposed addition is to incorporate accessibility features into the existing additional dwelling in order for the occupant to continue living in the dwelling and supporting the farm's operations. The applicant's statement is provided in Attachment 5.

The applicant has provided plans demonstrating that the intent of the proposed addition is solely to accommodate a variety of accessibility features, including wheelchair maneuverability (clearances and turning radiuses), space for physical therapy equipment, and storage for different types of wheelchairs. The City's Accessibility Coordinator has reviewed the plans and deemed it reasonable based on current established accessibility standards. The proposed plans are provided in Attachment 6. Prior to final adoption of the rezoning bylaw, a legal agreement registered on title is required to ensure the ensuing development of the addition is generally consistent with the submitted conceptual plans. The plans are consistent with the associated Council and the ALC approval of the Non-Adhering Residential Use (NARU) application.

To ensure that the residential buildings remain under the single ownership of the property, prior to final adoption of the rezoning bylaw, a legal agreement registered on title is required to ensure non-stratification and limiting the occupancy of the additional dwelling to farm labour or immediate family only.

Farm Operation

The subject site is approximately 40 acres (16 hectares), has farm status as per BC Assessment, and is actively farmed (nursery, including shrubs, trees, plants, vegetables, and ornamental flowers). The applicant has indicated that the associated farm operation has operated in Richmond since 1953 and was incorporated in 1970. In addition to the subject site, the farm operation also farms 6360 No. 7 Road, an additional 9.1 acres (3.7 hectares). The farm operation currently includes 18 full-time farm workers and 5 seasonal farm workers. The proposed addition would not impact the current farm operation as it would be located on the existing sundeck and within the existing farm home plate. In addition, no changes are required to the existing septic system.

The ALC decision letter noted that the intensity of the agricultural activity currently undertaken on the property warrants the necessity of having a second permanent residence and an on-site employee.

Proposed Zoning Text Amendment

As per the "Agriculture (AG1)" zone, a maximum one dwelling is permitted per lot. The existing additional dwelling on the site is approximately 256.9 m² (2,765 ft²) and the proposed addition is 64.0 m² (689 ft²), for a total of 320.9 m² (3,454 ft²). The existing principal dwelling is 304.1 m² (3,273 ft²) and is occupied by the property owner. The existing principal dwelling and additional dwelling on the subject site were constructed in the 1980s when the City's Zoning

Bylaw allowed additional dwellings on agriculturally zoned lots based on lot size, and is considered non-conforming.

In addition, the existing additional dwelling was constructed prior to the adoption of farm home plate area, farm home plate setback, single-detached housing maximum setback from a public road, and farm house footprint requirements contained in the current “Agriculture (AG1)” zone. The table below provides an analysis comparing current bylaw requirements and the proposed site-specific amendments:

	Bylaw Requirement (AG1)	Proposed Site-Specific Amendments
Residential Density:	Max. one dwelling unit per lot	Principal dwelling and additional dwelling (existing)
Farm Home Plate Area:	Max. 1,000 m ²	Approx. 3,500 m ² (existing)
Setback – Farm Home Plate:	Max. 75 m	85 m (existing)
Setback – Single-Detached Housing Building:	Max. 50 m	62 m (existing) / 68 m (proposed)
Farm House Footprint	Max. 60%	100% (existing)

The proposed Zoning Text Amendment to the “Agriculture (AG1)” zone would allow the proposal to proceed on the subject site only and limited to the proposed plans attached to this report (Attachment 6), consistent with the associated Council and ALC approval. A new additional dwelling or further expansion of the existing additional dwelling would require both Council and ALC approval.

Transportation and Site Access

The additional dwelling at 15140 Westminster Highway is currently accessed by a driveway along Westminster Highway. No changes are proposed to the existing site access.

Tree Retention and Replacement

No trees are proposed to be removed or impacted by the proposed addition to the existing single-family dwelling at 15140 Westminster Highway.

Site Servicing and Frontage Improvements

Due to the relatively small scale of the proposed addition, site servicing requirements are minor and will be addressed at the time of Building Permit application. No frontage improvements are required.

Financial Impact

None.

Conclusion

The purpose of the Zoning Text Amendment application is to allow an addition to an existing single-family dwelling at 15140 Westminster Highway for the purpose of accommodating

accessibility features, in order for the occupant to continue living in the dwelling and supporting the farm's operations.

The application is consistent with the associated Agricultural Land Reserve (ALR) Non-Adhering Residential Use (NARU) application (AG 22-007162) approved by Council and the Agricultural Land Commission (ALC).

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 10448 be introduced and given first reading.



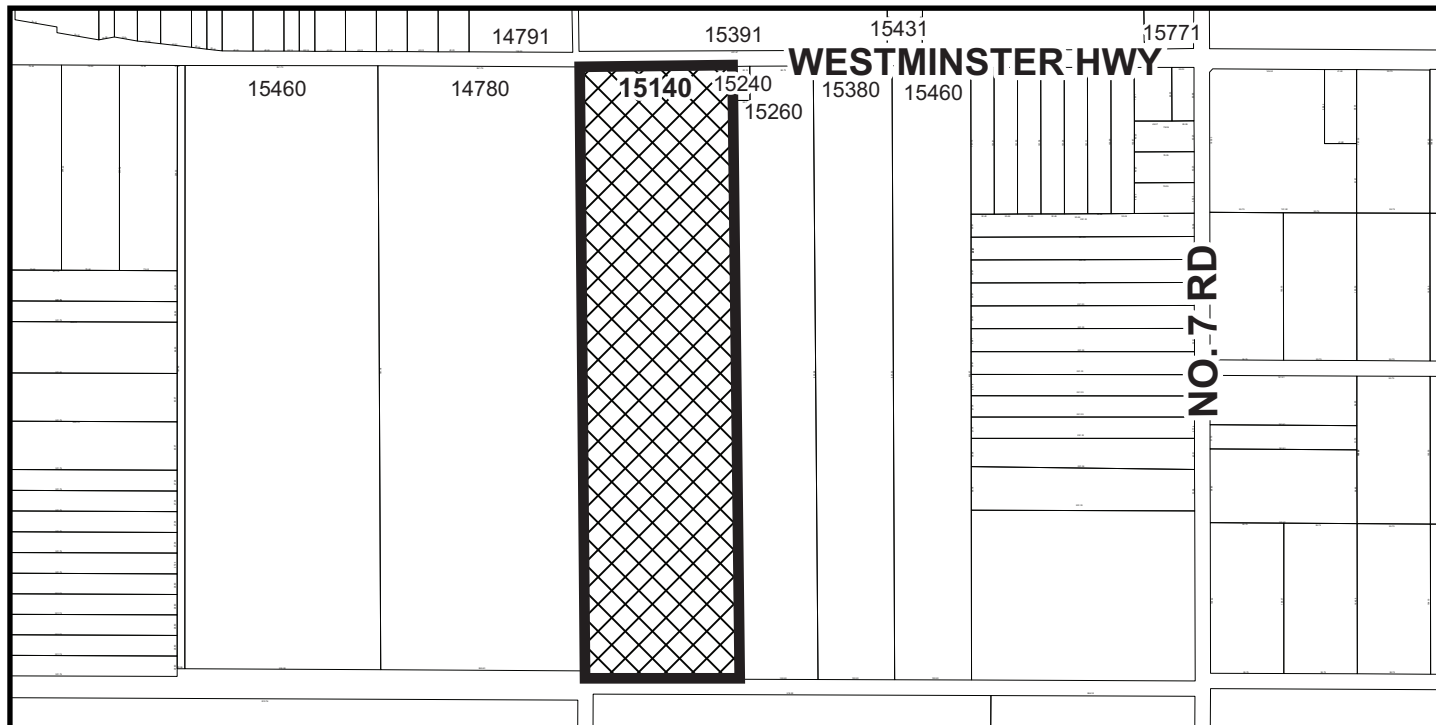
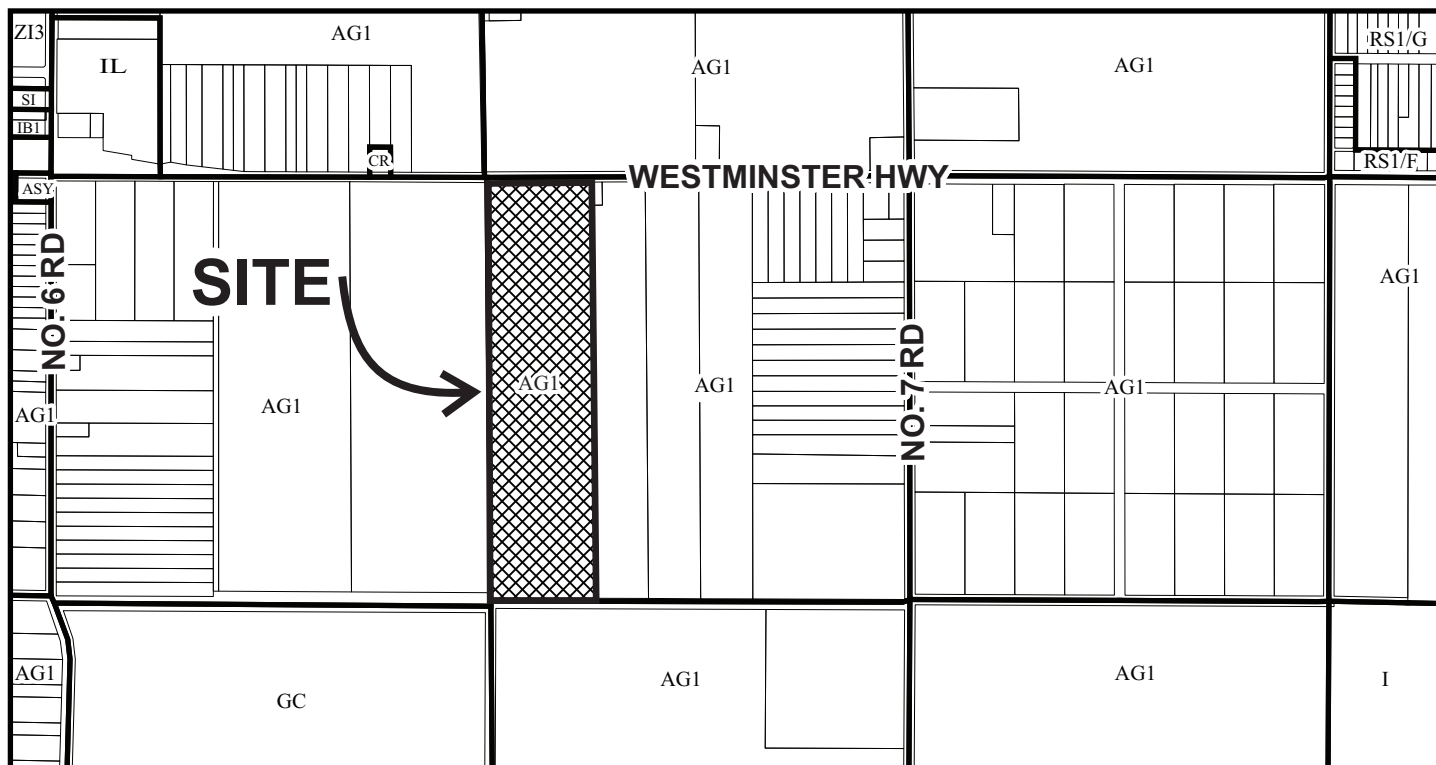
Steven De Sousa
Planner 2

SDS:cas

- Attachment 1: Location Map & Aerial Photo
- Attachment 2: ALC decision letter dated January 10, 2023
- Attachment 3: Development Application Data Sheet
- Attachment 4: Excerpt from the July 7, 2022 FSAAC Meeting Minutes
- Attachment 5: Applicant's Statement
- Attachment 6: Conceptual Development Plans
- Attachment 7: Rezoning Considerations



City of Richmond



ZT 23-009334

CNCL - 72

Original Date: 01/23/23

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 23-009334

CNCL - 73

Original Date: 01/23/23

Revision Date:

Note: Dimensions are in METRES



Agricultural Land Commission
 201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
www.alc.gov.bc.ca

January 10, 2023

ALC File: 64458

Grootendorsts' Flowerland Nursery Ltd.
 15140 Westminster Highway
 Richmond, BC

gflowerland@hotmail.com

DELIVERED ELECTRONICALLY

Dear Sir:

Re: Reasons for Decision - ALC Application 64458

Please find attached the Reasons for Decision for the above noted application (Resolution #14/2023). As agent, it is your responsibility to notify the applicant accordingly.

Please note that the submission of a \$150 administrative fee may be required for the administration, processing, preparation, review, execution, filing or registration of documents required as a condition of the attached Decision in accordance with s. 11(2)(b) of the ALR General Regulation.

Under section 33 of the ALCA, a person affected by a decision (e.g. the applicant) may submit a request for reconsideration. A request to reconsider must now meet the following criteria:

- No previous request by an affected person has been made, and
- The request provides either:
 - Evidence that was not available at the time of the original decision that has become available, and that could not have been available at the time of the original decision had the applicant exercised due diligence, or
 - Evidence that all or part of the original decision was based on evidence that was in error or was false.

The time limit for requesting reconsideration of a decision is one year from the date of the decision's release, as per [ALC Policy P-08: Request for Reconsideration](#).

Please refer to the ALC's [Information Bulletin 08 – Request for Reconsideration](#) for more information.

Yours truly,



Martin Collins, Regional Planner

Enclosures: Reasons for Decision (Resolution #14/2023)
 Schedule A: Decision Map
 Schedule B: Site diagram

cc: City of Richmond

64458d1



AGRICULTURAL LAND COMMISSION FILE 64458
REASONS FOR DECISION OF THE CHIEF EXECUTIVE OFFICER

Non-Adhering Residential Use Application Submitted Under s.20.1(2) of the Agricultural Land
Commission Act

Applicant: Grootendorst's Flowerland Nursery Ltd.

Agent: Andrew Grootendorst

Property: Parcel Identifier: 003-749-291
Legal Description: Parcel "B" (Reference Plan 1036)
Section 10, Block 4 North Range 5 West New
Westminster District

Area: 16.1 ha
ALR Area: 16.1 ha

Chief Executive Officer: Kim Grout
(the "CEO")

OVERVIEW

[1] The Property is located within the Agricultural Land Reserve (ALR) as defined in s. 1 of the *Agricultural Land Commission Act* (ALCA).

[2] Pursuant to s. 20.1(2) of the ALCA, the PRT, the Applicant is applying to the Agricultural Land Commission (the "Commission") to add 64 m² to an existing 257 m² single story home (constructed in 1980) occupied by a disabled co-owner/farm worker for wheelchair access. The addition would be located on the existing sundeck. The resident of the home, Andre Grootendorst, was the head grower of the nursery before his accident, and is resuming his role with the nursery as he recuperates.

The residence proposed for the 64 m² expansion is the second residence on the Property. The principal residence (constructed in 1984) is 304 m² (the "Proposal").

[3] The Proposal along with related documentation from the Applicant, Agent, local government, and Commission, is collectively referred to as the "Application". All documentation in the Application was available on the ALC Application Portal to the Agent in advance of this decision.

[4] Under Section 27 of the ALCA the Commission, by resolution, may establish criteria under which the CEO may approve applications for exclusion, subdivision, non-farm use, non-adhering residential use, and soil or fill use applications. By resolution, the Commission as specified that the following applications may be decided by the CEO:

3. Non-farm use and non-adhering residential use applications made necessary by minor deviations from the permitted uses identified in the ALR Use Regulation

[5] The Proposal was considered in the context of the purposes and priorities of the Commission set out in s. 6 of the ALCA:

6 (1) The following are the purposes of the commission:

- (a) to preserve the agricultural land reserve;
 - (b) to encourage farming of land within the agricultural land reserve in collaboration with other communities of interest; and,
 - (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.
- (2) The commission, to fulfill its purposes under subsection (1), must give priority to protecting and enhancing all of the following in exercising its powers and performing its duties under this Act:
- (a) the size, integrity and continuity of the land base of the agricultural land reserve;
 - (b) the use of the agricultural land reserve for farm use.

BACKGROUND

- [6] The Application indicates that the nursery operation requires the additional residence for farm help given the nursery employs between 20 and 25 farm workers. The residential expansion would increase the size of the existing secondary residence to ~321 m².
- [7] The 16 ha Property has BC assessment “farm” status and is used entirely as a nursery. The current homes are set back 85 meters from Westminster Highway and occupy approximately 3,500 m² footprint. No additional fill is required.
- [8] The City of Richmond notes that the second dwelling is legal, but non-conforming to the zoning bylaw, both in the number of permitted dwellings and their permitted overall maximum footprint (currently set at 1,000 m² in the Bylaw). If the application is permitted re-zoning would be required. Agricultural Advisory Committee recommended support for the application.
- [9] The City of Richmond *Food Security and Agricultural Advisory Committee* passed a motion to support the Application.

[10] The City of Richmond Council forwarded the application to the ALC with no specific comment.

FINDINGS

[11] The Commission finds that the application is consistent with Criterion 3 of the ALC CEO Delegation Authority as the 64 m² addition represents a minor expansion to a non-conforming second dwelling and occupies an area that already forms part of the residential structure.

[12] The Commission finds that the proposed 64 m² house expansion is necessary for accommodating the disability of the farm employee. Furthermore, the intensity of the agricultural activity currently undertaken on the property warrants the necessity of having a second permanent residence and an on-site employee.

DECISION

[13] After reviewing the Application, I am satisfied that the Proposal is consistent with Criterion #3 and approve the Proposal subject to the following conditions:

- a. The addition of 64 m² expansion to the existing secondary dwelling is located on the existing sundeck in accordance with Schedules A and B of this decision;

[14] This decision does not relieve the owner or occupier of the responsibility to comply with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment.

[15] A decision of the CEO is a decision of the Commission pursuant to s. 27(5) of the *ALCA*.

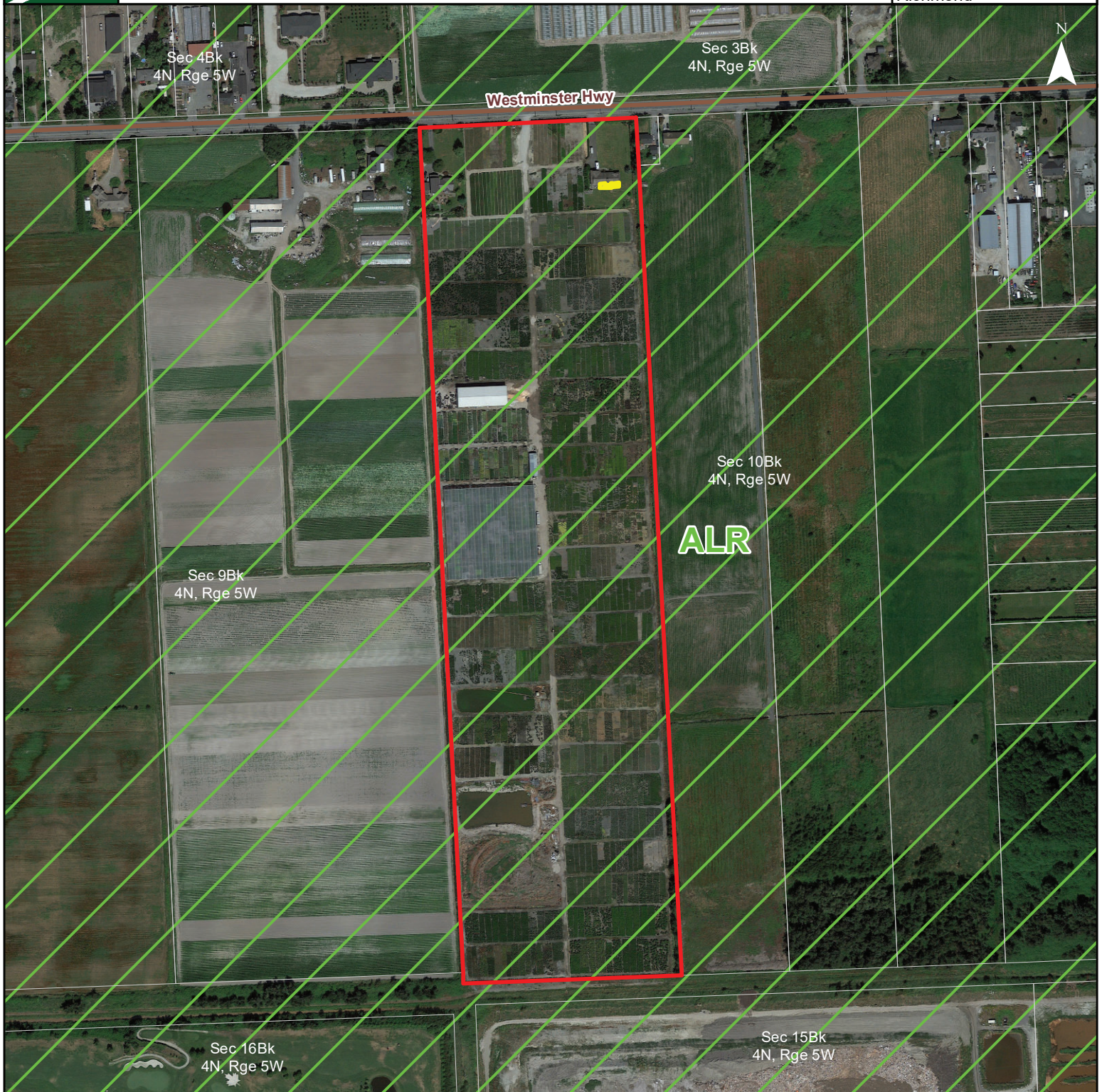


[16] Resolution #14/2023

Released on January 10, 2023

A handwritten signature in black ink, appearing to read "Kim Grout", is positioned above the printed name. The signature is fluid and cursive, with a large initial "K" and "G".

Kim Grout, Chief Executive Officer

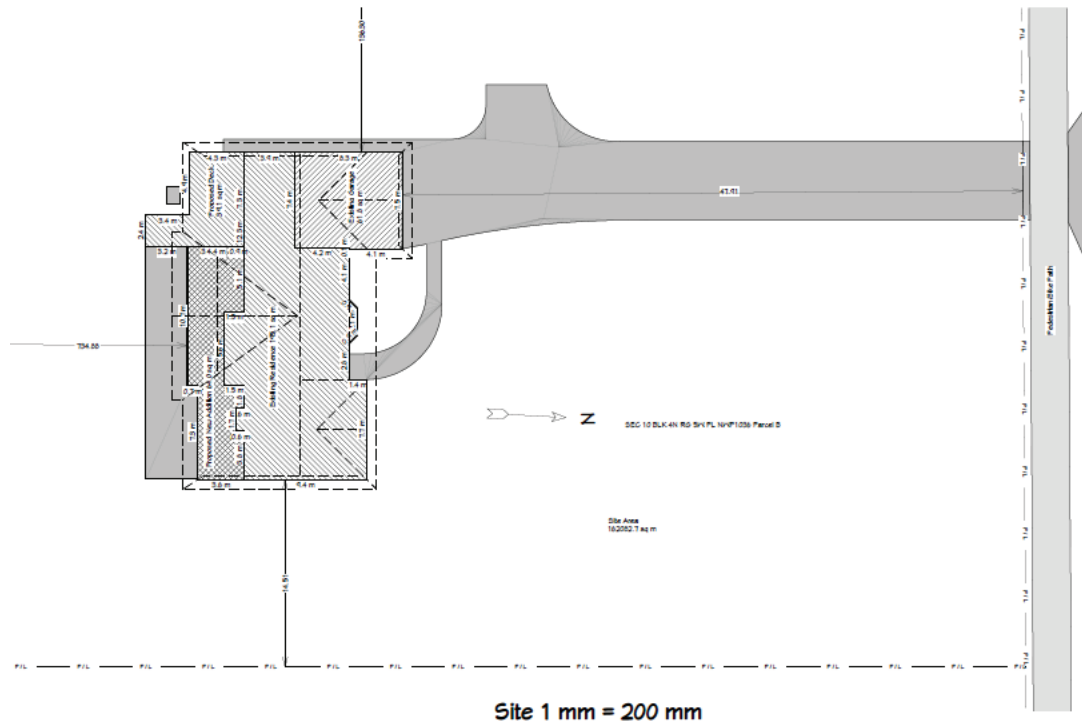


ALC FILE NO: 64458	RESOLUTION NO: 14/2023
MAP PRODUCED: January 10, 2023	
MAP SCALE: 1:5,000	
DATA SOURCES & NOTES: ALC, BCGW & Google Earth / Maxar. Contains information licensed under Open Government License - British Columbia.	
Map for reference only. Accuracy not guaranteed.	

- Approved Non-Adhering Residential Use (~0.0064 ha)
- Subject Property
- Agricultural Land Reserve
- PMBC Parcel Cadastre



Site 1 mm



Approved residence expansion of 64 m²





ZT 23-009334

Attachment 3

Address: 15140 Westminster Highway

Applicant: Grootendorst's Flowerland Nursery Ltd.

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	Grootendorst's Flowerland Nursery Ltd.	No change
Site Size:	40 acres (16 hectares)	No change
Land Uses:	Single-family residential and agriculture	No change
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	Zoning Text Amendment to allow an addition to an existing secondary dwelling
Number of Units:	2	No change

	Bylaw Requirement	Proposed
Residential Density:	Max. one dwelling unit per lot	Principal dwelling and secondary dwelling (existing)
Floor Area Ratio:	Max. 400 m ² (4,350 ft ²)	Principal dwelling (existing): 304.1 m ² (3,273 ft ²) Secondary dwelling (existing): 256.9 m ² (2,765 ft ²) Addition to secondary dwelling (proposed): 64.0 m ² (689 ft ²)
Farm Home Plate Area:	Max. 1,000 m ² (10,763 ft ²)	Approx. 3,500 m ² (37,674 ft ²) (existing)
Setback – Farm Home Plate:	Max. 75 m	85 m (existing)
Setback – Single Detached Housing Building:	Max. 50 m	Secondary dwelling (existing): 62 m Addition to secondary dwelling (proposed): 68 m
Setback – Front Yard:	Min. 6.0 m	Complies
Setback – Side Yard:	One side: Min. 6.0 m Other side: Min. 1.2 m	Complies
Setback – Rear Yard:	Min. 10.0 m	Complies
Farm House Footprint:	Max. 60%	Secondary dwelling (existing): 100%
Height:	Max. 9.0 m (2 storeys)	Secondary dwelling (existing): 1 storey

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

**Thursday, July 7, 2022 – 7:00 p.m.
Webex**

ALR Non-Adhering Residential Use Application – 15140 Westminster Highway

Steven De Sousa, Planner 2, introduced the ALR Non-Adhering Residential Use Application and provided the following comments:

- ALR Non-Adhering Residential Use applications are required for residential uses in excess of those residential uses permitted by the ALR Regulations, including alterations to existing residences that exceed the current requirements;
- The subject property contains an existing principal dwelling and additional dwelling, both built when the Zoning Bylaw and ALR Regulations allowed additional dwellings based on lot size;
- In order to allow the proposed addition to the existing additional dwelling, an ALR Non-Adhering Residential Use Application is required to be approved by Council and the ALC. Should Council and the ALC approve the application, a subsequent rezoning application would be also be required;
- The occupant of the additional dwelling is the head grower of the farm operation and now requires a wheelchair due to an accident in 2020. The applicant has provided plans demonstrating the intent to accommodate accessibility features into the existing additional dwelling. The City's Accessibility Coordinator has reviewed the plans and deemed it reasonable based on established accessibility standards; and
- The existing additional dwelling was constructed prior to the adoption of farm home plate area, farm home plate setback, single-detached housing setback, and farm house footprint requirements. The existing additional dwelling is considered non-conforming based on these current requirements.

The applicant provided the following additional information:

- Due to an accident in 2020, the occupant of the additional dwelling now requires a wheelchair;
- The proposed addition to the additional dwelling is required in order for the space to be accessible, including wheelchair maneuverability, space for physical therapy equipment, and storage for different types of wheelchairs; and
- The occupant of the additional dwelling is taking over the farm operation and requires a place to live on the farm.

The Committee expressed support for the proposal and acknowledged the applicant's needs to accommodate the proposed accessibility features.

The Committee passed the following motion:

That the Food Security and Agricultural Advisory Committee support the ALR Non-Adhering Residential Use Application at 15140 Westminster Highway (AG 22-007162).

Carried Unanimously

Applicant's Statement

Proposal

What is the purpose of the proposal?

The purpose of the proposal is to add several feet to an existing farm house in order to make it handicap accessible so that Andre Grootendorst , who, is the primary resident of this house, able to move back home.

Describe the necessity for an additional residence for farm use and how it will support agriculture in the short or long term.

Andre Grootendorst (the person who lives in this home) was in a bus which crashed at the Columbia icefields by Jasper July 18, 2020. He suffered multiple injuries which left him paralyzed. A T7 complete spinal injury. He spent 3 months in hospitals and more than a year recuperating at his parents home.. Andre would now like to be able to move back into his house , however he is confined to a wheelchair. Our goal in this application is to be able to make Andre's house wheelchair accessible and make it possible for him to live. This would include making handicap washrooms including showers, making his kitchen larger and replacing the cabinets for wheelchair accessibility and extending his family room several feet in order to accommodate his exercise equipment and for wheelchair maneuverability. Before his accident Andre was fully engaged in the operation of Grootendorst's Flowerland Nursery as head grower. He already is resuming part of his work and as he gets stronger would like to work full time at what he would be able to. He cannot do the same physical work, but will be able to do much needed leadership in planning, ordering, office, and customer service. Grootendorst' Flowerland Nursery has been a family run business in Richmond since 1953, Incorporated 1970. We operate on 50 acres of land, employ between 20 to 25 people. We fully appreciate the agricultural land reserve. We are only asking to add a few feet to a house so that Andre can continue to live in his house. We will not be using any more of the home plate that is already being used.

Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.

Residence no. 1 (Andre's house) A 1 story rancher, 3 bedrooms. 194.9 sq. m living space with a 61.9 sq. m garage. Built in 1980
Residence no. 2 Split level , 278.7 sq. m with a 25.36 sq m. garage built in 1984

What is the total floor area of the proposed additional residence in square metres?

64.0 m²

Describe the rationale for the proposed location of the additional residence.

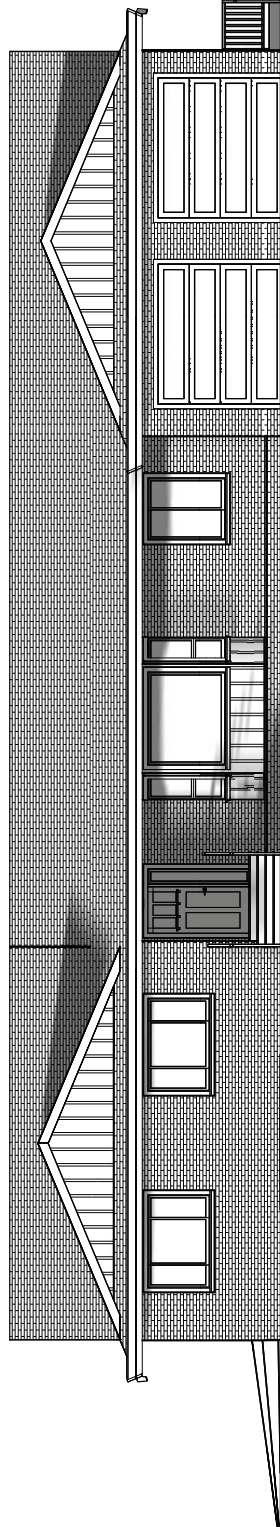
Would like to use the existing sundeck for the addition so we will not be using any agricultural land

What is the total area of infrastructure necessary to support the additional residence?

There will not be any extra infrastructure necessary except for a wheelchair ramp.

Do you need to import any fill to construct the additional residence or infrastructure?

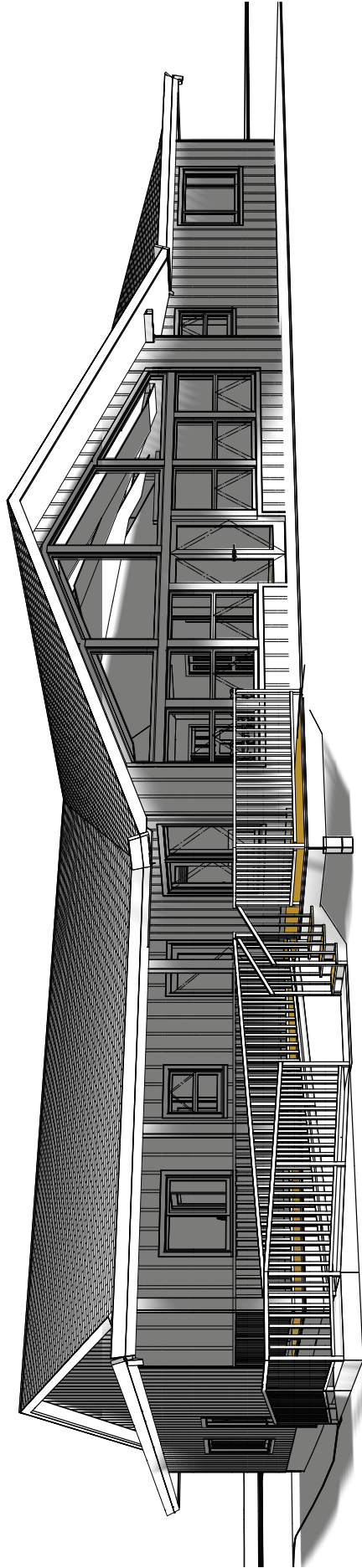
No



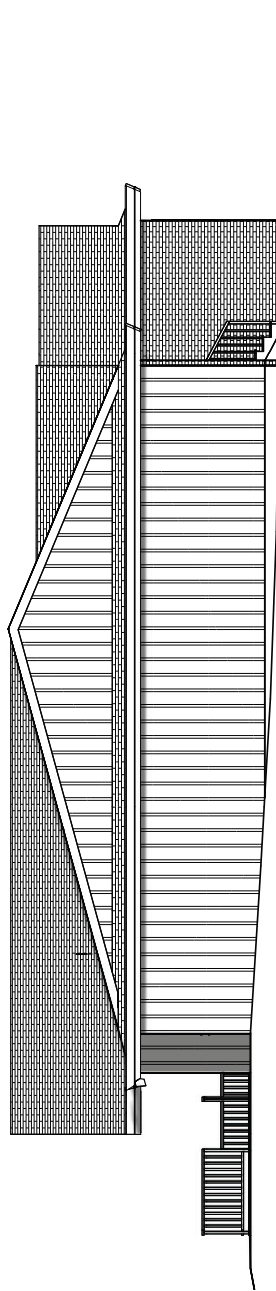
This is a detailed architectural elevation drawing of a building facade. The left portion of the image shows a brick wall with a fine, cross-hatched texture. To the right of the brick wall is a section with horizontal siding. This section contains a large, multi-paned window with a grid of six rectangular panes. Above this window are two smaller, square windows, each divided into four panes. Below the large window is a door with a small, rectangular transom window above it. To the right of the door is an exterior staircase with a metal railing, leading up to a second level. The entire drawing is rendered in a clean, line-art style with grayscale shading to indicate depth and texture.

Presentation Exterior Elevation Back 1/8 in = 1 ft

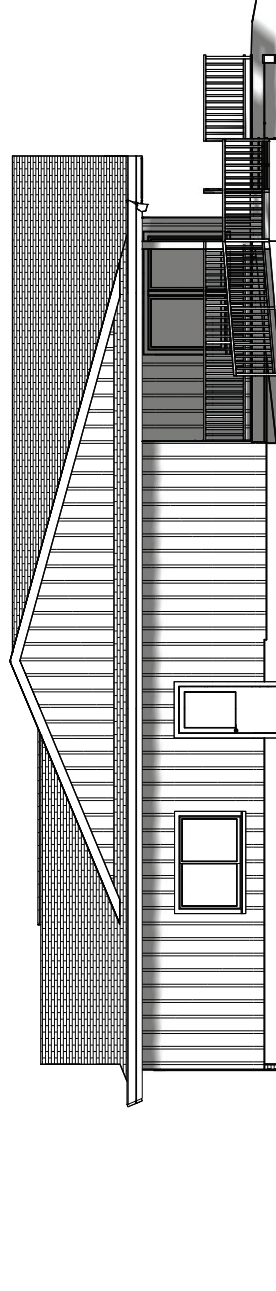
VANANDE ENTERPRISES



CNCL - 89



Presentation Exterior Elevation Left 1/8 in = 1 ft



Presentation Exterior Elevation Right 1/8 in = 1 ft

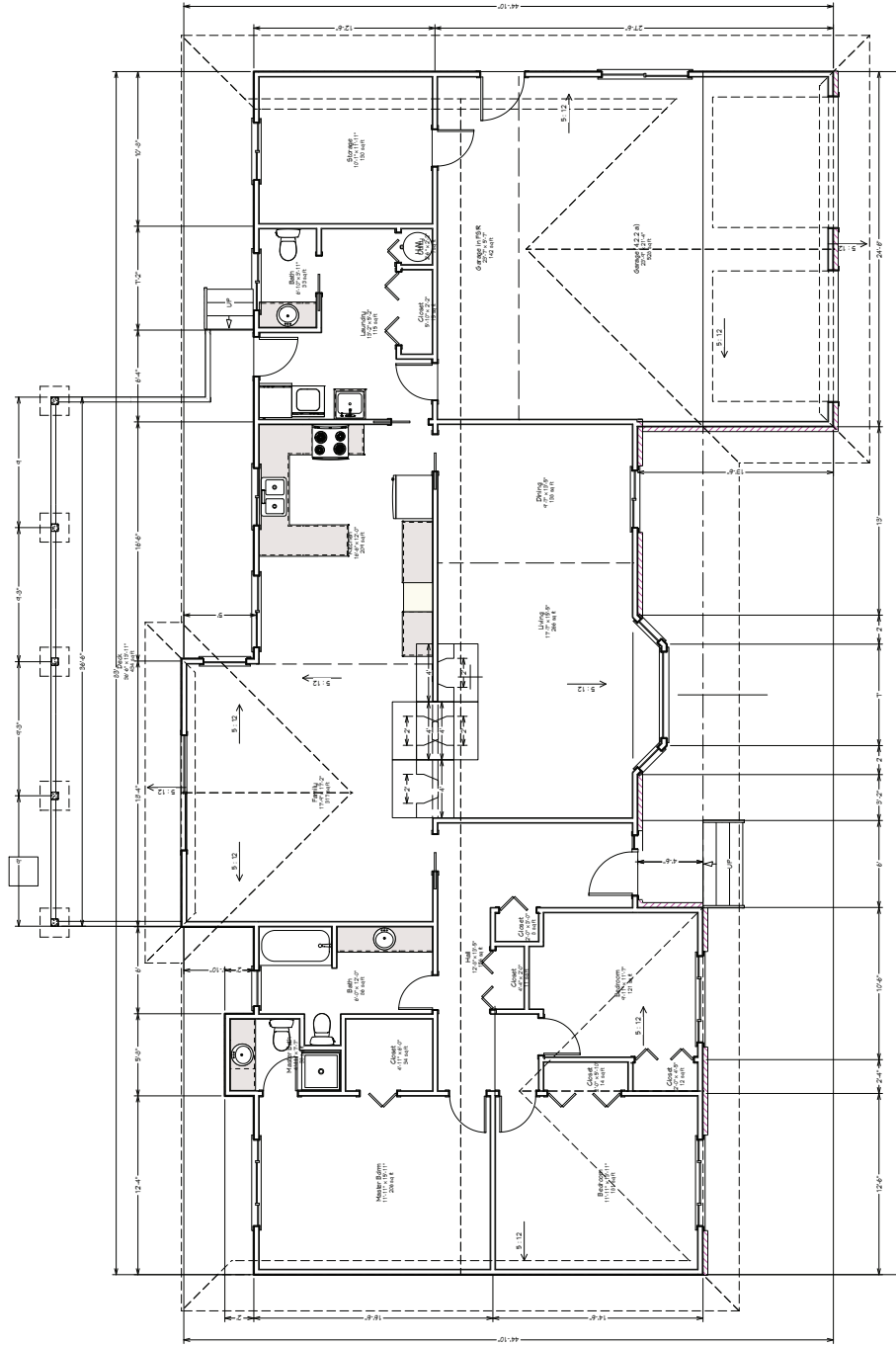
PROPOSED

Number	Date	Revisions	
		Number	Description

A2

DRAWN FOR:

DATE: 06-21-2022
FILE: Westminster Hwy 15140 14 11x17
PAGE: 2 of 4



Existing 1st Floor 1/4 in = 1 ft

All Plans and Construction To Conform To BC Building Code 2018

REVISIONS	NUMBER	DATE	DESCRIPTION

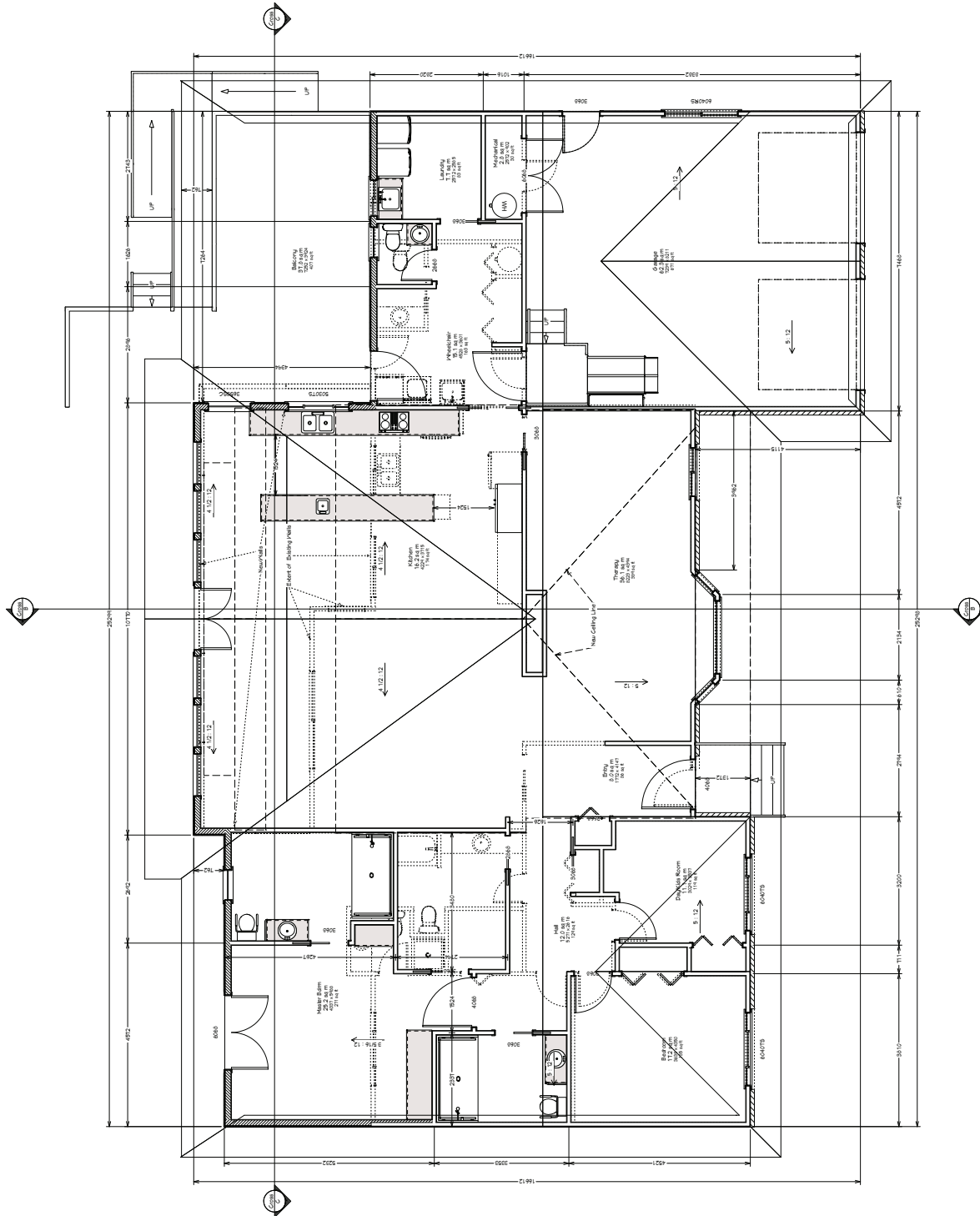
PROPOSED
Renovation at 1540 Westminster Highway

REVISIONS	NUMBER	DATE	DESCRIPTION

Revision
A6

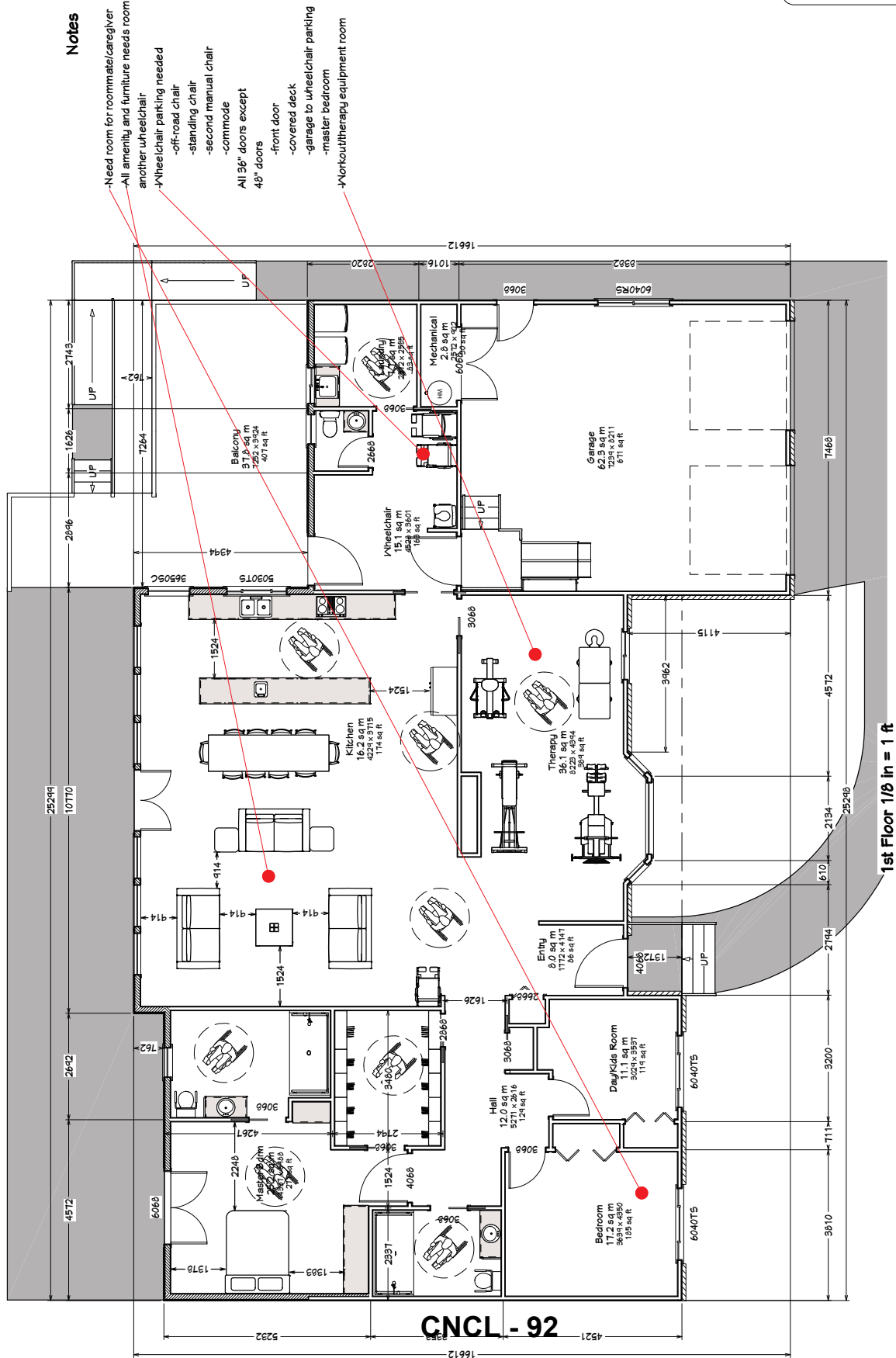
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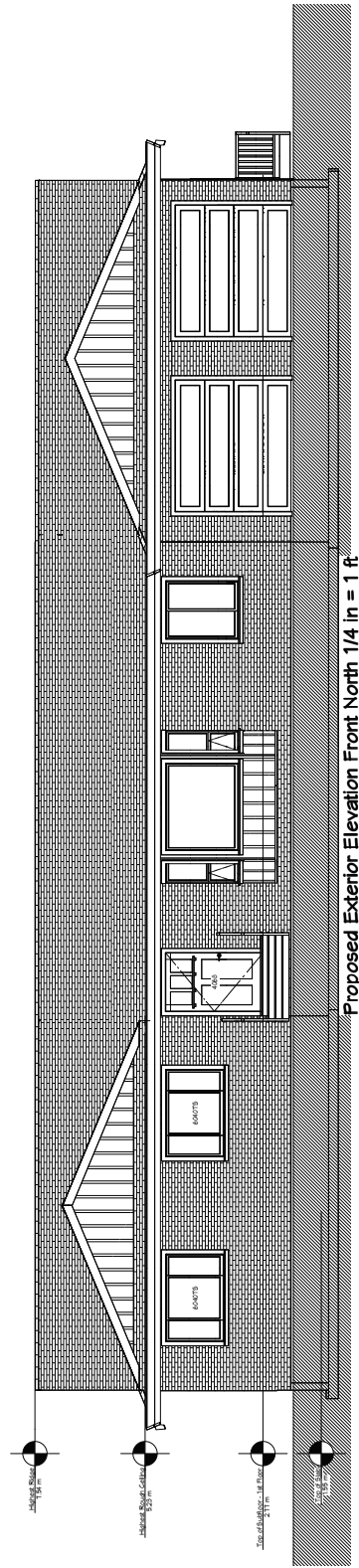
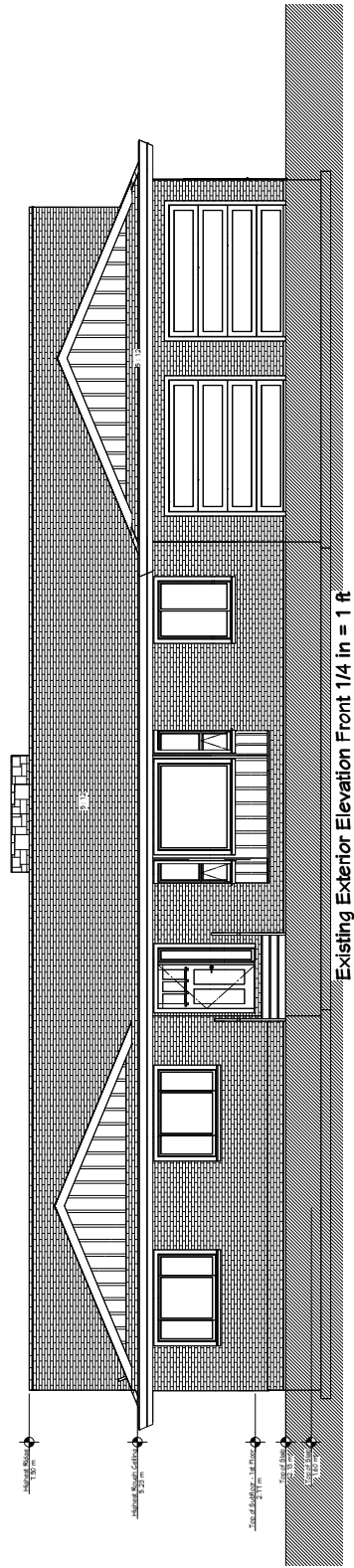
DATE: 06-01-2022
FILE: Westminster Hwy 1540 14.2k.dwg
PAGE: 6 of 4



Proposed 1st Floor 1/4 in = 1 ft

All Plans and Construction To Conform To BC Building Code 2018





PROPOSED
Renovation at 15140 Westminster Highway

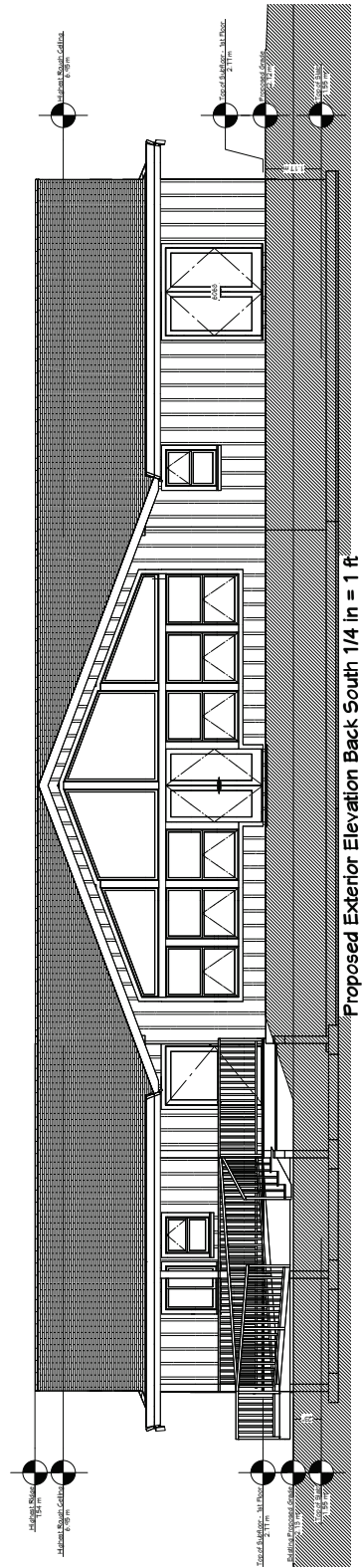
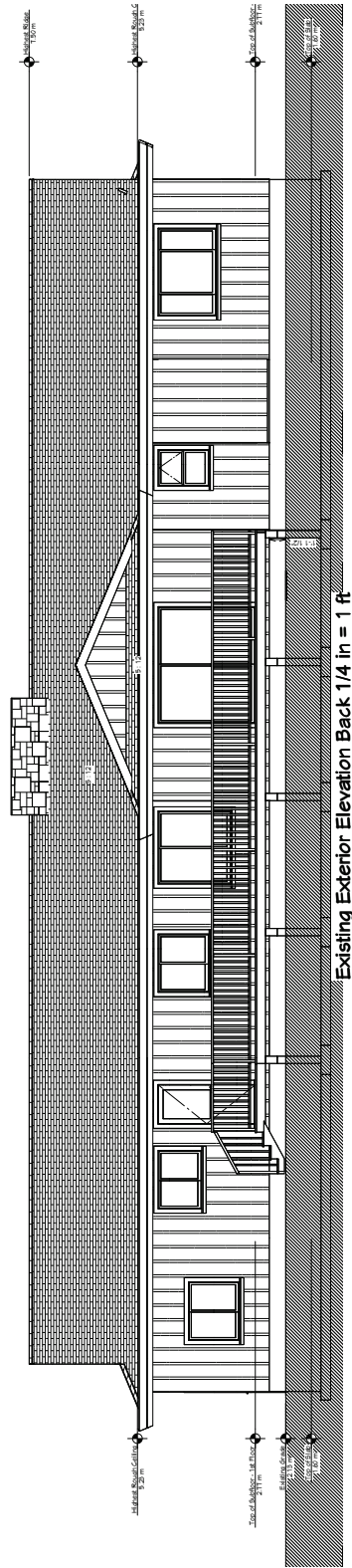
NUMBER	DATE	REVISIONS	DESCRIPTION

Elevations

A1

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14.2kx6
PAGE: 1 of 4

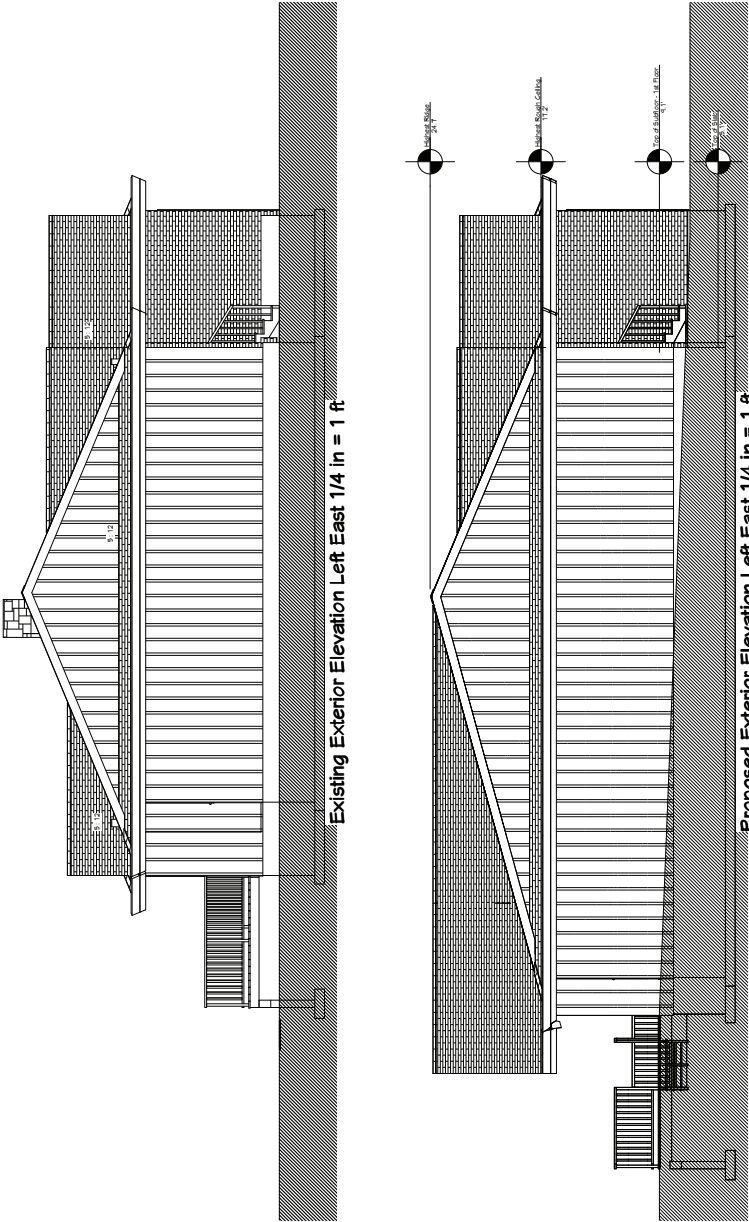


PROPOSED
Renovation at 15140 Westminster Highway

REVISIONS	
NUMBER	DATE DESCRIPTION

A2

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 2 of 9



PROPOSED
Renovation at 15140 Westminster Highway

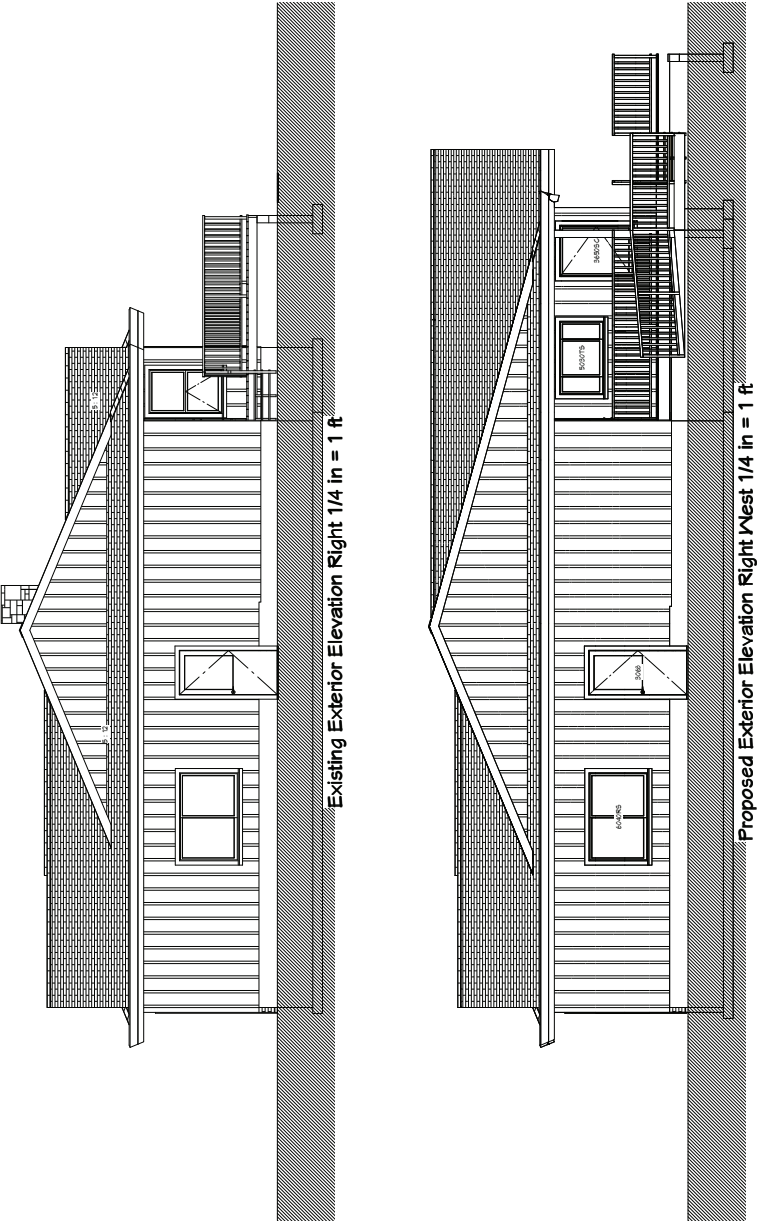
REVISIONS	
NUMBER	DATE

Elevations

A3

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DATE: 06-01-2022
FILE: Westminster Hwy 15140 14.2kx6
PAGE: 3 of 4



PROPOSED
Renovation at 15140 Westminister Highway

REVISIONS	
NUMBER	DATE DESCRIPTION

Elevations

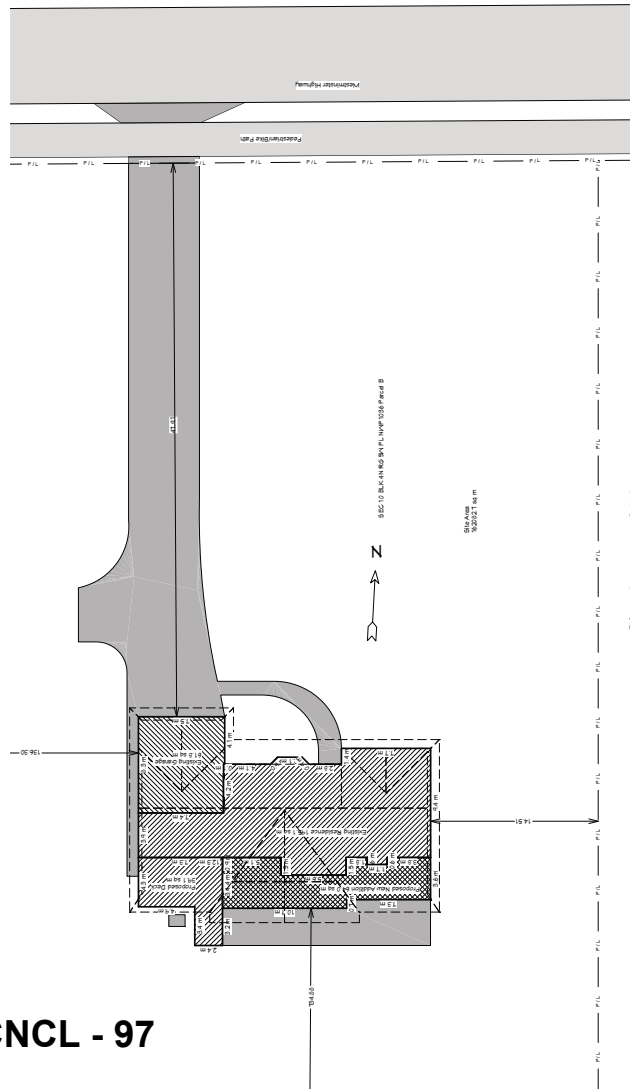
A4

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DATE: 08-01-2022
FILE: Westminister Hwy 15140 14.2kx6
PAGE: 4 of 4

Site 1 mm = 1000 mm

Site 1 mm = 200 mm



Rooms

Room	Room No.	Room Name	Room Area (sq. ft.)	Room Volume (cu. ft.)	Room Height (ft.)	Room Type	Room Use	Room Notes
1	101	RECEPTION	100	1000	10	RECEPTION	RECEPTION	
2	102	OFFICE	200	2000	10	OFFICE	OFFICE	
3	103	CONFERENCE	300	3000	10	CONFERENCE	CONFERENCE	
4	104	TRAINING	400	4000	10	TRAINING	TRAINING	
5	105	RESTROOM	50	500	10	RESTROOM	RESTROOM	
6	106	STORAGE	60	600	10	STORAGE	STORAGE	
7	107	LOBBY	700	7000	10	LOBBY	LOBBY	
8	108	ENTRANCE	800	8000	10	ENTRANCE	ENTRANCE	
9	109	EXIT	900	9000	10	EXIT	EXIT	
10	110	STAIRWELL	100	1000	10	STAIRWELL	STAIRWELL	

Site Analysis

Room	Room No.	Room Name	Room Area (sq. ft.)	Room Volume (cu. ft.)	Room Height (ft.)	Room Type	Room Use	Room Notes
1	101	RECEPTION	100	1000	10	RECEPTION	RECEPTION	
2	102	OFFICE	200	2000	10	OFFICE	OFFICE	
3	103	CONFERENCE	300	3000	10	CONFERENCE	CONFERENCE	
4	104	TRAINING	400	4000	10	TRAINING	TRAINING	
5	105	RESTROOM	50	500	10	RESTROOM	RESTROOM	
6	106	STORAGE	60	600	10	STORAGE	STORAGE	
7	107	LOBBY	700	7000	10	LOBBY	LOBBY	
8	108	ENTRANCE	800	8000	10	ENTRANCE	ENTRANCE	
9	109	EXIT	900	9000	10	EXIT	EXIT	
10	110	STAIRWELL	100	1000	10	STAIRWELL	STAIRWELL	

PROPOSED
Renovation at 15140 Westminster Highway

REVISIONS
NUMBER DATE DESCRIPTION

SITE PLAN

A9

DRAWN FOR:

DATE: 06-01-2022
FILE: Westminster Hwy 15140 14 24x36
PAGE: 4 of 4



Address: 15140 Westminster Highway

File No.: ZT 23-009334

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10448, the developer is required to complete the following:

1. Registration of an aircraft noise sensitive use covenant on title.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 3.0 m GSC.
3. Registration of a legal agreement on title ensuring non-stratification and limiting the occupancy of the additional dwelling to farm labour or immediate family only.
4. Payment of all fees in full for the cost associated with the Early Notification Policy and Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
5. Registration of a legal agreement on title ensuring that the Building Permit application and ensuing development of the addition is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development.

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

1. Building Permit (BP) plans must meet BC Building Code (e.g., unprotected glazing area, accessibility requirements, etc.) and Zoning Bylaw 8500.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Agricultural Land Reserve Non-Adhering Residential Use and/or Rezoning processes.
3. Submission of Building Permit (BP) plans consistent with the associated Agricultural Land Commission Approval (Resolution #14/2023) (AG 22-007162).

Note:

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

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10448 (ZT 23-009334)
15140 Westminster Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - a. Inserting the following new Section 14.1.11.15 (Other Regulations) in the Agriculture (AG1) zone and renumbering accordingly:

“The following are **site-specific zone** regulations for the purposes of accommodating accessibility features and subject to the approval granted by the Agricultural Land Commission dated January 10, 2023, in accordance with the *Agricultural Land Commission Act* (as amended), applicable only to the **lot** located at:

15140 Westminster Highway
P.I.D. 003-749-291
PARCEL "B" (REFERENCE PLAN 1036) SECTION 10 BLOCK 4 NORTH
RANGE 5 WEST NEW WESTMINSTER DISTRICT”

 - a) An additional **dwelling unit** is permitted and shall have a maximum **floor area** of 320.9 m²;
 - b) The maximum area of the **farm home plate** for the additional **dwelling unit** is 3,500 m²;
 - c) The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** for the additional **dwelling unit** is 85 m and no portion of the additional **dwelling unit** shall be located further than 68 m from a constructed public **road abutting** the property;
 - d) The maximum farm house footprint is 100% of the maximum **floor area** as permitted under Section 14.1.11.15 a).”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10448**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Lloyd Bie, P.Eng.
Director, Transportation
Re: 2023 Active Transportation Initiatives

Date: February 15, 2023
File: 10-6500-01/2023-Vol
01

Staff Recommendation

1. That the report titled "2023 Active Transportation Initiatives" dated February 15, 2023 from the Director, Transportation, be received for information; and
2. That a copy of the report be forwarded to the Richmond Council-School Board Liaison Committee for information.

Lloyd Bie, P.Eng.
Director, Transportation
(604-276-4131)

Att.1

REPORT CONCURRENCE		
ROUTED TO: Engineering Richmond RCMP	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The City undertakes and supports a number of infrastructure projects, initiatives and on-going activities to support active transportation (human-powered transportation) around Richmond. In addition to projects and programs included in the capital budget, joint initiatives with the Richmond Active Transportation Committee and HUB Cycling are undertaken throughout the year to encourage walking, cycling and rolling trips in the City. The City also funds cycling skills education courses for all Grade 6 & 7 students and continues safety related campaigns for personal mobility devices, such as e-scooters.

This report provides an overview of the active transportation initiatives planned for 2023 to support the planning, development, improvement, and promotion of the City's active transportation network. The report also highlights the 2022 active transportation accomplishments. Input and collaboration with the cycling community is integral to the delivery of these initiatives.

This report supports Council's Strategic Plan 2018-2022 Strategy #4 An Active and Thriving Richmond:

4.1 Robust, affordable, and accessible sport, recreation, wellness and social programs for people of all ages and abilities.

4.2 Ensure infrastructure meets changing community needs, current trends and best practices.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.3 Build on transportation and active mobility networks.

Analysis

As part of the planning and review of active transportation projects, staff meet monthly with the Richmond Active Transportation Committee (RATC) to seek input and feedback on infrastructure projects designed for cyclists, pedestrians and other micro-mobility devices. The committee also undertakes various activities in co-operation with the City to encourage, educate and raise awareness of active transportation. Committee members are local residents and/or employees who reflect a diverse range of ages and cycling skills. RATC will be providing input and participating in the active transportation initiatives planned for 2023 as identified in this report.

Planned 2023 Active Transportation Initiatives

Capital Projects - Active Transportation Network Expansion: Commence and continue design efforts and implementation of approved active transportation capital projects including:

- Complete the detailed designs for off-street multi-use pathways (MUP) on No. 2 Road (Steveston Highway to Williams Road), Shell Road (Hwy 99 to River Road) and Phase 3 of the Steveston Highway MUP (No. 2 Road to Railway Avenue).
- Commence construction of Phases 1 and 2 of the Steveston Highway MUP (Shell Road to No. 2 Road).
- Complete construction of the Westminster Highway MUP (Smith Crescent to Fraserside Gate). Construction of this project raised concerns from area residents in 2022 when construction commenced. Concerns included driveway access, on-street parking and vehicle speeds on Westminster Highway. Staff engaged with residents and coordinated with appropriate staff and the contractor to address concerns, which included some minor alterations to the design. Substantial completion is anticipated in summer 2023.
- Addition of bike lane delineators on Garden City Road from Granville Ave to Sea Island Way. Delineators between Granville Avenue and Railway Avenue have been installed as part of a pilot project.

E-Scooter and E-Bike Pilot Project: Continue to monitor the City's pilot project, particularly regarding the operation of the public shared e-scooter and e-bike system and its impact on existing cycling infrastructure and users. A public survey using the Let's Talk Richmond platform is planned for spring to seek feedback from e-scooter device operators and others sharing the road and pathways with these devices.

Active Transportation Network Spot Improvements: Potential projects include localized improvements to existing on-street cycling facilities such as improved pavement markings (e.g., green painted bike lanes at potential conflict areas), additional signage, new ramps to facilitate access to off-street pathways, and installation of delineators to prevent motorists from encroaching into bike lanes.

Park, Road and Development Projects: Review additional City and external agency projects that impact existing or would incorporate new active transportation infrastructure as part of the overall project such as the Province's Fraser River Tunnel Project and through the development applications process.

Cycling Network Plan Update: Identify cycling network upgrades as determined in the plan to prioritize future capital projects for Council consideration.

Bicycle-Pedestrian Counters: There are currently seven counters that record pedestrian and bicycle counts by direction on various facilities across the City (Table 1). The data will track usage and help inform the need for and timing of future improvements. Further expansion of the network of monitors will be coordinated as part of future cycling facilities.

Table 1: Bike-Pedestrian Counters

Bike Route	Location
Great Canadian Way MUP	South of Brackwith Road
McCallan Road MUP	South of Westminster Hwy
No. 2 Road MUP	South of Steveston Hwy
Alderbridge Way MUP	East of No. 4 Road
River Road MUP	West of No. 4 Road
Bridgeport Road MUP	West of No. 6 Road
Railway Greenway	South of Maple Road

Public Bicycle Parking: Research vendors and products to potentially trial secured bike parking facilities for public use.

Cost Share Grants and Awards: Continue to explore and apply for external grants related to active transportation projects. On February 16, 2023, the Province announced the City's application for Phase 2 of the Steveston Highway Multi-Use Pathway project has been approved to receive \$500,000 in cost-shared grant funding.

Promotion and Education of Active Transportation in 2023

Activities to encourage and promote active transportation as sustainable travel modes that also have significant health benefits are planned for 2023. RATC members and HUB Cycling will assist in the planning, promotion and staging of the following events in 2023:

- Cycling Go by Bike Week (May and September/October): The May 2023 event of this region-wide annual initiative organized by HUB Cycling will be held from May 29 to June 4, 2023. People cycling log their daily bike trips for a chance to win prizes and to help support cycling in Metro Vancouver. Staff and the RATC will assist in the planning and promotion of this event, which will include celebration stations in the city.
- Bike to School Week (May): An annual celebration where students of all ages are encouraged to bike, roll, or walk to school. The week long event will take place from May 29 to June 2, 2023. Cycling and rolling trips are logged by schools with prizes drawn at the end of the week.
- Cycling Bike to Shop Week (August): HUB Cycling stages this annual event to encourage people to ride to and shop at local businesses. Bike to Shop is both a 'support local' and tourism campaign, designed to bring people directly to local stores as well as travel to new areas. In the past, the event in Richmond has been focused in Steveston and includes participating businesses that offer promotions and discounts to participants.
- 21st "Island City, by Bike" Tour: The bike tour of Richmond is tentatively set for Sunday, June 11, 2023. Both a long and short route will seek to feature recent improvements to the active transportation network to raise community awareness of the neighbourhood facilities that support sustainable travel options.
- Bicycle Education for Students: Jointly with HUB Cycling and the Richmond School District, the City will facilitate in the expansion of cycling education courses to all Grade 6 and 7 elementary school students over a two-year period (i.e., approximately 19 schools per year). Students will learn the rules and responsibilities of riding on City streets and bike paths and receive hands-on practice with fundamental cycling skills on school grounds and local neighbourhood streets. HUB's fleet of bikes includes a range of specialized adaptive bikes that are available to children with physical and cognitive differences to help achieve a goal of 100 per cent participation.
- Promotion of Active Transportation Network: Continue to participate in City events related to health and transportation to raise the awareness of new active transportation facilities both locally and regionally. RATC will be engaged to help enhance active transportation information and resources on the City's website.

- *E-Scooter and E-Bike Safety Campaign:* Staff continue social media posts to deploy safety and education regarding the use of e-bicycles and e-scooters, focused on raising awareness of the e-scooter pilot project, bylaws and the safe operation of e-scooters (Figure 1). Staff will continue to collaborate with the Richmond RCMP to educate and inform residents on the safe and lawful operation of e-scooters. An information handout to convey the rules and regulations of e-scooters in the city was developed by the Richmond Block Watch office (Figure 2). These were distributed on shared pathways, at road side and at community events in 2022. Similar outreach is planned for 2023.



Figure 1: Social Media Safety Campaign for E-Scooters and E-Bikes



Figure 2: E-Scooter Safety Information Card

- *Promotion of Active Transportation Initiatives:* Pursue additional opportunities and efforts that can be explored to enhance education and outreach regarding cycling and pedestrian safety in the City, including updating information on the City's social media platforms. Continue to support HUB Cycling activities including learn to ride and bike maintenance courses.

2022 Active Transportation Highlights

The City continued to expand and enhance the active transportation network in 2022. RATC was engaged in the planning and implementation of the projects highlighted below:

Improvement of Existing Facilities

- *Garden City Road Multi-Use Pathway (Lansdowne Road to Westminster Highway):* Works in 2022 included completing the paving of the north section of the project and reconfiguring the bus stop area. The project provides a wider facility that is protected from vehicle traffic.
- *Alderbridge Way Multi-Use Pathway (Fisher Gate to Shell Road):* Completion of Phase 2 of the project along the north side of Alderbridge Way. Phase 1 of the MUP between No. 4 Road and Fisher Gate was completed in 2020.

- Cycling Network Plan Update: Updated City-wide cycling master plan that supports long-term mobility objectives, reflects best practices in cycling infrastructure design and current community needs, and includes a prioritized implementation strategy.

Promotion and Education of Active Transportation

- Go by Week (May and October 2022): Both the May and October 2022 events were held in-person and via digital programming to help with re-integration as restrictions eased for the COVID-19 pandemic. Richmond had 360 participants (a 13% increase compared to 2021). Collectively, Richmond participants logged 1,770 trips for a total distance of nearly 24,000 km.
- HUB Cycling Bike to Shop Week (August 13 to 21, 2022): The event in Richmond was focused in Steveston and included five participating businesses that offered promotions and discounts to participants.
- Bike to School Education for Students: In 2022, with revised delivery methods to comply with existing public health guidelines, a total of 1,627 students from 19 elementary schools (Attachment 1) received hands-on practice with fundamental cycling skills on school grounds and local neighbourhood streets.
- Cycling Education: HUB Cycling hosted learn to ride and bike maintenance courses in partnership with the City. Courses and online webinars totaled 137 attendees with 11 courses taught.
- E-Scooter and E-Bike Pilot Project: Use of the shared e-scooters has grown over the last year with trips continuing to be logged in the winter months. Since the shared e-scooter system deployed in May 2022, over 40,000 trips have been taken in 2022 with an average distance travelled of 1.6 kilometre. Lime provides in-app education and safety tips to avoid accidents and has hosted five in person First Ride safety events in 2022 in partnership with HUB Cycling. Staff report back annually on the status of the pilot project concurrent with the City's required reporting to the BC government. A report to Council providing a comprehensive update on the project is anticipated in Q2 2023.

Financial Impact

None.

Conclusion

The active transportation initiatives planned for 2023 will continue efforts to further encourage greater and safer use of pedestrian and cycling modes in Richmond. Active transportation also promotes physical activity and overall health and wellness outcomes. The Richmond Active Transportation Committee continues to participate and support the City's sustainable transportation objectives, which in turn will support progress towards meeting the City's target for the reduction of greenhouse gas emissions as well as the travel mode share targets of the City's Official Community Plan.

February 15, 2023

- 7 -

As the Richmond School District is an essential partner in the delivery of the cycling education courses for students, staff recommend that the report be forwarded to the Richmond Council-School Board Liaison Committee for information.

A handwritten signature in black ink, appearing to read "Sonali Hingorani".

Sonali Hingorani, P. Eng.
Manager, Transportation Planning and New Mobility
(604-276-4049)

SH:cas

Att. 1: 2022 Summary of Bike to School Education for Students

2022 Summary of Bike to School Education for Students

School Name	Dates of Instruction	# Students
Daniel Woodward Elementary	October 12th, 13th, 14th	56
F. A. Tomsett Elementary	October 3rd, 5th, 6th, 7th, 11th	83
General Currie Elementary	March 28th, 29th, 30th, 31st, April 1st	112
J. G. Diefenbaker Elementary	November 1st, 3rd, 4th, 7th, 8th	122
James Gilmore Elementary	May 11th, 12th, 13th, 16th, 17th	102
James McKinney Elementary	June 16th, 17th, 20th, 22nd, 24th	75
James Whiteside Elementary	May 19th, 25th, 26th, 30th, 31st	134
Kathleen McNeely Elementary	March 28th, 29th, 31st, April 4th, 5th	81
Kingswood Elementary	September 20th, 21st, 22nd, 23rd	84
Manoah Steves Elementary	October 17th, 18th, 19th, 24th, 25th	72
Maple Lane Elementary	September 26th, 27th, 28th	56
McKay Elementary	November 4th, 7th, 8th, 9th, 14th	78
Quilchena Elementary	October 24th, 25th, 26th	56
R. J. Tait Elementary	November 7th, 8th, 9th, 10th, 14th	51
Thomas Kidd Elementary	June 7th, 8th, 10th	50
W. D. Ferris Elementary	May 27th, 31st, June 1st, 2nd, 3rd	140
Walter Lee Elementary	June 9th, 13th, 14th, 15th, 16th	79
William Bridge Elementary	October 25th, 26th, 28th	56
William Cook Elementary	October 12th, 13th, 17th, 19th, 20th	140



City of Richmond

Report to Committee

To: Public Works and Transportation Committee
From: Milton Chan, P.Eng
Director, Engineering
Date: February 16, 2023
File: 10-6000-01/2023-Vol
01
Re: Sanitary Sewer Repairs – 100 to 1000 Block Lancaster Crescent

Staff Recommendation

That funding of \$1,000,000 from the Sanitary Sewer Reserve Fund for the sanitary sewer repairs along the 100 to 1000 block of Lancaster Crescent, be approved and that the Consolidated 5 Year Financial Plan (2023-2027) be amended accordingly.

Milton Chan, P.Eng
Director, Engineering
(604-276-4377)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Sewer & Drainage	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS:	APPROVED BY CAO

Staff Report

Origin

In December 2022, a section of failed sanitary sewer was discovered by City maintenance staff in the 1000 block of Lancaster Crescent within the Burkeville community.

The failed section of sanitary sewer was isolated and a temporary bypass system was installed by City forces to provide continuous sewer service to the surrounding properties.

Staff recommend that funding for the repairs be provided from the Sanitary Sewer Reserve Fund.

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

The City has a failed 200 millimeter diameter gravity sanitary sewer, constructed around 1940, that is located under Lancaster Crescent in Burkeville and is approximately 2.5 metres below ground level.

City forces installed a temporary sanitary sewer bypass system to maintain continuous sewer service to nearby properties while the sewer was inspected to determine the extents of the repair work required.

The proposed repair work will include an open trench repair at the location of the break, and the use of trenchless technologies to repair approximately 445 meters of sanitary sewer line. This line services the 28 residential homes between the 100 to 1000 block of Lancaster Crescent. The repair will restore regular sanitary service in a timely manner and improve the existing infrastructure, resulting in extended asset lifespan for this sewer. It will also minimize the risk of additional breaks in the future.

The costs for this repair are estimated at \$1,000,000, including engineering consultant design and construction works.

Financial Impact

The total estimated capital cost for the repair of the failed sanitary sewer along Lancaster Crescent is \$1,000,000.

A temporary funding source will be utilized to fund the repair until the Consolidated 5 Year Financial Plan (2023-2027) can be amended with this additional \$1,000,000 to be funded by the Sanitary Sewer Reserve Fund. Any unused funds will be returned to the funding source.

Conclusion

The sanitary sewer system in the 100 to 1000 block of Lancaster Crescent has failed. Staff will be using a temporary funding source to fund the repair. Staff recommend that funding for the repair work be provided from the Sanitary Sewer Reserve Fund.

A handwritten signature in blue ink, appearing to read 'KR', is positioned above the printed name and title of the signatory.

Kevin Roberts, P.Eng.
Acting Manager, Engineering Design and Construction
(604-204-8512)

- Skip to main content
- Skip to footer

British Columbia News

Amendments will fight disinformation, make elections more accessible

<https://news.gov.bc.ca/28297>

Proposed amendments to the Election Act will make it easier for voters in B.C. to cast their ballots, while continuing to combat disinformation, increase transparency and strengthen third-party advertising rules in the provincial electoral process.

The amendments respond to recommendations made by the independent chief electoral officer in the 2020 report Digital Communications, Disinformation and Democracy, and the 2022 report Recommendations for Legislative Change.

If passed, the amendments will support the ongoing work of Elections BC to maintain fair and impartial electoral processes in B.C. in an increasingly digital world.

"Maintaining the integrity of our elections is fundamental to our democracy," said Niki Sharma, Attorney General. "With these changes, we're building on our work to get big money out of politics, protecting our electoral process from the alarming increase in disinformation available online and ensuring online platforms do their part to support transparency throughout the electoral process."

The proposed amendments include:

- placing restrictions on intentionally making false statements about objective biographical information about candidates and senior officials of political parties;
- cracking down on the spread of deliberate disinformation about the electoral process, such as including disinformation about voting eligibility, dates, times and locations; and
- streamlining the vote-by-mail process to make it more accessible for people.

The amendments will authorize the chief electoral officer to require all digital platforms that publish election advertising to remove non-compliant content within a specified timeframe. Platforms that fail to remove non-compliant content may also face significant and meaningful fines.

Although mail-in voting has been an option for more than 30 years in B.C., the 2020 provincial general election was the first election in which more voters voted at advance voting or by mail than on general voting day.

The proposed amendments complement extensive amendments made to the Election Act in 2019 to implement voting modernization and in 2017 to amend campaign financing rules.

Learn More:

For more information about provincial elections in B.C.: <https://elections.bc.ca/> (<https://elections.bc.ca/>)

To view the 2022 Report of the Chief Electoral Officer on Recommendations for Legislative Change: <https://elections.bc.ca/docs/rpt/2022-CEO-Recommendations.pdf> (<https://elections.bc.ca/docs/rpt/2022-CEO-Recommendations.pdf>)

To view the 2020 Report of the Chief Electoral Officer on Digital Communications, Disinformation and Democracy:

CNCL - 113

<https://elections.bc.ca/docs/rpt/2020-CEO-Recommendations.pdf> (<https://elections.bc.ca/docs/rpt/2020-CEO-Recommendations.pdf>)

A backgrounder follows.

Ministry of Attorney General

Media Relations

778 587-3237

Backgrounders

Action on recommendations to make voting in B.C. safer, more accessible

Amendments to the Election Act respond to several of the chief electoral officer's recommendations in their reports:

- Digital Communications, Disinformation and Democracy (May 2020); and
- Recommendations for Legislative Change (May 2022).

The proposed amendments that address recommendations in the report, Digital Communications, Disinformation and Democracy, include:

- introducing restrictions on making false statements about objective biographical information about candidates, senior officials of political parties, or election officials with an intent to influence the election results;
 - This information would be constrained to objective biographical facts, such as whether the individual has been convicted of or charged with an offence, or an individual's citizenship, place of birth, education, professional qualifications or membership in a group or association.
- prohibiting dissemination of material that purports to be made, distributed, transmitted or published by or under the authority of the chief electoral officer, an election official, a candidate, a nomination contestant, a registered political party or registered constituency association;
- introducing restrictions on spreading disinformation about the electoral process, such as disinformation about voting eligibility, dates, times and locations;
- establishing specific criteria for what constitutes an independent third-party advertising sponsor;
- providing the chief electoral officer with the regulatory authority to establish content and format standards for authorization statements (i.e., "taglines" required to be included on all election advertising);
- requiring all digital platforms that publish election advertising to remove non-compliant content within 24 hours following notice by the chief electoral officer and establishing significant and meaningful fines for platforms that fail to remove that content; and
- extending the definition of canvassing on a commercial basis to include the transmission of online messages.

Amendments based on the report, Recommendations for Legislative Change, include:

- requiring voters to provide their date of birth on their voting-certification envelope to confirm their identity, instead of requiring a witness declaration;
- authorizing the chief electoral officer to require identity verification requirements to streamline registering in conjunction with voting by mail;
- allowing voters to return their mail-in voting package to any voting place and allowing the chief electoral officer to specify other dropoff locations, such as Service BC centres;
- establishing a process to correct mistakes in vote-by-mail packages similar to the one established in the Electoral Reform Referendum 2018 Regulation;
- allowing voters who record the name of a party leader to have their vote counted;
- authorizing the chief electoral officer to conduct final count and recounts for ballots administered under the remote voting provisions of the Election Act;
- extending the assistance and translation provisions to voters who vote at a district electoral office; and

- exempting site-based voters, such as people living in residential care facilities, from proving their residential address when voting at that location. These voters would be required to present identification proving their name only.

If passed, the amendments will be implemented in time for the next scheduled provincial general election.

Translations

- ElectionAct_Chinese(simplified).pdf ([https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_Chinese\(simplified\).pdf](https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_Chinese(simplified).pdf))
- ElectionAct_Chinese(traditional).pdf ([https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_Chinese\(traditional\).pdf](https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_Chinese(traditional).pdf))
- ElectionAct_French.pdf (https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_French.pdf)
- ElectionAct_Punjabi.pdf (https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_Punjabi.pdf)
- ElectionAct_Tagalog.pdf (https://bcgovnews.azureedge.net/translations/releases/2023AG0007-000248/ElectionAct_Tagalog.pdf)

Acknowledgment

The B.C. Public Service acknowledges the territories of First Nations around B.C. and is grateful to carry out our work on these lands. We acknowledge the rights, interests, priorities, and concerns of all Indigenous Peoples - First Nations, Métis, and Inuit - respecting and acknowledging their distinct cultures, histories, rights, laws, and governments.



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 6, 2023
File: RZ 18-818548

Re: Application by Matthew Cheng Architect Inc. for Rezoning at
7511 St. Albans Road from "Single Family Detached (RS1/E)" Zone to
"High Density Townhouse (RTH1)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, for the rezoning of 7511 St. Albans Road from "Single Family Detached (RS1/E)" zone to "High Density Townhouse (RTH1)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604-247-4625)

WC:el
Att. 9

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

Staff Report

Origin

Matthew Cheng Architect Inc., on the behalf of 1118992 BC Ltd. (Directors: Ramneek Singh Padda and Satwant Singh Atwal), has applied to the City of Richmond for permission to rezone 7511 St. Albans Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “High Density Townhouse (RTH1)” zone in order to permit the development of five three-storey townhouse units with vehicle access through an easement registered on Title of the adjacent property to the north at 7433 St. Albans Road. A preliminary site plan, building elevations and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for this development to design and construct frontage beautification along St. Albans Road, relocation of an existing fire hydrant out of the proposed sidewalk and new service connections.

Findings of Fact

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

Subject Site Existing Housing Profile

The site currently contains one single-family home, which will be demolished. The applicant has advised that the house on-site is rented out on a month-to-month basis; and there is no secondary suite in the house.

Surrounding Development

- To the North: A seven-unit, two-storey townhouse development on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the South: A four-unit, three-storey townhouse development on a lot zoned “Town Housing (ZT45) – Gilbert Road, Acheson – Bennett Sub-Area, St. Albans Sub-Area, South McLennan (City Centre)”.
- To the East: Across St. Albans Road, a 23-unit, three-storey townhouse development on a lot zoned “High Density Townhouses (RTH4)”.
- To the West: A four-storey apartment building on a lot zoned “Medium Density Low Rise Apartments (RAM1)”.

Related Policies & Studies

Official Community Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject development site is “Neighbourhood Residential” which includes areas where the principal uses are single family, two-family and multiple family housing (specifically townhouses).

The St. Albans Sub-Area of the City Centre Area Plan (CCAP) (Attachment 4), designates the subject development site for "Multi-Family Low Rise (three-storey apartments, Townhouses, Two-Family or Single-Family Dwellings)". The subject development proposal is consistent with these land use designations.

Under the Development Permit Guidelines in the CCAP, the subject development site is located within "Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial", which is intended for lower-density conventional and stacked townhouses (i.e., typically with individual garages). The preliminary design of the proposal featuring conventional townhouses with individual garages generally complies with the CCAP Guidelines in terms of land use, density and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The subject development site is surrounded by properties with development potential subject to the CCAP. Registration of a legal agreement on Title is required before final adoption of the rezoning bylaw, stipulating that the residential development is subject to potential impacts due to other development that may be approved within the City Centre and requiring this information be provided through signage in the sales centre and through the disclosure statement to all initial purchasers.

The proposed rezoning is subject to a community planning implementation strategy contribution for future community planning initiatives. The applicant proposes to make a cash contribution at the current rate of \$0.34 per buildable square foot, for a total contribution of \$2,264.40 prior to final adoption of the rezoning bylaw.

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.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution toward the City's Affordable Housing Reserve Fund. As per the Strategy, townhouse rezoning applications inside of the City Centre Area Plan are required to provide a cash-in-lieu contribution of \$18.00 per buildable square foot. Consistent with the Strategy, a contribution of \$119,880.00 is required prior to the final adoption of the rezoning bylaw.

Market Rental Housing Policy

This rezoning application was received prior to the current Market Rental Housing Policy adopted by Council on June 20, 2022. In keeping with Council policy, instream rezoning applications are exempted from the Market Rental Housing Policy if the project reaches first reading no later than June 20, 2023.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have received correspondence from residents of the existing adjacent townhouse development to the north at 7433 St. Albans Road expressing concern with the proposed shared driveway access located on 7433 St. Albans Road. Details on the access are discussed in the Transportation and Site Access section of this report.

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 City's *Zoning Bylaw 8500*.

Analysis

Built Form and Architectural Character

The applicant proposes five three-storey units in two townhouse clusters oriented on either side of a central north-south drive aisle. The three units at the front of the site would have pedestrian access to the sidewalk. Each of these units proposes a second storey deck oriented to internal drive aisle in addition to private outdoor space at grade fronting on St. Albans Road.

The two units at the rear of the site would have both pedestrian and vehicle access from the internal drive aisle. Private outdoor space is proposed at grade in the rear yard, second-storey deck oriented to rear yard and the adjacent apartment building, and a roof deck oriented to the internal drive. One convertible unit (Unit 4) is proposed.

The building massing and architectural features are similar to the neighbouring townhouses to the north and south. Pitched roofs and secondary eaves contribute to the look and feel of a traditional residential character, consistent with the design objectives for the neighbourhood contained in the City Centre Area Plan.

Transportation and Site Access

Vehicle access is proposed through an existing easement registered on the drive aisle of 7433 St. Albans Road, to the north. Staff requested that the applicant discuss use of the easement with the adjacent strata, in order to address any concerns with the shared use of the driveway, as well as day-to-day issues such as maintenance and wayfinding signage. A consultation summary prepared by the developer is presented in Attachment 5.

Staff have also received a number of inquiries from the residents of 7433 St. Albans Road, regarding the shared access arrangement. There is an access easement registered on Title of 7433 St. Albans Road (both the common property and individual units) to provide vehicle access to the future developments on the adjacent properties to the north and south of 7433 St. Albans Road.

This access arrangement was secured through the rezoning and development applications for 7433 St. Albans Road, which received final adoption by Council on November 13, 2001 (RZ 00-180731). A legal opinion prepared by the applicant's lawyer confirms that the City can rely on this access easement. This legal opinion has also been reviewed by the City's Law Department.

Staff understand that owners and residents at 7433 St. Albans Road are opposed to the shared access proposal. After Staff explained why the access easement was put in place and how their concerns can be addressed through a management agreement, residents still requested the City to discharge the easement. It is noted that this access easement is an agreement between the private property owners of 7433 St. Albans Road and 7511 St. Albans Road. While the City is a party to the easement (to ensure the easement cannot be discharged without the City's consent), the City does not have authority to require the discharge of the easement that benefits the owners/developers of 7511 St. Albans Road. Details of the consultation process and correspondences with the residents at 7433 St Albans Road are presented in Attachment 6.

Transportation staff support the proposed shared driveway access as it provides several benefits to both the development on the subject site, the City and neighbouring properties, including:

- A Traffic and Parking Assessment prepared by third party professional engineer confirms the proposed access arrangement (i.e., via 7433 St Albans) is functional with the subject development.
- Volume of traffic anticipated from the subject site would be accommodated within the existing driveway and drive aisle at 7433 St. Albans Road. The number of vehicle trips generated by this development will be a marginal increase over existing condition and will be accommodated by the existing capacity of the adjacent transportation network. Further the site location provides good access to transit service and other amenities, businesses and other destinations.
- St. Albans Road is identified in the City Centre Area Plan as key cycling route. Consolidating driveways would reduce the number of conflict points for pedestrians, cyclists and motorists travelling along St. Albans Road.
- The subject development includes a hammerhead turnaround at the south end of the site. This turnaround will enable vehicles, especially large vehicles (e.g. delivery vehicles, moving vehicles/SU9) to turn-around on-site and exit onto St. Albans Road without backing in or onto the street. This design provision of the subject development's site plan would allow deliveries and trucks to 7433 St. Albans Road to have access to this turnaround area through an SRW PROP. This will improve operations at the existing site's access.
- The proposal is consistent with the vision for the redevelopment of the area established when 7433 St. Albans Road was rezoned to minimize driveway points to enhance streetscape.

For these reasons, staff support the proposed shared driveway access as envisioned during the redevelopment of 7433 St. Albans Road. Prior to final adoption of the rezoning bylaw, registration of a legal agreement on Title to ensure the following arrangements is required:

- Prohibiting direct vehicle access to St. Albans Road and limiting access to the easement on the driveway at 7433 St. Albans Road.

- Provision of a Statutory Right-of-Way (SRW) over the internal drive-aisle and hammerhead turnaround area on the subject site to enable residents and visitor of 7433 St. Albans Road to use the turnaround area.

Staff understand that the developer has reached out to the adjacent strata again on February 14, 2023, but has been unable to reach any agreement with the adjacent strata regarding the use of the shared access to-date. Should the rezoning application proceed, staff would continue to encourage discussions between the two parties on the shared use of the driveway through the Development Permit process.

On-site Parking

The parking rate for townhouses located in Zone 3 of the City Centre is 1.4 residential spaces and 0.2 visitor spaces per dwelling unit. The proposal will feature five units with a total of seven resident parking spaces and one visitor parking space, which meet the minimum bylaw requirements for this neighbourhood. Prior to final adoption, registration of a restrictive covenant on Title to ensure visitor parking remains as visitor parking in perpetuity is required.

Bicycle parking is provided, according to Richmond Zoning Bylaw 8500, inside the garage of each unit and a bike rack is provided for visitors beside the proposed pedestrian entrance to the development along the south property line.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the townhouse site, as per the OCP. Based on the rate identified in the OCP (i.e., \$2,066 per unit for the first 19 units), the total cash contribution required for the five unit townhouse development is \$10,330.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the size of the proposed children's play area is approximately 30 m² (323 ft²), which meets the Official Community Plan (OCP) requirements. Staff will work with the applicant at the Development Permit stage to ensure:

- The configurations and designs of the children's play area, including provision of children's play equipment, meet the Development Permit Guidelines in the OCP.
- Provision of additional outdoor amenity area as per the Development Permit Guidelines in the CCAP.

Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple family housing development projects, and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Existing Legal Encumbrances

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) across the entire west (rear) property line for the sanitary sewer, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

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 seven bylaw-sized trees and one hedgerow on the subject property, and five trees on neighbouring property to the south.

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

- Seven trees (tag# 681, 682, 683, 684, 685, 686 and 687) located on the development site are all in poor condition - either dead or dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 13 trees comprising a Hedgerow (tag# 1-13) located on site are all in visible decline (chlorotic and browning in canopy), has been historically topped and exhibits sparse foliage. In addition, there are inclusion seams (structural defects) at the main branch unions. As a result, these trees are not good candidates for retention and should be replaced.
- Five trees (tag# 700, 701, 702, 703 and 704) located on the neighbouring property to the south at 7531 St. Albans Road are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 20 on-site trees; a Tree Management Plan is included in this report (Attachment 7). The 2:1 replacement ratio would require a total of 40 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 12 new trees on-site and provide cash-in-lieu for the remaining trees. Staff will work with the applicant to explore the opportunity to include additional replacement trees on site at the Development Permit stage. The size and species of replacement trees will also be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$21,000.00 (\$750/tree) to the City's Tree Compensation Fund in lieu of planting the remaining 28 replacement trees should they not be accommodated on the site.

Tree Protection

Five trees (tag# 700, 701, 702, 703 and 704) on neighbouring property to the south 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 7). 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 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.

BC Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements. Under current requirements, the development would be expected to achieve Step 4 of the Energy Step Code for Part 9 construction. A commitment letter is presented as Attachment 8. Details on how all units are to be built and maintained to this commitment will be reviewed at Development Permit and Building Permit stages.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 9. Frontage improvements include, but may not be limited to, the following:

- Removal of the existing sidewalk and replacement with a new 1.5 m wide landscaped boulevard behind the existing curb and 2.0 m wide concrete sidewalk along the property line.
- Removal of the existing driveway and replacement with curb, gutter, boulevard and sidewalk as described above.
- Relocate the existing fire hydrant out of the proposed sidewalk.

The applicant is also required to pay Development Cost Charges (DCC's) (City & Metro Vancouver), School Site Acquisition Charges, Address Assignment fees, and the costs associated with the completion of the required site servicing works as described in Attachment 9.

Development Permit Application

A Development Permit application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Further refinements to architectural, landscape, and urban design will be completed as part of the Development Permit application review process, including, but not limited to the following:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the site plan and tree management scheme to ensure protection of retained trees; design review is required to confirm the proposed construction buffers between the root protection zone and the proposed drive aisle and building foundations are adequate for required infrastructure (i.e. drainage, grading, etc.) without resulting in encroachment within the root protection zone.
- Refinement of the proposed building form and architectural character.
- Refinement of the proposed site plan and site grading to ensure appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to optimize replacement tree planting on-site, and provision of a new hedgerow along the north property line to provide a natural privacy screen between the proposed development and the existing development to the north.
- Review of aging-in-place features in all units and the provision of a convertible housing unit.
- Review of the sustainability strategy for the development proposal.

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

Financial Impact or Economic Impact

The 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 proposed five-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan (CCAP). Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, which will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10446 be introduced and given first reading.

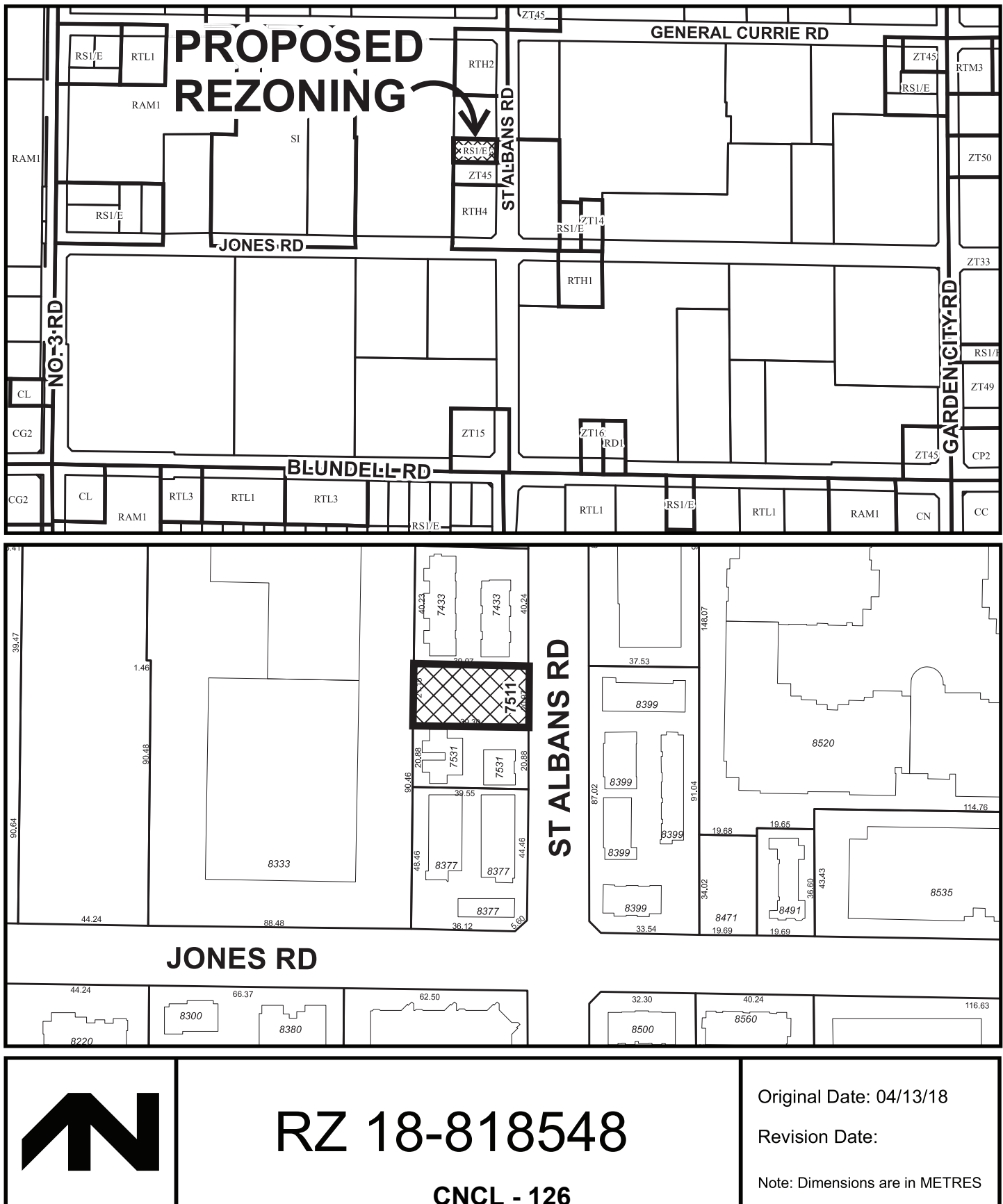


Edwin Lee
Planner 2
(604-276-4121)

EL:js

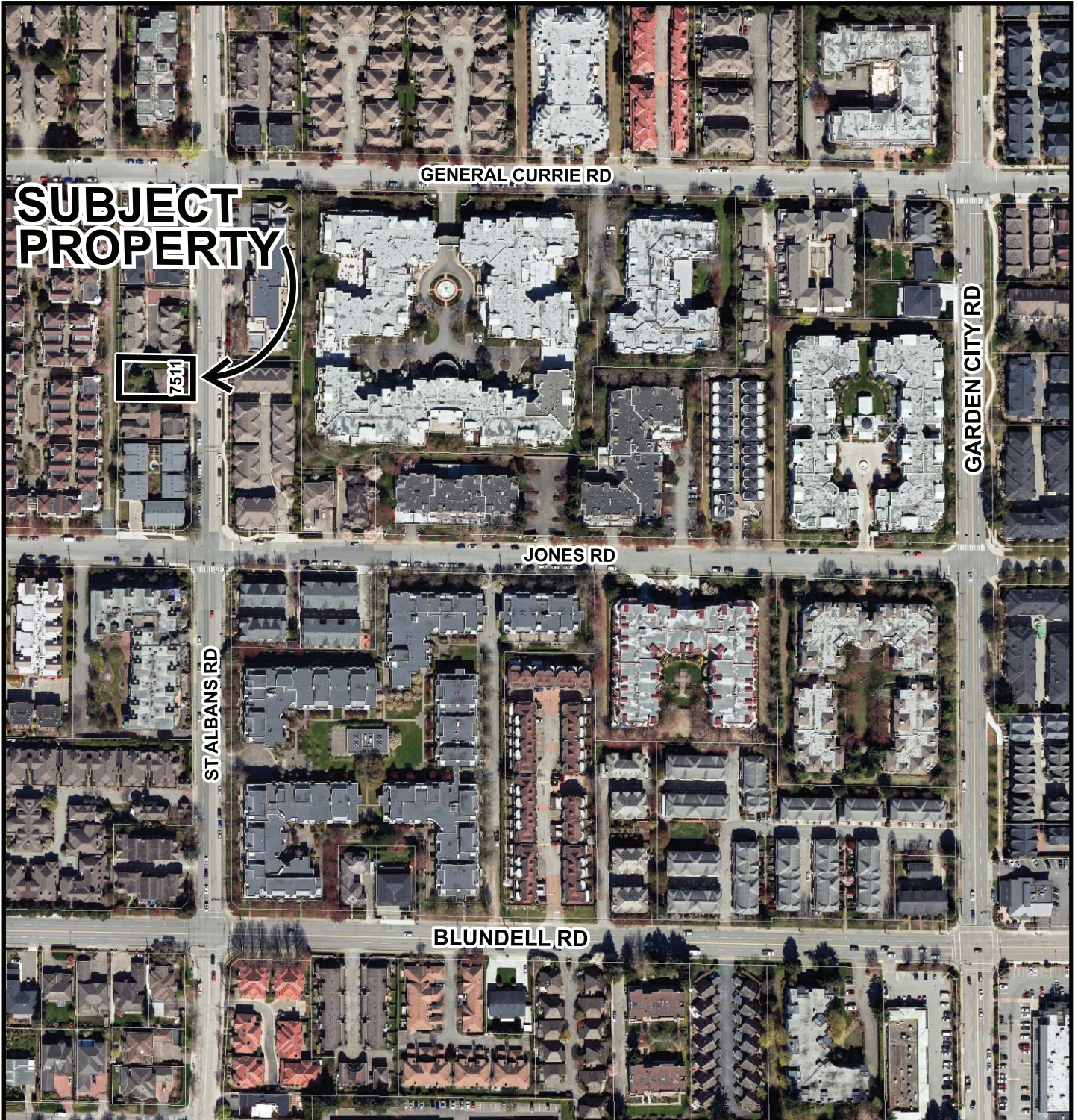
- Att.
- 1: Location Map
 - 2: Conceptual Development Plans
 - 3: Development Application Data Sheet
 - 4: St. Albans Sub-Area of the City Centre
 - 5: Developer's Consultation Summary
 - 6: Correspondences with Residents at 7433 St. Albans Road
 - 7: Tree Management Plan
 - 8: Letter from Developer regarding Step Code Requirements
 - 9: Rezoning Considerations

City of
Richmond





City of
Richmond



RZ 18-818548

CNCL - 127

Original Date: 04/13/18

Revision Date: 02/14/23

Note: Dimensions are in METRES

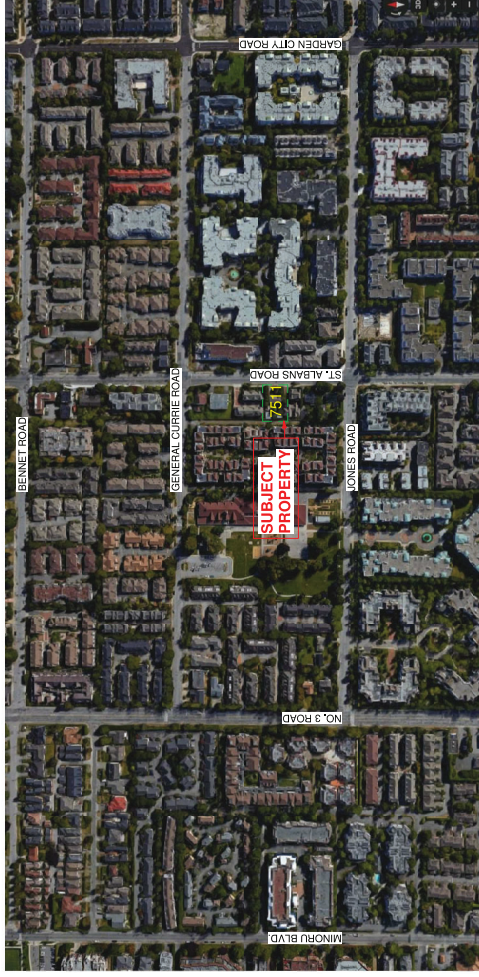
5 UNIT TOWNHOUSE DEVELOPMENT
7511 ST. ALBANS ROAD, RICHMOND, BC

PROJECT DATA		EXISTING		PROPOSED	
ADDRESS	METRIC (M ² M)	IMPERIAL (F ² SF)	METRIC (M ² M)	IMPERIAL (F ² SF)	
LEGAL DESCRIPTION	7911 ST. ALBANS ROAD, RICHMOND, BC.				
PID	LOT 4 SEC 16 BLOCK 4 NORTH RANGEBAY NEW WESTMINSTER DISTRICT PLAN 1330				
SITE AREA	825.0	8,880	825.0	8,880	
LAND USE	SINGLE FAMILY DWELLING		TOWNHOUSE		
OCF DESIGNATION	RESIDENTIAL		NO CHANGE		
ZONING	RST1E		RST1E		
NO. OF DWELLINGS	1		5		
	METRIC (M ² M)	IMPERIAL (F ² SF)	METRIC (M ² M)	IMPERIAL (F ² SF)	
FLOOR AREA RATIO (FAR)	0.75	6.660	0.75	6.660	
FLOOR AREA TOTAL	619.38	6,660	619.29	6,659	
BUILDING (45% MAX.)	371.6	3,996	313.13	3,367	
NON POROUS SURFACE	578.07	6,216	477.30	5,933	
LIVE PLANT (20% MIN.)	165.16	(70% MAX.)	164.10	66.8%	
SETBACK-FRONT YARD	4.5M	14'-09"	4.5M	14'-09"	
SETBACK-SIDE YARD (NORTH)	2M	6'-08"	2M	6'-08"	
SETBACK-SIDE YARD (SOUTH)	2M	6'-08"	2M	6'-08"	
SETBACK-REAR YARD	3M	9'-10"	3M	9'-10"	
HEIGHT (FLAT ROOF)	12M	3 STOREY	10M	3 STOREY	
LOT SIZE	825.0	8,880	825.0	8,880	
OFF-STREET PARKING TOTAL	8		8		
OFF-STREET PARKING ACCESSIBLE	0		0		
TANDEM PARKING SPACES	0		0		
SIDE BY SIDE PARKING SPACES	0		0		
OFF-STREET PARKING VISITOR	1		4		
CLASS BIKE SPACE	1		1		
CLASS BICYCLE SPACE	2/5=1		2		
AMENITY SPACE - OUTDOOR	323		37.16 SM	399.99	
AMENITY SPACE - INDOOR	MIN. 6 SM/UNIT - 30SM TOTAL		MIN. 70SM OR CASH IN L/U OF \$1000.00/UNIT	CASH IN-L/U	
ADDITIONAL LANDSCAPE OUTDOOR: (10% OF TOTAL SITE AREA)	82.6	888	96.2	1034	
GENERAL NOTES:	10%		12%		
AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THE PROJECT.					
ONE CONVERTIBLE UNIT IS PROPOSED					
ALL UNITS IN THIS PROJECT MUST MEET THE REQUIREMENTS OF THE SOLAR HOT WATER READY REGULATION					
PROJECT WILL ACHIEVE ENERGY 82 RATING					

AERIAL VIEW



NOTES:
UNITS TO FEATURE AGING-IN-PLACE FEATURES
SUCH AS, BUT NOT LIMITED TO:
- LEVER STYLE DOOR HANDLES
- BLOCKING INSTALLED IN WALLS FOR GRAB BARS
- STAIR HANDRAILS
UNIT GARAGE TO INCLUDE TWO(2) EVILUETS EACH



5 UNIT TOWNHOUSE DEVELOPMENT

7511 ST. ALBANS ROAD
RICHMOND BC

PROJECT INFORMATION

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC

A000

Scale	3/32" = 1'-0"
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STREETSCAPE: ST. ALBANS ROAD

7433 ST. ALBANS RD.

PROPOSED DEVELOPMENT

ISSUED FOR REZONING



UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
M: 604.649.0669

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5 UNIT TOWNHOUSE DEVELOPMENT

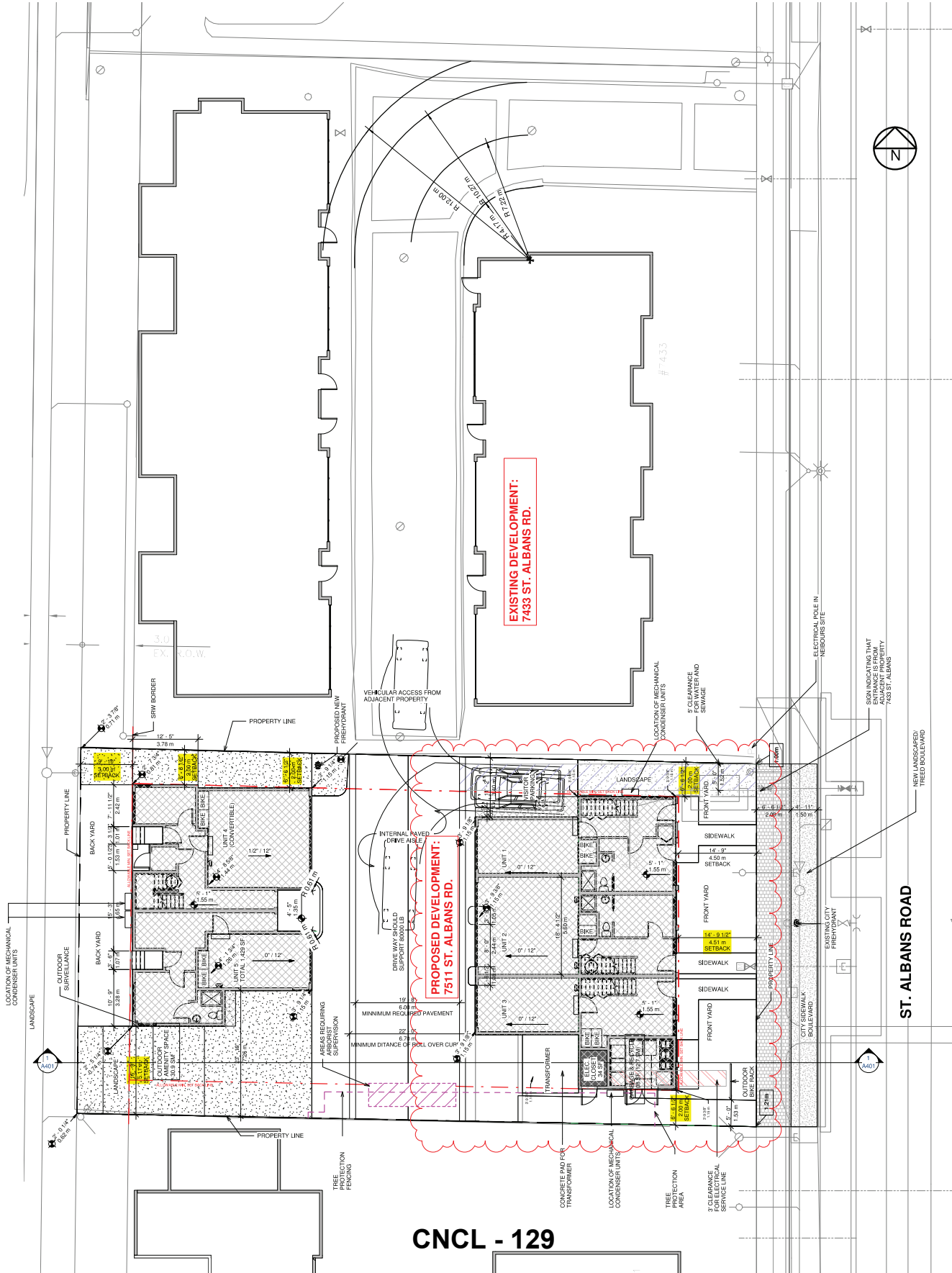
7511 ST. ALBANS ROAD
RICHMOND, BC

CONTEXT PLAN

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC

A001

Scale	$1/8" = 1'-0"$
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CNCL - 129



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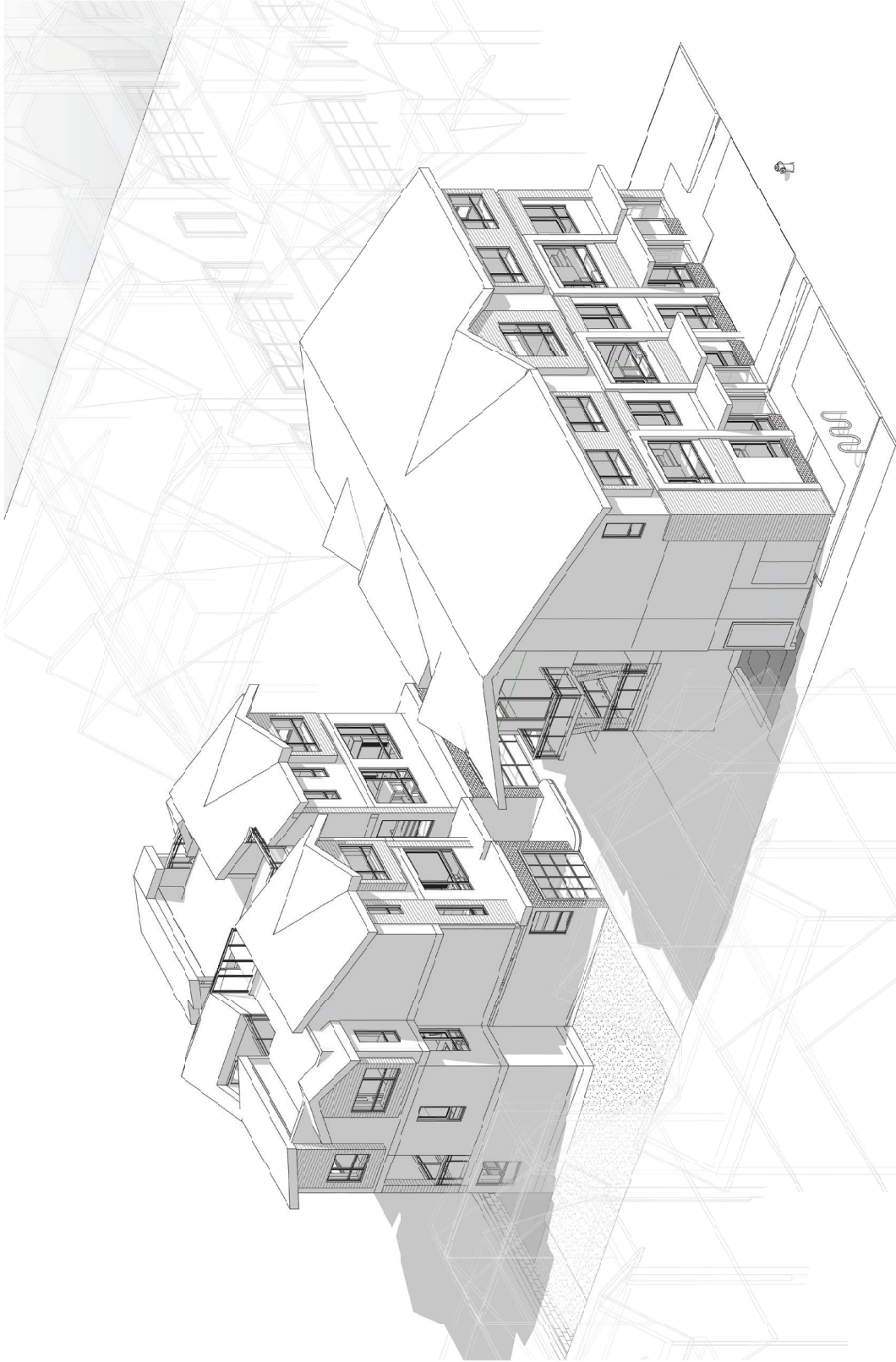
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**5 UNIT TOWNHOUSE
DEVELOPMENT**

RENDERED VIEW

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC

A005



PERSPECTIVE VIEW: NORTH-EAST



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[illegible]

5 UNIT TOWNHOUSE DEVELOPMENT

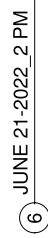
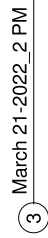
7511 ST. ALBANS ROAD
RICHMOND, BC

SHADOW STUDY

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	Author
Checked by	Checker

A006

Scale	1" = 30'-0"
-------	-------------



CNCL - 131



UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
T: 604.731.3012
F: 604.649.0669
E: MATTHEW@MCAI.CA

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[illegible]

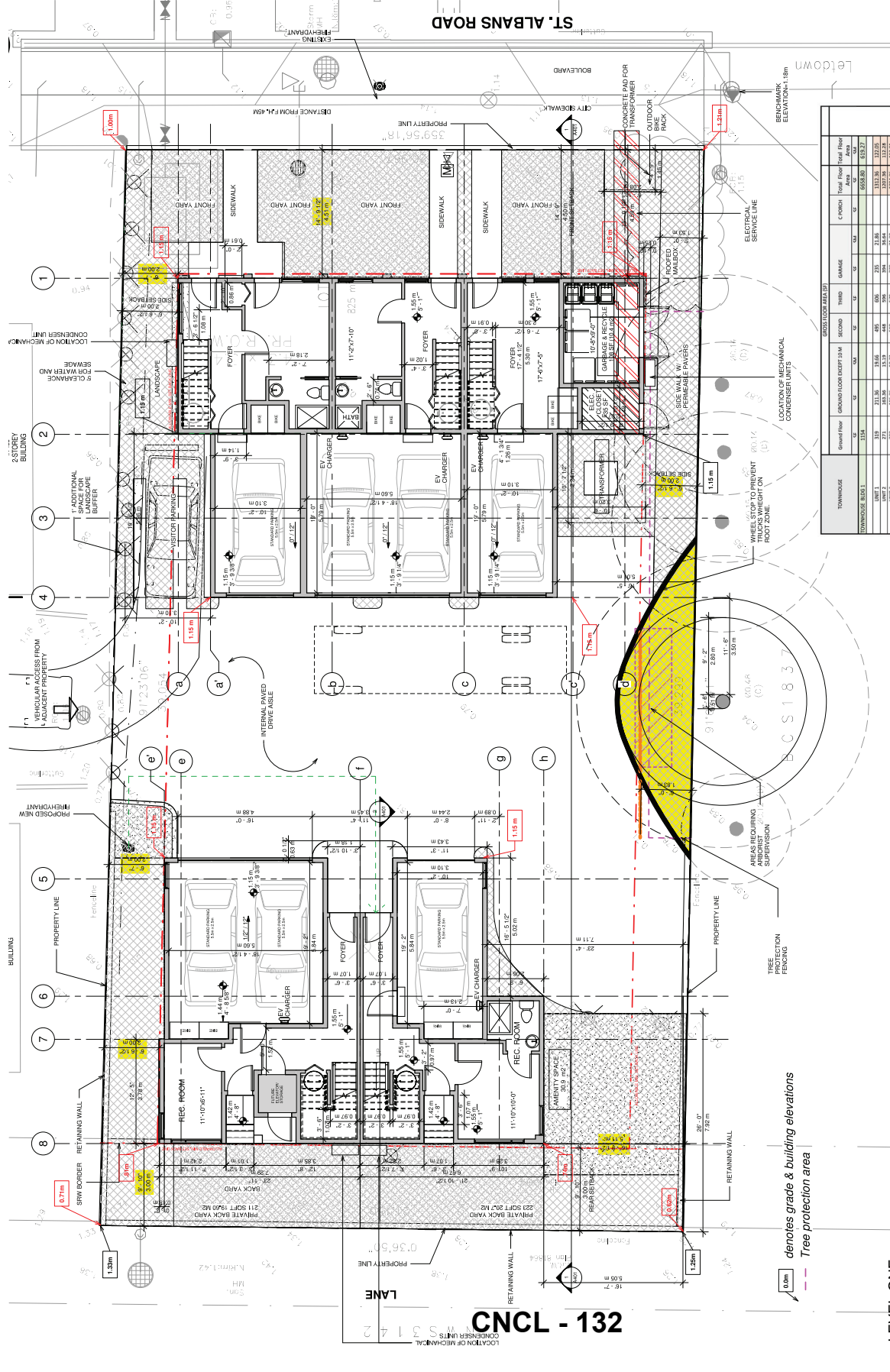
5 UNIT TOWNHOUSE DEVELOPMENT

7511 ST. ALBANS ROAD
RICHMOND, BC

SITE PLAN /
LEVEL ONE

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC

A101

 $3/16'' - 1/8''$ [illegible]

NET AREA	825.51	8834.63	
LESS FLOOR AREA BEFORE EXCLUSION	613.27	6965.80	
TOTAL GFA			613.27
FIR			0.75

1 LEVEL ONE
3/16" = 1'-0"

 $3/16" = 1'-0"$

MATTHEW CHENG
ARCHITECT INC

UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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[illegible]

5 UNIT TOWNHOUSE DEVELOPMENT

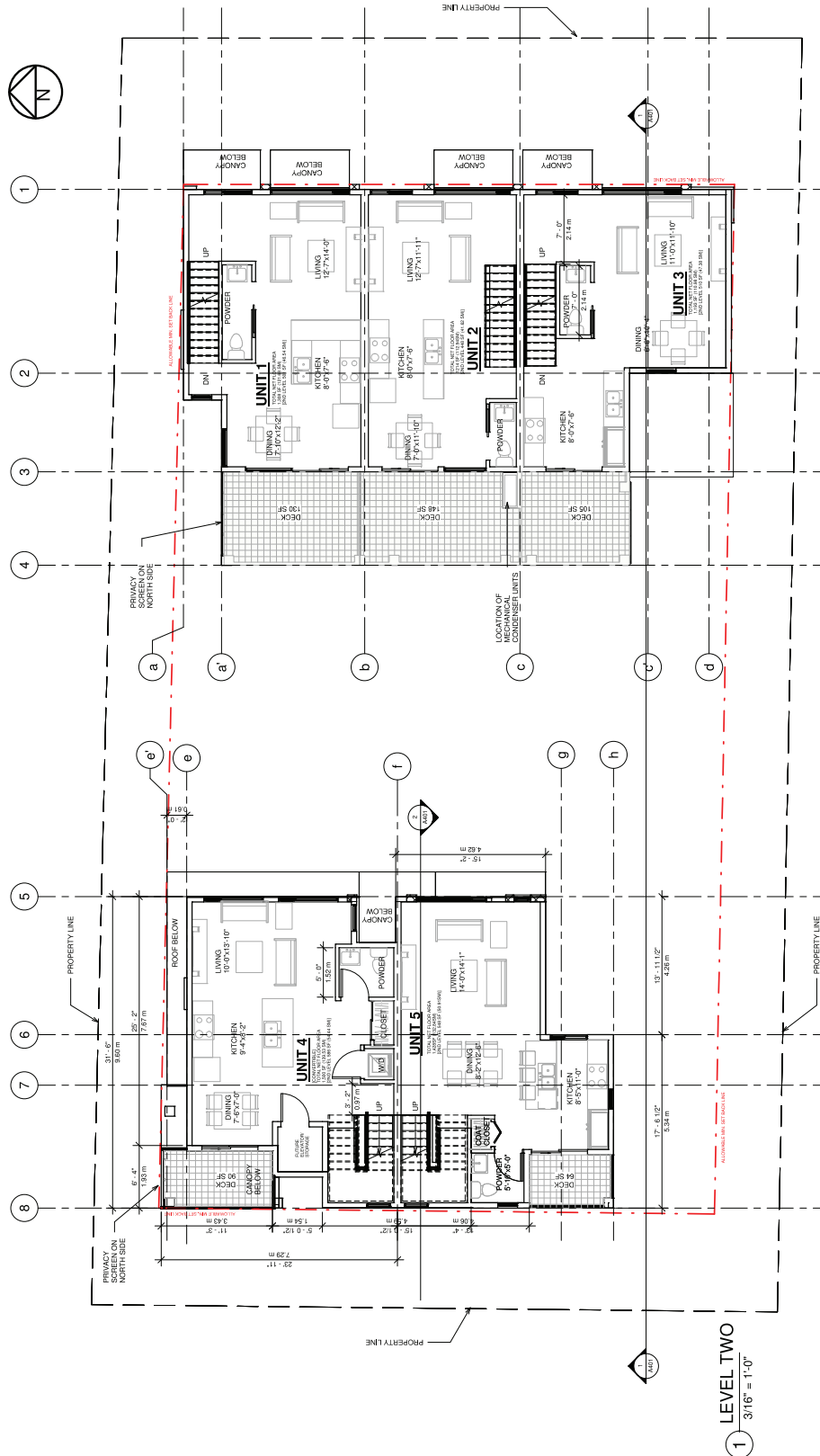
7511 ST. ALBANS ROAD
RICHMOND, BC

FLOOR PLAN
SECOND LEVEL

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC

A102

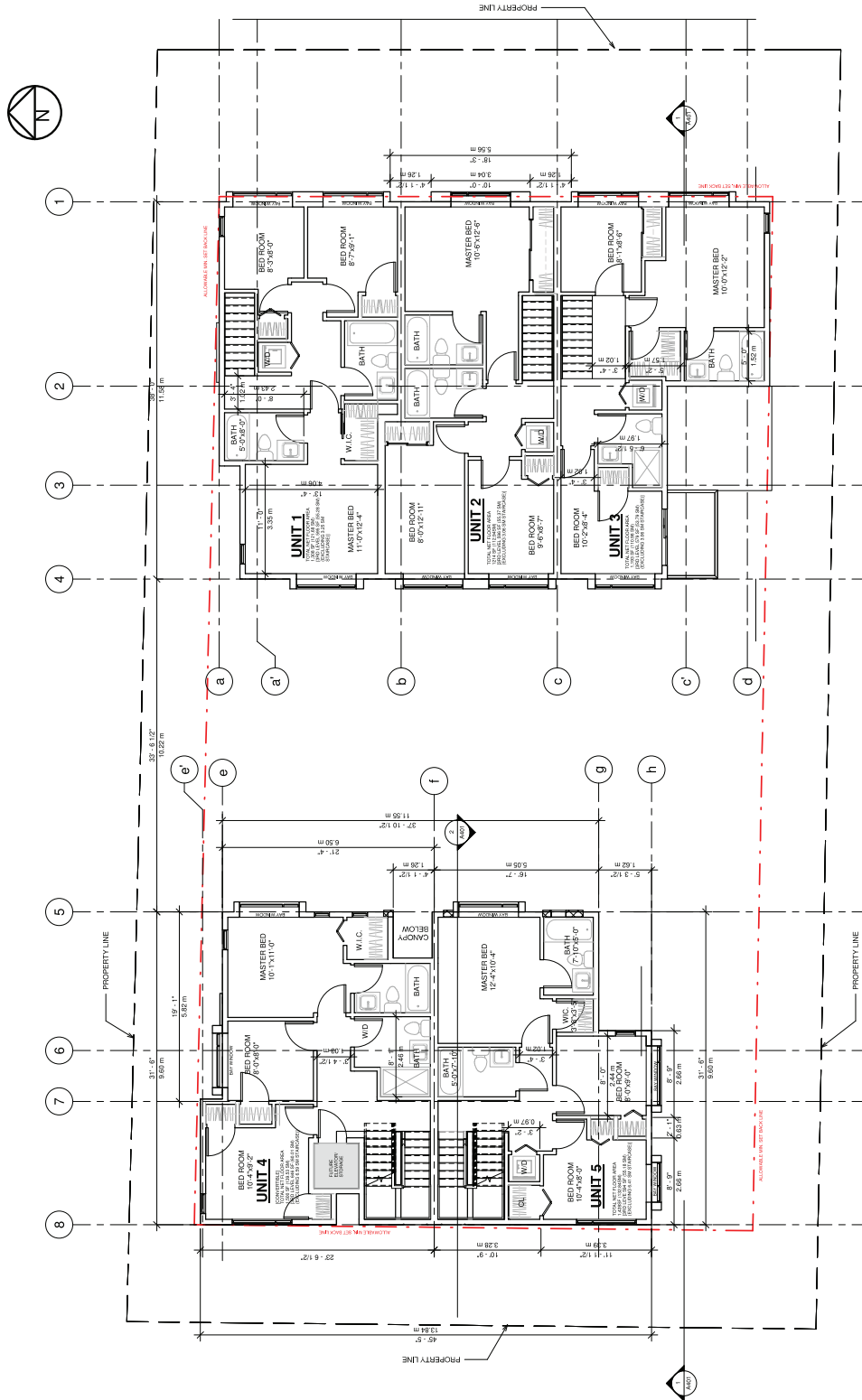
Scale	$3/16" = 1'-0"$
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TOWNHOUSE	Ground Floor	GROUND FLOOR DECKPT 10 M						GROUND FLOOR DECKPT 10 M						TOTAL FLOOR AREA
		SF		SM		THIRD		DAMAGE		C FORCE		TOTAL FLOOR AREA		
		SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	SF	SM	
TOWNHOUSE 1001	1154													
UNIT 1	319	211.36	19.66	495	506		735	21.36				1312.36	122.05	
UNIT 2	271	182.86	15.19	448	596		594	36.54				1207.36	111.28	
UNIT 3	271	182.86	15.19	448	596		594	36.54				1207.36	111.28	
UNIT 4	541	225.86	21.10	500	648		596	37.01		45		1508.36	140.08	
UNIT 5	523	226.36	22.82	548	596		725	21.67		37		1426.36	124.65	
TOTAL 501												6558.80	615.27	
SUIT AREA												892.51	8876.45	

NOTES:

- ALL UNITS TO INCLUDE THE FOLLOWING AGING-IN-PLACE FEATURES:
- LEVER STYLE HANDLES FOR PLUMBING FIXTURES AND DOOR HANDLES;
- BLOCKING INSTALLED IN WASHROOM WALLS FOR FUTURE GRAB BARS
- INSTALLATION BESIDE TOILET, BATHTUB AND SHOWER AND
- STAIR HANDRAILS

[illegible]

LEVEL THREE
1 ————— 3/16" = 1'-0"

[illegible]

5 UNIT TOWNHOUSE DEVELOPMENT

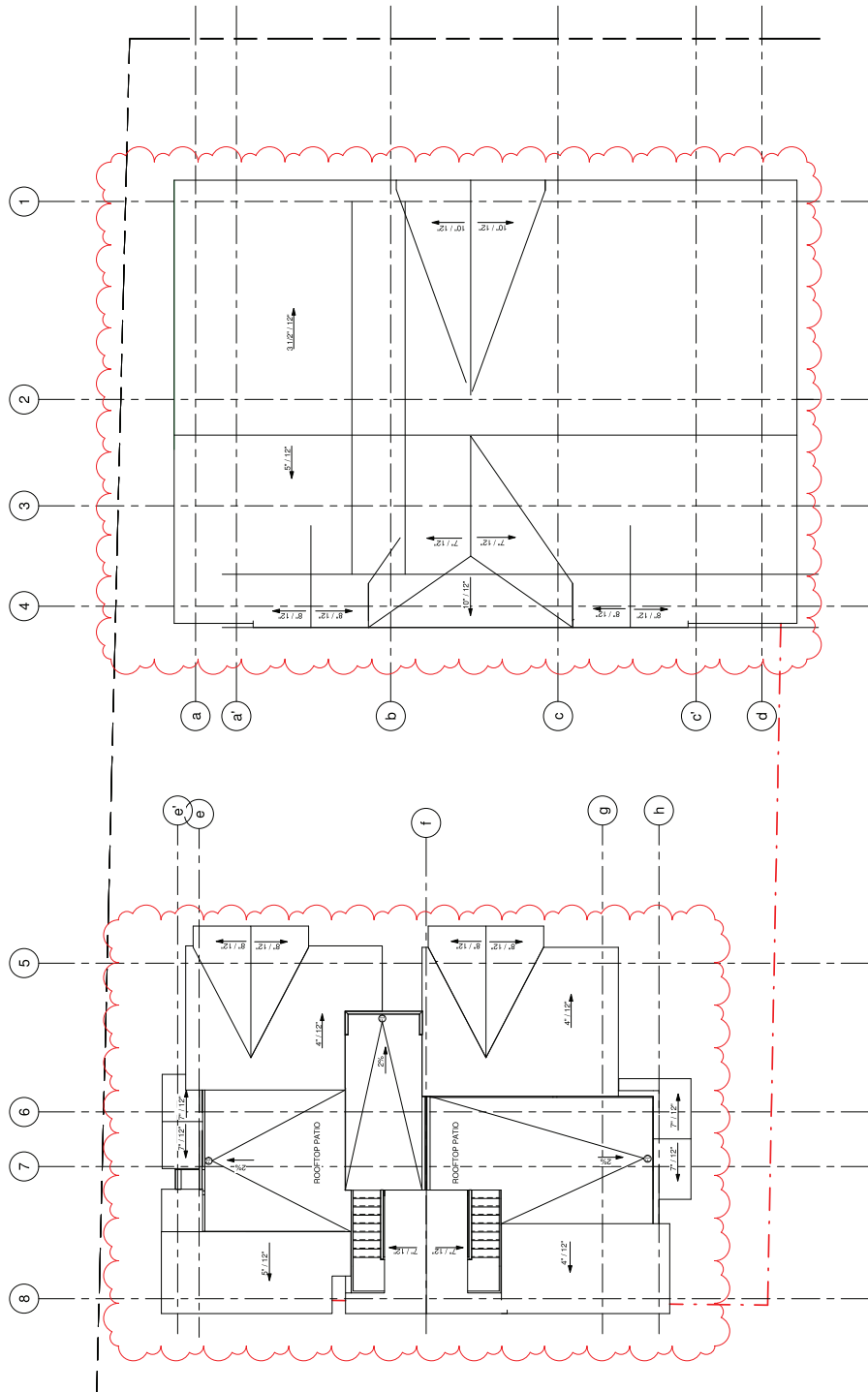
7511 ST. ALBANS ROAD
RICHMOND, BC

FLOOR PLAN
ROOF

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	Author
Checked by	Checker

A104

Scale	$3/16" = 1'-0"$
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1 ROOF DECK
3/16" = 1'-0"

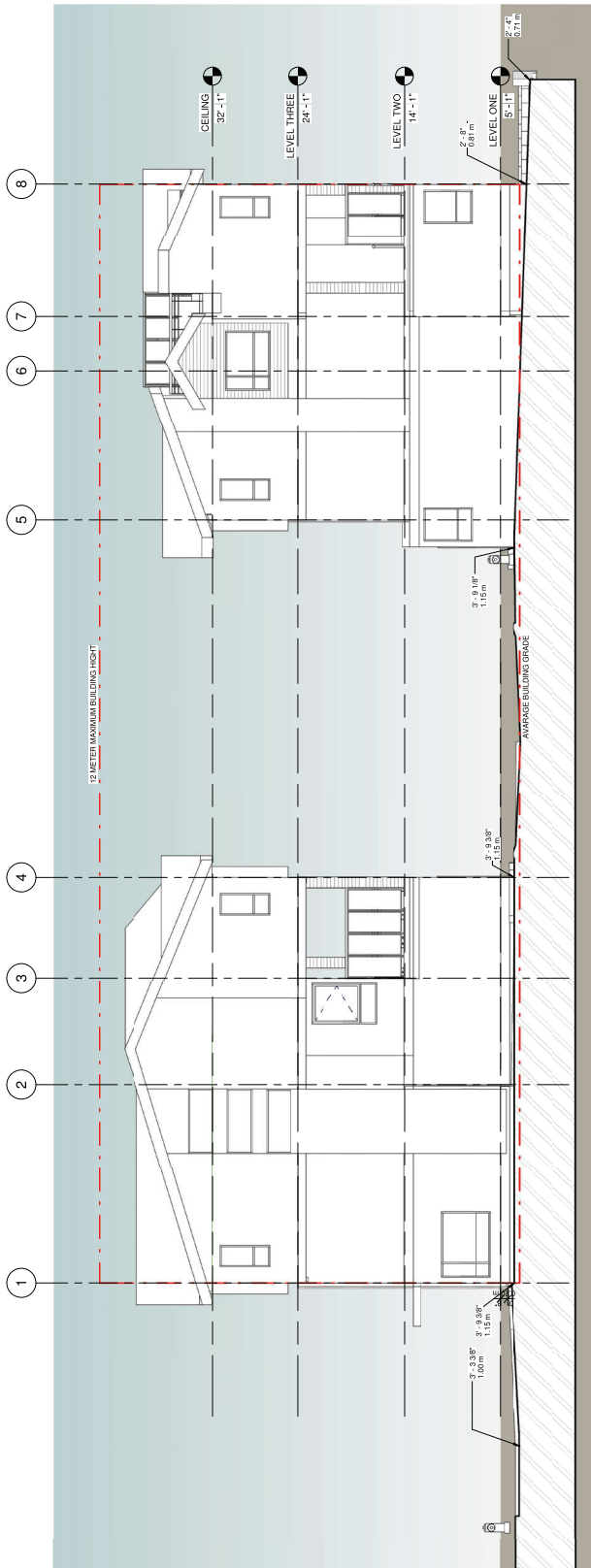
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5 UNIT TOWNHOUSE DEVELOPMENT

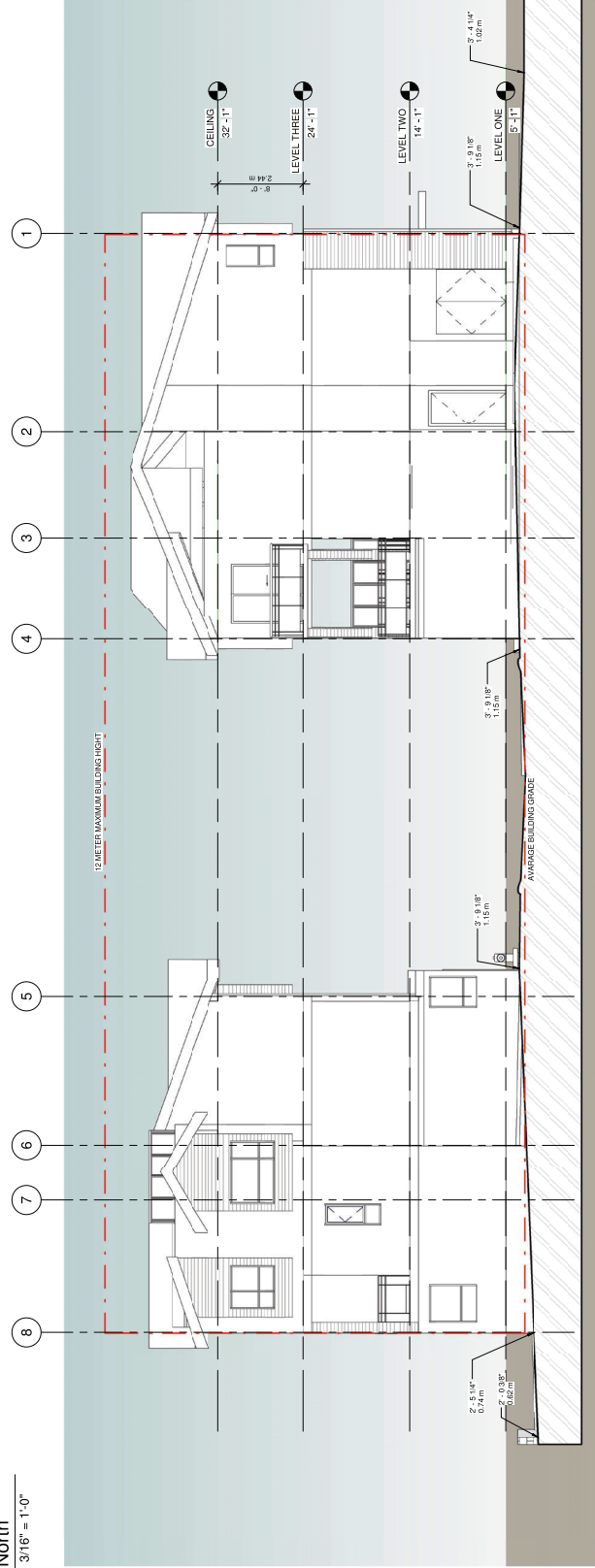
7511 ST. ALBANS ROAD
RICHMOND, BC

EXTERIOR
ELEVATION

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC
A302	



North
1
3/16" = 1'-0"



South
2
3/16" = 1'-0"



UNIT 202 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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[illegible]

5 UNIT TOWNHOUSE DEVELOPMENT

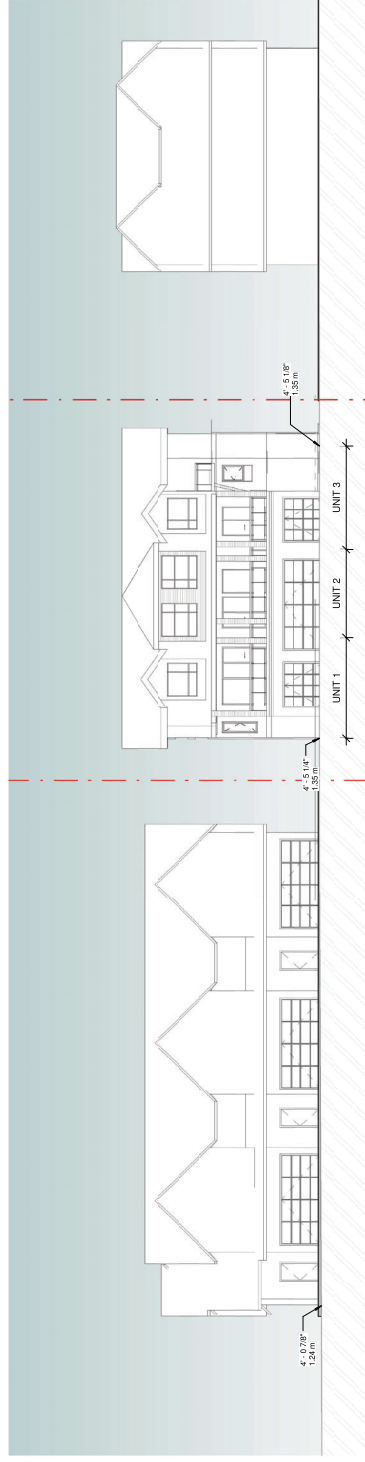
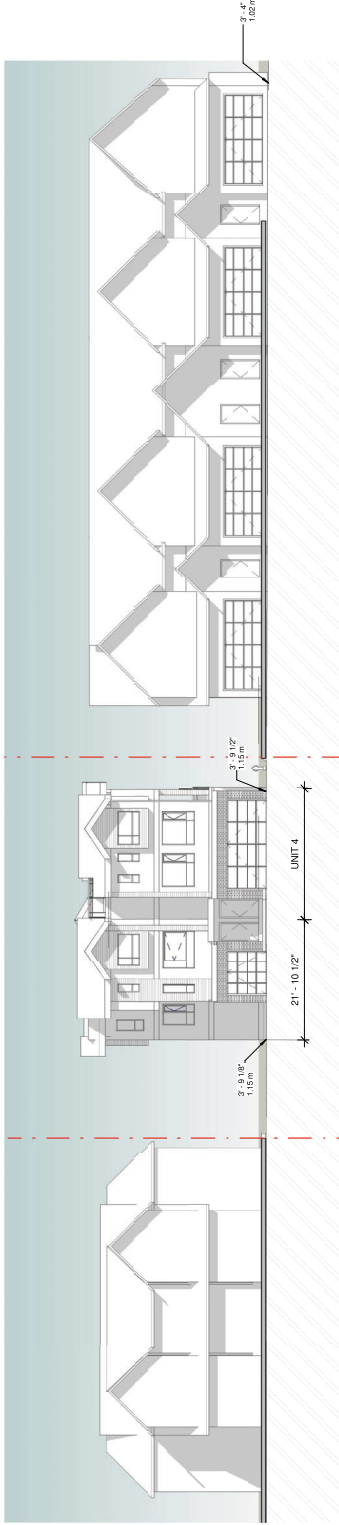
7511 ST. ALBANS ROAD
RICHMOND, BC

INTERNAL STREETSCAPE

Project number	17 R TH 01 7511 St Albans Rd.
Date	2022-12-05
Drawn by	BK
Checked by	MC

A303

Scale $3/32" = 1'-0"$



DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and shall not be used for any other purpose without the written consent of the architect. This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consistants

Architect: Matthew Cheng Architect Inc.
Civil Engineer: -
Mechanical Engineer: -
Electrical Engineer: -



DONALD V. S. DUNCAN
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT
100-1000 West 10th Street
Canada V3M 6N9
Phone: 604-273-1111
dvduncan@gmail.com

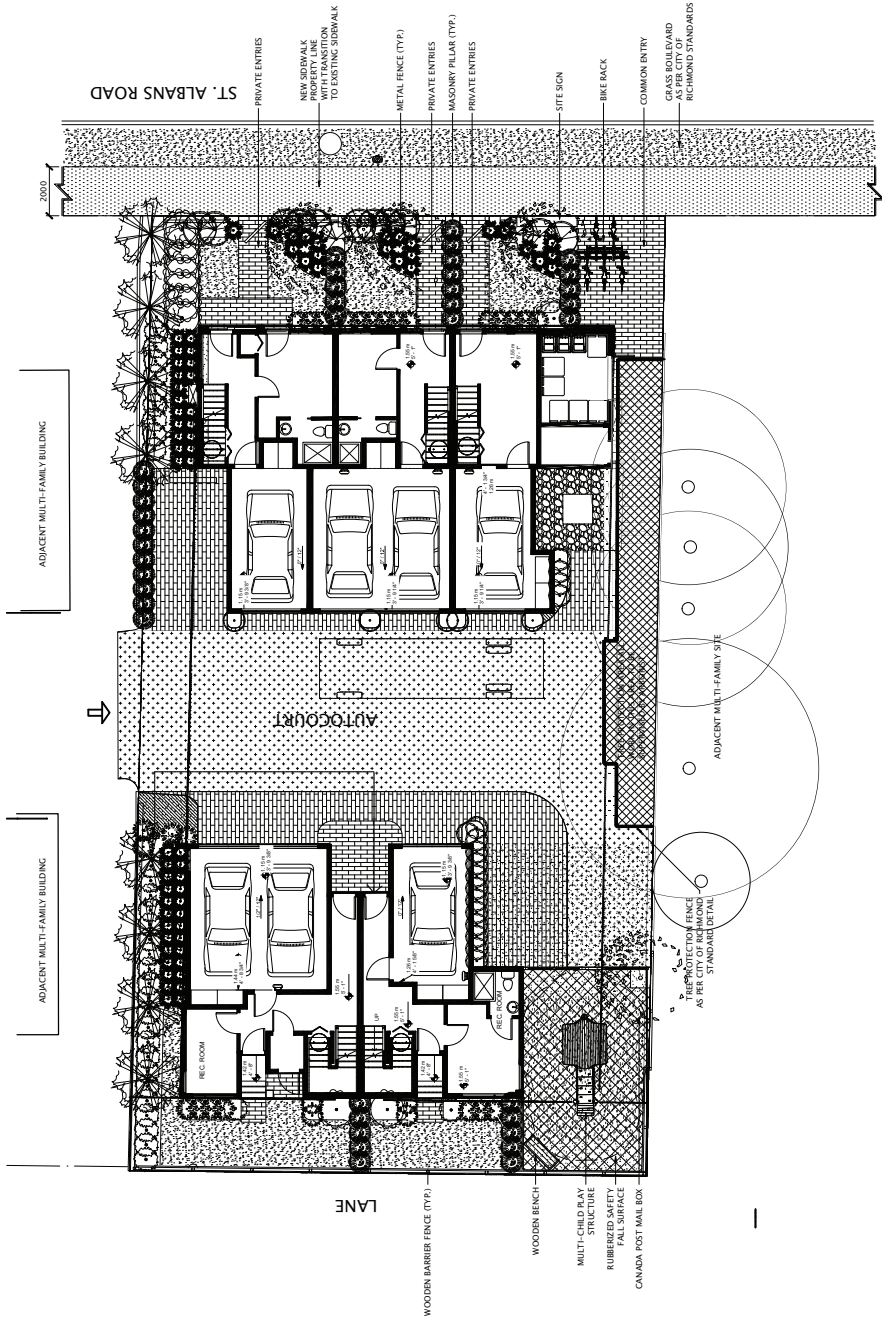
Richmond #
00-00-00

Project Lead	D. Duncan
Drawn	D. Duncan

PROPOSED
5 UNIT TOWNHOUSE
7511 St. Albans Road
Richmond BC

KEY PLAN

Check Scale (may be photo reduced)
0 10m
Project No: 21-0096
Drawing No: L1-01



CNCL - 140

01
L1-01
KEY PLAN
SCALE 1:100

DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the party with whom Donald V. S. Duncan has not been obtained.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consistants

Architectural: Matthew Cheng Architect Inc.
Civil: Architectural
Mechanical: Architectural
Electrical: Architectural



Donald V. S. Duncan
LANDSCAPE ARCHITECT
100-1000 Street
Canada V3M 2M6
New Westminster BC
dvduncan@gmail.com

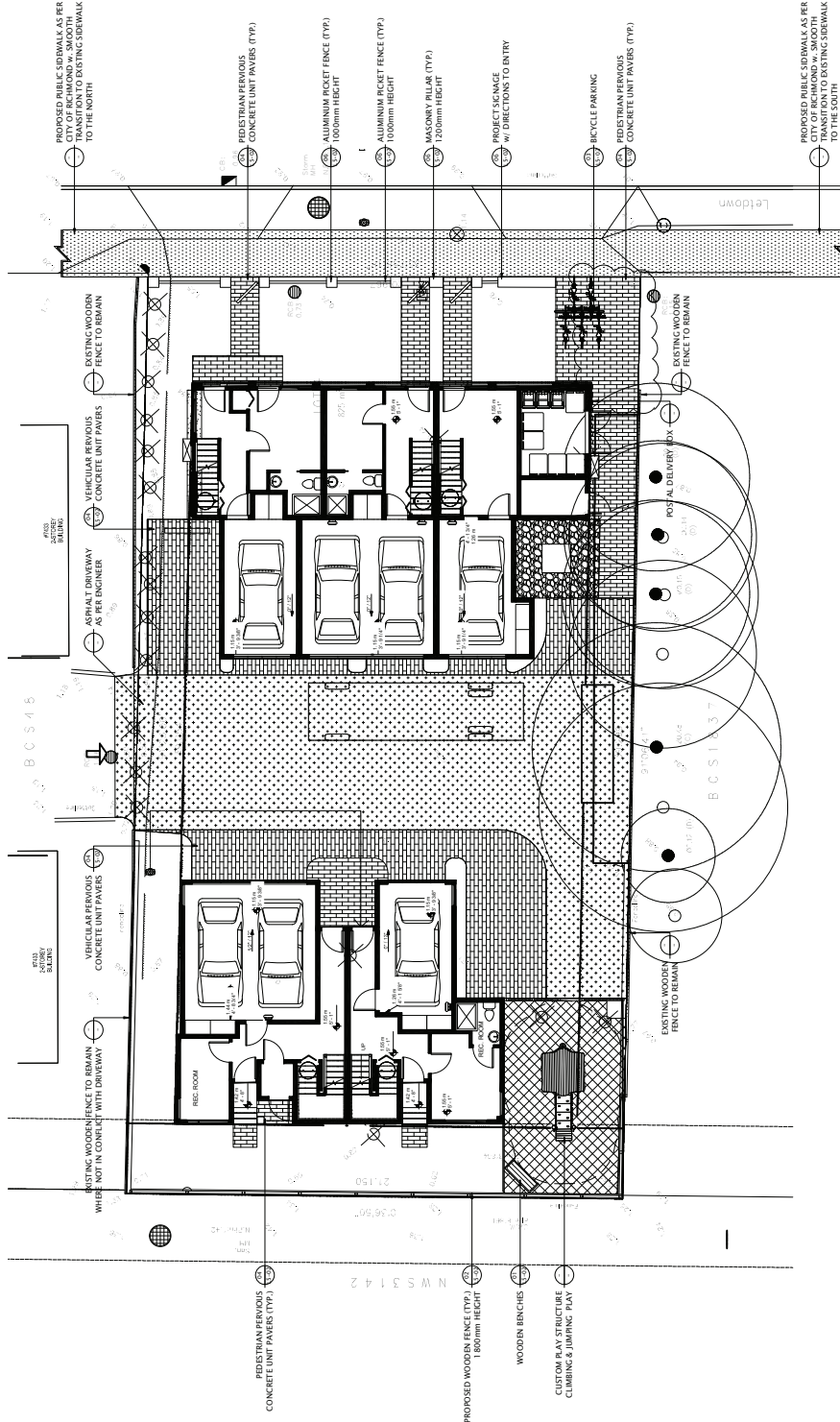
Richmond #
00-00-00

Project Lead	D. Duncan
Drawn	D. Duncan

PROPOSED
5 UNIT TOWNHOUSE
7511 St. Albans Road
Richmond BC

HARD LANDSCAPE PLAN

Client's Scale (may be photo reduced)
0 10m
Project No. 21-0096
Drawing No. L2-01



DATE

ISSUED FOR

REV

2021-02-06

REZONING

A

2021-07-07

REZONING

B

2022-02-14

REZONING

C

2022-12-01

REZONING

D

Architect: Matthew Cheng Architect Inc.

Civil Engineer: Matthew Cheng

Mechanical Engineer: Matthew Cheng

Consistants

Architect: Matthew Cheng Architect Inc.

Civil Engineer: Matthew Cheng

Mechanical Engineer: Matthew Cheng

Project Lead: D. Duncan

Drawn: D. Duncan

PROPOSED

5 UNIT TOWNHOUSE

7511 St. Albans Road

Richmond BC

Planting Plan

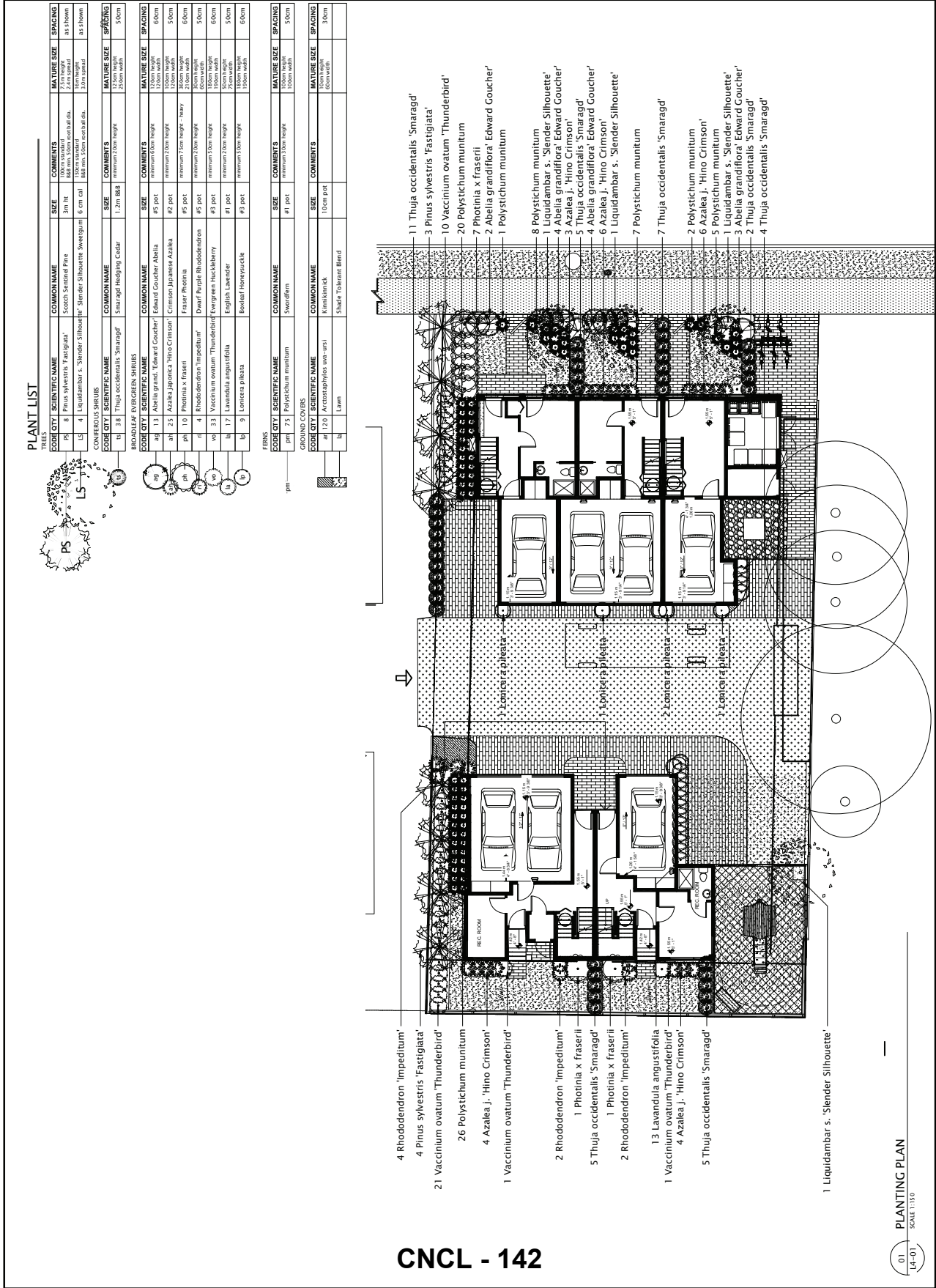
Check Scale (may be greater reduced)

0 10m

0 1 inch

Project No: 21-0096

Drawing No: L4-01



SECTION THROUGH SOD

SODS TO BE Laid CLOSELY PACKED TOGETHER

JOINTS IN ADJACENT ROWS SHALL BE STAGGERED

FULL ROWS SHOULD BE USED FOR PLANTING OF SOODED AREA

SLOPE DOWN

SLOPE UP

PLAN VIEW OF SOD LAYOUT AND EDGING

BROADLEAF DECIDUOUS
Less than 500mm caliper

EVERGREEN CONIFEROUS

SINGLE LASKER
(single multifarm species is specified)

DETAIL 1:10

PREVAILING WIND

STAKING PLAN (1:10)
(optional)

DO NOT DAMAGE OR CUT LEADER

PRUNE ONLY DEAD, BROKEN, OR DISEASED TREE LIMBS TO MAINTAIN NATURAL FORM OF TREE.

NEW 2" DB / 1/2" MIN. RING-FORCED 3/4" x 5' CUMBER HOE OR APPROVED EQUAL. POSTIONED APPROX. 35" HT. FOR ALL TREES. WIRE DOES NOT GO AROUND TREE TRUNK. WIRE IS 11 MM. POSITIONED ABOVE FIRST STROMBRANCHES.

USE THREE (3) 50mm x 50mm x 2300mm LING, STUDDED HEAVYWEIGHT T-POSTS (7.5 LUNG), ALL INTO UNDISTURBED SOIL. WIRE STAKE SET MIN. 500MM FROM TRUNK. WIRE STAKE SET MIN. 500MM FROM TOP OF ROOTBALL. WIRE STAKE SET MIN. 500MM AFTER ONE GROWING SEASON.

TRUNK MIN. DEPTH BARK MULDCH OR APPROVED EQUAL OVER EXPOSED ROOTBALL. TAPER MCH TO BASE OF TREE. MULCH STARTING 50mm FROM ROOT FLAME (TRUNK) & EXTENDING THE HOLE.

SHADE CUP EDGE

SLOPE TOPSOIL FROM ROOT BALL TO EDGE OF HOLE TO FORM WELL.

TOPSOIL REFER TO TOP SOIL SPECS.

IF TREE IS IN WIRE BASKET CUT AND REMOVED WIRE BASKET. WIRE BASKET TO BE REMOVED FROM TOP OF ROOTBALL. PULL BACK BURLAP TO MIN. DEPTH.

SCAFFRY WALL OF TREE WELL.

400mm COMPACTED LOAM BELOW ROOT BALL

UNDISTURBED NATIVE SOIL

3X ROOT BALL DIAMETER

TAMP TOP SOIL AROUND ROOTBALL

BASE FINALLY WITH FOOT PRESSURE AND TAMP TO FORM A WELL. DO NOT ALLOW AIR POCKET TO FORM WHEN BACKFILLING.

100 TYP.

100

600 MIN.

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscape Architect.

Consultants

Architectural: Matthew Cheng Architect Inc
Artist: -
Civil: -
Structural: -
Mechanical: -
Electrical: -

DV
SD

Donald V.S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

603 • 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvsduncan@gmail.com

Richmond #
00-00-00

D	Project Leader
	D. Duncan
Revision	Drawn
	D. Duncan

PROPOSED
5 UNIT TOWNHOUSE
 7511 St. Albans Road
 Richmond BC

Check Scale (may be photo reduced)

0 1 inch 0 10mm

Project No. 21-0096

Drawing No. 15-01

DATE	ISSUED FOR	REV
2021-02-06	REZONING	A
2021-07-07	REZONING	B
2022-02-14	REZONING	C
2022-12-01	REZONING	D

All dimensions shall be confirmed on site and discrepancies reported immediately. Required setbacks shall govern in all cases.

This drawing has been prepared solely for the use of the CLIENT and there are no representations of any kind made by Donald V. S. Duncan to any party with whom Donald V. S. Duncan has not entered into a contract.

This drawing shall not be used for construction purposes until the seal appearing hereon is signed and dated by the Landscaper Architect.

Consultants

Architectural: Matthew Cheng Architect Inc
Arborist: -
Civil: -
Structural: -
Mechanical: -
Electrical: -

DV
S.D.

Donald V. S. Duncan
DEVELOPMENT CONSULTANT
LANDSCAPE ARCHITECT

603 - 220 Eleventh Street
New Westminster BC
Canada V3M 6N9
778-791-4323
dvs@vsn.ca

Richmond # 00-00-00

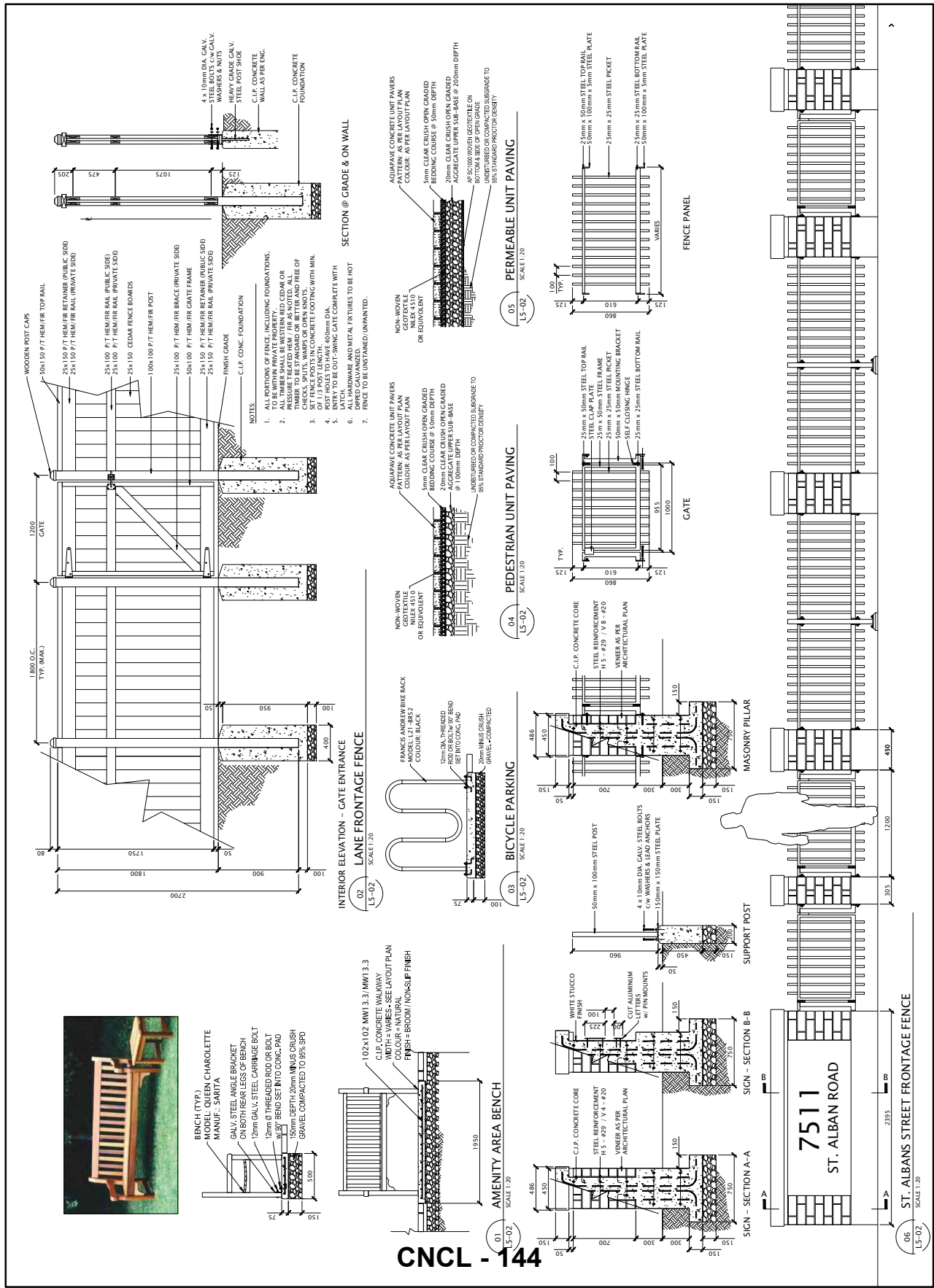
D	Project Leader
	D. Duncan
	Drawn
	D. Duncan

PROPOSED
5 UNIT TOWNHOUSE
7511 St. Albans Road
Richmond BC
Drawing Title
DETAILS

Check Scale (may be photo reduced)
0 1 inch 0 10mm

Project No. 21-0096

Drawing No. L5-02





RZ 18-818548

Attachment 3

Address: 7511 St. Albans Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): City Centre – St. Albans Sub Area Plan 2.10A

	Existing	Proposed
Owner:	1118992 BC Ltd.	No Change
Site Size (m²):	825 m ² (8880 ft ²)	No Change
Land Uses:	Single-Family Residential	Multi-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Multi-Family Low Rise (3 Storey apts., Townhouses, Two-Family or Single-Family Dwellings)	No Change
Zoning:	Single Detached (RS1/E)	High Density Townhouses (RTH1)
Number of Units:	1	5

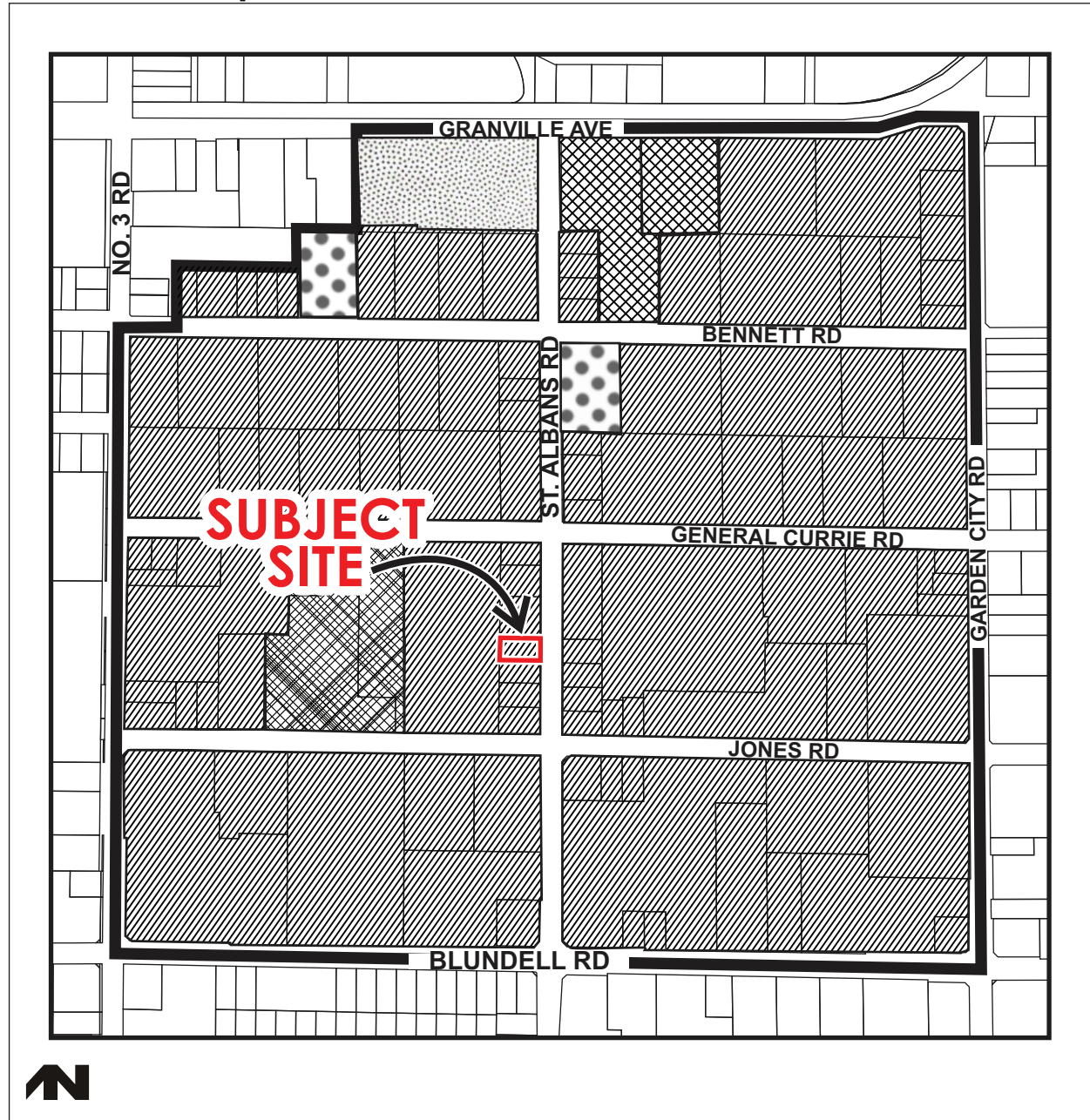
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75 Max.	none permitted
Buildable Floor Area:*	825 m ² x 0.75 = 618.75 m ²	618.75 m ² (6,660 ft ²) Max.	none permitted
Lot Coverage – Building:	Max. 45%	38%	none
Lot Coverage – Non-Porous Surface	Max. 70%	57%	none
Lot Coverage – Landscaping live plant material	Min. 20%	20%	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m	none
Setback – Interior Side Yard – North (m):	Min. 2.0 m	Min. 2.0	none
Setback – Interior Side Yard – South (m):	Min. 2.0 m	Min. 2.0	none
Setback – Rear Yard (m):	Min. 2.0 m	3.0 m	none
Height (m):	Max. 12 m	12 m	none
Lot Size:	Min. 600 m ²	825 m ²	none
Min. Lot Dimensions (m):	Width: 20 m Depth: 30 m	Width: 20.97 m Depth: 39.07 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.4 (R) and 0.2 (V) per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	7 (R) and 1 (V)	7 (R) and 1 (V)	none
Standard Parking Spaces:	8	8	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (7 x Max. 50% = 3)	0	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.6 (Class 1) and 0.25 (Class 2) per unit	none
Off-street Bicycle Parking Spaces – Total:	7 (Class 1) and 1 (Class 2)	8 (Class 1) and 1 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Min. 70 m ²	none
Amenity Space – Outdoor:	Min. 6 m ² x 5 units = 30 m ²	30 m ²	none

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

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

Land Use Map



Multi-Family
Low Rise
(3 storey apts., Townhouses,
Two-Family or Single-Family
Dwellings)



Multi-Family
High Rise



School/Park
(General Currie School)



Institutional
(Church)



Mixed
Use-Specialty

SUMMARY OF CONSULTATION EFFORTS WITH NEIGHBOURING STRATA

The Developer has reached out to the neighbouring Strata to the north (the “Strata:”) on a number of occasions, as requested by City staff. These attempts by the Developer to consult are summarized in the following chart. As you will see below, the most recent attempts were in January/February 2022, and the Strata just did not respond back to the Developer.

Date	Nature of Communication	Update
Dec 28, 2018	Phone and Email	<p>The Developer called the Strata’s property management company AA Property Management (“AAPM”) (which is the registered contact address for the Strata) and advised that it wanted to discuss use of the ROW for the proposed development and options going forward. The representative of AAPM (Barbara To) asked the Developer to send the request in writing via email.</p> <p>The Developer sent an email to AAPM the same day requesting a meeting with the Strata.</p>
Jan 10, 2019	Email	<p>The Strata (via AAPM) replied via email as follows:</p> <p><i>“We, Councils of Earl’s Court & Strata owners refused to share our driveway to their newly planning develop townhouse units.”</i></p> <p>The Strata therefore opposed the Developer’s use of the ROW for its development even before meeting with the Developer.</p>
Jan 30, 2019	Email	<p>The Developer responded and advised that <i>“the purpose [of the outreach] was to set up a meeting to provide the Strata with information regarding our development proposal, some proposed arrangements and possible impacts during and after construction. These issues would include traffic safety, parking, garbage and mail collection, amenity spaces, etc.”</i></p>
Feb 11 to March 4, 2019	Phone and Email	<p>The Developer continued to follow up with Ms. To of APPM via phone and email to try to set up a meeting with the Strata. A meeting was eventually agreed to on March 10, 2019.</p> <p>Prior to the meeting, the Strata requested that the Developer send documents evidencing its “legal right of access”. The Developer sent Ms. To a common property search of the Strata property, which showed the easement.</p>

Date	Nature of Communication	Update
March 10, 2019	In Person	<p>The Developer's representatives, and its Architect, met with the Strata owners and their property management representatives in the driveway of the Strata property.</p> <p>During the meeting, the Strata members objected to the Developer using their driveway, despite the existence of the registered ROW. After some discussion on this topic, the Developer advised the purpose of the meeting was not to debate the legality of the SROW, but to find a way to work together on the issues that the City had suggested that the parties discuss.</p> <p>The Developer advised the Strata that the Developer does not plan to utilize the road on their property during construction. Rather, the front entrance to 7511 St. Albans would be utilized during construction. The access point between the two properties would be opened up at the end of construction.</p> <p>Under the registered easement, repair, maintenance, cleaning and servicing of the roadway is to be done by the Strata, at its expense. Nevertheless, the Developer advised the Strata that the Developer was prepared to share maintenance costs relating to use of the roadway (e.g. snow removal, costs to light the roadway) once access was in place. Both the Developer and Strata agreed that garbage removal was not a "split cost" given the current arrangement at the Strata where garbage is picked up on St Albans.</p> <p>The Strata asked the Developer to contact the neighbouring property to the South to see if they would share their roadway to provide access to the development, as an alternative to the proposed route. The Developer advised that it was unlikely, since there is no easement registered over that property, but the Developer said that it would make efforts to reach out to representatives of the complex to the south of the proposed development at 7511 St. Albans.</p> <p>The Developer provided a summary of what was discussed at the meeting to Ms. To and the City of Richmond via email on March 15, 2019.</p>

Date	Nature of Communication	Update
April 2019	In Person	<p>The Developer was unable to locate contact information for the registered agent for the strata to the south. So one of the Developer's representatives knocked on doors at the townhouse. During the first attempt, none of the residents were home or opened their doors. During the second visit/attempt on another day, the residents of units #3 and #4 opened their doors and advised that there was no Strata Council for the complex. They also politely refused to share their driveway access.</p> <p>The Developer sent a summary of the above to Ms. To via email on April 30, 2019. Ms. To responded back on May 2 to advise that the Developer could contact legal counsel retained by the Strata if it wished to discuss anything further on "this issue". The Developer responded and advised that they would reach out to the lawyer if they needed to correspond with the Strata again.</p> <p>The Developer and Strata, AAPM, or the Strata's lawyer did not communicate again until 2022, as noted below.</p>
Jan 10, 2022	Phone and Email	<p>The City of Richmond requested in its comments that the Developer reach out to the Strata again to discuss cost sharing, and a modification to the development proposal that could benefit the Strata. The Developer reached out the Strata's lawyer but was advised by the firm that it no longer acted for the Strata. So the Developer wrote to Ms. To as follows:</p> <p><i>"I am following up on our call from earlier today... As discussed, the developer for this project has spent the past couple of years obtaining the necessary information and reports in support of the project, and is proceeding with the rezoning application. As noted in my below email from March 15, 2019 (see item #6), one of things that we had all discussed when we met on site back at that time was the developer's proposal to share costs relating to use of the shared driveway (e.g. snow removal, costs to "light" the roadway) once access is in place. The Strata members had indicated at that time that there were certain costs that they agreed should be split. We would like to now connect to see if we can come to an agreement on cost sharing should our rezoning application be approved. In addition, we may have a potential proposal to modify our build to the benefit of BCS 048 that we would like to discuss. Can you please let me know if the Strata has retained new counsel who we should discuss these matters with, or if the Strata members would like to discuss directly?"</i></p>
Jan 18, 2022	Email	<p>The Developer did not hear back from Ms. To and followed up again via email. Ms. To responded:</p> <p><i>"Your Jan 10, 2022 email had been forwarded to Council for their attention. However, we still not receive any update from them.</i></p> <p><i>We will forward your following email to them for their attention. Will let you know once receive Council's instruction."</i></p>

Date	Nature of Communication	Update
Jan 26, 2022	Email	<p>Ms. To sent an email to the Developer advising:</p> <p><i>We convey the following instruction from the Strata Council for your attention.</i></p> <p><i>“After the council meeting, all of the council members are remained the decision as of 2019, they are strongly opposed to the share pathway proposal from 7511 St. Albans Development.”.</i></p> <p>The Strata again did not respond to the Developer’s request to discuss cost sharing or an alternate proposal for the site that could benefit the Strata.</p>
Jan 27, 2022	Email	<p>The Developer sent an email to Ms. To advising:</p> <p><i>“For clarification, we are not seeking the Strata's position on the use of the driveway - they have previously made that clear, and the developer has also expressed its views on the validity of the Statutory Right of Way over 7433 St. Albans. Rather, the City has asked the Developer to speak with the Strata about whether the parties can come to an agreement on cost sharing, should the rezoning application be approved. Can you please check with the Strata to see if they are open to meeting to discuss those costs? We will then advise the City.</i></p> <p><i>To be clear, by attending the meeting or coming to an agreement on costs, the Strata is not agreeing to the rezoning proposal. However, by engaging in this process, they may benefit from an agreement on costs should the proposal be approved. As noted in my earlier email, we can also maybe discuss a potential proposal to modify our build to the benefit of BCS 048.</i></p> <p><i>We look forward to hearing from you regarding whether the Strata is willing to meet.”</i></p>
Feb 17, 2022	Email	<p>The Developer did not receive a response to its January 17, 2022 email, and followed up again with AAPM on Feb 17, 2022 to see if the Strata would be willing to meet.</p> <p>The Developer has never received a response to its emails from Jan 27 and Feb 17, 2022.</p> <p>It is apparent that the Strata does not intend to engage further with the Developer and any further attempts by the Developer to engage with the Strata are likely to be futile.</p>

Summary of Correspondences with Residents at 7433 St. Albans Road**January 30, 2019**

- Received an email from Stephen Yeung regarding the shared access. (Appendix 1)
- Staff responded to the inquiry by phone and discussed the matter in detail with the inquirer.

March 13, 2019

- Received a letter regarding increased traffic on the proposed shared access and request the shared access to be relocated to the neighbouring property to the south of the subject site (Appendix 2).
- Staff advised that there is no access easement registered on 7531 St. Albans Road in favour of 7511 St. Albans Road, but will discuss with the developer to explore the opportunity.
- Developer advised that they cannot reach an agreement with the Strata at 7531 St. Albans Road.
- In response to the concerns raised regarding the driveway at 7433 St. Albans Road is directly opposite to the exit driveway of the development across the street, Transportation staff advised that having driveways across the street from one another provides improved safety and road operations as it allows drivers from the site to have clear sightline and assess the other vehicle movements entering and exiting St Albans Road.

April 3, 2019

- Staff met with representatives from the adjacent strata at 7433 St. Albans Road.
- Staff advised the representatives that transportation's objective is to limit the number of access connections to minor arterial roads (e.g. St. Albans Road), that the plan calls for bike facilities along St Albans Road, and that consolidation of accesses onto St Albans Road is desired.
- The representatives raised a number of operational concerns over the use of the driveway (e.g., shared maintenance, safety, ability to enforce strata rules, etc.). Staff advised them that these issues can be addressed through an agreement with the developer, and encouraged them to be open minded to negotiating terms with the developer.
- Ultimately, the strata's position at that time was that the only acceptable solution is that the City not utilize the access easement on their property.

April 5, 2019

- Received a letter from Elena Ufova requesting the City to conduct formal consultation and provide alternate access to 7511 St. Albans Road instead of utilizing the access easement (Appendix 3).

- Removing the proposed shared driveway access on 7433 St. Albans Road would require significant revisions to the proposed development at 7511 St. Albans Road. While this conceptual design work has not been completed, it is assumed that at least one unit would be lost in order to accommodate a driveway and opportunities for landscaping and tree planting would also be reduced.
- In response to the request, staff hosted another meeting with residents at 7433 St. Albans Road in June 2019.

June 14, 2019

- At the meeting with residents at 7433 St. Albans Road, staff made available to the representatives from the adjacent strata a copy of the registered access easement document and the legal opinion prepared by the developer's lawyer.
- Staff explained why the access easement was put in place and how their concerns can be addressed through a management agreement.
- Staff advised them access to the site during construction will be via St. Albans Road and not through the access easement.
- Staff offered to facilitate a discussion between the strata and the developer.
- The owners and residents at 7433 St. Albans Road are opposed to the proposed use of the shared access and have submitted a letter, signed by all of the owners, to the City requesting the City to discharge the easement (Appendix 4).
- In response to the concerns raised regarding the sight line at the exit of 7433 St. Albans Road, a Traffic and Parking Assessment prepared by third party professional engineer has assessed the sight lines of the existing driveway and confirms the sightlines meet safety standards. Traffic from the site has sufficient sightline to see other vehicles on St. Albans Road to judge for safe gaps when entering the street.

July 16, 2019

- In response to the request to discharge the access easement from 7433 St. Albans Road, staff wrote a letter (Appendix 5) to all of the registered owners of 7433 St. Albans Road confirming the access easement is in place and that access easement is an agreement between the private property owners of 7433 St. Albans Road and 7511 St. Albans Road. While the City is a party to the easement (to ensue the easement cannot be discharged without the City's consent) the City does not have authority to require the discharge of the easement that benefits the owners/developers of 7511 St. Albans Road.
- Staff encouraged the strata owners to meet with the owners/developers of 7511 St. Albans Road to discuss appropriate arrangements between the two private property owners.

Lee, Edwin

From: Stephen Yeung <stephen.yeung1@gmail.com>
Sent: January 30, 2019 8:40 PM
To: Lee, Edwin
Subject: Response to new development request on 7511 St. Albans Road

Categories: For REDMS/File

Hi Mr. Lee,

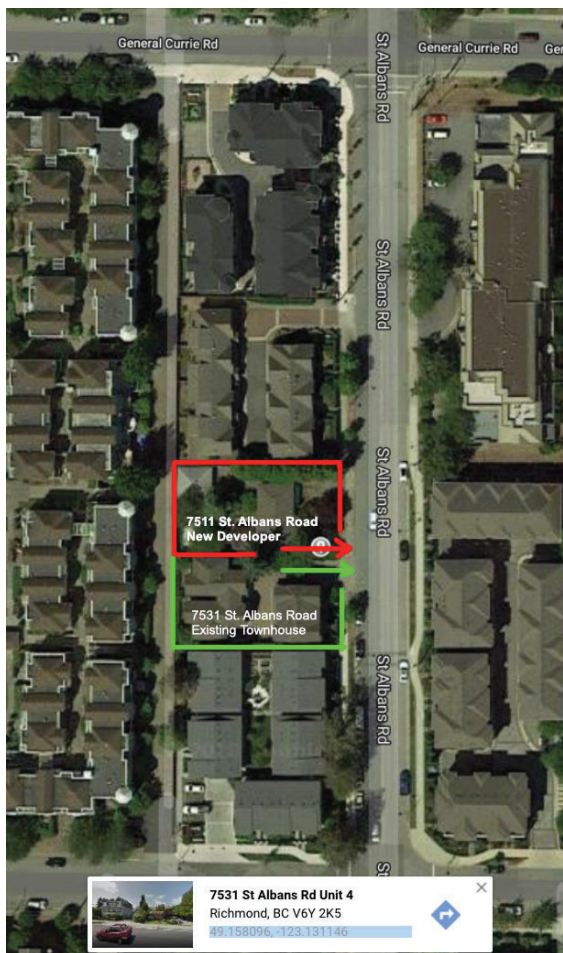
How are you? Hope you are well,

We are Strata Councils of 7433 St. Albans Road.

We received a request from the Developer of 7511 St Albans Road recently, ask for sharing access of our driveway for their newly developed proposed Townhouses.

We, all owners of 7 units, disagree to share our driveway with them which we think this will cause too much trouble and create more traffic for our strata lot if there are 6-8 more vehicles drive passing in front of our driveway daily. This is unsafe to our strata.

Since they are newly develop, they should create the driveway together with the existing 7531 St. Albans Road Townhouses so that a bigger driveway for both strata 7511 & 7531. This is more make sense. Please find attached JPG for your reference.



We would like to let the City understand of our thoughts and seeking the help from City to deal with this.

Sincerely,
Strata Council of 7433 St. Albans Road.

March 2019

APPENDIX 2

Mr. Craig,

Please find below information to help you understand our concern regarding the new developer informed that they had granted the right to access to our driveway for their newly develop townhouses.

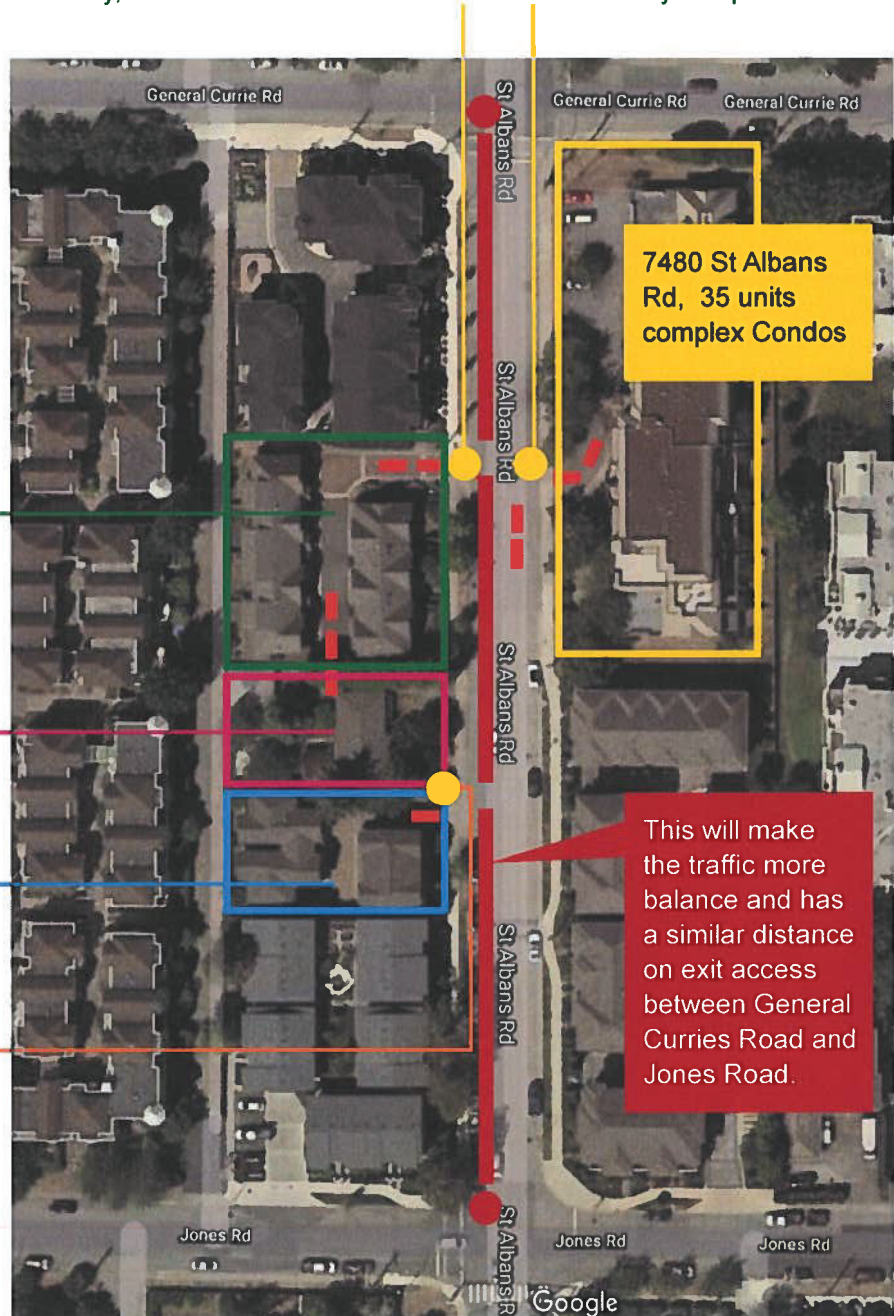
Our concern is, our exit of the driveway was directly opposite to the exit of the opposite complex. If the new develop townhouses also using our driveway, this will create more traffic within such a busy exit point.

We are 7 owners of town-house at 7433 St. Albans Road. Our townhouses was built since 2001.

Property owners of 7511 St. Albans and architect Matthew Cheung applied to build 5 units of town-houses under this lot. They said they had granted the right to use our driveway for their newly developed townhouses.

Property of 7531 St. Albans had only 4 units townhouses.

The 2 townhouses should use same driveway in order to ease & separate the traffic.



We understand the planning of City to minimize the driveway to the walkway on St. Albans Road, we just wondering if there is a better solution on this. Thank you.

April 4, 2019

City of Richmond
Attn: Edwin Lee, Planner
6911 No. 3 Road
Richmond BC V6Y 2C1

CC: Wayne Craig, Director, Development

Re: Re-development permit application for 5-unit Townhouse Development at 7511 St. Albans Rd.

Dear Mr. Lee,

My name is Elena Usova and I am the owner of unit 1 at 7433 St. Albans Rd, Richmond, BC V6Y2K5. I recently found out that common property of my Strata complex will be used as a part of driveway to the proposed 5-unit townhouse complex at 7511 St. Albans Rd. I am enclosing a copy of the Context Plan and an aerial map which have come to my attention as well as a copy of the communication from the re-developer of 7511 St. Albans Rd., which you have been already copied on January 30, 2019.

I am writing this letter to oppose an application for a re-development permit at 7511 St. Albans Rd. to the City of Richmond from Matthew Cheung Architect which completely disrespects the Strata BCS048 owners' rights for enjoyment of our properties and would put at risk safety and security of all owners of Strata Plan BCS048 if approved by the City. I am disappointed that my Strata Council withheld information from all owners about being involved in meetings with the developer.

From what I understand the Easement on the BR295796 was registered on the Land Title for Strata Plan BCS048 by the City of Richmond in 2001 based the application of the Developer of 7433 at the time which was detrimental to the interests of future owners in respect that it was sought based on the Developer's legal interest and not the best interest of future owners and their families.

Not only the usage of common property of Strata Plan BCS048 for the purpose of access to the site 7511 will de-value my property, as the owner I am impressed to see the City of Richmond is reviewing the development permit application without providing a formal notice to all owners of Strata Plan BCS048 and without a public consultation.

The redeveloper of 7511 St. Albans insists that by the Easement BR295796 they have a "privilege and permission at all times and from time to time to enter, return, pass, repass and use by day and night and with or without vehicles upon Easement area for the purposes of access to and from the Lands..." through Strata Plan BCS048 common property.

As the owner of the unit right at the entrance in our strata complex we would see increased traffic, noise or garbage which would inevitably result from the aforementioned "privilege" of the owners of the townhouse complex at 7511 St. Albans.

The Strata Property Act a BC legislation clearly stipulates the Strata Owners right to enjoy the Strata Common Property as well as the responsibility to maintain it.

City of Richmond has placed an Easement on the Land Title and therefore City of Richmond is the Authority to remove this easement now. It is the City of Richmond's responsibility to protect the rights of the property owners who pay taxes to the City.

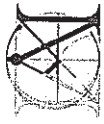
I am requesting that City of Richmond conducts a formal consultation with ALL owners of Strata plan BCS048. I am also requesting City of Richmond requires an alternate plan from the Developer of 7511 to access (during construction or after construction) property from the street and not through the common property of Strata Plan BCS048.

I am asking by this letter to provide a formal response in writing from the City.

Regards,

A handwritten signature in black ink, appearing to read 'E. Usova', with a long horizontal stroke extending to the right.

Elena Usova
#1-7433 St. Albans Rd.
Richmond BC
V6Y2K5



**MATTHEW CHENG
ARCHITECT INC.**

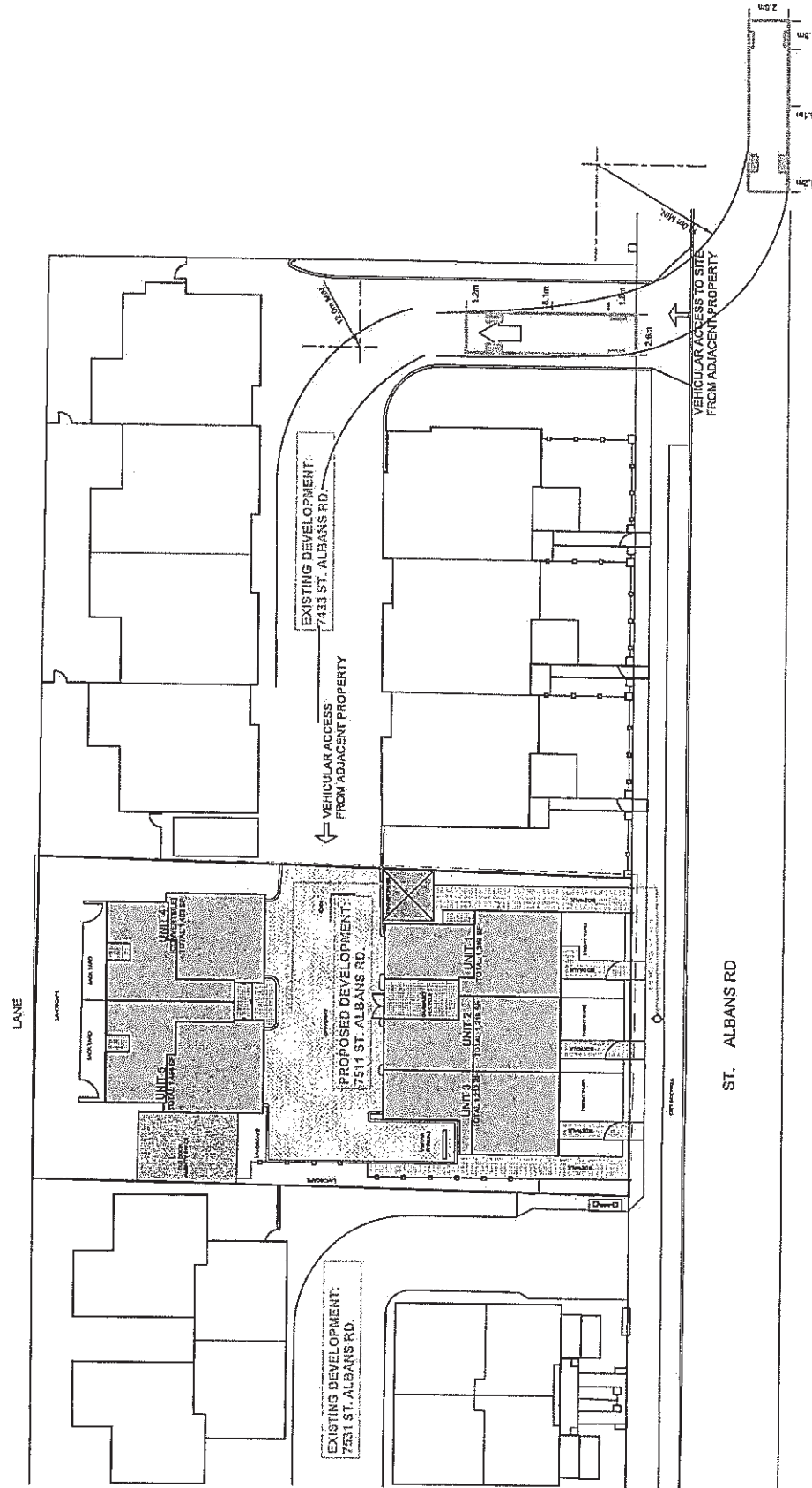
UNIT 302 - 670 EVANS AVENUE
VANCOUVER, BC V6A 2G9
T: 604.271.5555
M: 604.649.8559
E: MATTHEW@MCAI.CA

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NO.	REVISION	DATE
1	ISSUED FOR RECORD	2022-01-15

**5 UNIT TOWNHOUSE
DEVELOPMENT**
7511 ST. ALBANS ROAD
RICHMOND, BC

APPENDIX 3
CONTEXT PLAN
A001



1
CONTEXT PLAN
3/32" = 1'-0"

STRATA PLAN OF LOT B, SECTION 16 BLOCK 4 NORTH, RANGE 6 WEST N. W. D., PLAN LMP51762

B.C.G.S. 92G.015
CITY OF RICHMOND

SHEET 1 OF 8 SHEETS
STRATA PLAN BCS 0048

DEPOSITED AND REGISTERED IN THE LAND TITLE
OFFICE AT NEW WESTMINSTER, B.C.

THIS _____ DAY OF _____, 2002

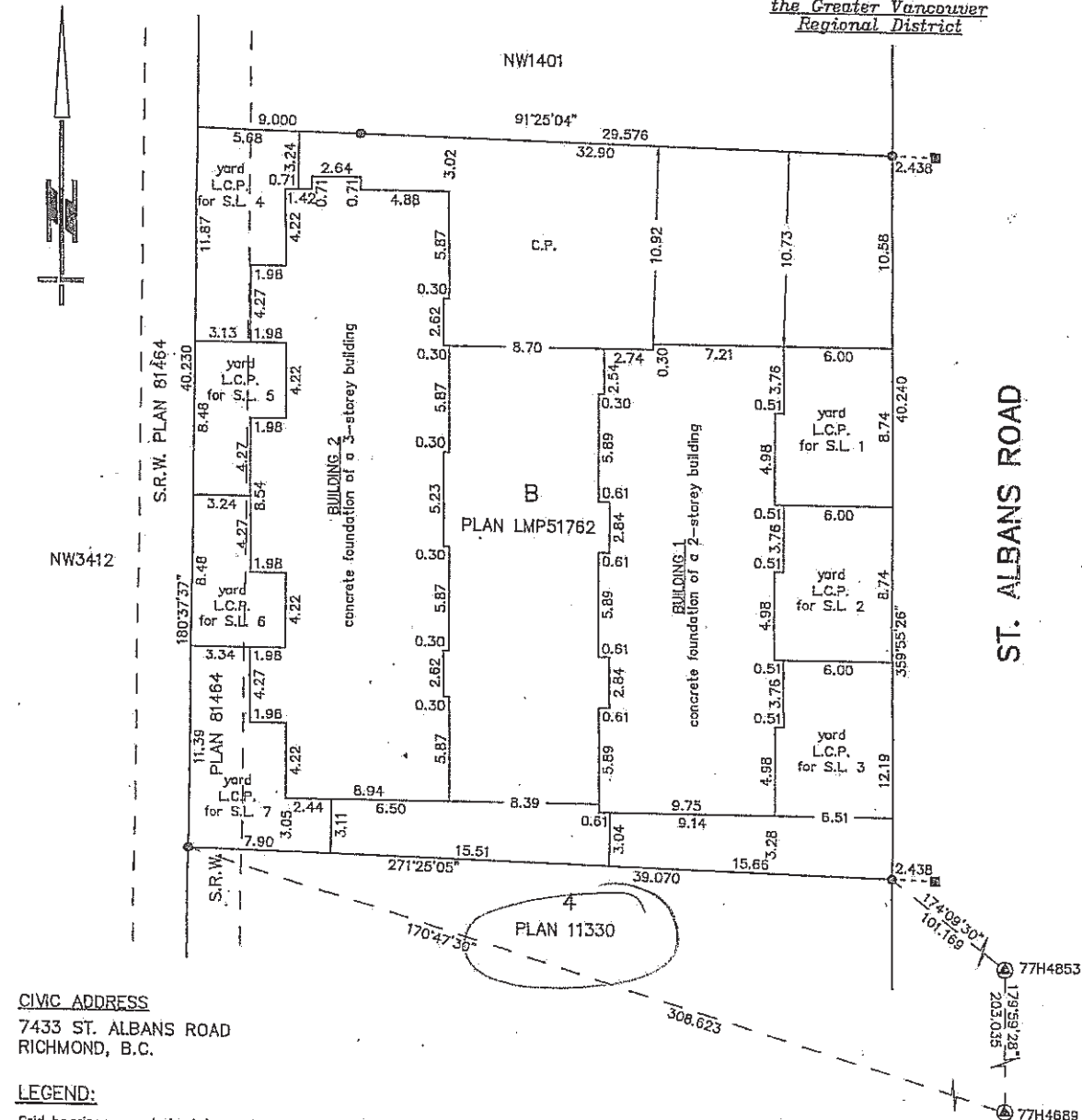
REGISTRAR

REF. NO. _____

SCALE 1 : 250
5 2.5 0 5 10

All distances are in metres.

*This plan lies within
the Greater Vancouver
Regional District*



CIVIC ADDRESS

7433 ST. ALBANS ROAD
RICHMOND, B.C.

LEGEND:

Grid bearings are derived from observation between
control monuments 77H4853 and 77H4889. - NAD83 (CSRS)
Integrated survey area No. 18. (Richmond)
This plan shows ground-level measured distances.
Prior to computation of U.T.M. co-ordinates,
multiply by combined factor 0.9996040.

- ⊙ denotes control monument found.
- denotes standard iron post found.
- denotes lead plug found.
- wt denotes witness.
- All angles are 90° or 45° unless otherwise noted.

- S.L. denotes strata lot
- L.C.P. denotes limited common property
- C.P. denotes common property
- PT. S.L. denotes part of strata lot
- m2 denotes square metres
- ER denotes electrical room, common property
- A denotes area
- TA denotes total area
- OTB denotes open to below

I, LOUIS S.Y. NGAN, of Vancouver, a British
Columbia Land Surveyor, hereby certify that
the buildings shown on this strata plan
are within the external boundaries of the land
that is the subject of the strata plan.

Dated this 1st day of Aug., 2002.

LOUIS NGAN

B.C.L.S.

CNCL - 160

LOUIS NGAN LAND SURVEYING

100-11180 VOYAGEUR WAY
RICHMOND, B.C. V6X 3N6
(604) 273-2938

File: RST-7451TR

Barbara To

From: Ramneek Padda <ramneek.padda@gmail.com>
Sent: Wednesday, January 30, 2019 12:29 AM
To: Barbara To
Cc: Matthew Cheng; Lee, Edwin
Subject: Re: BCS 048 - Earls Court at 7433 St. Albans - Response to #7511 St. Albans's owner and architect

Hi Barbara,

Thank you for your email. I have copied Edwin Lee from the City of Richmond on this response.

Please note that the purpose of our initial email was not to ask whether the Strata Council would allow shared access. Rather, the purpose was to set up a meeting to provide the Strata with information regarding our development proposal, some proposed arrangements and possible impacts during and after construction. These issues would include traffic safety, parking, garbage and mail collection, amenity spaces, etc.

This is not just an issue where the Strata Council can refuse to share the driveway. We have a legal right of access on their property that has been granted in favour of our property (likely as a precondition before their own development was approved by the City). We are not seeking to inconvenience them but are hoping to work with them to discuss options for how we can proceed.

Therefore, again, on behalf of ourselves and the City of Richmond, we request that the Council please advise when it is available to meet with us in the next two week to discuss our proposed development.

I look forward to hearing from you or the Council on some proposed meeting dates and times.

Regards,

Ramneek

On Thu, Jan 10, 2019 at 5:00 PM Barbara To <bto@aaproperty.ca> wrote:

Hi, Ramneek and Matthew,

Please see below the email from the strata council of Earls Court in response to your email on December 28, 2018 for your attention.

In response to the property owners of 7511 St. Albans and architect Matthew Cheung's email.

We, Councils of Earl's Court & Strata owners refused to allow our driveway to their newly planning develop townhouse units.

Lee,Edwin

From: Elena Usova <eusova@shaw.ca>
Sent: April 9, 2019 8:51 PM
To: Lee,Edwin
Cc: Craig,Wayne
Subject: Re: Opposition to re-development application at 7511 St. Albans Rd, Richmond

Categories: For REDMS/File

Hello Mr. Lee,

I need to make an important correction to my letter dated April 4, 2019 which had an error. The wording in the third from the bottom paragraph is missing "not" and should read as follows:

Not only the usage of common property of Strata Plan BCS048 for the purpose of access to the site 7511 will de-value my property, as the owner I am **not** impressed to see the City of Richmond is reviewing the development permit application without providing a formal notice to all owners of Strata Plan BCS048 and without a public consultation.

Please, take a note of this important change and include this note along with the letter.

Regards,

Elena Usova
1-7433 St. Albans Rd.
Richmond, BC
V6Y2K5

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

From: [Lee,Edwin](#)
To: ['ELENA USOVA'](#)
Sent: Friday, April 05, 2019 4:38 PM
Subject: RE: Opposition to re-development application at 7511 St. Albans Rd, Richmond

[Ms. Usova,](#)

[Thank you for your letter. Your submission will be included in the development file and provided to Mayor and Council should the rezoning application proceed to them for consideration.](#)
[Staff are reviewing the information in your letter and will provide you with written responses in a later date.](#)

[Regards,](#)
[Edwin](#)

From: ELENA USOVA [mailto:eusova@shaw.ca]
Sent: Friday, 5 April 2019 09:59
To: Lee,Edwin
Cc: Craig,Wayne; eusova@shaw.ca

Subject: Opposition to re-development application at 7511 St. Albans Rd, Richmond

Importance: High

Dear Mr. Lee,

please find attached a letter to the City of Richmond to oppose the application for access to 7511 St. Albans Rd through Strata complex at 7433 St. Albans Rd as part of the 7511 St. Albans Rd redevelopment application.

Regards,

Elena Usova
1-7433 St. Albans Rd.,
Richmond, BC
V6Y2K5

June 13, 2019

City of Richmond
Attn: Wayne Craig, Director, Development
6911 No. 3 Road
Richmond BC V6Y 2C1

CC: City Council, City of Richmond
Linda Reid, Richmond South Centre MLA

Re: Easement over Strata Plan BCS0048 Property at 7433 St. Albans Rd.

Dear Mr. Craig,

This is to provide the City of Richmond and the City Council with the Strata Plan BC0048 Owners' strong opposition to the pending review development permit application for the property located at 7511 St. Albans Rd. and legally described as

Parcel Identifier: 003-556-794
Lot 4 of Section 16 Block 4 North Range 6 West
New Westminster District Plan 11330
("Lot 4")

We, the undersigned, Strata Plan BCS048 owners of 7433 St. Albans Rd., Earl's Court do not consent to the Development Property's reliance on the Easement BR295796 to have a "free and uninterrupted right, license, liberty, easement, privilege and permission at all times and from time to time to enter, re-enter, pass, repass and use by day and night and with or without vehicles upon Easement area for the purposes of access to and from the lands...", i.e. Strata Plan BCS048 common property.

The Strata Property Act provides that the Common property as per the Strata Plan registered in the Land Titles office is for the use and enjoyment of all Strata lot owners and is regulated by the strata corporation.

Section 2 of the Act provides that a strata corporation has the power and capacity of a natural person of full capacity.

The strata corporation is responsible for managing and maintaining the common property and common assets of the strata corporation **for the benefit of the owners.** (Section 3, Strata Property Act)

Section 71 of the Strata Property Act (the "Act") requires that owners approve a change in the use or appearance of common property by means of a 3/4 vote if the change is significant.





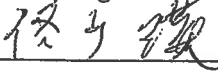
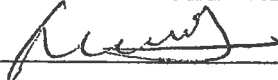
We, the undersigned, strongly believe that Easements BR2957975, BR295796 and covenants BR295797 and BR295798 placed on the Strata Plan BCS048 Land Title by the City of Richmond interferes with the Strata Plan Owners right for exclusive use and enjoyment of our property and contravenes with the rights of the Strata Plan Owners under the Strata Property Act.

We do not agree to bear with the City of Richmond to impose upon the Strata Plan BCS048 Owners increased traffic, noise, nuisance, litter, increase in repair and maintenance costs, increase in property insurance costs, increase in depreciation reports costs as well as future strata corporation costs which the individual owners of the Strata Plan BCS048 must endure to the benefit of the Development property.

We, the undersigned, are hereby applying to the City of Richmond to discharge the Easements BR2957975, BR295796 and Covenants BR295797 and BR295798 per Land Title Act Section 219 subsection (9)

A covenant registrable under this section may be

- (a) modified by the holder of the charge and the owner of the land charged, or
- (b) discharged by the holder of the charge

<u>Unit #</u>	<u>Name of Registered Owner(s)</u>	<u>Signature</u>
Unit1	Elena Usova	
Unit2	Stephen Yung.	
Unit3	Wendy LAI	
Unit4	Zhou Li E	
Unit5	ShaoPU Tong	
Unit6	MING XIAO	Ming Xiao
Unit7	GRACE CHEN	



We understand the City's planning was to minimize the driveway to the walkway on St. Albans Road, we wondering if the City can accept the new developer to build 4 townhouses only (instead of 5) and with their own driveway exit. This will be a better solution to separate/diverse the traffic and preventing any argument between two strata in the future.

June 2019



**MATTHEW CHENG
ARCHITECT INC.**

UNIT 202, 678 EVANS AVENUE
VANCOUVER, BC V6A 2N5
T: 604.731.3012
M: 604.545.0889
E: MATTHEW@MCA.CA

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Rev	Date	Description
1	2019/05/14	ISSUED FOR PERMITTING

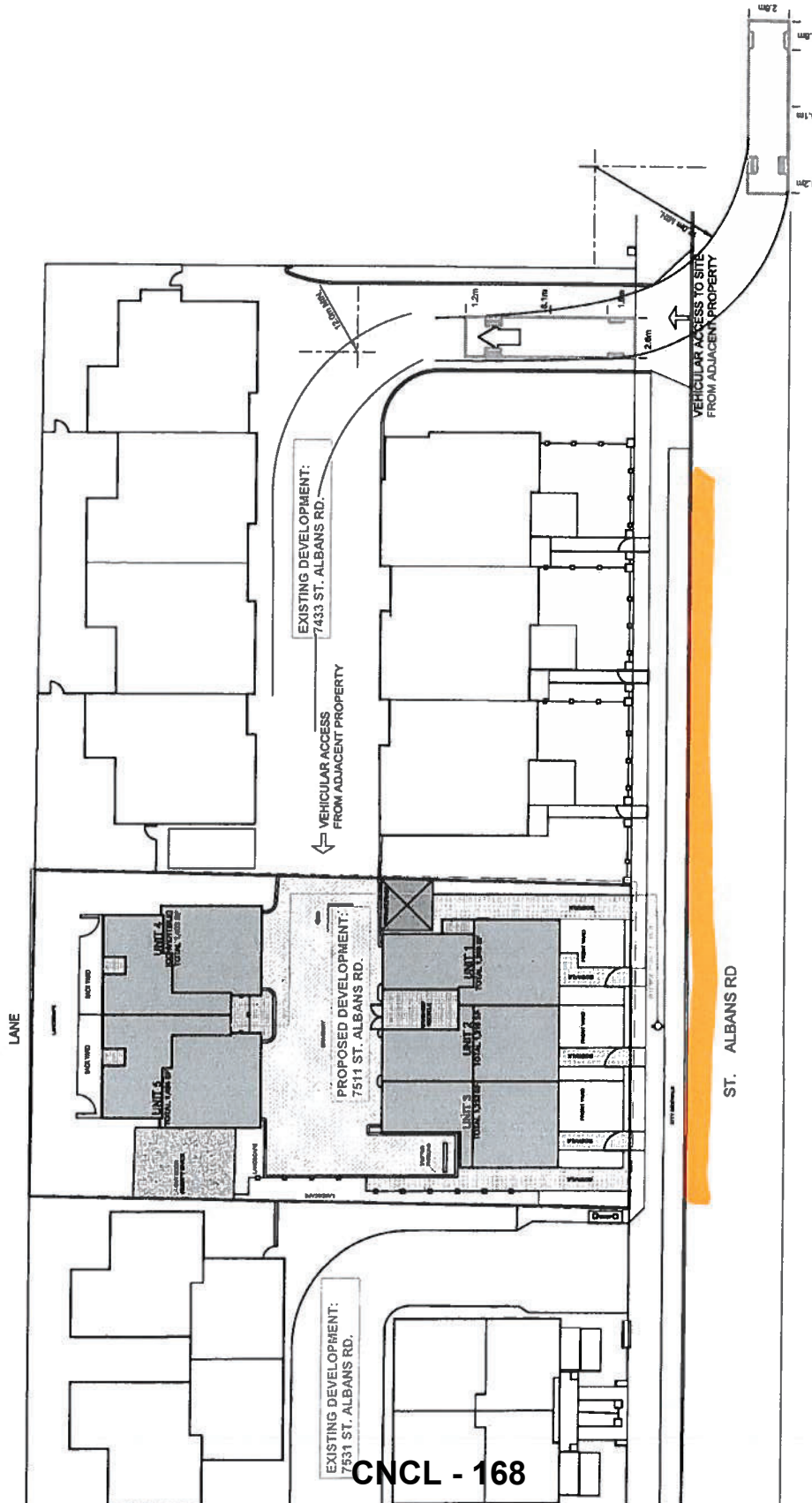
**5 UNIT TOWNHOUSE
DEVELOPMENT**

7511 ST. ALBANS ROAD
RICHMOND, BC

CONTEXT PLAN

Project Number	7511 St. Albans Road
Date	APR 05, 2019
Drawn by	MS
Checked by	MC
Scale	3012" = 1'-0"

A001



* If 7511 development doesn't have a driveway,
vehicles will park along on St. Albans.

CONTEXT PLAN
3012" = 1'-0"

CNCL - 168



- - because there was an ^(7511 St. Alans Rd) existing driveway, so there was a gap we can watch out for traffic.



City of
Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

July 16, 2019
File: RZ 18-818548

Planning and Development Division
Development Applications
Fax: 604-276-4052

The Owners, Strata Plan BCS0048
7433 St. Albans Road
Richmond, BC V6Y 2K5

Dear Sirs/Mesdames:

**Re: Driveway Access Easement and Covenant BR295796-BR295797 Over the
Common Property of Strata Plan BCS0048, Located at
7433 St. Albans Road, and Proposed Development at 7511 St. Albans Road**

Thank you for your letter dated June 13, 2019 (*copy attached*). We have discussed the subject easement and covenant agreement with our Law Department and have confirmed that the access easement is a valid and subsisting agreement registered against Title to 7433 St. Albans Road in favour of the owner/developer of 7511 St. Albans Road.

To clarify, in the City's Law Department's view, the access easement and covenant; each showing on Title to and registered in the Lower Mainland/New Westminster Land Title Office on the common property and strata lots located at 7433 St. Albans Road in favour of 7511 St. Albans Road do not contravene or violate either of the *Land Title Act* (BC) nor the *Strata Property Act* (BC).

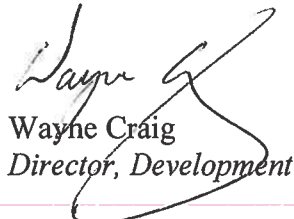
The City is a party to the agreement with respect to the covenant charge only. Any discharge of the covenant would not affect the ability of the owner/developer of 7511 St. Albans Road to exercise its rights under the easement through 7433 St. Albans Road for access to its development property at 7511 St. Albans Road.

The access easement is an agreement between the private property owners of 7433 St. Albans Road and 7511 St. Albans Road. The City does not have authority to require the discharge of the easement that benefits the owner/developer of 7511 St. Albans Road. Please note that a shared driveway between 7433 St. Albans Road and 7511 St. Albans Road was contemplated at the time of development of 7433 St. Albans Road and accordingly, in order to secure the access, the subject agreement was registered on Title to 7433 St. Albans Road at that time.

We encourage the strata owners to meet with the owner/developer of the benefiting property to discuss appropriate arrangements between the two private property owners.

Please be advised that the Rezoning Application at 7511 St. Albans Road is still under review by the City, pending additional details on the development proposal from the developer of 7511 St. Albans Road, including but not limited to a Traffic Impact Assessment (TIA). Staff is working with the owner/developer of 7511 St. Albans Road to address the comments received from the public, including concerns raised by the strata owners of Strata Plan BCS0048 at 7433 St. Albans Road. Please also note that all correspondences received will be provided to Council should the subject application proceed. If you wish to find out the status of the Rezoning Application at 7511 St. Albans Road, please contact Edwin Lee, Planner, at 604-276-4121.

Yours truly,



Wayne Craig
Director, Development

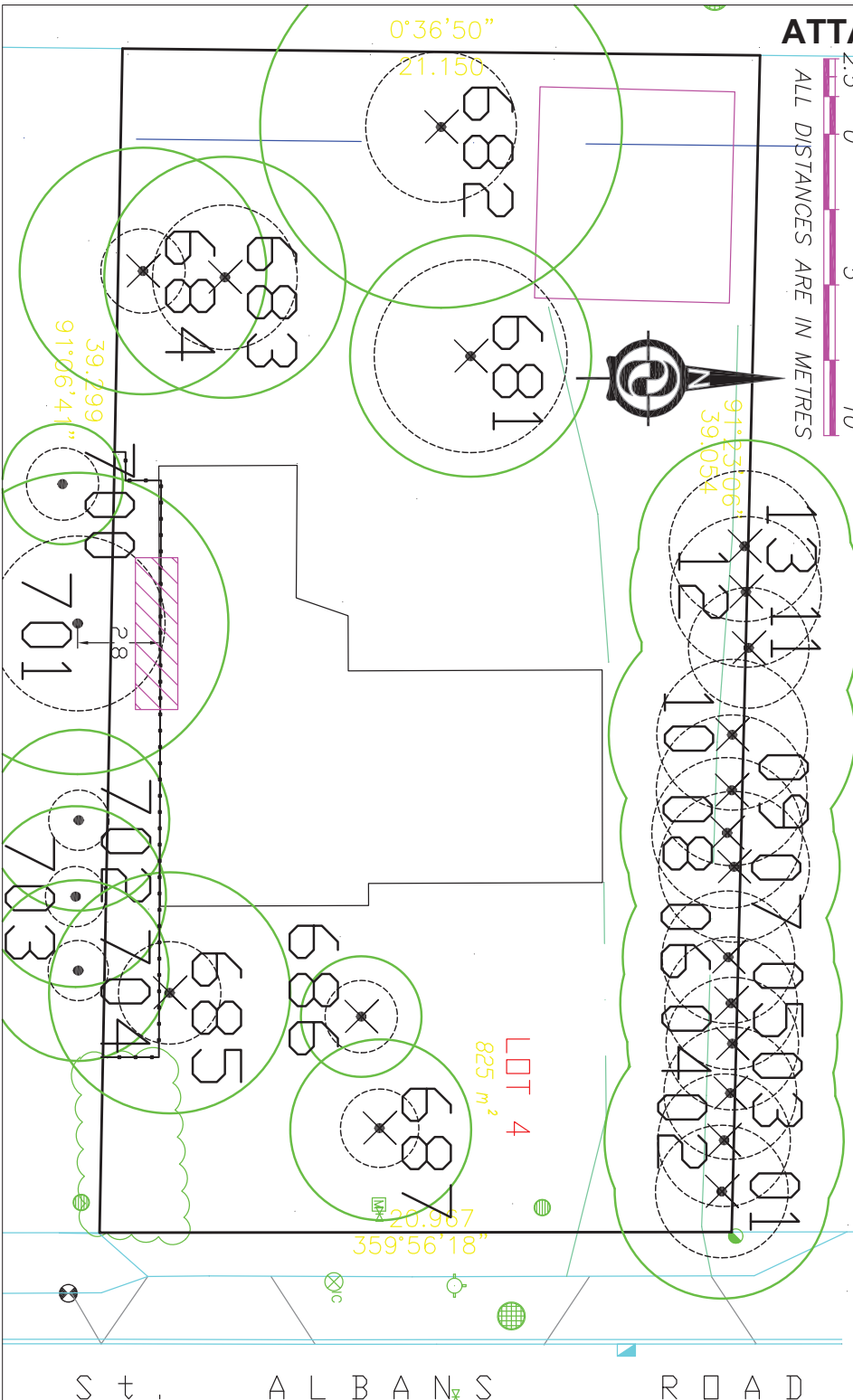
EL:blg
Att. 1

pc: Mayor and Councillors
Joe Erceg, Deputy CAO
Tony Capuccinello Iraci, City Solicitor
Lloyd Bie, P.Eng., Director, Transportation
Joshua Reis, Program Coordinator, Development
Edwin Lee, Planner 1

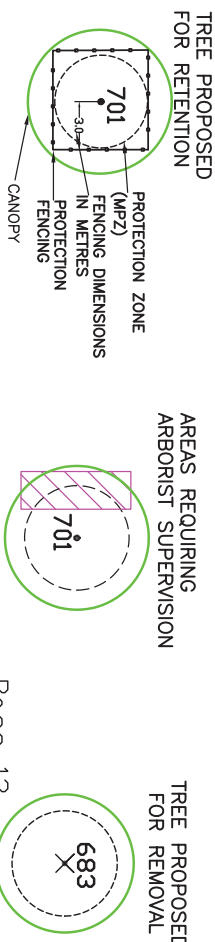
SCALED TO FIT



APPENDIX 3 TREE PROTECTION PLAN



LEGEND



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

ALBANS ROAD

TREE INVENTORY

#	Type	Action	DBH	MPZ
1	Lawson Cypress	Remove	40cm	2.4m
2	Lawson Cypress	Remove	38cm	2.3m
3	Lawson Cypress	Remove	36cm	2.0m
4	Lawson Cypress	Remove	36cm	2.2m
5	Lawson Cypress	Remove	30cm	1.8m
6	Lawson Cypress	Remove	37cm	2.2m
7	Lawson Cypress	Remove	25/25/25cm	2.5m
8	Lawson Cypress	Remove	25/25/25cm	2.5m
9	Lawson Cypress	Remove	20/15/15cm	2.5m
10	Lawson Cypress	Remove	25/25/20cm	2.5m
11	Lawson Cypress	Remove	15/15/15cm	2.0m
12	Lawson Cypress	Remove	20/20/15cm	2.5m
13	Lawson Cypress	Remove	25/20/10cm	2.5m
681	Lawson Cypress	Remove	28/28/25cm	3.2m
682	Apple	Remove	41cm	2.5m
683	Cherry	Remove	28/18cm	2.4m
684	Cherry	Remove	24cm	1.4m
685	Douglas Fir	Remove	29cm	1.7m
686	Smoke Bush	Remove	10/10cm	1.2m
687	Purple Plum	Remove	22cm	1.2m
700	Japanese Maple	Retain	5/5/5cm	2.2m
701	Douglas Fir	Retain	48cm	2.5m
702	Cherry	Retain	15cm	1.0m
703	Cherry	Retain	14cm	1.0m
704	Cherry	Retain	14cm	1.0m

DBH- trunk diameter, MPZ- protection zone

TREE PROTECTION FENCING

#	Type	DBH	Metres	Feet
700	Japanese Maple	5/5/5cm	2.0m	6.6ft
701	Douglas Fir	48cm	2.9m	9.4ft
702	Cherry	15cm	2.5m	8.2ft
703	Cherry	14cm	2.5m	8.2ft
704	Cherry	14cm	2.5m	8.2ft



MATTHEW CHENG ARCHITECT INC.

#202-670 EVANS AVE., VANCOUVER, B.C. V6A 2K9
CEL: 604-649-0669 TEL: 604-731-3012

Email: matthew@mcai.ca

Edwin Lee
Development Applications Department
City of Richmond
Tel: 604-276-4121
Email: ELee@richmond.ca

Feb 21, 2023

Re: 7511 St Alban's Road. Richmond, BC

Dear Edwin,

I am writing to confirm applicable Energy Step Code performance targets have been considered in the proposed design and will comply.

Certified Energy Advisors, Amir Ekhlesi of Enersaver Solutions Inc. has been retained to prepare energy report to ensure the project at 7511 St Albans Rd meeting the Energy Step Code 3 Zero carbon ready of BC building Code.

Sincerely yours,

Matthew Cheng, Architect AIBC
Matthew Cheng Architect Inc.



Address: 7511 St. Albans Road

File No.: RZ 18-818548

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10446, the developer is required to complete the following:

1. **(City Centre Impacts)** Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
2. **(Flood Construction Level)** Registration of a flood indemnity covenant on title.
3. **(Vehicle Access)** Registration of a legal agreement on title ensuring that the only means of vehicle access is via Easement BR295796 registered on 7433 St. Albans Road, and that there be no direct access to St. Albans Road. This agreement must include language indemnifying and releasing the City from any issues arising from such reliance.
4. **(Vehicle Access)** Registration of a statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle and hammerhead turnaround area on site in favour of 7433 St. Albans Road.
5. **(Visitor Parking)** Registration of a legal agreement on title ensuring that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and
 - c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
6. **(Strata Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
7. **(Arborist Contract)** 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.
8. **(Voluntary Contribution)** City acceptance of the developer's voluntary contribution in the amount of \$2,264.40 (i.e. \$0.34/ft² of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan. In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council (Public Hearing), the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.
9. **(Affordable Housing Contribution)** City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$119,880) to the City's affordable housing fund.
10. **(Cash in lieu of Indoor Amenity)** Contribution of \$2,066 per dwelling unit (e.g. \$10,330.00) in-lieu of on-site indoor amenity space. In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council (Public Hearing), the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.

11. **(Tree Compensation)** City acceptance of the developer's offer to voluntarily contribute \$21,000.00 to the City's Tree Compensation Fund for the planting of 28 replacement trees within the City. If additional replacement trees (over and beyond the 13 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
12. **(Development Permit)** The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
13. **(Public Hearing)** 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.
14. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of required site servicing and frontage 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 Existing Model, there is 204 L/s of water available at a 20 psi residual at the St Albans Road frontage. Based on the Fire Underwriter Survey (FUS) calculations provided by the developer, the site requires 144 L/s.
 - b) The Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations at the building permit stage to confirm the 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.
 - ii) 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 servicing agreement process.
 - c) At Developer's cost, the City is to:
 - i) Install one new water service connection to serve the development, complete with meter and meter box.
 - ii) Cap and remove the existing water service connection and meter.
 - iii) Relocate the existing fire hydrant out of the proposed sidewalk.

Storm Sewer Works:

- a) The Developer is required to:
 - i) 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.
 - ii) Obtain permission from 7351 St Albans Road for incursions into their property to remove the storm connection and inspection chamber described below, prior to approval of the servicing agreement design.
- b) At Developer's cost, the City is to:
 - i) Install one new storm connection, complete with inspection chamber, to serve the proposed development.
 - ii) Cap and remove the existing storm connections serving the development site.

Sanitary Sewer Works:

- a) The Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City is to:
 - i) Install a new sanitary connection off of the existing sanitary manhole at the northwest corner of the development site.
 - ii) Cap, at inspection chamber, the existing sanitary connection serving the development site. The inspection chamber is to be retained to serve 7351 St Albans Road.

Frontage Improvements:

- a) Sidewalk, boulevard and curb/gutter:
 - i) Remove the existing sidewalk and construct a new 2.0 m wide concrete sidewalk next to the new property line.
 - ii) Construct a new min. 1.5m wide grass/tree boulevard over the remaining width between the new sidewalk and the existing west curb of St. Albans Road.
 - iii) The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
- b) All existing driveways along the St. Albans Rd. to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described under Item 1 above.
- c) Consult Engineering on lighting and other utility requirements as part of the frontage works. There is a fire hydrant that may need to be relocated to the boulevard and a utility pole that should be removed if no longer required for service connections.
- d) The utility pole on the frontage is to be relocated.
- e) The Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - (4) To locate/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - ii) Renew and rewire the street lighting conduits along the St Albans Road frontage.
 - iii) Review street lighting levels along St Albans Road frontage, and upgrade as required.

General Items:

- a) The Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Provide a video inspection report of the existing storm sewers and sanitary sewers fronting the development prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to

assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.

- iii) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- iv) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
- vi) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

- 1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - a) Include the 12 agreed upon replacement trees;
 - b) Include a mix of deciduous and coniferous species; and
 - c) Comply with the landscaping requirements contained in Richmond Zoning Bylaw 8500.
- 2. Confirmation from a qualified professional that the proposed development will achieve Step 4 of the BC Energy Step Code.
- 3. Demonstration of further efforts in making arrangement for the shared use of the drive aisle with the adjacent strata at 7433 St. Albans Road.

Prior to Development Permit* issuance, the developer must complete the following requirements:

- 1. Submission of a Landscape Security based on 100% of the cost estimate provided by a Landscape Architect, including all hard and soft materials, installation, and a 10% contingency.

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.

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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- 3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10446 (RZ 18-818548)
7511 St. Albans 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 **“HIGH DENSITY TOWNHOUSE (RTH1)”**.

P.I.D. 003-556-794

Lot 4 Section 16 Block 4 North Range 6 West New Westminster District Plan 11330

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10446”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by EL
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



To: Richmond City Council

Date: March 13, 2023

From: Cecilia Achiam
Chair, Development Permit Panel

File: DV 19-873160

Re: **Development Permit Panel Meeting Held on August 11, 2021**

Staff Recommendation

That the recommendation of the Panel to authorize the issuance of a Development Variance Permit (DV 19-873160) for the property at 13251 Smallwood Place, be endorsed and the Permit so issued.

Cecilia Achiam
Chair, Development Permit Panel
(604-276-4122)

Panel Report

The Development Permit Panel considered the following item at its meeting held on August 11, 2021.

DV 19-873160 - OPEN ROAD AUTO GROUP LTD. - 13251 SMALLWOOD PLACE
(August 11, 2021)

The Panel considered a Development Variance Permit (DV) application to vary the provisions of Richmond Zoning Bylaw 8500 to reduce the required minimum setback from the west property line from 3.0 m to 0.96 m. This would permit the retention of an existing detached car wash building at 13251 Smallwood Place on a site zoned “Vehicle Sales (CV)”.

The applicants’ architect, Aziz Bootwala, of Kasian Architecture, provided a brief visual presentation, noting:

- The approved zoning text amendment and development permit application associated with the ongoing construction of a new dealership on the adjacent property to the west (13171 Smallwood Place) of the subject site (13251 Smallwood Place) required a lot line adjustment.
- As a result of the new shared lot line for the two adjacent properties, part of the existing car wash building on the subject site would encroach on the required three-meter side yard setback from the west property line, therefore the applicant is requesting a setback variance in order to retain the existing car wash building.

Staff noted that prior to forwarding the subject development variance permit application for Council consideration, the applicant is required to confirm that the existing exterior wall on the west side of the car wash building will meet all applicable BC Building Code requirements in fire separation.

Subsequent to the panel meeting staff worked with the applicant to obtain a letter confirming that the exterior wall on the west side of the car wash building will meet all applicable BC Building Code requirements.

The Panel recommends the Permit be issued.