



City Council

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

**Monday, April 24, 2017
7:00 p.m.**

Pg. # ITEM

MINUTES

1. *Motion to:*

- (1) *adopt the minutes of the Regular Council meeting held on April 10, 2017 (distributed previously); and*
- (2) *adopt the **minutes** of the Regular Council meeting for Public Hearings held on April 18, 2017.*

CNCL-10



AGENDA ADDITIONS & DELETIONS

PRESENTATION

2017 Lulu Awards to Recognize Urban Excellence.

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. 16.

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
- 2017-2018 Richmond RCMP Detachment Annual Performance Plan – Community Priorities
- Annual Property Tax Rates (2017) Bylaw No. 9695
- Land use applications for first reading (to be further considered at the Public Hearing on May 15, 2017):
 - 8511 No. 4 – Rezone from RS1/E to ZS29 (Pak Ching Chan and Anna Lei Ling Lee – applicant)
 - 5071 Steveston Highway – Rezone from RS1/E to RTL4 (Oris (TLP) Developments Corp. – applicant)
- Standardization of City's Single and Tandem Axle Vehicle Fleet
- Report 2016: Recycling and Solid Waste Management - On Track for 80% Waste Diversion
- Post Winter Roads and Paving Program Update

5. *Motion to adopt Items No. 6 through No. 13 by general consent.*



Pg. # ITEM

Consent
Agenda
Item

6. COMMITTEE MINUTES

That the minutes of:

- CNCL-40 (1) the **Community Safety Committee** meeting held on April 11, 2017;
 CNCL-45 (2) the **General Purposes Committee** meeting held on April 18, 2017;
 CNCL-47 (3) the **Planning Committee** meeting held on April 19, 2017;
 CNCL-76 (4) the **Public Works and Transportation Committee** meeting held on April 20, 2017;
be received for information.



Consent
Agenda
Item

7. 2017-2018 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN – COMMUNITY PRIORITIES
 (File Ref. No. 01-0340-35-LCSA1) (REDMS No. 5333849 v. 3)

CNCL-80

See Page CNCL-80 for full report

COMMUNITY SAFETY COMMITTEE RECOMMENDATION

That Property Crime, Organized Crime – Drug Offences, and Vulnerable Persons Unit as listed in the staff report titled “2017-2018 RCMP Annual Performance Plan – Community Priorities” (dated March 6, 2017 from the Acting OIC, RCMP), be selected and considered for inclusion in the Richmond Detachment fiscal 2017-2018 (April 1, 2017 to March 31, 2018) RCMP Annual Performance Plan.



Consent
Agenda
Item

8. ANNUAL PROPERTY TAX RATES (2017) BYLAW NO. 9695
 (File Ref. No. 12-8060-20-009695) (REDMS No. 5331890)

CNCL-89

See Page CNCL-89 for full report

GENERAL PURPOSES COMMITTEE RECOMMENDATION

That the Annual Property Tax Rates (2017) Bylaw No. 9695 be introduced and given first, second and third readings.



Pg. # ITEM

Consent
Agenda
Item

9. **APPLICATION BY PAK CHING CHAN AND ANNA LEI LING LEE FOR REZONING AT 8511 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COACH HOUSE (ZS29) – NO. 4 ROAD” ZONE**

(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2)

CNCL-102

See Page CNCL-102 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the “Coach House (ZS29) – No. 4 Road” zone, and to rezone 8511 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS29) – No. 4 Road” zone, be introduced and given first reading.



Consent
Agenda
Item

10. **APPLICATION BY ORIS (TLP) DEVELOPMENTS CORP. FOR REZONING AT 5071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751)

CNCL-133

See Page CNCL-133 for full report

PLANNING COMMITTEE RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the “Low Density Townhouses (RTL4)” zone and for the rezoning of 5071 Steveston Highway from “Single Detached (RS1/E)” zone to “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.



Consent
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Item

11. **STANDARDIZATION OF CITY'S SINGLE AND TANDEM AXLE VEHICLE FLEET**

(File Ref. No. 02-0735-01) (REDMS No. 5329728 v. 3)

CNCL-161

See Page CNCL-161 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE RECOMMENDATION

- (1) *That the Peterbilt make be adopted as the standard for future single and tandem axle cab and chassis vehicle requirements;*
- (2) *That staff be authorized to competitively bid directly with Peterbilt dealers to obtain best value; and*

- (3) *That the Peterbilt make standard for the cab and chassis components of the City's single and tandem axle vehicle fleet be reviewed after five years or sooner if the City does not receive competitive bids in order to evaluate suitability in relation to overall best value.*



Consent
Agenda
Item

12. **REPORT 2016: RECYCLING AND SOLID WASTE MANAGEMENT - ON TRACK FOR 80% WASTE DIVERSION**

(File Ref. No. 10-6370-01) (REDMS No. 5352261)

CNCL-165

See Page CNCL-165 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

That the annual report titled, "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion" be endorsed and Attachment 1 be made available to the community through the City's website and through various communication tools including social media channels and as part of community outreach initiatives.



Consent
Agenda
Item

13. **POST WINTER ROADS AND PAVING PROGRAM UPDATE**

(File Ref. No. 10-6060-05-01) (REDMS No. 5357378 v. 2)

CNCL-227

See Page CNCL-227 for full report

PUBLIC WORKS AND TRANSPORTATION COMMITTEE
RECOMMENDATION

- (1) *That \$202,300 be allocated from the MRN Provision for MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021); and*
- (2) *That \$832,500 be allocated from the Gas Tax Provision for Non MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021).*



CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

NON-CONSENT AGENDA ITEMS

PLANNING COMMITTEE

Councillor Linda McPhail, Chair

14. **APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No. 12-8060-20-009687/9715; RZ 16-726337) (REDMS No. 5362581)

CNCL-232

See Page CNCL-232 for full report

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllr. Loo

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM3)”, be introduced and given first reading.*



15. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8060-20-009706/9707/9712; 08-4057-10) (REDMS No. 5369332)

CNCL-288

See Page CNCL-288 for full report

CNCL-339

See Page CNCL-339 for staff memorandum with revised Bylaws

PLANNING COMMITTEE RECOMMENDATION

Opposed: Cllrs. Loo and Steves

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater; and*

- (7) *That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.*



PUBLIC ANNOUNCEMENTS AND EVENTS

NEW BUSINESS

BYLAWS FOR ADOPTION

- CNCL-355** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9291**
(7180 Railway Avenue, RZ 14-674043)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.



- CNCL-357** Richmond Official Community Plan Bylaws 7100 and 9000, Amendment **Bylaw 9114**

- CNCL-361** Richmond Zoning Bylaw 8500, Amendment **Bylaw 9115**
(5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive, RZ 12-610630)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

- CNCL-365** Richmond Official Community Plan Bylaws 7100 and 9000, Amendment **Bylaw 9230**
(5300 Granville Avenue, RZ 12-610630)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.



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- CNCL-369** Richmond Zoning Bylaw No. 8500, Amendment **Bylaw No. 9642**
(8360/8380 Sierpina Place, RZ 16-737179)
Opposed at 1st Reading – None.
Opposed at 2nd/3rd Readings – None.

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DEVELOPMENT PERMIT PANEL

16. RECOMMENDATION

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

- CNCL-371** (1) *That the **minutes** of the Development Permit Panel meeting held on April 12, 2017, and the **Chair's report** for the Development Permit Panel meetings held on April 13, 2016, April 27, 2016 and February 15, 2017, be received for information; and*
- CNCL-376** (2) *That the recommendations of the Panel to authorize the issuance of:*
- (a) *a Development Permit (DP 15-697654) for the property at 8191 Alexandra Road; and*
- (b) *a Development Permit (DP 16-743848) for the property at 6622 and 6688 Pearson Way;*
- be endorsed, and the Permits so issued.*

☐

ADJOURNMENT

☐



**Regular Council meeting for Public Hearings
Tuesday, April 18, 2017**

Place: Council Chambers
Richmond City Hall

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

Claudia Jesson, Acting Corporate Officer

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

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9293
(RZ 14-670471)**
(Location: 11671 and 11691 Cambie Road; Applicant: Interface Architecture Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Hank Ma, 11888 Mellis Drive (Schedule 1)

In response to a question from Council, staff advised that the road access has been revised to restrict access to Cambie Road.

Submissions from the floor:

None.



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Discussion:

In response to a question from Council, staff advised that a public walkway would be provided along the eastern boundary of the property to connect Mellis Drive to Cambie Road.

PH17/1

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9293 be given second and third readings.

CARRIED

Opposed: Cllr. Day

**2. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9537
(RZ 14-674068)**

(Location: 8480 No. 5 Road; Applicant: Matthew Cheng Architect Inc.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/2

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9537 be given second and third readings.

CARRIED

**3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9646
(RZ 16-728719)**

(Location: 9051 and 9071 Steveston Highway; Applicant: Harj Johal)

Applicant's Comments:

The applicant was available to respond to queries.



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Written Submissions:

- (a) Taha and Yusra Qaiser, 9093 Steveston Highway (Schedule 2)
- (b) George Zhuo, 9091 Steveston Highway (Schedule 3)
- (c) Soly Feng, 9091 Steveston Highway (Schedule 4)

In response to a question from Council, staff confirmed that a statutory right-of-way is registered on the titles of 9093 and 9097 Steveston Highway to provide vehicular access to the site from the rear lane. The statutory right-of-way will be removed from the titles when the rear lane is connected to Mortfield Gate.

Submissions from the floor:

None.

Discussion:

In response to questions from Council, staff advised that:

- the applicant is required to submit a Construction Parking and Traffic Management Plan and Lane Closure Request to the City's Transportation Department for review, prior to issuance of a Building Permit; and
- parking will be prohibited on Steveston Highway for the duration of the construction.

PH17/3

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9646 be given second and third readings.

CARRIED

4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9672 (ZT 16-754143)**
(Location: 13100 Smallwood Place; Applicant: OpenRoad Auto Group Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.



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Submissions from the floor:

None.

PH17/4

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9672 be given second and third readings.

CARRIED

**5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9675
(RZ 16-723761)**

(Location: 12320 Trites Road; Applicant: 1056023 Holdings Limited Partnership)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

Discussion:

It was noted that there would be a loss of industrial land, child care spaces and affordable housing as a result of the development. In addition, there was an expectation that the road along the waterfront would be upgraded to an industrial road to remove industrial traffic from Trites Road.

Staff provided the following information in response to questions from Council:

- no applications have been received on any other properties on Trites Road;
- there is still industrial designated land in the area; and
- the subject property was designated for residential use in the Official Community Plan (OCP), following extensive public consultation, some 20 years ago.



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It was moved and seconded

That the application be referred back to staff.

DEFEATED

Opposed: Cllrs. Au

Dang

Johnson

Loo

McNulty

McPhail

PH17/5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9675 be given second and third readings.

CARRIED

Opposed: Cllrs. Day

Steves

**6. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9684
(RZ 15-713737)**

(Location: 10140 and 10160 Finlayson Drive; Applicant: Benn Panesar)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

Pavel Andrash, 10128 Finlayson Drive, expressed concerns regarding the proposed rezoning and requested:

- confirmation of undergrounding of BC Hydro and Telus service lines;
- new homes be required to provide on-site parking for the two rental suites included in the new homes; and
- replacement of the fence along the property line, following completion of construction.



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Mr. Andrash advised that he would not be opposed to the proposed subdivision if his requests were fulfilled.

In response to questions from Council, staff confirmed that:

- services would be undergrounded as a condition of the subdivision;
- each home is permitted to include one rental suite and is required to provide parking on site; and
- staff will speak to the Applicant regarding the replacement of the fence.

PH17/6

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9684 be given second and third readings.

CARRIED

**7. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9685
(RZ 16-743867)**

(Location: 9680 Aquila Road; Applicant: Mickey Chow)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9685 be given second and third readings.

CARRIED



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**8. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9686
(RZ 15-708960)**

(Location: 9880 Granville Avenue and 7031 No. 4 Road; Applicant: Zhao XD Architect Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/8

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9686 be given
second and third readings.*

CARRIED

**9. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9694
(ZT 16-753545)**

(Location: 9920 River Drive; Applicant: Krahn Engineering Ltd.)

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/9

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9694 be given
second and third readings.*

CARRIED

Opposed: Cllr. Steves



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**10. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9697
(ZT 15-707253)**

(Location: 16160 and 16268 River Road; Applicant: Brook Pooni Associates)

Applicant's Comments:

A representative of Brook Pooni Associates reviewed the application and the commitments and voluntary contributions being offered by the Applicant.

Written Submissions:

None.

Submissions from the floor:

None.

PH17/10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9697 be given second and third readings.

CARRIED

**11. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9698
(ZT 14-656010)**

(Location: 11991 Steveston Highway; Applicant: Suncor Energy Inc. (Petro-Canada Inc.))

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

None.

Submissions from the floor:

None.

Discussion:

In response to a question from Council, staff confirmed that the application is required as the use is different from the previously approved application.



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PH17/11

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9698 be given second and third readings.

CARRIED

12. BYLAWS RELATED TO SHORT-TERM RENTALS

OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9691; RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9647; RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9692

(Location: City-Wide; Applicant: City of Richmond)

In accordance with Section 100 of the *Community Charter*, Councillor Carol Day declared herself to be in a conflict of interest as her husband owns a bed and breakfast and left the meeting at 7:33 p.m.

Applicant's Comments:

The applicant was available to respond to queries.

Written Submissions:

- (a) Terrance Sawasy, 9240 Walford Street (Schedule 5)
- (b) [REDACTED], [REDACTED] (Schedule 6)

Submissions from the floor:

Brian Cooper, 5511 Cathay Road, advised that he is the co-owner of the Stone Hedge Bed and Breakfast. Mr. Cooper expressed concern that the proposed bylaw revisions do not include the requirement for licenced bed and breakfasts (B&Bs) to carry commercial insurance in order to protect guests.

Mr. Cooper recommended that the transfer of the licence be permitted if a new owner complies with all regulations for a specified length of time e.g. 30 days or 60 days.

In response to questions from Council, staff advised:

- there is no requirement for B&Bs to carry commercial insurance in the proposed bylaws but it is included in the proposed Bed and Breakfast Code of Conduct Guidelines; and
- business are permitted to transfer licences to new owners and this would also apply to licenced B&Bs.



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In response to questions from Council, Mr. Cooper advised:

- when Tourism BC was operating, it required a B&B to carry \$2 million of commercial insurance in order to maintain its certification; and
- Stone Hedge Bed and Breakfast is a member of Expedia, which requires commercial insurance coverage, but not all booking sites have the same requirement.

Matthew Yeung, resident, agreed with the bylaw provisions allowing up to two boarders or lodgers in a home without a licence and the requirement to obtain a business licence for more than two people and three rooms. Mr. Yeung expressed concern with the prohibition against homeowners renting their entire home for a period of less than 30 days. This is a common practice throughout the world and has been occurring in Richmond for over 10 years without an issue. Mr. Yeung stated that this prohibition restricts the freedom of the homeowner.

Don Flintoff, resident, requested clarification regarding:

- the 500 metre buffer zone; and
- how the buffer zone would apply to a condominium.

In response to Mr. Flintoff's comments, staff advised that:

- the buffer zone is for a 500 metre radius; and
- under the proposed bylaws, a B&B business would not be permitted in a condominium or strata property.

Jackie Sawasy, 9240 Walford Street, questioned the party responsible for monitoring whether home hotels are licenced. Ms. Sawasy reported that the property adjacent to her home is being operated as a hotel and there are six similar operations in her neighbourhood.

In response to Ms. Sawasy, Council advised:

- monitoring is based on complaints and the proposed bylaws bolster enforcement and penalties; and
- there is a requirement that the owner be present if a home is being operated as a licenced B&B.

Staff provided the following information in response to questions from Council:

- the addition of four Enforcement Officers will allow the City to be proactive and to respond quickly to complaints;



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- staff can provide information on the locations of licenced operations;
- a ticket and letters with deadlines to comply have been issued to the owner of the property adjacent to Ms. Sawasy's home, as the first stage of the enforcement program;
- there have been 19 new applications for B&B licences and many have been rejected;
- the conversion of the garage to a two bedroom rental unit can be dealt with through a variety of options under the Building Bylaw;
- future public complaints regarding public safety would be handled with two City inspectors attending the premises together and can be accompanied by the RCMP if a safety issue is identified; and
- a list of licenced B&Bs is not currently posted to the City website but this practice could be implemented.

Lynda ter Borg, 5860 Sandpiper Court, questioned how the requirement for the homeowner to be present would be applied if the owner were not physically located in Richmond to oversee the B&B business. Ms. ter Borg recommended that the homeowner be required to be physically available to attend to the operation of the B&B.

Ms. ter Borg requested clarification of the definition of "Residential Rental Accommodation" in Part 22 of the Zoning Bylaw and the Business Regulation Bylaw.

In response to Ms. ter Borg's comments, staff advised:

- there is no current requirement that the homeowner be present at all times, however the premises must be the operator's principal residence; and
- the definition of Residential Rental Accommodation is worded to disallow the rental of the entire home for a period of less than 30 days.

Gary and Suzanne Blair, 13333 Princess Street, advised that they are the owners of Abercrombie House, and expressed concerns regarding the potential for the existing site-specific zoning to be repealed. Mr. Blair recommended that site-specific zoning be continued and special rules be applied for heritage buildings.

Council recommended that Mr. and Mrs. Blair consult with City staff regarding their specific issues.

In response to a question from Council, staff advised that a development variance permit could be applied for.



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A Steveston resident expressed concern that there is no motivation for B&B owners to follow the rules, and recommended that:

- penalties for non-compliance be increased; and
- if the RCMP is called to address a noise issue and discovers that an unlicensed B&B is being operated, it be shut down and the occupants be required to vacate the home immediately.

In response to the comments, staff informed:

- RCMP is able to shut down a B&B due to noise violations and require occupants to vacate the home immediately; and
- the fine is per offense per day and after a certain number of fines have been issued, an application can be made for a court ordered injunction.

Council advised that the RCMP does not have the jurisdiction to enforce a City bylaw.

Richard Hourie, 11711 Bird Road, recommended that the penalties in the proposed bylaws be increased and details be included in the bylaws. Mr. Hourie questioned whether Fire Department inspections and health inspections are required prior to commencement of the operation of a B&B.

In response to Mr. Hourie's comments, staff confirmed:

- current practice is to undertake an inspection at the time of application to ensure compliance with the fire evacuation plan and floor plan submitted by the B&B operator;
- there are periodic inspections; and
- new construction must meet the current bylaws to have sprinklers in every room but older construction is required to have smoke detectors in each room and fire extinguishers.

In response to a question from Council, staff advised that under the *Community Charter*, the maximum amount of a fine for each infraction is \$1,000 per day, to a maximum of \$10,000 per day.

Kerry Starchuk, 7611 Lancing Place, advised that there is an illegal hotel operating next door to her home that presents health and safety issues. In the past, the hotel has been closed down and fines have been issued however, it continues to operate. Ms. Starchuk advised that City staff have been providing assistance to resolve the situation.

In response to questions from Council, staff confirmed:

- evidence is being compiled to seek a court ordered injunction;



**Regular Council meeting for Public Hearings
Tuesday, April 18, 2017**

- an inspection is required at the initial application, annual renewal and upon receipt of a complaint;
- the only process available to shut down a B&B is through a court ordered injunction; and
- Health Inspectors will be notified if a health concern is reported.

Jackie Sawasy, 9240 Walford Street, addressed Council a second time and questioned if the homeowner is required to be present during an annual inspection.

In response to Ms. Sawasy's comments, staff advised:

- in the case being referenced, a B&B licence would not be granted; and
- a representative of the operator may provide access to the home during an annual inspection, but the operator must show proof of residency.

Discussion:

Staff provided the following information in response to questions from Council:

- the expectation in modern homes is to have a significant number of bathrooms and bedrooms; and
- as long as the layout of the home resembles a single-family home, the City cannot take any action.

PH17/12

It was moved and seconded

That Official Community Plan Bylaw 9000, Amendment Bylaw 9691 be given second and third readings.

CARRIED

PH17/13

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9647 be given second and third readings.

CARRIED

PH17/14

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9692 be given second and third readings.

CARRIED



**Regular Council meeting for Public Hearings
Tuesday, April 18, 2017**

PH17/15

It was moved and seconded

That staff be directed to provide more information on the various inspections required to obtain and maintain a B&B licence.

CARRIED

ADJOURNMENT

PH17/16

It was moved and seconded

That the meeting adjourn (8:43 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 Tuesday, April 18, 2017.

Mayor (Malcolm D. Brodie)

Acting Corporate Officer
(Claudia Jesson)

Mayor and Councillors

Schedule 1 to the Minutes of the Public Hearing meeting of Richmond City Council held on Tuesday, April 18, 2017.

From: Webgraphics
Sent: Monday, 17 April 2017 14:05
To: Mayor and Councillors
Subject: Send a Submission Online (response #1012)

To Public Hearing	
Date:	April 18, 2017
Item #	1
Re:	RZ-14-670471
	BYLAW 9293

Send a Submission Online (response #1012)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/17/2017 2:05:33 PM

Survey Response

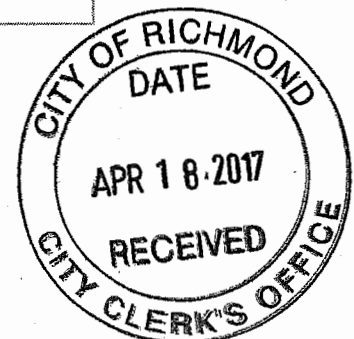
Your Name	Hank Ma
Your Address	11888 Mellis Dr
Subject Property Address OR Bylaw Number	RZ 14-670471
Comments	With a our townhouse complex in the south-east corner of Mellis Drive already creating creating traffic and parking issues from this neighbourhood during significant periods of the day (particularly at Bergen & Cambie), road access should be limited to Cambie road ONLY. The street along Mellis are already narrow as it is, with cars cutting the corner at high rates of speed, there are already concerns with the existing traffic, which will only get worse if the 20+ unit proposed development goes ahead with access to Mellis.

PHOTOCOPIED

mv

APR 18 2017

& CNCL-24



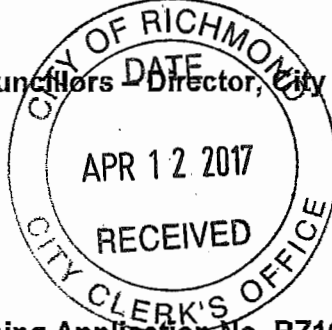
Schedule 2 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, April 18, 2017.

PHOTOCOPIED

SUBMISSION FOR PUBLIC HEARING ON A**FAX NO. 604-278-5139**

APR 12 2017

Attn: The Mayor and Councilors
City of Richmond
6911 No. 3 Road
Richmond BC V6Y 2C1



To Public Hearing	
Date:	APRIL 18, 2017
Item #	3
Re:	BYLAW 9646
	R2 16-728719

April 12th, 2017

RE: Objection to Re-zoning Application No. RZ16-728719 relating to 9051 & 9071 Steveston Hwy property – Right of Way/Public Access over our Private properties

Objections to Re-zoning application RZ16-728719 on the ground that it poses serious risk to adjacent homeowners and increases the possibility of accidents due to increased traffic in an unsuitable private lane (Between 9093 & 9097 Steveston Hwy)

Dear sir/madam,

We are in receipt of public hearing notice scheduled for April 18th, 2017. As we have been to many earlier meetings/public hearings with the same city staff. I am not sure what else the city wants us to present that we had not already presented. We still strongly object to giving public passage over our private properties based on all the evidence we previously presented related to RZ15-703150.

We had presented an independent legal interpretation on document # **BW406323** to the City council but it seems our every effort falling of City's deaf ears. We have also attached the copy of this letter for your consideration. This letter is self-explanatory and clearly states that this Statuary Right of Way (SRW) is only permitted for utility maintenance and NOT for public passage or access.

We are not objecting city re-zoning Bylaws, the city can very well re-zone but not at the expense of our private properties. We are expressing our strong objection because city is forcefully entering onto our private properties and trying to give public access through our private properties. The city must wait until the back lane is through before allowing re-zoning. Alternatively city could allow to keep atleast one access from Steveston Hwy to 9051 and 9071 because both properties have already two approved entrances from the Steveston Hwy.

I drove all the way from Dyke to the Watermania and there are no such lanes like this one that exists on Steveston highway which has public excess. There are some roads but those are owned by the city. We also offered the city an option of buying this lane from us at the market rate value but it seems the city is adamant in grabbing our land for free of cost and use as public passage based on an interpretation of the easement that it was not intended for (i.e. public access).

The letter from the City Bylaw manager (copy attached) to me clearly indicated that Bylaws are not applicable to this lane because the lane is a private property; it's NOT a PUBLIC ROAD. I am sure your City Bylaw Manager must have consulted your legal department before issuing that firm statement. Now City is denying its own statement because City staff feels that they are above the law of the land.

We are sure that this current controversial decision could be challenged in the court of law but unfortunately we are working people with limited resources. It is unfair that the city's legal department is using our tax money to give this controversial interpretation of SRW document # **BW406323** which is kept hidden from us under the blanket of so called "Privileged information. If you talk about fairness, then give us some budget from the City public contingency fund to

challenge this legal interpretation in the court of law. All we are asking is that you be fair to these homeowners rather than to the developer that stand to gain financially at our expense. Please don't play with our lives as we are similar to all other residents of Richmond who are paying your salaries. Put yourself in our shoes before deciding and think about that before making your final decision

This is very unfortunate that we voted for these councillors who are supporting this re-zoning. These councillors supposed to be protecting our rights but unfortunately they blindly decide to go along with their legal and planning department's advice because they want to protect their political seats.

We are really expecting proper justice from the city in this case. Council really needs to connect with people and broaden their vision. One day you could also be in the same situation. It's very easy to do the postal service; you really need to analyze the whole situation before making your final decision. There should be a third independent party with no influence from city hall to handle such controversial cases.

Therefore we are requesting the city council to re-consider and reject this re-zoning application under the current situation.

Below are the main points that we have been highlighting to the council, please do consider these genuine facts before making your final decision on this issue;

1. Loss of privacy and intrusion to local community
2. Increased property damage due to vehicle hitting the walls (we have already seen 3 hits on our retaining walls by non-residents)
3. Inadequacy of parking, traffic generation and endangerment to resident safety
4. Noise and disturbance resulting from increased local traffic
5. Unfounded grounds for the application - This new one sided legal interpretation of our right of way does not provide evidence of giving the access to public through our properties. The SRW Document # **BW406323** does not automatically allow City to give public access over our private property. City does need our consent to do that which we have already declined many times.

~~The intent of this document (SRW document # BW406323) was to provide the City of Richmond the "right of way" for occasional access to maintain the back-lane. The City of Richmond has now taken the position to treat this "right of way" as a public road and provide access to the back-lane for general public. There are many safety concerns if this lane is to be treated as a public road with regular two-way traffic. This private lane is connected directly to Steveston Hwy where vehicles are moving at 65 km/hr and so the turning radius used by some drivers is quite large and the speed at which they turn is alarming.~~

This is a narrow lane which poses potential dangers of vehicle colliding with the walls of our home. Wooden retaining walls have already seen three vehicle hits. It is a sharp right turn into this lane with not much advance visibility of any cars coming out at the time someone is going in.

The traffic on Steveston Highway is much heavier than 10 years ago and the city should revisit this decision to reflect the real traffic situation.

Who is liable for a traffic accident on this private lane due to the increase of traffic imposed by the City of Richmond and Department of Transportation?

The City of Richmond planner and planning committee dismissed our concerns and deem the lane to be fit for two way traffic because it is as wide as the back-lane. The back-lane does not connect to Steveston Hwy, but this lane does.

Request for information/clarification:

CNCL - 26

hwy. It does not matter whose fault it is when a bus or truck hits a small car from the back on a dark rainy day on Steveston Hwy – the folks in the car will be the ones getting hurt. No one even considered it worth looking up/ trying out despite all of us saying that we are having difficulty with the existing situation, so we have come to the conclusion that we are not significant enough in the large scheme of things to be considered. ***We feel truly sorry for the buyers of the proposed new homes if this goes forward. They will not know what they are getting into till they move in and start using this access. Just like we did not realize how difficult this type of access would be for us.***

We do need piece of mind for our families. This is very unfair imposition. We feel like we are being victimised by the City's interpretations of this SRW document. Our original objection to give access to builder over our properties still stands..

A few years back a pedestrian was hit by a visitor while turning onto the Steveston Hwy from this lane meaning more traffic more chances of hitting the pedestrian.

My neighbour "George", resident of 9091, was also involved in an accident. He was coming out of this lane slowly and a fast moving west bound car hit his car on the front side. These are real events that the city must re-consider

Everyone agrees that the anterior lane from Mortfield Gate is the solution. ***Perhaps the reason no steps are being taken to implement that is because there appears to be a free and easy out. Can you stop this free and easy out now?***

We trust our objections will be taken into consideration in this final hearing.

Sincerely,

..... Qaiser Iqbal and Naureen Qaiser - owner of 9093 Steveston Highway, Richmond BC

Phone: 604-277-6493, Email: q_iqbal@hotmail.com

Taha Qaiser and Yusra Qaiser – Children above 18 years of age at 9093 Steveston Highway

Attachment: 1. Copy of the Letter from the City ByLaw Manager dated Sept 6th, 2011
2. An independent legal interpretation letter on the SRW document # BW406323 from Goodwin & Mark LLP

1. Is there any other city road that enables a right turn from Steveston Hwy that has the same wide with no pavement? There's NONE as far as we discussed with City planning department?
2. Did transportation authority run any safety trials before approving this plan for increased traffic? (Like having someone drive out and another person turn in at the same time) We would like to know the results of these safety assessments and credible reasons why this is considered safe regulation of traffic for the public and if there are any other similar roads (precedents) on Steveston Highway. If not we would like a proper safety assessment. That it is the same width as the back lane is a poor reason and does not make us feel safe.
3. Is it acceptable means and method to use private road not design to regular city road standard as a mean to connect city road ("the back lane") and the Steveston Hwy?
4. If damage or accidents occur on our private properties will the City's insurance cover-off the costs? Will it be ICBC? Will it be the owner's property insurance?

City Staff's response to our questions: No we cannot stop anyone from building a larger single family home in the way on the anterior lane making this plan permanent. No we have no information on how many other homes are ready to implement this. No we cannot wait to implement this solution by bringing the lane in from Mortfield Gate or Roseland Gate. No we cannot do anything about the risk of the lane getting blocked at any time.

So we have come to the conclusion that no work or planning has been done to ensure the implementation of the anterior lane. In the private sector, when we prepare a "temporary plan" we are required to support it with feasibility studies, risk assessments, time line for implementation of permanent solution, budgets and actions for implementation. It comes as a BIG disappointment that the same standards do not apply in the public sector. That all it takes to constitute a "PLAN" is a color print-out presented by the staff at the planning meetings with purple paint depicting where they WISH the anterior lane to eventually appear.

We now present a real case to show the outcome of such planning – we have spoken to the owner affected by a similar situation on No 2 Road and Colville Road. The owner expressed that he was told that the anterior lane would work its way out and he would have his land back. Many years have gone by and increased numbers of homes are using the lane but a large home on both sides has stopped the progress and made the so-called temporary solution permanent. His words were "I will not get my land back in this lifetime". He expressed his dissatisfaction and helplessness at the situation. When asked why he did not fight back at that time, the answer brought the true helplessness of the Richmond resident to the fore. Many residents are not native English speakers, not only do they find speaking in front of council too daunting and a stage show only, they also are not able to understand fully what goes on and express themselves well enough to be convincing. Today we speak for this gentleman as well as the voice of the voiceless. But the voted council is intended to be the voice of the voiceless. The average resident is not a trained lawyer or a leader who can communicate well in public. ***In a city like Richmond, we need a council who can visualize the common man's pain beyond what mere words can convey because the sad truth is that the common man cannot convey.***

We have expressed safety concerns that while turning in from a fast road like Steveston hwy, a large turning radius is required. The only answer we receive is that "22ft meets requirements". Even an intern from the staff/ transportation has not shown up to drive in and see if it is possible to turn in without coming to a complete stop while another car is trying to come out. Transportation can look up how likely it is to be rear-ended when one comes to a complete stop on Steveston

Goodwin & Mark LLP

Barristers & Solicitors
Trade Mark Agents

JOHN R. GOODWIN (Ret.)
ALEX SWEEZEY
PETER J. GOODWIN
MICHELLE J. RANDALL

DONALD T. MARK (Ret.)
VIRGINIA HAYES (Ret.)
HERMAN C. CHEUNG
PATRICK J. MARCH

TELEPHONE (604) 522-9884
FAX (604) 526-8044
E-mail: alex@goodmark.ca

217 WESTMINSTER BUILDING
713 COLUMBIA STREET
NEW WESTMINSTER, B.C. V3M 1B2

REPLY ATTENTION OF: Alex Sweezy
OUR FILE #41,403s

December 11, 2015

Mayor/Councillors
City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1

Fax to: (604)278-5139

Attention: Director, City Clerk's Office

Dear Sirs/Mesdames:

**Re: Application RZ 15-703150 by Maryem Ahbib for Rezoning at 9131 Steveston Hwy -
Amendment Bylaw 9505 to Zoning Bylaw 8500 - Public Hearing December 15, 2015 - 7PM**

We have been consulted by Qaiser Iqbal and Naureen Qaiser, the owners of 9093 Steveston Highway, and by M. Anandraj Dorairaj and Nisha Cyril the owners of 9097 Steveston Highway, with respect to this rezoning application.

This letter will not address the merits of the rezoning application generally; our clients and other neighbours have done that separately.

However, our clients have consulted us more specifically about the significance of Statutory Right of Way ("SRW") BW406323 to the rezoning application. Our clients have expressed surprise at the recent change in the City's interpretation of the SRW. City staff have always looked at the SRW as simply for sewers, drains, etc., and what our clients and their neighbours otherwise did with the SRW area over their property was up to them.

Now, however, the City seems to be viewing the SRW as a public roadway, available to the current applicant, for example, to use for access instead of their own driveway.

In our opinion, this is an untenable interpretation of the SRW, as well as an unrealistic one.

It is instructive to read the SRW carefully.

In Part 1, setting out the objectives of the SRW

"(b) Richmond desires to obtain from the Owner a statutory right of way to construct certain Works on, over and under the hereinafter described portion of the land;

(c) The statutory right of way is necessary for the operation and maintenance of Richmond's undertaking."

- 2 -

This is the whole of the purpose of the SRW. There is no other purpose or objective.

In Part 2, the specific grant is stated:

"...the Owner does hereby grant unto Richmond the full, free and uninterrupted right of way for Richmond, its licensees, servants, officials, workmen, machinery and vehicles, at any time and at their will and pleasure for the benefit of Richmond."

Again, the grant itself does nothing to expand the purpose set out in Part 1.

Part 3 then merely sets out the usual specific ways in which Richmond can exercise the grant given in Part 2, for the purpose set out in Part 1. Anything in Part 3 must be interpreted as merely implementing Parts 1 and 2, and not as expanding them. If the intent of the SRW was to establish a public roadway, that would have been stated in Parts 1 and 2.

Or, in the normal way, in a wholly separate SRW, not imbedded in two or three words buried away in a sewer and drainage SRW.

In fact, in 40 years of practice, I don't believe I have ever seen one single combined SRW used for both purposes, rather than separate SRWs.

And a SRW intended for a public roadway would have considerably more provisions specific to such use.

To illustrate the impracticality of this being intended for a public roadway, consider the very limited restrictions placed upon the Owner. He is not required to do any maintenance of a roadway, or even to provide one at all. In fact he is prohibited from having a concrete driveway.

There is nothing to prevent him from removing all existing ground cover and replace it with grass, bushes or other vegetation (as long as he does not diminish or increase the depth), and allowing children to play in the whole area.

There is nothing to prevent him from parking vehicles across the SRW area, or installing a fence (so long as he allows Richmond access for its "Works".)

There is a "Lane" across the North end of the Lots, and perhaps the Applicant can access that from the West end. But, in our opinion, Richmond has no right to purport to allow the Applicant the use of the SRW.

If you have a legal opinion to the contrary, please provide a copy, and we would be pleased to address it.

Yours truly,

GOODWIN & MARK LLP

Alex Sweezy
ALEX SWEEZEY

Iqbal, Qaiser

To: Mercer, Wayne
Cc: MacKinnon, Deb; Mayor and Councillors; Toews, Curt
Subject: RE: Alleged Dogs Off Leash - 9000 blk Steveston Hwy

From: Mercer, Wayne [mailto:WMercer@richmond.ca]
Sent: 2011, September 06 2:49 PM
To: Iqbal, Qaiser
Cc: MacKinnon, Deb; Mayor and Councillors; Toews, Curt
Subject: Alleged Dogs Off Leash - 9000 blk Steveston Hwy

Mr. Iqbal:

Your message to the Mayor's Office has been referred to my office for investigation and response.

Thank you very much for forwarding the video as you did – it makes it very clear as to where your neighbours are removing the leashes from their dogs' collars.

In reviewing the area between your house at 9093 Steveston Hwy and your neighbour at 9097 Steveston Hwy, where the unleashing took place, this is not public property. This vehicle access is provided jointly by you and your neighbour so that vehicles can access the garages at the rear of the 4 houses in this complex. I would expect that, when you purchased your home, you agreed to provide such access as part of the purchase agreement.

Because this is private property, evenly split between you and your neighbor, the leashing requirements for dogs under the City's Animal Control Regulation Bylaw do not apply – they only apply on City-owned property. Therefore, your neighbours are not acting contrary to the Bylaw in releasing their dogs from their leashes in this area and we will not be pursuing any enforcement for these actions.

Thanks.....

Wayne G. Mercer
Manager, Community Bylaws

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

direct: 604.247.4601
fax: 604.276.4036
email: w Mercer@richmond.ca
web: www.richmond.ca



City of Richmond

Notice of Public Hearing

Tuesday, April 18, 2017 – 7 pm

**Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1**

Richmond Zoning Bylaw 8500, Amendment Bylaw 9646 (RZ 16-728719)

Location/s: 9051 & 9071 Steveston Highway
Applicant/s: Harj Johal
Purpose: To rezone the subject properties from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the properties to be subdivided to create four (4) single-family lots, with vehicle access from an extension to the existing rear lane.
City Contact: Jordan Rockerbie, 604-276-4092, Planning and Development Division

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
- **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2017.htm>
- **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Division at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing April 7, 2017 and ending April 18, 2017, or upon the conclusion of the hearing.
- **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing April 7, 2017 and ending April 18, 2017.

Participating in the Public Hearing process:

- The Public Hearing is open to all members of the public. If you believe that you are affected by the proposed bylaw, you may make a presentation or submit written comments at the Public Hearing. If you are unable to attend, you may send your written comments to the City Clerk's Office by 4 pm on the date of the Public Hearing as follows:
 - **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
 - **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk's Office
 - **By Fax:** 604-278-5139, Attention: Director, City Clerk's Office
- **Public Hearing Rules:** For information on public hearing rules and procedures, please consult the City website at <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.
- All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

David Weber
Director, City Clerk's Office

Mayor and Councillors

Schedule 3 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, April 18, 2017.

To Public Hearing	
Date:	April 18, 2017
Item #	3
Re:	BYLAW 9646
P216-728719	

From: ge ge <nevergiveup.can@gmail.com>
Sent: Thursday, 13 April 2017 12:43
To: DWebber@richmond.ca; Mayor and Councillors; Rockerbie, Jordan
Cc: DevApps; Lussier, Cynthia
Subject: Re: RZ 16-728719 (rezoning application at 9051 & 9071 Steveston Highway, Richmond, BC)

To whom it may concern,

Dear Sir/Madam,

I am one of the home owners of property #9091 Steveston Hwy, Richmond, BC. I and my wife strongly oppose the idea to give the Right-of-Way of the private drive lane in between properties #9093 & #9097 Steveston Hwy, Richmond, BC to the public or to the builders or to the home owners of properties #9071 & 9051 Steveston Hwy, Richmond, BC.

That private drive lane in between properties #9093 & #9097 Steveston Hwy, Richmond, BC was granted to only properties #9091, #9093, #9097 & #9099 Steveston Hwy, Richmond, BC when we bought these properties temporarily until public access at the rear of the properties from Mortfield Gate or another public street is available. It is not fair to change this without the consent of the current home owners of properties #9091, #9093, #9097 & #9099 Steveston Hwy, Richmond, BC. Seriously, it is an offense to the interest of the current home owners of properties #9093 & #9097 Steveston Hwy, Richmond, BC. As Canadian citizens and residents of Richmond City, we expect the government to respect and protect our right of private properties.

We have concern if you grant the Right-of-Way of this drive lane to the builders or to the home owners of properties #9071 & #9051 Steveston Hwy, Richmond, BC, it will increase the traffic volume and noises to the neighborhood of properties #9091, #9093, #9097 & #9099 Steveston Hwy, Richmond, BC, and also affect our safety and privacy.

Therefore, we strongly disagree to the proposal or decision of offering the access to the private drive lane in between properties #9093 & #9097 Steveston Hwy, Richmond, BC to the public or to the builders or to the home owners of properties #9071 & 9051 Steveston Hwy, Richmond, BC.

Thanks and regards,

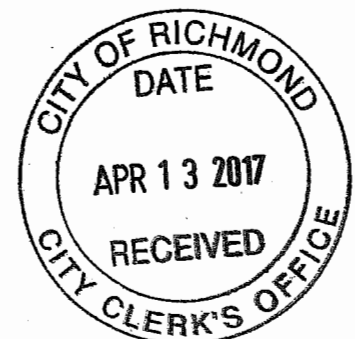
George Zhuo

PHOTOCOPIED

APR 18 2017

& DISTRIBUTED

CNCL - 33



MayorandCouncillors

From: Webgraphics
Sent: Thursday, 13 April 2017 13:27
To: MayorandCouncillors
Subject: Send a Submission Online (response #1011)

To Public Hearing	
Date:	April 18, 2017
Item #	3
Re:	BYLAW 9646
	RZ 16-728719

Send a Submission Online (response #1011)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/13/2017 1:27:56 PM

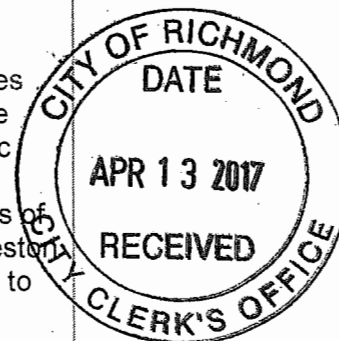
Survey Response

Your Name	Soly Feng
Your Address	9091 Steveston Hwy, Richmond, BC
Subject Property Address OR Bylaw Number	Richmond Zoning Bylaw 8500, Amendment Bylaw 9646 (RZ 16-728719)
Comments	<p>To whom it may concern, Dear Sir/Madam, I am one of the home owners of property #9091 Steveston Hwy, Richmond, BC. My husband and I strongly oppose the idea to give the Right-of-Way of the private drive lane in between properties #9093 & #9097 Steveston Hwy, Richmond, BC to the public or to the builders or to the home owners of properties #9071 & 9051 Steveston Hwy, Richmond, BC. That private drive lane in between properties #9093 & #9097 Steveston Hwy, Richmond, BC was granted to only properties #9091, #9093, #9097 & #9099 Steveston Hwy, Richmond, BC when we bought these properties temporarily until public access at the rear of the properties from Mortfield Gate or another public street is available. It is not fair to change this without the consent of the current home owners of properties #9091, #9093, #9097 & #9099 Steveston Hwy, Richmond, BC. Seriously, it is an offense to the interest of the current home owners of properties ##9093 & #9097 Steveston Hwy,</p>

PHOTOCOPIED

APR 18 2017

& DISTRIBUTED



	<p>Richmond, BC. As Canadian citizens and residents of Richmond City, we expect the government to respect and protect our right of private properties. We have concern if you grant the Right-of-Way of this drive lane to the builders or to the home owners of properties #9071 & #9051 Steveston Hwy, Richmond, BC, it will increase the traffic volume and noises to the neighborhood of properties #9091, #9093, #9097 & #9099 Steveston Hwy, Richmond, BC, and also affect our safety and privacy. Therefore, we strongly disagree to the proposal or decision of offering the access to the private drive lane in between properties #9093 & #9097 Steveston Hwy, Richmond, BC to the public or to the builders or to the home owners of properties #9071 & 9051 Steveston Hwy, Richmond, BC. Thanks and regards, Soly Feng</p>
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Schedule 5 to the Minutes of the
Public Hearing meeting of
Richmond City Council held on
Tuesday, April 18, 2017.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 13 April 2017 11:34
To: MayorandCouncillors
Subject: Send a Submission Online (response #1009)

To Public Hearing	
Date:	April 18, 2017
Item #	12
Re:	Bylaws 9691, 9647 +9692

Send a Submission Online (response #1009)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	4/13/2017 11:34:04 AM

Survey Response

Your Name	Terrance
Your Address	Sawasy
Subject Property Address OR Bylaw Number	9240 Walford Street
Comments	The following are issues: Security, Safety, Litter, Police incidents, Noise, Privacy, Parking, Fire Safety, Owners of B&B not residing in the house, Cash only business. Advertising online as hotel.



Mayor and Councillors

From: [REDACTED]
Sent: Tuesday, 18 April 2017 15:13
To: MayorandCouncillors; CityClerk; Weber,David
Subject: Bylaws related to Short term rentals
Attachments: hotel-or-home.pdf

APR 18 2017



AND DISTRIBUTED

Short term rentals may contribute to the local economy, but so do long term rentals. In fact very often young families who are keen having a local address but cannot yet afford to buy a home in the city, also provide enrollment in the schools. Empty homes and emptying schools is not a good foundation for a vibrant and diverse Richmond

Sincerely,

[REDACTED]

RICHMOND

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Community Safety Committee

Date: Tuesday, April 11, 2017

Place: Anderson Room
Richmond City Hall

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

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 March 14, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 9, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

LAW AND COMMUNITY SAFETY DIVISION

1. **COMMUNITY BYLAWS MONTHLY ACTIVITY REPORT – FEBRUARY 2017**
(File Ref. No. 12-8060-01) (REDMS No. 5336137 v. 5)

Cecilia Achiam, Director, Administration and Compliance, referenced a memorandum to Council regarding an update on Short-Term Rentals, and a news release compiled regarding snowfall safety.

Community Safety Committee
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In response to concerns raised related to the safety and security of demolition sites in the City, Ms. Achiam stated that staff would examine the matter.

It was moved and seconded

That the staff report titled "Community Bylaws Monthly Activity Report – February 2017", dated March 20, 2017, from the Acting General Manager, Law and Community Safety, be received for information.

CARRIED

2. RICHMOND FIRE-RESCUE MONTHLY ACTIVITY REPORT – FEBRUARY 2017

(File Ref. No. 09-5000-01) (REDMS No. 5336032)

Tim Wilkinson, Acting Fire Chief, advised that staff was investigating new methods and tools to manage boat fires.

It was moved and seconded

That the staff report titled "Richmond Fire-Rescue Monthly Activity Report – February 2017", dated March 17, 2017 from the Acting Fire Chief, Richmond Fire-Rescue, be received for information.

CARRIED

3. FIRE CHIEF BRIEFING

(Verbal Report)

In reply to queries from Committee, Acting Fire Chief Wilkinson confirmed that the staff report on emergency response training for Richmond Fire-Rescue personnel will be presented at an upcoming Community Safety Committee meeting. Also, he added that a report to Council was forthcoming on the results of the recently completed request for proposal process.

Acting Fire Chief Wilkinson spoke to the potential development of a mixed-use building, whereby the main floor would be occupied by Richmond Fire-Rescue and other floors would be utilized for residential and/or commercial uses. Discussion took place on the logistics of developing such a building, and Acting Fire Chief Wilkinson advised that the notion is in its preliminary stages and staff are reviewing several options.

In relation to previous discussion on future demolition sites, Acting Fire Chief Wilkinson noted that the City has robust boarding-up protocols.

4. 2017-2018 RICHMOND RCMP DETACHMENT ANNUAL PERFORMANCE PLAN - COMMUNITY PRIORITIES

(File Ref. No. 01-0340-35-LCSA1) (REDMS No. 5333849 v. 3)

Superintendent Will Ng, Officer In Charge, Richmond RCMP, provided background information and spoke on Property Crime, Organized Crime, and Vulnerable Persons Unit:

2.

Community Safety Committee

Tuesday, April 11, 2017

- initiatives currently utilized to decrease property crime;
- Block Watch Captains were assigned to specific neighbourhoods;
- numerous projects focussed on targeting drugs and drug trafficking; and
- three full-time officers have been assigned to work with vulnerable persons.

Discussion ensued in regards to organized crime and in reply to queries from Committee; Supt. Ng noted that there will be numerous initiatives to discourage engagement in illegal gaming houses. Also, he spoke on specific challenges Richmond faces as a community; however, he highlighted that as a result of strong community engagement, the City has been fortunate with regard to issues associated with organized crime.

Committee expressed their appreciation on the Drug Abuse Resistance Education (D.A.R.E.) program and its success and noted they would like to attend graduation ceremonies.

In reply to queries, Inspector Eric Hall, Richmond RCMP, noted that it is RCMP protocol that the RCMP attend to all types of calls received.

It was moved and seconded

That Property Crime, Organized Crime – Drug Offences, and Vulnerable Persons Unit as listed in the staff report titled “2017-2018 RCMP Annual Performance Plan – Community Priorities” (dated March 6, 2017 from the Acting OIC, RCMP), be selected and considered for inclusion in the Richmond Detachment fiscal 2017-2018 (April 1, 2017 to March 31, 2018) RCMP Annual Performance Plan.

CARRIED

5. **RCMP'S MONTHLY ACTIVITY REPORT - FEBRUARY 2017**

(File Ref. No. 09-5000-01) (REDMS No. 5328187 v. 2)

Insp. Hall highlighted RCMP activities from February 2017.

In reply to queries from Committee, Insp. Hall stated that a municipal employee administers the Block Watch Program and that efforts are being made to increase community engagement. Training sessions with Block Watch Captains will be pursued.

It was moved and seconded

That the report titled “RCMP's Monthly Activity Report – February 2017” dated March 7, 2017 from the Officer In Charge, Richmond RCMP, be received for information.

CARRIED

3.

Community Safety Committee

Tuesday, April 11, 2017

6. RCMP/OIC BRIEFING

(Verbal Report)

Supt. Ng commented on the recent modification of RCMP uniforms by some officers in an effort to draw attention to salary discrepancies between RCMP officers and municipal police officers.

OIC Ng then highlighted that nine officers in full uniform attended the Vimy Ridge 100 year Anniversary event. Also, he noted that 10 local high school students will be graduating from the RCMP Youth Academy on April 20, 2017.

7. COMMITTEE STANDING ITEMS

(i) *Emergency Programs*

Lainie Goddard, Manager, Emergency Programs, highlighted that (i) May 2017 has been proclaimed by the City of Richmond as Emergency Preparedness Month, (ii) a volunteer information session on Emergency Preparedness will be held on May 31, 2017, (iii) discussion regarding a partnership between Emergency Programs and Block Watch is underway, (iv) an Open House of the Emergency Operations Centre will be held May 3, 2017, (v) emergency training will be provided for City staff from various departments, and (vi) information provided to Mayor and Council on their roles in an emergency, and emergency training programs.

In reply to queries from Committee regarding Sea Island Community Association (SICA), Ms. Goddard noted the Neighbourhood Emergency Preparedness Program (NEPP) has been delayed.

Ms. Goddard agreed that a briefing on the NEPP program would be prepared for distribution to community association and society liaisons.

(ii) *E-Comm*

The Chair noted that E-Comm is still recruiting for a new Chief Executive Officer. Comments were offered on recent improvements to the City's fire truck radio equipment.

Councillor Dang left the meeting (5:01 p.m.) and did not return.

8. MANAGER'S REPORT

Cambie Fire Hall

Jim Young, Senior Manager, Capital Buildings Project Development, provided an update on the anticipated occupancy of the Cambie Fire Hall.

Community Safety Committee
Tuesday, April 11, 2017

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5.04 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, April 11, 2017.

Councillor Bill McNulty
Chair

Sarah Kurian
Legislative Services Coordinator



General Purposes Committee

Date: Tuesday, April 18, 2017

Place: Anderson Room
Richmond City Hall

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

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

MINUTES

It was moved and seconded

That the minutes of the meetings of the General Purposes Committee held on March 27, 2017 and April 3, 2017, be adopted as circulated.

CARRIED

FINANCE AND CORPORATE SERVICES DIVISION

1. **ANNUAL PROPERTY TAX RATES (2017) BYLAW NO. 9695**
(File Ref. No. 12-8060-20-009695) (REDMS No. 5331890)

In reply to a query from Committee, Ivy Wong, Manager, Revenue, advised that an increase in tax distribution percentage to the major industry class would be significant as there are only 30 properties in that class.

General Purposes Committee
Tuesday, April 18, 2017

It was moved and seconded

That the Annual Property Tax Rates (2017) Bylaw No. 9695 be introduced and given first, second and third readings.

CARRIED

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:02 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 Tuesday, April 18, 2017.

Mayor Malcolm D. Brodie
Chair

Hanieh Berg
Legislative Services Coordinator



Planning Committee

Date: Wednesday, April 19, 2017

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Derek Dang
Councillor Carol Day
Councillor Ken Johnston

Call to Order: The Chair called the meeting to order at 4:10 p.m.

The Chair advised that the meeting will be relocated to Council Chambers to accommodate the public attending the meeting.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on April 4, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 2, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

Planning Committee
Wednesday, April 19, 2017

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PAK CHING CHAN AND ANNA LEI LING LEE FOR REZONING AT 8511 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COACH HOUSE (ZS29) – NO. 4 ROAD” ZONE**
(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the “Coach House (ZS29) – No. 4 Road” zone, and to rezone 8511 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS29) – No. 4 Road” zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY ORIS (TLP) DEVELOPMENTS CORP. FOR REZONING AT 5071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751)

Cynthia Lussier, Planner 1, reviewed the application, highlighting that the proposed development will consist of nine townhouses and that proposed offsite improvements include a land dedication along Steveston Highway for future road widening and boulevard and rear land upgrades.

In reply to queries from Committee, Wayne Craig, Director, Development, and Ms. Lussier noted (i) that the applicant has opted not to pursue secondary suites in the units, (ii) due to the site’s geometry the applicant is requesting a variance to the lot width, and (iii) the applicant is seeking a variance to permit 50% of the on-site resident parking to be small-sized.

Discussion ensued with regard to (i) the number of variances requested for the proposed development, (ii) layout of the drive aisle, and (iii) lane access for the site.

In reply to queries from Committee, Mr. Craig noted that once a Statutory Right of Way is registered on title, the City can legally use the driveway for adjacent sites.

Dana Westermarck, representing Oris (TLP) Developments Corp., spoke on the proposed development, noting that portions the proposed development are two storeys and integrating secondary suites within the units is challenging. He added that the applicant has worked with staff and consulted with residents to address concerns and lessen the proposed development’s impact on nearby properties.

2.

Planning Committee
Wednesday, April 19, 2017

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

CARRIED

3. APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)

(File Ref. No. 12-8060-20-009687/9715; RZ 16-726337) (REDMS No. 5362581)

Edwin Lee, Planner 1, reviewed the application, noting that the applicant has arranged to include two secondary suites and parking spaces. Mr. Lee added that the proposed development will have no change in the permitted density.

In reply to queries from Committee, Mr. Craig noted that (i) there are examples of secondary suites in townhouses in the city, (ii) the proposed zoning amendment would permit secondary suites on all townhouse zones, and (iii) there is no proposed access to the rear lane due to concerns raised by neighbouring properties.

Tony Loo, 10440 Aintree Crescent, spoke on the proposed development and expressed concern with regard to the proposed development's lack of access to the rear lane.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.*

CARRIED

Opposed: Cllr. Loo

3.

Planning Committee
Wednesday, April 19, 2017

4. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8060-20-009706/9707/9712; 08-4057-10) (REDMS No. 5369332)

Correspondence received regarding the proposed bylaws limiting residential development in agricultural zones was distributed (attached to and forming part of these minutes as Schedule 1).

A proposed alternate *Official Community Plan Bylaw No. 9000 Amendment Bylaw 9706* was distributed (attached to and forming part of these minutes as Schedule 2).

Aerial photographic examples of large homes in the Agricultural Land Reserve (ALR) and farm home plate options were distributed (attached to and forming part of these minutes as Schedule 3).

Mr. Craig spoke on the proposed bylaws limiting residential development in agricultural zones and the public consultation conducted, and briefed Committee on the following recommendations:

- proposed amendments to the *Official Community Plan Bylaw No. 9000 Bylaw 9706* would provide guidelines to consider rezoning applications to permit larger homes on agricultural land;
- secondary dwellings for full-time farm labour on lots larger than eight hectares would be considered through rezoning applications;
- side yard setbacks would be increased on lots less than 0.8 hectares to enhance farm vehicle access;
- accessory buildings would be restricted to a maximum of 70 m² and property owners may apply for larger accessory buildings through the development variance or rezoning application process;
- farm home plate options were presented for consideration, and if implemented, farm home plates would ensure that the residential building and the associated infrastructure would be located on a specific portion of the lot;
- staff recommend that the farm home plate would be scaled according to the size of the lot up to a maximum area of 2000 m²; and
- density calculations on agricultural properties would be revised to be consistent with urban areas of the city and multiple options for a maximum size of the residential dwelling on-site are described in the report.

Cllr. Au left the meeting (4:41 p.m.) and returned (4:43 p.m.).

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Discussion ensued with regard to (i) the maximum house sizes in a residential zone compared to an agricultural zone, (ii) including farming plans and farm improvements with development applications, (iii) including guidelines for new farmers, (iv) certain cultural or logistical conditions that may merit an application to accommodate a larger residential dwelling, and (v) the types of farming structures that are exempt from the proposed accessory building size restrictions.

Doug Kavanagh, 14791 Westminster Highway, expressed that proposed regulations would penalize legitimate farmers and remove the farmers' ability to build a dwelling according to their needs. He added that the City should enforce bylaws to target illegal usage of properties.

Todd May, representing the Richmond Farmer's Institute (RFI), referred to feedback provided by the RFI to staff (attached to and forming part of these minutes as Schedule 4) and expressed concern with regard to the proposed regulations and the consultation process. He remarked that RFI's input was not considered during the consultation process and the survey results were inaccurate. Also, he noted that the RFI supports limiting homes to 1000 m² on agricultural land and a variance process to accommodate requests for larger sized homes.

Discussion ensued with regard to (i) input received from the Agricultural Advisory Committee (AAC) and the RFI, (ii) the potential effects of regulating house size on the viability of agricultural land, (iii) the different tax rates and assessment values placed on agricultural zones compared to residential zones, (iv) including the septic field within the farm home plate, (v) introducing regulations that will encourage farming, and (vi) utilizing Provincial guidelines on dwelling size on agricultural land.

In reply to queries from Committee regarding the potential buyers seeking to develop agricultural land for residential purposes, Mr. Craig advised that rezoning regulations are based on land use and regulations cannot be different for farmers versus non-farmers.

Brenda Hourie, 11711 Bird Road, spoke on the proposed regulations and expressed concern with regard to the consultation process.

Ben Dhimman, 9360 Sidaway Road, expressed concern with regard to the proposed regulations, noting that large homes are needed to accommodate extended family members and that bylaws related to illegal uses of houses on agricultural land should be enforced.

Michelle Li, 10350 Hollybank Drive, remarked that the City should follow ALC guidelines on house sizes and that steps should be taken to increase the viability of agricultural land, reduce speculator investment and reduce barriers for farmers.

Planning Committee

Wednesday, April 19, 2017

Kush Panatch, representing the Richmond Farmland Owners Association, expressed concern on the proposed regulations, noting that (i) steps should be taken to improve the viability of farmland, (ii) the proposed regulations may negatively affect land values and equity, (iii) additional consultation should take place, (iv) farmers may benefit from leasing agreements with landowners, and (v) the size of the dwelling on agricultural land should be based on the needs of the farmer.

Suki Badh, 2831 Westminster Highway, commented on the proposed bylaws, noting that farmers contribute to the community and that families that live together leave an overall smaller residential footprint.

Cllr. Day left the meeting (6:29 p.m.) and returned (6:30 p.m.).

Hamraj Kallu, 13051 Blundell Road, expressed concern with regard to the proposed bylaws and spoke on the farmers' challenges with regard to current restrictions and economic viability. He added that a large house may be needed to accommodate family members working on the farm.

Bruce May, 5220 No. 8 Road, expressed concern with regard to the consultation process and was of the opinion that the survey should be redone to receive input from the farming community. He added that due to the rural nature of some farms, recreational amenities for occupants may be needed on-site.

Jerry Sanghara, 13340 Blundell Road, expressed concern with regard to the proposed bylaws, noting the proposed bylaws may affect the ability for family members to live on-site and impact farming operations. Also, he remarked that the City should enforce bylaws to curb illegal activities on agricultural land.

Darril Gudlaugson, 8351 Fairfax Place, spoke on the importance of protecting farmland, promoting food security and introducing a land bank. He remarked that the proposed bylaws should proceed.

Don Flintoff, 6071 Dover Road, expressed support for limiting house size on agricultural land and commented on the importance of conserving farmland. Also, he expressed concern with regard to the consultation process and was of the opinion that input from the RFI be considered.

Nancy Trant, 10100 No. 3 Road, spoke in favour of restricting house size on agricultural land to conserve the land for agricultural uses.

Amar Badh, Richmond Resident, spoke against restricting house size on agricultural land since it may negatively impact the ability for families to live together on-site. He added that a ceiling on house size may be introduced; however the size of the house should be based on the families' needs.

Planning Committee
Wednesday, April 19, 2017

Stephen Easterbrook, Co-Chair, Agricultural Advisory Committee, expressed concern with regard to the proposed bylaws and the consultation process, and remarked that (i) consultation of farmers was inadequate, (ii) the proposed regulations may negatively impact agricultural land values and equity, (iii) leasing agricultural land may be an affordable alternative for new farmers, (iv) a large dwelling may be required to accommodate different generations of farmers, and (v) proposed regulations should be based on Richmond's needs.

Kris Kallu, 7480 Sidaway Road, spoke against restricting house size on agricultural land as it may negatively affect the ability of families to remain and work on-site. He added that families living together reduces the overall residential footprint and that the City should enforce bylaws to curb illegal activities on agricultural land.

Jordan Sangha, 6171 No. 6 Road, expressed concern with regard to the proposed bylaws, noting that larger homes may be required to accommodate family members on-site and that proposed restrictions may separate family members.

Gary Berar, 9571 No. 6 Road, spoke against proposed restrictions on house size on agricultural land, noting that house size should be based on use and that the proposed restrictions may increase inefficiencies.

Cllr. Au left the meeting (7:30 p.m.) and returned (7:33 p.m.).

Anne Piché, 11800 6th Avenue, remarked that the proposed bylaws should be referred back to staff and that more consultation be conducted. She added that any proposed regulations should be based on Richmond's needs.

Charan Sethi, 10571 Granville Avenue, expressed concern with regard to the proposed bylaws and was of the opinion that further consultation be conducted on the matter. He added that the proposed restrictions on house size may negatively impact agricultural land values and the ability to accommodate family members living and working on-site.

Kal Mahal, 16551 Westminster Highway, spoke against the proposed bylaws noting that a large dwelling on agricultural land may be required to accommodate family members on-site.

Joe Oeser, 12004 No. 2 Road, commented on the proposed bylaws and read from his speaking notes (attached to and forming part of these minutes as Schedule 5).

██████████, ██████████, spoke in favour of restricting house size on agricultural land and expressed concern with regard to the loss of farmland and food security. Also, she was of the opinion that families are not necessarily required to be housed in the same dwelling.

Planning Committee

Wednesday, April 19, 2017

Jora Bhullar, 6660 Sidaway Road, expressed concern regarding the proposed bylaws and remarked that consultation of farmers was insufficient and that large dwellings on agricultural land may be required to accommodate family members on-site. He added that the City should enforce bylaws to curb illegal uses on agricultural land.

Discussion ensued with regard to the timeline of implementing the proposed bylaws, and in reply to queries from Committee, Mr. Craig noted that under the current moratorium on building permits for residential buildings on agriculturally zoned land, a building permit application can be withheld for a maximum of 90 days.

Linda Terborg, 5650 Sandpiper Road, spoke in favour of restricting house size on agricultural land. Also, she provided a comparison of land values of lots in agricultural residential zones, noting that agricultural lots are typically priced lower than residential lots.

Amit Sandhu, 5700 Forsyth Crescent, commented on the economic challenges of farming and remarked that bylaws should be enforced to curb illegal activities on agricultural land.

Mayor Brodie left the meeting (8:07 p.m.) and returned (8:08 p.m.).

Allan Mcburney, 7171 Bridge Street, remarked that bylaws should be enforced to reduce illegal activity on agricultural land and that leasing farmland may be an affordable alternative to purchasing agricultural land for farm use. He expressed concern that the proposed bylaws may negatively affect agricultural land values.

Ron Fontaine, 3560 No. 7 Road, remarked that the City should focus on enforcing bylaws to curb illegal activity on agricultural land, adding that accommodating family members in one dwelling reduces the overall residential footprint.

Kathryn McCreary, 7560 Glacier Crescent, commented on the proposed bylaws, noting that bylaws should be enforced to reduce illegal activity on agricultural land.

Discussion ensued with regard to (i) conducting further consultation on the matter, (ii) examining practices of other municipalities, (iii) the proposed variance and rezoning process to consider applications of larger-sized homes on agricultural land, (iv) defining the farm home plate, (v) enforcement of current regulations, (vi) the disposal of soil from development on agricultural land, and (vii) adopting the recommendations made by RFI on house size.

As a result of the discussion, the following motion, which includes the revised *Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706*, that was presented earlier on table, was introduced:

Planning Committee
Wednesday, April 19, 2017

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;

- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater; and*
- (7) *That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.*

The question on the motion was not called as discussion ensued with regard to adjusting the proposed maximum house size.

As a result of the discussion, a motion to limit house size to 1000 m² for properties less than 20 acres and 1500 m² for properties 20 acres or greater was introduced; however failed to receive a seconder.

Planning Committee
Wednesday, April 19, 2017

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

5. **MANAGER'S REPORT**

(i) Steveston Buddhist Temple Public Open House

Mr. Craig noted that a public open house on the rezoning application for the Steveston Buddhist Temple is scheduled for April 26, 2017.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (8:48 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, April 19, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Mayor and Councillors

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 13:40
To: 'dickyrv@aol.com'
Subject: RE: Farmland Mansions

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

Dear Mr. Harvey,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: dickyrv@aol.com [<mailto:dickyrv@aol.com>]
Sent: Wednesday, 19 April 2017 13:35
To: Mayor and Councillors
Subject: Farmland Mansions

Dear Sir/Madam,

I am writing ahead of the City of Richmond Planning Committee meeting today in order to register my support for the banning of "monster" homes being built on Richmond's farmland. In my opinion these eyesores are;

- detrimental to community cohesion (high walls and electric gates)
- power drains (lights, fountains etc)
- sacrificing agricultural land (and produce) for the profit of a few
- a clear means of property tax evasion
- completely anachronistic and incongruous

If we have to lose any farmland in the City, the only justification would be for the construction of higher density, more affordable housing to help first-time buyers and families settle in what is becoming an increasingly unlivable city.

Yours faithfully,

Richard Harvey
Steveston Resident
604-442-5007

CNCL - 57

ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 13:28
To: 'Michelle Li'
Subject: RE: ALR home size recommendations by staff

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

Dear Ms. Li,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Michelle Li [<mailto:michelleli@shaw.ca>]
Sent: Wednesday, 19 April 2017 13:26
To: Mayor and Councillors; Michelle Li
Subject: ALR home size recommendations by staff

Dear Mayor and Councillors,

After reviewing the staff report coming to the Planning Committee today, April 19th, I was disappointed to read that staff are still not recommending following the ALC guidelines for bylaw development (after receiving correspondence from the province in 2011 to review bylaws since they developed the guidelines).

The ALC documents make it clear that "the maximum farm residential footprint in the ALR **should be less than** or, at least, not more than, that permitted in other zones in the community where the primary use is residential." (So in Richmond, that would not exceed 339 sq metres or 3,650 sq ft.

As well, it states that "the maximum floor area-farm residence(s) is **the lesser of a floor area** commensurate with urban areas or a) 500 m2 (5382 sq ft)..."

As I read the staff report, they recommend a 500 m2 maximum which is not in keeping with the ALC guidelines and is disappointing to say the least. Most of the properties in Richmond are small parcels and this recommendation does not make sense.

I am hoping to attend the meeting today, but I am hoping that councillors see this and know that they are not following ALC guidelines if they approve this recommendation.

I am asking that mayor and councillors vote for Option 3, which would ensure the viability of farming for the future, reduce barriers to farming and decrease land speculation on our city's greatest resource- agricultural lands.

Thank you,

Michelle Li

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 10:41
To: 'Rupert Whiting'
Subject: RE: Farmhouse sizes

Dear Mr. Whiting,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



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

From: Rupert Whiting [<mailto:rupertwhiting@gmail.com>]
Sent: Wednesday, 19 April 2017 07:38
To: Mayor and Councillors
Subject: Farmhouse sizes

Dear Mayor and Councillors,

Today you will receive many appeals to not further restrict the sizes of houses on farmland for logical but implausible reasons such as housing farm workers. Having never heard of a farmer who gives each farmhand their own bathroom these claims are worthy of your dismissal. These houses take away farmable land and are designed to create income from non-farming sources.

You are the custodians of the City. No matter what Cllr Loo says, these ARE your decisions to make. You make the on behalf of the citizens of Richmond and we expect your best judgement to come into play. It is not about what you think, it is about what you think that your constituents want. I would be greatly surprised to find that you receive more letters urging you to continue to stand by and watch flagrant abuse of current regulations at the expense of the greater community than you do letters imploring you to act to restrict the size of houses on farmland.

Please act and show leadership in this matter.

Rupert Whiting
(604) 339-5369
rupertwhiting@gmail.com

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

MayorandCouncillors

From: MayorandCouncillors
Sent: Wednesday, 19 April 2017 10:42
To: 'Judith Doyle'
Subject: RE: Support for by-law to restrict homes on ALR land

Dear Ms. Doyle,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Judith Doyle [<mailto:jehdoyle@gmail.com>]
Sent: Wednesday, 19 April 2017 07:39
To: MayorandCouncillors
Subject: Support for by-law to restrict homes on ALR land

Dear Richmond City Council,

I am unable to attend today's planning meeting at 4. I would like to express my strongest support for the by-law to restrict Monster Houses in the ALR to a maximum of 5,382 sq ft (BC Govt guidelines). We have the best agricultural land in BC and must preserve it!

Thank you,
Judith Doyle

44-2960 Steveston Hwy

ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 15:08
To: 'John Clare'
Subject: RE: A Conflict of Interest

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

Dear Mr. Clare,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: John Clare [<mailto:johnclare44@hotmail.com>]
Sent: Wednesday, 19 April 2017 14:44
To: Mayor and Councillors
Subject: A Conflict of Interest

If the sizes of houses built on ALR farmland are restricted, the only places left to build large homes will be on farmland NOT on ALR land. The law of supply and demand shows that the value of such land would greatly increase in value. Since Councillor Steves owns farmland not on ALR land, a yes vote will result in a larger profit for him should he sell his land. Since the City has a policy of avoiding even the appearance of a Conflict of interest, please advise why he has not been asked to recuse himself from all discussions and votes on the topic of house sizes in Richmond. I am not saying that the extra profit is his motive, but you must admit the perception is inescapable.

Thanks,
John

April 19, 2017

To: Mayor and Councillors

Re: A Proposed Alternate OCP Bylaw No. 9706,

Additional staff information regarding a proposed alternate OCP Bylaw No. 9706, to provide more flexible OCP policy guidelines when considering rezoning applications to allow larger houses in the ALR.

The proposed alternative OCP Bylaw No. 9706 provides additional flexibility when:

- verifying an applicant’s farming abilities and the history of farming on the site; and
- applying the guidelines to accommodate a larger house to address a variety of family and cultural farm needs.

The first Bylaw shows the changes from the original to the proposed alternative bylaw

The second Bylaw is the proposed Alternative OCP Bylaw No. 9706.

Wayne Craig, Director, Development, and
Terry Crowe, Manager, Policy Planning Department



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

"Residential Development"

Form

- f) limit the area used for residential development on agriculturally zoned properties. ~~Through~~The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis, ~~applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:~~
 - verification that the site has been actively used for agricultural production ~~and the site for a significant period of time,~~ or has generated ~~legitimate~~significant agricultural income ~~(e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);~~ or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
 - ~~demonstration demonstrates~~ that an increase in ~~the principal farm dwelling unit house size~~ would benefit farming by accommodating those who ~~have, will and are actually capable of working work~~ on the farm ~~fulltime, and why they cannot be accommodated on a non-ALR property full time;~~
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and ~~/~~ or anticipated farm workers, on the site, ~~and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);~~
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and

- the provision of a security deposit, to addressimplement any issues if the applicant fails to meet their requirementsproposed improvements.

Council may varyapply the above rezoning application requirements onguidelines, with flexibility, to accommodate a ease-by-ease-basislarger house to address a variety of family and cultural farm needs.

Form

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND

_____	APPROVED by
_____	APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

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“Residential Development

- f) limit the area used for residential development on agriculturally zoned properties. The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis:
 - verification that the site has been actively used for agricultural production for a significant period of time, or has generated significant agricultural income, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time;
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

Council may apply the above rezoning application guidelines, with flexibility, to accommodate a larger house to address a variety of family and cultural farm needs.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and

if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

MAYOR

CORPORATE OFFICER

AERIAL PHOTO EXAMPLES OF LARGE HOMES IN THE ALR

12160 No. 2 Road

Lot Size: 4.04 ha (10 acres)
House Size: 1,254 m² (13,500 ft²)



Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

8731 Finn Road

Lot Size: 5.68 ha (14 acres)
House Size: 1,672 m² (18,000 ft²)



11266 No. 2 Road

Lot Size: 0.6 ha (1.46 acres)
House Size: 1,755 m² (18,900 ft²)



FARM HOME PLATE OPTION 1

Farm Home Plate Option 1 - Bylaw No. 9707 (Recommended)

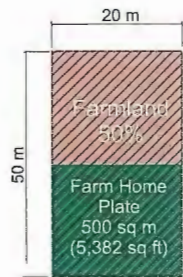
50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

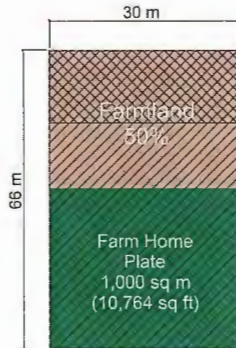
10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

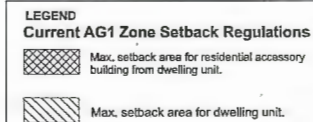
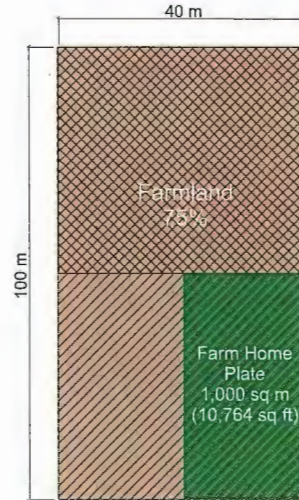
0.1 Ha (1/4 Acre)



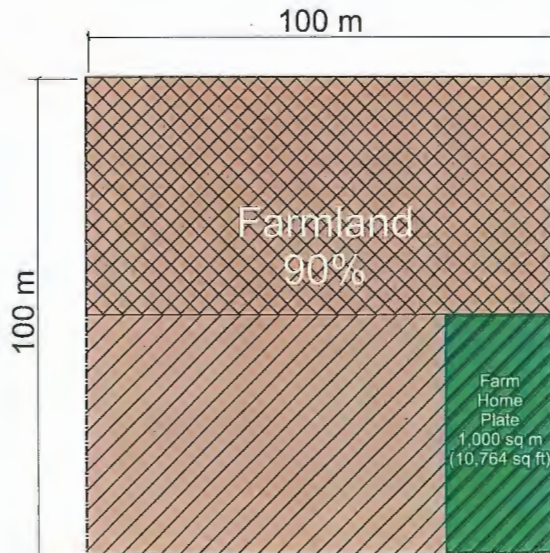
0.2 Ha (1/2 Acre)



0.4 Ha (1 Acre)



1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 2

Farm Home Plate Option 2 - Bylaw No. 9708

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

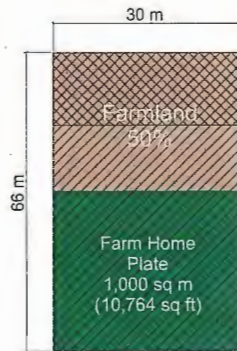
2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



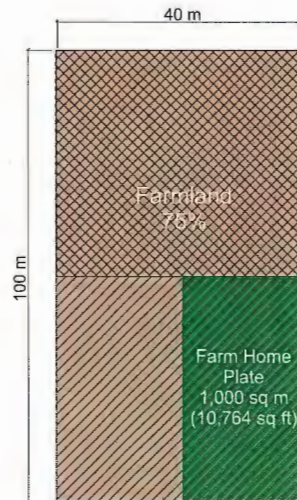
ROAD

0.2 Ha (1/2 Acre)



ROAD

0.4 Ha (1 Acre)

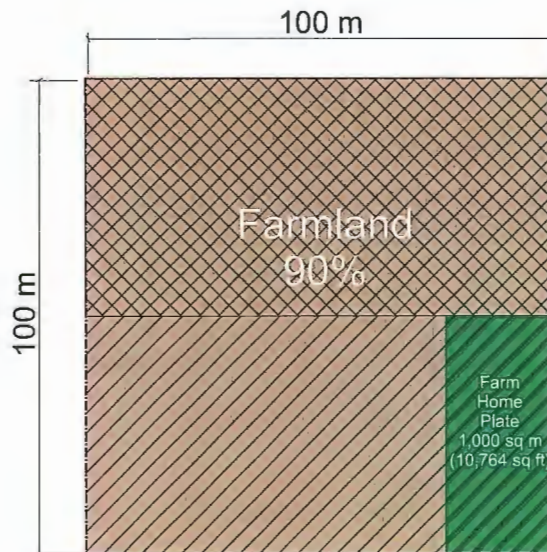


ROAD

LEGEND
Current AG1 Zone Setback Regulations

- Max. setback area for residential accessory building from dwelling unit.
- Max. setback area for dwelling unit.

1.0 Ha (2.5 Acres)



ROAD

NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 3

Farm Home Plate Option 3 - Bylaw No. 9709

2,000 sq meters (21,528 sq ft) Regardless of Lot Size

0.1 Ha (1/4 Acre)



ROAD

0.2 Ha (1/2 Acre)



ROAD

0.4 Ha (1 Acre)



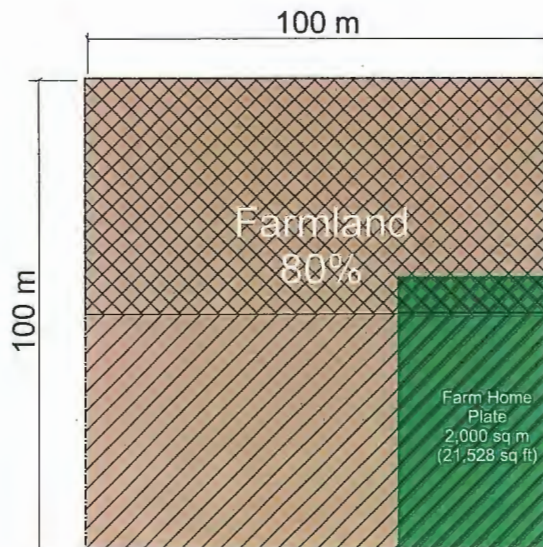
ROAD

LEGEND Current AG1 Zone Setback Regulations

Max. setback area for residential accessory building from dwelling unit.

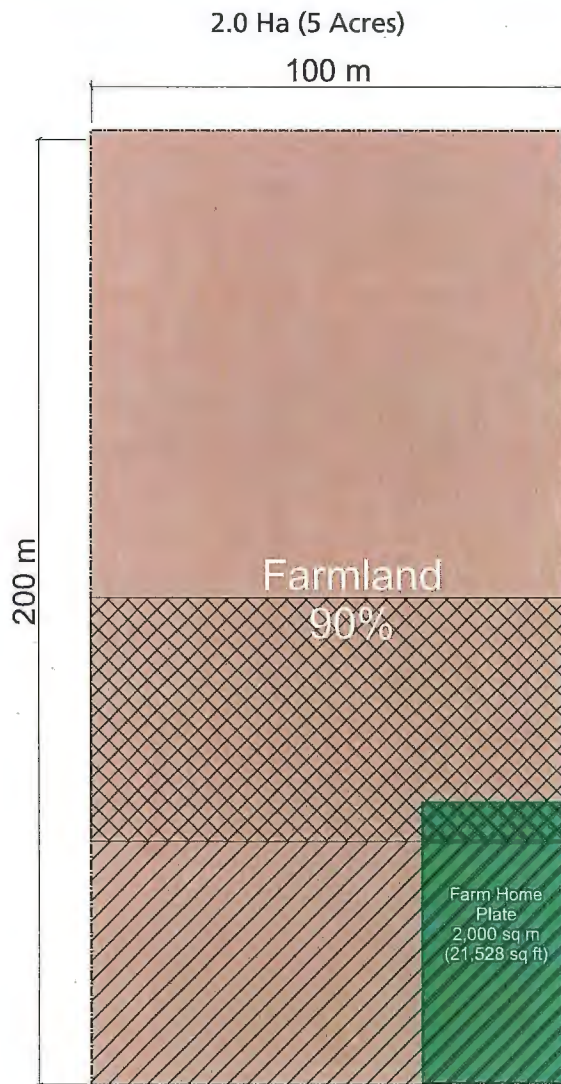
Max. setback area for dwelling unit.

1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

ALL FARM HOME PLATE OPTIONS (2HA PLUS)



ROAD

LEGEND	
Current AG1 Zone Setback Regulations	
	Max. setback area for residential accessory building from dwelling unit.
	Max. setback area for dwelling unit.

NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

Richmond Farmers Institute

Response to the City of Richmond's proposed house size limits for AG1 zoned lands

The farmers of the Richmond Farmers Institute are opposed to further regulations impacting the viability of agriculture in the City of Richmond.

The RFI believes that truly bona fide farmers, whose primary occupation is farming, have behaved responsibly. Farmers have constructed and reside in homes that are appropriate and supportive of agriculture in our community.

We are aware of non-farmers who are purchasing AG1 land with the primary objective of building large residences and their impact on agriculture.

City Council may determine that the course of action needed to resolve this behaviour is to impose limitations on the size of house that can be constructed on AG1 zoned land. Regulations imposed on farm land in Richmond should be carefully considered to specifically address the challenges and needs of farm land in this municipality.

The RFI provides the following guidance when considering the impacts to the livelihoods of generational farmers and their families.

The maximum house size limit should be consistent with recent average house sizes constructed on AG1 zoned lands. A maximum house size of 1000 sq.m provides consistency and will prevent increasingly larger houses from being constructed.

A home plate should be determined using the following criteria:

1. Access for farming equipment to the farmable area of the property needs to be maintained.
2. Residential accessory structures should be limited to a maximum home plate size of 0.4 ha

The current maximum 50m setback for a residence is satisfactory. Additional residential structures within the current 100m setback are also satisfactory. Should a Riparian Management Area be present, the setbacks should be measured from the termination of the RMA.

Septic tanks may be included in the home plate, but septic fields need not be included.

Additional houses for full time farm workers, when appropriately qualified, should each have individual home plates, and be limited by the regulations consistent with the primary residence.

The current 0.6 Floor Area Ratio for residential and farm buildings, except where greenhouses are located on the lot, in which case the maximum FAR would be 0.75, of which at least 0.70 FAR must be used for greenhouses is satisfactory.

Seasonal worker buildings should not be affected by the proposed housing regulations.

The Richmond Farmers Institute

The Staff Report is flawed and as a result so are all the recommendations included as well as the proposed bylaws.

Section 5 second last paragraph of the Staff Report states reasons as to why the Agricultural Advisory Committee and the Richmond Farmers Institute recommendations are not presented as a bylaw option. These reasons are totally incorrect.

Under the ALC Act and the ALC Policy P-02 issued March 2017 dealing with parcels less than 2 acres; it clearly states that Restrictions on the use of agricultural land do not apply to parcels less than 1.995 acres.

As such the Guide for Bylaw Development in Farming Areas produced by the Ministry of Agriculture in 2015 does not apply to these small acreages.

This implies that on lands smaller than 2 acres the house could conceivably cover almost the entire lot and at least that the Home Plate size is 2 acres.

This brings us to the point where things become totally unfair and inequitable. If you have 2 properties next to each other one 1.5 acres and the other 20 acres in size would you let a mega-house be built on the small lot while limiting the house size on the 20 acre parcel next door just because the ALC rules apply?

As this is the case a good argument can be made for a 2 acre Home Plate on lands governed by ALC rules.

A good compromise from my point of view is to incorporate the recommendations of the Richmond Farmers Institute and Richmond Agricultural Advisory Committee into another proposed bylaw. If you are going to disregard recommendations from these groups why bother with the consultation process at all?

Joe Oeser
12004 No.2 Road



**Agricultural Land
Commission Act**

Policy P-02

March 2017

**POTENTIAL EXCEPTIONS FROM THE ALC ACT: PARCELS LESS
THAN 2 ACRES CREATED PRIOR TO DECEMBER 21, 1972**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"), and including February 2017 advice from the Office of the Surveyor General. In case of ambiguity or inconsistency, the ALCA and Regulation will continue to govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1).

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

INTERPRETATION:

Under survey requirements and General Survey instructions in place on December 21, 1972, lots would need to be less than 1.995 acres to be considered "less than 2 acres".

Where dimensions are shown on a registered plan, a surveyor would need to be able to demonstrate that:

- a. the area calculation, using the dimensions on the registered plan, is less than 1.995 acres for a parcel to be considered 'less than 2 acres in area' under section 23 of the *Agricultural Land Commission Act*;
- b. the area calculation shown on the plan included a watercourse or a waterbody that was owned by the Crown and the surveyor calculates the area of the parcel to be less than 1.995 acres when the Crown owned watercourse or waterbody is excluded from the parcel for the parcel to be 'less than 2 acres area'; or
- c. there was a significant blunder on the registered plan and that the true area of the parcel is less than 1.995 acres for the parcel to be 'less than 2 acres in area'.

If the land was listed with other parcels on the same Certificate of Title on December 21, 1972, the restrictions on the use of the land apply to the parcels regardless of whether or not the total area of all lands listed on the Certificate of Title is less than 2 acres.



Public Works and Transportation Committee

Date: Thursday, April 20, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Chak Au, Chair
Councillor Harold Steves
Councillor Carol Day
Councillor Alexa Loo

Absent: Councillor Derek Dang

Also Present: Councillor Linda McPhail

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 Public Works and Transportation Committee held on March 22, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

May 17, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **INSTALLATION OF DYNAMIC MESSAGE SIGN ON SOUTHBOUND KNIGHT STREET**
(File Ref. No. 01-0150-20-THIG1) (REDMS No. 5338814 v. 2)

Public Works & Transportation Committee
Thursday, April 20, 2017

It was moved and seconded

That the staff report titled "Installation of Dynamic Message Sign on Southbound Knight Street" dated March 27, 2017, from the Director, Transportation, to support regional transportation management in the Metro Vancouver area, be received for information.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. 2017 NATIONAL PUBLIC WORKS WEEK

(File Ref. No. 10-6000-01) (REDMS No. 5358882)

It was moved and seconded

That the staff report titled "2017 National Public Works Week", dated April 2, 2017 from the Director, Public Works Operations, be received for information.

CARRIED

3. STANDARDIZATION OF CITY'S SINGLE AND TANDEM AXLE VEHICLE FLEET

(File Ref. No. 02-0735-01) (REDMS No. 5329728 v. 3)

It was moved and seconded

- (1) That the Peterbilt make be adopted as the standard for future single and tandem axle cab and chassis vehicle requirements;*
- (2) That staff be authorized to competitively bid directly with Peterbilt dealers to obtain best value; and*
- (3) That the Peterbilt make standard for the cab and chassis components of the City's single and tandem axle vehicle fleet be reviewed after five years or sooner if the City does not receive competitive bids in order to evaluate suitability in relation to overall best value.*

CARRIED

4. REPORT 2016: RECYCLING AND SOLID WASTE MANAGEMENT - ON TRACK FOR 80% WASTE DIVERSION

(File Ref. No. 10-6370-01) (REDMS No. 5352261)

Suzanne Bycraft, Manager, Fleet and Environmental Programs, provided a booklet on recycling and solid waste management (copy on file, City Clerk's Office).

In reply to queries from Committee, Ms. Bycraft noted that the in-ground garbage bins located in parks and public areas have more depth to allow for increased capacity; thus reducing collection frequency needs.

2.

Public Works & Transportation Committee

Thursday, April 20, 2017

Joe Erceg, General Manager, Planning and Development, advised that the Building Department administers the Demolition Waste and Recyclable Materials Bylaw No. 9516, and that participation and compliance has been well received and staff will provide an update.

In reply to queries from Committee, Ms. Bycraft advised that the Donation Bin Regulation Bylaw 9502 has been effective and all concerns have been handled in a timely manner.

Ms. Bycraft noted that a viewing of the building material recycling process can be scheduled for Council in an effort to demonstrate the procedures.

Discussion ensued in regards to types of materials that are recyclable, and Ms. Bycraft advised that a list of acceptable items is available for the public to reference.

It was moved and seconded

That the annual report titled, "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion" be endorsed and Attachment 1 be made available to the community through the City's website and through various communication tools including social media channels and as part of community outreach initiatives.

CARRIED

5. POST WINTER ROADS AND PAVING PROGRAM UPDATE

(File Ref. No. 10-6060-05-01) (REDMS No. 5357378 v. 2)

It was moved and seconded

- (1) *That \$202,300 be allocated from the MRN Provision for MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021); and*
- (2) *That \$832,500 be allocated from the Gas Tax Provision for Non MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021).*

CARRIED

6. METRO VANCOUVER GILBERT TRUNK SEWER NO. 2 UPDATE

(File Ref. No. 10-6060-03-01) (REDMS No. 5320612 v. 5)

In reply to queries from Committee, Lloyd Bie, Manager, Engineering Planning, advised that communication, pedestrian and traffic management plans will be in effect with surrounding businesses during construction to minimize congestion.

Public Works & Transportation Committee
Thursday, April 20, 2017

It was moved and seconded

That the report titled "Metro Vancouver Gilbert Trunk Sewer No. 2 Update," dated March 22, 2017 from the Director, Engineering be received for information.

CARRIED

7. MANAGER'S REPORT

(i) 2017 Capital Construction Projects

John Irving, Director, Engineering, highlighted that the "2017 Capital Construction Projects" Open House is being held in the Atrium at City Hall.

(ii) Recreational Trails and Cycling Map

Victor Wei, Director, Transportation, distributed a new pocketsize trail and cycling map (copy on file, City Clerk's Office).

ADJOURNMENT

It was moved and seconded

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

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Public Works and Transportation Committee of the Council of the City of Richmond held on Thursday, April 20, 2017.

Councillor Chak Au
Chair

Sarah Kurian
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Community Safety Committee
From: Konrad Golbeck, Inspector
Acting Officer In Charge, Richmond RCMP
Date: March 6, 2017
File: 01-0340-35-LCSA1/Vol
01
Re: **2017-2018 Richmond RCMP Detachment Annual Performance Plan -
Community Priorities**

Staff Recommendation

That two or more priorities as listed in the staff report titled "2017-2018 RCMP Annual Performance Plan – Community Priorities" (dated March 6, 2017 from the Acting OIC, RCMP), be selected and considered for inclusion in the Richmond Detachment fiscal 2017-2018 (April 1, 2017 to March 31, 2018) RCMP Annual Performance Plan.

Konrad Golbeck, Inspector
Acting Officer In Charge, Richmond RCMP
(604-278-1212)

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

Staff Report

Origin

The Officer in Charge (OIC) of the Richmond RCMP Detachment is committed to aligning the RCMP's strategic goals with Council's Term Goals. As such, the RCMP Detachment requests Council's input into the development of the Detachment's Annual Performance Plan for the fiscal 2017-2018 year (April 1, 2017 to March 31, 2018).

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

Maintain emphasis on community safety to ensure Richmond continues to be a safe community.

1.1. Policy and service models that reflect Richmond-specific needs.

1.2. Program and service enhancements that improve community safety services in the City.

1.3. Improved perception of Richmond as a safe community.

Background

The Annual Performance Plan delivers planning and performance management to the Richmond Detachment and ensures policing initiatives are aligned with the City of Richmond and RCMP strategic priorities. The Annual Performance Plan allows the Detachment Commander to systematically plan, evaluate and manage police resources and operations. It also affords him a valuable consultation and reporting mechanism vis-à-vis the City of Richmond, the Commanding Officer of RCMP "E" Division and the Detachment staff.

Planning

Richmond Detachment consults with Council and City staff to identify opportunities for improved services in the local community. A well thought-out plan allows for policing objectives to be aligned to the unique needs of the City of Richmond, as well as the RCMP's national, provincial and district initiatives that are implemented for the fiscal year. Measurements, targets and integrated risk assessments for the policing initiatives are also created to monitor performance and risk management.

Quarterly Performance Review

Every 90 days, Council is updated on the status of the Annual Performance Plan. The quarterly report highlights the progression of objectives and policing initiatives, as well as communicates whether planned activities are on-track. For activities that are not on-track, an assessment is conducted to determine whether alternative responses are required.

Annual Performance Plan System Features

The Annual Performance Plan is designed to facilitate best management practices for Richmond Detachment administration and provides the foundation for the following strategic planning activities:

- Community, Contract, and Aboriginal Policing Services Community Plans;
- Risk Management;
- Unit Level Quality Assurance (ULQA);
- Performance Management;
- Public Safety; and
- Unit Performance Improvement Program.

The five National RCMP strategic priorities include:

- Serious and Organized Crime;
- National Security;
- Youth;
- Economic Integrity; and
- Aboriginal Communities.

The three British Columbia RCMP policing priorities¹ (2015-2017) include:

- Public Safety;
- Accountability and good governance; and
- Modernization of police services.

Analysis

City of Richmond Community Priorities

Community engagement is a salient component of Richmond Detachment's strategic and annual planning process. Richmond Detachment's 2015-2017 Strategic Plan² is the culmination of on-going dialogue with Richmond residents, Council and other community safety stakeholders. It also considers current and emerging policing challenges and opportunities. The 2015-2017 Strategic Plan identifies five Richmond RCMP priorities:

1. Property Crime;
2. Road Safety;
3. Community Engagement;
4. Youth; and
5. Organized Crime.

The Detachment's focus on these five strategic priorities advances its commitment to the City of Richmond's vision "to be the most appealing, livable and well-managed community in Canada".

¹ [BC RCMP Policing Priorities](#).

² Endorsed, Community Safety Committee, December 9, 2014.

In addition, it supports the RCMP's mission to provide quality service in partnership with our communities and vision to promote safe communities³.

The 2015 Police Services Review Public Consultation⁴ identified the following key priorities:

- Priority 1 - Response Times
- Priority 2 - Property Crime
- Priority 3 - Organized Crime and Gangs
- Priority 4 - Crime Prevention
- Priority 5 - Traffic Safety
- Priority 6 - Public Disorder and Vandalism

Richmond Detachment is seeking Council's input in the development of the Annual Performance Plan priorities. For the previous year's Annual Performance Plan (April 1, 2016 to March 31, 2017), Council selected the following three priorities:

1. Pedestrian Safety;
2. Property Crime: Break and Enters; Theft from Automobile; Mail Theft and
3. Mental Health.

For the 2017-2018 Annual Performance Plan, Richmond Detachment is recommending Council select one or two of the following community objectives:

1. Property Crime

The Detachment successfully reduced property crimes in the areas of break and enters, theft from automobile and mail theft. By extrapolating the current third quarter results, the Detachment foresees that the targets that Council endorsed on March 29, 2016 will be met with the exception of commercial break and enter crime.

The criteria for recording commercial break and enters is quite inclusive and includes theft of work tools, new developmental properties, construction sites and mail theft in strata buildings. As a result, the slight upward skew in commercial break and enters is deemed negligible. Theft from automobile and mail theft have been crimes that have caused concern across the lower mainland jurisdictions. These two crimes often lead to more sinister incidents such as identity theft, residential break and enters, garage break and enters, etc.

Property crimes are crimes of opportunity. The culprits in these crimes rotate between their illegal activities. The Detachment will apply an inclusive focus on reducing overall property crime offences to target theft from automobile, theft of vehicle, mail theft and break and enters. Crossover crimes such as fraud and identity theft will also be targeted and affected as a result. Setting a target based on the most recent five year average will provide a more robust goal although it does not take into consideration other external factors such as population growth etc.

³ [RCMP Mission, Vision and Values](#)

⁴ Police Services Review Public Consultation Results, April 8, 2016.

The following table summarizes the last five fiscal years break and enter property crime results:

Fiscal Year (April 1 to March 31)	Residential Break & Enter	% Change	Commercial Break & Enter ⁵	% Change
2012-2013	647	N/A	589	N/A
2013-2014	724	12%	315	-47%
2014-2015	972	34%	402	28%
2015-2016	660	-32%	366	-9%
YTD 2016-2017 (up to Dec 31, 2016)	428	N/A	301	N/A
Estimated Result⁶	570	-14%	401	9%

Source: Richmond Detachment PRIME Statistics, January 4, 2017

The following table summarizes the last five fiscal years theft from automobile and mail theft crime results:

Fiscal Year (April 1 to March 31)	Theft from Automobile	% Change	Mail Theft	% Change
2012-2013	2067	N/A	67	N/A
2013-2014	2060	0%	83	24%
2014-2015	2374	15%	173	108%
2015-2016	2548	7%	209	21%
YTD 2016-2017 (up to Dec 31, 2016)	1718	N/A	143	N/A
Estimated Result	2291	-10%	191	-9%

Source: Richmond Detachment PRIME Statistics, January 4, 2017

For the fiscal year 2017-2018 (April 1, 2017 to March 31, 2018), the Richmond Detachment will focus on:

- i. A two per cent reduction in total property crimes from the last five year's average totals. The goal is to remain below 7893⁷ total property crime offences.

⁵ The criteria for recording commercial break and enters is quite inclusive and includes theft of work tools, new developmental properties, construction sites, and mail theft in strata buildings.

⁶ Total divided by three quarters' multiplied by four.

⁷ Average of estimated results for 2016-2017 and prior four fiscal years.

The following table summarizes the last five fiscal years total property crime offence results:

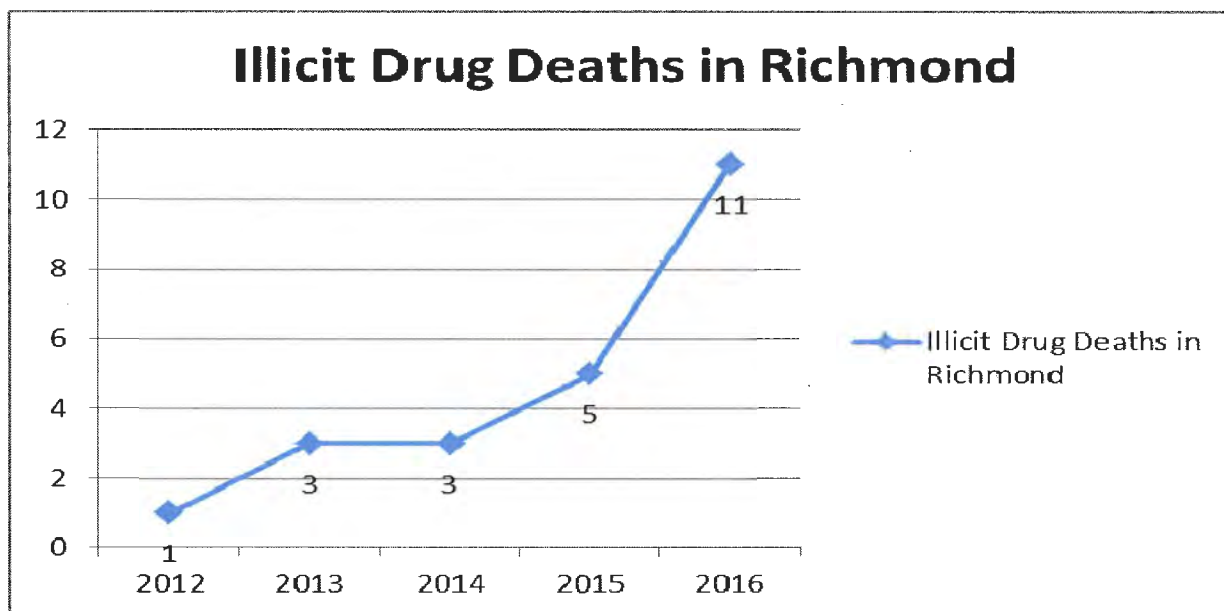
Fiscal Year (April 1 to March 31)	Total Property Crime Offences	% Change
2012-2013	7672	N/A
2013-2014	7233	-6%
2014-2015	8449	17%
2015-2016	8373	1%
YTD 2016-2017 (up to Dec 31, 2016)	6189	N/A
Estimated Result	8252	-1.4%

Source: Richmond Detachment PRIME Statistics, February 23, 2017

2. Organized Crime – Drug offences

Drugs pose a grave threat to community safety. The RCMP has nationally taken the step to work with the Chinese Public Security Ministry to try to halt the transpacific flow of fentanyl into Canada. The current drug crisis puts both drug users, first responders and the public at risk.

In 2016, the BC Coroner's Service report indicated that Richmond experienced a 120% increase in illicit drug overdose deaths in comparison to 2015, as indicated in the chart below:



The following table summarizes the last five fiscal years total drug offences:

Fiscal Year (April 1 to March 31)	Total Drug Offences	% Change
2012-2013	709	N/A
2013-2014	766	8%
2014-2015	657	14%
2015-2016	783	19%
YTD 2016-2017 (up to Dec 31, 2016)	631	N/A
Estimated Result	841	7%

Source: Richmond Detachment PRIME Statistics, January 4, 2017

The Detachment will target drug-impaired driving, drug production, drug trafficking, drug seizures, property crime initiatives, vulnerable persons and education programs such as the very successful DARE program (Drug Abuse Resistance Education). There is also a strong correlation between drug abuse, mental health and property crime. Many drug addicts commit property crimes in order to fund their addiction. When focusing on drug enforcement activities, the Detachment expects the crime statistics to rise as a result of increased arrests.

For the fiscal year 2017-2018 (April 1, 2017 to March 31, 2018), the Richmond Detachment will focus on:

- i. A five per cent increase in total drug offences from the last five year's average totals. The goal is to have more than 789 total drug offences.
 - ii. Deliver DARE to every fifth grade class in the Richmond School District.
3. Vulnerable Persons Unit.(Mental Health, High Risk Missing Persons, Domestic Violence)

Richmond Detachment continues to experience large numbers of mental health and vulnerable person related calls for service. These calls consume considerable Detachment resources due to their volume and lengthy resolution process. Detachment members must devote substantial time to finding both immediate short and long-term solutions for those who, as a result of a mental health and/or addiction related challenges, commit crimes and/or generate such calls for service.

The Detachment has taken on a leadership role in enhancing the collaboration of support services by bringing stakeholders together to find viable solutions. The Detachment continues to meet every two months with the Vancouver Coastal Health Authority and attends monthly meetings with City of Richmond Staff, Richmond Fire-Rescue and Richmond Mental Health. These two collaborative working groups address vulnerable sector clients such as those with mental health and/or addiction issues, hoarders, homeless, those with dementia and other complex challenges.

The Detachment continues to populate the Mental Health Referral database to track referrals made to the Detachment Vulnerable Person Unit. Additionally, the Detachment updates the

Mental Health Profile database which develops profiles of high-risk mental health clients in order to analyse patterns, habits and best crisis de-escalation tactics at an individual level.

In October 2016, the Detachment Vulnerable Person Unit commenced a pilot project called “wrap around” to support of the Detachment’s crime reduction strategy. The project seeks to identify individuals who experience mental health, drug addiction and other related challenges that often trigger a disproportionate number of calls for service. Statistical analysis at the Detachment found that approximately two per cent of individuals are accountable for close to 15 per cent of Mental Health Act related incidents. The goal of the project is to provide individually focused community assistance and intervention programs to clients with the long term goal of stability and safety for the community.

The following table summarizes the last five fiscal years’ Mental Health priority results:

Fiscal Year (April 1 to March 31)	Mental Health Related Calls for Service	% Change
2012-2013	1,139	N/A
2013-2014	1,236	8.5%
2014-2015	1,109	-10%
2015-2016	1,300	17%
YTD 2016-2017 (up to Dec 31, 2016)	1,063	N/A
Estimated Result	1,417	9%

Source: Richmond Detachment PRIME Statistics, January 4, 2017

For the fiscal year 2017-2018 (April 1, 2016 to March 31, 2017), the Richmond Detachment will focus on:

- i. A five per cent reduction in mental health related calls for service using fiscal 2016-2017 as the baseline year⁸. The goal is to remain below 1178 mental health incidents.
- ii. A ten per cent reduction in mental health related high volume individuals.⁹ The goal is be able to have at least six individuals removed from the list by March 31, 2018.

Financial Impact

None.

⁸ In May 2015, Lower Mainland District implemented a PRIME Mental Health Issues Study Flag Code. This triggered an increase in mental health calls for service data for the fiscal year 2015-2016 (April 1, 2015 to March 31, 2016). As a result, the fiscal year 2016-2017 (April 1, 2016 to March 31, 2017) was selected as a base line to track mental health related calls for service.

⁹ Offenders with four or more negative role codes in mental health related calls. 58 individuals were used as the baseline (February 8, 2017). A target of six was set for 2017-2018.

Conclusion

Richmond Detachment requests Council select one or two of the following strategies as Community Priorities for inclusion in the 2017-2018 Annual Performance Plan (April 1, 2016 to March 31, 2017):

1. Property Crime;
2. Organized Crime - Drugs; and
3. Vulnerable Persons Unit.

The targeted activities as described in the community priorities will encompass offender management, the development of community sources, officer visibility and crime reduction initiatives through community education, engagement and partnerships as well as intervention, prevention and intelligence-led policing.



Joyce Yong
Risk Management Unit-RCMP
(604-278-1212)



City of Richmond

Report to Committee

To: General Purposes Committee

Date: March 29, 2017

From: Jerry Chong
Director, Finance

File: 03-0925-01/2017-Vol
01




Re: Annual Property Tax Rates (2017) Bylaw No. 9695

Staff Recommendation

That the Annual Property Tax Rates (2017) Bylaw No. 9695 be introduced and given first, second and third readings.

Jerry Chong
Director, Finance
(604-276-4064)

Att. 2

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

Staff Report

Origin

Section 197 of the Community Charter requires municipalities to establish property tax rates for the current year after the adoption of the *5 Year Financial Plan* and before May 15th. Council must, under subsection 197(3.1), consider the tax distribution to each assessment class prior to adopting the tax rate bylaw.

This report supports Council's 2014-2018 Term Goal #7 Strong Financial Stewardship:

7.2. Well-informed and sustainable financial decision making.

7.3. Transparent financial decisions that are appropriately communicated to the public.

Analysis

BC Assessment provides assessment values that reflect the market condition as of July 1st, 2016. Assessment totals are comprised of market values for existing properties and values for new properties (new growth).

Table 1 provides a comparison between 2016 and 2017 market value changes and 2017 new growth. Market value changes reflect the market price of existing properties from year to year. New growth is the term used for new developments, property shifts between assessment classes, and any new exemptions. New developments add taxable value to the class while new exemptions reduce the value to that class.

Table 1: Comparison of Assessment Values 2016 - 2017

	(1) 2016 Total Assessment	(2) 2017 Market Value of Same Properties	(3) 2017 Net Market Change	(4) 2017 New Growth	(5) 2017 Total Assessment	(6) % Net Market Change
Class 01 - Residential	53,427,310,470	71,855,275,756	18,427,965,286	1,558,976,576	73,414,252,332	34.49%
Class 02 - Utilities	22,181,408	26,239,848	4,058,440	301,301	26,541,149	18.30%
Class 04 - Major Industry	139,615,700	154,370,900	14,755,200	60,875,000	215,245,900	10.57%
Class 05 - Light Industry	2,338,871,400	2,697,705,700	358,834,300	-72,850,500	2,624,855,200	15.34%
Class 06 - Business	10,669,182,553	12,765,701,047	2,096,518,494	327,521,300	13,093,222,347	19.65%
Class 08 - Seasonal/Rec	126,429,900	148,012,600	21,582,700	35,347,200	183,359,800	17.07%
Class 09 - Farm	26,650,139	26,903,968	253,829	-337,805	26,566,163	0.95%
Total	66,750,241,570	87,674,209,819	20,923,968,249	1,909,833,072	89,584,042,891	31.35%

Highlights:

- From 2016 to 2017, total market value increased by approximately \$20.9 billion (column 3) or 31.35% (column 6). In comparison, 2015 to 2016 had a total market value increase of approximately 5.6 billion or 9.43%.
- Breakdown of the market value change by assessment class shows that residential market values increased by \$18.4 billion or an average of 34.49%. This is a significant increase compared to 2016 where residential market values increased by \$4.9 billion or an average of 10.30% over 2015.
- Total new growth (column 4) in 2017 is approximately \$1.9 billion, an increase of 35.46% from the \$1.4 billion in new growth in 2016.
- Similar to previous years, the majority of new growth is in the residential class. In 2017, 81.63% of the total new growth is in the residential class as compared to 80.86% in 2016 and 85.04% in 2015.
- New growth in business class has decreased from a high in 2016 of 21.45% of total new growth for that year. Business new growth is 17.15% of the total new growth for 2017.
- One property valued at over \$40M changed from Class 05 - Light Industry to Class 04 – Major Industry in late 2016. This created an unexpected increase in new growth to Class 04 and a reduction to new growth in Class 05.

Preliminary new growth figures were provided to each municipality in late November, 2016 to facilitate each City's budget process. To ensure all municipalities capture the revenue from new growth, BC Assessment adds new growth to the assessment roll based on the state and condition of each development property as of mid-October 2016.

Revenue from new growth is estimated and included as a separate income source when preparing the 2017 operating budget. This new tax revenue reduces the tax increase required to balance the new operating budget.

2017 Tax Rate Calculation

Under the Community Charter, Council must review the City's property tax distribution prior to adopting the annual property tax rate bylaw. Council's objective, which is stated in the City's 5 Year Financial Plan, is for a property tax distribution that maintains the business to residential tax ratio in the middle in comparison to other municipalities in the comparator group and to ensure that the City remains competitive in attracting and retaining businesses.

Tax Ratio

Tax ratio is a direct comparison of the tax rates between all classes against the residential tax rate. Fluctuations in the market value for residential class will affect all resulting tax ratios since tax rates are adjusted annually to ensure that the City collects only what is needed to balance the budget. With higher residential market value in for 2017 residential tax rate was adjusted down

to \$1.57216 per \$1000 of assessment from the 2016 rate of \$2.05383 per \$1000 of assessment. Since residential tax rate is the denominator in the tax ratio calculation, if market values of other assessment classes increase less than the residential class, the resulting tax ratio will be higher.

Table 2 provides the 2016 tax rates and business to residential ratio ranking for comparative municipalities. Richmond's business to residential tax ratio of 3.24 was third lowest in comparison.

Table 2: Comparison of 2016 Business to Residential Ratios

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm	Business to Residential Tax Ratio
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393	4.46
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325	4.23
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653	4.21
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441	3.24
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458	3.15
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315	2.87

Tax Distribution

Based on the 2017 Revised Roll, the 2017 calculated tax rates, assessment ratios, folio counts, tax distribution and tax ratios are as follows:

Table 3 – Breakdown of 2017 Assessments and Tax Distribution

	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Business to Residential Tax Ratio
Class 01 - Residential	1.57216	81.95%	71,743	55.54%	1.00
Class 02 - Utilities	33.63390	0.03%	118	0.43%	21.39
Class 04 - Major Industry	12.57288	0.24%	30	1.30%	8.00
Class 05 - Light Industry	5.60635	2.93%	605	7.08%	3.57
Class 06 - Business	5.60635	14.62%	7,033	35.32%	3.57
Class 08 - Seasonal/Rec	1.71721	0.20%	468	0.16%	1.09
Class 09 - Farm	13.09827	0.03%	665	0.17%	8.33
Total	N/A	100.00%	80,662	100.00%	N/A

For comparison purposes, the 2016 assessment ratios and tax distributions is provided in Table 4.

Table 4 – Breakdown of 2016 Assessments and Tax Distribution

	Tax Rates	Assessment Ratio	Folio Count	Tax Distribution	Business to Residential Tax Ratio
Class 01 - Residential	2.05383	80.04%	69,998	54.94%	1.00
Class 02 - Utilities	38.64765	0.03%	118	0.43%	18.82
Class 04 - Major Industry	13.50329	0.21%	27	0.94%	6.57
Class 05 - Light Industry	6.66368	3.51%	610	7.80%	3.24
Class 06 - Business	6.66368	15.98%	7,072	35.59%	3.24
Class 08 - Seasonal/Rec	1.95275	0.19%	470	0.13%	0.95
Class 09 - Farm	12.84412	0.04%	682	0.17%	6.25
Total	N/A	100.00%	78,977	100.00%	N/A

- When average assessment values increase from prior year, the City must adjust the tax rates lower in order to collect the same amount of taxes as the prior year. Once that adjustment is made, rates are then adjusted for the Council approved tax increase. The proposed 2017 residential tax rate is reduced by \$0.48167 for every \$1000 of assessment. This reduction is required to reflect the 34.49% increase in average market change and Council's approved overall tax increase of 2.95% for 2017.
- The number of residential folios increased by 1,745 from 69,998 folios in 2016 to 71,743 folios in 2017. New growth in residential assessment value increased by \$1.14 billion in 2016. As a result, tax burden for the residential class increased from 54.94% in 2016 to 55.54% in 2017.
- With the increase in the number of residential properties, the residential class will bear an increase in the total tax burden of 0.6% from 54.94% in 2016 to 55.54% in 2017. Given that 88.94% of all properties (71,743 out of 80,662 folios) in the City are residential, representing 81.95% of the City's total assessment value, the 2017 residential tax burden is reasonable and fair.
- All municipalities are concerned with maintaining competitiveness in attracting businesses to their community and retaining the existing business base. Richmond's business to residential tax ratio originally increased from 3.24 in 2016 to over 3.78 in 2017, largely due to the increase in market values for residential properties and the subsequent decrease in the residential tax rate.

In order to ensure the City's competitiveness, new growth beyond the budgeted revenue from all three industrial and business classes were used to reduce the business to residential tax ratio for Class 05 – Light Industry and Class 06 – Business. This resulted in a new business to residential tax ratio of 3.57. Given that residential market values have also increased significantly in the comparator group, it is expected that most business to residential tax ratios will also increase in 2017 for other municipalities and therefore Richmond is expected to retain the existing ranking.

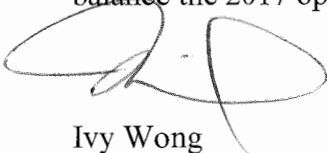
- Attachment 1 provides a comparison of the average assessment value, municipal taxes, and class burden for various assessment classes in the comparator group. In 2016, the City ranked 3rd highest in averaged residential assessment value at \$763,269 and had the 2nd lowest average municipal taxes of \$1,567.62 (not including taxes collected for other taxing agencies).
- Business class had the lowest average assessed value of \$1.5M and the lowest average taxes of \$10,053.17. Light Industry class had the 3rd highest average assessment value and the 3rd lowest average municipal taxes.
- Richmond's Major Industry class had the 2nd lowest average assessment value and average municipal taxes in comparison to others in the group. However, municipal taxes as a percentage of assessment value revealed that municipal tax for this class is approximately 1.35% of assessed values while other municipalities were charging as high as 4.49% of assessment.
- Attachment 2 provides the various 2016 tax rates for the comparator group. Richmond's tax rates were consistently in the middle or amongst the lowest in comparison to the group.
- Comparing recommended 2017 tax rates with Attachments 1 and 2, Richmond should be able to maintain the current competitive tax position relative to the comparator group.

Financial Impact

Property tax rates provided in Bylaw 9695 will generate the municipal taxes (subject to subsequent appeal settlements in 2017) necessary to balance the 2017 operating budget.

Conclusion

Richmond's property tax rates have consistently remained in the middle or amongst the lowest in the comparator group. The proposed rates in Bylaw 9695 will generate the necessary taxes to balance the 2017 operating budget and to maintain the current level of service.



Ivy Wong
Manager, Revenue
(604-276-4046)

IW:gjn

Attachment 1: 2016 Average Municipal Tax and Tax Burden Comparison
Attachment 2: Comparison of 2016 Tax Rates

2016 Average Municipal Tax and Tax Burden Comparison

Residential Comparison				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	1,285,831.27	2,008.06	0.16%	53.16%
Burnaby	815,534.29	1,640.77	0.20%	49.17%
Richmond	763,269.10	1,567.62	0.21%	54.94%
Coquitlam	687,802.33	1,924.40	0.28%	64.65%
Delta	652,820.04	2,113.57	0.32%	53.88%
Surrey	585,313.76	1,429.31	0.24%	68.51%

Major Industry				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	12,512,675.00	424,197.45	3.39%	0.07%
Delta	11,168,403.85	343,394.91	3.07%	1.12%
Burnaby	9,863,256.25	443,333.64	4.49%	0.22%
Richmond	5,170,951.85	69,824.86	1.35%	0.21%
Surrey	4,421,138.46	49,688.42	1.12%	0.12%
Coquitlam	N/A	N/A	N/A	N/A

Light Industry				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Delta	4,405,730.83	43,033.86	0.98%	7.01%
Burnaby	4,004,271.53	33,897.36	0.85%	2.29%
Richmond	3,834,215.41	25,549.98	0.67%	3.50%
Vancouver	2,457,606.21	16,251.02	0.66%	0.37%
Coquitlam	2,330,831.67	29,571.96	1.27%	1.22%
Surrey	2,310,651.99	14,346.42	0.62%	2.03%

Business				
	Average Assessed Value	Average Municipal Tax	Municipal Taxes as a % of Assessment Value	% of Total Tax Burden
Vancouver	3,257,841.30	21,542.61	0.66%	16.23%
Burnaby	3,026,282.01	25,618.39	0.85%	15.64%
Coquitlam	2,624,543.07	32,715.72	1.25%	9.39%
Delta	1,630,816.44	16,631.39	1.02%	10.98%
Surrey	1,526,022.23	10,691.10	0.70%	11.43%
Richmond	1,508,651.38	10,053.17	0.67%	15.98%

Comparison of 2016 Tax Rates By Assessment Class

2016 Tax Rate Comparison: Sorted By Class 01 - Residential

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325

2016 Tax Rate Comparison: Sorted By Class 02 - Utilities

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325

2016 Tax Rate Comparison: Sorted By Class 04 - Major Industry

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315

2016 Tax Rate Comparison: Sorted By Class 05 - Light Industry

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315

2016 Tax Rate Comparison:

Sorted By Class 06 - Business/Other

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325

2016 Tax Rate Comparison:

Sorted By Class 08 - Recreation/Non Profit

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Vancouver	1.5617	30.8860	33.9014	6.6125	6.6125	1.5325	1.5325
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653

2016 Tax Rate Comparison:

Sorted By Class 09 - Farm

Municipalities	Residential	Utilities	Major Industry	Light Industry	Business	Recreation Non-Profit	Farm
Delta	3.2376	39.9967	30.7470	9.7677	10.1982	7.7280	18.8458
Coquitlam	2.7979	40.0000	28.8507	12.6873	12.4653	12.7909	16.2393
Richmond	2.0538	38.6477	13.5033	6.6637	6.6637	1.9528	12.8441
Burnaby	2.0119	33.1548	44.9480	8.4653	8.4653	1.3088	8.4653
Surrey	2.4420	34.5356	11.2388	6.2088	7.0059	2.4643	2.8315
Delta	3.5156	39.9900	32.8006	10.2374	10.4442	7.7670	18.3686



Annual Property Tax Rates (2017) Bylaw No. 9695

The Council of the City of Richmond enacts as follows:

- (a) Parts 1 through 6 excluding Part 3, pursuant to the *Community Charter*; and
- (b) Part 3 pursuant to section 100 of the *Municipalities Enabling and Validating Act*.

PART ONE: GENERAL MUNICIPAL RATES

1.1 General Purposes

- 1.1.1 The tax rates shown in column A of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide the monies required for all general purposes of the **City**, including due provision for uncollectible taxes, and for taxes that it is estimated will not be collected during the year, but not including the monies required for payments for which specific provision is otherwise made in the *Community Charter*.

1.2 City Policing, Fire & Rescue and Storm Drainage

- 1.2.1 The tax rates shown in columns B, C & D of Schedule A are imposed and levied on the assessed value of all land and improvements taxable for general municipal purposes, to provide monies required during the current year for the purpose of providing policing services, fire and rescue services and storm drainage respectively in the City, for which other provision has not been made.

PART TWO: REGIONAL DISTRICT RATES

- 2.1 The tax rates appearing in Schedule B are imposed and levied on the assessed value of all land and improvements taxable for hospital purposes and for Greater Vancouver Regional District purposes.

PART THREE: TRUNK SEWERAGE RATES

3.1 The tax rates shown in Schedule C are imposed and levied on the assessed values of all land only of all real property, which is taxable for general municipal purposes, within the following benefitting areas, as defined by the Greater Vancouver Sewerage & Drainage District:

- (a) Area A, being that area encompassing those portions of sewerage sub-areas and local pump areas contained in the Lulu Island West Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Lulu Island West Sewerage Area; and
- (b) Area B, being that area encompassing Sea, Mitchell, Twigg and Eburne Islands, which is that part of the **City** contained in the Vancouver Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Vancouver Sewerage Area; and
- (c) Area C, being that part of the **City** contained in the Fraser Sewerage Area of the Greater Vancouver Sewerage and Drainage District as shown on the current plan of the Fraser Sewerage Area,

and the total amount raised annually is to be used to retire the debt (including principal and interest) incurred for a sewage trunk system, which includes the collection, conveyance and disposal of sewage, including, without limiting the generality of the foregoing, forcemain sewers and their pumphouses and such ancillary drainage works for the impounding, conveying and discharging the surface and other waters, as are necessary for the proper laying out and construction of the said system of sewerage works, provided however that land classified as "Agriculture Zone" in Section 14.1 of the **Zoning Bylaw**, is exempt from any tax rate imposed or levied pursuant to this Part.

PART FOUR: GENERAL PROVISIONS

4.1 Imposition of Penalty Dates

4.1.1 All taxes payable under this bylaw must be paid on or before July 4, 2017.

4.2 Designation of Bylaw Schedules

4.2.1 Schedules A, B and C are attached and designated a part of this bylaw.

PART FIVE: INTERPRETATION

5.1 In this bylaw, unless the context otherwise requires:

CITY	means the City of Richmond.
ZONING	means the Richmond Zoning
BYLAW	Bylaw 8500, as amended from time to time.

PART SIX: PREVIOUS BYLAW REPEAL

6.1 Annual Property Tax Rates (2016) Bylaw No. 9535 is repealed.

PART SEVEN: BYLAW CITATION

7.1 This Bylaw is cited as “Annual Property Tax Rates (2017) Bylaw No. 9695”.

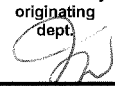

FIRST READING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CITY OF RICHMOND
APPROVED for content by originating dept. 
APPROVED for legality by Solicitor 

CORPORATE OFFICER

SCHEDULE A to BYLAW NO. 9695

PROPERTY CLASS	COLUMN A GENERAL PURPOSES	COLUMN B POLICING SERVICES	COLUMN C FIRE & RESCUE	COLUMN D STORM DRAINAGE	TOTAL
1. Residential	0.92630	0.34947	0.26307	0.03332	1.57216
2. Utilities	19.81675	7.47639	5.62806	0.71270	33.63390
4. Major Industry	7.40781	2.79479	2.10386	0.26642	12.57288
5. Light Industry	3.30320	1.24622	0.93813	0.11880	5.60635
6. Business / other	3.30320	1.24622	0.93813	0.11880	5.60635
8. Recreation / non profit	1.01176	0.38171	0.28735	0.03639	1.71721
9. Farm	7.71737	2.91158	2.19177	0.27755	13.09827

SCHEDULE B to BYLAW NO. 9695

PROPERTY CLASS	REGIONAL DISTRICT
1. Residential	0.04145
2. Utilities	0.14506
4. Major Industry	0.14091
5. Light Industry	0.14091
6. Business/other	0.10154
8. Rec/non profit	0.04145
9. Farm	0.04145

SCHEDULE C to BYLAW NO. 9695

AREA		RATES
A, B, & C	Sewer Debt Levy (land only)	0.00631



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 3, 2017
File: RZ 16-748526


Re: Application by Pak Ching Chan and Anna Lei Ling Lee for Rezoning at
8511 No. 4 Road from "Single Detached (RS1/E)" Zone to "Coach House (ZS29) –
No. 4 Road" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the "Coach House (ZS29) – No. 4 Road" zone, and to rezone 8511 No. 4 Road from "Single Detached (RS1/E)" zone to "Coach House (ZS29) – No. 4 Road" zone, be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att. 8

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

Staff Report

Origin

Pak Ching Chan and Anna Lei Ling Lee have applied to the City of Richmond for permission to rezone the property at 8511 No. 4 Road from the “Single Detached (RS1/E)” zone to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed rezoning would permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. The proposed subdivision plan is included in Attachment 2.

The site-specific zone is requested by the applicant in order to facilitate the proposed lot depth of 34.96 m (114.7 ft.), which does not meet the minimum required lot depth of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the standard “Coach Houses (RCH1)” zone, but allows for the reduced lot depth.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 4 Road.
- To the South: Single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting No. 4 Road, with vehicle access from the rear lane.
- To the East: Across No. 4 Road, single-family dwellings on actively farmed agricultural lots included in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.
- To the West: Across the rear lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Allison Court.

Related Policies & Studies

Official Community Plan/Broadmoor Area – Ash Street Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (NRES). The Broadmoor Area – Ash Street Sub-Area Plan designates the site as “small lots or large lots” (Attachment 4). The proposal is consistent with these designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site as “Arterial Road Compact Lot Single Detached”, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot development to be accessed from an operational municipal lane only. The proposed rezoning and ensuing development is consistent with this Policy.

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the OCP guidelines, the applicant is required prior to final adoption of the rezoning bylaw, to register a legal agreement on Title to ensure that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement will also identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations. The application was not referred to the Agricultural Advisory Committee (AAC), as the committee has requested to review only higher density proposals near ALR land, and relies on staff to secure the landscaped buffer and legal agreement for single-family development.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis**Site-Specific Zone**

The proposed rezoning application would rezone the subject property to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed lot depth of 34.96 m (114.7 ft.) does not meet the minimum requirement of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the RCH1 zone, but allows for a reduced lot depth. The proposed site-specific zone can be utilized for future rezoning on the neighbouring sites to the north, which have similar lot depths.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two bylaw-sized trees on the subject site.

The Arborist's recommendations include relocating (with a tree spade) one Japanese maple tree on-site (tag# 1) by a qualified tree moving company. The tree is proposed to be moved from the rear yard to the front yard, as the existing location is in conflict with the proposed coach house dwelling. One tree on-site (tag# 2) is in poor condition and recommended to be removed. Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

Tree Protection

The proposed Tree Management Plan is shown in Attachment 5, which outlines the protection and relocation of the one tree on-site (tag# 1). Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained.

Prior to final adoption of the rezoning bylaw, the applicant must submit a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, and provide a Tree Survival Security to the City in the amount of \$10,000 for the one on-site tree to be relocated and retained.

Tree Replacement

Consistent with the OCP tree replacement ratio goal of 2:1, two replacement trees are to be planted and maintained on the proposed lots. Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two trees to be planted and maintained on every lot. Based on the preliminary Landscape Plan (Attachment 6), the applicant has proposed to plant three trees on proposed Lot A, in addition to the one tree being relocated and retained, and four trees on proposed Lot B; for a total of eight trees on-site.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site tree being removed (34 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	8 cm		4 m

The applicant will provide a Landscape Plan and landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw, consistent with the preliminary Landscape Plan (Attachment 6). Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping

has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Site Plan & Architectural Character

Preliminary conceptual plans proposed for redevelopment of the subject site have addressed staff comments identified as part of the rezoning application review process (Attachment 7).

The proposed site plan involves a principal dwelling on the east side of each lot and an accessory coach house above a detached garage on the west side of each lot, with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the zone.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building and appropriate window placement to minimize overlook of adjacent properties, while still allowing for passive surveillance of the rear lane. There are no proposed coach house balconies.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line and located within a screened structure, in accordance with the zone.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 7 to ensure compliance with the Zoning Bylaw and BC Building Code. Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed preliminary conceptual plans.

Plans submitted at Building Permit stage must comply with all City regulations, including zoning.

Transportation and Site Access

Consistent with the requirements of the zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both No. 4 Road and the rear lane.

Vehicle access to the proposed lots is to be from the existing rear lane only, with no access permitted from No. 4 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage in accordance with the zone and consists of two parking spaces for the principal dwelling provided in tandem arrangement, along with one parking space for the coach house to the side (note: tandem parking for the principal dwelling is permitted in the zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the tandem garage into habitable space.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Affordable Housing Strategy

The proposed rezoning is consistent with the Affordable Housing Strategy, as it involves the creation of two new lots, each with a principal dwelling and an accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must provide a new 1.5 m wide statutory right-of-way (SRW) along the east property line for utilities (storm sewer). The applicant is aware that encroachment into the SRW is not permitted.

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- North-south lane upgrades including rear laneway re-grading to a center swale configuration, installing rollover curbs and street lighting along entire property's rear laneway frontage.
- Providing frontage improvements along No. 4 Road in the form of a new 1.5 m concrete sidewalk at the property line, with the remaining space to the existing curb to be treed/grassed boulevard, complete with transitions to the existing sidewalk located to the north and south.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

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 purpose of this rezoning application is to rezone the property at 8511 No. 4 Road from "Single Detached (RS1/E)" to a new site-specific zone, "Coach House (ZS29) – No. 4 Road", in order to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 be introduced and given first reading.

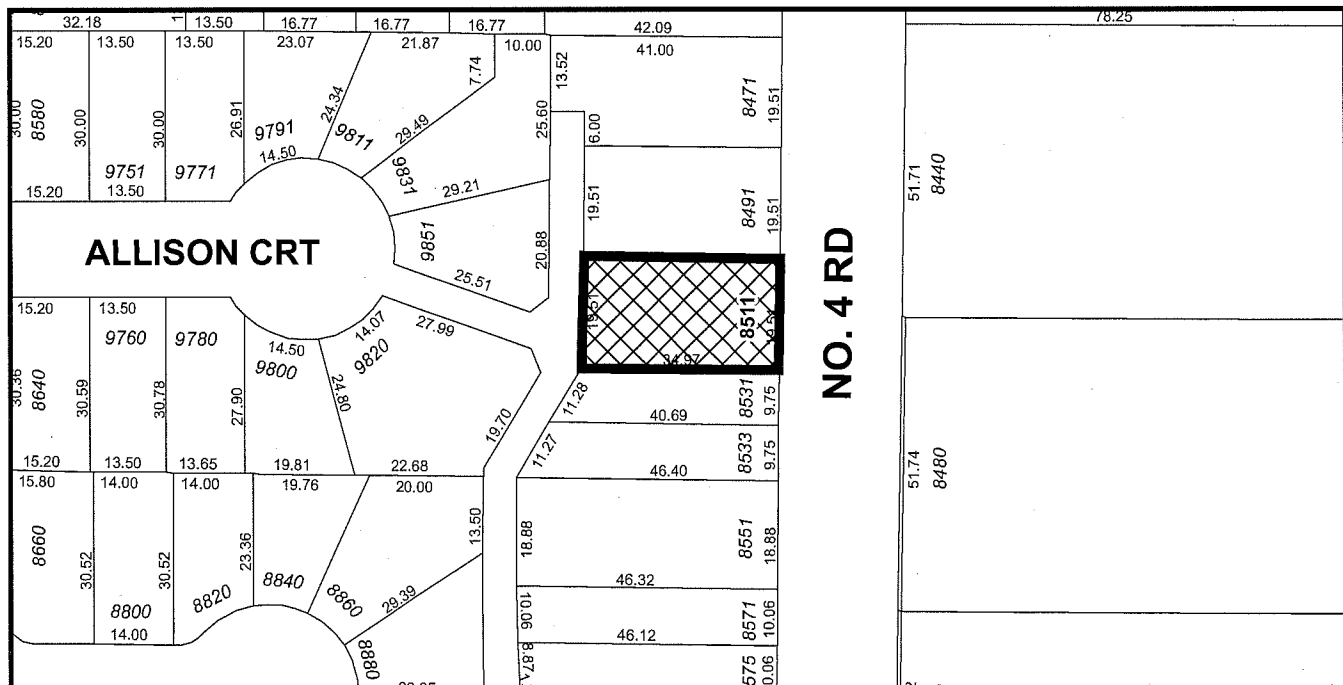


Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Ash Street Sub-Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Conceptual Plans
- Attachment 8: Rezoning Considerations

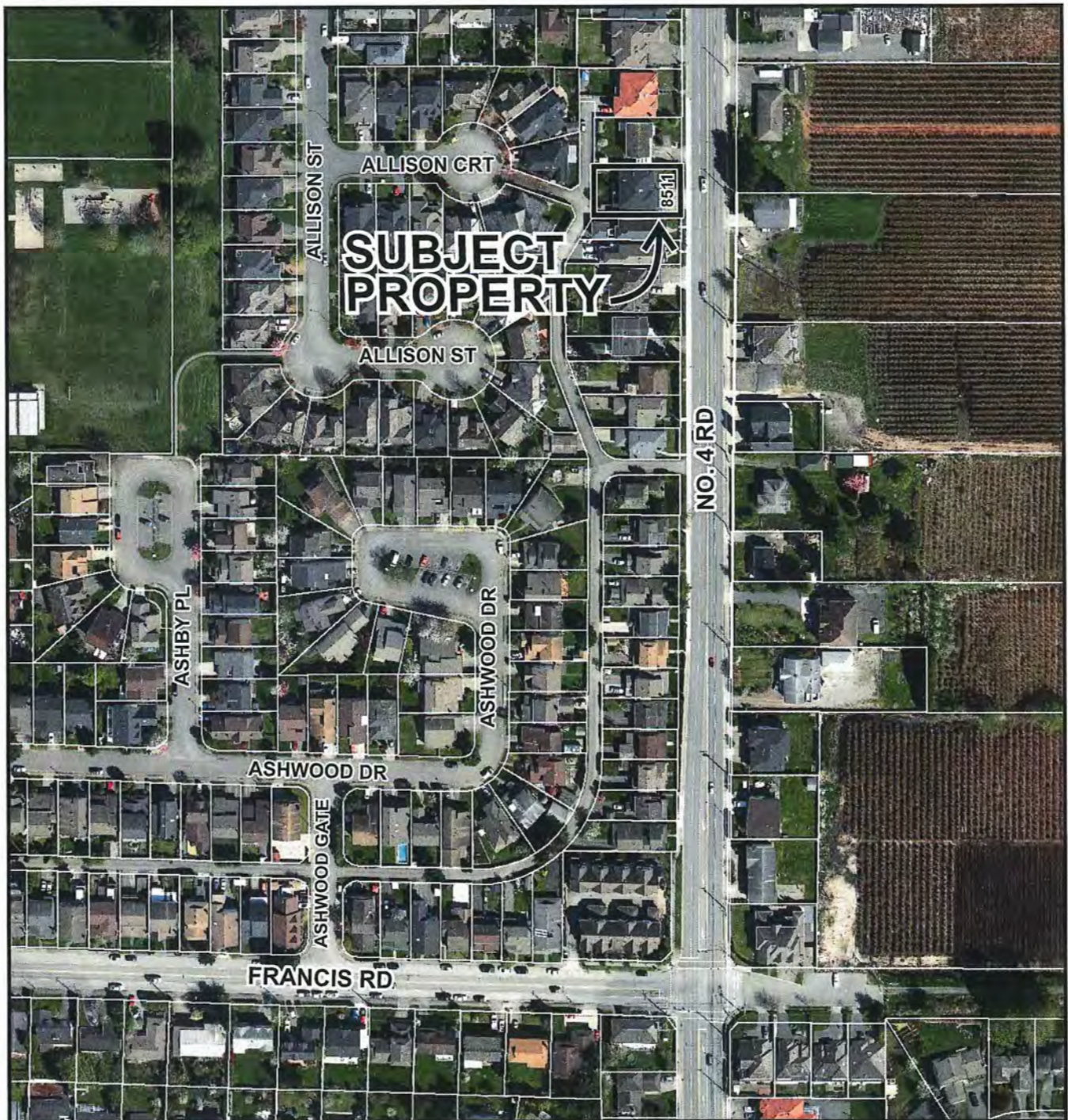
PROPOSED REZONING



Note: Dimensions are in METRES



City of
Richmond



RZ 16-748526

Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 18 EXCEPT:**FIRSTLY: PART SUBDIVIDED BY PLAN 43667, SECONDLY:****PART SUBDIVIDED BY PLAN 74576; BLOCK "B"****SECTION 22 BLOCK 4 NORTH RANGE 6 WEST****NEW WESTMINSTER DISTRICT PLAN 2670**

#8511 No. 4 ROAD,

RICHMOND, B.C.

P.I.D. 003-490-416

NOTE:

Elevations shown are based on

City of Richmond HPN

Benchmark network.

Benchmark: HPN #196

Control Monument 7744970

Elevation: 1.793m

Benchmark: HPN #204

Control Monument 0242452

Elevation: 1.559m

LEGEND:

denotes deciduous

denotes catch basin

denotes round catch basin

denotes water meter

denotes manhole

denotes cleanout

denotes power post

MF denotes main floor

NOTE:

Use site Benchmark Tag #1712 for

construction elevation control.

© copyright

J. C. Tam and Associates

Canada and B.C. Land Surveyor

115 - 8833 Odlin Crescent

Richmond, B.C. V6X 3Z7

Telephone: 214-8928

Fax: 214-8929

E-mail: office@jctam.com

Website: www.jctam.com

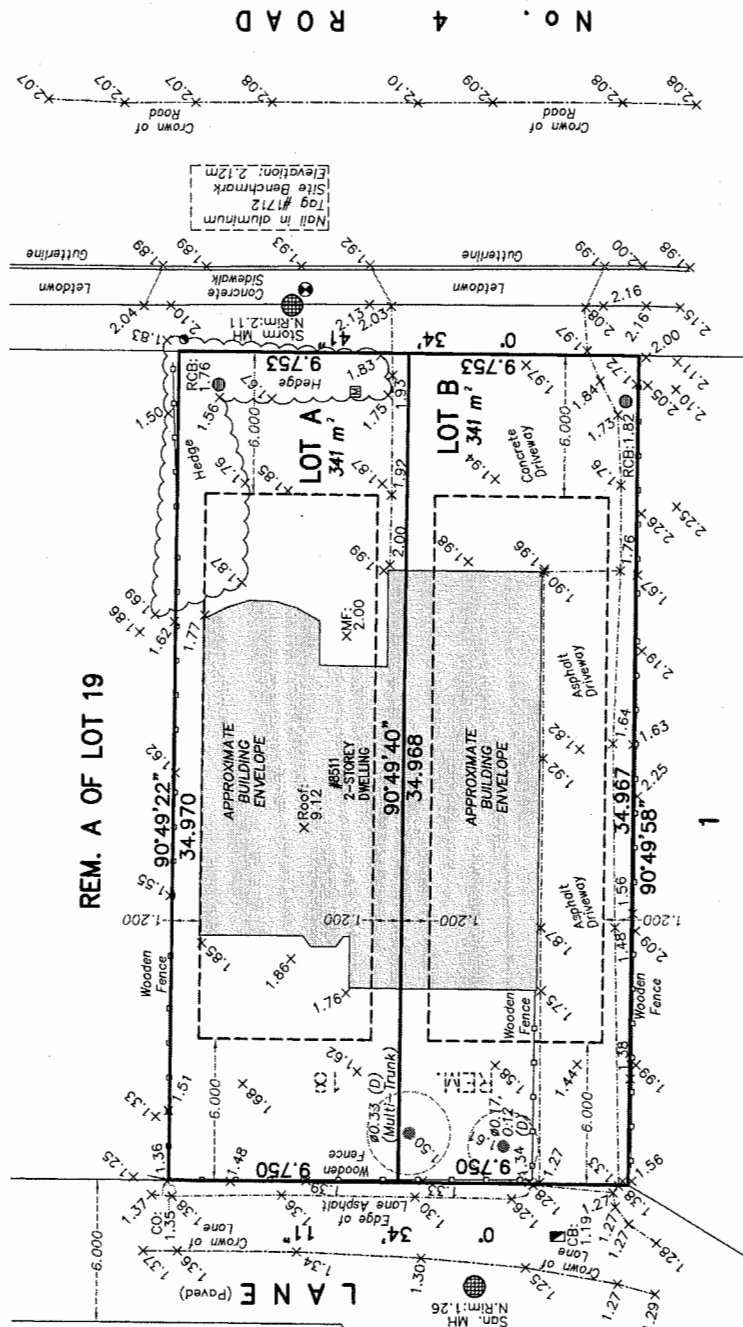
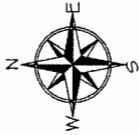
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FB-307 P55-56

Drawn By: IO

DWG No. 6535-Topo-01

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATEDCERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.
MAY 4th, 2016.



RZ 16-748526

Attachment 3

Address: 8511 No. 4 Road

Applicant: Pak Ching Chan & Anna Lei Ling Lee

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

	Existing	Proposed
Owner:	A. Lee & P. Chan	To be determined
Site Size:	682 m ² (7,340 ft ²)	Lot A: 341 m ² (3,670 ft ²) Lot B: 341 m ² (3,670 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Small lots or large lots	Complies
Zoning:	Single Detached (RS1/E)	Coach House (ZS29) – No. 4 Road

On Future Subdivided Lots	Bylaw Requirement (ZS29)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Principal Dwelling Floor Area:*	Max. 171.6 m ² (1,847 ft ²) (depending on coach house size)	162.1 m ² (1,745 ft ²)	None permitted
Coach House Floor Area:*	Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²)	42.5 m ² (457 ft ²)	None permitted
Total Buildable Floor Area:*	Max. 204.6 m ² (2,202 ft ²)	Max. 204.6 m ² (2,202 ft ²)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Buildings: 45% Non-porous Surfaces: 70% Landscaping: 30%	None
Lot Size:	315.0 m ²	341 m ²	None
Lot Dimensions:	Width: 9.0 m Depth: 34.5 m	Width: 9.7 m Depth: 34.96 m	None
Principal Dwelling Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: 6 m Rear: 17 m Interior Side: 1.2 m	None
Coach House Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 21 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.9 m	None
Principal Dwelling Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

On Future Subdivided Lots	Bylaw Requirement (ZS29)	Proposed	Variance
Coach House Height:	Max. 6.5 m measured from the highest elevation of the crown of the lane	Max. 6.5 m measured from the highest elevation of the crown of the lane	None
On-Site Parking Spaces:	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	None
Tandem Parking Spaces:	Permitted for Principal Dwelling	Principal Dwelling: 2	None
Outdoor Amenity Space:	Principal Dwelling: Min. 30 m ² Coach House: No minimum	Principal Dwelling: Min. 30 m ² Coach House: 6 m ²	None
Coach House Balcony:	Max. 8.0 m ²	N/A	None

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

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

City of Richmond

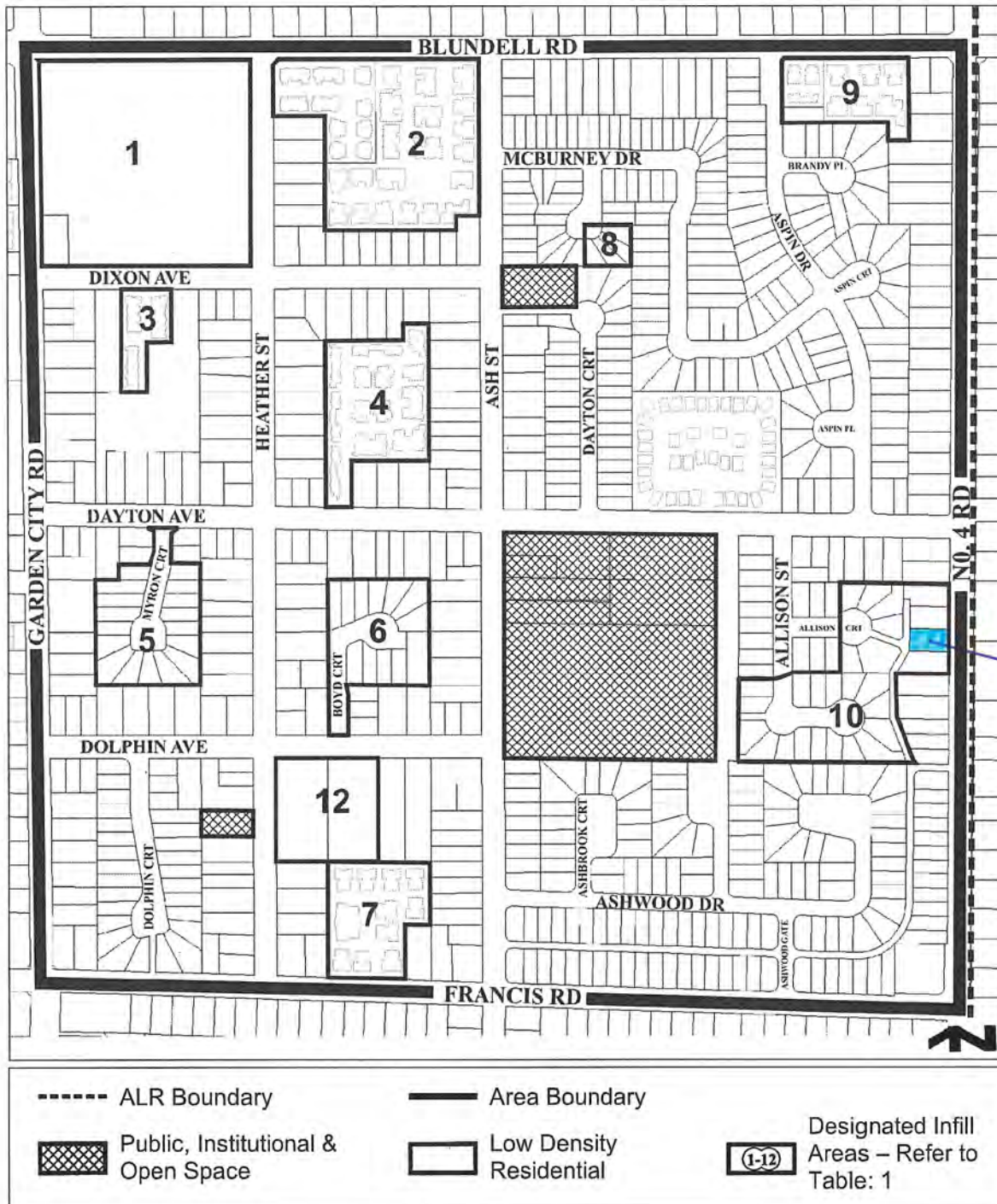
Land Use MapBylaw 9489
2016/07/18

Table 1:

Official Community Plan - Specific Infill Land Use Designations Ash Street (Section 22-4-6)					
KEY TO AREA PLAN MAP	APPROXIMATE AREA HA (AC.)	DENSITY UNITS/HA (UNITS/AC.)	MAXIMUM NUMBER OF UNITS	LAND USE	OTHER
1	24 (6)		N.A.	Commercial or townhouses	Maximum two-storey height
2	1.86 (4.61)	29 (12)	77	Townhouses or small lots	Open space and children's play area with townhouses or small lots
3	0.502 (1.25)	*.55 FAR	*.55 FAR	Townhouses or duplex	Open space and children's play area with townhouses
4	1.07 (2.64)	35 (14)	37	Townhouses or small lots	Open space and children's play area with townhouses or small lots
5	.95 (2.34)	18 (7)	18	Small lots	Open space and children's play area
6	.81 (2)	18 (7)	14	Small lots	Open space and children's play area
7	0.830 (2.05)	29 (12)	25	Townhouses or small lots	Open space and children's play area
8	0.12 (0.3)	18 (7)	3	Small lots	
9	0.645 (1.6)	19 (12)	24	Townhouses or small lots with lane	Access to Blundell restricted. Open space and children's play area. Possible lane.
10	1.8 (4.45)	18 (7)	31	Small lots or large lots	
11	#	N.A.	N.A.	Large lots or park	Open up corner for public view of DeBeck school/park
12	#	N.A.	N.A.	Park or small lots	
TOTAL			246		

Note: FAR = Floor Area Ratio

<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (ft.) est.
1	Japanese maple (<i>Acer palmatum</i> sp.)	31 combined	4' 3.1m
2	Cherry (<i>Prunus</i> sp.)	34 combined	5' 3.1m

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p.m.g.
LANDSCAPE ARCHITECTS
Suite 1100 - 4185 88th Street Drive
Burnaby, British Columbia, V5C 6G8
P: 604-294-6711 F: 604-294-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	BY
1	10/01/17	ISSUED FOR PERMITS	DL
2	11/01/17	REVISED PER COMMENTS	DL

ATTACHMENT 6

L1

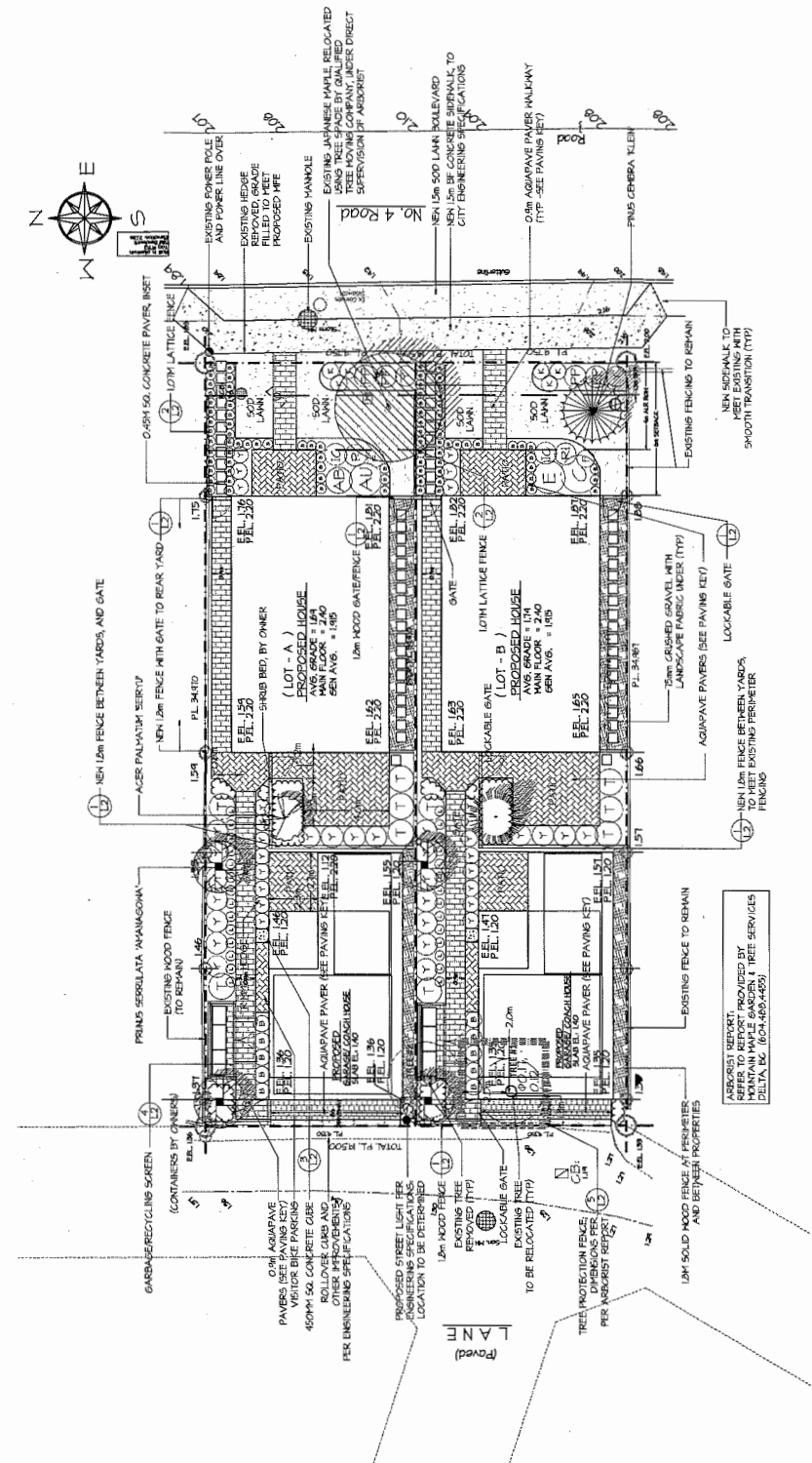
15-19

TWO LOT SUBDIVISION
8511 NO. 4 ROAD
RICHMOND, BC

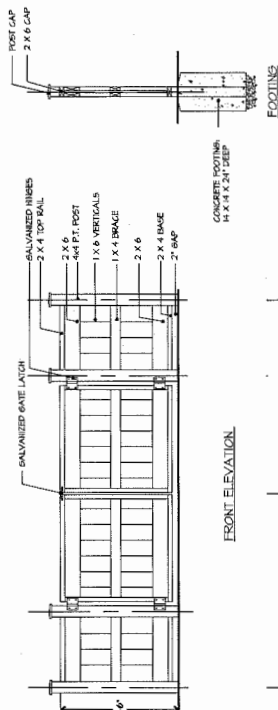
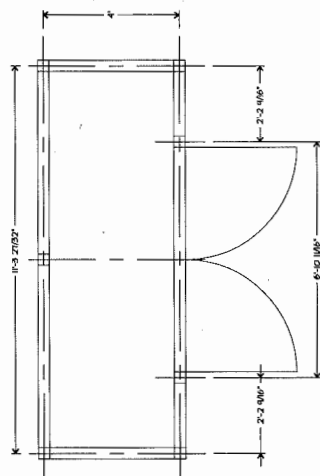
LANDSCAPE PLAN

DATE: 10/01/17
SCALE: 1:100
DRAWN: AL
DESIGN: PMA
CHECK: PMA

PROJECT NUMBER: 15-19

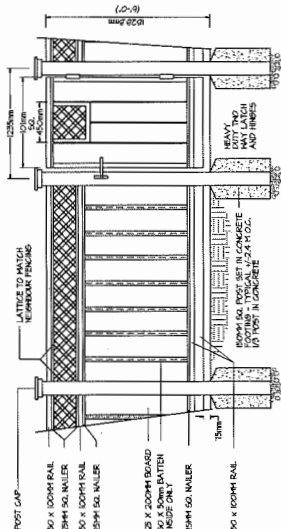
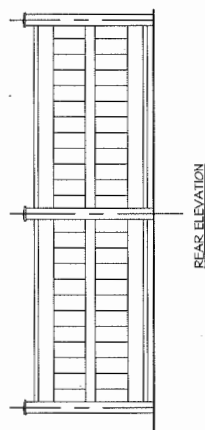


PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
1	AGAVE GREYER	100 CAL 120 STD B&B
2	AGAVE GREYER	100 CAL 120 STD B&B
3	AGAVE GREYER	100 CAL 120 STD B&B
4	AGAVE GREYER	100 CAL 120 STD B&B
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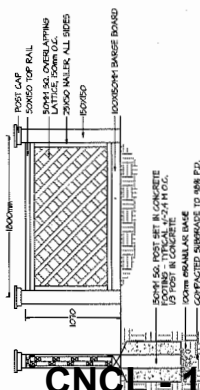


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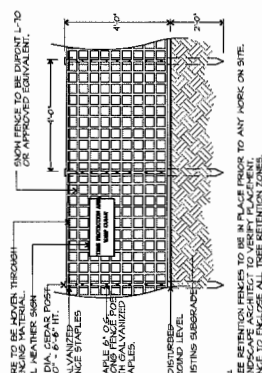
1. ALL WOOD P.T. REMOVED.
2. STAIN TWO COATS PRIMUM NEATHEPROOFING STAIN TO MATCH EXISTING STAIN.
3. ALL HANDRAILS TO BE REAPPROVED BY OWNER.
4. ALL HANDRAILS NOT DIPPED IN VALENTINE. PICKETS TO BE ATTACHED USING CONTINGENT SCREWS.
5. GATE HARDWARE TO BE REAPPROVED BY OWNER.
6. HANDRAILS TO BE HEAVY GAUGE.
7. HANGERS LAUGHES TO BE SCREWED INTO PLACE.



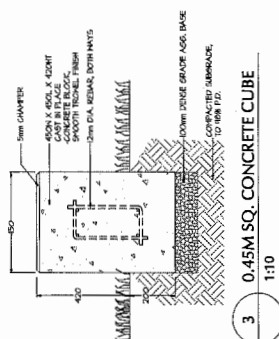
- ALL WOOD FASTENERS TO BE HOT DIPPED GALVANIZED
- ALL WOOD TO BE PT/PF OR HEM LOCK TO GMA STANDARDS.
- ALL STAIN AND COATS PREMIUM WEATHERPROOFING STAIN, COLOUR TO BE CHOSEN BY OWNER. PROVIDE 1/2" SQ. SAMPLE.
- SINTE HARDWARE TO BE HEAVY DUTY, AND PRE-APPROVED BY OWNER.



WOOD FASTENERS TO BE NOT DIPPED GALVANIZED
ALL WOOD TO BE P.T. FIR OR RED-LOCK, TO CAN STANDARDS.
STAIN, TWO COATS PREMIUM WEATHERPROOFING STAIN, TO BE CHOSEN BY OWNER.



RETENTION FENCES TO BE IN PLACE PRIOR TO ANY WORK ON SITE.
LANDSCAPE ARCHITECT TO VERIFY PLACEMENT.
FENCE TO ENCLOSE ALL TREE RETENTION ZONES.



3 0.45M SQ. CONCRETE CUBE
1:10

ANYONE GENERAL REQUIREMENTS

11 REFERENCES

1. ICRP No. 27 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

2. ICRP No. 26 (1979).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

3. ICRP No. 28 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

4. ICRP No. 29 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

5. ICRP No. 30 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

6. ICRP No. 31 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

7. ICRP No. 32 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

8. ICRP No. 33 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

9. ICRP No. 34 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

10. ICRP No. 35 (1980).
Empirical data on cellular transformation with ionizing radiation reported by other national committees.

3. **STIMULATING THE ECONOMIC DEVELOPMENT** Prepared by the Regional Ministry, Government of British Columbia
4. **IMPROVING BUSINESS AND INDUSTRIAL PRODUCTIVITY AND PROFIT**
5. **12. OTHER**
6. **13. COMMENTS**

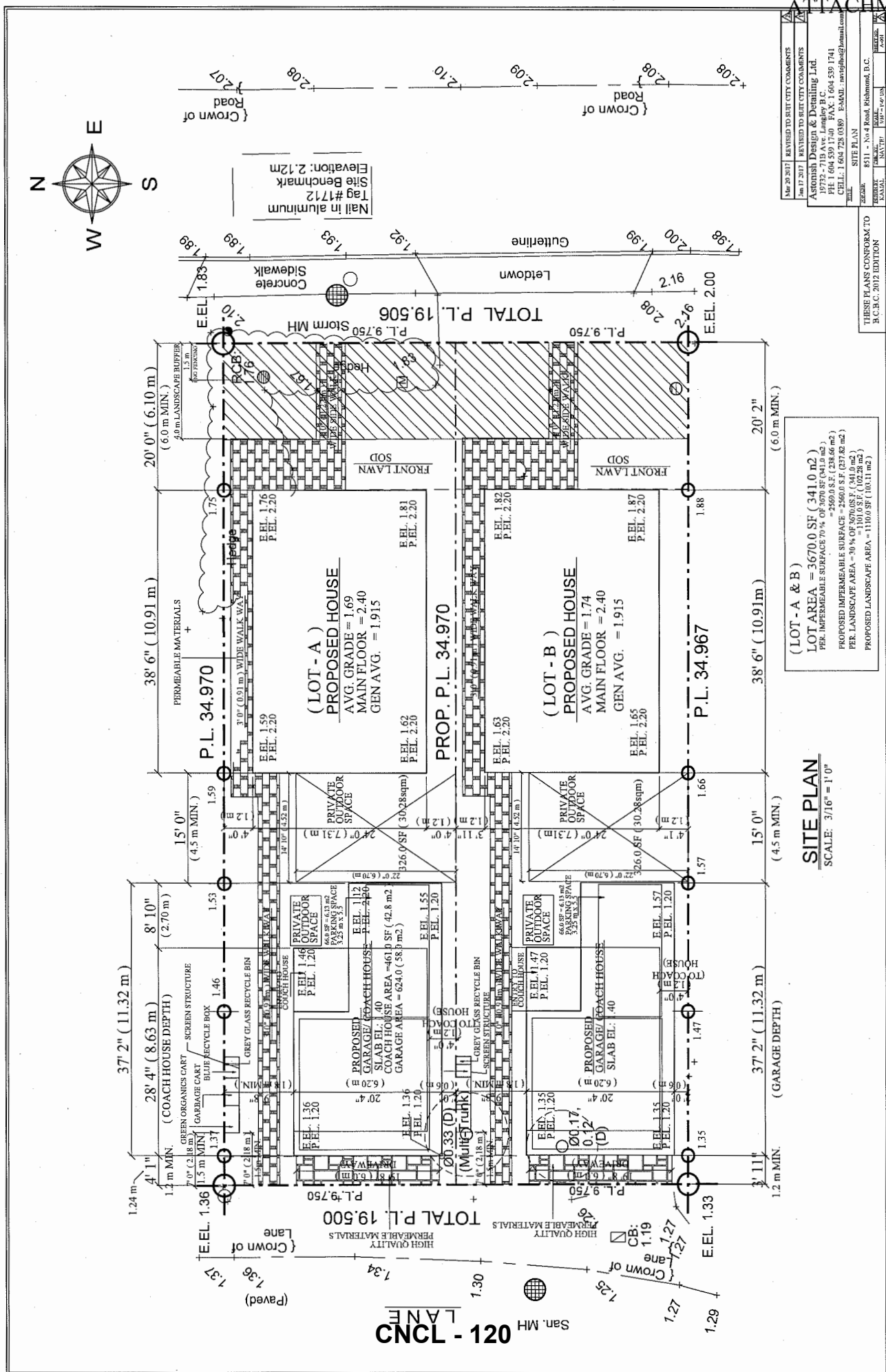
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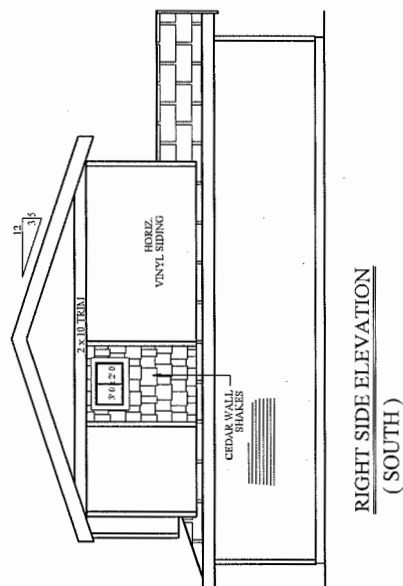
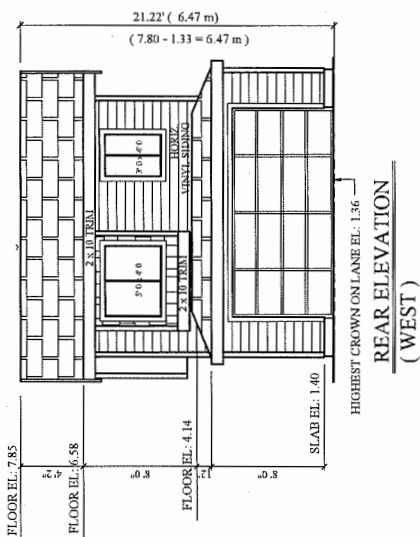
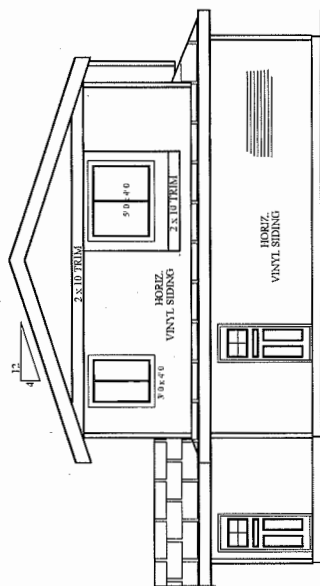
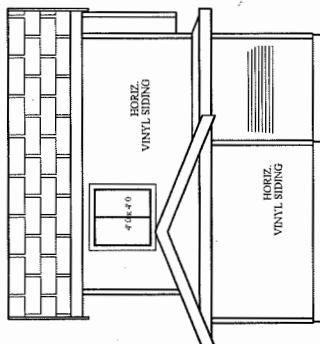
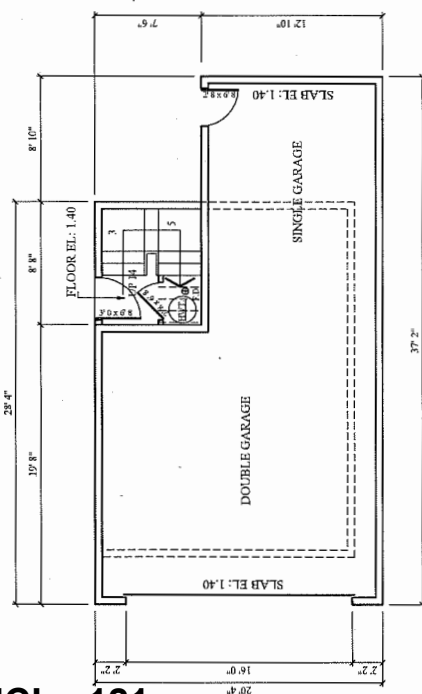
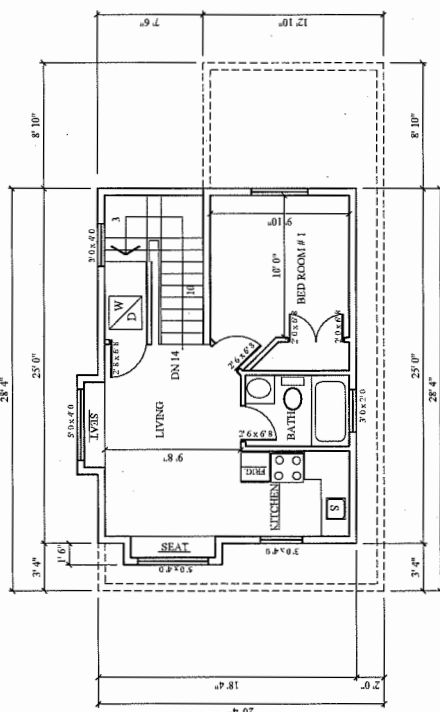
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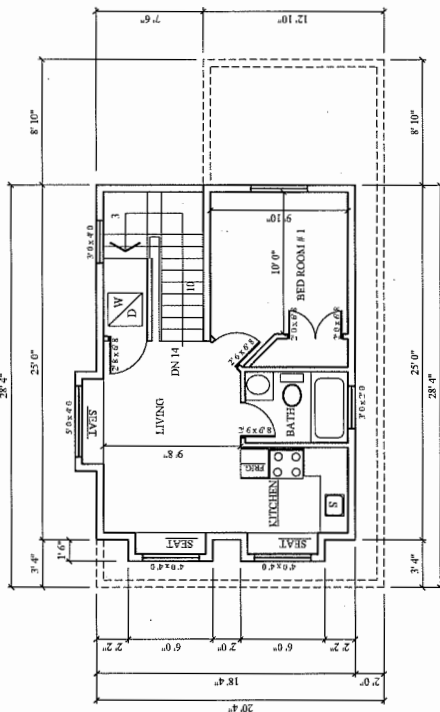
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Item	1-3	4-5	6-7	8-9	10-12
1. General					
1.1. General Information					
1.2. General Description					
1.3. General Comments					
1.4. General Remarks					
1.5. General Notes					
1.6. General Observations					
1.7. General Findings					
1.8. General Conclusions					
1.9. General Recommendations					
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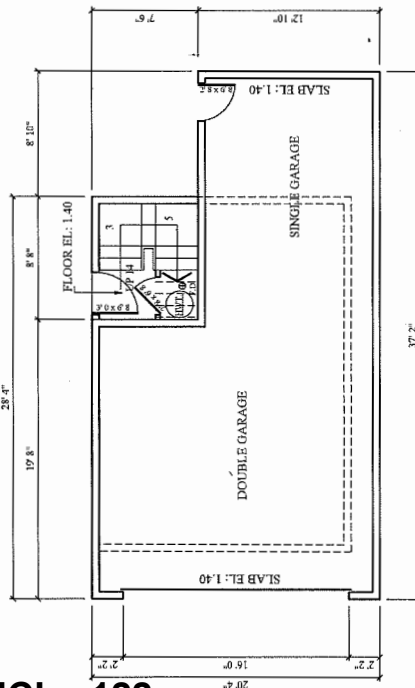




COACH HOUSE FLOOR PLAN

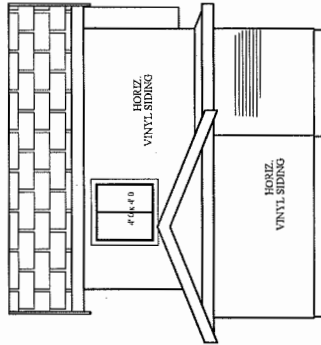
COACH HOUSE AREA = 458.0 SF (42.54 m²)

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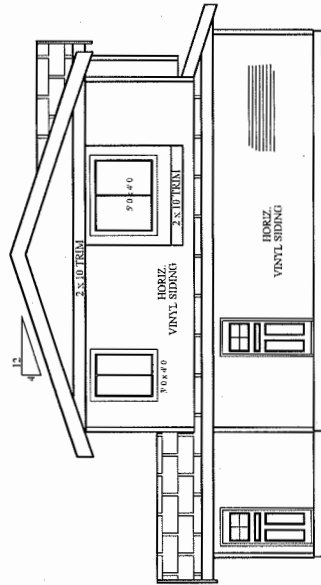


GARAGE PLAN

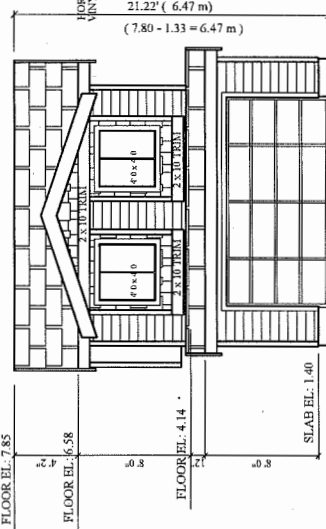
AREA = 624.0 SF (57.96 m²)



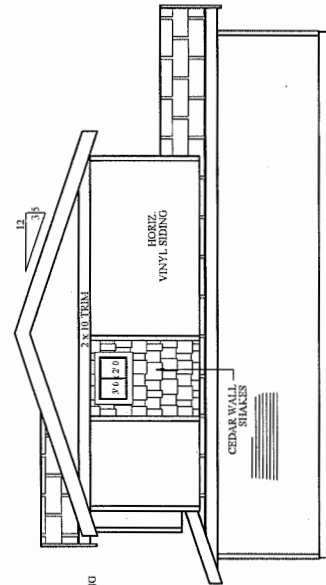
FRONT ELEVATION
(EAST)



LEFT SIDE ELEVATION
(NORTH)



REAR ELEVATION
(WEST)



RIGHT SIDE ELEVATION
(SOUTH)

DATE: 07/20/2017	REVISION: 10/10/2017 CITY COMMENTS
Astonish Design & Drafting Ltd.	
19702 - 71B Ave. Langley B.C.	
P/E: 1 604 539 1741 FAX: 1 604 539 1741	
CELL: 1 604 728 0389 E-MAIL: astonishdesign@gmail.com	
PROJECT: Lot - B, COACH HOUSE PLAN	
SHEET: 8511 - No. 4 Road, Richmond, B.C.	
DESIGNER: J. L. L.	DATE: 07/20/2017
DRAWN: J. L. L.	SCALE: 1/8" = 1'-0"
CHECKED: J. L. L.	DATE: 07/20/2017
APPROVED: J. L. L.	DATE: 07/20/2017

THESE PLANS CONFORM TO
B.C.B.C. 2012 EDITION



City of Richmond

Rezoning Considerations

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

Address: 8511 No. 4 Road

File No.: RZ 16-748526

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9703, the developer is required to complete the following:

- 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 fencing, paving, installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - include the minimum four required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4 m

Landscape securities will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the securities for a one year maintenance period.

- 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 relocation of the one tree (tag# 1) with a tree spade by a qualified tree moving company, 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.
- Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one tree (tag# 1) on-site to be relocated and retained.
- Registration of a flood indemnity covenant on Title.
- Submission of Conceptual Development Plans of the proposed coach houses, to the satisfaction of the Director of Development, and registration of a legal agreement on Title, ensuring that the Building Permit application and ensuring development is generally consistent with the proposed plans.
- Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
- Registration of a legal agreement on Title, ensuring that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement is to identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations.
- Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.

At Demolition Permit* stage, the developer is required to complete the following:

- 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 must remain in place until construction and landscaping on-site is completed.

At Subdivision* and Building Permit* stage, the developer must complete the following requirements:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 399 L/s of water available at a 20 psi residual at No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two new water service connections, both complete with a meter and meter box, off of the existing 300 mm AC watermain along No. 4 Road to service the proposed subdivided lots.
 - Remove the existing water service connection at No. 4 Road frontage.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Retain existing storm service connections located at the north and south corners of the No. 4 Road frontage, remove existing inspection chambers and provide new Type II Inspection Chambers to service the proposed subdivided lots.
 - Provide a 1.5 m wide utility Statutory Right of Way along the entire east property line of the proposed development. Fencing of any sort will not be allowed within the Statutory Right of Way.
 - Install a new 200 mm diameter storm sewer along the proposed site's rear laneway frontage (approximately 18 m), complete with catch basins and a manhole at the highpoint at the north end and a new manhole at the lane junction.
 - Install, at City's cost, a new 200 mm diameter storm sewer at the rear lane frontage of 8533 and 8531 No. 4 Road (approximately 22 m), complete with catch basins and a manhole at the highpoint at the south end. Tie-in to the proposed 200 mm storm sewer mentioned above and into the existing storm sewer in the abutting lane to the northwest.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection located at the northwest corner of the proposed site and provide a new Type II Inspection Chamber to service the proposed subdivided lot to the north.
 - Install a new sanitary service connection off of existing SMH1489 to service the proposed subdivided lot to the south.
- At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Provide road improvements along No. 4 Road frontage of the proposed site in accordance with the standard road cross-section requirements, to include: a 1.5 m boulevard and 1.5 m sidewalk behind the existing curb/gutter as per Transportation's requirements.
 - Provide rear laneway re-grading to a center swale configuration, install rollover curbs and street lighting along entire property's rear laneway frontage.
 - At City's cost, provide re-grading to a center swale configuration, install rollover curbs and street lighting along the rear laneway fronting 8533 and 8531 No. 4 Road (approximately 22 m).
 - Complete other frontage improvements as per Transportation's requirements

General Items:

- The Developer is required to:

- 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.
 - Complete Road Restoration in compliance with Bylaw 7869 due to any road cuts made in No. 4 Road.
3. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
4. 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.

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 9703 (RZ 16-748526)
8511 No. 4 Road

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following section into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

“15.29 Coach House (ZS29) – No. 4 Road

15.29.1 Purpose

The **zone** provides for a **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

15.29.2 Permitted Uses

- **housing, single detached**, with a detached **coach house**

15.29.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**

15.29.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculations of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a detached **coach house** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a detached **coach house** must be enclosed within the allowable **building** area.
7. Notwithstanding section 4.2.2 of this bylaw, where the **lot width** is between 9.0 m and 11.5 m:
 - a) a maximum of 58 m² of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, is not included in the calculation of the maximum **floor area ratio**, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**; and
 - b) for the purposes of this subsection 15.29.4.7, a **carport** means a roofed **structure**, open on two or more sides, that is attached to the **accessory building** containing the **coach house** and that is used by the occupants of the **lot** to shelter the required **vehicle parking spaces**.

15.29.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.29.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** for a **principal building** is 1.2 m.
3. On an **interior lot**, where the **lot width** is between 9.0 m and 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 0.6 m for the ground floor and 1.2 m for the upper floor; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
4. On an **interior lot**, where the **lot width** is greater than 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
5. In addition to subsections 15.29.6.3 and 15.29.6.4, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the **adjacent lot** to the north.

6. **Bay windows and hutches** which form part of the **coach house** may project for a distance of 0.6 m into the **side yard**.
7. The minimum **exterior side yard** is 3.0 m.
8. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
9. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
10. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
11. **Coach houses and accessory buildings** are not permitted in the **front yard**.
12. Waste and recycling bins for a **coach house** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.
13. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.
14. An unenclosed and uncovered **balcony** of a detached **coach house**, located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**.

15.29.7 Permitted Heights

1. The maximum height for single detached housing is 2 ½ storeys or 9.0 m, whichever is less, but it shall not exceed the residential vertical lot width envelope and the residential lot depth vertical envelope. For a principal building with a flat roof, the maximum height is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The residential vertical lot depth envelope is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise

for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.
7. In addition to the requirements in subsection 15.29.7.6, where the **lot width** is between 9.0 m and 11.5 m:
 - a) any portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** that extends beyond the footprint of the second **storey** of a **coach house** shall be no higher than 4.0 m above the highest elevation of the crown of the **abutting lane**; and
 - b) the roof over the portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** must have a minimum pitch of 4:12 and be a gable end roof design.
8. In the ZS29 zone:
 - a) the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum height of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;
 - b) the maximum height to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and
 - c) for the purpose of this subsection 15.29.7.8 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.
9. The maximum **height** for **accessory structures** is 9.0 m.

15.29.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	9.0 m	34.5 m	315.0 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

15.29.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the ZS29 zone:
 - a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and

- b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
- 2. A private outdoor space shall be provided with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
- 3. All private outdoor space shall not be:
 - a) located in the **front yard**; and
 - b) occupied or obstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
- 4. A private outdoor space:
 - a) shall be for the benefit of the **coach house** only;
 - b) may include an open or covered deck, unenclosed **balcony, patio pavers, porch** or **fenced yard** space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - c) shall be accessed from the rear yard, lane or coach house.
- 5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:
 - a) the planting of appropriate trees (e.g. small species or fastigate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and
 - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.
- 6. A high quality **screen** shall be located between the **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.
- 7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
- 8. Where vertical greening is used as a means to improve privacy, it may include **building** walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
- 9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:
 - a) clearly leading from the **road** to the **coach house** entry; and
 - b) clearly leading from the **lane** to the **coach house** entry.

15.29.10 On-Site Parking & Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
3. Where the **lot width** is between 9.0 m and 11.5 m:
 - a) the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement**, with the required on-site **parking space** for the **coach house** located to one side; and
 - b) a **coach house** may not be located above more than 2 side-by-side **parking spaces** in the detached **garage** or **carport**, as defined in subsection 15.29.4.7 (b).
4. Where the **lot width** is greater than 11.5 m:
 - a) a **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**; and
 - b) the required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

15.29.11 Other Regulations

1. Boarding and lodging shall be located only in a single detached housing unit, and not in the coach house.
2. A **child care program** shall not be located in a **coach house**.
3. The **coach house** must be located above a detached **garage**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSE (ZS29) – NO. 4 ROAD"**.

P.I.D. 003-490-416

Lot 18 Except: Firstly; Part Subdivided by Plan 43667, Secondly; Part Subdivided by Plan 74576; Block "B" Section 22 Block 4 North Range 6 West New Westminster District Plan 2670

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9703"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND	
APPROVED by	BK
APPROVED by Director or Solicitor	ld

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 30, 2017

File: RZ 16-734445

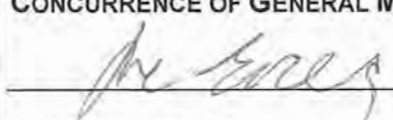
Re: Application by Oris (TLP) Developments Corp. for Rezoning at
5071 Steveston Highway from "Single Detached (RS1/E)" Zone to "Low Density
Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

CL:blg
Att. 8

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

Staff Report

Origin

Oris (TLP) Developments Corp. has applied to the City of Richmond for permission to rezone 5071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of nine townhouses, with vehicle access from Steveston Highway (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across the rear lane, is a single-family dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hollymount Drive.
- To the South, immediately across Steveston Highway, is a townhouse complex on a lot zoned “Low Density Townhouses (RTL1).
- To the East, are single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)”, which front Steveston Highway and Hollymount Drive.
- To the West, is a neighbourhood pub and liquor store on a lot zoned “Pub & Sales (CP2)” at the intersection of Railway Avenue and Steveston Highway.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”, which allows single-family dwellings, duplexes, and townhouses.

The Steveston Area Plan Land Use Map designation for the subject site is “Multiple-Family” (Attachment 4).

The proposed development is consistent with these land use designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy designates the subject site for “Arterial Road Townhouse” subject to the development criteria in the Policy. The proposed development at the subject site is consistent with this designation.

The proposed development at the subject site is less than the minimum 50 m frontage identified in the townhouse development criteria in the Policy. Due to the subject site's unique lot geometry relative to the rest of the properties in the block (i.e., lot depth of 90 m, with street and lane frontages), the applicant has demonstrated through the rezoning application review process that a functional site plan that meets the design objectives in the OCP is achievable, and can potentially provide future shared vehicle access to the adjacent properties to the northwest and to the east.

Floodplain Management Implementation Strategy

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

Public Consultation

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

The applicant has advised that they communicated with five neighbouring property owners at 5091 Steveston Highway, 10591, 10611 Hollymount Drive, and 10700, 10720 Railway Avenue about their development proposal at the subject site. The applicant has indicated that of the five neighbours consulted, one supports the proposal, three do not oppose the proposal, and one does not wish to see changes to the neighbourhood. The applicant states that letters were also delivered to three other neighbouring property owners at 10601, 10621 Hollymount Drive, and 10680 Railway Avenue, none of which have responded to the applicant to-date. The applicant has submitted a map showing the properties of the owners consulted, which is included in Attachment 5. The applicant has advised that they plan to meet again with the neighbouring property owners to provide an update on the proposal.

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*.

Analysis

Site Planning, Access, and Parking

This proposal is to develop nine townhouses units on a development site that would be approximately 2,175 m² (23,420 ft²) in area after the required road dedication for Steveston Highway. Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- One three-storey triplex building along Steveston Highway.
- One two-storey building containing four units mid-way through the site along the north-south internal drive-aisle.
- A two-storey duplex building at the north end of the internal drive-aisle.

Vehicle access to seven of the nine units proposed would be from Steveston Highway (the south and middle buildings). Vehicle access for the remaining two units in the duplex building at the north end of the site is proposed from the existing City rear lane that connects to Hollymount Drive. With the exception of the garages for the duplex building off the rear lane, the garages for the remaining units are arranged along the north-south internal drive-aisle. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the area of the drive-aisle to potentially enable future shared access to the adjacent properties to the northwest and to the east.

Pedestrian access to the site is proposed from Steveston Highway and from the existing rear lane in the form of a defined pathway treatment over a portion of the drive-aisle. The pathway will enable a public pedestrian linkage between the residential neighbourhood to the north and Steveston Highway. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the pedestrian linkage through the site.

The main pedestrian unit entries for the triplex building at the south are proposed to front onto Steveston Highway. The main pedestrian unit entries for the middle and duplex buildings are proposed to front the internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 18 resident vehicle parking spaces are proposed, six of which are provided in a tandem arrangement within the three-storey building along Steveston Highway. A total of two visitor parking spaces are also proposed on-site. A total of 18 resident bicycle parking spaces (Class 1) are proposed within the garages of the units, in excess of the Zoning Bylaw requirements, while a bike rack for two visitor bicycles parking spaces (Class 2) is also proposed on-site.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to prohibit conversion of the tandem parking spaces to habitable space.

Site-Specific Amendment to the RTL4 Zone

To respond to the unique site geometry, a site-specific amendment to the RTL4 zone is proposed as part of this rezoning application to enable the two-storey duplex building to be located at 1.2 m from the rear property line at the subject site only, abutting the existing rear lane.

The siting of the duplex building along the lane enables more efficient use of the land and requires less hard surface on-site, while limiting vehicle traffic to the two northern most units

only. The existing rear lane also provides an additional 6 m of separation between the duplex building and the adjacent single-family property to the north.

Common Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$9,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site in a central location that is visible from the main entry point to the site, and is consistent with the minimum size specified in the OCP guidelines.

Private outdoor space for the units is proposed primarily in the form of yards at grade, and the three-storey triplex building along Steveston Highway will also feature private balconies.

Variance Requested

The conceptual development plans illustrated in Attachment 6 comply with Richmond Zoning Bylaw 8500, with the exception of the following variance requests:

- To allow 50% of the required resident vehicle parking spaces to be small-sized.
(Staff is supportive of this variance request, as it enables the majority of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).
- To reduce the minimum lot width from 50 m to 24 m.
(Staff is supportive of this variance request for the following reasons:
 - *The lot geometry at the subject site is unique relative to the rest of the properties in this block (i.e., lot depth is approximately 90 m and has both street and lane frontage), and the applicant has demonstrated that a functional site plan that meets the design objectives in the OCP is achievable.*
 - *The opportunity exists for the remaining residential lots to the east to form a larger land assembly between the subject site and the existing mid-block townhouse site, with shared vehicle access secured through a statutory right-of-way registered on title at the subject site. The applicant has provided a concept plan for future redevelopment of the adjacent properties to the east in Attachment 6).*

Tree Retention, Replacement, and Landscaping

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 six bylaw-sized trees and one Rhododendron shrub on the subject property, one bylaw-sized tree on the neighbouring property at 5091 Steveston Highway, and a Cedar hedge and bylaw-sized tree on City-owned property.

The City's Tree Preservation Coordinator and the City's Parks Department staff have reviewed the Arborist's Report and concur with the recommendations to:

- Retain the bylaw-sized tree on the neighbouring property at 5091 Steveston Highway (Tree # 6).
- Remove six bylaw-sized trees and a Rhododendron shrub (Trees # 2, 3, 4, 5, 7, 8, 9) from the subject site due to poor condition (either dead, dying, sparse canopy foliage, topped, and exhibiting structural defects). Note: The applicant is required to obtain written confirmation from the neighbouring property owner at 5091 Steveston Highway prior to rezoning that they have no concerns with the proposed removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the tree must be protected and the applicant will be required to submit a contract with a Certified Arborist and a security to ensure that the tree survives.
- Remove the Cedar hedge and bylaw-sized tree on City-owned property along Steveston Highway (Tree # 1), as it has been topped and is heavily weighted on the south side over the sidewalk.

The proposed tree retention plan is shown in Attachment 7.

Tree Protection

To ensure that Tree # 6 on the neighbouring property is retained and protected, the applicant is also 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 the tree's protection zone.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree. Tree protection fencing must be installed to City standard.

Tree Replacement

In accordance with the 2:1 tree replacement ratio in the OCP, a total of 12 replacement trees are required to be planted and maintained on-site. The applicant's preliminary Landscape Plan illustrates that 19 trees of a variety of species and sizes are proposed. Refinements to the Landscape Plan will be made as part of the Development Permit application to ensure that tree planting is proposed in locations that do not conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by a Registered Landscape Architect (including installation and a 10% contingency) as part of the Development Permit application.

For the removal of Tree # 1 from City-owned property along Steveston Highway, the applicant is required to submit a contribution in the amount of \$650.00 prior to final adoption of the rezoning bylaw to the City's Tree Compensation Fund for the planting of trees in the City.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$56,210).

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are needed to achieve the rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Existing Legal Encumbrances

There is an existing statutory right-of-way for sanitary sewer registered on Title of the subject site, which runs along a portion of the west property line. Encroachment into the right-of-way is not permitted. As part of the Development Permit Application review process, refinements will be made to the proposed Landscape Plan to ensure that trees are not planted within the right-of-way.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 2.0 m wide road dedication along the entire Steveston Highway frontage for future road improvements.
- Enter into a Servicing Agreement for the design and construction of off-site improvements, including (but not limited to):
 - upgrades along Steveston Highway to install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site; and,
 - upgrades to the entire east-west section of rear lane to current City standards (including installation of storm sewer and lighting) from the west property line of the subject site to Hollymount Drive, as well as for the required water, storm, and sanitary service connections.

Further details on the scope of off-site improvements are included in Attachment 8.

Rezoning Considerations

The list of Rezoning Considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

Design Review and Future Development Permit Application Considerations

A Development Permit Application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit Application review process, including (but not limited to):

- Increasing the amount of live plant material proposed and enhancing on-site permeability by incorporating additional non-porous surface materials.
- Improving the delineation and surface treatment of visitor parking spaces and public pedestrian pathway on-site.
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line.
- Review of the proposed colour palette and exterior building material samples.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining an understanding of the proposed sustainability features to be incorporated into the project.
- Providing a concept for the off-site boulevard improvements along Steveston Highway.

Financial Impact

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

Conclusion

This redevelopment proposal is to rezone 5071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of nine townhouses on the subject site. A site-specific amendment to the RTL4 zone is also proposed with this rezoning to enable a rear yard setback that reflects functional site planning on this narrow and deep lot.

This proposal is consistent with the land use designation contained within the OCP and the Steveston Area Plan, as well as with the designation for townhouses under the Arterial Road Land Use Policy.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit Application review process.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9705 be introduced and given first reading.



Cynthia Lussier
Planner 1
(604-276-4108)

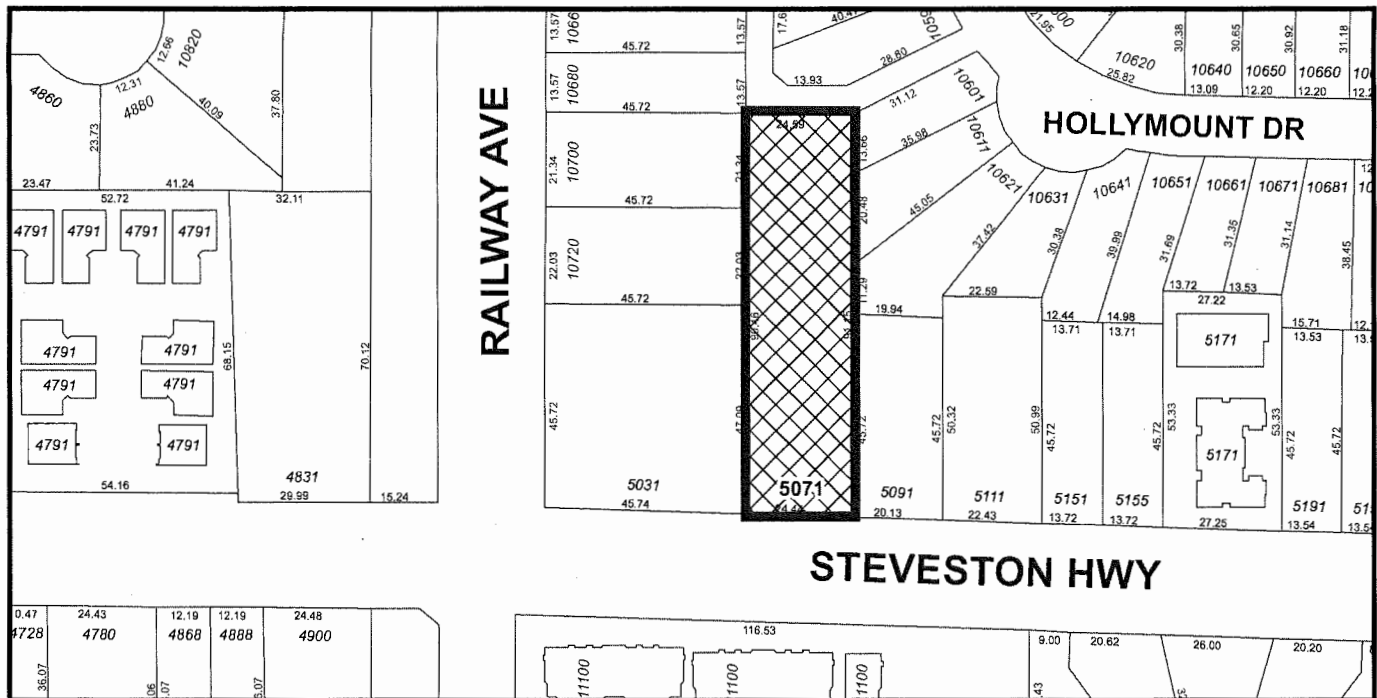
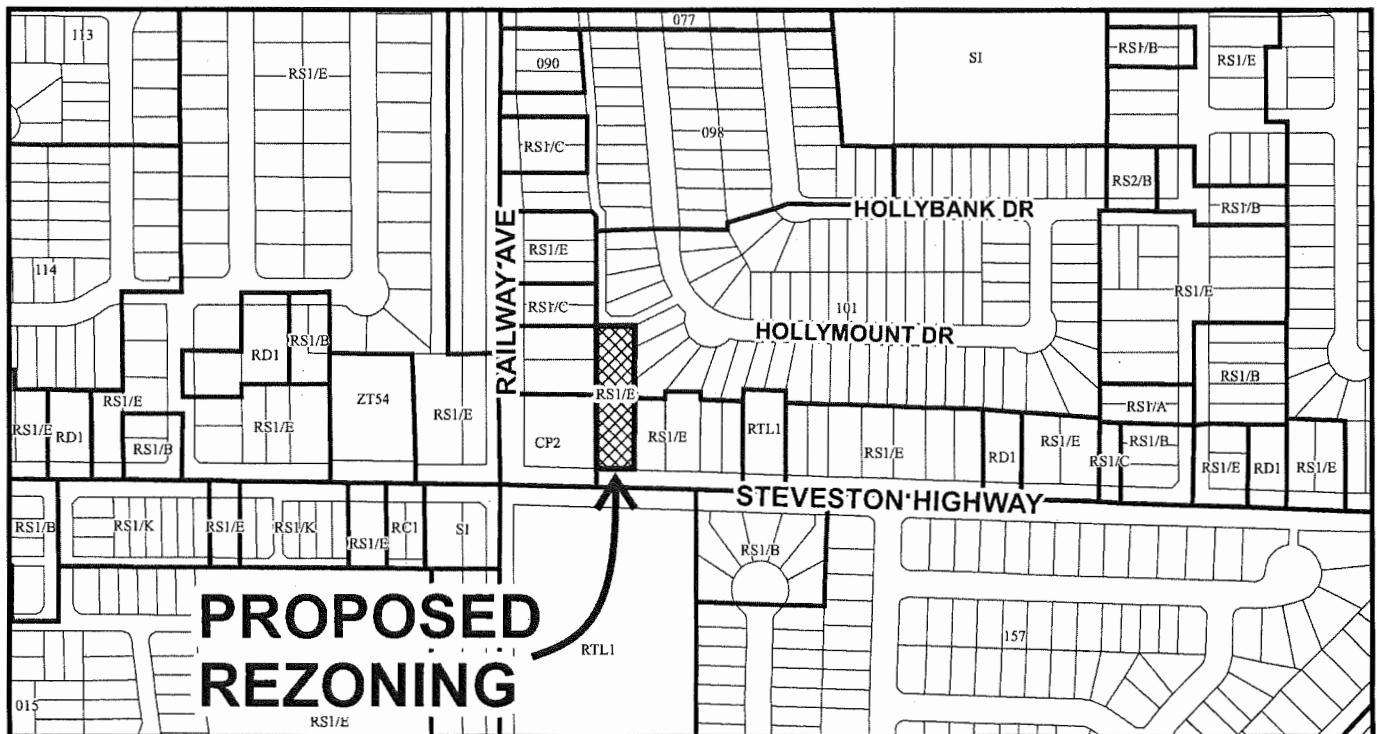
CL: blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan
- Attachment 5: Map showing neighbouring property owners contacted by applicant
- Attachment 6: Conceptual Development Plans
- Attachment 7: Proposed Tree Retention Plan
- Attachment 8: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-734445

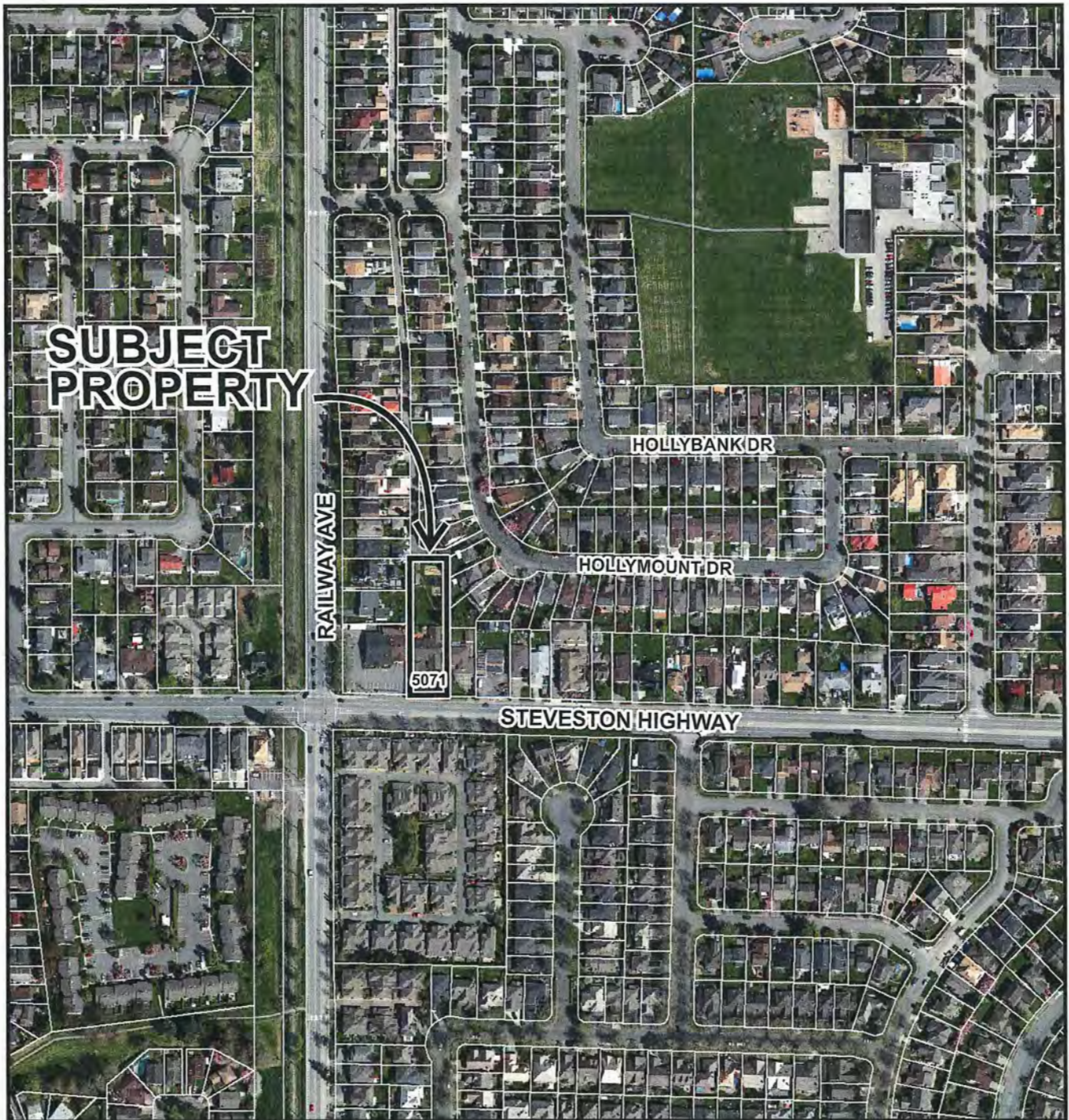
Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-734445

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 74 EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 37390;
SECONDLY; PART SUBDIVIDED BY PLAN 53481;

0 5 10 15

The intended print size of this plan is 420mm x 594mm
Scaled to fit page (1:200)
When plotted at a scale of 1:200



NOTE: ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (77H4827)
LOCATED AT C/A. HAWLEY AVE & GARRY STREET,
ELEVATION = 1.044m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE: GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR
CONSTRUCTION SURVEYING PURPOSES.
A BENCHMARK MAY BE OBTAINED
FROM THIS OFFICE.

LEGEND

- D-C RV - WATER VALVE
- CB - CATCH BASIN
- WM - WATER METER
- STM MH - STORM MANHOLE
- SAN MH - SANITARY MANHOLE
- LS - LAMP STANDARD
- PH - FIRE HYDRANT
- PP/L - POWER POLE/LAMP STANDARD
- NDV - NATURAL GAS VALVE
- LB - LAWN BASIN
- GW - GUYWIRE
- UB - UTILITY BOX
- EB - ELECTRICAL BOX
- CO - CLEAN OUT
- SV - SEWER VALVE
- CS - CONCRETE SUMP
- RV - INVERT
- RCP - REINFORCED CONCRETE PIPE



STEVESTON HIGHWAY

CERTIFIED CORRECT N.C.L.S.

Dated this _____ day of _____, 2015

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

File No 1789772



RZ 16-734445

Attachment 3

Address: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Oris (TLP) Developments Corp.	To be determined
Site Size (m²):	2,224.7 m ² (23,947 ft ²)	2,175.84 m ² (23,420 ft ²) after road dedication
Land Uses:	Single-family dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	9

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	None permitted
Buildable Floor Area (m ²):*	1,305 m ² (14,052 ft ²)	Max. 1,305 m ² (14,052 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	None
Minimum Lot Size:	N/A	N/A	None
Minimum Lot Dimensions (m):	Width: 50 m Depth: 35 m	Width: 24.426 m Depth: 90 m	Variance request to reduce the minimum lot width to 24 m
Setbacks (m):	Front: Min. 6.0 m	6.0 m	None
	Rear: Site-specific amendment to the RTL4 zone to allow a 1.2 m rear yard for the proposed duplex building backing onto the existing rear lane.	Rear: 1.2 m	None

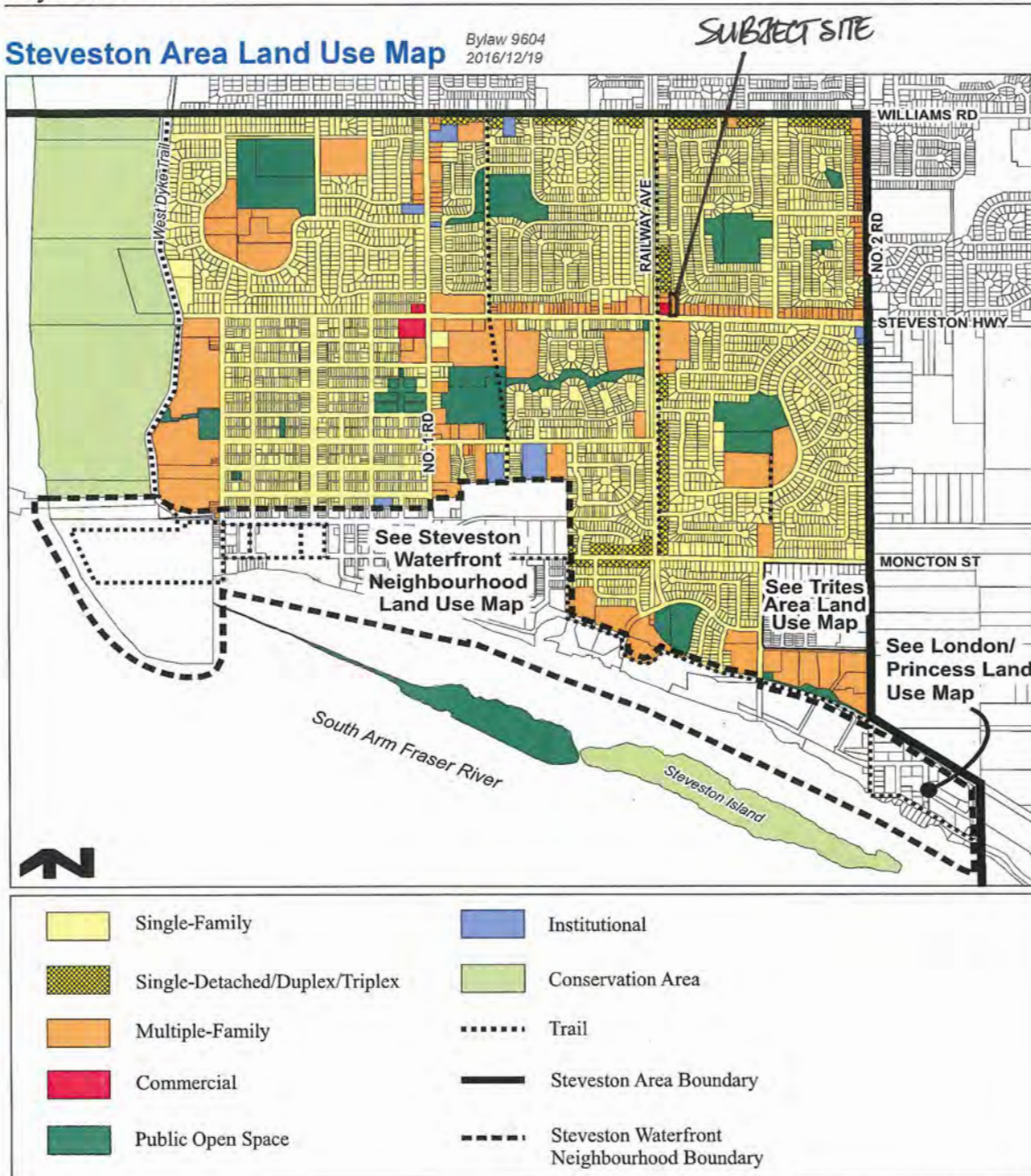
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
	East Side: Min. 3.0 m	Building A: 7.5 m; Building B: 6.0 m (projections to 4.5 m for portions of ground floor; Building C: 3.0 m	None
	West Side: Min. 3.0 m	Building A: 3.0 m Building B: 7.4 m Building C: 3.9 m	None
Height (m):	Max. 12 m (3 storeys)	Max. 12 m (3 storeys)	None
On-Site Vehicle Parking Spaces – Regular (R) / Visitor (V):	2 (R) & 0.2 (V) per unit	18 (R) and 2 (V)	None
	Total: 18 (R) and 2 (V)		
On-Site Bicycle Parking Spaces:	1.25 (R) & 0.2 (V) per unit	12 (R) and 2 (V)	None
	Total: 12 (R) and 2 (V)		
Tandem Parking Spaces:	Permitted – Max. 50% Total: 9	3	None
Small Car Parking Spaces:	Only permitted for sites requiring more than 30 parking spaces	9	Variance requested to allow 50% small car parking spaces
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu of \$9,000	None
Amenity Space – Outdoor:	54 m ²	54 m ²	None

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

* Preliminary estimate; not inclusive of garage.

City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19

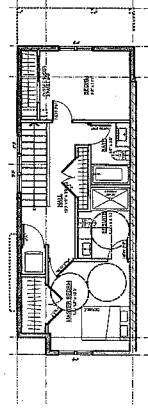


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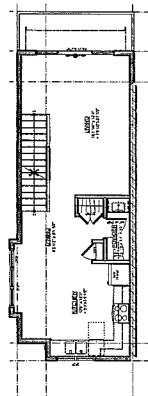


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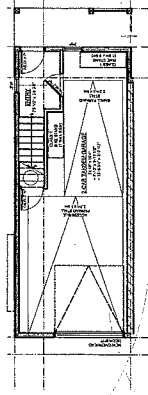
BUILDING A



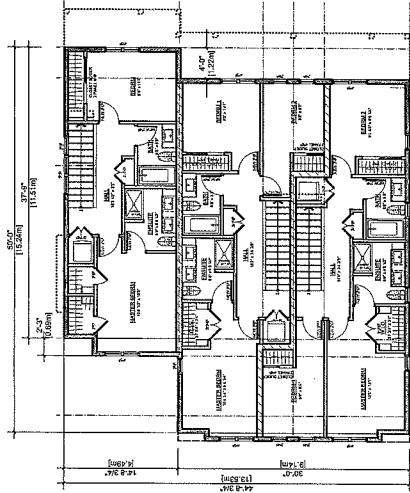
3 PROPOSED CONVERTIBLE UNIT - UPPER LEVEL
1/8" = 1'-0"



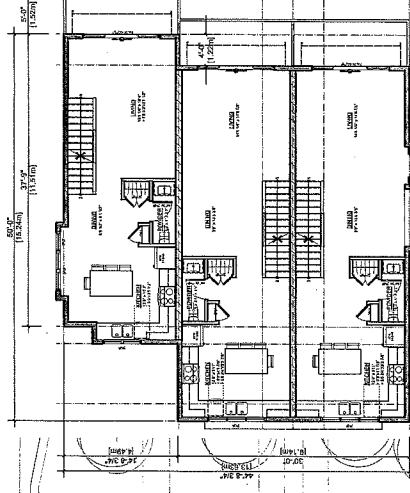
2 PROPOSED CONVERTIBLE UNIT - MAIN FLOOR
1/8" = 1'-0"



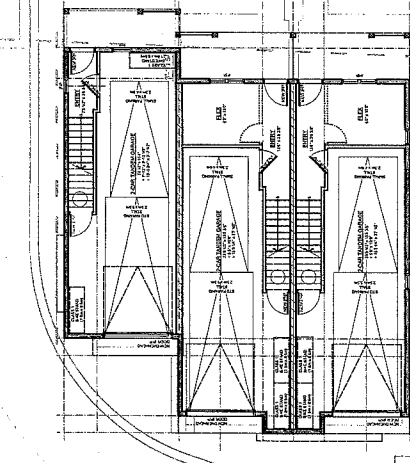
1 PROPOSED CONVERTIBLE UNIT - GROUND/GARAGE
1/8" = 1'-0"



6 LEVEL 3 PLAN: UPPER FLOOR
1/8" = 1'-0"



5 LEVEL 2 PLAN: MAIN FLOOR
1/8" = 1'-0"



4 LEVEL 1 PLAN: GROUND/GARAGE
1/8" = 1'-0"

CNCL - 151

- 1. 2016-06-07 ISSUED FOR REZONING
- 2. 2017-02-08 REISSUED - FINAL

THE ANDREWS ARCHITECTS INC.
www.andrewsarchitects.com

PROJECT
9-UNIT TOWNHOUSE DEVELOPMENT
5071 STEVESTON HIGHWAY
RICHMOND, BC
CHIEF (TIP) DEVELOPMENTS CORP.

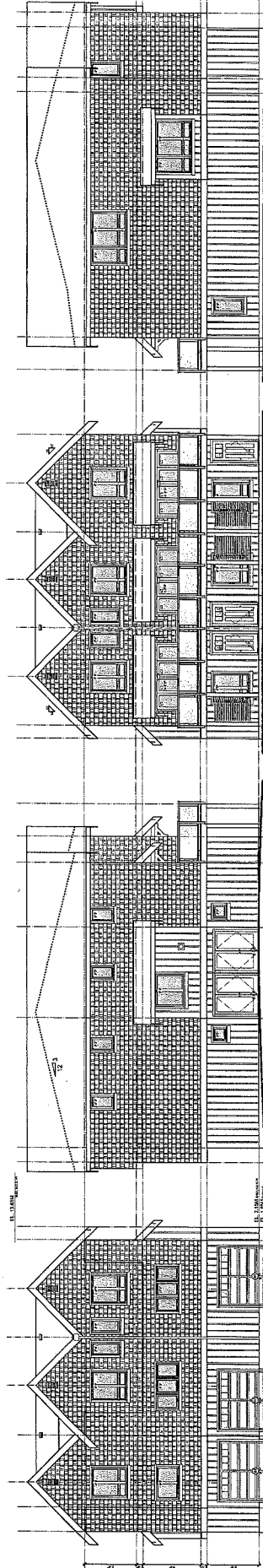
TITLE
BUILDING A:
PLANS & ELEVATIONS

DATE
AS NOTED
JANUARY 31, 2017

DRAWN
WA
GP

PROJECT NO.
1511

REVISIONS



RE-ISSUED FOR REZONING/DP APPLICATION
2017 - FEB - 20

A 2.01

2016-08-07 ISSUED FOR REZONING
2017-02-29 REFUSED FOR RZAP

[illegible]

6 NORTH ELEVATION
 $1/8" = 1'-0"$

SOUTH ELEVATION
1/8" = 1'-0"

3 WEST ELEVATION
1/8" = 1'-0"

THE ANDREWS ARCHITECTS INC.
www.andrewws.com

9-UNIT TOWNHOUSE
DEVELOPMENT

5071 STEVESTON HIGHWAY
RICHMOND BC

CORIS (TUP) DEVELOPMENTS CORP.

BUILDING C: PLANS & ELEVATIONS

AS NOTED

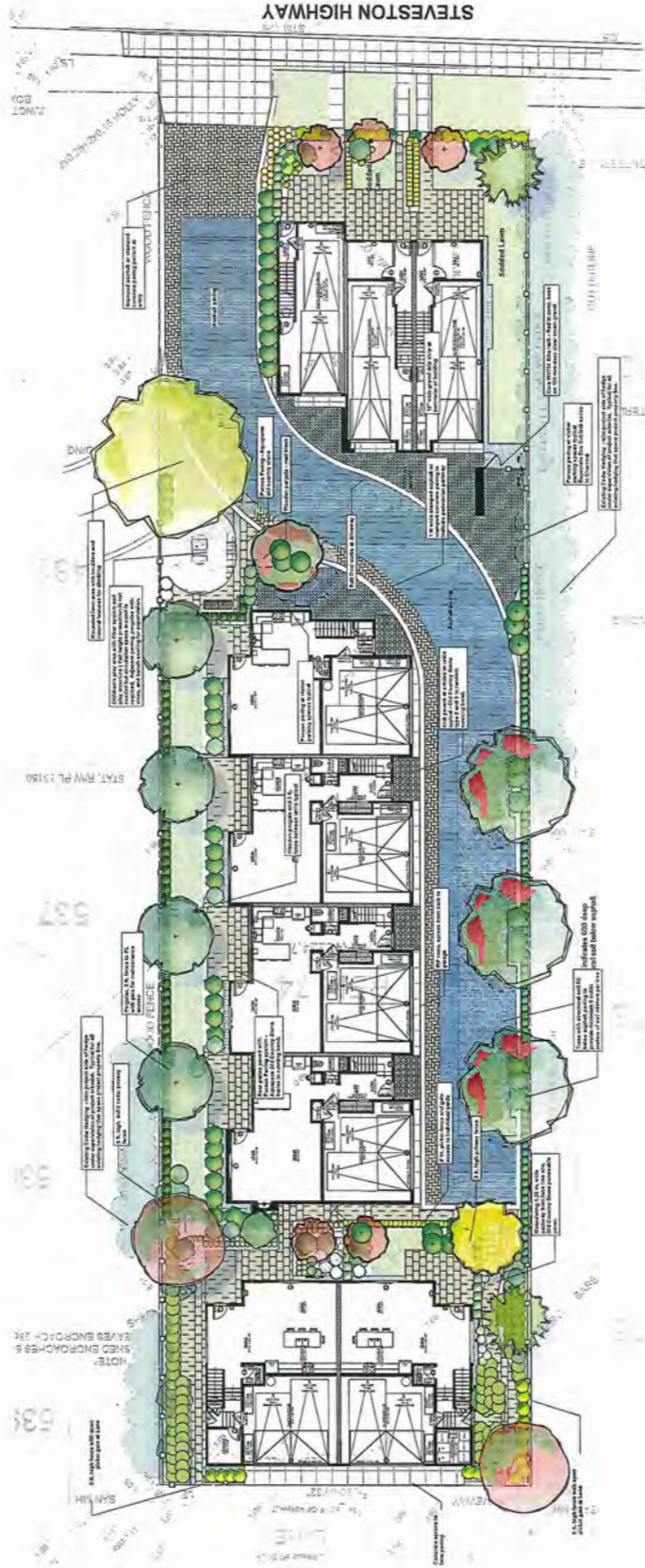
JAN 31, 2017

SAVANNA WA 50

1511

A 2.04

RE-ISSUED FOR REZONING/DP APPLICATION
2017 - FFR - 20



KOMPAN Play Equipment Model # MSC54

MAGLIN Bench Model # MLB-720

MAGLIN Litter Container Model # MLWR-1050

CORA Bicycle Rack Model # W3606

SITE FURNITURE

Project:	Revelmont Development
Location:	Steveston Highway, Richmond, BC
Client:	Revelmont Development
Architect:	Revelmont Development
Scale:	1" = 10'
Date:	2011
Drawn by:	Revelmont Development
Checked by:	Revelmont Development
Approved by:	Revelmont Development



L-1

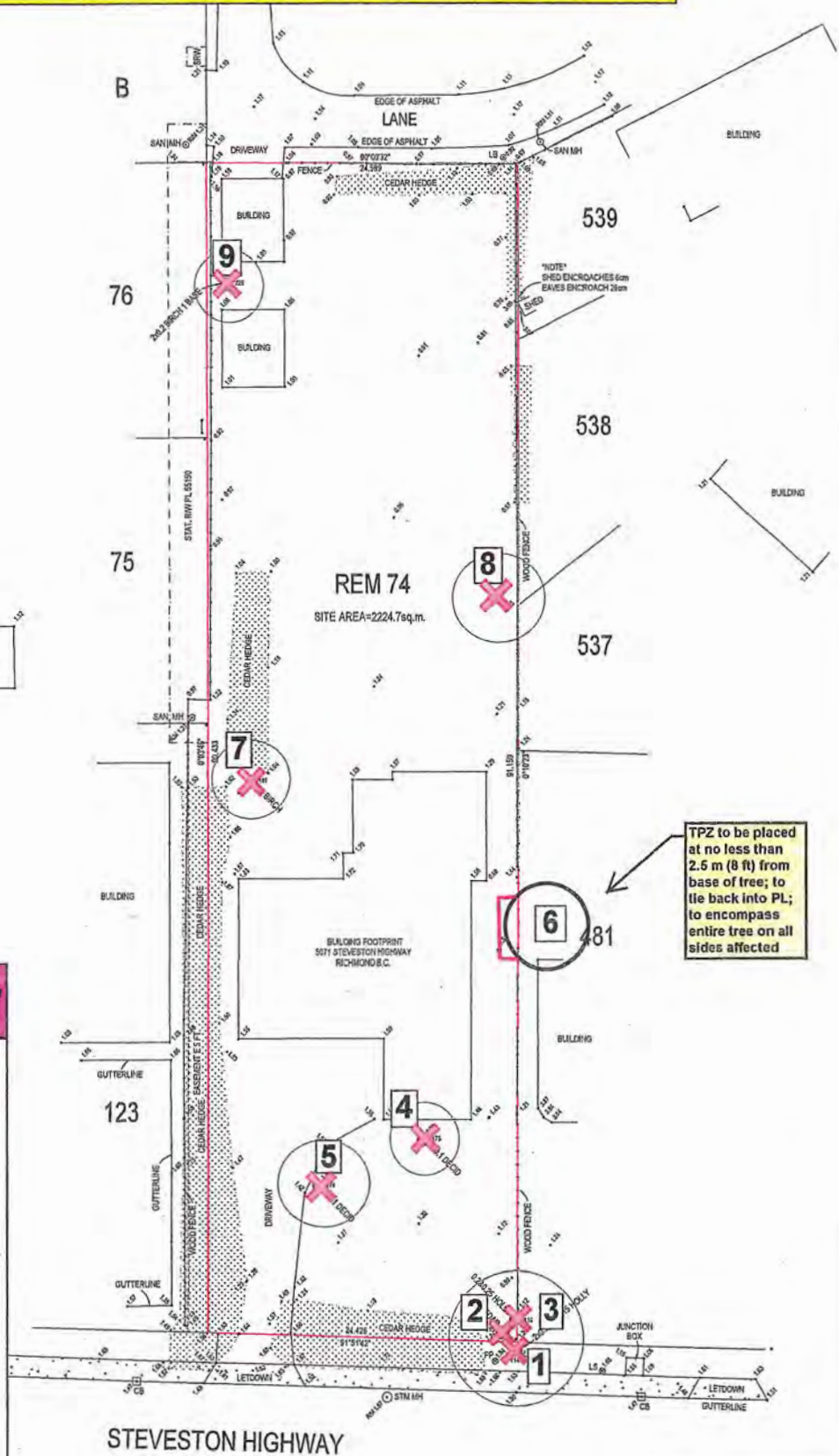


REMOVAL, RETENTION & PROTECTION PLAN

5071 Steveston Highway, Richmond

Please refer to Recommendations section of report for further info on protection parameters for site trees

The intended plot size of this plan is 432mm in width
560mm in height (21" x 22")
when plotted at a scale of 1:250



NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (77H4827)
LOCATED AT C/L HALWAY AVE & GARRY STREET,
ELEVATION = 1.044m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR

A qualified Certified Arborist must be on-site when excavation or construction activities are occurring within the protection zones prescribed for the site trees.

LEGEND

= retain & monitor;
tree protection req'd

= removal is
recommended

= tree protection
barriers

CERTIFIED CORRECT B.C.L.S.

Dated this ____ day of _____, 2015

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.



Address: 5071 Steveston Highway

File No.: RZ 16-734445

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, the applicant is required to complete the following:

1. 2.0 m wide road dedication along the entire Steveston Highway frontage.
2. City acceptance of the applicant's offer to contribute \$650 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. 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 Tree # 6 on the neighbouring property to the east at 5091 Steveston Highway, which is to be retained. The Contract must include the scope of work to be undertaken, including: the proposed number of site 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 assessment report to the City for review.
4. Submission of written confirmation from the property owner at 5091 Steveston Highway for the removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the applicant will be required to:
 - a) submit a Contract with a Certified Arborist to supervise all works conducted within the tree's protection zone. The Contract must include the scope of work to be undertaken including the proposed number of monitoring inspections at specified stages of construction, all special measures required to ensure tree protection (e.g. permeable drive-aisle surface etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and,
 - b) submit a security in the amount of \$10,000 to ensure that the tree survives. The survival security will be held until all construction and landscaping on-site is completed and inspected, and until the Arborist submits a post-construction impact assessment report confirming that the tree has survived. The City may retain a portion of the security for a one-year maintenance period to ensure that the tree survives."
5. City acceptance of the applicant's offer to contribute \$1,000 per dwelling unit (e.g. \$9,000) in-lieu of the provision of on-site indoor amenity space.
6. City acceptance of the applicant's offer to contribute \$4.00 per buildable square foot (e.g. \$56,210) to the City's Affordable Housing Reserve Fund.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
10. Granting of a statutory right-of-way for the purposes public-right-of-passage over portions of the property, to:
 - a) enable a public pedestrian connection from the existing neighbourhood to the north through the site and out to Steveston Highway; and b) to enable shared vehicle access through the subject site to adjacent properties to the east and west should they redevelop in the future. The works are to be built and maintained by the property owner.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

12. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Steveston Highway and the rear lane, as well as for water, storm, and sanitary service connections. The scope of the works is to include, but may not be limited to:

Frontage Improvements:

- Rear Lane: upgrade the entire east-west section of rear lane to current City Engineering design standards (DWG. R-6-DS) including the installation of lane drainage and lighting (from the west property line of the subject site to Hollymount Drive). The scope of lane drainage is discussed further under the section entitled "Storm Sewer Works" below.
- Steveston Highway: from back of existing curb, install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site. The final dimensions of the frontage works are to be determined through the SA review process. Notes: Boulevard tree species are to be confirmed by the City's Parks Department through the SA review process, with careful consideration to ensure a species that can withstand relocation as part of any future intersection improvements at Steveston Highway and Railway Avenue. Trees are to be located as far north in the new boulevard as possible.
- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - Provide pre-ducting for future Hydro/Tel/Cable utilities, if required.
 - To relocate/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if aboveground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

Water Works:

- Using the OCP Model, there is 774 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Applicant's cost, the City is to:
 - Install one new water service connection off of the existing 400 mm AC watermain on Steveston Highway. If meter is located in a meter chamber, a Statutory Right-of-Way (SRW) is required.
 - Cut and cap at main, the existing 20 mm water service connection at the Steveston Highway frontage.

Storm Sewer Works:

- At the Applicant's cost, the City is to:
 - Install approximately 63 m of lane drainage from Hollymount Drive to the west property line of the subject site, including appropriate catch basins and manholes as per City specifications. The City will fund construction of the portion of lane drainage that is not along the frontage of 5071 Steveston Highway (approximately 38 m), subject to funding approval. The applicant shall be responsible for the cost of design of the entire length of lane drainage, and for the cost of construction of the remaining 25 m of lane drainage along the lane frontage of 5071 Steveston Highway.
 - Check the existing storm service connection at the southeast corner to confirm the material, capacity, and condition of the inspection chamber and pipes by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed at the south property line off of the existing 600mm concrete storm main along Steveston Hwy, and the existing lead capped at the inspection chamber at the applicant's cost.

Sanitary Sewer Works:

- At the Applicant's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH7439 at the northwest corner of the subject site. The manhole will serve as the inspection chamber.
 - Cut and cap the existing sanitary lead at the west property line of the subject site

General Items:

- The Applicant is required to 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.
- The Applicant is required to provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- Any permanent structures such as trees and fences are not to encroach into any City Statutory Right-of-Way (SRW)s.

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

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

Prior to removal of "Tree # 1" and the hedge in the boulevard along Steveston Highway on City-owned property, the applicant must complete the following requirements:

- Contact the City's Parks Division (604-244-1208 x 1317) 4 business days prior to removal to allow proper signage to be posted.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing on-site around the dripline of retained trees shared with or located on the adjacent property to the east at 5091 Steveston Highway. 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 must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Incorporation of all Convertible Unit features and aging-in-place features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of all energy efficiency requirements in Building Permit (BP) plans necessary to meet or exceed the EnerGuide 82 or better rating as described in the report prepared by the Certified Energy Advisor as part of the Rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- 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 original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9705 (RZ 16-734445)
5071 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, Section 8.6 entitled “Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)”, is amended by inserting the following subsection 8.6.11.3 after subsection 8.6.11.2:

“ 3. Section 8.6.6.4 shall not apply to the lot identified in Section 8.6.11.3. a), which shall have a minimum rear yard setback of 1.2 m:

a) 5071 Steveston Highway
P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017 ”
4. 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 “**LOW DENSITY TOWNHOUSES (RTL4)**”.

P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9705**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BL</i>
APPROVED by Director or Solicitor <i>al</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** April 3, 2017
From: Tom Stewart, ASCT.
Director, Public Works Operations **File:** 02-0735-01/2017-Vol
01
Re: **Standardization of City's Single and Tandem Axle Vehicle Fleet**

Staff Recommendation

1. That the Peterbilt make be adopted as the standard for future single and tandem axle cab and chassis vehicle requirements;
2. That staff be authorized to competitively bid directly with Peterbilt dealers to obtain best value; and
3. That the Peterbilt make standard for the cab and chassis components of the City's single and tandem axle vehicle fleet be reviewed after five years or sooner if the City does not receive competitive bids in order to evaluate suitability in relation to overall best value.

Tom Stewart, ASCT.
Director, Public Works Operations
(604-233-3301)

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

Staff Report

Origin

This report seeks Council approval to adopt the Peterbilt make as the City standard for its single and tandem axle cab and chassis vehicle requirements. Standardization for this facet only of the City's trucking fleet will enable economies of scale in parts standardization, tooling, maintenance and vehicle operations.

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.1. Safe and sustainable infrastructure.

Background

Recent multiple competitive bids issued to the marketplace for single axle and tandem axle dump truck replacements have consistently resulted in the Peterbilt make winning the bid through evaluation by providing best value to the City in the areas of:

- Product quality
- Dealership support
- Dependability/reliability
- Overall operational performance

Further, due to their quality make, Peterbilt also offer high trade-in values at the end of their lifecycle.

The City currently has four Peterbilt units in the fleet (dump truck units 1454, 1455, 1668 and 1768), with an additional two units recently approved for award (replacement for units 1165 and 1278). The existing units have provided exceptional value in terms of performance and contribute to operational efficiency and effectiveness through minimal to no downtime; reduced maintenance requirements; consistency in application and use by operators; interchangeability of attachments and overall fuel efficiency.

Analysis

The City's large truck fleet is currently made up of four single-axle dump trucks, six tandem axle dump trucks, a flusher truck, a crane truck, two sweepers and three hydro excavation trucks. Staff propose to standardize to Peterbilt and offer an opportunity to bid on the cab and chassis components of these units as they become eligible for replacement (due to age, condition, etc.) to Peterbilt dealers. Vehicle outfitting (dump boxes, sanding/salting inserts, deck components, hydro excavation equipment, etc.) would be acquired through the regular competitive bid process.

Standardizing the cab and chassis components of the truck fleet offers a number of benefits, including:

- *Redundancy* – professional driver/operator training in vehicle operation is able to be standardized.
- *Maintenance* – vehicle maintenance is able to be managed more efficiently on standardized units. This includes the ability to standardize training for the City's mechanics who service these units.
- *Inventory* – parts and tooling inventory is able to be standardized, which helps to achieve economies of scale and improved efficiency in vehicle maintenance aspects, i.e. reduces the need to store a wider variety of parts for different makes.
- *Parts Interchangeability* – Various components, such as those used for snow response operations, are able to be exchanged between units (where required) to maximize vehicle uptime during key operational response priorities/events.
- *Engine Performance* – the Peterbilt is a quality design engine, suited to the demands of Public Works/Parks maintenance and construction projects.

Fleet and Purchasing staff would ensure standard purchasing protocols are followed to achieve best value through competitive bidding with the two local Peterbilt dealers, and any and all Peterbilt dealers that wish to participate in the process.

Environmental Impact

Replacement of the types of vehicles noted in this report with newer engine technology will result in lower Greenhouse Gas Emissions, thereby contributing to the goals and objectives of the City's Green Fleet Action Plan, which establishes a 2% annual reduction in overall fuel-related emissions.

Financial Impact

All vehicle/truck replacements are identified as part of the annual Fleet Vehicle Equipment Reserve capital program. Only those units which are approved as part of the annual capital program will be acquired under the proposed approach.

The Peterbilt make typically has a higher acquisition cost (approximately 15%). However, when trade-in value, maintenance and other operational costs are considered over the 10-year lifecycle of the units, the Peterbilt make offers approximately 45% savings over other makes.

Conclusion

This report proposes that the City's large truck fleet (dump trucks, vectors, etc.) be standardized to the Peterbilt make due to their reliability, quality make and overall best value as demonstrated through experience with existing Peterbilts in the City's fleet. Purchasing protocols to ensure best value will continue to be applied in competitive bidding with local and all Peterbilt dealers.

April 3, 2017

- 4 -

A five-year timeframe is proposed, after which this approach will be reviewed to determine if the City's needs and best value requirements are continuing to be met. Staff will report back at the end of the five-year period should it be recommended to continue beyond that timeframe.



Suzanne Bycraft
Manager, Fleet and Environmental Programs
(604-233-3338)



Syd Stowe
Manager, Purchasing
(604-276-4061)



City of Richmond

Report to Committee

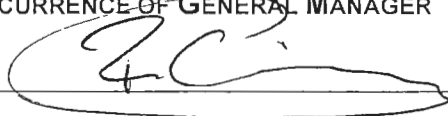

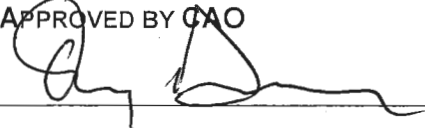
To: Public Works and Transportation Committee **Date:** March 23, 2017
From: Tom Stewart, AScT.
Director, Public Works Operations **File:** 10-6370-01/2017-Vol
01
Re: **Report 2016: Recycling and Solid Waste Management - On Track for 80% Waste Diversion**

Staff Recommendation

That the annual report titled, "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion" be endorsed and Attachment 1 be made available to the community through the City's website and through various communication tools including social media channels and as part of community outreach initiatives.

Tom Stewart, AScT.
Director, Public Works Operations
(604-233-3301)

Att. 1

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

Staff Report

Origin

This report presents the City's annual progress toward waste diversion goals as outlined in the attached "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion".

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.

4.1. Continued implementation of the sustainability framework.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

Continue to develop and provide programs and services that ensure the Richmond community is well-informed and engaged on City business and decision making.

9.1. Understandable, timely, easily accessible public communication.

Analysis

Background

The City's goals to reduce waste are aligned with regional targets in the Integrated Solid Waste and Resource Management Plan (ISWRMP). Richmond notably achieved its first target of 70% waste diversion in 2013 – two years ahead of schedule – and is now well positioned to pursue the next target of 80% waste diversion by 2020. With the full suite of programs now available in the community, and the continued commitment by community members to recycle, Richmond is on track to achieve this next target and its goal to be a Recycling Smart City.

To achieve its goals, the City assesses and updates existing programs, introduces new policies, bylaws and programs, and works with residents and community partners to improve and expand its waste reduction and recycling services. These programs and services are further supported by a range of communication and outreach programs to ensure residents are aware of the services available and understand how to access and use these services effectively. "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion" (the Report) (Attachment 1), summarizes Richmond's comprehensive programs, highlights results achieved in 2016, provides insights into upcoming initiatives, and includes tips and resources to support recycling and sustainable waste management.

2016 Highlights

The Report provides an overview of Richmond's progress towards its waste diversion targets based on the combination of convenient, responsive services that are adapted to meet emerging

needs and priorities, clear requirements through bylaws and other guidelines, and community outreach and communication initiatives.

Key accomplishments in 2016 include:

- Achieved 78% waste diversion from single-family homes.
- Introduced biweekly Garbage Cart service for more than 33,000 single-family homes and townhomes to promote increased recycling and waste diversion.
- Introduced the Richmond Collection Schedule App to provide residents with reminders about their curbside collection day and information about drop-off locations for various materials using the Recycling Wizard. Since its launch in 2016, there were 14,413 online searches for collection day details and 41,326 searches for materials using the Recycling Wizard, and 5,156 residents signed up for weekly reminders.
- Introduced Donation Bin Regulation Bylaw 9502 that restricts donation bin placement to registered charities only and establishes suitable, safe locations for bin placement as part of promoting reuse of used household clothing and other items.
- Supported 153 student volunteers as they contributed 2,661 hours to promote recycling and responsible waste management at community events.
- Introduced the Demolition Waste and Recyclable Materials Bylaw No. 9516, which requires that 70% of waste from single-family home demolitions be recycled or diverted from waste disposal.
- Introduced a new Recycling Champions program to work with residents who are interested in helping their neighbours increase their recycling by providing recycling tips and advice, and by raising awareness about the importance of recycling.
- Supported recycling for approximately 170,000 attendees at more than 50 events.
- Responded to over 26,670 customer service requests and administrative transactions related to garbage and recycling via the Environmental Programs Information Line.
- Delivered 38 recycling and waste reduction workshops with approximately 860 attendees, organized 10 DreamRider and Zero Heroes theatrical shows involving more than 3,710 students, hosted five Recycling Depot tours for 105 students and teachers, and participated at six community events to raise awareness about how to properly sort recyclables to reduce contamination.

These and other key accomplishments in 2016 are outlined in further detail in the Report.

Report 2016 Overview

The 2016 Report contains four chapters. The first three chapters summarize outcomes and accomplishments in the past year, provide data to report on progress related to current waste management and recycling services, and highlight the variety of public education/community outreach programs delivered across the city. The final chapter in the Report is a comprehensive

tips and resources section. The Report content also features tips for residents to help them connect with City and product stewardship programs for disposing of a variety of items.

A summary overview of each chapter follows.

Chapter 1: Annual Outlook – On Track for 80% Waste Diversion highlights the City's progress and key achievements that support achieving its target for 80% waste diversion by 2020. A key initiative in 2016 involved the implementation of the new biweekly Garbage Cart program, which included providing residents with the option to reduce their curbside garbage collection fees by selecting smaller cart sizes. The program rollout involved extensive communication to inform residents about the shift to biweekly collection, how the program works and the opportunities to select their preferred cart size. As part of the implementation, the City introduced a new, free Richmond Collection Schedule App, which provides residents with reminders about their curbside collection day as well as a Recycling Wizard that makes it easy to look up where to recycle household items.

The City continues to promote outreach and community partnerships through its new Recycling Champions Program, which provides resources and support to residents who are leaders in recycling and interested in assisting their neighbours to increase recycling.

Policy improvements highlighted in this chapter include the new Demolition Waste and Recyclable Materials Bylaw No. 9516, which requires mandatory recycling of demolition materials from single-family homes, and a new Donation Bin Regulation Bylaw No. 9402, which restricts donation bins to registered charities and establishes suitable, safe locations for bin placement to address concerns about illegal dumping and a lack of clear requirements for managing these types of bins.

To address public spaces waste management, the City is testing in-ground garbage bins as a means to provide more capacity for outdoor garbage collection while reducing collection frequency needs. As well, the City's Event Recycling Program provides event organizers with recycling and garbage carts at no charge, complimentary collection services and guidance on what is required for effective waste management at events.

Chapter 2: Programs and Services – Expanding Services to Make Recycling Easy and Convenient describes the City's comprehensive recycling and waste reduction initiatives and highlights how each program contributes to overall diversion targets and sustainability goals. This chapter provides details on the quantities collected through the Blue Box, Blue Cart, and Green Cart recycling programs, drop-off services at the Richmond Recycling Depot, Yard Trimmings Drop Off service and litter collection services. This section also includes details on the City's Large Item Pick Up Program, and the major categories of items collected through this program. It is noted that residents in single-family homes have reduced their garbage by 17%, which is equal to more than 2,000 tonnes, following the introduction of the biweekly Garbage Cart program. Waste diversion increased from 74% to 78% in 2016. In addition, this section outlines new guidelines being developed to assist developers in designing effective recycling space in new commercial and multi-family buildings.

Chapter 3: Outreach and Customer Service – Supporting Awareness and Education presents the City's commitment to support waste reduction and reuse by working together with community members and partners. This includes informing and educating residents and supporting recycling leaders in the community through its high school Green Ambassadors and the newly introduced Recycling Champions programs. The City's extensive public education and community outreach initiatives target emerging information needs, such as how to use new programs or tips on how to recycle correctly to reduce contamination, as well as increasing awareness and fostering sustainable behaviours to make recycling and responsible waste management a way of life. Free workshops on composting, reducing food waste, eco-cleaning, and how to sort recycling correctly are offered throughout the year, as are outreach displays at various events and in local shopping centres. City staff partnered with the Richmond School District to engage 3,534 elementary school students and 177 teachers to teach them how to recycle and inspire them to reduce waste. City staff members also mentored approximately 150 high school Green Ambassadors, who contributed more than 2,660 volunteer hours to support community events and the annual REaDY Summit.

Chapter 4: Tips and Resources – Easy Steps to Increase Recycling and Reduce Waste provides a comprehensive guide to recycling. It includes specific information on how and what to recycle in the City's Blue Box, Blue Cart, Large Item Pick Up and Green Cart programs. There is information on how to compost at home, the items accepted for recycling at the Richmond Recycling Depot, and what to do with many household items ranging from medication to recyclable mattresses. In addition to these tips and resources, the City applies communication tactics such as advertising and social media, to raise awareness about key household materials that can contaminate recycling, such as electronics, Styrofoam and plastic bags, and provides information on how to recycle these materials using drop-off programs.

The resources section includes information on what to do with special waste items and banned materials, including recycling and disposal options through take-back programs. There is contact information and locations for Richmond services and community partners involved in stewardship programs.

Moving Forward

As the City continues to grow and expand our services to further advance toward 80% waste diversion for all residents, key focus areas in 2017 will include:

1. Improve litter collection efficiency by installing in-ground containers in high traffic and/or remote public spaces to address garbage capacity concerns and reduce service frequency, and implement new litter collection routes to maximize operational efficiency.
2. Report on potential changes to the configuration of the Recycling Depot, including hours and days of operation, and items accepted, with a goal to enhance the Richmond Recycling Depot.
3. Improve emergency preparedness through the development of a Disaster Debris Management Plan for Richmond that aligns with the Metro Vancouver regional plan.
4. Review and report progress on Demolition Waste and Recyclable Materials Bylaw No. 9516 as part of promoting expanded recycling of demolition materials.

5. Continue to raise awareness about how to recycle and the importance of responsible waste management through workshops, theatrical shows, digitally-led classroom activities, and support the 6th Annual REaDY Summit.
6. Work with Recycling Champions and property managers to increase recycling in multi-family complexes, with a focus on increasing recycling and reducing contamination.
7. Generate awareness about the types of materials that are recyclable in Richmond's programs and how to sort recyclables properly to reduce contamination.
8. Expand public spaces recycling options by leveraging new bin options to provide convenient, accessible recycling, and enhance the container replacement and maintenance program.

Proposed Communication

Subject to Council's approval, the annual "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion" will be posted on the City's website and made available through various communication tools including social media channels and as part of community outreach initiatives.

Financial Impact

Programs related to solid waste that impact service levels are brought to Council for review and consideration throughout the year.

Conclusion

Through the annual "Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion", the City is providing its residents with a progress report on the many recycling and waste management programs and activities delivered in the community. The Report also serves as a comprehensive resource guide that supports recycling, reuse and reduction activities throughout the year. By tracking progress towards its goals for waste diversion and reporting this to the community, the City is demonstrating Richmond's commitment to responsive services, responsible government and accessible information and communication.

It is through residents' participation and commitment to recycling that those living in single-family homes have achieved 78% waste diversion in 2016, which is on track for the goal to divert 80% of waste by 2020.



Suzanne Bycraft
Manager, Fleet and Environmental Programs
(604-233-3338)

Att. 1: Report 2016: Recycling and Solid Waste Management – On Track for 80% Waste Diversion

City of Richmond

REPORT 2016

RECYCLING AND SOLID WASTE MANAGEMENT



ON TRACK FOR 80% WASTE DIVERSION

Let's trim our waste!

CNCL - 171



**LET'S
TRIM
OUR
WASTE!**

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ANNUAL OUTLOOK

ON TRACK FOR 80% WASTE DIVERSION

With the implementation of a full suite of services that make it easier than ever to recycle and reduce garbage, the City of Richmond is on track to achieve its goal for 80% waste diversion by 2020. In addition to its residential recycling and garbage collection services, the City has also introduced new programs and requirements that facilitate convenient waste management and encourage responsible recycling.

A key initiative in 2016 involved the implementation of the City's new residential Garbage Cart program, which involved a shift to biweekly collection. Under the new biweekly Garbage Cart program, the City provided residents with garbage carts with lids and wheels at no cost. Residents' annual utility fee for curbside garbage collection is now based on the size of cart they choose. Residents who opted for smaller carts – generating less garbage – now pay less for their garbage collection. The program rollout included information kits to inform residents about how the biweekly collection program works, the opportunity to save money by reducing their garbage with smaller carts and details on the limited types of household materials that go in the garbage. Under the new program, single-family garbage has been reduced by 17% and organics recycling has increased by nearly 16%. This program complements the City's recycling programs – the Blue Cart/Blue Box program and the Green Cart program – as well as the drop off services available at the Richmond Recycling Depot and the Large Item Pick Up program. Together, these services make it easy for residents to recycle the majority of their household waste, and their progress is evident as Richmond residents with curbside collection are now diverting 78% of their waste from the landfill.

Recognizing the importance of working together to achieve its goals, the City has also introduced a new Recycling Champions program. Through this program, residents who are committed to recycling and encouraging responsible waste management now work with the City to help raise awareness about the importance of recycling, and provide tips on how to recycle correctly. As part of this grassroots outreach program, the City provides the Recycling Champions with training, tips and resources. Any Richmond resident who is interested in promoting recycling and helping other residents to increase their recycling can sign up for the program. This new program is particularly effective in multi-family complexes where residents share a centralized recycling area and may not be as well informed about how to use the recycling programs or why they need to keep recyclable materials out of the garbage.

While residential services are key to achieving waste diversion targets, the City has also made progress towards increased recycling of materials from the demolition of single-family homes. Demolition, land-clearing and construction (DLC) waste accounts for 30% of total waste disposed in the region, and about 70,000 tonnes of that waste originates in Richmond. To support responsible recycling and waste management in this area, the City has introduced a new Demolition Waste and Recyclable Materials Bylaw No. 9516, which requires mandatory recycling of these demolition materials. Under this bylaw, the owner or agent involved in the demolition must submit an application for a demolition permit, along with a properly completed waste disposal and recycling services plan that outlines how the waste and recyclable materials will be handled. The bylaw requires that 70% of the demolition waste be recycled or reused. To help ensure compliance with this bylaw, the owner or agent must keep records to support how the waste and recycling was managed and submit a compliance report within 90 days of completing the project. The owner or agent can apply for a fee refund that is calculated based on how well the bylaw requirements are met, which provides added incentive to recycle the demolition materials.

Richmond has also been conducting pilot projects to test different service options in the community. One pilot project involved the development of a bylaw to address concerns related to illegal dumping that occurs around community donation bins. The problem had become worse as an increasing number of donation bins were being placed around the community.

Working with Recycling Champions to reduce waste.

As part of assessing the bylaw, it was noted that donation bins help keep materials out of the landfill, encourage reuse and recycling, and facilitate donations of clothing to charitable organizations. Proceeds from these donations are used to fund programs and services that benefit residents. Under the new bylaw, donation bins are only permitted on City property, there is a fee and permit structure in place for anyone who is managing a bin, and the bins can only be placed by organizations that are registered charities. These added requirements will make it easier for the City to ensure the organizations managing these bins remain responsible for regularly emptying the bins and keeping the area free of illegal dumping. The new bylaw came into effect July 1, 2016 and has been very effective.

Another new initiative is a pilot project to test in-ground garbage bins as a means to provide more capacity for outdoor garbage collection while reducing collection frequency needs. The City installed three in-ground containers in 2016 and will be testing them in 2017. The containers only need to be serviced every few months due to their capacity. By reducing the frequency for collection in these pilot areas, the City is better able to manage increasing demands for litter collection in a growing community.

Another key service that supports recycling and waste management in public areas is the City's Event Recycling Program. In 2016, the City supported recycling at more than 50 events, including free rental of garbage and recycling bins and providing event organizers with guidance on how to ensure their event is set up to support convenient recycling services.

Looking ahead to 2017, the City will continue to explore opportunities to increase recycling throughout the community. This will include expanded public engagement opportunities and a review of services to streamline and round out its service delivery approaches.

THREE EASY STEPS

Richmond can achieve its targets with the help of community commitment to these three easy steps to reduce waste:

RECYCLE

RAMP UP RECYCLING – EXPAND YOUR RECYCLING TO INCLUDE FOOD SCRAPS AND OTHER MATERIALS ACCEPTED THROUGH CITY COLLECTION SERVICES, THE RECYCLING DEPOT AND TAKE BACK PROGRAMS.



REDUCE

BE CHOOSY WHEN YOU SHOP – SELECT PRODUCTS WITH MINIMAL OR NO PACKAGING, LIKE USING A MUG INSTEAD OF A PAPER CUP.



REUSE

DONATE BEFORE YOU DISPOSE – CONSIDER DONATING OR SELLING GENTLY USED PRODUCTS.



OUR TOP ACCOMPLISHMENTS IN 2016

The following are some of the key accomplishments in 2016:

BIWEEKLY GARBAGE

Introduced biweekly garbage collection service for more than 33,000 single-family homes and townhomes as part of promoting increased recycling and waste diversion. Residents are able to reduce the fees they pay for garbage service by selecting smaller cart sizes.

COLLECTION SCHEDULE APP

Introduced the Richmond Collection Schedule App to provide residents with reminders about their curbside collection day and information about drop-off locations for various materials using the Recycling Wizard. Since its launch in 2016, there were 14,413 online searches for collection day details and approximately 41,326 searches for materials using the Recycling Wizard, and 5,156 residents signed up for weekly reminders.

DONATION BIN

Introduced Donation Bin Regulation Bylaw No. 9502 that restricts donation bin placement to registered charities only and establishes suitable, safe locations for bin placement as part of promoting reuse of used household clothing and other items.

GREEN AMBASSADORS

Supported 153 student volunteers as they contributed 2,661 hours to promote recycling and responsible waste management at community events.

DEMOLITION & CONSTRUCTION WASTE

Introduced the Demolition Waste and Recyclable Materials Bylaw No. 9516, which requires that 70% of waste from single-family home demolitions be recycled or diverted from waste disposal.

MULTI-FAMILY OUTREACH

Introduced a new Recycling Champions program to work with residents who are interested in helping their neighbours increase their recycling by providing recycling tips and advice, and by raising awareness about the importance of recycling.

EFFICIENCY & PROCESS IMPROVEMENTS

Completed an internal process review in relation to customer service, litter collection routes and illegal dumping response procedures.

EVENT RECYCLING

Supported recycling for approximately 170,000 attendees at more than 50 events.

CUSTOMER SERVICE

Responded to over 26,670 customer service requests and administrative transactions related to garbage and recycling via the Environmental Programs Information Line.

STUDENT & COMMUNITY ENGAGEMENT

Delivered 38 recycling and waste reduction workshops with approximately 860 attendees, organized 10 DreamRider, Zero Heroes theatrical shows involving more than 3,710 students, hosted five Recycling Depot tours for 105 students and teachers, and participated at six community events to raise awareness about how to properly sort recyclables to reduce contamination.

OUR GOALS

Richmond's long-term goal is to be a Recycling Smart City, and the annual goals listed below are designed to help achieve this target. Each goal is designed to make it easy and convenient to recycle and reduce waste in Richmond, as well as creating and promoting opportunities for innovation, partnership and continuous improvement.

1

Improve litter collection efficiency

Install in-ground containers in high traffic and/or remote public spaces to address garbage capacity concerns and reduce service frequency, and implement new litter collection routes to maximize operational efficiency.

2

Enhance Recycling Depot

Report on potential changes to the configuration of the Recycling Depot, including hours and days of operation, and items accepted.

3

Improve emergency preparedness

Develop a Disaster Debris Management Plan for Richmond that aligns with the Metro Vancouver regional plan.

4

Expand demolition recycling

Review and report progress on Demolition Waste and Recyclable Materials Bylaw No. 9516 as part of promoting expanded recycling of demolition materials.

5

Leverage public engagement

Continue to raise awareness about how to recycle and the importance of responsible waste management through workshops, theatrical shows, digitally-led classroom activities, and support the 6th Annual REaDY Summit.

6

Increase recycling in multi-family complexes

Work with Recycling Champions and property managers to increase recycling in multi-family complexes, with a focus on increasing food scraps recycling and reducing contamination.

7

Increase awareness about recycling

Generate awareness about the types of materials that are recyclable in Richmond's programs and how to sort recyclables properly to reduce contamination.

8

Expand public spaces recycling options

Leverage new bin options to provide convenient, accessible recycling, and enhance the container replacement and maintenance program.



THANK YOU!

THANK YOU TO RICHMOND RESIDENTS

Richmond residents continue to demonstrate their commitment to recycling, and as a result, Richmond is on track to achieve its goal for 80% waste diversion by 2020. Our thanks go to residents who take action every day to keep recyclables out of the garbage. In 2016, this partnership with our residents expanded to include individuals and organizations who are making an extra effort to promote increased recycling in the community.

We want to extend a special thank you to the residents who are participating in our Recycling Champions program. These residents are committed to recycling and are motivated to work with their neighbours to help others increase their recycling. This is particularly important in multi-family complexes, where recycling levels are behind those in single-family homes. Thanks to the contributions of the growing number of Recycling Champions in our community, we are looking forward to continuous improvement in these buildings.

Our thanks also go to the more than 50 organizations who hosted events in Richmond and leveraged the City's Event Recycling program to help promote recycling and responsible waste management. By planning ahead and setting up multiple recycling stations, these event organizers are showcasing how easy it is to encourage recycling at public events.

Recycling and waste diversion is most successful when all members of the community take responsibility for their waste. We are proud of how our community comes together, and with this partnership approach, we are confident we will achieve our goal to be a Recycling Smart City.

DID YOU KNOW?

Food waste and other recyclable materials like paper, plastic containers, glass bottles and aluminium cans are banned from garbage. These materials will all be recycled through the City's convenient recycling programs.

CONVENIENT, HIGH QUALITY AND RELIABLE SERVICES

CNCL - 180

PROGRAMS AND SERVICES

EXPANDING SERVICES TO MAKE RECYCLING EASY AND CONVENIENT

Richmond residents in single-family homes are now diverting 78% of their waste, and recycling is increasing in townhomes and other multi-family complexes. To support residents and their commitment to recycling, Richmond continues to expand services to help residents reduce their garbage and create incentives to promote increased recycling. Green Cart and Blue Box/Blue Cart recycling remain core services to help residents recycle. Residents can also drop off a growing list of recyclable items at the Richmond Recycling Depot and other drop-off facilities.

Richmond works with residents, industry partners, product stewardship groups and businesses to achieve its goal to be a Recycling Smart City and implement sustainable waste management. Through partnerships and community engagement, Richmond's commitment to continuous improvement results in enhanced services to benefit residents.



Residents in single-family homes are now diverting 78% of their waste.



RICHMOND RECYCLING AND WASTE MANAGEMENT

Richmond delivers a wide range of recycling and waste management services for residents to ensure that all waste is managed effectively and efficiently. The following are the key recycling and waste management services offered through the City of Richmond.

BLUE BOX

Weekly curbside collection for paper, newsprint, glass, plastic containers, empty aerosol cans, milk cartons, plastic/paper drink cups, spiral wound containers, and tin and aluminium containers. This program is provided to 40,155 residential units in single-family homes and townhomes. For details, see page 32.

BLUE CART

Weekly recycling collection for paper, newsprint, glass, plastic containers, aerosol cans, milk cartons, plastic/paper drink cups, spiral wound containers and tin and aluminium containers. This program is provided to more than 33,725 multi-family units. For details, see page 34.

GREEN CART

Collection for foods scraps and yard trimmings. This program is provided to residents in single-family homes and townhomes as well as multi-family complexes. For details, see page 36.

RECYCLING DEPOT

Drop-off service for products ranging from yard trimmings and household items, to hazardous materials and take-back program products. This service is available to all residents and in limited quantities for commercial operators. The Recycling Depot also sells compost bins, rain barrels, Garbage Tags and Garbage Disposal Vouchers for use at the Vancouver Landfill. For details, see page 40.

GO! RECYCLE PUBLIC SPACES AND EVENT RECYCLING

Recycling bins in the community make it easy to recycle on the go, such as in parks, at community centres, in the Steveston business district and at the Canada Line stations and Richmond central bus stops. Richmond supports community events by loaning garbage and recycling bins for local events at no charge.

COMPOSTING AT HOME

Support for residential composting includes the sale of compost bins, a composting demonstration garden and related workshops. These services are available to all residents. For details, see page 37.



CURBSIDE GARBAGE COLLECTION

Curbside collection of garbage, not including banned items such as hazardous waste and materials that can be recycled, is available to residents in single-family homes and some townhomes. For details, see page 38.

EXTRA GARBAGE DISPOSAL

Garbage tags or disposal vouchers for the Vancouver Landfill provide options for residents when they need to dispose of additional garbage or large items. For details, see page 38.

LARGE ITEM PICK UP PROGRAM

Residents in single-family homes, some townhomes and some multi-family complexes can arrange for collection of four large household items per year. For details, see page 39.

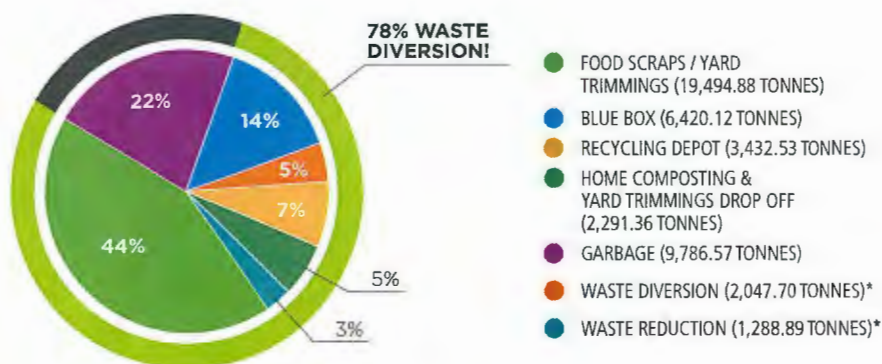
COMMUNITY AND SCHOOL ENGAGEMENT

Through partnerships with students, teachers and the School District, Richmond sponsors educational shows, awareness programs and volunteer opportunities to increase understanding of recycling and the benefits of reducing waste. For details see the Outreach and Customer Service section on page 25.

DID YOU KNOW?

Plastic takes hundreds of years to break down in a landfill, whereas recycled plastic can be used to make bottles, clothing, carpet, picnic tables, drainage pipes, bags, trash cans, paneling, flower pots and pallets.

SINGLE-FAMILY RECYCLING



Residents in single-family homes recycled or reduced 34,975.48 tonnes in 2016 – 78% of total estimated waste generated – through a number of recycling and waste reduction opportunities, including curbside and Recycling Depot collection, as well as composting programs.

* Estimated



RESIDENTIAL RECYCLING PROGRAMS

With weekly collection services, drop-off programs, public spaces recycling and community take back programs, it's easy and convenient to recycle in Richmond. Richmond offers residents a range of services to support recycling at home and on the go.

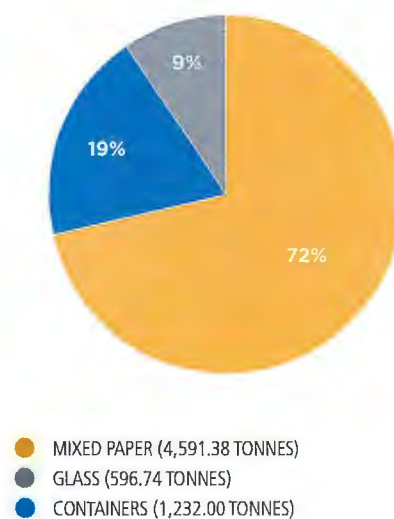
BLUE BOX RECYCLING PROGRAM

The Blue Box recycling program provides convenient collection services in the community. Residents in single-family homes and some townhome complexes use the City's Blue Box program to recycle newspaper, paper products and cardboard along with tin, aluminium, glass bottles and jars, and plastic containers. More than 40,155 residential units are serviced with weekly collection under this program.

In 2016, more than 6,400 tonnes of materials were recycled in the Blue Box program. Of this, 72% was mixed paper, 9% was glass jars and bottles and 19% was mixed containers.

Items that can be recycled through this program are listed in the Tips and Resources section of this publication and at www.richmond.ca/recycle.

2016 BLUE BOX RECYCLING MIX



BLUE CART RECYCLING PROGRAM

People who live in multi-family complexes can recycle the same products as residents who use the Blue Box program through the City's Blue Cart recycling program. The City provides recycling carts for a mini-recycling depot at each complex, which is generally located in the recycling enclosure or other convenient location. This service is currently available to over 33,725 multi-family units, and the City has information tools such as Blue Cart decals, posters and brochures that are offered to stratas and property managers to help raise awareness and increase participation.

In 2016, more than 2,100 tonnes of materials were recycled through the Blue Cart recycling program.

It is important to recycle using the correct carts. For a detailed list of items that can be recycled through the Blue Cart recycling program, see the Tips and Resources section or visit www.richmond.ca/recycle.



TIP FOR RESIDENTS

Residents in single-family homes and some townhomes can pick up complimentary Blue Box supplies at the Richmond Recycling Depot and City Hall.

Residents in multi-family complexes with Blue Cart service can pick up an indoor collection bag at the Richmond Recycling Depot or phone the Environmental Programs Information Line at 604-276-4010.





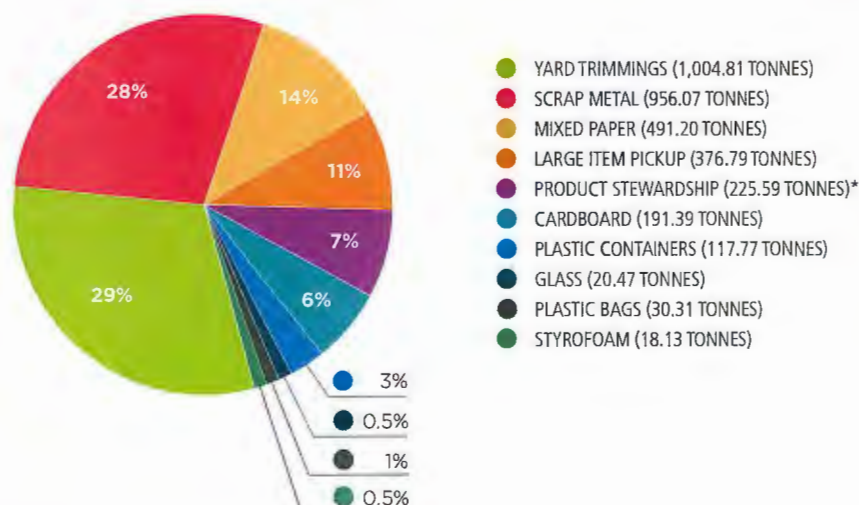
RECYCLING DEPOT PROGRAM

The Richmond Recycling Depot is located at 5555 Lynas Lane and is open from 9:00 a.m. – 6:15 p.m., Wednesday to Sunday for drop off of a broad range of materials. The Recycling Depot also sells compost bins, rain barrels, Garbage Tags and Garbage Disposal Vouchers. The Richmond Recycling Depot is a product stewardship (take back) collection site for small appliances, paints, solvents, flammable liquids, pesticides, lights and lighting fixtures.

RECYCLING DEPOT SERVICES

This facility accepts a wide range of materials including cardboard, yard and garden trimmings, mixed paper and newspapers, as well as Styrofoam, used books, cell phones, household batteries and plastic bags. The facility also accepts large appliances (e.g. fridges, stoves, washing machines), metal items (e.g. bike frames, barbecues, lawn mowers), glass bottles, jars, tin and aluminium cans, paints, pesticides and solvents. For a detailed list of items, see page 41. The Recycling Depot is owned and operated by the City of Richmond, with two full-time staff and additional staff support in the summer months to manage increased recycling volumes. Staff on site are available to answer questions and provide assistance with unloading awkward or heavy items.

DEPOT RECYCLING: BREAKDOWN OF MATERIALS COLLECTED IN 2016



TOTAL TONNAGE = 3,432.53

In 2016, 3,432.53 tonnes of recyclable materials were collected at the Recycling Depot. This includes yard trimmings, scrap metal, mixed paper products and rigid plastic containers. For more information on drop-off programs for yard trimmings, see page 17.

* Estimated

DEPOT RECYCLING: MATERIALS AND AMOUNTS COLLECTED THROUGH TAKE BACK PROGRAMS IN 2016



PAINT
227,232
EQUIVALENT
LITRES



AEROSOLS
4,200 EQUIVALENT
LITRES



SOLVENTS & PESTICIDES
12,960 EQUIVALENT
LITRES



SMALL APPLIANCES
79.71 TONNES



CFLS
373 BOXES



4' TUBES
320 BOXES



8' TUBES
51 BOXES

FOR SALE AT THE RECYCLING DEPOT

Residents can purchase the following items:

- Compost bins - \$25 each + GST
- Rain barrels - \$30 each + GST
- Extra Garbage Tags - \$2 each
- Garbage Disposal Vouchers - \$5 each for Richmond residents and it is worth up to \$25 at the Vancouver Landfill

RECYCLE AT THE DEPOT

Richmond's free drop-off program includes:

- Styrofoam
- Batteries (household batteries 5 kg or under)
- Cell phones
- Used books
- Plastic bags and plastic overwrap
- Large and small appliances
- Scrap metal
- Yard and garden trimmings

For a full list of items that can be recycled at the Recycling Depot, see page 41.



TIP FOR RESIDENTS

Fats, oils and grease should never be disposed down sinks, drains or garburators as the material hardens and builds up on the inside of sewage lines, causing blockages. This can lead to breaks and sewage spills or overflows. Recycle food scraps, grease solids and small amounts of cooking oil that can be absorbed with a paper towel in your Green Cart, and take used cooking oils and liquid fats in a sealed container to the Richmond Recycling Depot (5555 Lynas Lane, open Wednesday to Sunday from 9:00 a.m. to 6:15 p.m.) for free disposal.



COMPOSTING PROGRAMS

Composting is a simple and organic process that can reduce household waste by up to 40%. Fruit and vegetable peelings, along with grass, leaves and other yard trimmings, can be added to a compost bin. In addition, composted matter produces a very nutrient-rich soil to keep lawns and gardens healthy.

BACKYARD COMPOST BIN DISTRIBUTION PROGRAM

The City of Richmond supports composting by providing free composting workshops from January to November, which include information on backyard and worm composting and how to harvest compost. The City offers compost bins for sale at the Recycling Depot for \$25 plus tax each. Backyard composting is the most effective way to dispose of fruit and vegetable peelings, eggshells, coffee grounds, filters, tea bags and yard trimming materials. Since this program started in 1992, 10,741 compost bins have been distributed.

Additional tips and information on composting are provided in the Tips and Resources section and at www.richmond.ca/recycle.

COMPOST DEMONSTRATION GARDEN

To help residents learn about backyard composting, the City offers a Compost Demonstration area in the Terra Nova Rural Park located at 2631 Westminster Highway just west of No.1 Road. It is open from dawn to dusk year-round, and is supplemented by workshops. Residents are encouraged to take a self-guided tour to learn about different types of compost bins and the benefits of composting.



TIP FOR RESIDENTS

The Compost Hotline at 604-736-2250 offers tips and advice on how to compost and use the nutrient-rich soil produced for home gardens. Compost from yard trimmings drop-off programs and through the Green Cart collection programs is sold for use in the landscaping industry.



DID YOU KNOW?

When food scraps are disposed of in a landfill, the decomposition process creates methane. Methane is a powerful greenhouse gas that contributes to global warming.

YARD TRIMMINGS DROP-OFF PROGRAMS

ECOWASTE INDUSTRIES

The City offers residents the option to drop off unlimited quantities of yard and garden trimmings for free at Ecowaste Industries located at 15111 Triangle Road. Proof of Richmond residency is required. Commercial landscapers servicing residential properties are also eligible for free drop-off. They must apply for this exemption.

Visit ecowaste.com or call 604-277-1410 for hours of operation and directions.

RICHMOND RECYCLING DEPOT

Residents may drop off limited quantities of yard and garden trimmings (up to 1 cubic yard) at the Richmond Recycling Depot. A fee of \$20 applies for each additional cubic yard. Commercial operators may also use the Recycling Depot to drop off yard trimmings for a fee of \$20 per cubic yard. The Recycling Depot is located at 5555 Lynas Lane and is open from 9:00 a.m. – 6:15 p.m., Wednesday to Sunday.

For a detailed list of all items that can be recycled at the Recycling Depot, please refer to the Tips and Resources section on page 41.

DROP OFF TONNAGE IN 2016

In 2016, 3,652.82 tonnes of yard trimmings were collected at the Recycling Depot and through the Ecowaste residential and commercial drop-off service.

**1,004.81
TONNES**

RECYCLING DEPOT

+

**2,648.01
TONNES**

ECOWASTE INDUSTRIES

=

**3,652.82
TONNES**



GREEN CART PROGRAM

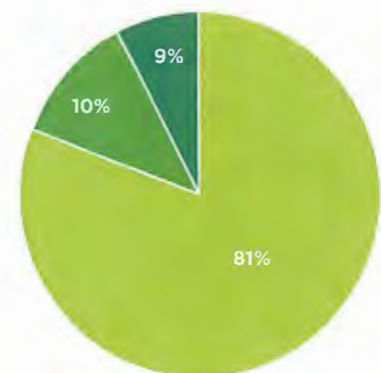
Richmond's Green Cart recycling program is available to all Richmond residents to ensure they have a convenient service to recycle food scraps, and yard and garden trimmings, which are banned from the garbage. Green Cart recycling totalled approximately 21,477.44 tonnes in 2016 – a 16% increase over 2015. The majority came from single-family homes followed by townhomes and apartments in multi-family housing sites.

Food scraps and yard trimmings represent about 40% of household waste, and the increase in Green Cart recycling along with Richmond's other recycling services has contributed to residents in single-family homes reducing their garbage by 78% in 2016. The Green Cart program is also an important service to support residents with an easy and convenient recycling option to meet requirements for Metro Vancouver's disposal ban on food scraps.

RECYCLING WASTE TO REDUCE COSTS

By providing Green Cart recycling services, the City is helping residents avoid added costs for materials banned from disposal. Organics (including yard trimmings and food scraps) can no longer be tossed in the garbage. Surcharged fees are applied on any organics in garbage that exceed 5% (in 2017).

2016 RESIDENTIAL GREEN CART RECYCLING



- SINGLE-FAMILY HOMES (17,459.44 TONNES)
- TOWNHOMES (2,035.44 TONNES)
- APARTMENTS & CONDOMINIUMS (1,982.56 TONNES)

With the introduction of biweekly garbage collection, Richmond residents have reduced their garbage by 17%, which is equivalent to more than 2,000 tonnes.

GARBAGE COLLECTION SERVICES

Richmond's curbside garbage collection services provide residents with convenient options for waste disposal. Household garbage is collected biweekly using City-provided garbage carts, and residents are offered curbside collection for up to four large household items through the City's Large Item Pick Up program.

GARBAGE COLLECTION

In 2016, the City introduced its new Garbage Cart program, which included City-provided carts with wheels and lids, as well as a shift to biweekly collection to help reduce garbage and encourage recycling. The new Garbage Cart program is designed to lower costs for residents who are reducing their garbage by recycling their household waste.

Residents who select smaller cart sizes are generating less garbage and as a result, they pay less for their annual curbside garbage collection. Residents can exchange their cart for a different size, and their curbside garbage collection fees are adjusted according to the size selected.

With biweekly collection, residents have the same collection day; however, garbage is now collected biweekly (every other week) and recycling continues to be collected weekly. To support the new program implementation, the City communicated with residents using direct mail information kits, print advertising, transit shelter advertising, social media posts, website updates and an information kit that was distributed with the new carts. Residents also received an annual Garbage Collection Schedule, which is customized to each collection zone.

GARBAGE CART SIZE OPTIONS



There are four standard sizes of Garbage Carts, and an additional Extra Small cart is available by request.



NEW APP PROVIDES TIPS AND COLLECTION REMINDERS

Richmond has a new, free tool to support recycling and provide weekly collection reminders – the Richmond Collection Schedule app. The app includes an option to sign up for weekly reminders about curbside recycling and garbage collection as well as a Recycling Wizard tool that makes it easy to find out where to recycle various household items. This new app is available at the Apple and Android app stores. The Recycling Wizard is also available online at www.richmond.ca/recyclesearch.

EXTRA GARBAGE OPTIONS

For the occasions when residents have extra garbage, the City offers several options:

- Residents can purchase \$2 Garbage Tags for excess garbage bags/cans as needed.
- Use Richmond's Large Item Pick Up program for curbside collection of up to four large items each year. To schedule a large item pick up, residents call the City's service provider, Sierra Waste Services at 604-270-4722.
- A \$5 Garbage Disposal Voucher for the Vancouver Landfill (one per Richmond household per year) can be purchased at City facilities. The voucher is good for up to \$25 in value for garbage drop off at the Vancouver Landfill located at 5400 72nd Street, Delta. For more information, call 604-276-4010.

GARBAGE DISPOSAL OVER THE YEARS



As conscientious recyclers, residents have drastically reduced the amount of garbage disposed since 1990. The City continues to improve and adapt services to support increased recycling and to help reduce garbage.



LARGE ITEM PICK UP PROGRAM

Richmond's Large Item Pick Up program provides curbside collection of up to four large items per year. This program is provided to residents in single-family homes, as well as townhomes and multi-family complexes with the City's garbage collection and/or Blue Box program. This service makes it easier for residents who do not have access to a vehicle to dispose of large items. Residents can contact the City's service provider at 604-270-4722 to arrange for collection of up to four large items per year. All four large items can be picked up at the same time, or in varying bundles for a total of four items annually.

Items accepted in this program include furniture, appliances and small household goods. Restrictions apply to ensure items can be handled safely and mattresses must be covered in plastic to keep them dry. If residents have more than four large items to dispose of, they can purchase a Garbage Disposal Voucher for \$5 from any City facility and use the voucher to dispose of up to \$25 worth of garbage items at the Vancouver Landfill.

For more information on this program, see page 39 or visit www.richmond.ca/recycle.

APPROXIMATELY **8,501** REQUESTS FOR SERVICE



2,976
MATTRESSES &
BOXSPRINGS



597
WASHERS & DRYERS



420
TELEVISIONS



620
FRIDGES & FREEZERS



432
BARBECUES

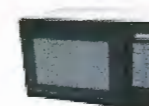


180
DISHWASHERS

535 TONNES WERE COLLECTED
AND OF THIS, **288**
TONNES WERE RECYCLED



255
STOVES



56
MICROWAVES



1,131
OTHER

7,319
NON-RECYCLABLE HOUSEHOLD ITEMS COLLECTED
FOR SAFE HANDLING AND DISPOSAL

13,986 ITEMS COLLECTED



LITTER COLLECTION SERVICES

Maintaining a litter-free city is a key focus area to ensure residents can enjoy clean parks and public spaces. The City of Richmond has made efforts to ensure that there are garbage cans, and in many cases recycling options, in public spaces throughout the city.

In addition, City crews work seven days a week to collect litter from parks, school grounds, roadsides, sidewalks and boulevards. They inspect or service garbage and recycling from litter and recycling receptacles in the community 23,339 times every month. Crews also assist with removing graffiti from City garbage cans, and they collect illegally-dumped materials found on City property and provide safe disposal and recycling of these items. Together, these measures help to support a safe and appealing community.

DID YOU KNOW?

The City sponsors engaging programs at elementary schools to teach students about reducing litter, and promotes a litter-free community through its Partners for Beautification Program.

BINS INSPECTED OR SERVICED 23,339 TIMES PER MONTH OR APPROXIMATELY 280,000 TIMES PER YEAR

CREWS TRAVEL 2,840 KILOMETRES PER WEEK TO INSPECT AND SERVICE BINS



Example of a well-designed garbage and recycling room. Courtesy of Concert Properties

COMMERCIAL AND MULTI-FAMILY DEVELOPMENT GUIDELINES

Richmond is developing a new resource guide to assist owners, developers and designers in the development of appropriate recycling and waste storage systems for multi-family and commercial complexes. Following the recommended strategies in the guide will help streamline the development application process by ensuring key requirements are met as part of the initial application.

Recycling and waste management are integral to the development and planning process for multi-family and commercial complexes. Richmond's resource guide is intended to assist owners, developers and designers to ensure development applications for multi-family and commercial complexes include recycling and waste storage systems that meet government regulations and comply with Metro Vancouver disposal bans. These guidelines are designed to address common design issues, ensure adequate space to accommodate bins to meet disposal ban requirements (including food scraps recycling), ensure well-designed recycling areas that are easy to use or access, and provide adequate space for height clearance and turning radius for collection vehicles.

GOALS AND OBJECTIVES

The goals of effective garbage and recycling programs for multi-family and commercial complexes are to provide efficient recycling and garbage services and to achieve targeted waste diversion while minimizing contamination in recycling. The following objectives support these goals:

- Create building design to support convenient access to full range of recycling services.
- Minimize contamination of recycling by designing areas to accommodate convenient grouping of recycling types and space for instructional signage.
- Create building design to ensure sufficient space is allocated for collection of materials, including turn radius and height clearance for automated collection trucks.
- Create efficient centralized collection areas with sufficient space for recycling and garbage carts/bins to help avoid unsightly premises caused by overflowing carts/bins.



NEW PARTNERSHIPS TO INCREASE RECYCLING

CNCL - 196

OUTREACH AND CUSTOMER SERVICE

SUPPORTING AWARENESS AND EDUCATION

Richmond recognizes that providing recycling services is the first important step in reducing waste; however, the second critical step is communication and community engagement. This includes informing residents about City and partner programs and services available in the community, educating them on how to use the programs, raising awareness about why recycling and reducing waste is important, and engaging the community to help design programs that fit their needs and priorities. The third essential step is providing excellent customer service. With its commitment to community outreach and customer service, the City goes beyond providing services – it supports residents so they can be successful in reducing their waste.



In 2016, approximately 153 youth volunteered more than 2,660 hours in Richmond's Green Ambassador program to support recycling awareness at events and outreach displays.



CUSTOMER SERVICE

Richmond's successful outreach and customer service programs are designed to help turn information and education into action. By working with children and youth through school programs and the Green Ambassadors, Richmond creates a learning environment where students gain a better understanding about recycling and sustainable waste management, and then apply their skills as volunteers and through school activities. Providing outreach, customer support services and information materials also assists residents by increasing their understanding of how to recycle along with new tools and services to promote recycling at home and on the go.

The Environmental Programs Information Line staff assisted customers with more than 26,000 service requests in 2016, answering questions, assisting with requests relating to garbage and recycling and providing guidance on where to go for additional information and resources. Richmond also assists customers directly at the Recycling Depot, and through its outreach programs in the community.

At the Depot, staff provide assistance with where and how to recycle using its drop-off options, answer questions about City programs and services and sell products such as compost bins and rain barrels as well as Garbage Tags and Garbage Disposal Vouchers. Through outreach, Richmond goes into the community to connect with residents to share information and respond to questions.

26,670
CUSTOMER SERVICE
CALLS SUPPORTED

8,770
GARBAGE TAGS SOLD

700
GARBAGE DISPOSAL
VOUCHERS SOLD

65 COMPOST
BINS SOLD

Richmond recognizes the importance of working with community members to achieve its waste reduction goals. This outreach includes engaging students to raise awareness about the importance of recycling and reducing garbage, as well as creating opportunities for residents to become leaders in the community. The City is also proud to sponsor events and workshops to encourage recycling and provide tips and instructions on how to manage waste responsibly.

2016 HIGHLIGHTS

ENGAGING STUDENTS

In 2016, Richmond sponsored the DreamRider Zero Heroes show at 10 schools, engaging 3,534 students from kindergarten to grade seven and approximately 177 teachers to raise awareness and inspire them to reduce waste. The participants learned about solid waste reduction and received tools to take home to share with their family and friends. In the survey following the shows, 100% of teachers surveyed agreed that the performance was "Outstanding/Very Good" and that the educational content of this show was "Very Valuable", and 89% of teachers surveyed said DreamRider was "Very Effective" at inspiring children to change their environmental behaviours.

RICHMOND GREEN AMBASSADORS

Richmond's Green Ambassadors are dedicated high school students who participate in monthly symposiums to learn about environmental sustainability and apply what they have learned as volunteers at City events and activities. In 2016, 153 students in the program contributed more than 2,660 volunteer hours to promote recycling at community events and organize the REaDY Summit. These energetic and environmentally conscious individuals also manage green initiatives in their school.

RICHMOND RECYCLING CHAMPIONS

Richmond's Recycling Champion program is designed to support residents who are interested in helping their neighbours increase recycling and reduce garbage. This City-sponsored program provides these resident leaders with tips and resources that they can share with other residents to help increase understanding of how to recycle correctly and why it is important to divert waste from landfills. In its first year, 40 residents signed up to be Recycling Champions.

RICHMOND HOSTS 5TH ANNUAL EARTH DAY SUMMIT

The 2016 REaDY Summit showcased how community partners, students and residents can come together to celebrate sustainable actions that can trigger a positive change in our community. Summit participants included 35 student volunteers from 15 Richmond schools, as well as residents from five municipalities. Thanks to help from student volunteers, 95% of the waste from the event was recycled. This year's Summit featured two youth-led keynote presentations and the opening ceremony included speeches by four students between grades three to nine who spoke on the topic "Change Happens Now: The World is Rooted in Our Backyard".



EVENT RECYCLING

Recycling stations are required for all special event bookings taking place in Richmond. For some events, the City hosts recycling stations with assistance from the Green Ambassador volunteers. This involves setting up recycling stations and having recycling assistants at the event to advise people on how to recycle. In 2016, the City hosted recycling stations at 19 events, including the Public Works Open House, Children's Art Festival, Move for Health, Doors Open, COOL Expo, Halloween Fireworks, Ship to Shore Festival, Salmon Festival and Maritime Festival. Typically, very high diversion rates are achieved thanks to the efforts of the City's Green Ambassadors. Examples include:

- Ship to Shore – 90% diversion rate
- Steveston Salmon Festival – 93% diversion rate
- Maritime Festival – 93% diversion rate
- World Festival – 79% diversion rate

The City also supports events by providing organizers with recycling bins and garbage carts at no charge, as well as complimentary collection services. This makes it easy for event organizers to keep the venue clean and recyclables out of the landfill. In 2016, 50 event organizers used the City's event recycling program to help keep recyclable materials out of the garbage at events.

GREAT CANADIAN SHORELINE CLEAN-UP

Jointly led by the Vancouver Aquarium and World Wildlife Foundation, the Great Canadian Shoreline Clean-Up focuses on educating and empowering people to make a difference through community clean-up events. As part of this initiative, Environmental Programs partnered with Parks to support 42 community clean-up events on the City's waterfront.



COMMUNITY WORKSHOPS

Richmond's free community workshops provide education and tips that support recycling and waste reduction techniques. In 2016, the City hosted 38 community workshops with a total of 859 participants. A summary of workshops that focus on helping residents towards the City's goal for 80% waste diversion is provided below.

For information on the workshops, email esoutreach@richmond.ca. To attend free workshops offered by the City, visit richmond.ca/register for workshop details and registration information.

COMMUNITY WORKSHOPS			
TYPE OF WORKSHOP	NUMBER OF WORKSHOPS	NUMBER OF PARTICIPANTS	DESCRIPTION
Composting Workshops	2	31	Learn simple compost harvesting techniques and how to effectively convert food and yard waste into an organic soil conditioner.
Do-it-yourself Recycling Workshops	5	46	Turn second hand items into amazing treasures such as pallet gardens, stationery items, holiday-themed gift baskets and repurposing old clothing into new knit or crocheted items.
Food Waste Reduction Workshops	21	477	Reduce food waste by learning harvesting, freezing/canning, and fermenting techniques to store foods.
Eco-cleaning	2	49	Homemade household cleaners work well, save money and are less harmful to people, animals and the environment. With a few easy steps, participants learn to make and use eco-friendly cleaners.
Recycling Workshops	8	256	Learn how to sort household recyclables properly to reduce contamination. Understand the recycling process and the importance recycling has on the environment.
Total	38	859	

PROGRAMS & PARTNERSHIPS IN WASTE MANAGEMENT

CNCL - 202

TIPS AND RESOURCES

EASY STEPS TO INCREASE RECYCLING AND REDUCE WASTE

In Richmond, we care about our community, and we are working together to trim our waste. The City works with residents and community partners to make it easy and convenient to reuse and recycle at home and on the go. It's all about making recycling a way of life. This at-a-glance resource on the various types of recycling programs and services available through the City of Richmond is a valuable guide to support being recycling smart in Richmond. The Tips and Resources include highlights such as how and where to recycle, what to do with hazardous waste and where to find additional information.

Resources also include contact information and locations for Richmond services and community partners involved in take back collection through product stewardship programs. Together these Tips and Resources help to support maximum recycling with minimum contamination in the waste going to the landfill.



Richmond's Environmental Program staff share information on tips and resources by phone, through outreach events and on the website.



BLUE BOX

Richmond's Blue Box recycling program provides convenient collection for residents in single-family homes and some townhomes to recycle mixed paper, plastic containers, milk cartons, paper and plastic drink cups, flower pots, empty aerosol cans and spiral wound tins like frozen juice concentrate containers as well as glass bottles and jars, which are separated into the grey Glass Recycling Bin.

Recyclable materials from the Blue Box program are collected from single-family homes and some townhome complexes on the same day that garbage is collected. Containers are placed into the Blue Box, glass bottles and jars are placed in the grey Glass Recycling Bin and all paper products, including newspaper and flattened cardboard are placed in the yellow Mixed Paper Recycling Bag. Blue Boxes are available in two sizes: regular (16 gallons) and tall (22 gallons) for extra capacity.

It is important to ensure materials are sorted correctly into the proper recycling receptacles. For example, recyclables must be placed individually in bins – not stacked, nestled, or in plastic bags. Also, plastics like toys, hangers and laundry hampers are not accepted in the Blue Box but can be brought to the Richmond Recycling Depot.

For a list of items accepted in Blue Box recycling, see page 33 or visit www.richmond.ca/recycle.

Set Out Time

Before 7:30 a.m. on collection day.

Report a Missed Collection

Call 604-276-4010 or email garbageandrecycling@richmond.ca.

How to Get a Mixed Paper Recycling Bag, Glass Recycling Bin or Blue Box

There is no charge for new or replacement Blue Boxes, Glass Recycling Bins or Mixed Paper Recycling Bags.

For additional Blue Box supplies call 604-276-4010 or pick them up at the following locations:

Richmond Recycling Depot

5555 Lynas Lane
Wednesday to Sunday (Closed on Mondays, Tuesdays & Statutory Holidays)
9:00 a.m. to 6:15 p.m.

City Hall

6911 No. 3 Road
Monday to Friday (Closed on Saturdays, Sundays & Statutory Holidays)
8:15 a.m. to 5:00 p.m.

Please note: Tall Blue Boxes are only available at the Richmond Recycling Depot.

WHAT GOES WHERE:



MIXED PAPER RECYCLING BAG

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
<ul style="list-style-type: none"> ✓ Newspapers, inserts & flyers ✓ Flattened cardboard boxes ✓ Catalogues & magazines ✓ Cereal boxes ✓ Clean pizza boxes ✓ Corrugated cardboard (small pieces) ✓ Envelopes ✓ Junk mail ✓ Paper bags ✓ Paper egg cartons ✓ Paper gift wrap & greeting cards ✓ Telephone books ✓ Shredded paper (place inside a paper bag to avoid scattering) ✓ Writing paper (notepads, loose leaf paper, white or coloured paper, printed paper) 	<ul style="list-style-type: none"> • Remove plastic liners/covers. • Remove any food residue. • Flatten boxes. • Place in Mixed Paper Recycling Bag. • Cardboard bundle size: 3 ft x 2 ft x 4 in (90 cm x 60 cm x 10 cm) <p><i>Note:</i> Oversized/excessive amounts of cardboard can be dropped off at the City's Recycling Depot at 5555 Lynas Lane.</p>	<ul style="list-style-type: none"> ✗ Cardboard boxes with wax coating ✗ Plastic bags used to cover newspapers/flyers ✗ Metallic wrapping paper ✗ Ribbons or bows ✗ Musical greeting cards with batteries ✗ Padded envelopes ✗ Plastic or foil candy wrappers

GLASS RECYCLING BIN

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
<ul style="list-style-type: none"> ✓ Clear or coloured glass bottles & jars (pickle jars, jam jars, spaghetti sauce jars, soy sauce bottles) 	<ul style="list-style-type: none"> • Remove lids & caps. • Remove food residue. • Empty & rinse. • Place in Glass Recycling Bin. 	<ul style="list-style-type: none"> ✗ Glasses, dishes, cookware, window glass or mirrors ✗ Ceramic products ✗ Lids & caps (place in Blue Box)

BLUE BOX FOR CONTAINERS

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
<ul style="list-style-type: none"> ✓ Empty aerosol cans & caps (food items, air fresheners, shaving cream, deodorant, hairspray) ✓ Microwavable bowls, cups & lids ✓ Paper food containers & cartons (ice-cream, milk, liquid whipping cream) ✓ Paper & plastic drink cups with lids ✓ Plastic containers, trays & caps (bakery containers & deli trays) ✓ Plastic and paper garden pots & trays ✓ Spiral wound paper cans & lids (frozen juice, potato chips, cookie dough, coffee, nuts, baby formula) ✓ Aluminium cans & lids ✓ Aluminium foil & foil containers (foil wrap, pie plates, food trays) ✓ Plastic bottles & caps (food items, condiments such as ketchup, mustard & relish, dish soap, mouthwash, shampoos, conditioners) ✓ Plastic jars & lids ✓ Plastic tubs & lids (margarine, spreads, dairy products such as yogurt, cottage cheese, sour cream, ice cream) ✓ Tin cans & lids 	<ul style="list-style-type: none"> • Remove food residue. • Remove caps or lids; place loose in the Blue Box. • Empty and rinse. • Place in Blue Box. <p><i>Note:</i> Flatten containers where possible.</p>	<ul style="list-style-type: none"> ✗ Aerosol cans with hazardous materials (spray paint) or with remaining content* ✗ Ceramic plant pots ✗ Compostable/biodegradable plastic bags & containers ✗ Containers for motor oil, vehicle lubricant or wax products ✗ Foil-lined cardboard lids from take-out containers ✗ Garden hoses ✗ Plastic bags & over wrap* ✗ Plastic string or rope ✗ Styrofoam materials* <p>* Take to the Richmond Recycling Depot</p>



BLUE CART

All multi-level multi-family complexes like apartments and condominiums and some townhomes have a recycling depot with Blue Carts for recycling mixed paper, plastic containers, milk cartons, paper and plastic drink cups, flower pots, empty aerosol cans and spiral wound tins like frozen juice concentrate containers as well as glass bottles and jars, which are separated into the Glass Recycling Cart. They are generally located in the garbage room or other convenient location.

For sorting recycling, containers are placed in the Containers Recycling Cart, glass bottles and jars are placed in the Glass Recycling Cart and paper products including newspaper and flattened cardboard are placed in the Mixed Paper Recycling Cart. These recyclable materials are banned from landfill.

The carts are emptied once a week. Statutory holidays do not generally affect the collection; however, Christmas Day may delay collection by one day if it falls on a weekday. For information about the recycling depot location in your building, contact your building manager or property manager.

It is important to ensure materials are sorted correctly into the proper recycling carts. For example, recyclables must be placed individually in carts – not stacked, nestled, or in plastic bags. Also, plastics like toys, hangers and laundry hampers are not accepted in the Blue Cart but can be brought to the Richmond Recycling Depot.

For a list of items accepted in Blue Cart recycling, see page 35 or visit www.richmond.ca/recycle.

Cart Emptying

Some carts are retrieved from their site, however, some are brought out to a collection area.

Carts brought out must be at the collection area before 7:30 a.m.

Report a Missed Collection

Call 604-276-4010 or email garbageandrecycling@richmond.ca.

How to Get an Indoor Collection Bag for Blue Cart Recycling

There is no charge for new or replacement Blue Cart recycling bags. For additional bags call 604-276-4010 or pick them up at the following locations:

City Recycling Depot

5555 Lynas Lane
Wednesday to Sunday (Closed on Mondays, Tuesdays & Statutory Holidays)
9:00 a.m. to 6:15 p.m.

City Hall

6911 No. 3 Road
Monday to Friday (Closed on Saturdays, Sundays & Statutory Holidays)
8:15 a.m. to 5:00 p.m.

WHAT GOES WHERE:



MIXED PAPER RECYCLING CART

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
<ul style="list-style-type: none"> ✓ Newspapers, inserts & flyers ✓ Flattened cardboard boxes ✓ Catalogues & magazines ✓ Cereal boxes ✓ Clean pizza boxes ✓ Corrugated cardboard (small pieces) ✓ Envelopes ✓ Junk mail ✓ Paper bags ✓ Paper egg cartons ✓ Paper gift wrap & greeting cards ✓ Telephone books ✓ Shredded paper (place inside a paper bag to avoid scattering) ✓ Writing paper (notepads, loose leaf paper, white or coloured paper, printed paper) 	<ul style="list-style-type: none"> • Remove plastic liners/covers. • Remove any food residue. • Flatten boxes. • Cut cardboard into small pieces – 12 in x 12 in (30 cm x 30 cm) • Place in Mixed Paper Recycling Cart. <p><i>Note:</i> Oversized/excessive amounts of cardboard can be dropped off at the City's Recycling Depot at 5555 Lynas Lane.</p>	<ul style="list-style-type: none"> ✗ Cardboard boxes with wax coating ✗ Plastic bags used to cover newspapers/flyers ✗ Metallic wrapping paper ✗ Ribbons or bows ✗ Musical greeting cards with batteries ✗ Padded envelopes ✗ Plastic or foil candy wrappers

GLASS RECYCLING CART

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
<ul style="list-style-type: none"> ✓ Clear or coloured glass bottles & jars (pickle jars, jam jars, spaghetti sauce jars, soy sauce bottles) 	<ul style="list-style-type: none"> • Remove lids & caps. • Remove food residue. • Empty & rinse. • Place in Glass Recycling Cart. 	<ul style="list-style-type: none"> ✗ Glasses, dishes, cookware, window glass or mirrors ✗ Ceramic products ✗ Lids & caps (place in Containers Recycling Cart)

CONTAINERS RECYCLING CART

ACCEPTED	HOW TO RECYCLE	NOT ACCEPTED
<ul style="list-style-type: none"> ✓ Empty aerosol cans & caps (food items, air fresheners, shaving cream, deodorant, hairspray) ✓ Microwavable bowls, cups & lids ✓ Paper food containers & cartons (ice-cream, milk, liquid whipping cream) ✓ Paper & plastic drink cups with lids ✓ Plastic containers, trays & caps (bakery containers & deli trays) ✓ Plastic and paper garden pots & trays ✓ Spiral wound paper cans & lids (frozen juice, potato chips, cookie dough, coffee, nuts, baby formula) ✓ Aluminium cans & lids ✓ Aluminium foil & foil containers (foil wrap, pie plates, food trays) ✓ Plastic bottles & caps (food items, condiments such as ketchup, mustard & relish, dish soap, mouthwash, shampoos, conditioners) ✓ Plastic jars & lids ✓ Plastic tubs & lids (margarine, spreads, dairy products such as yogurt, cottage cheese, sour cream, ice cream) ✓ Tin cans & lids 	<ul style="list-style-type: none"> • Remove food residue. • Remove caps or lids; place loose in the Blue Cart. • Empty and rinse. • Place in Containers Recycling Cart. <p><i>Note:</i> Flatten containers where possible.</p>	<ul style="list-style-type: none"> ✗ Aerosol cans with hazardous materials (spray paint) or with remaining content* ✗ Ceramic plant pots ✗ Compostable/biodegradable plastic bags & containers ✗ Containers for motor oil, vehicle lubricant or wax products ✗ Foil-lined cardboard lids from take-out containers ✗ Garden hoses ✗ Plastic bags & over wrap* ✗ Plastic string or rope ✗ Styrofoam materials* <p>* Take to the Richmond Recycling Depot</p>

GREEN CART

Food scraps are banned from the garbage, which means they must be recycled or composted. With the Green Cart program, all Richmond residents have access to food scraps recycling and when you recycle with a Green Cart, you are helping turn food scraps and yard trimmings into compost for nutrient-rich soil.

Residents with curbside collection may continue to use Green Cans for excess food scraps and yard trimmings. Paper yard waste bags and tied bundles of yard trimmings are also accepted. Please visit www.richmond.ca/greencart for more information.

Please note that Green Carts stay with the property. Residents with curbside collection may exchange their Green Cart for a different size for \$25. If residents move to another house in Richmond, they will have a Green Cart at that location. If there is no cart, or to exchange a cart size, please call 604-276-4010.

WHAT GOES IN THE GREEN CART:



ACCEPTED		HOW TO RECYCLE	NOT ACCEPTED
FOOD SCRAPS & FOOD SOILED PAPER <ul style="list-style-type: none"> ✓ Breads, pasta, rice & noodles ✓ Coffee grounds & filters ✓ Dairy products ✓ Fruit ✓ Eggshells ✓ Meat, poultry, fish, shellfish & bones ✓ Paper towels/napkin/plates ✓ Pizza delivery boxes ✓ Small amounts of grease/oil absorbed into paper towel ✓ Solid grease ✓ Table scraps & food scrapings ✓ Tea bags ✓ Vegetables 	YARD TRIMMINGS <ul style="list-style-type: none"> ✓ Flowers ✓ Leaves ✓ Grass clippings ✓ Other organic yard materials ✓ Plants (living or dead/dried) ✓ Plant trimmings ✓ Tree & hedge prunings 	<ul style="list-style-type: none"> • Collect food scraps in your kitchen container. • Empty materials from your kitchen container into your Green Cart. • Place yard trimmings into Green Cart along with your food scraps (Extra yard trimmings can go in large paper bags or additional labelled Green Cans). • Place your Green Cart at the curb along with unlimited paper yard trimmings bags and/or Green Cans, Blue Box recycling and garbage by 7:30 a.m. on your regular collection day. <p><i>Note:</i> For centralized Green Cart service, the collection details are arranged between the City and the strata council or property manager. Residents do not have to set the carts out for pick up.</p>	<ul style="list-style-type: none"> ✗ Coffee cups ✗ Compostable and biodegradable plastic bags ✗ Styrofoam cups, meat trays or takeout containers ✗ Garden hoses or flower pots ✗ Liquid grease ✗ Lumber ✗ Pet feces or kitty litter ✗ Plastic bags and plastic overwrap ✗ Plastic wraps ✗ Prunings over 4 inches (10 cm) in diameter ✗ Rocks, dirt or sod

Yard Trimmings Drop-off Locations

Richmond residents and commercial landscapers can drop off yard trimmings (see above for materials accepted) at the following locations.

Ecowaste Industries

15111 Triangle Road
Open Monday to Friday from 7:00 a.m. to 4:30 p.m. (last load in at 4:15 p.m.)

Open Saturday from 8:00 a.m. to 4:00 p.m. (last load in at 3:45 p.m.). Closed Sundays.

Commercial operators will be charged a fee unless pre-approved for servicing residential properties in Richmond.

Visit ecowaste.com or call 604-277-1410 for detailed information.

City Recycling Depot

5555 Lynas Lane
Wednesday to Sunday (Closed on Mondays, Tuesdays & Statutory Holidays)
9:00 a.m. to 6:15 p.m.

There is no charge for dropping off amounts less than one cubic yard (a car, station wagon or minivan load). Large loads are charged a fee of \$20 per cubic yard. Commercial operators will be charged a fee of \$20 per cubic yard at the Richmond Recycling Depot.



HOME COMPOSTING

Home composting turns your food scraps and yard trimmings into nutrient-rich soil that can be spread on lawns and flowerbeds.

BACKYARD COMPOST BIN

"Garden Gourmet" compost bins are available to Richmond residents at the Recycling Depot for \$25 plus tax. The bin dimensions are 36 inches (90 cm) high, 22 inches (56 cm) wide and 22 inches (56 cm) deep. They are suitable for residential backyard composting of grass, leaves, vegetable trimmings, fruit trimmings and other miscellaneous organic garden trimmings.

COMPOST HOTLINE

The Compost Hotline offers support and tips for best practices in home composting. It is operated by City Farmer, which has researched and promoted the best methods of urban composting since 1978.

Compost Hotline

Phone: 604-736-2250

Email: composthotline@telus.net

COMPOST DEMONSTRATION GARDEN

A compost demonstration garden is located at 2631 Westminster Highway in the Terra Nova Rural Park. Composting demonstration units are on display for viewing year-round, from dawn to dusk.



Nitrogen Rich Green Materials:

- PLANT TRIMMINGS
- FRUIT & VEGETABLE PEELINGS
- FRESH GRASS CLIPPINGS
- COFFEE GROUNDS & TEA LEAVES

Carbon Rich Brown Materials:

- DRY LEAVES
- SAWDUST
- STRAW
- SHREDDED NEWSPAPER CLIPPINGS

HOW TO COMPOST

- 1 USING A BACKYARD COMPOST BIN, START WITH A GOOD LAYER OF COARSE ORGANIC MATERIAL, SUCH AS STRAW, LEAVES OR PRUNING AT THE BOTTOM TO ALLOW AIR TO CIRCULATE.
- 2 ADD A GOOD LAYER OF NITROGEN-RICH GREEN MATERIAL FOLLOWED BY ONE LAYER OF CARBON-RICH BROWN MATERIAL, UNTIL THE BIN IS FULL.
- 3 COMPOST REQUIRES AIR. TURN AND STIR YOUR COMPOST WEEKLY SO THE ORGANISMS GET NECESSARY OXYGEN.
- 4 COMPOST REQUIRES MOISTURE. WATER YOUR COMPOST BIN FREQUENTLY, TO ENSURE IT STAYS AS MOIST AS A WRUNG-OUT SPONGE.
- 5 GIVE IT TIME - IN 12-18 MONTHS, MATERIAL AT THE BOTTOM AND MIDDLE OF THE BIN SHOULD BE COMPOSTED. USE THIS THROUGHOUT YOUR GARDEN. USE THE UN-COMPOSTED MATERIAL TO START A NEW BATCH. CHIPPING OR CHOPPING THE MATERIAL CAN INCREASE THE SPEED OF THE PROCESS. REGULAR AERATION IS KEY TO SUCCESSFUL COMPOSTING.

GARBAGE COLLECTION

CURBSIDE COLLECTION SERVICE

Biweekly Garbage Cart Program

Garbage Carts are collected biweekly (every other week). Annual curbside garbage collection fees are based on the size of the cart – the smaller the cart, the lower the fees. Residents may exchange their Garbage Cart for a different size for \$25 by calling 604-276-4010.

For cart size options and related fees, visit www.richmond.ca/garbage.

Preparing Garbage for Collection

It's important to secure or wrap loose garbage to prevent loose materials from being scattered by wind or animals. Garbage must be securely packed in plastic bags. This includes ashes, kitty litter, disposable diapers, vacuum cleaner sweepings and other loose household garbage.

All garbage must be placed at curbside before 7:30 a.m. on collection day but no earlier than

8:00 p.m. the day before. Do not place receptacles or other items on the road.

Residents are responsible for cleaning up any loose materials that have been scattered over the ground by animals, wind or vandalism.

Extra Item Disposal Options

Purchase Garbage Tags or Garbage Disposal Vouchers to dispose of extra garbage.

\$2 Garbage Tags

Garbage Tags for curbside collection are available for purchase at all City facilities. One Garbage Tag is good for an additional garbage bag or can.

Garbage Disposal Vouchers

Richmond residents may purchase a Garbage Disposal Voucher for \$5 at all City facilities. These vouchers are good for up to \$25 at the Vancouver Landfill, and are valid anytime. They are limited to one per household.

Visit www.richmond.ca/recycle for a list of City facilities selling Garbage Tags and Garbage Disposal Vouchers.

Large Item Pick-Up Program

Residents in single-family homes, some townhomes and multi-family complexes with City garbage and/or Blue Box service, can arrange for curbside collection of four large household items each year. See page 39 for details.

Sign up for the Richmond Collection Schedule App

Get weekly collection reminders by downloading the free Richmond Collection Schedule app at the Apple or Android app stores to receive weekly reminders about curbside garbage and recycling collection, and to use the Recycling Wizard for tips on where to recycle.

The following items are **not** accepted in the garbage:

MATERIAL	HOW TO RECYCLE OR DISPOSE
X DEMOLITION WASTE	<ul style="list-style-type: none"> Take to Ecowaste Industries at 15111 Triangle Road, or call the RCBC Recycling hotline at 604-RECYCLE (732-9253).
X DIRT, ROCK, CONCRETE OR BRICKS	<ul style="list-style-type: none"> Take to Ecowaste Industries. Visit ecowaste.com or call 604-277-1410 for accepted items & hours.
X DRYWALL (Gypsum, sheetrock, plasterboard, gyproc & wallboard)	<ul style="list-style-type: none"> Special restrictions apply. Please call the RCBC Recycling Hotline for details at 604-732-9253.
X HAZARDOUS WASTE	<ul style="list-style-type: none"> Call RCBC Recycling Hotline at 604-732-9253, visit www.metrovancouverrecycles.org or see page 46 - 52 for drop-off locations.
X MATERIALS THAT ARE TOO BIG OR MAY DAMAGE GARBAGE TRUCK	<ul style="list-style-type: none"> See Large Item Pick Up program on page 39 for disposal options.
X PROVINCIAL PRODUCT STEWARDSHIP COLLECTION (TAKE BACK) ITEMS	<ul style="list-style-type: none"> Visit bcstewards.com or call 604-732-9253.
X RECYCLABLE MATERIALS (Mixed paper, cardboard, plastic containers, empty aerosol cans, tin & aluminium cans, glass bottles & jars, and other materials accepted in the Blue Box/Blue Cart program)	<ul style="list-style-type: none"> Recycle with the Blue Box or Blue Cart program. Remember to recycle glass separately using the Glass Recycling Bin/Cart. See pages 32 - 35 for details.
X YARD TRIMMINGS & FOOD SCRAPS	<ul style="list-style-type: none"> Place in Green Carts or for yard trimmings only, paper yard waste bags. For yard trimmings only, one cubic yard or less may be dropped off at Recycling Depot. Unlimited amounts of yard trimmings can be dropped off at Ecowaste Industries with proof of residency. Check Green Cart section for restrictions and accepted materials on page 36.

For a list of drop-off locations, use the City's Recycling Wizard available on the Richmond Collection Schedule app and at www.richmond.ca/recyclesearch or call the RCBC Recycling Hotline at 604-732-9253.

COLLECTION SERVICE FOR LARGE HOUSEHOLD ITEMS

Richmond's Large Item Pick Up program provides a convenient collection service for up to four large household items per year, including mattresses, furniture and appliances. The program is available to residents in single-family homes, as well as townhomes and multi-family complexes with the City's garbage collection service and/or Blue Box program.

This program is designed to make it more convenient for residents to dispose of large household items and to help reduce illegal dumping. As well, through this program, large household items that can be recycled will be diverted from the landfill, which will help Richmond achieve its goal for 80% waste diversion from the landfill by 2020.

STEPS ON HOW THE PROGRAM WORKS:

- 1** To schedule collection of up to four items per year, residents can contact the City's service provider, Sierra Waste Services at 604-270-4722 or schedule online at www.richmond.ca/largeitem.
- 2** Sierra Waste Services will contact you to provide a pick up date and confirmation number.
- 3** On your scheduled pick up date only, place items at the curb or for multi-family complexes, in the area designated by the strata or property manager, before 7:30 a.m. or no earlier than 8:00 p.m. the night before.

Safety Consideration: If the large item is a freezer, refrigerator, icebox or other container that is equipped with a latch or locking device, the door/latch must be removed and placed beside the large item for safety reasons.



DID YOU KNOW?

Wet mattresses cannot be recycled and pose safety hazards for lifting. Please ensure the mattress stays dry and mould-free by covering it in a plastic bag. Reuse the bag from newly-purchased mattresses or purchase bags from home hardware and supply stores. Water-logged items that become too heavy may not be picked up.

LIST OF ITEMS ACCEPTED



ACCEPTED

- ✓ Appliances (e.g. stove, dishwasher, washer and/or dryer, hot water tank, refrigerator, freezer, microwave, cooler)
- ✓ Barbecues (remove propane tank and/or lava rock briquettes)
- ✓ Bed frame
- ✓ Electric lawnmowers
- ✓ Furniture (e.g. couch, coffee table, chair, desk, dresser, TV stand, cabinet, drawer, table, hutch, crib, high chair, entertainment centre)
- ✓ Headboard
- ✓ Outdoor furniture (e.g. chairs, patio tables, patio umbrellas)
- ✓ Small household goods, which must be in boxes or bundled and are a reasonable size (one box or bundle is equal to one of the resident's four allotted items)
- ✓ Weight training equipment (e.g. treadmills, ellipticals, stationary bikes, stair masters, weight sets)
- ✓ Mattresses or boxsprings — please cover your mattress with a plastic bag.

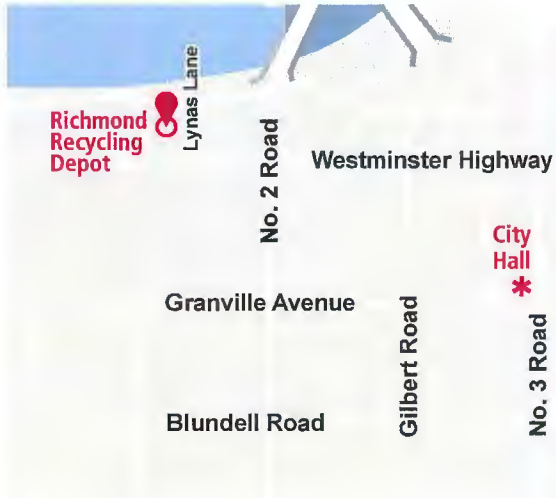
NOT ACCEPTED

- ✗ Car bodies or parts
- ✗ Carpets
- ✗ Construction materials
- ✗ Drywall
- ✗ Gas lawnmowers
- ✗ Hazardous waste
- ✗ Lumber, demolition or home renovation materials
- ✗ Propane tanks
- ✗ Tree stumps
- ✗ Tires

Note: Items that contain any hazardous liquids such as gas, oil, etc. will not be accepted.

See page 47 - 52 for disposal locations or call the RCBC Recycling Hotline at 604-732-9253.

Note: The item(s) must be able to be safely handled from the curbside in order to qualify for collection.



RECYCLING DEPOT

The Richmond Recycling Depot is located at 5555 Lynas Lane and is open from Wednesday through Sunday from 9:00 a.m. to 6:15 p.m. The Depot accepts Styrofoam, batteries, cell phones, used cooking oil, large appliances, large metal items and yard trimmings, as well as recyclables normally placed curbside.

Residents are encouraged to use the curbside recyclables collection for glass bottles and jars, rigid plastic containers, newsprint and mixed paper. Businesses are encouraged to subscribe to onsite collection services if a large quantity of recyclables is produced. Residents and small business operators can drop off one cubic yard of recyclables and three large appliances at the Depot per day.

In addition, the Depot is a Product Stewardship (Take Back) Collection site for paint, solvents, flammable liquids, pesticides, lights, lighting fixtures and small appliances.

FOR SALE AT THE RECYCLING DEPOT

Residents can purchase the following items:

- Compost bins - \$25 each + GST
- Rain barrels - \$30 each + GST
- Extra Garbage Tags - \$2 each
- Garbage Disposal Vouchers (cost is \$5 for Richmond residents and value is up to \$25 at the Vancouver Landfill)



TIP FOR RESIDENTS

Residents can purchase compost bins from the Richmond Recycling Depot. To learn more about how to compost, see page 37, or visit the Compost Demonstration Garden located at 2631 Westminister Highway in the Terra Nova Rural Park.



MATERIALS ACCEPTED AT THE RICHMOND RECYCLING DEPOT

Please note: All materials must be sorted into different containers at the Recycling Depot. Please visit www.richmond.ca/depot for drop-off details.

- | | | |
|---|---|--|
| ✓ Aluminium materials (aluminium foil, pie plates) | ✓ Flammable aerosols | ✓ Newspaper |
| ✓ Appliances (small and large electrical/battery operated appliances including dishwashers, washing machines, stoves, barbecues, ovens, microwaves, fridges, freezers, vacuums, hair dryers, toaster ovens, etc.) | ✓ Flammable liquids | ✓ Paints (household paints) |
| ✓ Batteries (small household batteries less than 5 kg) | ✓ Flower pots (paper/plastic garden pots) | ✓ Paint aerosols |
| ✓ Books | ✓ Gasoline (in approved ULC containers) | ✓ Pesticides (domestic pesticides) |
| ✓ Cell phones (including batteries) | ✓ Glass bottles and jars (clear and coloured) | ✓ Plastic containers |
| ✓ Clean untreated wood | ✓ Lights (fluorescent tubes, compact fluorescent lights, light emitting diodes, halogen and incandescent lights, high intensity discharge and other mercury containing lamps) | ✓ Plastic grocery shopping bags and plastic overwrap |
| ✓ Cooking oil and animal fat | ✓ Lighting fixtures | ✓ Sewing, knitting and textile machines |
| ✓ Corrugated cardboard (flattened, clean corrugated boxes) | ✓ Magazines | ✓ Styrofoam packaging |
| ✓ Exercise and hobby machines (treadmills, elliptical / cross trainers, cycling machines) | ✓ Metal items (bike frames, clean 45 gallon drums, clean automotive parts, lawn chairs, steel coat hangers, steel or lead piping) | ✓ Tin cans |
| | ✓ Paper (mixed paper products including flattened boxboards, envelopes, junk mail, flyers, inserts, office paper, paper egg cartons, telephone books, etc.) | ✓ Tools (power tools such as angle saws, jigsaws, trimmers, drum machines, etc.) |
| | | ✓ Yard and garden trimmings |



TIP FOR RESIDENTS

You can find drop-off locations and how to recycle a variety of household items using the Recycling Wizard on the free Richmond Collection Schedule App (available at the Apple and Android app stores). Plus, the app sends you weekly collection day reminders!

The Recycling Wizard is also available online at www.richmond.ca/recyclesearch.

COMMUNITY RESOURCES AND PARTNERS

METRO VANCOUVER RECYCLES — REUSE AND RECYCLE IN THE REGION

A convenient web tool called Metro Vancouver Recycles makes it easy to connect with people who could use products you don't need, or to find options for recycling products that cannot be included in your curbside collection, visit metrovancoverrecycles.org.

There are also convenient links to online services if you want to sell or give away goods. The following are just a few examples in the Metro Vancouver region:

Metro Vancouver Recycling Directory
metrovancoverrecycles.org

MetroVan Reuses
bc.reuses.com

Richmond Shares
richmondshares.bc.ca

Recycle BC
recyclebc.ca

RCBC COMMUNITY RESOURCES

Recycling Hotline
Monday to Friday, 9 a.m. to 4 p.m.
Phone: 604-RECYCLE (604-732-9253)
Email: hotline@rcbc.bc.ca
RCBC Recyclepedia at rcbc.bc.ca/recyclepedia
Smart Phone App: BC Recyclepedia App
(available at iPhone App Store and Android Market)

DID YOU KNOW?

Four, 2-litre plastic bottles can be recycled into one t-shirt, filling for a ski jacket and two ball caps.



PRODUCT STEWARDSHIP PROGRAMS

The City of Richmond works with local companies and organizations like Product Care and Encorp to support BC's Product Stewardship Programs.

These programs are often called take back programs or Extended Producer Responsibility (EPR) programs, and they are based on the principle that whoever designs, produces, sells or uses a product is also responsible for minimizing that product's environmental impact. The key participants in these programs are the BC government, local governments, producers, retailers and consumers who bring their products to designated collection sites when they are at their end of life. The cost of these programs is covered by consumers and producers, sometimes in the form of a deposit or levy that is charged at the time of purchase. In the case of beverage containers, there are refunds available when they are returned at a collection site.

Take back programs are important as they expand the opportunities for recycling beyond the curbside collection services. There are many household items that can be recycled through businesses and organizations in the community who participate in BC's Product Stewardship Program. Many of these items are also considered hazardous waste, and they are restricted from garbage as they are not accepted at the landfill. The take back programs help to ensure that these expired or end-of-life products will be disposed of safely, and recycled where possible.



PRODUCT STEWARDSHIP PROGRAM CATEGORIES

The following categories highlight the products that can be returned to retailers and other community partners. For a list of drop-off locations for each category, please see pages 47 to 52.

TAKE BACK PROGRAMS	WHAT IS INCLUDED	STEWARDSHIP AGENCY
BATTERIES	Household batteries	Call2Recycle Contact call2recycle.ca 1-888-224-9764 info@call2recycle.ca Drop off site locator 1-877-273-2925
BEVERAGE CONTAINERS	Almost all types of beverage containers	Encorp Pacific (Canada) Contact return-it.ca/locations 1-800-330-9767 or 604-473-2400 returnit@returnit.ca Note: Beverage containers like pop and juice cans and bottles can be recycled with the Blue Box or Blue Cart or can be dropped off at Richmond's Recycling Depot as part of the City's recycling services. Beverage containers can also be returned for a refund on the deposit at a number of Return-It Depot locations in Richmond.
CELL PHONES	Mobile/wireless devices that connect to a cellular or paging network, including all cell phones, smart phones, wireless personal digital assistants (PDAs), external air cards and pagers, as well as cell phone batteries and accessories, including headsets and chargers	Canadian Wireless Telecommunications Association Contact RecycleMyCell.ca 1-888-797-1740 info@recyclemycell.ca
ELECTRONICS	Televisions and computer and printer products such as desktop computers, display devices, portable (laptop) computers, desktop printers and fax machines and computer accessories like keyboards, pointing devices, track balls and mice	Encorp Pacific (Canada) Contact return-it.ca/electronics 1-800-330-9767 or 604-473-2400 returnit@returnit.ca
MEDICATION	All expired or leftover prescription medication, non-prescription medication and mineral supplements, anti-fungal and anti-bacterial creams	Health Products Stewardship Association Contact healthsteward.ca/returns/british-columbia 613-723-7282 or 1-844-535-8889 info@healthsteward.ca

DID YOU KNOW?

100% of brewer packaging is either reusable or recyclable, and in addition to standard beer cans and bottles, brewers reuse or recycle their aluminium kegs and their secondary packaging including plastic shrink wrap, cardboard and wooden pallets.

**DID YOU KNOW?**

A littered aluminum can takes 500 years to disintegrate, but it only takes six weeks to be manufactured, filled, sold, recycled, remanufactured, refilled and be back out on the marketplace.

TAKE BACK PROGRAMS	WHAT IS INCLUDED	STEWARDSHIP AGENCY
PACKAGING AND PRINTED PAPER	Aerosol cans, microwavable bowls/cups/lids, paper food containers & cartons, plastic & paper drink cups with lids, plastic containers/jars/tubs/trays, aluminium cans, tin cans, etc. Visit recyclinginbc.ca for a complete list	RecycleBC Contact recyclebc.ca 778-588-9504 or 1-855-875-3596 info@recyclebc.ca
PAINTS, SOLVENTS, PESTICIDES AND GASOLINE	Paints, solvents, pesticides and gasoline	Product Care Association Contact regeneration.ca 1-877-592-2972 contact@productcare.org
SMALL APPLIANCES AND POWER TOOLS	Kitchen countertop appliances (e.g. toasters, microwaves, coffee makers and food processors), electric bathroom scales, hair dryers, carpet cleaners, vacuum cleaners, portable fans, power tools, sewing and exercise machines	ElectroRecycle is a non-profit, province-wide, small electrical appliance recycling program in B.C. and the first of its kind in Canada through the Canadian Electrical Stewardship Association (CESA) with the help of BC's Product Care Association Contact electrorecycle.ca 1-877-670-2372 info@cesarecycling.ca
TIRES	Car tires, truck tires and some agricultural and logger/skidder tires	Tire Stewardship BC (TSBC) Contact tsbc.ca 1-866-759-0488
THERMOSTATS	Mercury-containing and electronic thermostats	Heating, Refrigeration and Air Conditioning Institute of Canada in partnership with the Canadian Institute of Plumbing and Heating, and delivered by Summerhill Impact. Contact switchthestat.ca 416-922-2448 (ext 232) jcourt@summerhillgroup.ca
USED OIL AND ANTIFREEZE	Motor oil, oil filters, empty oil containers, antifreeze and used antifreeze containers	BC Used Oil Management Association Contact usedoilrecycling.com/en/bc 1-866-254-0555 reception@usedoilrecycling.ca

HAZARDOUS WASTE AND OTHER DISPOSAL ITEMS

The careless handling of hazardous products can cause serious injury as well as damage to the environment. Hazardous products that are dumped in sewers or green spaces can injure livestock, wildlife and plant life. Careful and often specialized disposal is essential for these materials.

There are certain materials that Metro Vancouver disposal facilities do not accept, either because there are already disposal programs set up for these items, or because they are hazardous to waste collection workers, the public and the environment.

At disposal sites, garbage loads are inspected for banned and prohibited materials. Loads that arrive at the disposal sites containing prohibited materials are assessed a \$65 minimum surcharge, plus the cost of removal, clean-up or remediation. Loads containing banned materials are assessed a 50% tipping fee surcharge.

Many common hazardous household and automotive products must be recycled or disposed through special depots. Disposal sites and take back collection options for hazardous and banned materials are listed on the following pages. Please note that this information is provided as a reference for your convenience; however, it is not guaranteed. Please call first to confirm that the site is still open to accept these take back products and to check hours of operation.

For a list of drop-off locations, use the City's Recycling Wizard available on the Richmond Collection Schedule app and at www.richmond.ca/recyclesearch, or call the RCBC Recycling Hotline at 604-732-9253.

BANNED AND HAZARDOUS MATERIALS

BANNED HAZARDOUS AND OPERATIONAL IMPACT MATERIALS	BANNED MATERIALS THAT CAN BE RECYCLED WITH CITY SERVICES	BANNED PRODUCT STEWARDSHIP MATERIALS
<ul style="list-style-type: none"> x Agricultural waste x Asbestos x Automobile parts and bodies x Barrels, drums, pails or other large (205 litre or greater) liquid containers, whether full or empty x Biomedical waste x Dead animals x Gypsum x Hazardous waste x Inert fill material including soil, sod, gravel, concrete and asphalt exceeding 0.5 cubic metres per load x Liquids or sludge x Mattresses x Propane tanks x Refuse that is on fire, smoldering, flammable or explosive x Wire and cable exceeding 1% of load 	<ul style="list-style-type: none"> x Beverage containers x Clean wood x Containers made of glass, metal or banned recycled plastic  x Corrugated cardboard x Food waste x Green waste x Recyclable paper 	<ul style="list-style-type: none"> x Antifreeze and antifreeze containers x Batteries x Electronics and electrical products, including metal household and commercial appliances x Fluorescent lights x Gasoline x Lead-acid batteries x Oil, oil filters and oil containers x Packaging and printed paper x Paint x Pesticides x Pharmaceutical products and medications x Solvents and flammable liquids x Thermostats x Tires
For a complete list of banned materials, please visit www.metrovancouver.org/services/solid-waste/bylaws-regulations/banned-materials		



TIP FOR RESIDENTS

To spot hazardous waste, look for the words Danger, Warning, or Caution on the product label, and any of the symbols shown above.



ANTIFREEZE AND EMPTY CONTAINERS ^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Richmond Audi	5680 Parkwood Way	604-279-9663
Certigard Petro-Canada	4011 Francis Road	604-241-1101
Cowell Motors Ltd. - Volkswagen	13611 Smallwood Place	604-273-3922
Jaguar Land Rover Richmond	5660 Parkwood Way	604-273-6068
Jiffy Lube	10991 No. 4 Road	604-448-0142
Metron Auto Service Ltd.	104 - 8077 Alexandra Road	604-270-1668
Mr. Lube	9120 Westminster Highway	604-273-5823
Rainbow Auto Service	142 - 11788 River Road	604-276-2820

For a complete list of antifreeze or containers accepted, visit <http://usedoilrecycling.com/en/bc> or call 604-732-9253.

APPLIANCES - SMALL ^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Richmond Return-It Depot	135 - 8171 Westminster Hwy	604-232-5555

For a complete list of small appliances accepted, visit electrorecycle.ca or call 604-732-9253.

AUTOMOTIVE BATTERIES ^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Kal Tire	2633 No. 5 Road	604-278-9181
Regional Recycling *	13300 Vulcan Way	1-855-701-7171
Sota Battery Canada	11871 Horseshoe Way	604-271-9727

Note: All retail locations accept a used car battery for each new one purchased. For a list of collection sites, please visit www.recyclemybattery.ca.

CRASH CAR SEATS

DROP-OFF LOCATION	ADDRESS	PHONE
City of Vancouver Landfill *	5400 72nd Street, Delta	604-873-7000

DB: Disposal ban | * A fee is charged

Please note: Drop-off locations may change without notice. Please call individual locations to confirm address and hours of operation.

**BATTERIES AND MOBILE PHONES ^{DB}**

Batteries weighing five kilograms or less.

DROP-OFF LOCATION	ADDRESS	PHONE
Best Buy	700-5300 No. 3 Road	604-273-7335
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Dr Battery	102 - 4460 Jacombs Road	604-273-8248
Home Depot	2700 Sweden Way	604-303-9882
London Drugs	5971 No. 3 Road	604-448-4811
	3200 - 11666 Steveston Highway	604-448-4852
Pharmasave	116 - 10151 No. 3 Road	604-241-2898
Rona	7111 Elmbridge Way	604-273-4606
Staples	8171 Ackroyd Road	604-270-9599
	110 - 2780 Sweden Way	604-303-7850

For a complete list of batteries accepted, please visit call2recycle.ca or call 1-888-224-9764.

For a complete list of mobile phones drop off locations, visit call2recycle.ca/locator.

All cellular/mobile phone stores accept used cellular/mobile phones for refurbishing or recycling.

To erase information from your device, including text messages, contacts and personal files, use Cell Phone Data Erasers by recyclemycell.ca/recycling-your-device available for free.

CARBON MONOXIDE (CO), SMOKE AND COMBINATION SMOKE AND CO ALARMS ^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
London Drugs (smoke detectors only)	5971 No. 3 Road	604-448-4811
	3200 - 11666 Steveston Highway	604-448-4852
Regional Recycling	13300 Vulcan Way	1-855-701-7171

For a complete list of alarms accepted, please visit regeneration.ca or call 604-732-9253.

**ELECTRONICS: AUDIO VISUAL EQUIPMENT, COMPUTERS, MONITORS, TVs, PRINTERS, FAX MACHINES, SCANNERS, VIDEO GAMES & ACCESSORIES**

DROP-OFF LOCATION	ADDRESS	PHONE
Best Buy	700 - 5300 No. 3 Road	604-273-7335
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Staples	8171 Ackroyd Road	604-270-9599
	110 - 2780 Sweden Way	604-303-7850

For a complete list of materials accepted, please visit return-it.ca/electronics or call 604-473-2400.

EXERCISE & HOBBY MACHINES ^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Richmond Return-It Depot	135-8171 Westminster Hwy	604-232-5555

EYEGLASSES

DROP-OFF LOCATION	ADDRESS	PHONE
Drop off at a local optometrist or eye care professional.		

FIRE EXTINGUISHERS

DROP-OFF LOCATION	ADDRESS	PHONE
Vancouver Fire*	22131 Fraserwood Way	604-232-3473

DB: Disposal ban | * A fee is charged

Please note: Drop-off locations may change without notice. Please call individual locations to confirm address and hours of operation.

DID YOU KNOW?

The Product Stewardship Program helps with take back of many recyclable materials and is guided by the principle that whoever designs, produces, sells or uses a product takes responsibility for minimizing that product's environmental impact. The costs for

recycling these products are covered through environmental handling fees that are charged on the sale of products and through refundable deposits on items like beverage containers.


**FLAMMABLE LIQUIDS^{DB}, PESTICIDES^{DB},
SOLVENTS^{DB}, GASOLINE^{DB}**

(Gasoline must be in approved ULC container)

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Regional Recycling	13300 Vulcan Way	1-855-701-7171

For a complete list of flammable liquids, gasoline, pesticides and solvents accepted, please visit regeneration.ca or call 604-732-9253.

GENERAL HAZARDOUS MATERIALS

DROP-OFF LOCATION	ADDRESS	PHONE
Tervita*	160 - 13511 Vulcan Way	604-214-7000
Terrapure Environmental*	9 - 7483 Progress Way, Delta	604-952-1220

GYPSUM DRYWALL^{DB}

No other materials attached to or on drywall

DROP-OFF LOCATION	ADDRESS	PHONE
City of Vancouver Landfill *	5400 72nd Street, Delta	604-873-7000
Ecowaste Industries Ltd. *	15111 Triangle Road	604-277-1410
New West Gypsum Recycling *	38 Vulcan Street, New Westminster	604-534-9925
Vancouver Transfer Station (Maximum 1/2 sheet with a paid load of garbage)	377 W. Kent Avenue N.	604-326-4600

HYPODERMIC NEEDLES

Purchase a "Sharps Container" from a pharmacy and return the container to same pharmacy when full.


LIGHTS & LIGHTING FIXTURES^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
London Drugs	5971 No. 3 Road	604-448-4811
	3200 - 11666 Steveston Highway	604-448-4852
Rona	7111 Elmbidge Way	604-273-4606

For a complete list of lighting products accepted, please visit regeneration.ca or call 604-732-9253.

**LUBRICATING (USED) OIL^{DB}, OIL FILTERS^{DB},
PLASTIC OIL CONTAINERS^{DB}**

DROP-OFF LOCATION	ADDRESS	PHONE
Audi of Richmond	5680 Parkwood Way	604-279-9663
Cowell Motors Ltd - Volkswagen	13611 Smallwood Place	604-273-3922
Esso Service Station (Blundell)	7991 No. 1 Road	604-277-1105
Jaguar Land Rover of Richmond	5660 Parkwood Way	604-273-6068
Jiffy Lube	10991 No. 4 Road	604-448-0142
Metron Auto Service Ltd.	104 - 8077 Alexandra Road	604-270-1668
Mr. Lube	9120 Westminster Highway	604-273-5823
Sky Auto Services	110 - 5791 Minoru Boulevard	604-233-1828

For a complete list of lubricating oil, oil filters and plastic oil containers accepted, visit usedoilrecycling.com or call 604-732-9253.

DB: Disposal ban | * A fee is charged

Please note: Drop-off locations may change without notice. Please call individual locations to confirm address and hours of operation.

Working together with the City of Richmond, producers, retailers and residents can divert hazardous waste and other special disposal items from the landfill. Producers and retailers who support product stewardship and related take back programs assist with recycling and proper disposal, and residents can use these programs to help turn waste into resources.




MATRESSES AND BOXSPRINGS^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Canadian Mattress Recycling*	1210 Cliveden Avenue, Delta	604-777-0324
City of Vancouver Landfill*	5400 72nd Street, Delta	604-873-7000
MattressRecycling.ca*	11571 Twigg Place	604-324-3211

Richmond's Large Item Pick Up Program: Contact Sierra Waste at 604-270-4722. Please note some restrictions apply. Visit www.richmond.ca/largeitem for program details.

MEDICAL DEVICES & EQUIPMENT^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Best Buy	700 - 5300 No. 3 Road	604-273-7335
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Staples	8171 Ackroyd Road	604-270-9599
	110 - 2780 Sweden Way	604-303-7850



MUSICAL INSTRUMENTS^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot (electrical instruments only)	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Staples (electrical instruments only)	8171 Ackroyd Road	604-270-9599
	110 - 2780 Sweden Way	604-303-7850

PAINT & PAINT AEROSOL CONTAINERS^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Rona	7111 Elmbridge Way	604-273-4606

For a complete list of paint & paint aerosol containers accepted, please visit regeneration.ca or call 604-732-9253.

DB: Disposal ban | * A fee is charged

Please note: Drop-off locations may change without notice. Please call individual locations to confirm address and hours of operation.

**PHARMACEUTICAL DB**

All pharmacies accept left over or outdated prescription drugs, non-prescription medications, herbal products, mineral supplements, vitamin supplements and throat lozenges for safe disposal.

For a list of pharmacies and/or drugs, medications, herbal products and mineral supplements accepted, visit healthsteward.ca/returns/british-columbia or call 604-732-9253.

Note: Please do not wash these items down the drain or throw them in the garbage.

PROPANE TANKS - REFILLABLE (EMPTY)

DROP-OFF LOCATION	ADDRESS	PHONE
City of Vancouver Landfill*	5400 72nd Street, Delta	604-873-7000
Husky Gas Stations*	8011 No. 3 Road	604-270-3822
	9060 Bridgeport Road	604-278-0011

PROPANE TANKS (SMALL) - DISPOSABLE (EMPTY)

DROP-OFF LOCATION	ADDRESS	PHONE
City of Vancouver Landfill	5400 72nd Street, Delta	604-873-7000
Husky Gas Stations*	8011 No. 3 Road	604-270-3822
	9060 Bridgeport Road	604-278-0011

OUTDOOR POWER EQUIPMENT DB

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Regional Recycling	13300 Vulcan Way	1-855-701-7171

**SEWING, KNITTING & TEXTILE MACHINES DB**

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Richmond Return-It Depot	135 - 8171 Westminster Hwy	604-232-5555

STYROFOAM - MOLDED PACKAGING & FOOD CONTAINERS

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010

London Drugs customers can return the moulded packaging Styrofoam from their appliance, computer and accessories products to any London Drugs store with proof of purchase.

STYROFOAM CHIPS (PEANUTS)

DROP-OFF LOCATION	ADDRESS	PHONE
The UPS Store	185 - 9040 Blundell Road	604-231-9643
	3080 - 11666 Steveston Hwy	604-271-1501
	130 - 8191 Westminster Hwy	604-279-0988
Packaging Depot	6360 Kingsway, Burnaby	604-451-1206
	5524 Cambie Street, Vancouver	604-325-9966
Westcoast Plastic Recycling Inc*	215 - 7080 River Road	604-247-1664

TELUS EQUIPMENT (RENTAL OR RETAIL) DB

All TELUS rental or retail equipment such as cordless/corded phones, Voice Over IP (VOIP) phones, Global Positioning System (GPS) equipment and video/telephone conference equipment can be returned via Canada Post, call 604-310-2255 for more information.

DB: Disposal ban | * A fee is charged

Please note: Drop-off locations may change without notice. Please call individual locations to confirm address and hours of operation.

DID YOU KNOW?

Recycled tires are used in products such as athletic tracks, playground safety surfaces, synthetic turf fields and roofing products.

**THERMOSTATS^{DB}**

DROP-OFF LOCATION	ADDRESS	PHONE
Andrew Sheret Ltd.	4500 Vanguard Road	604-278-3766

For more information, call 1-800-267-2231 ext. 224..

TIRES^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Chariot Tire Ltd.	404 - 5940 No. 6 Road	604-276-2966
Island City Automotive	180 - 5400 Minoru Blvd	604-273-4023
Canadian Tire	3500 No. 3 Road	604-273-2939
	11388 Steveston Highway	604-271-6651
Express Lube & Tune Centre	2840 No. 3 Road	604-278-1018
Kal Tire	2633 No. 5 Road	604-278-9181
Metro Tires Ltd.	13320 Mitchell Road	604-321-9004
Midas Auto & Tire Service	4660 No. 3 Road	604-273-9664
OK Tire Store	5831 Minoru Boulevard	604-278-5171
Redline Automotive Ltd.	1 - 11711 No. 5 Road	604-277-4269
Roadrunners Dial A Tire Ltd.	125 - 11780 River Road	604-274-8473
Signature Mazda	13800 Smallwood Place	604-278-3185
Vancouver Landfill (Passenger/light truck, with/ without rims limit of 10)	5400 72nd Street, Delta	604-873-7000

Note: All retail locations accept a used tire for a new one purchased.

For a complete list of tires accepted, visit tsbc.ca or call 1-866-759-0488.

BICYCLE TIRES, TUBES, HELMETS, LOCKS AND WORKING BIKES

DROP-OFF LOCATION	ADDRESS	PHONE
Village Bikes	3891 Moncton Street	604-274-3865

For more information, visit tsbc.ca/bike.php or call 1-866-759-0488.

TOOLS - POWER (ELECTRONIC & ELECTRICAL)^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
City's Recycling Depot	5555 Lynas Lane	604-276-4010
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171
Richmond Return-It Depot	135 - 8171 Westminster Hwy	604-232-5555

TOYS (ELECTRONIC & ELECTRICAL) INCLUDING VIDEO GAMING SYSTEMS & ACCESSORIES^{DB}

DROP-OFF LOCATION	ADDRESS	PHONE
Best Buy	700 - 5300 No. 3 Road	604-273-7335
Ironwood Bottle & Return-It Depot	110 - 11020 Horseshoe Way	604-275-0585
OK Bottle Depot	7960 River Road	604-244-0008
Regional Recycling	13300 Vulcan Way	1-855-701-7171

UPHOLSTERED FURNITURE (COUCHES, ARMCHAIRS, ETC)

DROP-OFF LOCATION	ADDRESS	PHONE
Canadian Mattress Recycling*	1210 Cliveden Avenue, Delta	604-777-0324
City of Vancouver Landfill*	5400 72nd Street, Delta	604-873-7000
MattressRecycling.ca*	11571 Twigg Place	604-324-3211

Richmond's Large Item Pick Up Program: Contact Sierra Waste at 604-270-4722. Please note some restrictions apply. Visit www.richmond.ca/largeitem for program details.

DB: Disposal ban | * A fee is charged

Please note: Drop-off locations may change without notice. Please call individual locations to confirm address and hours of operation.



CNCL - 225

CITY OF RICHMOND

Environmental Programs Information Line:

604-276-4010

www.richmond.ca/recycle



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City of Richmond

Report to Committee

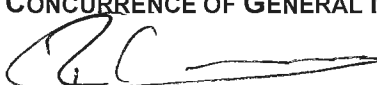


To: Public Works and Transportation Committee
From: John Irving, P.Eng. MPA
Director, Engineering
Date: March 29, 2017
File: 10-6060-05-01/2017-
Vol 01
Re: Post Winter Roads and Paving Program Update

Staff Recommendation

1. That \$202,300 be allocated from the MRN Provision for MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021).
2. That \$832,500 be allocated from the Gas Tax Provision for Non MRN road rehabilitation and included as an amendment to the 5 Year Consolidated Financial Plan (2017-2021).

John Irving, P.Eng. MPA
Director, Engineering
(604-276-4140)

Att. 1

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

Staff Report

Origin

The winter of 2016/2017 was the worst the City of Richmond has experienced in recent memory. Low temperatures and high snowfalls led to an extensive snow removal program and has accelerated deterioration of the City's Roadways. This report identifies a number of roadways where repairs are required due to the unusually harsh winter and requests Council approval for funding to perform those repairs.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.3. *Effective transportation and mobility networks.*

This report supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.1. *Safe and sustainable infrastructure.*

Findings of Fact

The winter of 2016/2017 was one of the worst in recent history. Table 1 identifies average winter metrics and compares them to statistics compiled for 2016/2017 at the weather station at Richmond Nature Park.

Table 1 – Winter Weather Statistics December Through March

	Average (1981 -2010)	2016/2017	Difference
Snowfall	34.6 cm	55.4 cm	160% of average
Days With Snowfall	7.1 days	17 days	239% of average
Rain	541 mm	382.4 mm	71% of average
Days with Rainfall	73.7 days	55 days	75% of average
Days Below 0 Degrees Celcius	48.1	64	133% of average

A key issue was the amount of time that snow remained on the ground. In a typical Richmond winter, snow is typically washed away by rainfall within a few days of snowfall. The 2016/2017 winter was exceptional with snow remaining on the ground for long periods of time during the winter season.

Analysis

The extreme winter weather experienced in 2016/2017 accelerated deterioration of the City's road network. Beyond work identified in the 2017 Capital Plan, Public Works has identified \$1,034,800 in roadway remediation projects that require attention in 2017, as itemized in Attachment 1. Roadway rehabilitation is required for these roadways this year to prevent further deterioration that will lead to costly road replacement. Staff recommends that this work be completed prior to the fall of 2017.

The City of Richmond entered the Community Works Fund Agreement with the Union of British Columbia Municipalities through which the City receives annual Gas Tax Funds. These funds can be allocated to projects that fall into one of the following categories: public transit, local roads and bridges, community energy systems, water and wastewater, solid waste management, disaster mitigation, culture and tourism infrastructure, and sport and recreation infrastructure. This project is applicable under the local roads and bridges category.

Financial Impact

Major Road Network (MRN)

\$202,300 of the proposed roadway remediation work is on MRN roadways. Staff recommend funding this work from the MRN Provision and including this as an amendment to the City's 5 Year Consolidated Financial Plan (2017-2021). The MRN provision has an unencumbered balance of \$5.3M.

Non Major Road Network (Non-MRN)

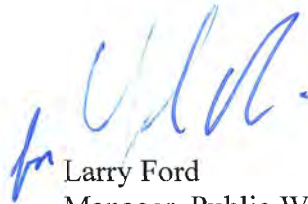
\$832,500 of the proposed roadway remediation work is on Non-MRN roadways. Staff recommend funding this work from the Gas Tax Provision and including this as an amendment to the 5 Year Consolidated Financial Plan (2017-2021). The Gas Tax Provision has an unencumbered balance of \$1.2M.

Conclusion

The winter of 2016/2017 was one of the worst in recent memory and has accelerated deterioration of the City's road network. Public Works has identified \$1,034,800 in roadway remediation projects over and above the 2017 Capital Program that are required to prevent further roadway deterioration which will lead to costly road replacement.



Lloyd Bie, P.Eng.
Manager, Engineering Planning
(604-276-4075)



Larry Ford
Manager, Public Works, Health and
Safety Programs
(604-244-1209)

LB:lb

Att. 1: Table of Roads Requiring Rehabilitation Due to 2016/2017 Winter Weather

Attachment 1 – Roads Requiring Rehabilitation Due to 2016/2017 Winter Weather

Road	Road Section	Rehabilitation Treatment	MRN / non-MRN	Area (sq. m)	Cost
Blundell Rd	No. 5 Rd to Shell Road Trail	Grind and Overlay	Non-MRN	5,805	\$145,100
Steveston Hwy	Palmberg to Entertainment Way	Grind and Overlay	Non-MRN	7,740	\$193,500
Minoru Rd	Lansdowne to Ackroyd	Grind and Overlay	Non-MRN	4,200	\$105,000
Westminster Hwy	Garden City to 100 m past Alderbridge	Grind and Overlay	MRN	8,092	\$202,300
No. 3 Rd	Westminster to Ackroyd	Grind and Overlay	Non-MRN	3,720	\$93,000
Granville Ave	Gilbert to Minoru	Grind and Overlay	Non-MRN	11,475	\$286,900
Westminster Hwy	W/PL of temple to Nelson	Crack Seal	Non-MRN	N/A	\$3,000
Westminster Hwy	Nelson to Railroad Overpass	Crack Seal	Non-MRN	N/A	\$3,000
Saba Rd	Buswell to No. 3 Rd	Crack Seal	Non-MRN	N/A	\$3,000
Total:					\$1,034,800




To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 5, 2017
File: RZ 16-726337

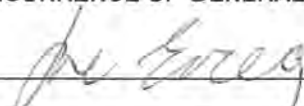
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM3)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:el
Att. 6

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment A) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

A Report to Committee (Attachment B) was taken to Planning Committee on March 21, 2017 and then to Council on March 27, 2017. In response to the referral motion carried at the Council meeting, the applicant has revised the proposal to include two secondary suites in the proposed townhouse development. A revised preliminary site plan is contained in Attachment C and a preliminary floor plan of the secondary suites is contained in Attachment D.

Background

The following referral motion was carried at the March 27, 2017 Council meeting:

"That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be referred to staff to investigate the possibility of including secondary suites."

This supplemental report is being brought forward now to provide a summary of revisions made to the development proposal and the amendments to the Richmond Zoning Bylaw 8500 required to facilitate the inclusion of secondary suites in townhouse developments.

Findings of Fact

Please refer to the attached updated Development Application Data Sheet (Attachment E) for a comparison of the proposed development data with the relevant bylaw requirements. Please refer to the original Staff Report dated March 10, 2017 (Attachment B) for information pertaining to related City's policies and studies, pre-Planning Committee public input and responses, as well as staff comments on built form and architectural character, transportation and site access, tree retention and replacement, variance requested, amenity space, and site servicing and frontage improvements.

Revised Development Proposal

In response to the referral motion carried at the March 27, 2017 Council meeting, the applicant has revised the development proposal to include two ground level secondary suites. These secondary units will be contained in two of the larger units (unit type B4) proposed on site, located near the main entry driveway (see Attachment C). The total floor area of each of these B4 units is approximately 159 m² (1,711.5 ft²) and the size of each secondary suite is approximately 31 m² (336.7 ft²). Each secondary suite contains a living/dining area, a

kitchenette, a bedroom and a bathroom (see Attachment D). A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of the each of the secondary suites, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

Zoning Text Amendment

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. Staff propose to:

1. Update the definition of "secondary suites" to identify that a secondary suite can also be contained within a townhouse unit;
2. Update the *Specific Use Regulations for Secondary Suites* (Section 5.4) to accommodate secondary suites in townhouse developments; same as the secondary suites in single-family homes, a secondary suite in a townhouse development:
 - Must be completely enclosed within a townhouse unit;
 - Must not exceed 40% of the total floor area of the townhouse unit;
 - Must have an additional parking stall (over and beyond the number of parking stalls required for the townhouse unit) for its exclusive use, if located on a lot fronting an arterial road; and
 - Must be the only secondary suite contained within the same townhouse unit.
3. amend the standard townhouse zones, including the "Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)", "Medium Density Townhouses (RTM1, RTM2, RTM3)", "High Density Townhouses (RTH1, RTH2, RTH3, RTH4)" and "Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)" zones, to add "secondary suite" as a secondary use in townhouse developments.

The proposed zoning text amendment would allow future townhouse development proposals in standard townhouse zones to include secondary suites in townhouse units. There is no limit on the number of secondary suites permitted on each development site and there is no minimum size requirement for the secondary suites. Staff will work with the developer to ensure the number and sizes of secondary suites proposed are appropriate.

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 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. The proposal has been revised in response to Council's request to include secondary suites in the townhouse development. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment F, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9715 be introduced and given first reading.



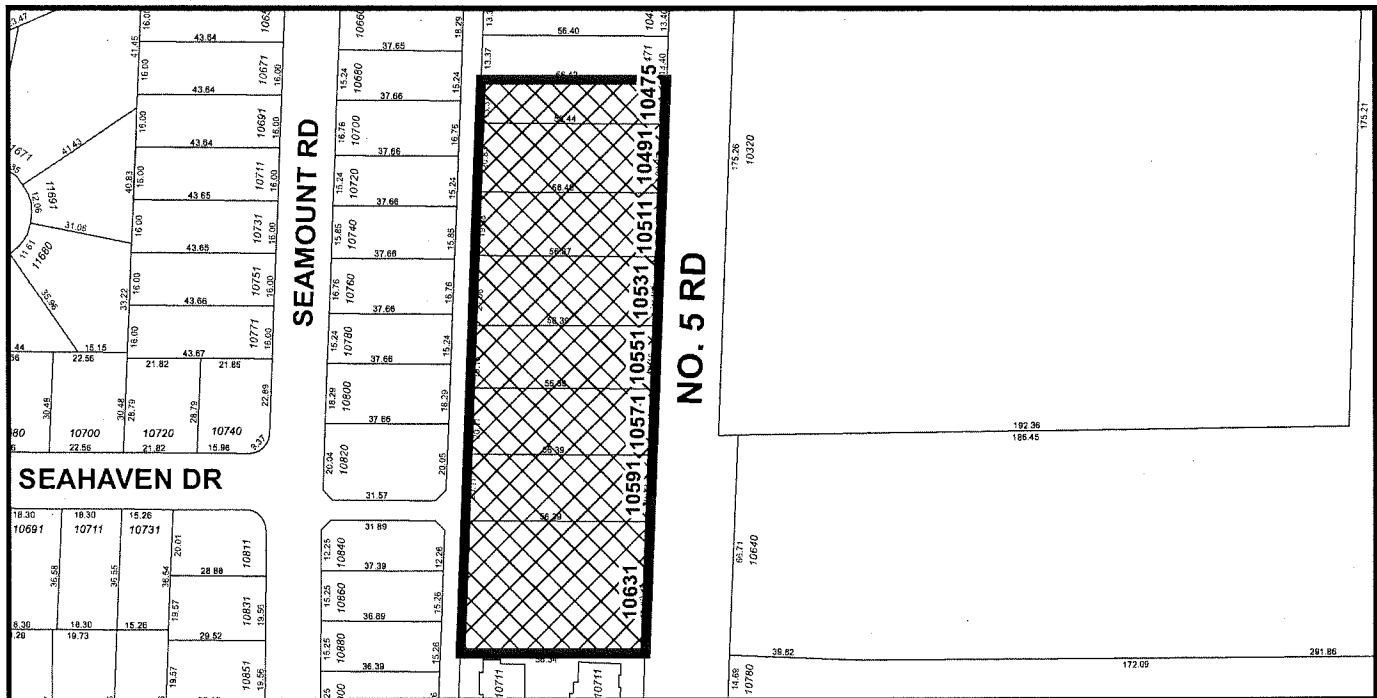
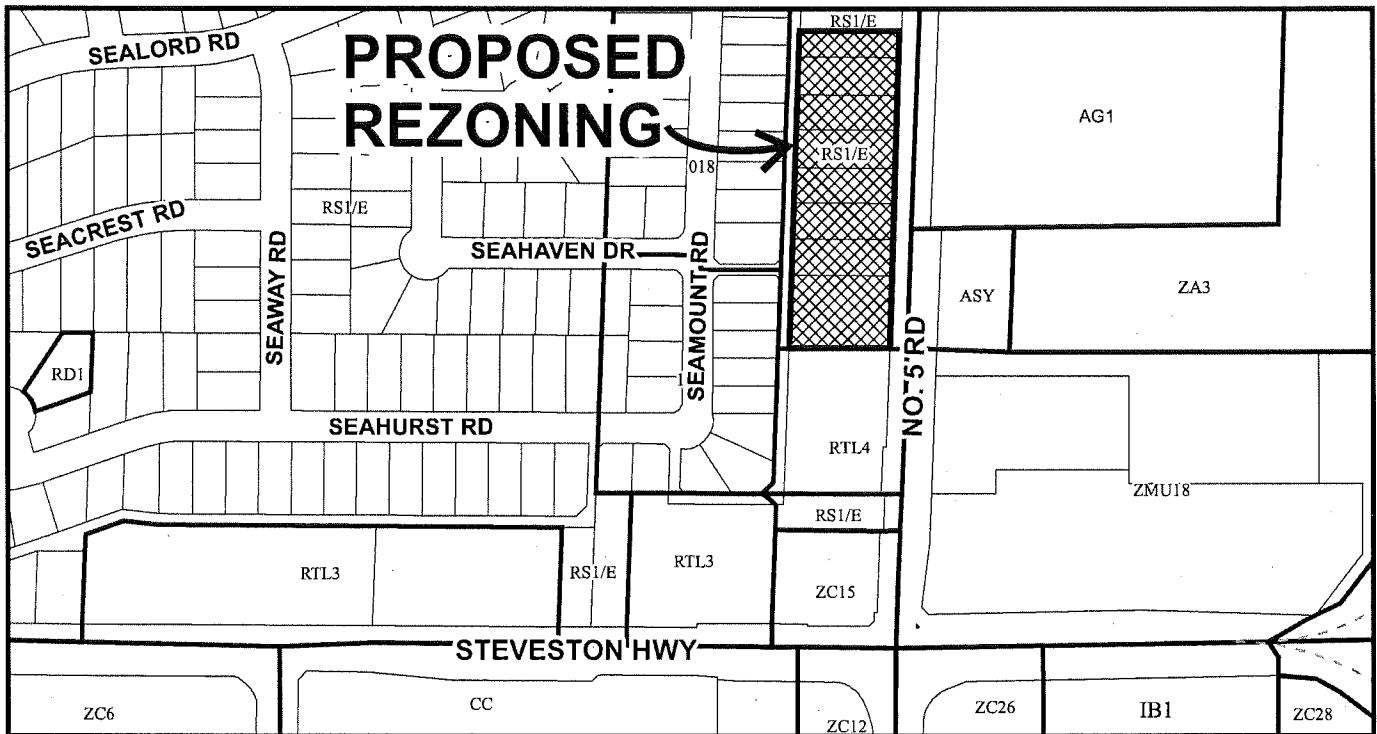
Edwin Lee
Planner 1

EL:rg

Attachment A: Location Map
Attachment B: Report to Committee dated March 10, 2017
Attachment C: Updated Preliminary Site Plan
Attachment D: Preliminary Secondary Suite Floor Plan
Attachment E: Development Application Data Sheet
Attachment F: Rezoning Considerations



City of
Richmond



RZ 16-726337

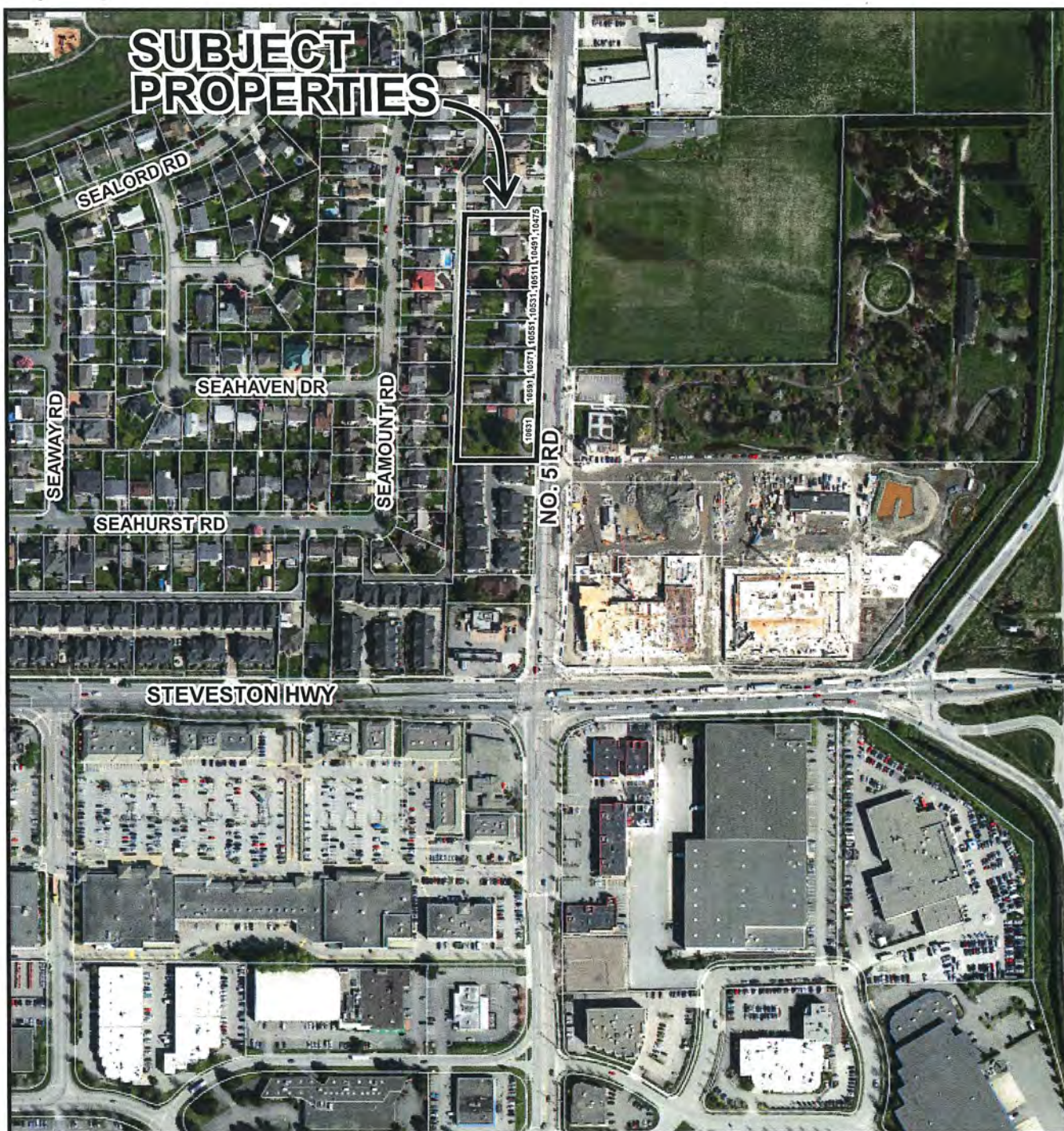
Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond





City of Richmond

Report to Committee Planning and Development Division


To: Planning Committee **Date:** March 10, 2017
From: Wayne Craig **File:** RZ 16-726337
 Director, Development
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" Zone to "Medium Density Townhouses (RTM3)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first reading.


 Wayne Craig
 Director, Development
 EL:blg
 Att. 8

REPORT CONCURRENCE

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment 1) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

Project Description

The eight properties under this application have a total combined frontage of 174 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.7 FAR. The site layout includes 19 two-storey units and 28 three-storey units in 15 townhouse clusters. Vehicle access is provided by a single driveway access to No. 5 Road and four separate pedestrian accesses will be provided. The required outdoor amenity area is situated at the southeast corner of the site.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Single-family homes zoned "Single Detached (RS1/E)", which are identified for townhouse development under the Arterial Road Land Use Policy.

To the South: A 21-unit townhouse complex on a lot zoned "Low Density Townhouses (RTL4)".

To the East: Across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned "Assembly (ASY)" and "Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens" for future day care centre and park uses.

To the West: Across a lane, single-family homes on large lots zoned "Single Detached (RS1/E)", fronting on to Seamount Road.

Related Policies & Studies**Official Community Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m width for residual site requirement. The proposal will leave a residual site to the north with a frontage of approximately 26.8 m at 10451 and 10471 No. 5 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire the two adjacent properties to the north. The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners.

To verify the viable future redevelopment of the residual site to the north, the applicant has provided a development concept plan for the site (on file). Also, registration of a statutory right-of-way (SRW) over the internal driveway on the development site will be required prior to final adoption of the rezoning bylaw in order to facilitate access to future development to the north.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east side of No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on site along the entire east property line. The proposal, including planting details, will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. Staff will work with the applicant to amend the proposed planting plan based on AAC's comments, if any, through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City's approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

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 Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$59,369.35.

Public Consultation

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

The applicant conducted a public Open House for the rezoning application on June 22, 2016. The Open House was held at Daniel Woodward Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 100 households (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. 23 people attended the event, and 10 of them were from six households located within the notification area. Comment sheets were provided to all the attendees and five completed comment sheets were received (Attachment 5) at the end of the meeting. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in ***bold italics***.

1. Fence height along the west property line should be raised to 1.5 m (5 ft.) to avoid trespassing.

A line of 1.2 m (4 ft.) tall wood fence is proposed on top of a new retaining wall (ranging from 0.7 m to 0.9 m high) along the west property line. The overall height of this solid screen along the rear lane would be approximately 1.9 m (6.2 ft.) to 2.1 m (6.9 ft.).

2. Removal of 90% of the trees on site and removal of large trees on site should be avoided.

The applicant is proposing to retain seven of the nine bylaw-sized trees on site that are in good condition. This includes five Douglas Fir trees located at the southern edge of the site, which are in excellent condition. The retention of this grove of five Douglas Fir trees precludes any construction on the southeast portion of the site. The applicant has revised the site plan to locate the outdoor amenity area from a more centralize location to the southeast corner of the site and reduced the number of units proposed.

The applicant is proposing to remove two bylaw-sized trees on site that are in good condition due to their conflicts with site grading. The applicant is proposing to remove another 49 bylaw-sized trees due to their poor condition. While 88% of the bylaw-sized on site are proposed to be removed, 78% of healthy trees on site are being retained.

3. Rear Yard Setback from the City lane should be increased from the proposed 4.5 m to 6.0 m.

The Arterial Road Guidelines for Townhouses in the OCP suggests that townhouse clusters be set back 6.0 m from the rear property line along the rear yard interface with single-family housing. There is a 6.0 m wide lane located between the adjacent single-family homes and the subject townhouse site; with the proposed 4.5 m rear yard setback, the proposed two-storey townhouse units will be located at least 10.5 m from the rear property line of the adjacent single-family lots to the east. Staff feel that this distance would pose minimal impact to the neighbouring residents. The approximately 0.5 m road dedication required along No. 5 Road also limits the opportunity to provide a larger rear yard setback. Appropriate landscaping along the rear yards of the proposed development should address any further adjacency concerns. Staff will work with the developer to ensure natural screening will be included in the proposal at the Development Permit stage.

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*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the eight properties into one development parcel with a total area of 9,727.3 m², and construct 47 townhouse units. The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. The three-storey units have been arranged in clusters of four units, with the ends of the blocks facing No. 5 Road. The two-storey units are arranged as duplexes and triplexes along the western edge of the site to serve as a transition to the single-family neighbourhood across from the back lane. The outdoor amenity area will be situated at the southeast corner of the site, surrounding the five protected Douglas Fir trees on site.

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

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along No. 5 Road and along the internal drive aisles; to reduce visual massing of the three-storey units along, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 5 Road, and to the adjacent existing developments.

- Review of size and species of replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of ALR buffer design in response to Agricultural Advisory Committee's comments.
- Refinement of landscape design, including screening of headlight glare onto No. 5 Road.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Transportation and Site Access

One vehicular access from No. 5 Road is permitted on this proposed development; limited to a right-in/right-out traffic movement. No access via the back lane is proposed due to the potential intrusion of traffic into the existing single family neighbourhood. This vehicular access will be utilized by adjacent properties to the north if they apply to redevelop; and be utilized by the adjacent property to the south when required. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 5 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.5 m across the entire No. 5 Road frontage for road, and to accommodate frontage improvements, including, but not limited to: a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

In addition, the developer is required to revise the orientation of the existing crosswalk on the north leg of the intersection at No. 5 Road and the access road to the Gardens development so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not be limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on August 30, 2016 for a period of one year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. There is no tree on the neighbouring properties within 2 m of the property line of the subject site and no street trees on City property in front of the site.

The Report assesses 58 bylaw-sized trees on the subject site. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 7):

- Five Douglas Fir trees located (in a small grove) at the southern edge of the development site are all in excellent condition and will be retained and protected a minimum 5.0 m out from the bases of the trees.
- One 75cm caliper Sitka Spruce tree is in good condition and will be retained and protected a minimum 4.5 m out from the base of the tree.
- One 86 cm caliper Red Cedar tree located along the No. 5 Road street frontage is in very good condition and will be retained and protected a minimum 5.0 m out from the base of the tree.
- One 35 cm caliper Japanese Maple tree located along the No. 5 Road street frontage is in very good condition, but the retention of this Japanese Maple tree would further restrict the developable area of this site. Considering that the applicant has made efforts to retain a grove of five Douglas Fir trees at the southern edge of the site by removing three proposed units, staff agreed to the removal of this Japanese Maple tree.
- One 51 cm caliper Variegated Tulip tree is in excellent condition; however, it is located in the middle of the north-south drive aisle. Staff have agreed to the removal of this tree with the understanding that two new Variegated Tulip trees (at a minimum size of 8 cm caliper) will be planted along the No. 5 Road street frontage to compensate for the loss of this tree.
- 49 trees on site will be removed due to poor structural condition; 98 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 111 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed buildings # 9 to #13, and from 6.0 m to 5.5 m for buildings # 14 and 15. Staff support the requested variance recognizing that an approximately 0.5 m wide road dedication is required along the entire No. 5 Road frontage, no unit could be built on the southeast portion of the site due to the retention of a grove of five large Douglas Fir trees, and a large outdoor amenity will be provided. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy; for a contribution of \$293,181.97.

Townhouse Energy Efficiency and Renewable Energy

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

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, plus \$3,000 per unit over 39 units be provided in lieu of indoor amenity space. The total cash contribution required for this 47 unit townhouse development is \$83,000.00.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification and re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development, as well as to install of a new fire hydrant on the west side of No. 5 Road and upgrade the storm sewer. All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee. A list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file).

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 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.



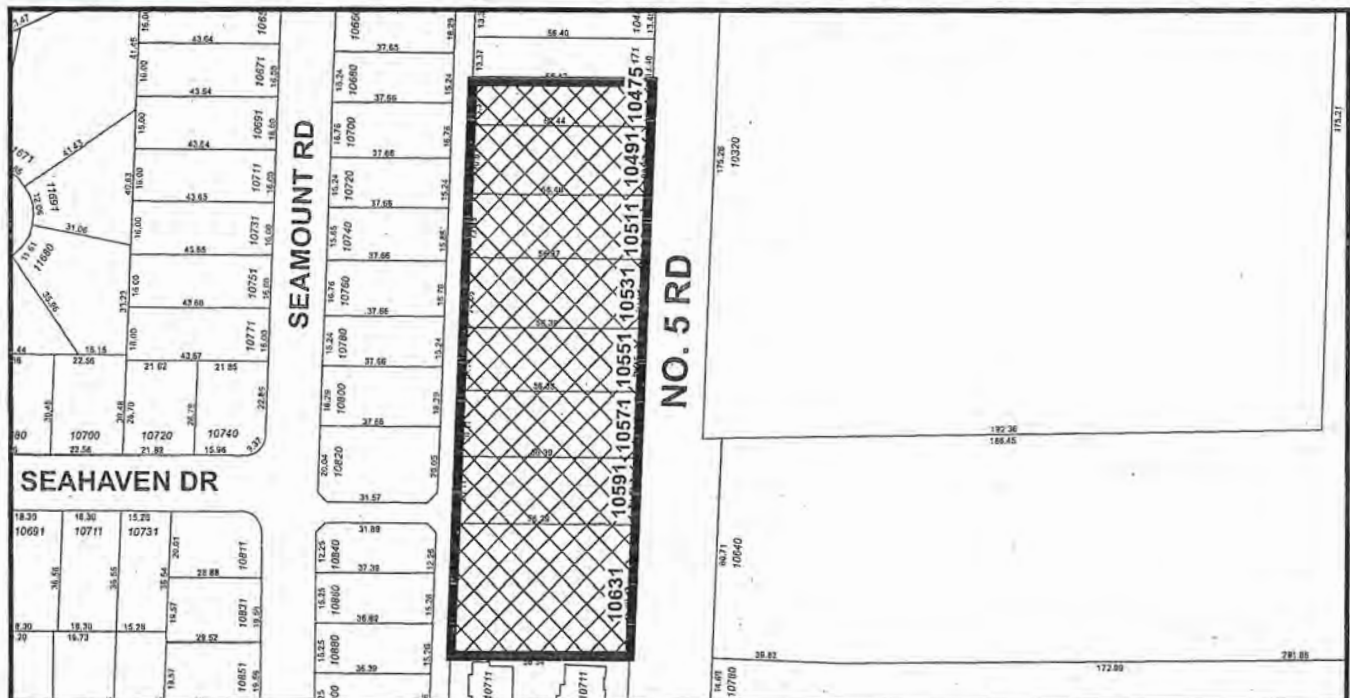
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Open House Notification Area
- Attachment 5: Completed Comment Sheets Received at the Open House
- Attachment 6: Open House Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-726337

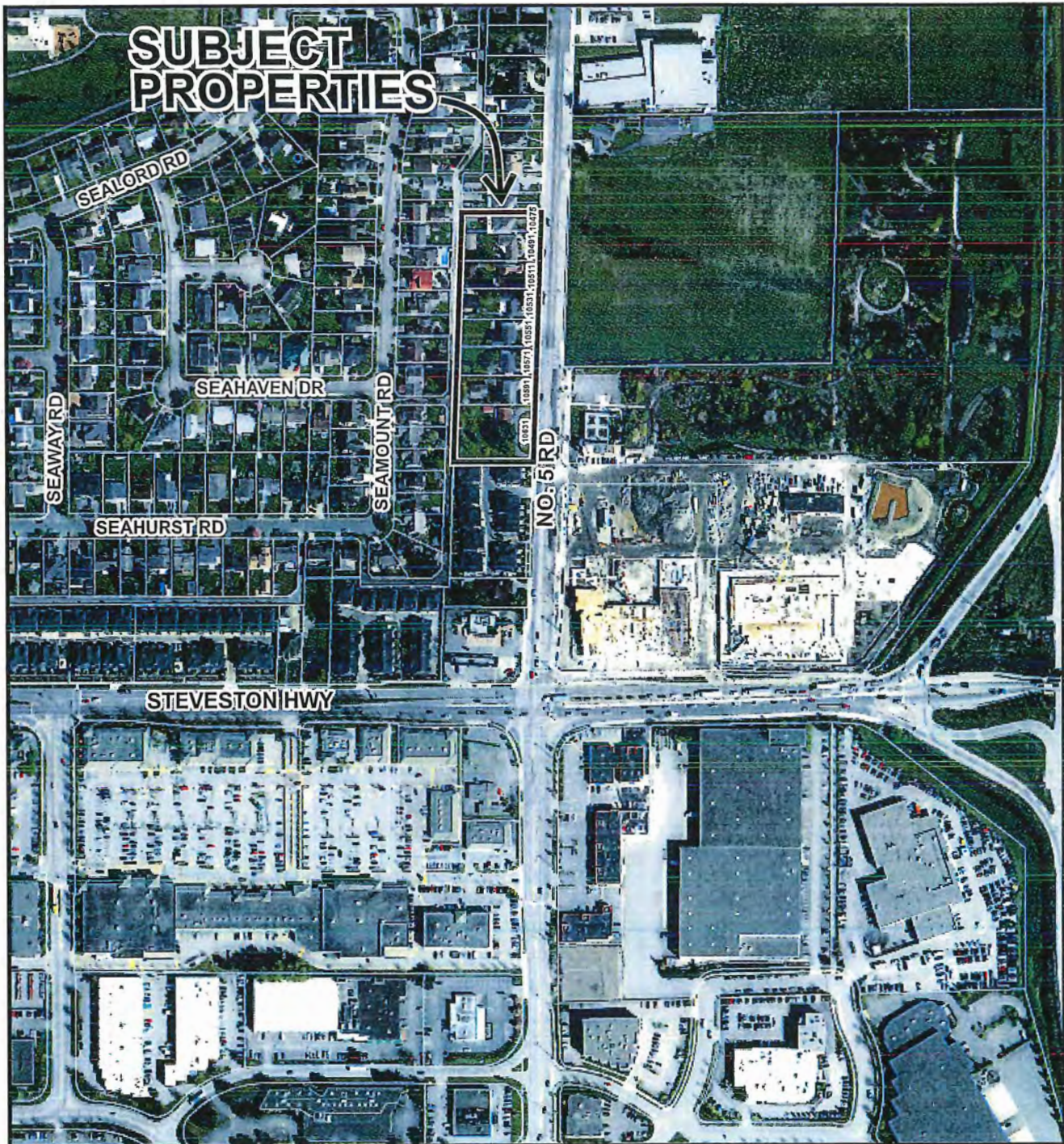
Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-726337

Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES

CNCL - 248



INTEGRAL ARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6B 1T5
 T 604.684.4239 F 604.684.4270
 WWW.IAARCHITECTURE.COM
 BARBARA@IAARCHITECTURE.COM



ANTHEM PROPERTIES

TOWNHOUSE
 DEVELOPMENT
 1000-1007 No. 5 Road
 VANCOUVER, BC
 V6B 1T5

SITE PLAN

1000-1007 No. 5 Road
 1" = 20'
 March 02, 2017
 CITY REVIEW

A-1.000

CNCL - 249



NO.	DATE	REVISION DESCRIPTION	DR.
1	10/16/13	ISSUED FOR PERMITS	
2	10/16/13	REVISIONS AND COMMENTS	
3	11/14/13	REVISED PERMITS	
4	11/14/13	REVISED PERMITS	
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90	11/14/13	REVISED PERMITS	

CLIENT:

ANTHEM PROPERTIES

PROJECT:
TOWN HOUSE
DEVELOPMENT
10475-10631
NO. 5 ROAD
RICHMOND, B.C.
RZ 16-726337
DRAWING TITLE:

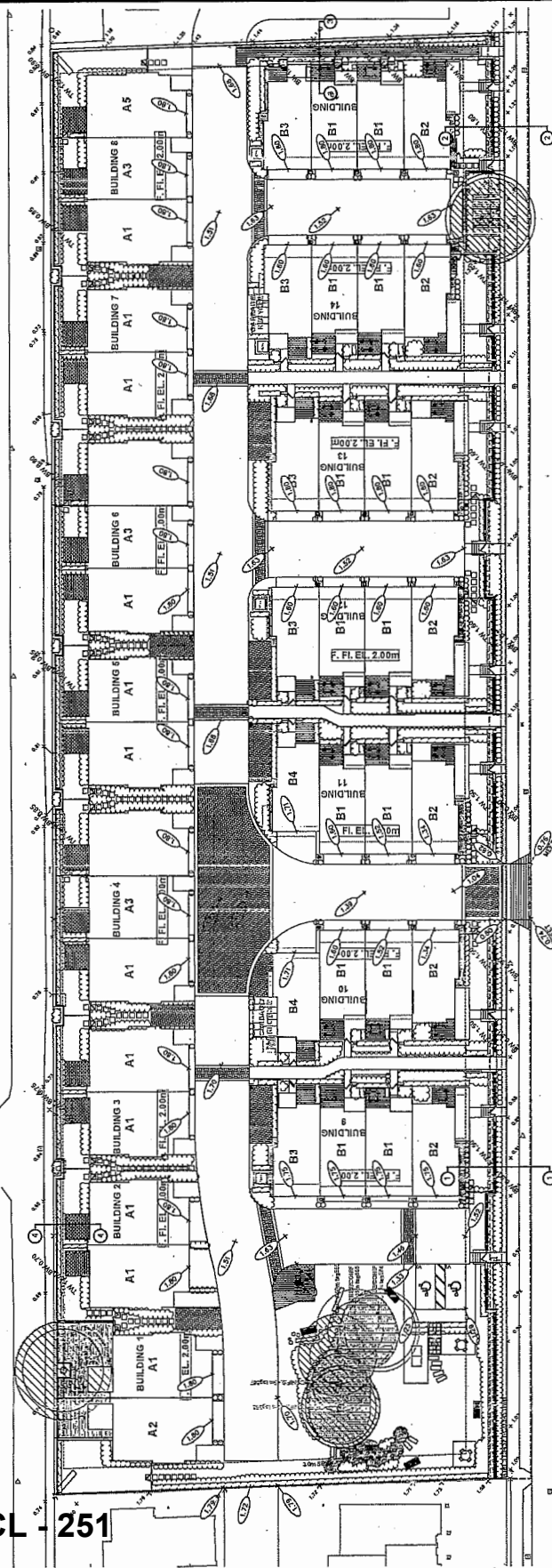
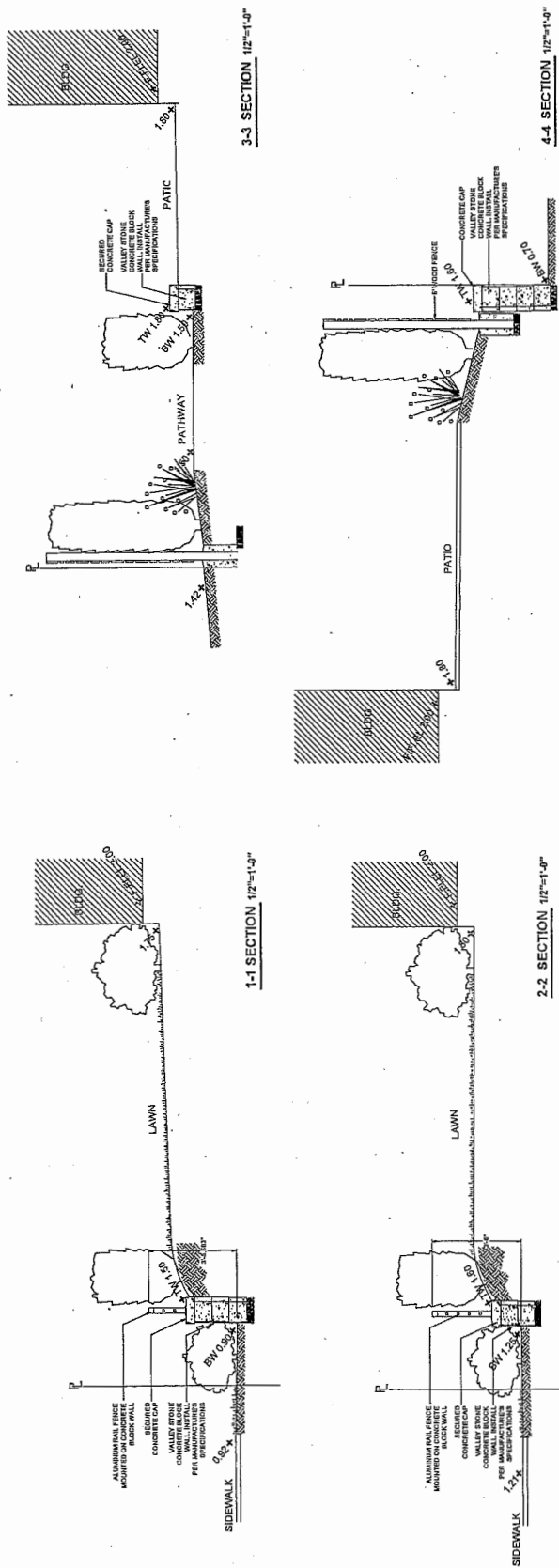
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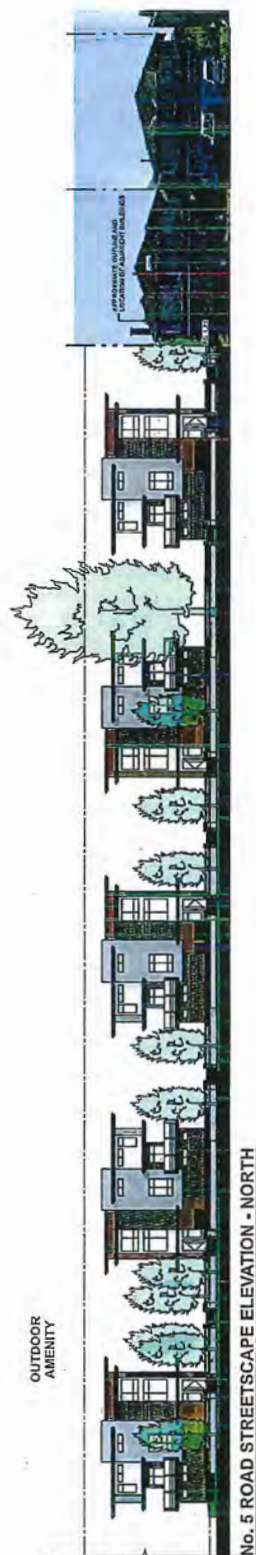
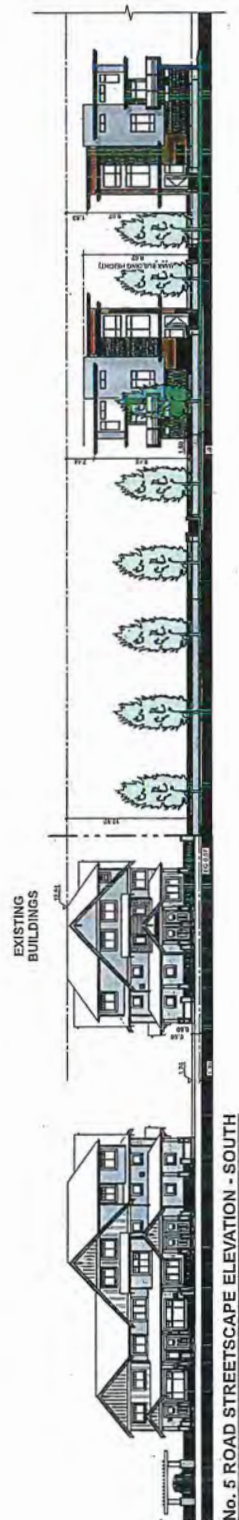
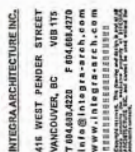
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EJO PROJECT NUMBER: 16-019



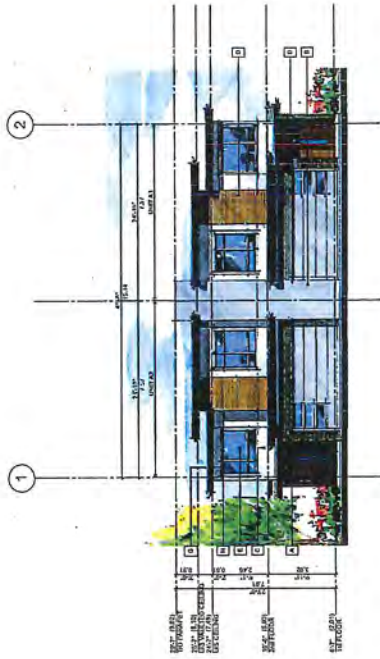


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1/18" = 1'-0"	102461
February 28, 2017	104781
5 - DP Resubmission	105002

A-0.310



INTEGRAL ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
TEL: 604-683-7440
WWW.INTEGRAL-ARCH.COM
REG. NO. 12345678901234567890
VANCOUVER, BC V6B 1T5



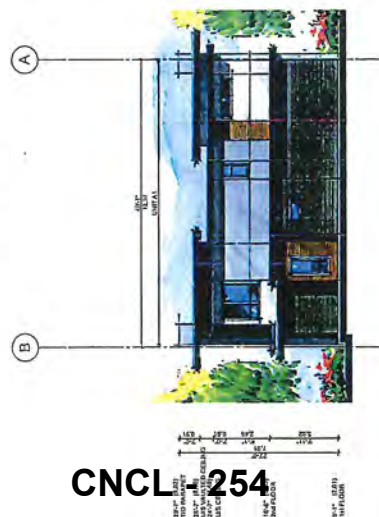
BUILDING 1 - EAST ELEVATION



BUILDING 1 - WEST ELEVATION



BUILDING 1 - SOUTH ELEVATION



BUILDING 1 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Colour to match	Reference No.	Elements
Green	Hunts Point Ltd. Siding	Timber Bark		Roofs by siding - 4" exposure
Charcoal	Colourbond	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure
White	Practical Paints	Timber Bark		Roofs by siding - 4" exposure

Colour	Manufacturer	Colour to match	Reference No.	Elements
Black	Colourbond	Timber Bark		Roofs by siding - 4" exposure
Black	Colourbond	Timber Bark		Roofs by siding - 4" exposure
Black	Colourbond	Timber Bark		Roofs by siding - 4" exposure
Black	Colourbond	Timber Bark		Roofs by siding - 4" exposure
Black	Colourbond	Timber Bark		Roofs by siding - 4" exposure
Black	Colourbond	Timber Bark		Roofs by siding - 4" exposure
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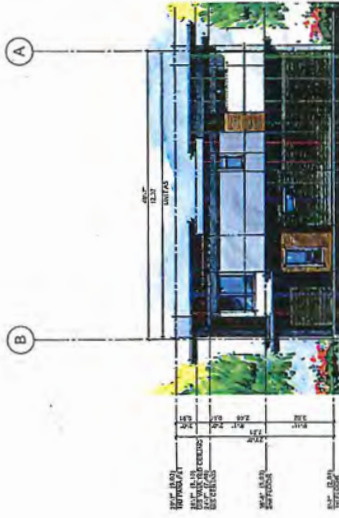
ANTHEM PROPERTIES
TOWNHOUSE DEVELOPMENT
1000-1001 NO. 6 ROAD
VANCOUVER, BC V6B 1T5
TEL: 604-683-7440
WWW.ANTHEM-PROPERTIES.COM

BUILDING 1 ELEVATIONS
1000-1001 NO. 6 ROAD
VANCOUVER, BC V6B 1T5
TEL: 604-683-7440
WWW.ANTHEM-PROPERTIES.COM

A-2.012



BUILDING 8 - WEST ELEVATION



BUILDING 8 - EAST ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Finish/texture	Colour to match...	Reference lib.	Elements
A	Shore	Quartz Pink Lip Siding	Teal Bank	Health by skin - 2" exposure
B	Charcoal	Quartz Pink Lip Siding Smooth texture, 2" exposure	Brickwork Mosaic on wall 2104-02	Exterior walls, selected facade
C	Silver	Quartz Pink Lip Siding on Easy-Ton	to match Y' windows	Exterior walls, selected facades
D	Cedar	Shoreline Rear central glass wall	Woodwork 'Old Cherry'	Exterior walls, selected facades
E	Flower	Flowers Veget	Clear, exposed aluminum	Trucks placed near windows & doors
F	Black	Carbon	to match Y' window frame finish	Pre-fabricated aluminum railing on Clear Easy-Ton

[illegible]

BUILDING 8 - NORTH ELEVATION

BUILDING 08
ELEVATIONS

16381	1000000000
1/8" = 1'-0"	1000000000
February 20, 2017	1000000000
5 - DP Resubmission	1000000000

A-2.082



INTEGRA ARCHITECTURE INC.
416 WEST PENDER STREET
VANCOUVER, BC
T 604.684.4220 F 604.684.4270
info@integra-arch.com
www.integra-arch.com
VANCOUVER, BC V6C 2R8
REGISTRATION NO. 1234567890123456
B.C. REG. NO. 1234567890123456



BUILDING 12 - SOUTH ELEVATION



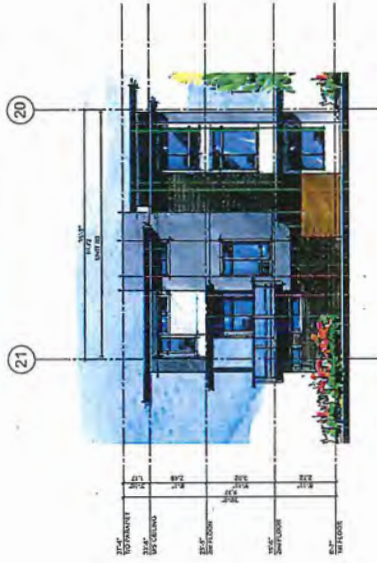
BUILDING 12 - NORTH ELEVATION

MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Colour & finish	Reference No.	Element
A	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
B	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
C	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
D	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
E	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
F	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits



BUILDING 12 - EAST ELEVATION



BUILDING 12 - WEST ELEVATION

Colour	Manufacturer	Colour & finish	Reference No.	Element
A	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
B	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
C	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
D	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
E	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits
F	Benjamin Moore	White up siding - 5" exposure	Benjamin Moore	Exterior walls, selected soffits

ANHEIM PROPERTIES
PROJECT
TOWNHOUSE
DEVELOPMENT
1000-1001 N. 5 ROAD
RICHMOND, BC
V6X 1Y3
BUILDING 12
ELEVATIONS
1000-1001 N. 5 ROAD
RICHMOND, BC
V6X 1Y3
February 20, 2017
5 - 1P Finalisation
A-2.122



RZ 726337

Attachment 3

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m ²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47
Other Designations:	N/A	No Change

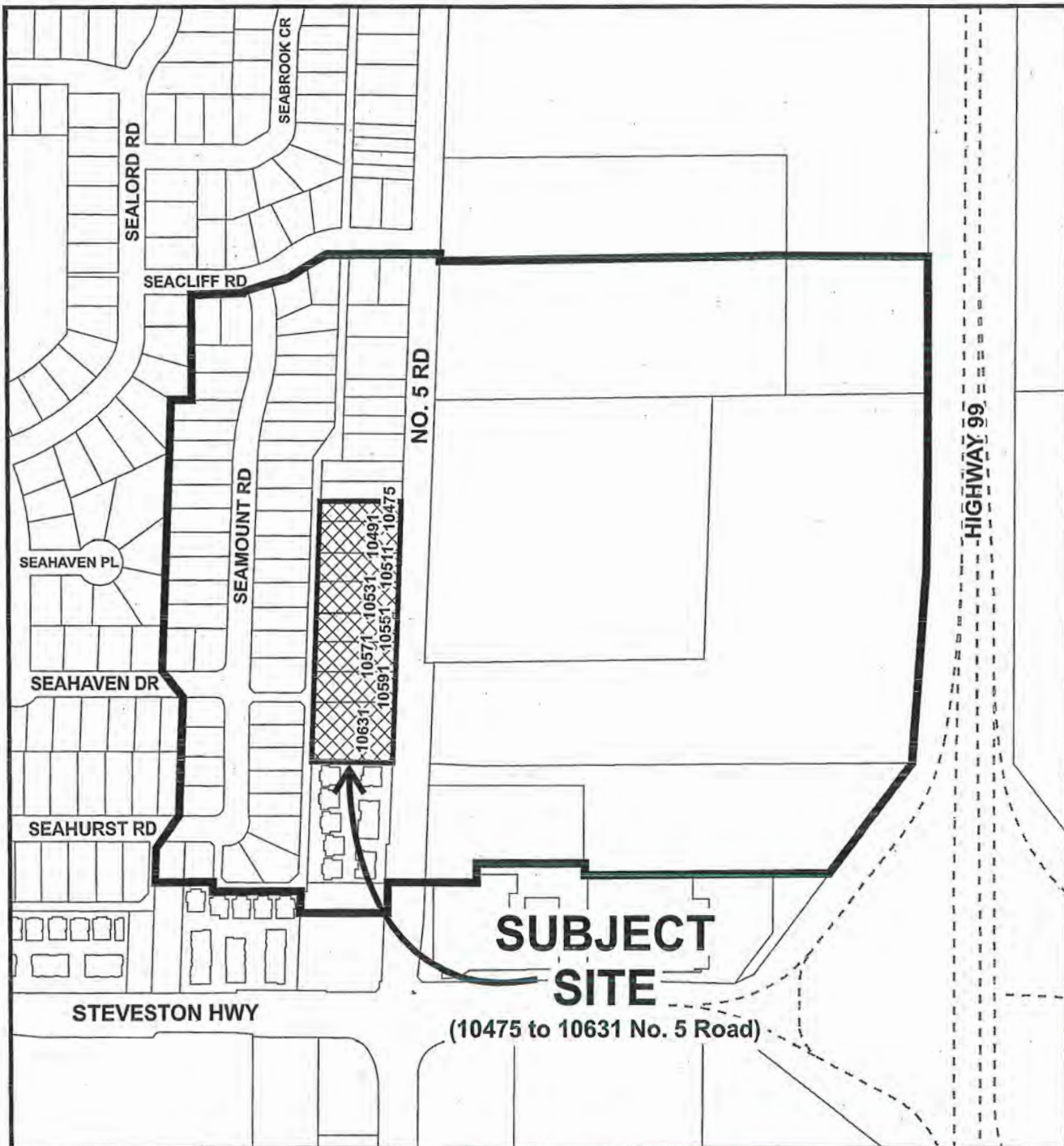
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	94 (R) and 10 (V)	94 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (94 x Max. 50% = 47)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (104 x Max. 50% = 52)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (104 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	495.7 m ²	none

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



City of
Richmond



RZ 16-726337
June 22, 2016 Open House
Notification Area

Original Date: 02/21/17

Revision Date:

Note: Dimensions are in METRES

CNCL - 259

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: June 22 TIME: 6³⁰

Name: David + Elisabeth Langer	
Address: 10720 Seamount Road	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: 604 275 5080 <input checked="" type="checkbox"/> E-Mail: elanger@telus.net	
1. Do you support the proposed project?	YES, 2 storey at the back/alley 3 at front ok.
2. What do you like most about the proposed project?	Trees at the back w/ fence.
3. Do you have any concerns about the proposed project?	TRAFFIC all come down Seamount, U turns Seaciff
4. What would you suggest to improve or enhance the proposed project?	Back fence height increase to 5 feet - stop people from jumping Property line from back increase to 20 feet over 20 foot ways from 16 ft.
5. Please provide any additional comments.	another open house more info as you progress

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: AUSA MARSHALL	
Address: 10740 SEAMOUNT RD	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input type="checkbox"/> Telephone: <input checked="" type="checkbox"/> E-Mail: samarskell38@yahoo.com	
1. Do you support the proposed project?	yes
2. What do you like most about the proposed project?	Flat Roofs, some large trees retained, landscaping, 3 ft loading Low Picket fence with cedar hedge 6 ft. Less Picket
3. Do you have any concerns about the proposed project?	Some thought regarding impact on existing neighbours entrance to development on 5 Road Really Limited, foresee problems with traffic travelling north
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	Appreciated the thoughtful approach to fitting in with neighbourhood.

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

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Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: <u>KEN MANSOUR</u>	
Address: <u>10740 SEAMOUNT ROAD</u>	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604-272-3734</u> <input type="checkbox"/> E-Mail: <u>KEN.MANSOUR@TELUS.NET</u>	
1. Do you support the proposed project?	<u>NO. BUT I DO REALIZE THE SITUATION DURING REDEVELOPMENT OF RICHMOND</u>
2. What do you like most about the proposed project?	<u>THE FIRST ROWS & 2 STOREYS OF THE BACK UNITS THE MAXIMUM 3 FOOT FILL. THE USE OF TREES. NO ACCESS TO SERVICE ROAD.</u>
3. Do you have any concerns about the proposed project?	<u>REMOVING 90% OF THE PRESENT TREES THESE ARE IN THE MAIN HEAVY MATURE TREES. WHICH HOUSE A WEALTH OF WILD LIFE</u>
4. What would you suggest to improve or enhance the proposed project?	<u>EMPHASIS TO BE PLACED ON MINIMISING THE VISUAL IMPACT FROM OUR HOME ON SEAMOUNT RD.</u>
5. Please provide any additional comments.	<u>I AM IMPRESSED THAT THE BUILDER HAS ATTEMPTED TO INTEGRATE THIS DEVELOPMENT WITH THE RESIDENT NEIGHBOURHOOD. MINIMISING THE IMPACT OF THIS DEVELOPMENT IS A MUST.</u>

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP – Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name:		Peter Katke	
Address:		10780 Seamount Rd.	
The Developer or City may contact me regarding these comments:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred Method of Contact:		<input checked="" type="checkbox"/> Telephone: 604-880-3834	<input type="checkbox"/> E-Mail:
1. Do you support the proposed project?	YES		
2. What do you like most about the proposed project?			
3. Do you have any concerns about the proposed project?	① fence along laneway should be 5' rather than 3 feet		
4. What would you suggest to improve or enhance the proposed project?	② Set-back from laneway should be 20' instead of 16'		
5. Please provide any additional comments.			

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name: Lynne Cornwall			
Address:			
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Preferred Method of Contact: <input type="checkbox"/> Telephone:		<input type="checkbox"/> E-Mail:	
1. Do you support the proposed project?	yes.		
2. What do you like most about the proposed project?	yes		
3. Do you have any concerns about the proposed project?	No		
4. What would you suggest to improve or enhance the proposed project?	More Rd's out. Access to lane.		
5. Please provide any additional comments.	Design fits Neighbourhood		

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca



July 6th, 2016

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

10475 – 10631 No. 5 Road, Richmond, B.C. - Anthem 5 Road Developments LP

Developer Information Session Report – Wednesday, June 22nd 2016

As a local real estate development company with projects located across the Lower Mainland, Anthem Properties acknowledges and values the importance of engaging with the communities they develop within. Anthem makes it a top priority to connect with all potential stakeholders for every proposed project and diligently follows an extensive community outreach process from the point of submitting a development permit application, all the way through to the completion of a project. The company is committed to being consistent, accessible and receptive to all neighbours and project stakeholders.

Despite not being required to host a Developer Information Session for the public by the City of Richmond, Anthem opted to do so in order to give community stakeholders an opportunity to review and provide feedback on their initial plans for their No. 5 Road property. After identifying key stakeholder parties and potential sensitivities within the community, Anthem scheduled a Developer Information Session for the project on Wednesday, June 22nd 2016, between the hours of 5:30 pm – 8:00 pm. The event details were confirmed in advance with City of Richmond Planner, Edwin Lee. After being unable to book a meeting venue in the nearby Richmond Christian School campuses and church on No. 5 Road, Anthem decided to host the event in the gymnasium of Daniel Woodward Elementary School (owned by the Richmond School District). This venue was selected on the basis that it was located within walking distance from the development site, was handicap accessible and would be familiar to invested neighbours.

Anthem diligently followed the criteria provided by the City of Richmond for their Developer Information Session. This criteria included sending out approximately 100 notices to all residences located within the required area a minimum of 10 days prior to the meeting, in addition to sending email notifications to strata property managers for nearby all multi-family developments and running two consecutive ads in the Richmond News on Wednesday, June 15th and Friday, June 17th 2016.

On June 22nd 2016, clear signs for the event were posted on the venue doors, tables were set-up for attendees to use for registrations and to fill-out comment sheets, catering was provided and presentation boards were displayed providing extensive information on the proposed project

which included, but was not limited to: landscape details, context images and building elevations, conceptual images (hand-sketched renders), a traffic impact analysis, background on Anthem Properties as the developer, etc. Attendees included a number of Anthem staff members, the project's architect and landscape architect and City of Richmond Planner, Edwin Lee.

Over the course of the meeting, 22 individuals formally signed-in at the registration table with approximately 30 people in attendance in total. Anthem collected 5 comment sheets from attendees who were willing to provide their initial feedback on the proposed development, with 1 sheet being taken away by an attendee for submission after the fact. The main questions that were asked were centered on: the height of the fence or wall and the set-back between the East laneway and the project (based on concerns relating to parking/traffic and privacy for the neighbouring homeowners) and tree retention. Overall, Anthem received support for the proposed development with compliments being paid to the design, which many attendees noted as fitting nicely with the neighbourhood, the decision to have the site access be off of No. 5 Road and the efforts being put into retaining existing trees on the site.

Anthem looks forward to moving ahead with the proposed development and will continue all efforts to maintain positive relationships with all project stakeholders.

Sincerely,

Nick Kasidoulis

Development Manager, Anthem Properties

Email: nkasidoulis@anthemproperties.com

Direct: (604) 638-4401

cc:

Steve Forrest

Vice President of Development, Anthem Properties

Email: sforrest@anthemproperties.com

Direct: (604) 488-3632

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION
AND PROTECTION PLAN

10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2616	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

SHEET TITLE

T1 - TREE REMOVAL AND
PRESERVATION PLAN

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used for other projects without their
permission.

DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 26, 2016

T-1

SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED

MINIMUM NO DISTURBANCE ZONE

CNCL - 267



LEGEND

TREE TO BE RETAINED
 TREE PROTECTION FENCING
 MINIMUM NO DISTURBANCE ZONE
 ROOT PROTECTION ZONE
 NO EXCAVATION WITHIN HATCHED ZONE

CNCL - 268

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN

10475 - 10631 #5 RD.
 RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: FOUNDATION TO BE INSTALLED AT OR BEYOND 4.5M FROM EDGE OF TREE TRUNK (3 TREES TYP.) FLOOR TO CANTILEVER. NO EXCAVATION WITHIN HATCHED AREA. ROAD TO BE CONSTRUCTED ABOVE GRADE WITHOUT EXCAVATION.

SHEET TITLE

T2 - TREE PROTECTION AND PRESERVATION PLAN

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DRAWN MK

SCALE AS SHOWN

DATE FEBRUARY 26, 2016

T-2
 SHEET 2 OF 2

Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
88	Fig (<i>Ficus sp.</i>)	13/12 /12	4.22m
89	Pear (<i>Pyrus sp.</i>)	13/8/ 8	1.69m
90	Cherry (<i>Prunus sp.</i>)	~10/ 12/15 /10	2.26m
99	Cherry (<i>Prunus sp.</i>)	~20/ 25	2.15m
301	Japanese Maple (<i>Acer palmatum</i>)	~15- 25 X 5	5.72m
302	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.24m
303	Douglas-fir (<i>Pseudotsuga menziesii</i>)	59	8.76m
304	Douglas-fir (<i>Pseudotsuga menziesii</i>)	41	8.76m
305	Douglas-fir (<i>Pseudotsuga menziesii</i>)	60	8.76m
306	Douglas-fir (<i>Pseudotsuga menziesii</i>)	74	8.76m
307	Douglas-fir (<i>Pseudotsuga menziesii</i>)	45	8.76m
308	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	8.76m
309	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	8.76m
310	Falsecypress (<i>Chamaecyparis sp.</i>)	27	1.73m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
311	Cherry (<i>Prunus sp.</i>)	~20- 25 x5	5.82m
312	Apple (<i>Malus sp.</i>)	36	4.41m
313	Cherry (<i>Prunus sp.</i>)	35	3.21m
314	European White Birch (<i>Betula pendula</i>)	37	6.07m
315	European White Birch (<i>Betula pendula</i>)	46	4.87m
316	European White Birch (<i>Betula pendula</i>)	35	4.91m
317	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	27	3.33m
318	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	~25/ 25	3.33m
319	Western Redcedar (<i>Thuja plicata</i>)	~35	3.33m
320	Western Redcedar (<i>Thuja plicata</i>)	35	3.33m
322	Western Redcedar (<i>Thuja plicata</i>)	86	5.4m
323	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-25 X 7	4.84m

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Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
324	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 30	4.55m
325	Portugal laurel (<i>Prunus laurocerasus</i>)	~12/ 15/20	1.83m
326	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 15/15	4.8m
327	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-15 x 8	3.02m
328	Portugal laurel (<i>Prunus laurocerasus</i>)	~20/2 0/20	4.05m
329	Tulip Tree (<i>Liriodendron</i> sp.)	51	6.5m
862	Western Redcedar (<i>Thuja plicata</i>)	~6-12 x8	~4m
863	Sitka spruce (<i>Picea sitchensis</i>)	75	6.77m
864	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~72	5.83m
865	Douglas-fir (<i>Pseudotsuga menziesii</i>)	56	4.52m
866	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	5.80m
867	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	4.42m
868	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.54m

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Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
869	Apple (<i>Malus</i> sp.)	25	stump
870	Colorado Blue Spruce (<i>Picea pungens</i> 'Glauc') Cherry (<i>Prunus</i> sp.)	38	3.42m
871	Apple (<i>Malus</i> sp.)	~25/ 35	3.65m
872	Pear (<i>Pyrus</i> sp.)	17/14 /15	3.13m
873	Pear (<i>Pyrus</i> sp.)	~12/ 10/6/ 7	2.51m
874	Apple (<i>Malus</i> sp.)	22/24 /22	3.90m
875	Apple (<i>Malus</i> sp.)	~20/ 10	2.61
877-884	Lombardy Poplar (<i>Populus nigra</i>) X8	~45- 90	5.55m
885	Apple (<i>Malus</i> sp.)	~35	4.34m
886	Paper Birch (<i>Betula papyrifera</i>)	42	5.22m
887	Falsecypress (<i>Chamaecyparis</i> sp.)	~25	1.75m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
7. Provincial Ministry of Transportation & Infrastructure Approval.
8. 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 on adjacent properties. 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.
9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
11. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.
12. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements.
Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b. The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
- Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
- Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
- Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
- Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. The Developer is required to:

- 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

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

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

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
5. 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.

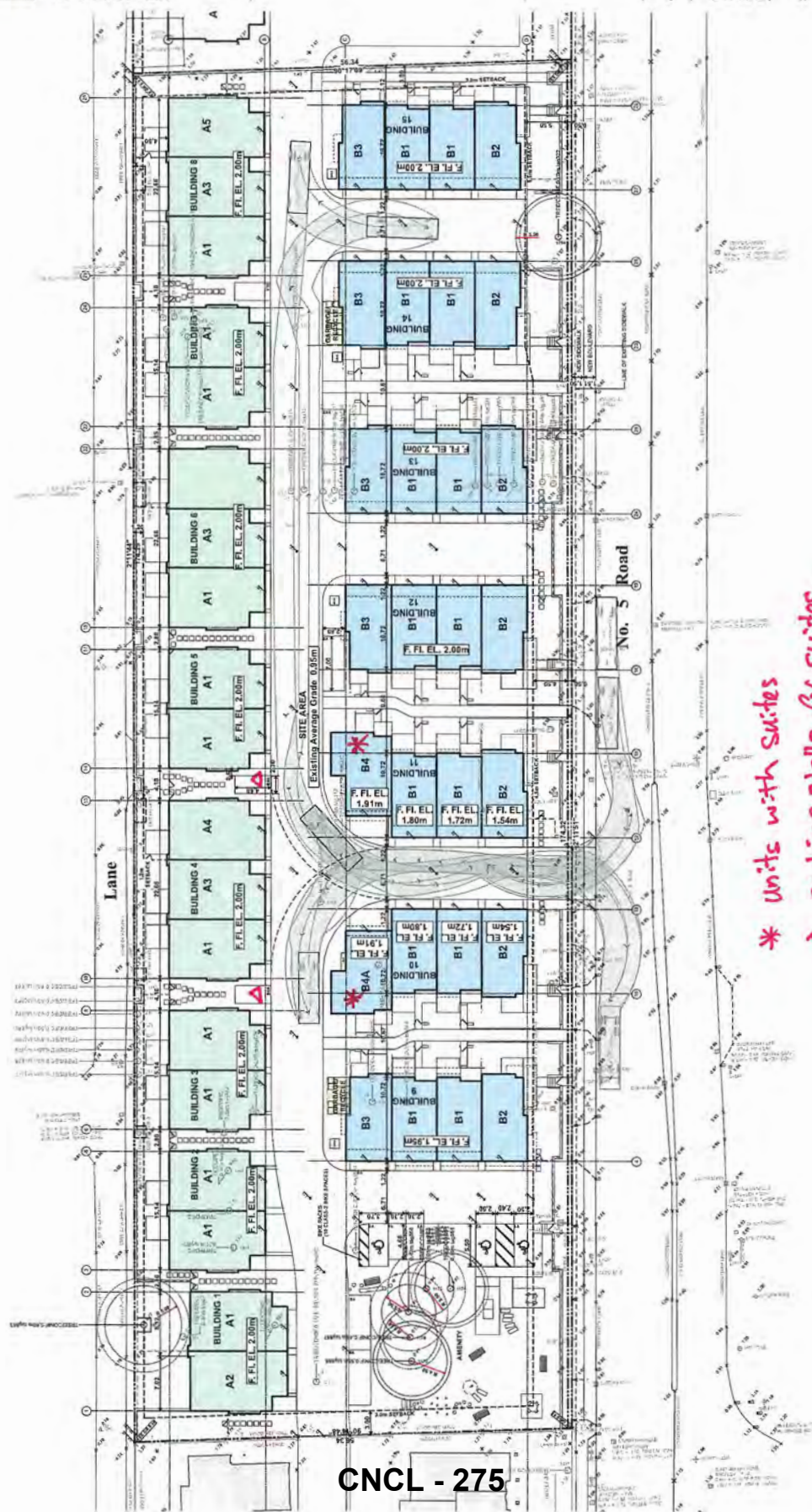
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, 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



INTEGRA ARCHITECTURE INC.
415 WEST PENGEE STREET
VANCOUVER, BC V6B 1T5
TEL: 604.681.4270 F: 604.681.4278
info@integra-arch.com
www.integra-arch.com



* units with suites
△ parking stalls for suites

ANTHEM PROPERTIES	
TOWNHOUSE DEVELOPMENT	10515-10531 No. 5 ROAD
RICHMOND, BC	R216-729337
SITE PLAN	
150881	150881
1" = 20'	1"
APR 05, 2017	1
CITY REVIEW	1
A-1.00	



INTEGRA ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.684.0220 F 604.684.0278
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ATTACHMENT D

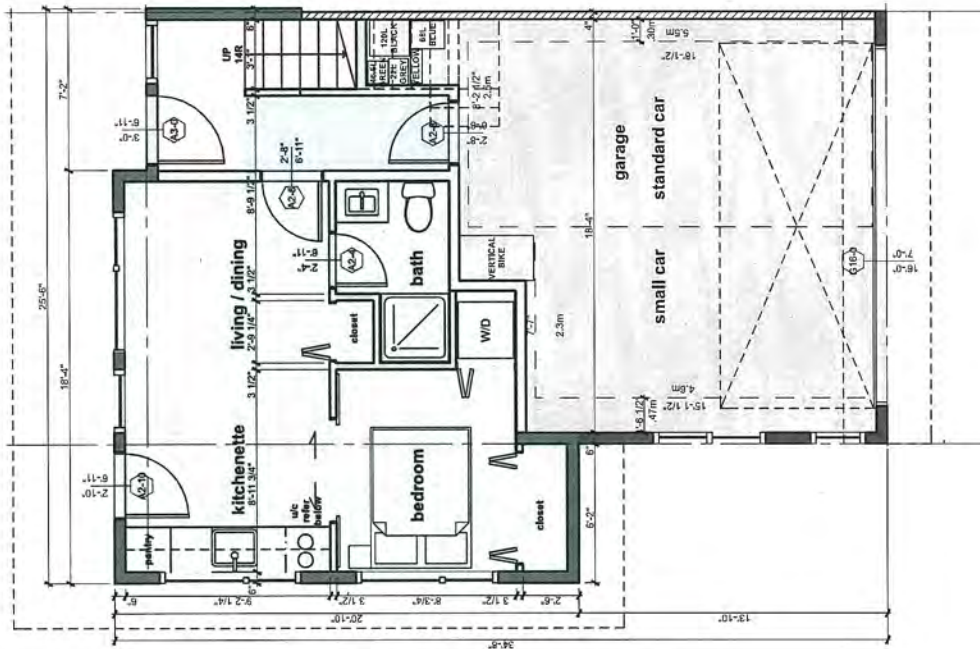
ANTHEM

TOWNHOUSE
DEVELOPMENT
NO. 6 ROAD
RICHMOND, BC
REF: 16-73537

UNIT B4 LOW
FLOOR OPTIC

10381
315' x 14'
April 19, 2017
CITY REVIEW

A-7.1



area this floor
(excluded from FSR) 42.57 sq ft
area this floor
(included in FSR) 47.2 sq ft
Garage
(excluded from FSR) 357.57 sq ft
Lock Off Unit 336.71 sq ft



RZ 16-726337

Attachment E

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47 townhouse units + 2 secondary suites
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	96 (R) and 10 (V)	96 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (96 x Max. 50% = 48)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (106 x Max. 50% = 53)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (106 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	488.9 m ²	none

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



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure a surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
8. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. Provincial Ministry of Transportation & Infrastructure Approval.
10. 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 on adjacent properties. 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.
11. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
13. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.

14. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
 - Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
 - Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
 - Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
 - Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:

- i. To underground Hydro service lines.
- ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. The Developer is required to:

- 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

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

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

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

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
2. 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.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

5. 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



Richmond Zoning Bylaw 8500
Amendment Bylaw 9687 (RZ 16-726337)
10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 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 "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".

P.I.D. 007-732-554

Lot 3 Section 36 Block 4 North Range 6 West New Westminster District Plan 74727

and

P.I.D. 003-896-285

Lot 467 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-930-220

Lot 468 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-558-975

Lot 431 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 003-506-738

Lot 430 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 004-216-661

Lot 320 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 008-509-948

Lot 321 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 009-816-186

Lot 6 Except: Part Subdivided by Plan 56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9687”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9715**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of **"Secondary suite"** in its entirety and substituting the following:

"Secondary suite means an accessory, self-contained **dwelling** within **single detached housing** or **town housing**, exclusively used for occupancy by one **household**."

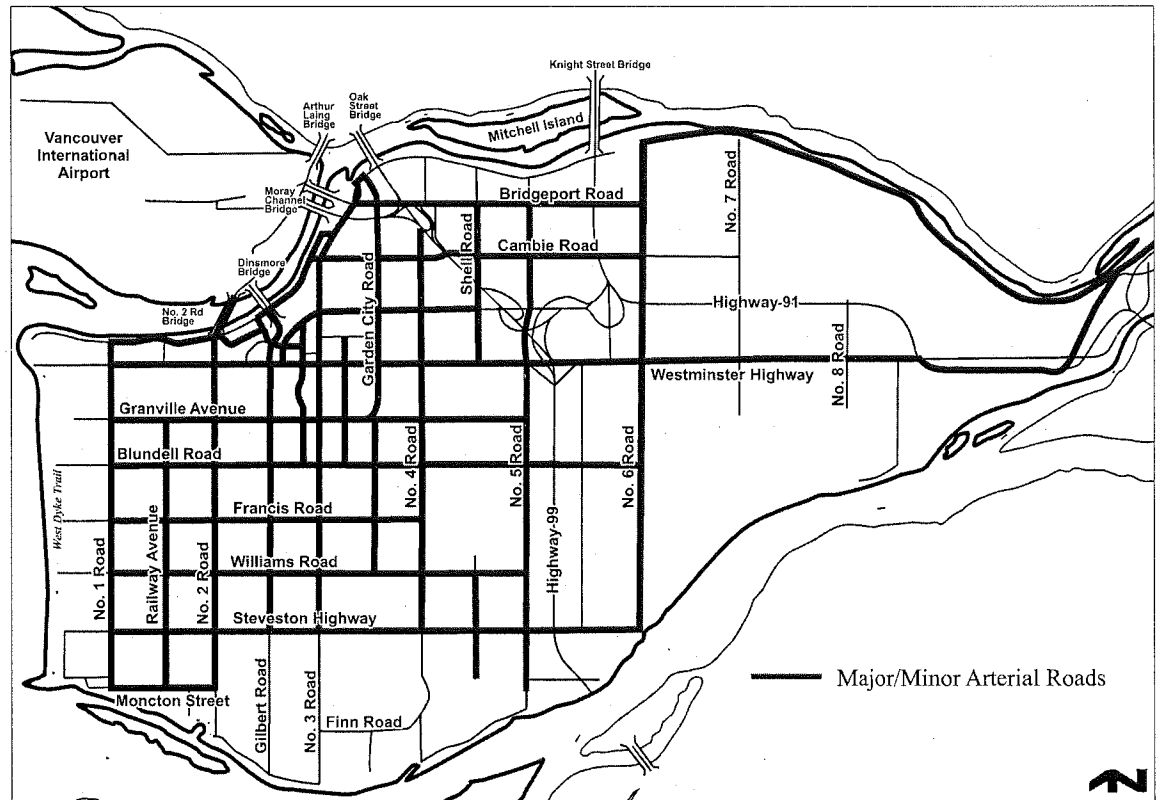
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by deleting Section 5.4.1 in its entirety and replacing it with the following:

"5.4.1 The following regulations and prohibitions apply to every **secondary suite** permitted in a zone:

- a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing** or completely contained within the same townhouse unit or **strata lot** in **town housing**, and not in a detached **accessory building**;
- b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing** or per townhouse unit or **strata lot** in **town housing**;
- c) the **secondary suite** must be incidental and integrated with the **principal dwelling unit** so as not to externally appear as a separate unit;
- d) a **City** water meter must be installed on the **lot** on which the **secondary suite** is located;
- e) the **secondary suite** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 90.0 m² in **single detached housing**;
- f) the **secondary suite** must not exceed 40% of the total **floor area** of the **dwelling unit** in which it is contained;
- g) **home business uses** (i.e., **licensed crafts and teaching; licensed residential registered office and licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**;
- h) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**;

- i) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**;
- j) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments;
- k) where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite**;

Diagram 1: **Arterial Roads** Where Additional On-Site **Parking Space** Required For **Secondary Suites**



- l) where an additional on-site **parking space** for a **secondary suite** is required, the required on-site **parking spaces** for the **principal dwelling unit** in **single detached housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
 - m) internal **access** must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated townhouse unit in **town housing**, except for a locked door.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by amending Section 8.6.3, by adding “**secondary suite**” to the list of permitted secondary uses.

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)] by amending Section 8.7.3, by adding "secondary suite" to the list of permitted secondary uses.
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] by amending Section 8.8.3, by adding "secondary suite" to the list of permitted secondary uses.
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)] by amending Section 8.9.3, by adding "secondary suite" to the list of permitted secondary uses.
7. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9715".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by <i>B/C</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 13, 2017
File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

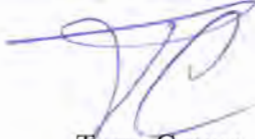
Re: Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Staff Recommendation

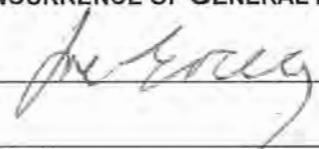


1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the *Local Government Act*, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading; and

7. That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.


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


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

WC:acr
Att. 7

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

Staff Report

Origin

This report responds to Council's direction on March 27, 2017 which stated:

that staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.

This report also summarizes feedback received from the public consultation process that took place between February 27 and March 12, 2017 on potential housing regulations on Richmond's agriculturally zoned land. The consultation results were considered in the preparation of bylaw options that could amend the Official Community Plan (OCP) and Zoning Bylaw. The bylaw options aim to better manage the size and number of houses, accessory residential buildings and enhance rear farm access, in the agricultural zones, to minimize their impacts on farmland, to ensure that these lands be can used for agricultural activities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Findings of Fact

On January 23, 2017, Council directed staff to conduct public consultation regarding potential limitations to house size, farm home plate size and setbacks, including residential accessory buildings, on agriculturally zoned land. Public and stakeholder consultation was conducted between February 27, 2017 and March 12, 2017 through an online LetsTalkRichmond.ca survey, and at a public open house held at City Hall. Staff also consulted with members of the Agricultural Advisory Committee and Richmond Farmers Institute.

Throughout this process, there was a high level of public interest with over 250 people attending the public open house held on March 2, 2017, and a total of 679 completed surveys received during the public consultation period. Feedback was also received through letters and emails to Council, and comments on social media. A copy of all feedback received will be available in a binder, for Council and the public to review, and will include all completed surveys, correspondence to Council, and comments received on the City's Facebook page.

Survey Results

A total of 679 participants completed a survey to provide their input: of these participants:

- 600 residents had a Richmond based postal code;
 - 55 provided a postal code outside of Richmond; and
 - 24 did not provide a postal code but staff is aware that some of these respondents are Richmond residents;
- 115 were a Richmond resident residing on a property in the Agricultural Land Reserve (ALR) based on postal code results; and
- 104 identified themselves as a Richmond farmer on the survey.

A comparison of responses from Richmond residents, ALR residents, and Richmond farmers show differences in opinions on housing regulations. Survey results from Richmond residents were almost identical with responses from the total survey respondents. Not all questions were answered by all respondents.

Key findings in the survey include:

- A significant majority of total survey respondents (71.3%) were in favour of establishing a farm home plate, while farmers and ALR residents were less supportive. Of those who support a farm home plate, the majority prefer a size proportionate to the farm parcel.
- A significant majority of total survey respondents (74.1%) were in favour of a size limitation for the principal home, while farmers and ALR residents were less supportive. Of those that support a size limitation, the preferred limitation is through a maximum house size floor area cap. While the majority of all respondents preferred smaller houses on farmland, farmers and ALR residents were split in their preferences.
- Similar to the principal agricultural house, a significant majority of respondents (76.2%) support a size limitation for accessory residential buildings (e.g., garage, pool house), while farmers and ALR residents were less supportive. While the total respondents prefer to use a maximum size floor area cap, farmers and ALR residents were split on how to control accessory residential buildings size. Responses were also split between different maximum floor areas for these types of buildings.
- While the vast majority of respondents (68.2%) prefer a 50 m (164 ft.) buildable setback for all residential buildings on the parcel, farmers were split, with the preferred setback at 50 m (164 ft.) and “other” setback options, which include a setback that depends on the farm lot size and the current allowable setback.
- Regarding the septic system (e.g., tank and field) on farm parcels, 53% preferred that it be included in the farm home plate; 47% indicated that it should either not be included or partially included in the farm home plate.

Attachment 1 compares the survey responses from the four groups (those who self-identified as Richmond ALR farmers, those who reside on an ALR property, overall Richmond residents, and the total people surveyed).

Overall, the most common feedback received was to establish limits on residential development to protect farmland.

Stakeholders Meeting

A stakeholders meeting was held on March 7, 2017 which included members of the Richmond Agricultural Advisory Committee (AAC). The AAC did not have a quorum at this meeting. After the meeting, the AAC met separately without staff to provide their feedback (Attachment 2). The Richmond Farmer’s Institute (RFI) also attended the meeting. Other individuals attended the meeting who indicated they were part of a newly formed group of ALR

property owners known as the Richmond Farmland Owners Association (who, after several City staff requests, have not clarified their membership).

Each group provided a response on potential farmland housing regulations in Richmond which are summarized below:

- The AAC and the RFI support a farm home plate of 4,046 m² (1 acre) in area;
- All three groups support a floor area limit on a principal house with the following distinctions:
 - the AAC preferred that the maximum house size limit be 1,150 m² (12,378 ft²);
 - RFI preferred that the maximum house size limit be 1,000 m² (10,763 ft²); and
 - the Richmond Farmland Owners Association did not provide a preferred maximum house size, but wanted to use a floor area ratio on the farm parcel.
- All three groups wanted to keep the current buildable setback for the principal agricultural house and accessory residential buildings (i.e., 50 m from the road to the front of the house; 50 m from the back of the house to the front of an accessory building).
- The AAC and RFI did not comment on the maximum size of residential accessory buildings; however, the Richmond Farmland Owners Association preferred to regulate the size of residential accessory buildings through a floor area ratio, but did not specify a maximum floor area; and
- While the AAC and the RFI were in favour of including septic tanks, but not septic fields, in the farm home plate, the Richmond Farmland Owners Association did not want any part of the septic system to be included on the farm home plate.

Correspondence to Mayor and Councillors

As of April 11, 2017 forty seven (47) letters, faxes, and emails have been sent directly to Mayor and Councillors from the beginning of January 2017 to April 11, 2017 regarding ALR housing regulations. Of these, 43 were in support of more limitations on ALR housing development.

A copy of all correspondence to Council will be available in a binder, for Council and the public to review.

2010 - 2017 ALR House Building Permit Applications

- Between 2010 and 2017, the house size of issued and submitted ALR Building Permit applications is shown in Attachment 3;
- Between January 1 and April 3, 2017, a total of 45 ALR house Building Permit applications were submitted, with 73% of the proposed homes over 10,000 ft² (929 m²); and
- In 2017, the average proposed house size is 12,918 ft² (1,200 m²), while the largest proposed house size is 32,660 ft² (3,034.2 m²).

This information is consistent with previous information provided to Council.

Analysis

The objective of implementing changes to housing regulations in the Richmond's ALR is to minimize the impacts of residential development on agricultural land, which is consistent with

the OCP policy “to discourage residential development as a principal use in the Agricultural Land Reserve (ALR)”. This includes managing ALR residential development to avoid reducing farmable areas and to curtail financial barriers to farming that result from residential development.

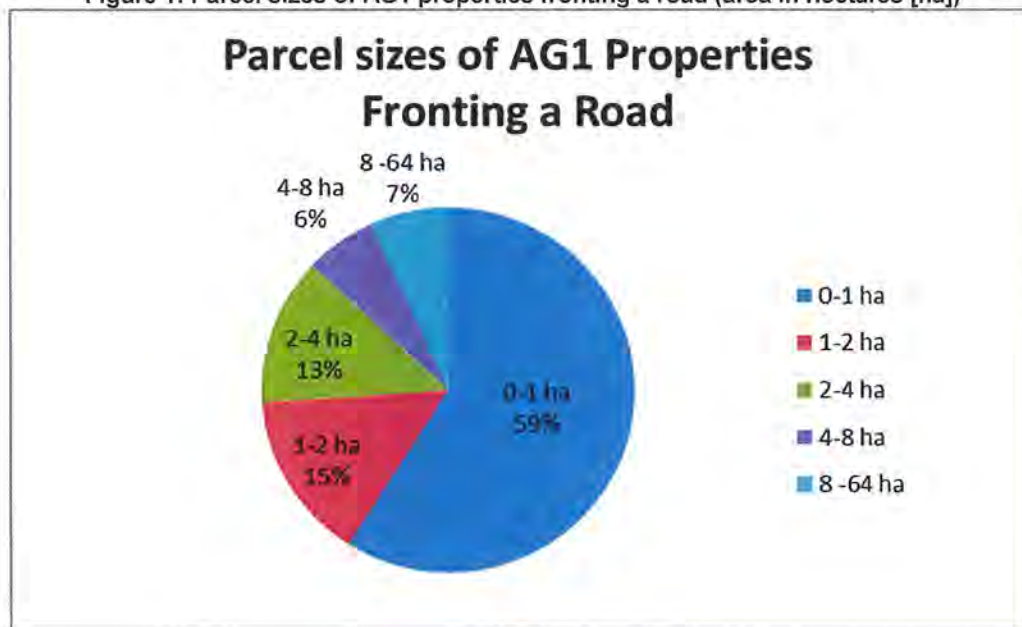
Current Richmond ALR Parcels

There are a total of 2,195 parcels in Richmond’s Agriculture (AG1) zoned land. However, only 1,274 (58%) of those parcels have residential development potential, as they have frontage on an improved road allowance providing vehicular access (Figure 1).

Of those parcels with residential development potential:

- 21% (263 properties) are less than 0.2 ha (0.5 ac) in area (as compared to 21% of all AG1 zoned parcels),
- 41% (522 properties) are less than 0.4 ha (1 ac) in area (as compared to 56% of all AG1 zoned parcels),
- 59% (753 properties) are less than 1.0 ha (2.5ac) in area (as compared to 70% of all AG1 zoned parcels), and
- 74% (942 properties) are less than 2.0 ha (5 ac) in area (as compared to 81% of all AG1 zoned parcels).

Figure 1: Parcel sizes of AG1 properties fronting a road (area in hectares [ha])



The Importance of Managing Small Lots in the ALR

Richmond has a high proportion of smaller ALR lots (e.g., 522 less than an acre with residential development potential), as indicated above. The feedback and analysis indicates that they must be carefully managed for the following reasons:

- there are many of these small ALR lots on which one can currently build larger houses than in corresponding urban single family areas (e.g., RS1/E Zone),
- as a result, many of these small ALR lots are particularly appealing to residential speculators and buyers, as an alternative to urban sites,

- these small sites are further attractive, as many of them are closer to the City Centre, transit and community amenities than other urban residential areas (e.g., parts of the Thompson, Seafair, Blundell, Broadmoor, Gilmore, Shellmont neighbourhoods are farther away from the City Centre than many of the small ALR lots),
- as a result, urban residential speculators, buyers and builders may be distorting the ALR market upward, and many ALR sites are may be viewed only as residential parcels not to be farmed, and
- consequently, legitimate farmers have difficulty acquiring and farming these properties.

For these reasons, staff suggest that it is particularly important to better manage house sizes in the ALR, particularly the small ALR sites, to avoid having just residences, unnecessarily large residences, inaccessible and un-farmable backlands, and an ALR market in which farmers cannot acquire land to farm.

Urban Lot and House Size Analysis

In determining how to better manage single family house size in the ALR, it is useful to consider how the City manages house sizes in the City's urban areas. Establishing house size regulations in keeping with urban house size regulations is also supported by the Ministry's Guidelines for managing residential development in the ALR.

The City's most commonly applied single family housing district is the RS1/E Zone. The RS1/E zone is the City's standard large lot single family zoning district and is applied to approximately 14,000 lots in the City. The average lot area in the RS1/E zone is 743 m^2 ($8,000 \text{ ft}^2$) which permits an average house size of 339 m^2 ($3,650 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total allowable floor area would be 389 m^2 ($4,187 \text{ ft}^2$).

Proposed Bylaw No. 9711 would permit a maximum house size in keeping with the average house size permitted in the RS1/E Zone.

There are approximately 11,000 lots in the City within the smaller RS1 sub-zones. If all RS1 zoned lots were considered, including these smaller lots, the average lot area would be 626 m^2 ($6,738 \text{ ft}^2$) which permits an average house size of 303 m^2 ($3,261 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total maximum floor area would be 353 m^2 ($3,800 \text{ ft}^2$).

Proposed Bylaw No. 9710 would permit a maximum house size in keeping with the average house size permitted on all urban lots subject to the RS1 Zone.

Land Economics

The average urban single family lot size within the RS1/E zone is approximately 743 m^2 ($8,000 \text{ ft}^2$) which would permit a house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). Almost 60% of the City's urban single family lots are zoned RS1/E.

An economic consultant was asked to comment on the implications of the City establishing a maximum ALR house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). The consultant advises that the increased focus on ALR land is largely due to the significant rise in residential land prices in the urban areas coupled with zoning regulations on ALR land that allow more

flexibility to construct larger homes in the ALR. In many cases, this has priced ALR land beyond what legitimate farmers can afford.

The economic advice indicates that a smaller ALR residential house size would significantly decrease current residential speculation and buying, as the appeal of ALR lands for predominately residential use would be reduced and enable more land to be available for farming, and reduce land costs for farmers. Conversely, the larger the house size, the greater the residential speculation, increase in house prices, less land available for farming, and higher the land cost for farmers. A copy of the consultant's advice is shown in Attachment 4.

Additional Dwelling Units

Currently, the AG1 zone allows additional dwellings for full-time farm workers to be considered on parcels 8 ha (20 acres) or greater, which comprises 7% of properties within Richmond's ALR. An agrologist report is required to demonstrate that additional dwellings for full-time farm workers are required to enable them to live on site for the farm to operate. Recent building permit statistics indicate that the City has not received any such proposals since 2010. Given the concern with house sizes in the ALR, staff propose that any future requests for an additional house for ALR farm workers would require a rezoning application.

Three-Storey Houses in the ALR

As proposed later in the report, the farm home plate is an effective tool that limits the maximum area used for residential development on an ALR site. It may be argued that similarly, if houses in the ALR are limited to a maximum footprint area, regardless of how many storeys, it would limit the impact of residential development on agricultural lands. While such an approach would limit the area for residential purposes, managing ALR residential development involves more than limiting the footprint of residential development.

Currently, the Agriculture (AG1) zone allows a house up to 2.5-storeys (10.5 m) high. Increasing the allowable height to 3-storey houses may create issues of unacceptable adjacent site shadowing, as well as a greater massing of the building that would negatively affect its form and character especially given the high percentage of small agricultural parcels in the City. Further, as the land economics analysis indicates, larger homes may create financial barriers to farming in the ALR, as the demand for these properties is driven by residential development. Considering the above, permitting 3-storey houses in the ALR does not appear to be an appropriate solution to the issue of large homes in the ALR, given that 2.5 storey homes are currently allowed.

It is noted that a rezoning application may be considered for proposed houses that exceed the house size limitation, and wish to increase the height from 2.5 storeys to 3 storeys, on a site specific basis, which would include appropriate neighbourhood input.

Taxes Related to Farm Classified Sites

The City's role is to apply taxes based on the assessment value and classification provided by BC Assessment. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements.

The minimum farm income requirements as determined by BC Assessment to classify as a farm are:

- \$10,000 on land less than 0.8 hectares (1.98 acres) in area;
- \$2,500 on land between 0.8 hectares (1.98 acres) and 4 hectares (10 acres); and
- on land larger than 4 hectares (10 acres), earnings must be \$2,500 plus five per cent of the actual value of any farm land in excess of 4 hectares.

For all parcels in the ALR, property owners receive a 50% school tax exemption from the Province. For property owners in the ALR that do not farm or lease the parcel for farming purposes, they will be taxed as Class 01-residential. If owners lease to a farmer, the farmed portion of the property will be assessed as farmland, which will yield significant tax savings. If the property owner lives on the property and farms it, the property can get full farm valuation for the land and building. In this case, the land will be assessed as Class 09-farm and the building will be Class 01-residential but with a significant reduction in assessed value. Finance staff will be available at the Planning Committee, Council and Public Hearing meetings.

Farm Vehicle Access

In the ALR, it is necessary to ensure that farm vehicles can access the rear of the property in order to farm it. Currently, under AG1 Zoning, there is a minimum interior side yard setback requirement to ensure viable farm access. One interior side yard must have a minimum setback of 3 m (10 ft.) on lots less than 0.8 ha (2 acres).

To better enhance farm vehicle access to the rear of residential properties, staff propose:

- for lots less than 0.8 ha (2 acres), to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- for lots greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

This approach will better ensure that farm vehicle access can be achieved on such sites.

Options and Draft Bylaws

A Proposed Comprehensive Set of OCP and Zoning Bylaw Amendments

Based on public feedback and analysis, staff have prepared the following comprehensive set of OCP and Zoning Bylaw amendments, specifically:

- (1) A rezoning approach for any future ALR proposals which exceed Council's established house size maximums,
- (2) A rezoning approach for any future ALR proposals which involve second or subsequent houses,
- (3) Preserving and enhancing farm vehicle access to the rear of ALR farm residences, by increasing farm vehicle access widths, for certain ALR sites,
- (4) Restricting accessory residential building size to 70 m² (753 ft²),
- (5) Introducing a range of farm home plates based on lot size dimensions,
- (6) The restriction of ALR house size to 500 m² (5,382 ft²),
- (7) Miscellaneous other OCP and zoning amendments.

For issues 1, 2, 3, 4 and 7, background information and a recommendation is provided below, and for issues 5 and 6, background information, options and a recommendation are provided below.

The primary objective of staff's recommendations is to better manage the size and number of houses in the ALR, accessory residential buildings and enhance rear farm access, to enable better agricultural viability.

1. A Rezoning Approach For Any Future ALR Residential Proposals Which Exceed Council's Established Farm House Size Maximums

To better implement the approved 2041 OCP, Chapter 7.0 Agriculture and Food, Objective 1 which states: *Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)*, the following OCP amendment is proposed.

- limit the size of houses on agriculturally zoned properties, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the size limit, if the applicant clearly provides the following information:
 - verification that the site has been actively used for agricultural production for a significant period of time and that it has generated significant agricultural income,
 - verification that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time,
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time,
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted.

2. A rezoning approach for any future ALR proposals which involve second or subsequent houses,

The AG1 zone currently allows additional dwelling units for full-time farm workers on properties larger than 8 ha (20 acres) provided that a certified registered professional with the BC Institute of Agrologist provides written justification for the additional dwelling unit. Staff are recommending the current approach to managing additional dwelling units be revised so that a rezoning application is required for any additional dwelling units.

An OCP amendment is proposed to limit the number of dwelling units to one (1) on agriculturally zoned parcels, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the maximum number of dwelling units, if the property is 8 ha (20 acres) in area or greater, and the applicant provides the following information from a Professional Agrologist which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.

Note: The maximum house size, farm home plate size and setbacks for a proposed secondary house would be determined through a site specific rezoning application, which would require Council approval.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted. The Farm Home Plate Bylaw options discussed below, remove the current secondary dwelling unit, as an outright use from the AG1 Zone.

3. Preserving and Enhancing Farm Vehicle Access to the Rear of ALR Farm Properties by increasing farm vehicle access widths, for certain ALR sites

Staff recommend improving farm vehicle access to the rear of ALR residential sites, to ensure that they can be farmed. For lots that are:

- less than 0.8 ha (2 acres), staff propose to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

Such an arrangement will ensure that all sites will provide enhanced farm vehicle access to the back, to facilitate farming.

All Farm Home Plate Bylaw options include this enhanced farm access provision (Bylaw No. 9707, 9708, 9709).

4. Restricting All ALR Accessory Residential Buildings to 70m² (753ft²)

Currently, the only restriction on the maximum size of an ALR residential accessory building is that it has to be within the total allowable density (e.g., 0.6 FAR).

Currently, in the urban areas of the City (RS1 zones), the maximum size of an accessory building or structure is 70 m² (753 ft²). Similarly, staff recommend applying this maximum to AG zoned sites which would establish a maximum residential accessory building or structure size of 70 m² (753 ft²), to minimize the impact on farmland while accommodating residential needs.

In site specific situations, if requested, Council could issue a Development Variance Permit (DVP), to vary the maximum size of an ALR accessory building, provided that it is within the maximum density for all residential buildings on the site.

If there is a request to increase the maximum density for all residential buildings, the property owner would have to submit a rezoning application.

All House Size Bylaws options include this accessory residential building restriction (Bylaw No. 9710, 9711, 9712, 9716).

5. Restricting The Range Of Farm Home Plates Based On Lot Size Dimensions

The establishment of a farm home plate would limit residential development to the front of the property to allow for farming activities on the remainder of the property.

In preparing options for farm home plates, the existing ALC regulation that limits soil disturbance (e.g., soil imported or exported) on a parcel in the ALR, to a maximum area of 2,000 m² (21,527 ft²), without further approval from Council and the ALC, was considered.

The recommended Zoning Bylaw amendment would include:

- a definition for “farm home plate” which would be defined as the portion of a lot which includes a principal dwelling unit, additional dwelling unit(s), and any accessory residential buildings, or accessory structures, including driveways to the dwelling unit(s), decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and residential sewerage septic tanks and field, in one contiguous area;
- a maximum depth for the farm home plate to be 60 m (196 ft.);
- increasing the interior side yard setback, from 3 m (10 ft.), to 4 m (13 ft.), to better accommodate farm vehicle access, from the road to the farm; and
- removing Section 14.1.4.3 under the Agriculture (AG1) zone which allows additional dwelling units for full-time workers for a farm operation under certain conditions, as this will be regulated through a rezoning process and the criteria that would be included in the OCP.

If requested, it is proposed that Council may issue a Development Variance Permit, if an applicant justified their farm proposal to:

- increasing the maximum size of the farm home plate;
- increase the maximum depth of the farm home plate; or
- remove the septic tank and/or field, from the farm home plate area (the size of a septic field depends on the size and use of the house including the number of bedrooms and bathrooms, as well as the soil conditions).

The current 50 m (164 ft.) maximum setback for a dwelling unit, which has been in the City’s Zoning Bylaw since 1994, would remain in the AG1 zone; however, the 60 m (196 ft.) maximum farm home plate depth would allow accessory buildings or structures to be located in the rear portion of the farm home plate.

The following three Farm Home Plate Bylaw options are presented:

A.) Farm Home Plate Option 1 – Bylaw No. 9707 (Recommended)

The recommended bylaw establishes a proportionate maximum area of the farm home plate to be:

- a) 50% of the lot area for lots 0 to 0.2 ha (0 to 0.5 ac);
- b) 1,000 m² (10,764 ft²) for lots 0.2 to 1 ha (0.5 to 2.5 ac);
- c) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- d) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option would reserve the greatest amount of farmland. It would also ensure that, for lots that are less than 0.2 ha (0.5 acres), a minimum of 50% of the property would be protected for farming. For larger lots, the minimum amount of property protected for farming would increase.

B.) Farm Home Plate Option 2 – Bylaw No. 9708

This option establishes a proportionate maximum area of the farm home plate to be:

- a) 1,000 m² (10,764 ft²) for lots 0 to 1 ha (0 to 2.5 ac);
- b) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- c) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option uses a proportionate maximum farm home plate floor area. However, 7% (94) of the properties in the AG zone that are 0.1 ha (0.25 acres) or less could have the entire lot used for the farm home plate.

C.) Farm Home Plate Option 3 – Bylaw No. 9709

This option establishes a maximum area of the farm home plate to be 2,000 m² (21,528 ft²) for all lots regardless of size.

This option is based on the Ministry of Agriculture's Guidelines. However, it does not take into account Richmond's smaller lot sizes. If this option were implemented, a greater number of properties in the AG1 zone could have the entire lot used for the farm home plate.

Both the Agricultural Advisory Committee and the Richmond Farmers Institute preferred a maximum farm home plate area to be 4,046 m² (43,560 ft²) or 1 acre. This preference is not presented in a bylaw option as:

- Under existing ALC regulations, the maximum area of soil disturbance on a parcel is 2,000 m² (21,527 ft²) without requiring Council and ALC approval for a non-farm use; and
- 41% of the AG1 zoned properties are less than 0.4 ha (1 ac) in area meaning that many of those properties could have the entire lot used for the farm home plate rather than reserving it for farming uses if a farm home plate of 4,046 m² (43,560 ft²) or 1 acre was used.

Attachment 5 provides a summary analysis, including the percentage of farmland retained, of the three farm home plate bylaw options.

6. Restricting ALR House Size to 500 m² (5,382 ft²)

In preparing the recommended bylaw, staff consulted with the Ministry of Agriculture's Guidelines which recommend that residential development be commensurate with residential development in urban areas such as the City's "Single Detached (RS1/A-H, J-K)" zone. To ensure that density calculations are the same as the urban areas of Richmond, the following is included in the recommended bylaw:

- density would be calculated as 0.55 Floor Area Ratio (FAR) applied to a maximum of 464.5 m² (5,000 ft²) of the lot area, with 0.30 FAR applied to the balance of the lot area in excess of 464.5 m² (5,000 ft²);
- floor area exemptions would be provided for porch area (10% of floor area), 1 accessory building (10m²), and a staircase/entry (10 m²) area; and
- a maximum size of an accessory building of 70 m² (753 ft²).

If requested, Council could issue a Development Variance Permit, to vary the maximum size of an accessory building provided they are within the maximum floor area limit for all residential buildings.

If there is a request to increase the maximum limit for all residential buildings, the property owner would have to submit a rezoning application.

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m²

(4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

D.) House Size Option 4 – Bylaw No. 9716 (AAC's Preference)

This option would use the RS1 zone FAR density provisions up to a maximum of 1,114m² (12,000 ft²) for all residential buildings.

This option is preferred by the Agricultural Advisory Committee. The Richmond Farmers Institute supported a maximum floor area of 1,000 m² (10,763 ft²).

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 3,326 m² (35,833 ft²). Smaller sites would have a maximum house size smaller than 1,114 m² (12,000 ft²) and would be based on the FAR provisions.

Flexibility

In addition to the four options listed above, Council has the ability to choose another house size limitation which could be incorporated in the Zoning Bylaw amendment.

7. Miscellaneous Other OCP and zoning amendments

Upon adoption of a bylaw limiting house size in the AG1 zone, staff recommend that Council direct staff to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zones that permit single family development in the ALR. This would largely include the RS1/F and RS1/G zoned properties on Fedoruk Road, Kartner Road and along Westminster Highway.

Consultation

Staff have reviewed the proposed 2041 OCP amendment bylaw with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that it be referred to the Provincial Agricultural Land Commission for comment, as the proposals affect ALR land.

Table 1 clarifies this recommendation. ALC referral comments will be requested prior to the public hearing date. Public notification for the public hearing will be provided as per the *Local Government Act*.

Table 1 – OCP Public Consultation Summary

Stakeholder	Referral Comment
REFER	
Provincial Agricultural Land Commission	Refer to ensure that <i>Local Government Act</i> requirements are met.
NO REFERRAL NECESSARY	
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups (e.g., the Richmond Agricultural Advisory Committee, Richmond Farmers Institute, Richmond Farmland Owners Association) and Neighbours will have the opportunity to comment regarding the proposed OCP amendment (and proposed Zoning Bylaws) at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

Financial Impact

None

Conclusion

This report summarizes feedback received throughout the public consultation process on potential housing regulations on Richmond's Agriculture (AG) zoned land.

Based on this feedback, in addition to analyzing Richmond's agricultural land base, and housing regulations in Richmond's urban areas, staff have prepared a series of OCP and Zoning Bylaw amendment options for Council's consideration.

The proposed bylaws aim to better manage residential development in the Agricultural Land Reserve (ALR) and to minimize impacts on land that may be used for agricultural activities.

It is recommended that the following bylaws be introduced and given first reading:

1. Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706,
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate and Setbacks in the AG1 Zone), and
3. Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone).



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- Attachment 1: Survey Results Summary
- Attachment 2: AAC Comments of March 11, 2017
- Attachment 3: Building Permits Statistics (2010 – 2017)
- Attachment 4: Professional Economic Consultant Advice
- Attachment 5: Zoning Bylaw Amendment Options – Summary Table
- Attachment 6: Summary Analysis of the Farm Home Plate Bylaw Options
- Attachment 7: Comparison of House Size Regulations in Metro Vancouver's ALR

Survey Results Summary

Total 679 Complete surveys

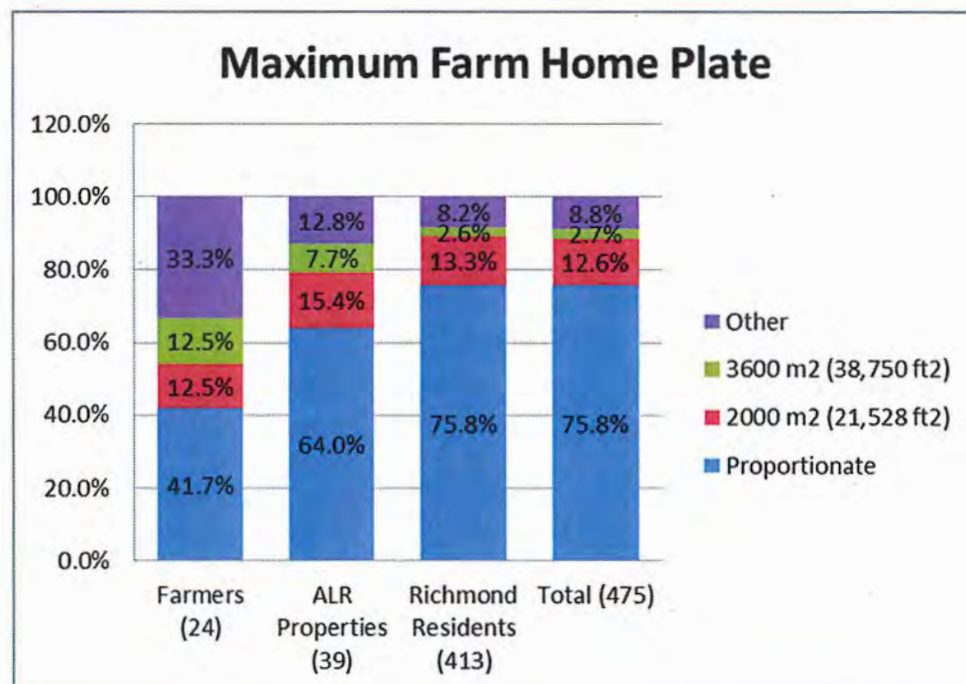
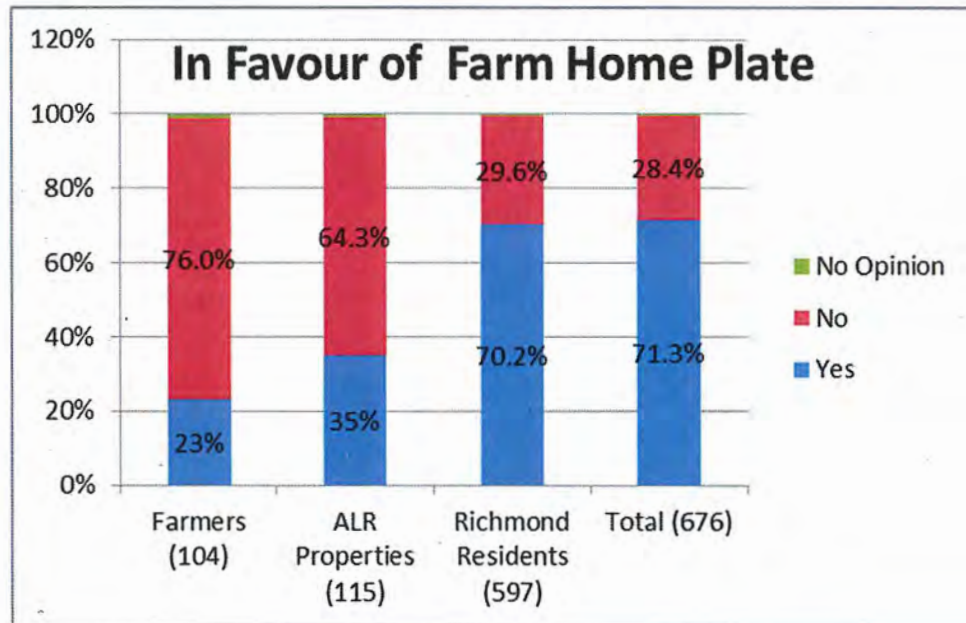
600 Richmond Residents

104 Richmond Farmers

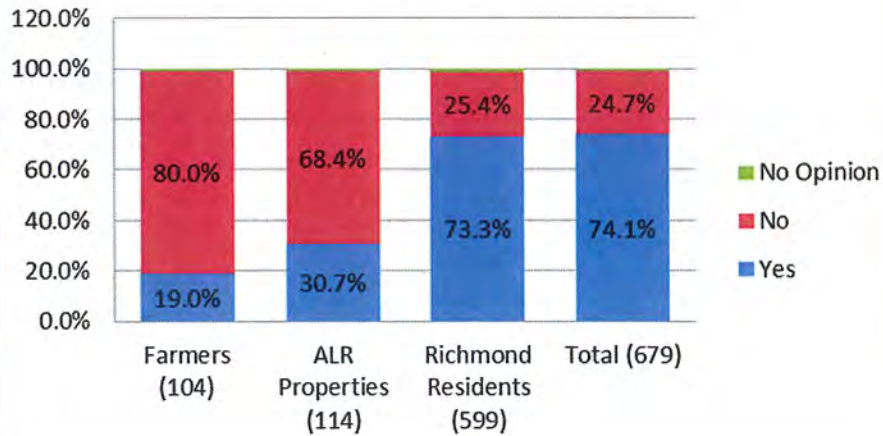
115 Richmond Residents living in the ALR (65 Richmond Farmers)

55 Provided a postal code outside of Richmond

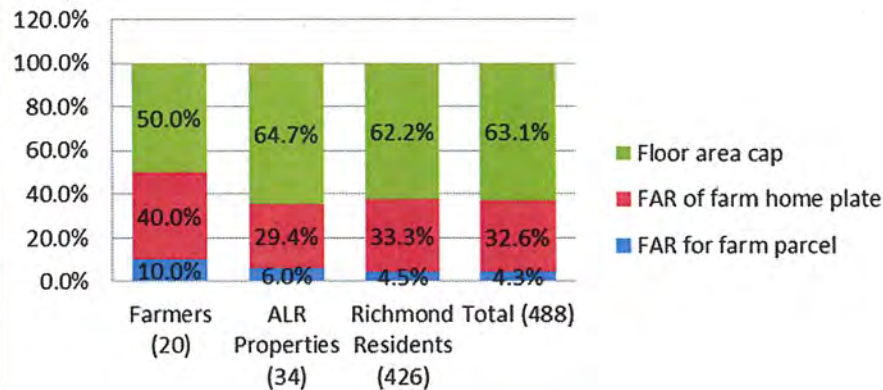
24 Did not provide a postal code



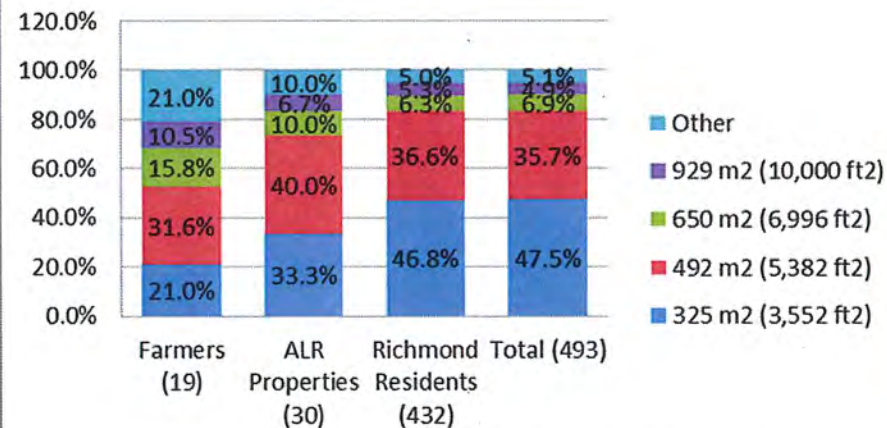
In Favour of House Size Limit



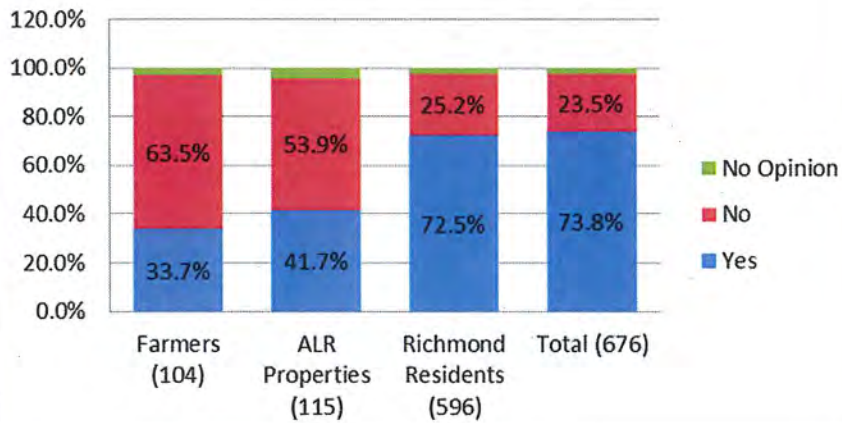
How to limit floor area for Principal House



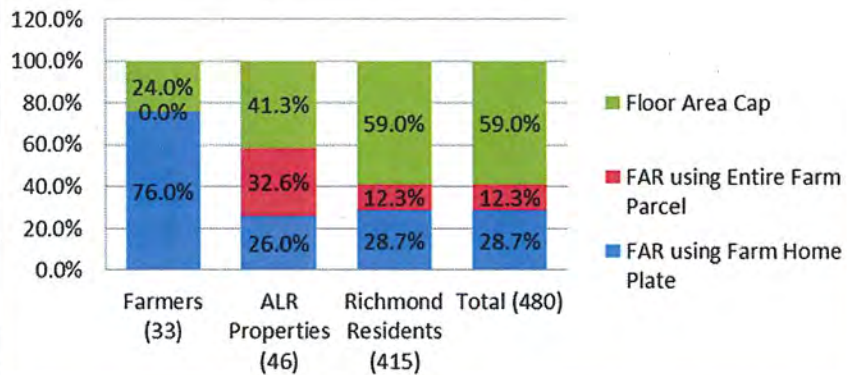
Maximum Floor Area for Principal House



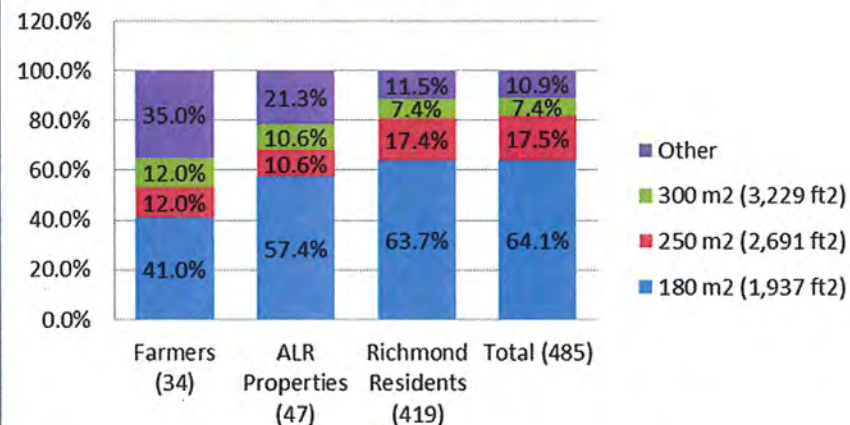
In Favour of House Limit for Additional House



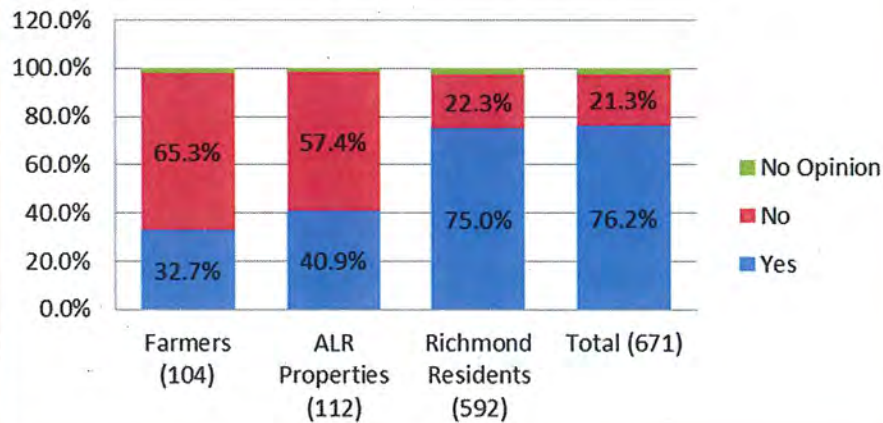
How to limit floor area of Additional House



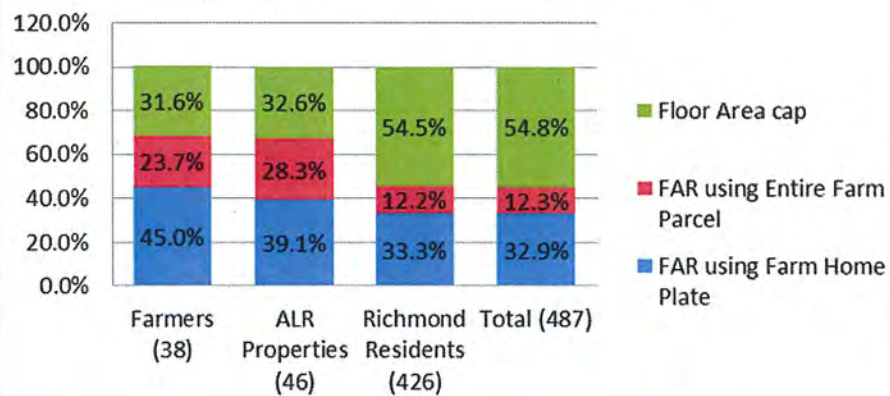
Maximum Size for Additional House



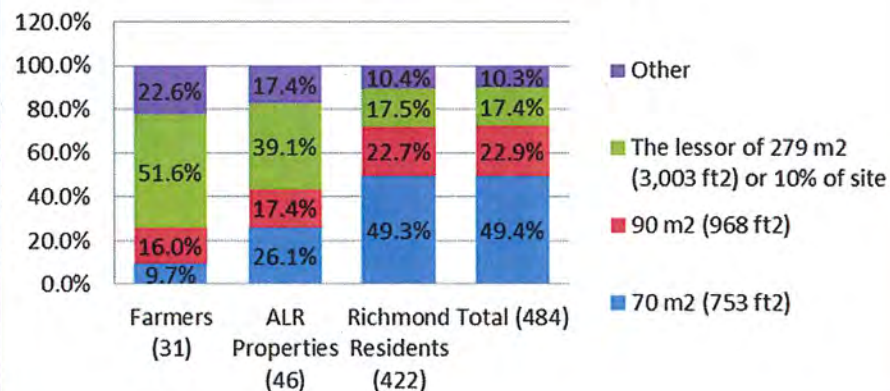
In Favour of Size Limitation of Accessory Residential Buildings



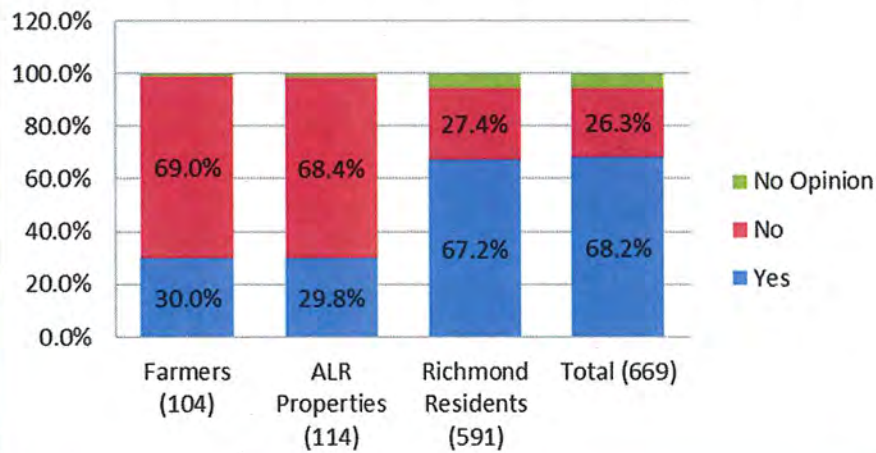
How to limit floor area of Accessory Residential Buildings



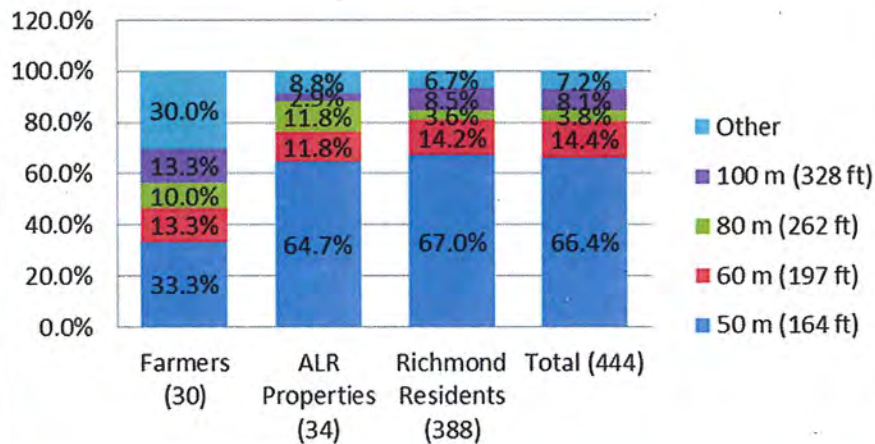
Maximum Size of Accessory Residential Buildings



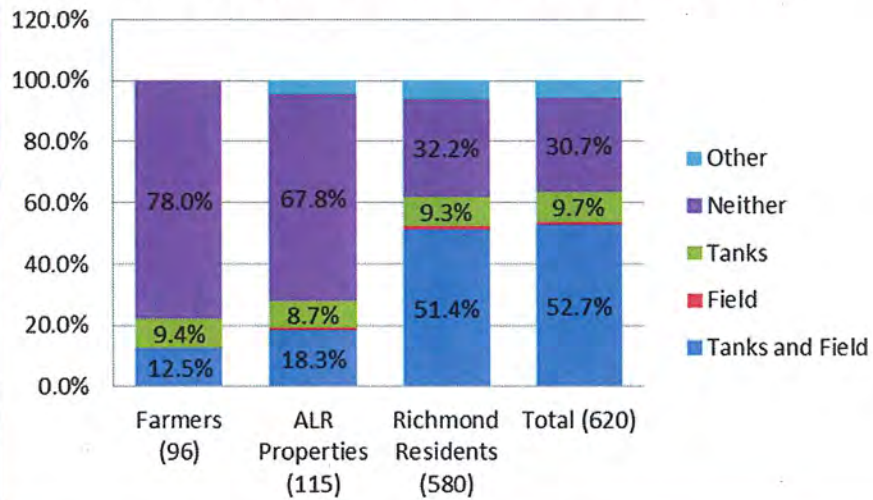
In Favour of a 50 m Buildable Setback for all Residential Buildings



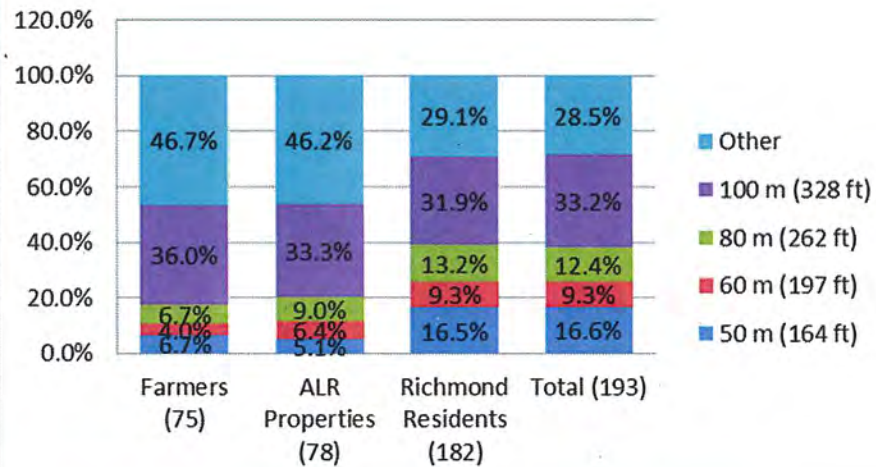
Maximum Buildable Setback for all Residential Buildings



What Part of the Septic System Should be on the Farm Home Plate?



Preferred Setback for Septic System



Richmond Agricultural Advisory Committee

March 11, 2017

Memo to Richmond City Council Re: Proposed Farmland Housing Regulations

The farmers of the AAC are **strongly opposed** to the regulation alternatives proposed by the City. We feel it is important that we come up with a “**made in Richmond**” solution that respects the core nature of our community, that is – a community with a legacy and historic fabric consisting of a well-integrated blend of urban and rural residents. That being said, in respect of the City’s objective to implement some form of regulations that provide reasonable rules with which to administer building applications that protect and preserve Richmond farmland and farming activities we tender the following recommendations.

1) Home Size:

- a) Home size should be limited to 1,150 Square Metres. This size is in line with the current average “approved building permit” applications as specified in the City’s “Open House Summary Presentation”. The document indicates the current average home size in the Richmond ALR / AG1 for 2015/2016 is about 1,100 square meters. We feel it would be highly inappropriate and inconsistent to implement a dramatic reduction in the size of new construction. Implementing the cap of 1,150 square metres will allow fairness and a degree of uniformity to the conditions that currently exist as well as stop the trend of increasing home sizes.
- b) The existing rules have worked well for bona-fide multi-generational farmers, hence we do not want to implement rules that prevent reasonable options to farmers.
- c) Large homes in Richmond’s ALR do not necessarily discourage use of farmland for farming purposes. Cooperation between farmers and non-farming residents that have purchased farmland for the purpose of building a large home often results in the farm back lands being leased to a bona-fide farmer at a low lease rate. The homeowner benefits in reduced taxes on the portion of the land that is farmed and the bona-fide farmer benefits from inexpensive leased farm land on which to farm. In the existing environment it is less likely for a new farmer to purchase Richmond ALR land at current market rates and have an economically viable farming operation. Hence, this symbiotic relationship results in preservation and protection of farmland.
- d) In the case of a farm property owned by a non-farming resident that achieves farm classification by way of leasing its land to a bona-fide farmer, residential property tax rates should be applied to the residential portion of the property and the farm class property tax rate should be applied to the farmed portion of the property.

2) Home Plate Size:

- a. While not in favour of a home plate size restriction we feel the existing building setback limit of 50 metres is effective in preserving land for farming purposes. Therefore, a reasonable home plate size formula should be the lessor of:

- i. 1 Acre or
 - ii. 50 meters x the roadside property width. As an example a property with a 30 metre width x 50 metre setback = a maximum home plate of 1,500 square metres.
 - b. It should be noted that 75% of the ALR / AG1 properties are less than 2 hectares and are narrow in width. We believe the majority of these properties would have a home plate of less than 1 acre because of the setback limitations.
 - c. Regardless of size of the home plate, access of farm vehicles from the road to the farmable portion of the property must be provided in the building site design.
- 3) Homeplate and House Size of Farm Manager's residence:**
- a. For those properties that qualify for a second or third residence there should be a separate home plate and home size equal to the guidelines set out above. Additional residences should not be forced into a common home plate with the primary residence home plate.
- 4) Seasonal Worker Buildings:** should not be included nor affected by these regulations.
- 5) Setbacks:**
- a. The existing bylaw calling for a 50 metre setback on homes plus an additional 50 meters for accessory buildings is adequate, however, it should be amended to increase the setbacks by the width of any Riparian Management Setbacks that may fall within the building setback. By way of example, if there is a 15 metre Riparian setback required on a property then the home setback should be adjusted to 65 meters and the accessory building setback should be adjusted to 115 metres.
- 6) Septic Tanks / Fields:**
- a. The septic tank should be included in the home plate but
 - b. The septic field need not be located in the home plate.

The farmers of the AAC.

Building Permit for Single Family Dwelling in the AG1 Zone (2010-2017)

Building permit statistics provided below include floor area ranges that correspond to house size bylaw options: 1 - 330 m² (3,550 ft²), 2 - 500 m², (5,381 ft²), and 3 - 1,114 m², (12,000 ft²).

Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BPs
2010	2	0	2	0	4	0	1	9
2011	0	2	5	7	3	2	2	21
2012	0	1	4	1	3	2	1	12
2013	0	1	1	5	2	3	3	15
2014	0	2	2	1	2	3	0	10
2015	0	0	2	4	4	3	4	17
2016	0	2	4	7	1	3	1	18
Total	2	8	20	25	19	16	12	102

Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BP
2017	0	0	5	7	8	17	8	45

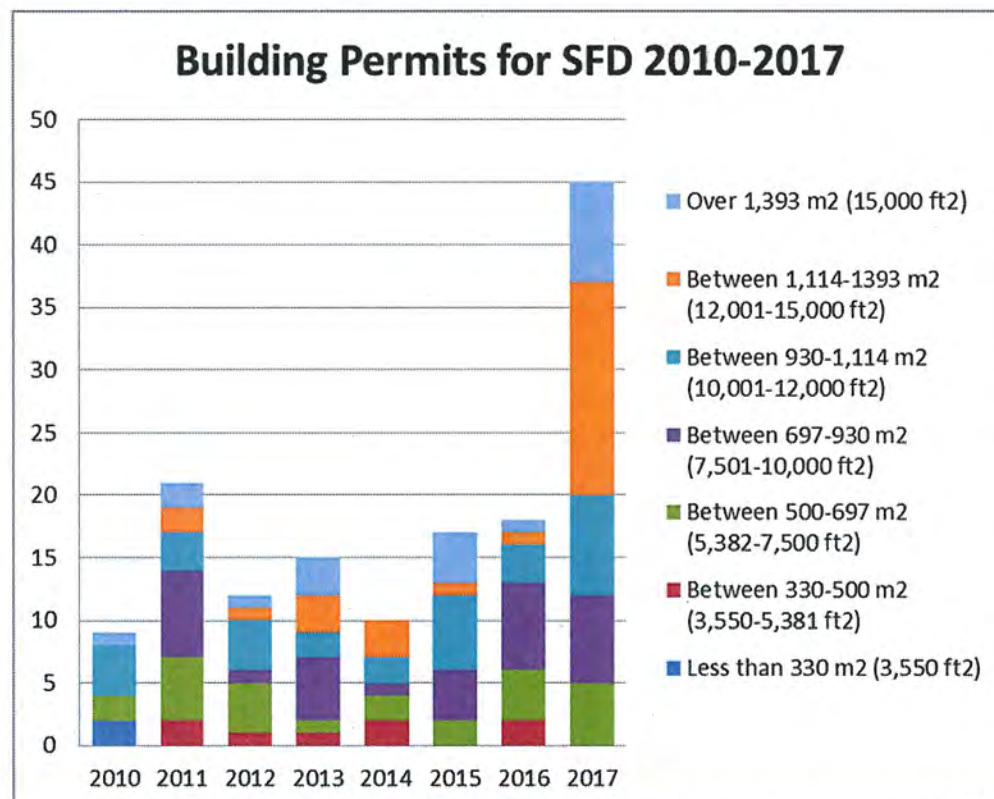


Figure 1: Comparison of Building Permits issued (2010-2016) with those submitted in 2017

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 Vancouver, BC V7Y 1C6 Canada
 604.250.2992
 rwozny@siteeconomics.com
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April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
 If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
 The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Wozny', is written over a horizontal line.

Richard Wozny, Principal
Site Economics Ltd.

Att.1

Table 1 - Recent ALR Residential Sales in Richmond

Sold Price per															Lot Size	Lot Size	
No.	ML #	Status	Address	List Price	Sale Price	SqFt	List Date	Sold Date	DOM	Tot BR	Tot Baths	Total Size	Yr Blt	Age	Acres	(SF)	
1	V1134800	S	8471 NO 5 ROAD	\$3,888,000	\$3,680,000	\$	338	2015-07-14	2015-09-28	76	7	8	10,897	2014	1	2.2	94,961
2	V1132323	S	11951 GRANVILLE AVENUE	\$4,880,000	\$4,280,000	\$	353	2015-07-01	2015-10-10	101	8	8	12,108	2015	0	0.5	21,780
3	R2066270	S	9491 FINN ROAD	\$4,999,800	\$4,800,000	\$	419	2016-05-06	2016-05-25	19	7	8	11,443	2014	2	0.6	27,878
4	R2076674	S	6780 NO 5 ROAD	\$5,999,000	\$5,380,000	\$	304	2016-06-03	2016-09-09	98	14	8	17,672	2015	1	3.0	129,112
5	R2066397	S	12133 NO 3 ROAD	\$26,000,000	\$18,500,000	\$	1,491	2016-05-06	2017-02-08	278	5	8	12,411	2009	8	18.1	788,523
6	R2133049	A	11111 BIRD ROAD	\$5,999,999	\$5,999,999	\$	594	2017-01-18		63	17	8	10,100	1990	27	0.9	37,244
7	R2138977	A	8880 SIDAWAY ROAD	\$6,180,000	\$6,180,000	\$	461	2017-02-13		37	9	8	13,413	2010	7	2.0	87,120
8	R2139278	A	7120 NO. 5 ROAD	\$11,880,000	\$11,880,000	\$	839	2017-02-15		35	10	8	14,157	2013	4	3.8	163,698
Average				\$8,728,350	\$7,587,500	\$	594					12,775			3.9	168,790	

Table 2 - Recent ALR Land Sales in Richmond

No.	Address	Sale Date	Sale Price	Site Size		Price Per		Zoning
				Acres	Sq. Ft.	Acres	Sq. Ft.	
1	10551 No. 6 Road Richmond	Jan-17	\$2,897,700	2.74	119,137	\$1,059,488	\$24.32	AG-1
2	10260 Westminster Highway Richmond	Jan-17	\$3,150,000	2.18	94,961	\$1,444,954	\$33.17	AG-1
3	South Half Lot 5 & 12200 Block, No. 3 Road Richmond	Dec-16	\$1,500,000	9.75	424,710	\$153,846	\$3.53	AG-1
4	10531 Granville Avenue Richmond	Dec-16	\$5,999,800	4.39	191,098	\$1,367,632	\$31.40	AG-1
5	2280 No. 6 Road Richmond	Aug-16	\$3,700,000	8.61	375,226	\$429,533	\$9.86	AG-1
6	13740 Westminster Highway Richmond	Aug-16	\$1,250,000	0.24	10,454	\$5,208,333	\$119.57	AG-1
7	7560 Steveston Highway Richmond	Jul-16	\$6,530,000	3.00	130,680	\$2,176,667	\$49.97	AG-1
8	10180 Granville Avenue Richmond	Jul-16	\$2,480,000	0.28	12,023	\$8,985,507	\$206.28	AG-1
9	7120 No. 5 Road Richmond	Jul-16	\$5,588,000	3.74	162,914	\$1,494,118	\$34.30	AG-1
10	12751 Blundell Road Richmond	Jul-16	\$1,711,000	2.61	113,692	\$655,556	\$15.05	AG-1
11	9660 Sidaway Road Richmond	Jun-16	\$3,800,000	10.00	435,600	\$380,000	\$8.72	AG-1
12	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
13	12191 Gilbert Road Richmond	May-16	\$4,200,000	10.78	469,577	\$389,610	\$8.94	AG-1 / CR
14	9760 Sidaway Road Richmond	Apr-16	\$1,650,000	10.02	436,471	\$164,671	\$3.78	AG-1
15	8191 No. 6 Road Richmond	May-16	\$1,830,000	0.86	37,462	\$2,127,907	\$48.85	AG-1
16	12060 No. 2 Road Richmond	May-16	\$4,800,000	6.19	269,636	\$775,444	\$17.80	AG-1
17	6351 No. 5 Road Richmond	May-16	\$4,490,000	8.56	372,743	\$524,717	\$12.05	AG-1
18	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
19	13660 Blundell Road Richmond	May-16	\$1,760,000	1.00	43,560	\$1,760,000	\$40.40	AG-1
20	10071 Granville Avenue Richmond	May-16	\$1,950,000	0.44	19,036	\$4,462,243	\$102.44	AG-1
Average				5.33	232,210	\$641,991	\$	15

Zoning Bylaw Options – Summary

Zoning Bylaw Section	Farm Home Plate Bylaw Options (select one)			House Size Bylaw Options (select one)			
	Bylaw 9707	Bylaw 9708	Bylaw 9709	Bylaw 9710	Bylaw 9711	Bylaw 9712	Bylaw 9716
Definitions	New definitions for 'farm home plate' and 'farm home plate setback'			No new interpretations			
Density Exemptions for single family dwellings	No density exemptions			Exemptions for: – porch area (up to 10% of floor area), – 1 accessory building (up to 10m ²), and – staircase/entry (up to 10m ²) area			
				Exemption for garage area (up to 50 m ²)		Garage area not exempted	
Maximum House Size	Not applicable for these bylaw options			RS1 FAR up to 303m ²	RS1 FAR up to 339m ²	RS1 FAR up to 500m ²	RS1 FAR up to 1,114m ²
Additional Dwelling Units	Remove section 14.1.4.3 (additional dwelling unit may be considered on a site specific basis through a rezoning application)			Not required as included in farm home plate bylaw options			
Maximum Accessory Building Size	Not applicable for these bylaw options			70m ² (753 ft ²) for each residential accessory building or structure			
Farm Home Plate	Proportionate farm home plate: a) 50% of the lot area for lots 0-0.2 ha; b) 1,000 m ² for lots 0.2-1 ha; c) 10% of the lot area for lots 1-2 ha; and d) 2,000 m ² for lots 2 ha or greater.	Proportionate farm home plate: a) 1,000 m ² for lots 0-1 ha; b) 10% of the lot area for lots 1-2 ha; and c) 2,000 m ² for lots 2 ha or greater	Maximum 2,000 m ² for all lot sizes	Not applicable for these bylaw options			
Depth of Farm Home Plate	Establish a maximum depth of 60 m for farm home plate.			Not applicable for these bylaw options			
Yards & Setbacks	Increase interior side yard setback from 3 m to 4 m			Not required as included in farm home plate bylaw options			

Farm Home Plate Options – Analysis**Farm Home Plate Option 1 (Recommended)**

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> – 0 to 0.2 ha – (0 to 0.5 acres) 	<ul style="list-style-type: none"> – lesser of 50% of the lot area, or – 1,000 m² (10,764 ft²) 	50%	21% (263)
<ul style="list-style-type: none"> – 0.2 ha to 1 ha – (0.5 to 2.5 acres) 	<ul style="list-style-type: none"> – 1,000 m² – (10,764 ft²) 	50% to 90%	38% (490)
<ul style="list-style-type: none"> – 1 ha to 2 ha – (2.5 to 5 acres) 	<ul style="list-style-type: none"> – lesser of 10% of the lot area, or – 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> – 2 ha + (5 acres +) 	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 2

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> – 0 to 1 ha – (0 to 2.5 acres) 	<ul style="list-style-type: none"> – 1,000 m² – (10,764 ft²) 	<ul style="list-style-type: none"> – 0.1 ha (0.25 ac.): 0% – 0.2 ha (0.5 ac.): 50% – 0.4 ha (1 ac.): 75% – 1 ha (2.5 ac.): 90% – Note: 7% of properties are less than 1,000 m² (10,764 ft²) 	59% (6753)
<ul style="list-style-type: none"> – 1 ha to 2 ha – (2.5 to 5 acres) 	<ul style="list-style-type: none"> – lesser of 10% of the lot area, or 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> – 2 ha + – (5 acres +) 	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 3

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
All sizes	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	<ul style="list-style-type: none"> – ha (0.25 ac.): 0% – ha (0.5 ac.): 0% – ha (1 ac.): 50% – ha (2.5 ac.): 80% – ha (5 acres): 90% – Greater than 2 ha (5 ac.): 90% + – Note: 21% of properties are less than 2,000 m² (21,527 ft²) 	100% (1274)

Comparison of House Size Regulations in Metro Vancouver's ALR

Jurisdiction	House Size Maximum
Ministry of Agriculture (guidelines)	Lesser of a floor area commensurate with urban areas or 500 m ² (5,382 ft ²)
Corporation of Delta	On lots less than 8 ha (20ac.), 330m ² (3,552 ft ²)
	On lots 8 ha or greater, 465m ² (5,005 ft ²)
City of Surrey	Not specified (only regulate farm home plate)
City of Port Coquitlam	Max. floor area of 500 m ² (5,382 ft ²)
City of Maple Ridge	Max. floor area of 650 m ² (6,996.5 ft ²)
City of Pitt Meadows	In the process of preparing bylaws to limit the house footprint size to 600 m ² (6,458 ft ²) in the ALR, which would allow for a total floor area of 1,673 m ² (18,000 ft ²) *

* On April 4, 2017, Pitt Meadows City Council directed staff to:

- A. Prepare a zoning bylaw amendment for consideration by Council to limit the building footprint size based on the BC Building Code complex building threshold to 600 square metres or 6,458 square feet within the Agricultural Land Reserve which would allow for a structure size of 1,673 square metres or 18,000 square feet under current building regulations; AND
- B. Prepare a zoning bylaw amendment for consideration by Council to limit the number of dwellings on a property to one within the Agricultural Land Reserve and to include in the zoning bylaw amendment language with respect to grandfathering of reconstruction of existing dwellings that suffer a loss due to fire or other damage of over 75% of the building value.

According to the BC Building Code, if the building footprint area exceeds 600 m², a Part 9 building (Simple) becomes a Part 3 building (Complex), where there are more stringent requirements in the building code (i.e.; roof fire ratings, fire alarms, fire access routes, etc.). If multiple storeys are proposed, the total floor area would exceed 600 m² but as long as the building footprint does not exceed the 600 m² allowable footprint, it is still a Part 9 building.



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

"Residential Development

- f) limit the area used for residential development on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:
 - verification that the site has been actively used for agricultural production and the site has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);
 - demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and/or anticipated farm workers on the site, and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure improvements; and
 - a security deposit, to address any issues if the applicant fails to meet their requirements.

Council may vary the above rezoning application requirements on a case-by-case basis.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number

of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.



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MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9707
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions, in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is:
 - a) 50% of the **lot area** for **lots** less than 0.2 ha;
 - b) 1,000 m² for **lots** between 0.2 ha to 1 ha;
 - c) 10% of the **lot area** for **lots** between 1 ha to 2 ha; and
 - d) 2,000 m² for **lots** greater than a 2 ha.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:

- i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
- 6. For lots zoned AG4, the minimum **setbacks** for **buildings and structures** are:
 - a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
- 7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
- 5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9707**".



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MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9708
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is the greater of 10% of the **lot area** or 1,000 m², up to a maximum of 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and

- iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:
- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9708**".



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MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9709
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per lot.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.

2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:

- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9709**".



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MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9710
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:
- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 303 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9710**”.



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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9711
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- "1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 339 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m²."

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9711**".

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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 500 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.



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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9716
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 1,114 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9716**”.



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City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors

Date: April 21, 2017

From: Wayne Craig
Director, Development

File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

Re: Requested Planning Committee Revisions to OCP Amendment Bylaw No. 9706
and Zoning Amendment Bylaw No. 9712

Purpose:

The purpose of this memorandum is to present Planning Committee's April 19, 2017, requested revisions to proposed OCP Amendment Bylaw No. 9706 and Zoning Amendment Bylaw No. 9712.

Details:

Planning Committee requested that OCP Amendment Bylaw No. 9706 be revised, to provide greater flexibility (e.g., recognizing cultural and inter-generational reasons), when considering rezoning applications, for a home that exceeds the maximum permitted house size (Attachment 1).

Planning Committee requested that Zoning Amendment Bylaw No. 9712 be revised, to establish a maximum house size of:

- 500 m² (5,382 ft²), for lots less than 0.2 ha (0.5 acres); and
- 1,000 m² (10,742 ft²), for lots 0.2 ha (0.5 acres) or greater (Attachment 2).

For convenience, for each attached proposed revised Bylaw, staff have included a version which shows the tracked changes (Attachments 3 and 4).

Related Zoning Bylaw Adjustments:

The staff report considered at the April 19, 2017 Planning Committee meeting indicated that, upon the adoption of a bylaw limiting the maximum house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments, to implement similar density limits in all other zones that permit single family dwellings in the Agricultural Land Reserve (ALR). For convenience, staff have taken the liberty of preparing this Bylaw (Attachment 5). Should Council wish to establish consistent house size limitations for all single detached dwelling units in the ALR, staff recommend that Council grant First reading to Zoning Amendment Bylaw No. 9717, which would place similar maximum house size limitation on ALR lots in the RS1/F and RS1/G zones.

April 21, 2017

- 2 -

Staff will be available to explain these changes at the April 24, 2017 Council meeting.

For clarification, please contact either of the undersigned.



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



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

TTC:rg

Att. 5

pc: Joe Erceg, MCIP, General Manager, Planning and Development

Attachment 1 – Revised OCP Amendment Bylaw No. 9706

Attachment 2 – Revised Zoning Amendment Bylaw No. 9712

Attachment 3 – Tracked Changes to Revised OCP Amendment Bylaw No. 9706

Attachment 4 – Tracked Changes to Revised Zoning Amendment Bylaw No. 9712

Attachment 5 – Zoning Amendment Bylaw No. 9717

ATTACHMENT 1

Revised OCP Amendment Bylaw No. 9706



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR):

"Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:
 - the property is 8 ha (20 acres) in area or greater; and

- if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm workers are required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	APPROVED by
_____	_____
_____	APPROVED by Manager or Solicitor
_____	_____

MAYOR

CORPORATE OFFICER

ATTACHMENT 2

Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- I. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- II. if the **lot area** is:
- i. less than 0.2 hectares, 500 m²; or
- ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER



ATTACHMENT 3

Tracked Changes to Revised OCP Amendment Bylaw No. 9706



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 ~~(Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR))~~:

"Residential Development"

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- f) limit the area used for residential development on ~~agriculturally-zoned~~ properties. ~~Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the~~ in the Agricultural Land Reserve. The following ~~to the satisfaction of~~ policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:

- ~~the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;~~
- ~~verification that the site has been~~ actively or can be used for agricultural production and;
- ~~verification that the site applicant has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information); been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;~~
- ~~demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;~~
- ~~submission of a detailed report from a Professional Agrologist stating that demonstration that~~ there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers on the site, ~~and why they cannot be~~

~~accommodated elsewhere (e.g., in other existing farm or urban dwelling units); through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;~~

- ~~submission of a detailed farm plan which justifies acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements; and~~
- ~~a including providing financial security deposit, to address any issues if the applicant fails to meet their requirements to ensure that the approved farm plan is implemented;~~

~~Council may vary the above rezoning application requirements on a case-by-case basis.~~

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, ~~consider~~ applications ~~which propose~~ to exceed the maximum number of dwelling units ~~may be considered if if:~~

- ~~the property is 8 ha (20 acres) in area or greater; and~~
- ~~if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:~~
 - ~~full-time farm labour is workers are required to live on the farm; and~~
 - ~~the secondary farmhouse is subordinate to the principal farm dwelling unit.~~

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2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

ATTACHMENT 4

Tracked Changes to Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:
 - a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
 - c) one **accessory building** which is less than 10.0 m².
- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:
 - a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.
- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:
 - a) 50.0m² per lot, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space** ^{22.11}

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- I. ~~the floor area ratio~~ of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- II. ~~if the lot area is:~~
- i. less than 0.2 hectares, 500 m²; or
- ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

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3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

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ATTACHMENT 5

Zoning Amendment (ALR RS1/F - G Zones) Bylaw No. 9717



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9717
(House Size Regulations in Residential Zones in the
Agricultural Land Reserve)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 8.1.4.2 and replacing it with the following:
 - “2. For **single detached housing** zoned RS1/A-E, H, J-K, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
 - 2A. Notwithstanding Section 8.1.4.2 above, for **single detached housing** zoned RS1/F-G located in the **Agricultural Land Reserve**, the maximum **floor area** is the lesser of:
 - a) the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - b) if the **lot area** is:
 - i) less than 0.2 hectares, 500m²; or
 - ii) 0.2 hectares or greater, 1,000m².”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9717**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



Richmond Zoning Bylaw 8500
Amendment Bylaw 9291 (RZ 14-674043)
7180 Railway Avenue

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 005-874-360

Lot 213 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9291"**.

FIRST READING

NOV 09 2015

A PUBLIC HEARING WAS HELD ON

DEC 15 2015

SECOND READING

DEC 15 2015

THIRD READING

DEC 15 2015

OTHER REQUIREMENTS SATISFIED

APR 20 2017

ADOPTED

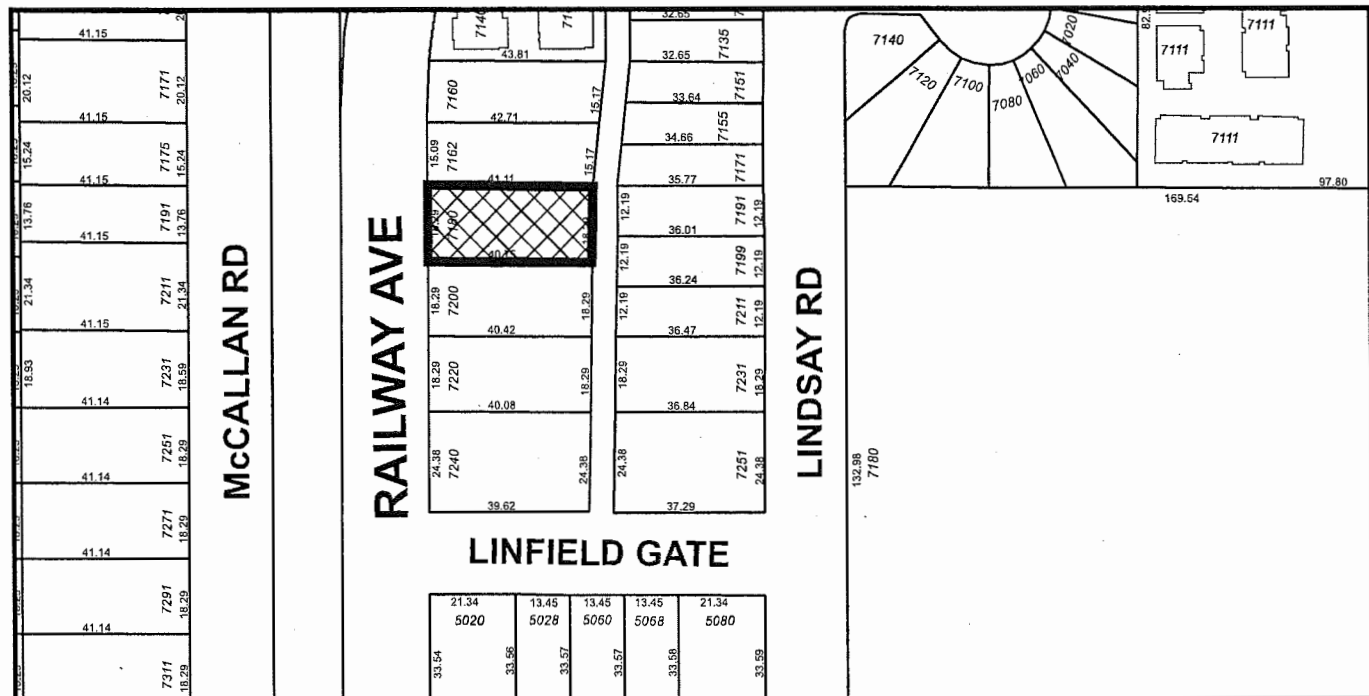
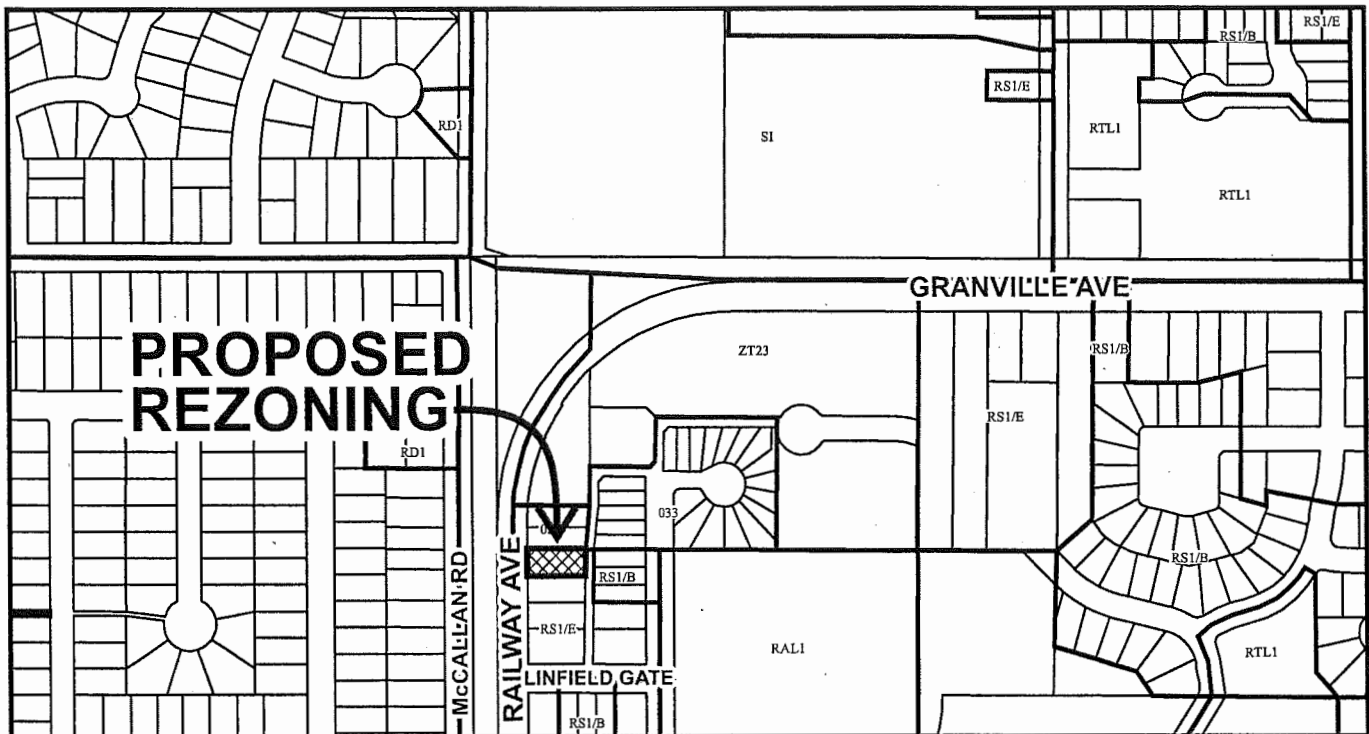


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 14-674043

Original Date: 10/03/14

Revision Date:

Note: Dimensions are in METRES

CNCL - 356



**Richmond Official Community Plan Bylaws 7100 and 9000
Amendment Bylaw 9114 (RZ 12-610630)
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - a) Repealing the existing land use designation for the following area.

P.I.D. 012-165-115
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424
Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376
Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
 - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Neighbourhood Residential".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Park".
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-115
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424

Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376

Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

- b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9114", designating it "Residential (Townhouses)".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9114", designating it "Public Open Space".
 - d) Making related minor map and text amendments to ensure consistency with the Schedule 2.5A of Official Community Plan Bylaw 7100 (Blundell Area Laurelwood Sub-Area Plan) and Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map).
3. This Bylaw may be cited as **"Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9114"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 23 2015

APR 20 2015

APR 20 2015

APR 20 2015

APR 19 2017



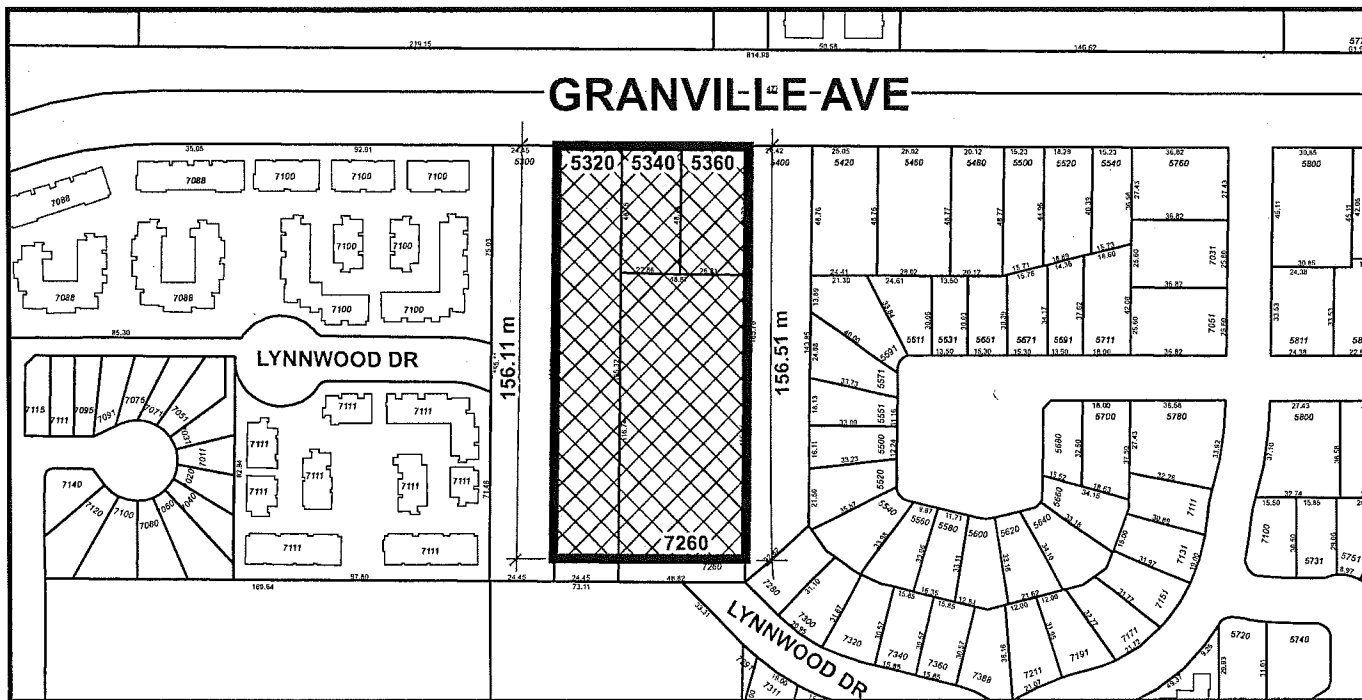
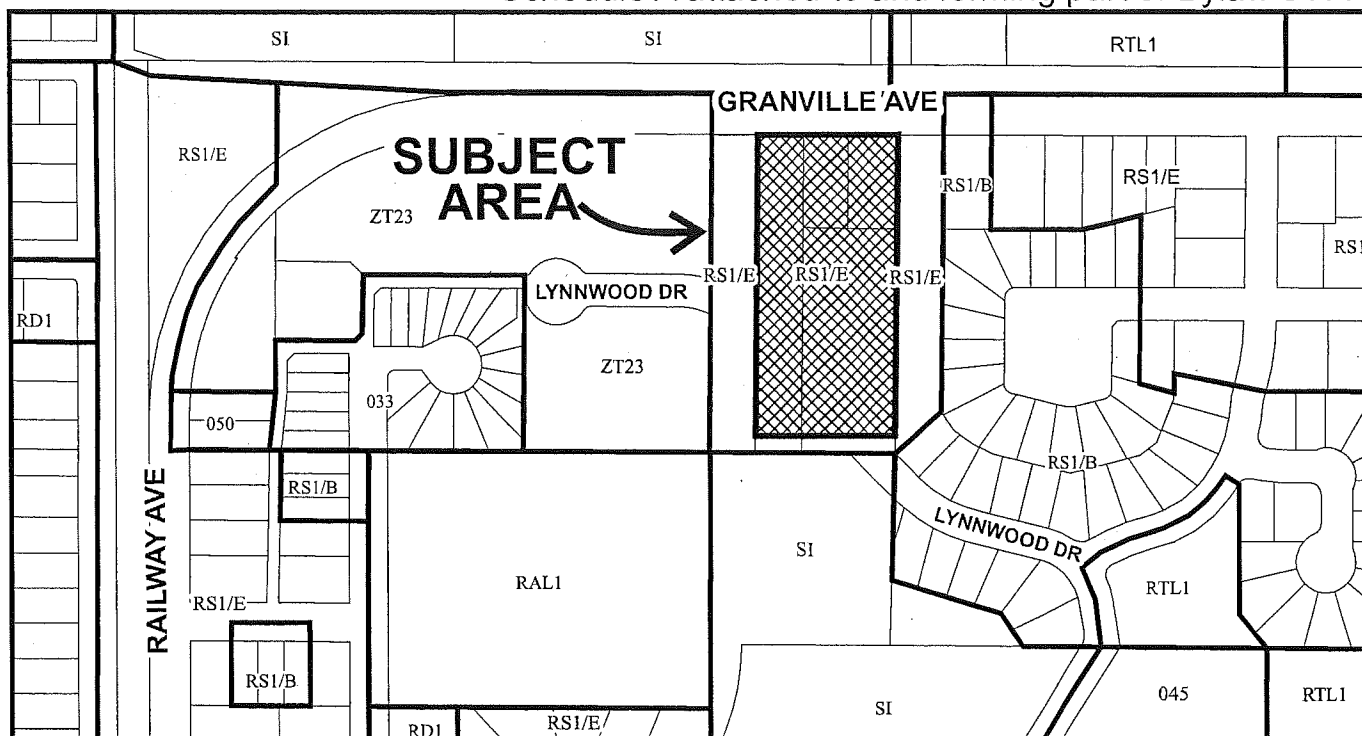
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9114"



RZ 12-610630

Original Date: 01/29/15

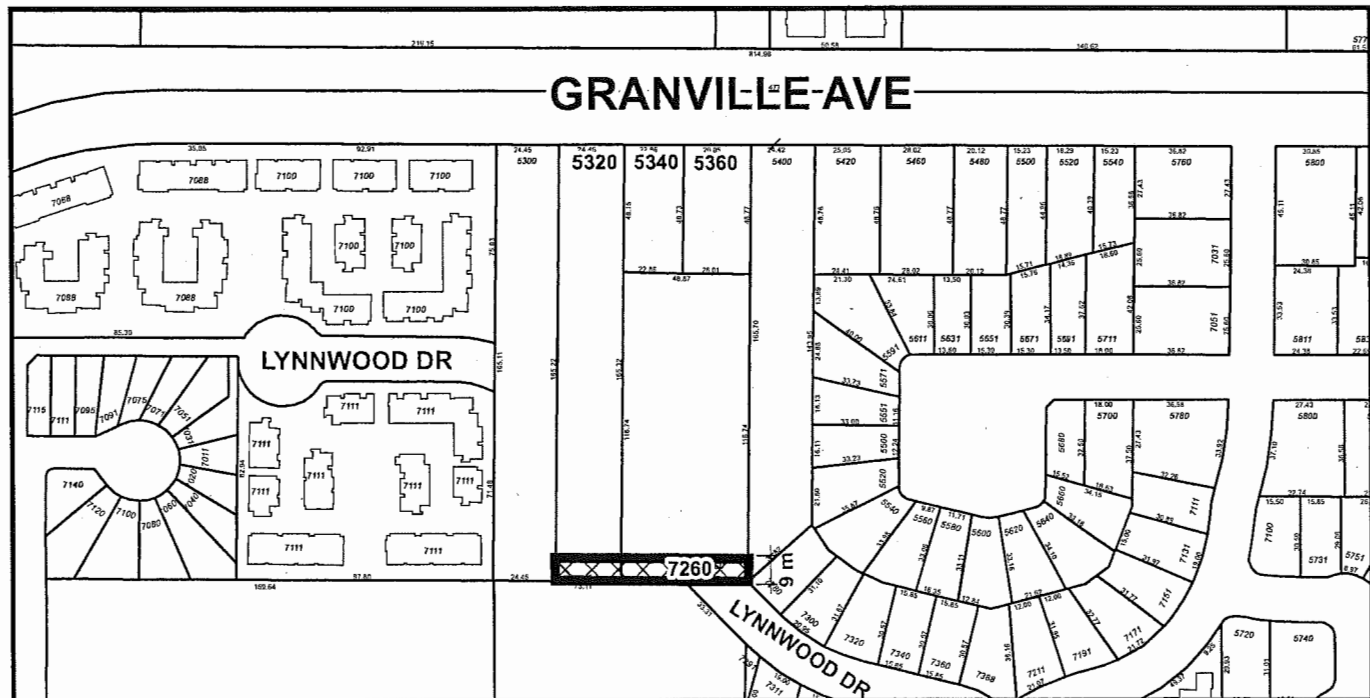
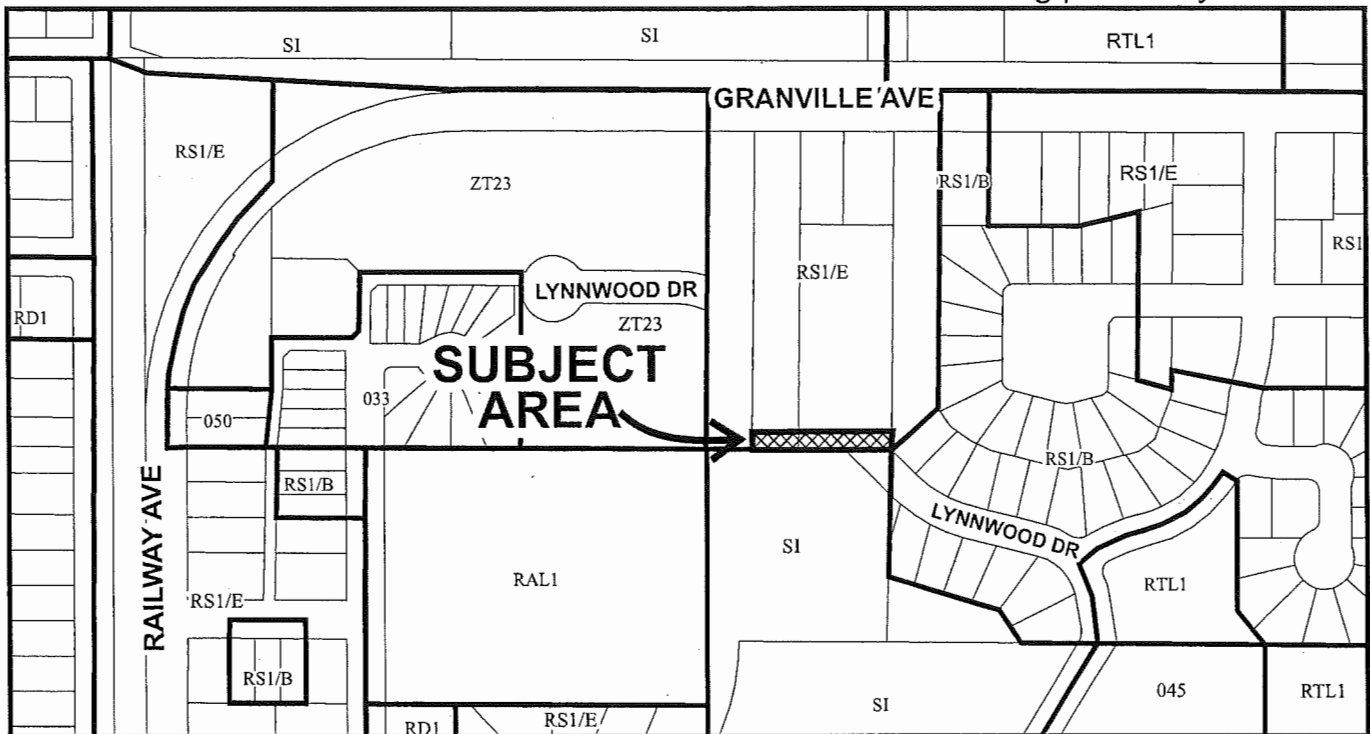
Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9114"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/03/15

Note: Dimensions are in METRES

CNCL - 360



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9115 (RZ 12-610630)
5320, 5340 and 5360 Granville Avenue and 7260 Lynnwood Drive**

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:
 - a) Repealing the existing zoning designation of the following area.

P.I.D. 012-165-115
East Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-368
Lot "A" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867

P.I.D. 009-606-424
Lot "G" Except: Firstly: West 75 Feet Secondly: Part on Reference Plan 12056, Section 13 Block 4 North Range 7 West New Westminster District Plan 1343

P.I.D. 016-167-376
Lot "B" Section 13 Block 4 North Range 7 West New Westminster District Plan 85867
 - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9115", designating it "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9115", designating it "**SCHOOL & INSTITUTIONAL USE (SI)**".

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9115"**.

FIRST READING

MAR 23 2015

A PUBLIC HEARING WAS HELD ON

APR 20 2015

SECOND READING

APR 20 2015

THIRD READING

APR 20 2015

OTHER CONDITIONS SATISFIED

APR 19 2017

ADOPTED



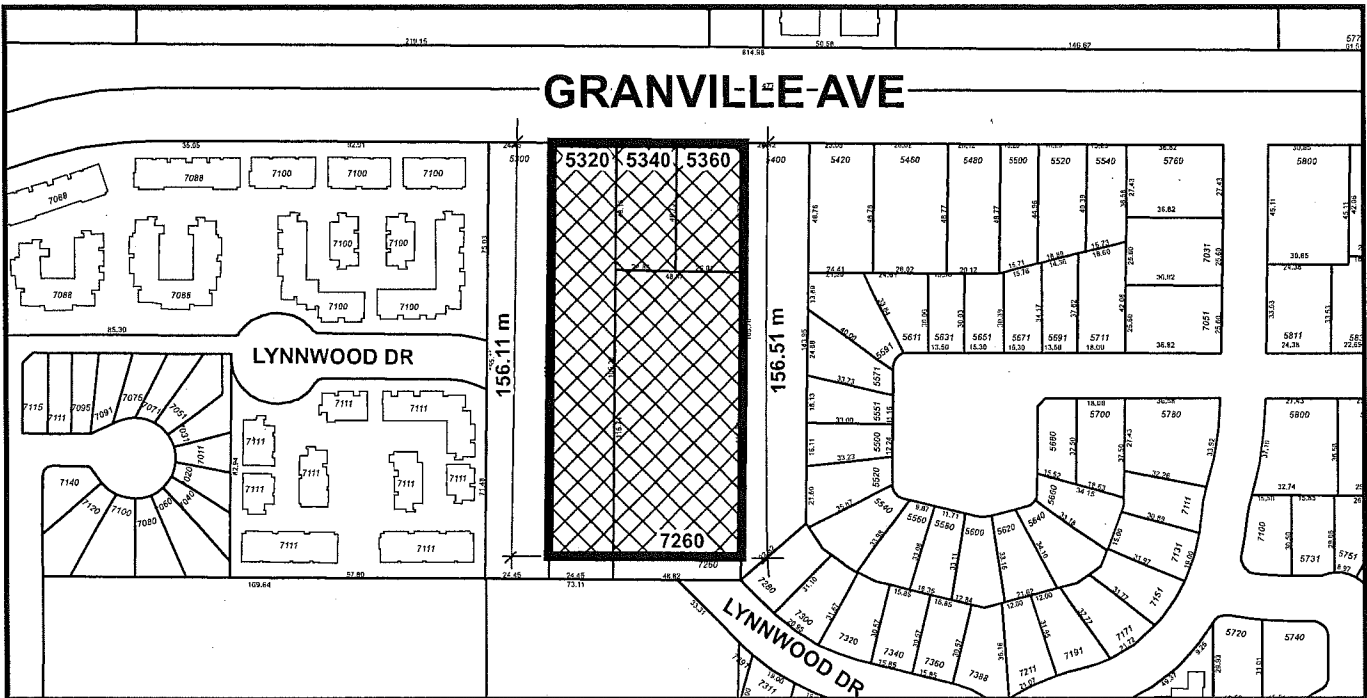
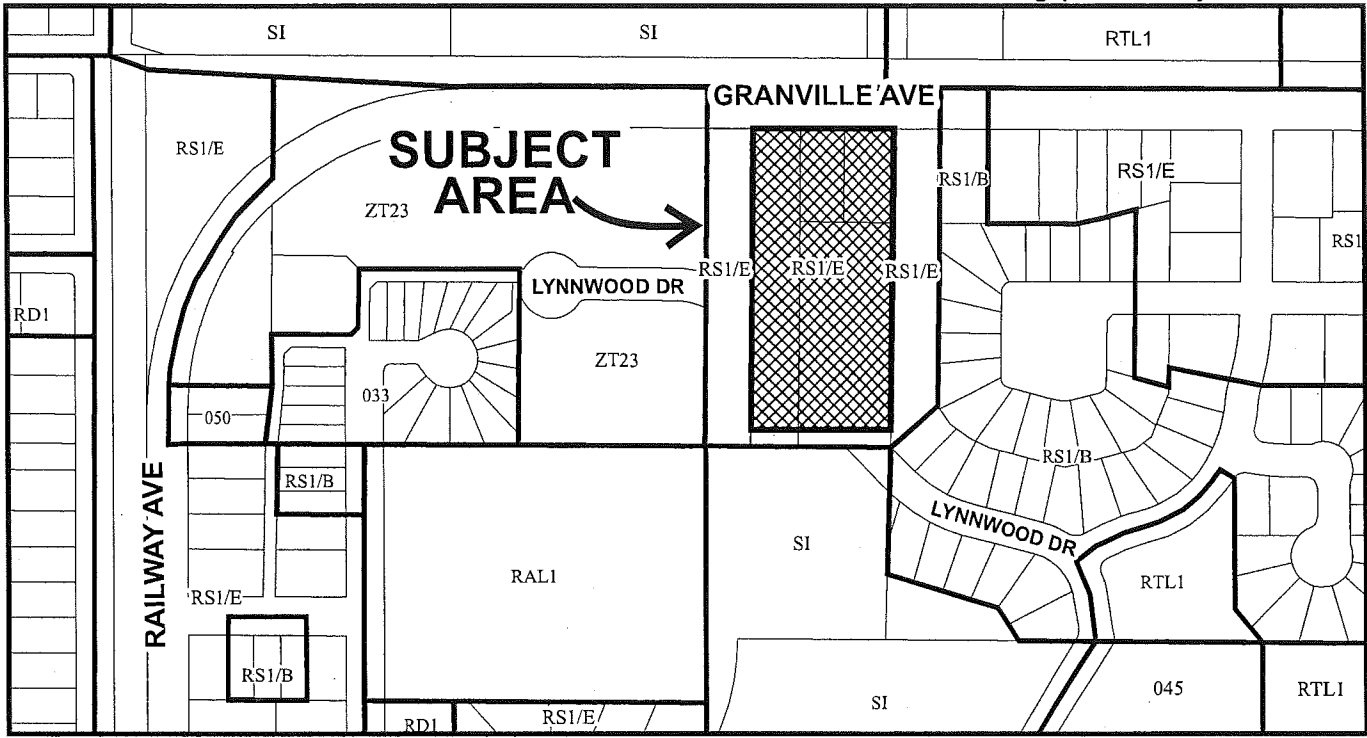
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9115"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/09/15

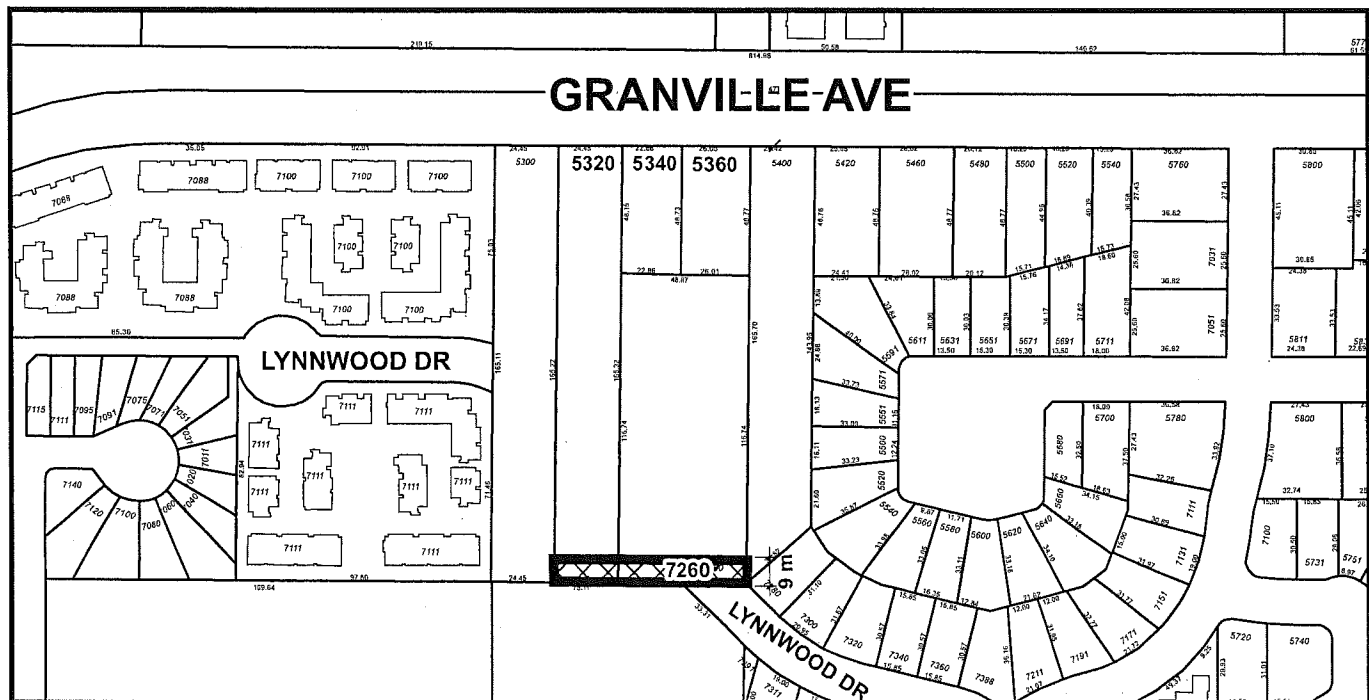
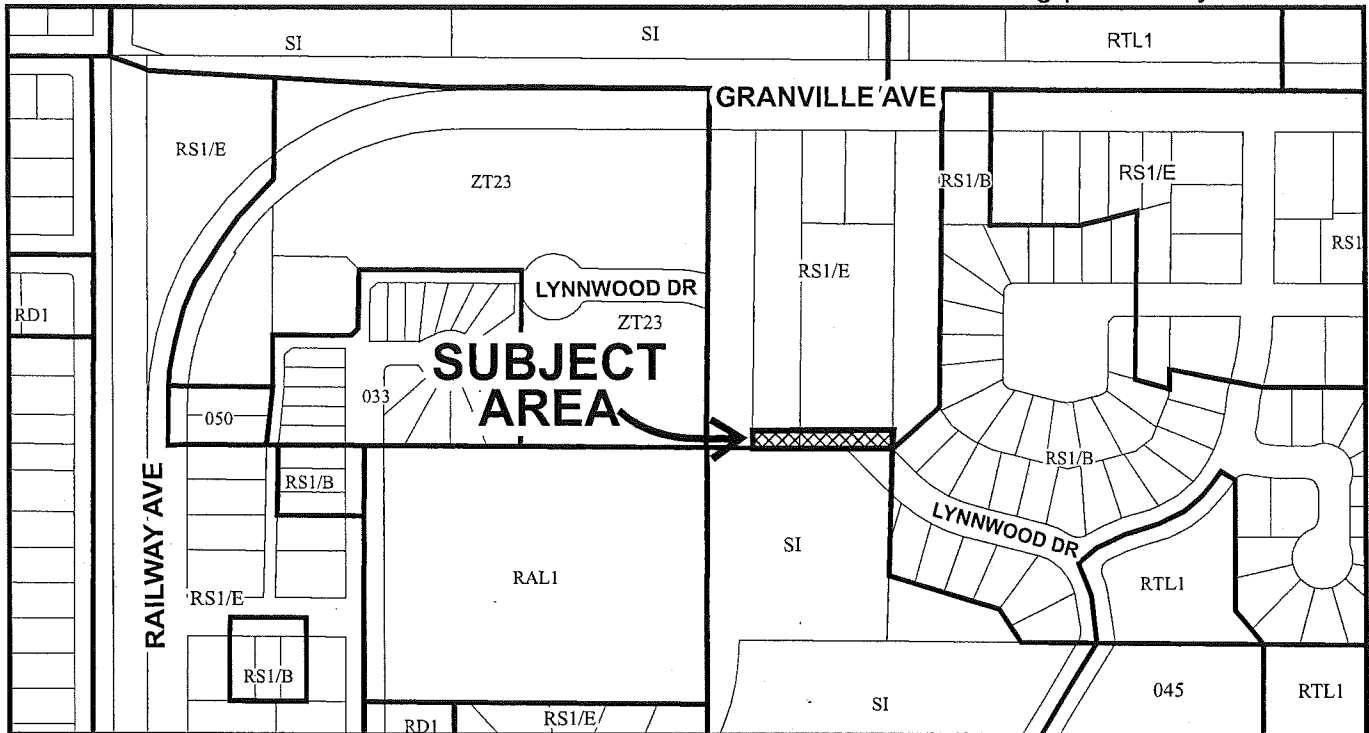
Note: Dimensions are in METRES

CNCL - 363



City of Richmond

"Schedule B attached to and forming part of Bylaw 9115"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/09/15

Note: Dimensions are in METRES

CNCL - 364



**Richmond Official Community Plan Bylaws 7100 and 9000
Amendment Bylaw 9230 (RZ 12-610630)
5300 Granville Avenue**

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

1. Richmond Official Community Plan Bylaw 9000, Attachment 1 to Schedule 1 (City of Richmond 2041 OCP Land Use Map) thereof is amended by:
 - a) Repealing the existing land use designation for the following area:

P.I.D. 012-165-140
West Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
 - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9230", designating it "Neighbourhood Residential".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9230", designating it "Park".
2. Richmond Official Community Plan Bylaw 7100, Schedule 2.5A (Blundell Area Laurelwood Sub-Area Plan) is amended by:
 - a) Repealing the existing land use designation in the Land Use Map thereof for the following area.

P.I.D. 012-165-140
West Half Lot "F" Section 13 Block 4 North Range 7 West New Westminster District Plan 1343
 - b) For that area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9230", designating it "Residential (Townhouses)".
 - c) For that area shown cross-hatched on "Schedule B attached to and forming part of Bylaw 9230", designating it "Public Open Space".

3. This Bylaw may be cited as "Richmond Official Community Plan Bylaws 7100 and 9000, Amendment Bylaw 9230".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAR 23 2015

APR 20 2015

APR 20 2015

APR 20 2015

APR 19 2017



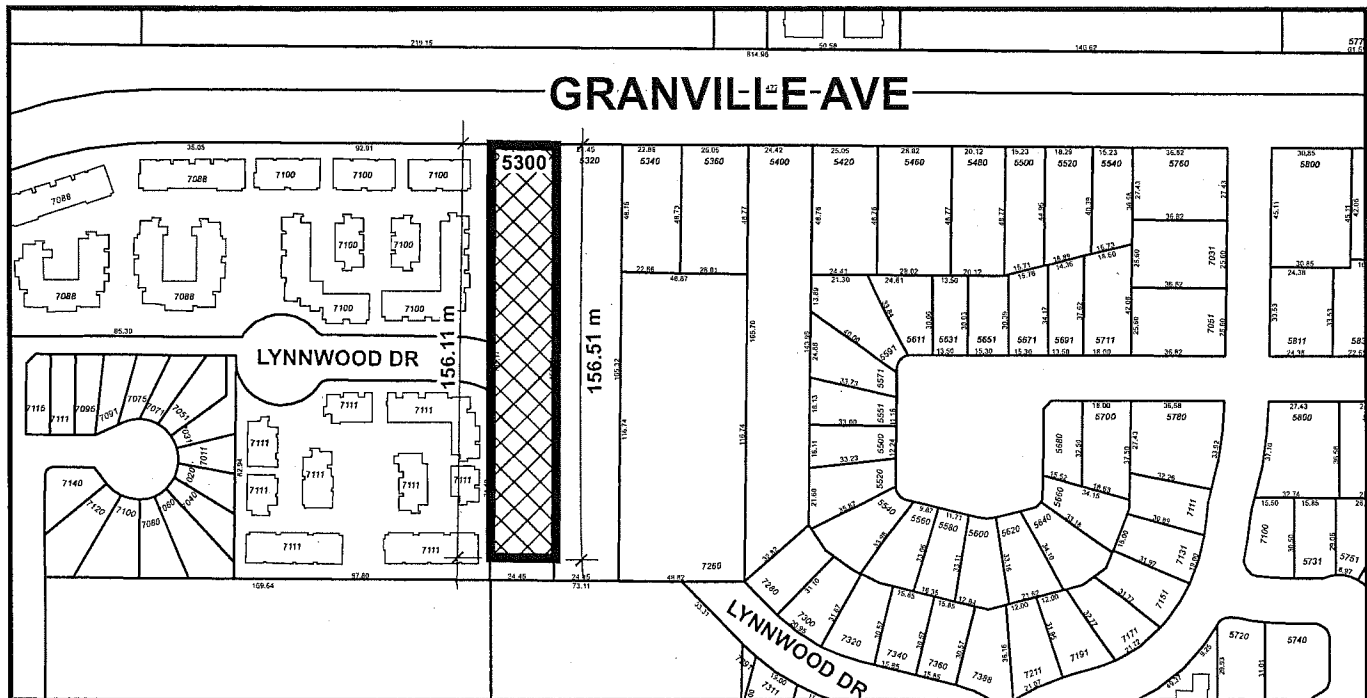
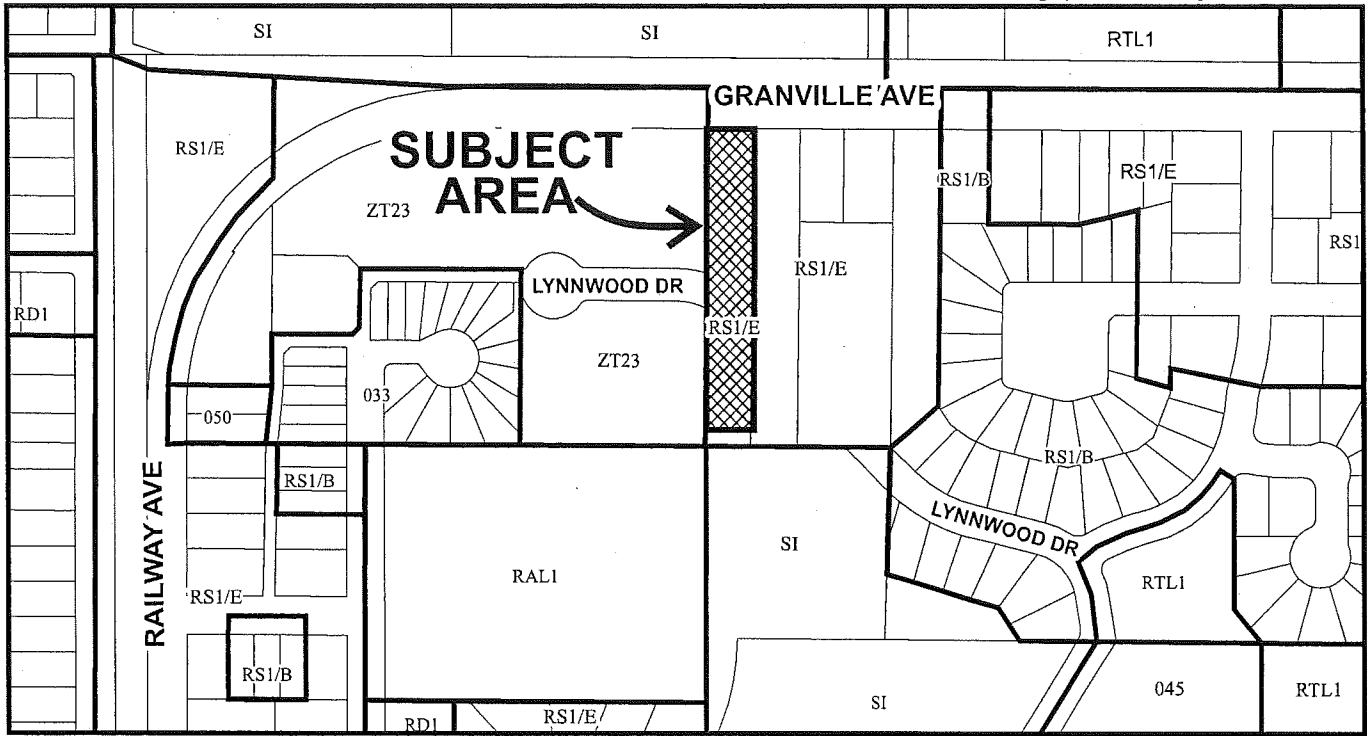
MAYOR

CORPORATE OFFICER



City of Richmond

"Schedule A attached to and forming part of Bylaw 9230"



RZ 12-610630

Original Date: 01/29/15

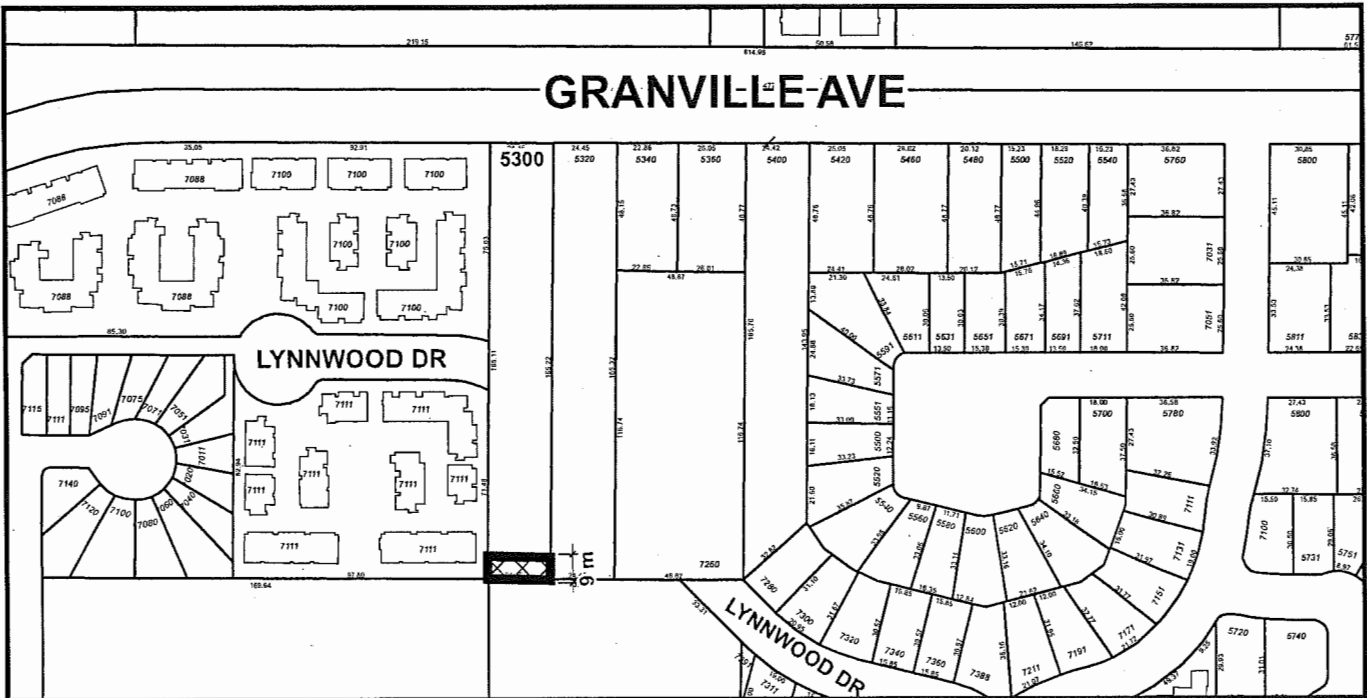
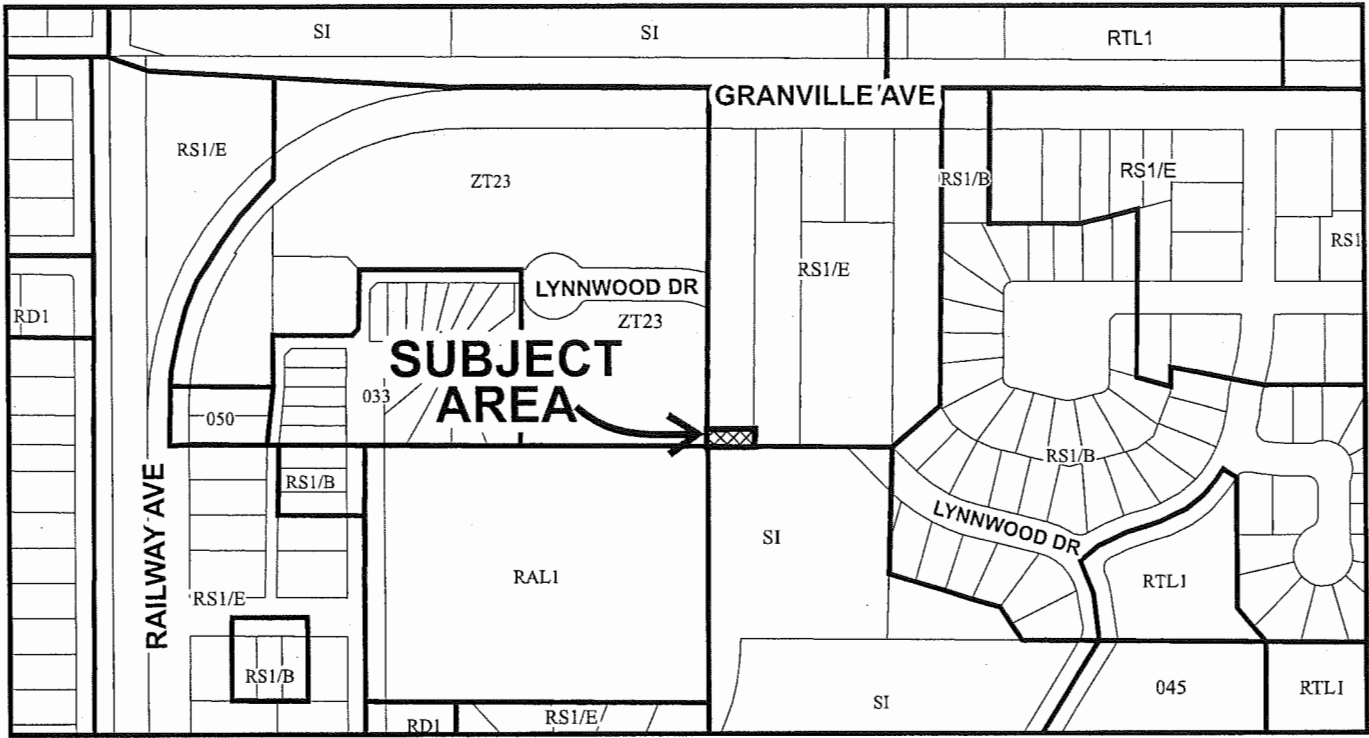
Revision Date: 03/03/15

Note: Dimensions are in METRES



City of Richmond

"Schedule B attached to and forming part of Bylaw 9230"



RZ 12-610630

Original Date: 01/29/15

Revision Date: 03/03/15

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9642 (RZ 16-737179)
8360/8380 Sierpina Place**

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/B)"**.

P.I.D. 004-504-241

Lot 409 Section 28 Block 4 North Range 6 West New Westminster District Plan 45807

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9642"**.

FIRST READING

NOV 28 2016

A PUBLIC HEARING WAS HELD ON

DEC 19 2016

SECOND READING

DEC 19 2016

THIRD READING

DEC 19 2016

OTHER CONDITIONS SATISFIED

APR 19 2017

ADOPTED

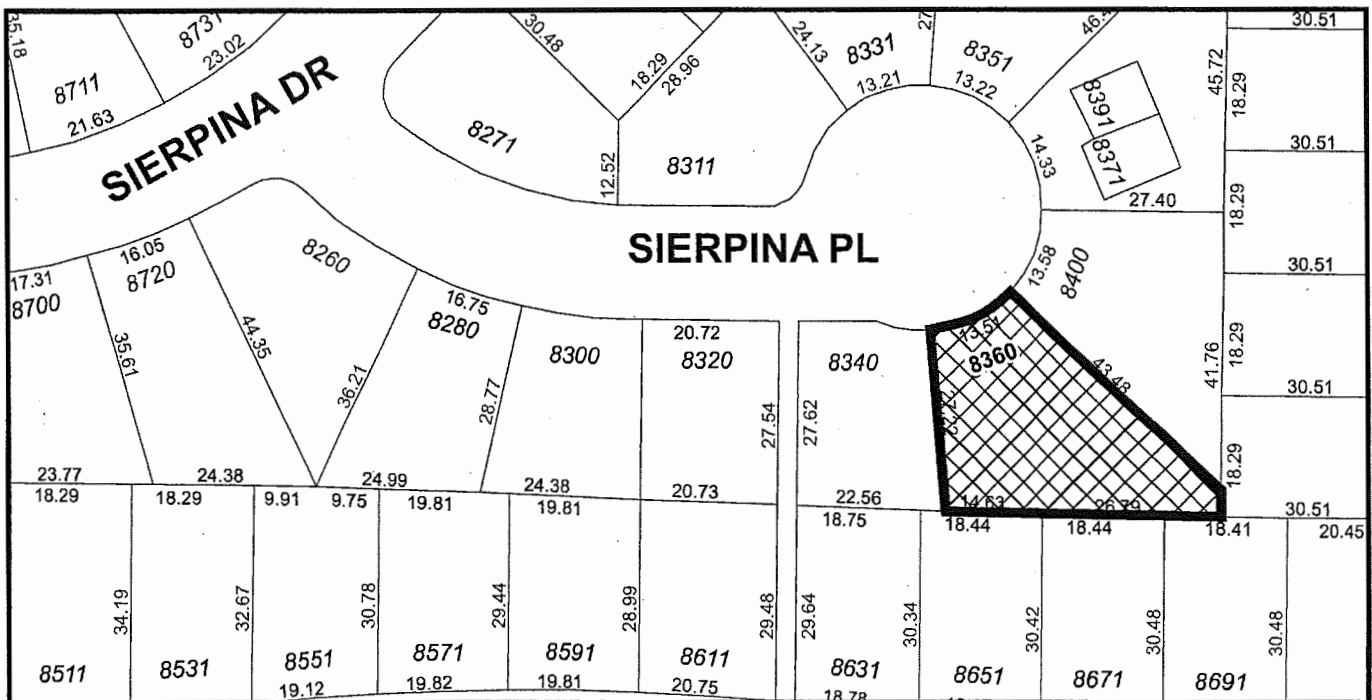
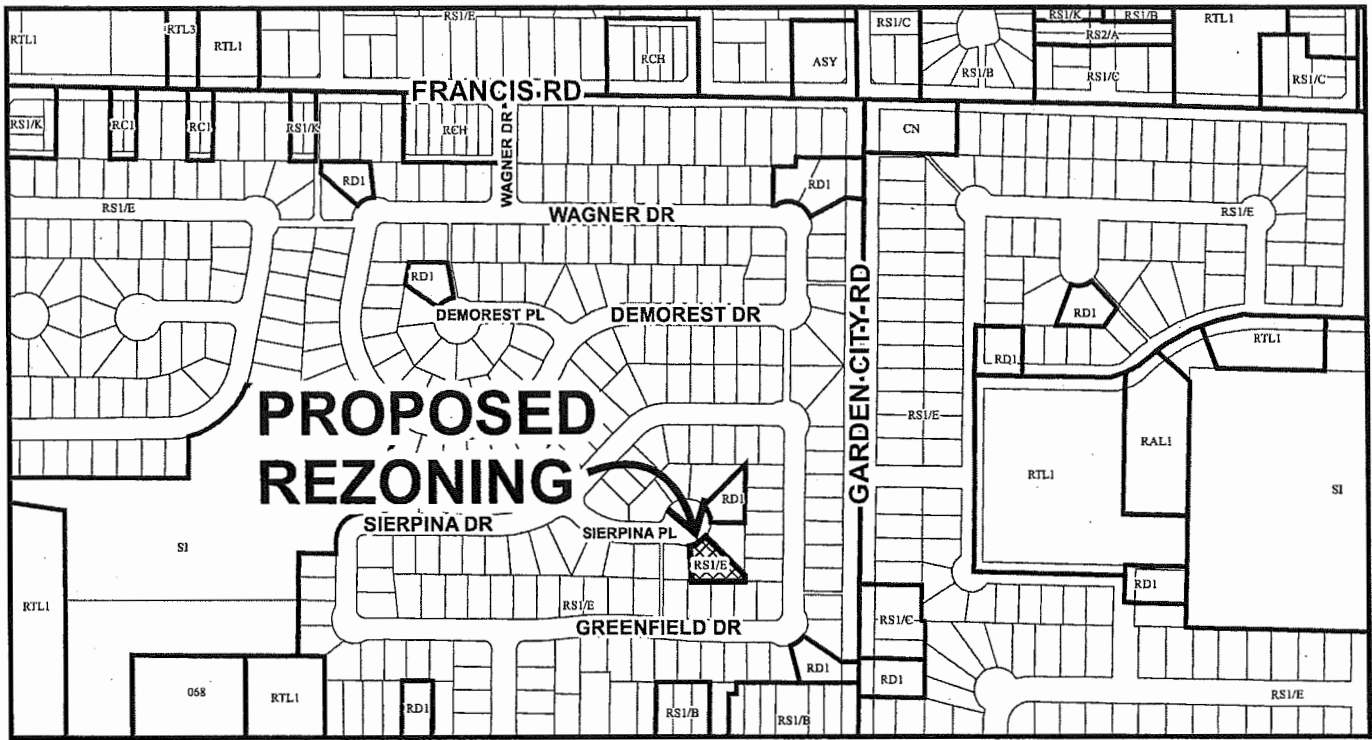


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 16-737179

Original Date: 08/03/16

Revision Date:

Note: Dimensions are in METRES

CNCL - 370



**Development Permit Panel
Wednesday, April 12, 2017**

Time: 3:30 p.m.
Place: Council Chambers
Richmond City Hall
Present: Joe Erceg, Chair
Cathryn Volkering-Carlile, General Manager, Community Services
Robert Gonzalez, General Manager, Engineering and Public Works

The meeting was called to order at 3:33 p.m.

Minutes

It was moved and seconded

That the minutes of the meeting of the Development Permit Panel held on March 29, 2017, be adopted.

CARRIED

1. Development Permit 16-735007
(REDMS No. 5313132 v. 3)

APPLICANT: Alex Sartori

PROPERTY LOCATION: 6020 No. 4 Road

INTENT OF PERMIT:

Permit the construction of a Single-Family Residential Dwelling at 6020 No. 4 Road on a site zoned "Agriculture (AG1)" zone and designated as an Environmentally Sensitive Area (ESA).

Applicant's Comments

Rosa Salcido, Vivid Green Architecture, Inc., provided background information on the proposed development, noting that the size of the house, building footprint, and number of bedrooms have been reduced in response to staff comments.

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Ms. Salcido further noted that (i) the proposed development meets and even exceeds minimum setback requirements, (ii) the house will be located at the western portion of the site to minimize impacts to the Environmentally Sensitive Area (ESA), (iii) the house will have five bedrooms with own bathrooms on the second floor, one bedroom on the ground floor, and a secondary suite with two bedrooms, and (iv) the area adjacent to No. 4 Road will be screened with a row of trees.

Alex Sartori, Sartori Environmental Services, reviewed the key findings of the "Biologist's Environmental Assessment" conducted in the subject site, noting that the ESA has been delineated and redefined.

Mr. Sartori further noted that the environmental assessment recommends that (i) the redefined ESA be enhanced and maintained in perpetuity, (ii) protective fencing be installed around the redefined ESA, (iii) invasive plant species be removed, (iii) native species be planted to enhance the ESA, and (iv) the ESA be irrigated to sustain the long-term maintenance and growth of the proposed plantings.

In response to queries from the Panel regarding the size and design of the proposed single detached dwelling which would occupy a significant portion of the ESA, Ms. Salcido commented that (i) the proposed lot coverage is less than the bylaw requirement, (ii) the site lay-out has been compressed to minimize impacts to the ESA, (iii) relocating the driveway entrance further to the south resulted in longer internal drive aisles, (iv) the L-shaped lay-out of the house provides easy access to the bedrooms from the corridor, (v) the port cochere provides weather protection for residents accessing the main entry to the house, and (vi) the original floor area has been reduced, resulting in the removal of two bedrooms and a portion of the common area.

Chloe Lee, Bouthouse Design Group, Inc., briefed the Panel on the main landscaping features for the proposed development, noting that (i) native species trees, shrubs and ground covers will be planted to enhance the ESA, (ii) a water feature is proposed at the southeast corner of the house, (iii) a wood deck over the septic field and seating area will be installed, and (iv) permeable pavers are proposed for the internal drive aisles and pedestrian walkway to the front entrance.

In response to a query from the Panel, Ms. Lee advised that native species of trees, shrubs, and ground covers will provide a more natural habitat for wildlife in the redefined ESA at the eastern portion of the site.

Panel Discussion

Discussion ensued regarding the data provided by the applicant on the total area of ESA retained and it was noted that it was not consistent with the data indicated in the staff report.

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Staff Comments

Wayne Craig, Director, Development, advised that the Arborist's Report and Biologist's Report identified the environmental assets in the subject site and their recommendations focused on protecting, preserving and enhancing the most valuable environmental assets.

Mr. Craig further noted that as a condition for the issuance of development permit for the subject property, there will be a legal agreement to ensure that the ESA will be retained, enhanced and maintained in perpetuity.

Gallery Comments

Sam Burlo, 10220 Westminster Highway, inquired about the current building permit fee for the proposed development and questioned the subject property's designation as an Environmentally Sensitive Area (ESA), noting that soil quality in the subject property does not warrant such designation. Therefore, Mr. Burlo suggested that the subject property could be reclassified.

Also, Mr. Burlo inquired about the elevation of the subject property and commented that the significant grade difference between the adjacent road and the subject property causes drainage problems in the area and adversely impacts the environment.

In closing, Mr. Burlo spoke of the unsuitability of including birch trees for the proposed landscaping and ESA enhancement of the subject property, noting that they are invasive species and have a short life span. He therefore suggested that birch trees could be replaced with cherry trees which are more durable.

In response to the query of Mr. Burlo regarding the building permit fee for the proposed development, the Chair stated that building permit is outside the purview of the Panel and noted that there is a development permit process in place for lands designated as ESAs.

In response to the query of Mr. Burlo regarding the elevation of the subject property, Mr. Craig advised that (i) the City's Flood Plain Bylaw requires that the minimum habitable elevation for the subject site is 2.9 meters GSC, and (ii) the proposed ground floor elevation of the single detached home to be constructed ranges from 3.4 meters to 3.6 meters GSC.

In response to the concern regarding the proposed planting of birch trees on the subject site, Ms. Lee stated that the choice of birch trees is consistent with City guidelines for environmental protection of ESAs; however, she acknowledged that she is willing to replace them with a different tree species.

Helmut Kramer, 6140 No. 4 Road, stated that he is a long-time resident in the area and expressed concern regarding the (i) the significant paved area in the adjacent property to the north of the subject site, (ii) the size of the proposed single-family home in the subject site, and (iii) the significant amount of proposed paving on the subject site which would negatively impact the community feel of the neighbourhood.

In response to a query from the Panel, Mr. Craig confirmed that the existing development to the north of the subject site is zoned "Agriculture (AG1)" which allows the construction of single detached housing.

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Gerhard Meuter, 6130 No. 4 Road, commented that he is not in favour of the proposed development and was of the opinion that the proposed single-detached dwelling, with five bedrooms with own bathrooms, appears like a hotel, and (ii) a significant increase in site grading in the subject property will result in flooding of neighbouring properties during winter.

In response to the concern of Mr. Meuter, Mr. Sartori commented that the applicant will look into the proposed development's potential impacts to neighbouring properties' drainage and report the findings to the Panel.

Correspondence

None.

Panel Discussion

Discussion ensued on (i) the size and design of the proposed development, (ii) the extensive encroachment of the development into the ESA, and (iii) the rationale for the proposed location of the septic field in the eastern portion of the ESA which has more ecological values.

The Panel also noted that (i) information provided by staff and the applicant on the extent of the proposed development's impacts to the ESA needs to be reviewed and reconciled, (ii) concerns regarding the proposed development's impacts to neighbouring properties should be investigated and addressed, and (iii) the correlation between the proposed landscaping scheme and enhancement of the ESA needs to be explained by the applicant.

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

Panel Decision

It was moved and seconded

That Development Permit application 16-735007 be referred back to staff for further discussions with the applicant to:

- 1. consider redesigning the proposed development to minimize its encroachment into the ESA;*
- 2. investigate and address potential impacts of the proposed development to neighbouring properties' drainage;*
- 3. review and reconcile data provided by staff and the applicant regarding the extent of the proposed development's impacts to the ESA;*
- 4. clarify the rationale for the proposed location of the septic field; and*
- 5. further explain how the proposed landscaping would enhance the redefined ESA and mitigate the development's impacts to the ESA.*

CARRIED

Development Permit Panel
Wednesday, April 12, 2017

2. **Date of Next Meeting: April 26, 2017**

3. **Adjournment**

It was moved and seconded

That the meeting be adjourned at 4:20 p.m.

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the
Development Permit Panel of the Council
of the City of Richmond held on
Wednesday, April 12, 2017.

Joe Erceg
Chair

Rustico Agawin
Auxiliary Committee Clerk



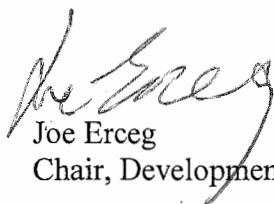
City of Richmond

Report to Council

To:	Richmond City Council	Date:	April 19, 2017
From:	Joe Erceg Chair, Development Permit Panel	File:	01-0100-20-DPER1- 01/2017-Vol 01
Re:	Development Permit Panel Meetings Held on April 13, 2016, April 27, 2016 and February 15, 2017		

Staff Recommendation

1. That the recommendation of the Panel to authorize the issuance of:
 - a. A Development Permit (DP 15-697654) for the property at 8191 Alexandra Road;
and
 - b. A Development Permit (DP 16-743848) for the property at 6622 and 6688 Pearson Way;be endorsed, and the Permits so issued.



Joe Erceg
Chair, Development Permit Panel

Panel Report

The Development Permit Panel considered the following items at its meetings held on April 13, 2016, April 27, 2016 and February 15, 2017.

DP 15-697654 – CANADA HAOTIAN INVESTMENT LTD. – 8191 ALEXANDRA ROAD
(April 13, 2016 and April 27, 2016)

The Panel considered a Development Permit application to permit the construction of a two-storey commercial building on a site zoned “Auto-Oriented Commercial (CA)”. A variance is included in the proposal for a reduced west interior side yard.

The application was considered by the Panel at both the meetings held on April 13, 2016 and April 27, 2016.

At the Panel meeting held on April 13, 2016, Patrick Xu Yang, of Pacific West Architecture, and Landscape Architect Lu Xu, LUXU Studio, provided a brief presentation, noting that:

- A covered barrier-free sidewalk along the entry driveway will be provided between the parking area and the main entry of the building.
- The enclosed garbage and recycling facility is located at the back of the building and away from the adjacent residential development to the north.
- A 1.8 meter wood fence and a five foot wide landscaping bed with evergreen hedge and trees is proposed along the north property line to protect the privacy of the adjacent residential development.
- Light grey metal panels and two different tones of stucco finishes are used at the back of the building to add visual interest.
- Sustainability features include (i) areas of permeable pavers, (ii) high Solar Reflectance Index (SRI) material roof, (iii) daylight sensors, (iv) low-consumption flush fixtures and low-flow rate faucets, and (v) high performance glazing.
- Pedestrian-friendly permeable pavers are introduced in front of the entry driveway.
- A free standing trellis with vine planting is along the east side of the entrance driveway.
- Red maple, evergreen and deciduous trees will be planted at the parking lot.

In response to Panel queries, Mr. Yang and Ms. Xu confirmed that:

- Proposed bicycle parking at the front of the building will not conflict with the entrance.
- The handicapped parking stall is located adjacent to the loading area.
- The garbage and recycling area is enclosed and covered.
- The loading area will not be used during the operating hours of the restaurant and will not conflict with the accessible barrier-free walkway.
- The presence of water pipes on the neighbouring building near the west property line of the subject site necessitated the proposed 0.46 metre setback instead of a zero lot line setback.

- The proposed variance would result in a few feet of space between the subject building and the existing adjacent building to the west, the exact distance of the adjacent building to the west from the west property line of the subject site could not be confirmed.
- The applicant is willing to discuss with the property owner of the adjacent development to the west for the installation of a fence between the two buildings.

In response to Panel queries, staff advised that:

- Tenant signage will be subject to future permits in accordance with the Sign Bylaw.
- The associated Servicing Agreement includes frontage improvements along Alexandra Road.
- Staff will discuss with the applicant appropriate measures to address the narrow gap between the proposed building and the west property line.
- There is also a slight gap between the existing building to the west and the west property line of the subject site and any proposed screening between the two adjacent buildings would require the cooperation of the property owner of the neighbouring building.

The Panel referred DP 15-697654 back to staff with direction to:

1. investigate the exact distance of the west side of the proposed building in the subject site from its west property line;
2. examine the existing condition of the adjacent building to the west and its exact distance from the subject site's west property line;
3. enable the applicant to hold further discussions with staff and initiate discussion with the property owner of the adjacent building to the west of the subject site regarding appropriate treatment to address the narrow gap between the two buildings; and
4. report back to the April 27, 2016 Development Permit Panel meeting.

At the Panel meeting held on April 27, 2016, staff advised that to address the referral, the applicant is proposing to add an architectural feature wall at the front and the rear (adjacent to the garbage enclosure) of the proposed building's west side extending to the east side of the neighbouring building to the west. The narrow gap between the two buildings would remain accessible for the maintenance of equipment on the east wall of the neighbouring building.

Patrick Yang, of Pacific West Architecture, confirmed that the materials to be used for the architectural feature wall will be the same materials proposed for the subject building.

In response to Panel queries, Mr. Yang commented that sustainability features of the proposed development include, among others, (i) the cantilevered roof at the top of the northeast corner of the building which provides shading to the glazed wall, (ii) use of energy-efficient kitchen equipment, and (iii) installation of a future heat exchange system for the building.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.

DP 16-743848 – OVAL HOLDINGS LTD. – 6622 AND 6688 PEARSON WAY
(February 15, 2017)

The Panel considered a Development Permit application to permit the construction of a mixed-use complex that includes two (2) 13-storey and one (1) low rise building with 284 residential units; including 14 2-storey units with street-oriented patio decks, and 1,562 m² (16,813 ft²) of street fronting commercial space; for a combined total area of approximately 35,793 m² (385,272 ft²) on a site zoned “High Rise Apartment and Olympic Oval (ZMU4) - Oval Village (City Centre)”. No variances are included in the proposal.

Architect James Cheng, of James Cheng Architects, and Landscape Architect Christopher Phillips, of PFS Studio, provided a brief presentation, noting that:

- A significant improvement to the public realm for the overall project since the rezoning in 2011 is the provision of an on-site publicly accessible open space on the subject site that connects to the dike.
- A larger public plaza is proposed on the south side facing River Road including public art.
- Proposed street level “internal covered street” provides customer parking and access to commercial retail units (CRUs) along River Road.
- A seven-meter wide Hollybridge Way Greenway is proposed along the west side.
- Building A setback at the corner of Hollybridge Way and Pearson Way increases open space.
- The proposed arrival/drop off courtyard with water feature on East-West Pearson Way provides main access to the residential units in Buildings A and B.
- The central outdoor courtyard in Level 2, divided into active and quiet amenity spaces, is a visual extension to the indoor amenity spaces surrounding the courtyard which includes the indoor swimming pool.

In response to Panel queries, Mr. Philipps and Mr. Cheng advised that:

- The proposed species for street trees was recommended by City staff.
- A portion of Building A at the corner of River Road and Hollybridge Way was set back so as not to interrupt the sidewalk and provide weather protection to pedestrians.

Staff advised that:

- The subject Development Permit application considered the location for a potential public art piece to ensure the proposed public plaza along River Road was designed accordingly, but any endorsement of the Development Permit application does not include approval for the proposed public art piece as public art selection is done through a separate review process.
- The project will contribute significantly to the public realm.
- Off-site parking will be provided for the benefit of the neighbouring property at 5111 Hollybridge Way.
- 23 Basic Universal Housing Units will be provided.

- The project will be District Energy Utility ready and will achieve a LEED Silver equivalency.
- The project is designed to meet the City's Aircraft Noise standards.
- There will be a Servicing Agreement for frontage improvements along the four frontages.

The Panel acknowledged support for the project in terms of its form and character; however, it was noted that it is beyond the jurisdiction of the Panel to approve the proposed public art piece and its proposed location.

Subsequent to the Panel meeting, the applicant revised the permit drawings to remove reference to the public art proposal, which is reviewed through a separate process.

No correspondence was submitted to the Development Permit Panel regarding the application.

The Panel recommends that the Permit be issued.