

Planning Committee Electronic Meeting

Council Chambers, City Hall 6911 No. 3 Road Tuesday, January 10, 2023 4:00 p.m.

Pg. # ITEM

MINUTES

PLN-4

Motion to adopt the minutes of the meeting of the Planning Committee held on December 6, 2022.

NEXT COMMITTEE MEETING DATE

January 24, 2023, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

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

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

PLN-7

See Page PLN-7 for full report

Designated Speakers: Alex Costin and Wayne Craig

STAFF RECOMMENDATION

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

4. MANAGER'S REPORT

Planning Committee Agenda – Tuesday,	January	10. 2023
--------------------------------------	----------------	----------

Pg. # ITEM

ADJOURNMENT



Minutes

Planning Committee

Date:

Tuesday, December 6, 2022

Place:

Council Chambers

Richmond City Hall

Present:

Councillor Bill McNulty, Chair

Councillor Alexa Loo,

Councillor Chak Au (by teleconference) Councillor Carol Day (by teleconference)

Councillor Andy Hobbs

Also Present:

Councillor Laura Gillanders (by teleconference)

Councillor Michael Wolfe (by teleconference)

Call to Order:

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on

November 22, 2022, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

The Chair noted that the scheduled Planning Committee meeting for December 20, 2022 was cancelled, and that the next Planning Committee

meeting will be held on January 10, 2023.

Planning Committee Tuesday, December 6, 2022

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY LORRAINE S TSOI FOR REZONING AT 11431 WILLIAMS ROAD FROM "SINGLE DETACHED (RS1/E)" ZONE TO "COMPACT SINGLE DETACHED (RC2)" ZONE

(File Ref. No. RZ 22-014680) (REDMS No. 7028810)

Staff summarized the report noting that (i) the proposed rezoning application will allow for subdivision of one single detached lot into two compact single detached lots, (ii) one 1-bedroom secondary suite is proposed on each of the new lots; (iii) this application is compliant with the Arterial Road Policy, (iv) the current owners intend to occupy both new homes constructed on the two lots, and (v) \$15,000 in tree survival security will be provided for two trees located on city property.

In response to queries from Committee, staff advised that the applicant has the opportunity to increase the size of the proposed suites on each lot from one to two bedrooms.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10432, for the rezoning of 11431 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

2. MANAGER'S REPORT

(i) Herrling House Residence

Staff updated Committee on a motion that was made at Council regarding the potential for relocation of the Herrling residence in the city of Richmond. The applicant has agreed in principle to preserve the home and to relocate it to the Phase 3 area of the project site. A memorandum outlining the final agreement and the revised rezoning considerations will be provided in advance to the December 19 Public Hearing meeting.

(ii) Official Community Plan (OCP) review update

Staff provided Committee with an update on the OCP review, highlighting that staff have been working on the top priority which is housing affordability. This includes addressing a number of Council referrals related to housing affordability. A memorandum will be provided to Council in respect to the OCP review.

Staff will be bringing forward background research which includes a housing market assessment and staff are undertaking a thorough review of Federal, Provincial and external agency influences on housing affordability and how the City of Richmond can take advantage of funding opportunities.

Planning Committee Tuesday, December 6, 2022

Staff have been researching and reviewing case studies that evaluate regional, national, and international approaches into advancing housing affordability. This information will be brought forward to Committee in Spring of 2023. The next steps will be to bring forward policy options for discussion and then look at first round of public and stakeholder consultations. There will also be a series of staff workshops dealing with various topic areas that are part of the OCP review.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:17 p.m.).*

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 6, 2022.

Councillor Bill McNulty
Raman Grewal
Chair
Legislative Services Associate



Report to Committee

To: Planning Committee Date: December 15, 2022

From: Wayne Craig File: RZ 21-940333

Director, Development

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

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

Staff Recommendation

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

Wayne Craig

Director, Development

(604-247-4625)

WC:ac Att. 7

REPORT CONCURRENCE		
ROUTED TO:	Concurrence	CONCURRENCE OF (acting) GENERAL MANAGER
Affordable Housing		GENERAL WANAGER
		/

Staff Report

Origin

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

Findings of Fact

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

Subject Site Existing Housing Profile

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

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

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

"Single Detached (RS1/B)".

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

"Single Detached (RS1/B)".

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

Related Policies & Studies

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

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

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

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

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

Existing Legal Encumbrances

None.

Transportation and Site Access

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

Tree Retention and Replacement

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

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

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

Tree Replacement

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

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

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

Tree Protection

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

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

7002725 PLN – 10

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

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

Affordable Housing Strategy

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

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

Site Servicing and Frontage Improvements

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

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

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

At subdivision stage, the applicant is required to:

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

7002725 PLN – 11

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

Financial Impact or Economic Impact

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

Conclusion

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

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

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

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

Alexander Costin

Planning Technician – Design

(604-276-4200)

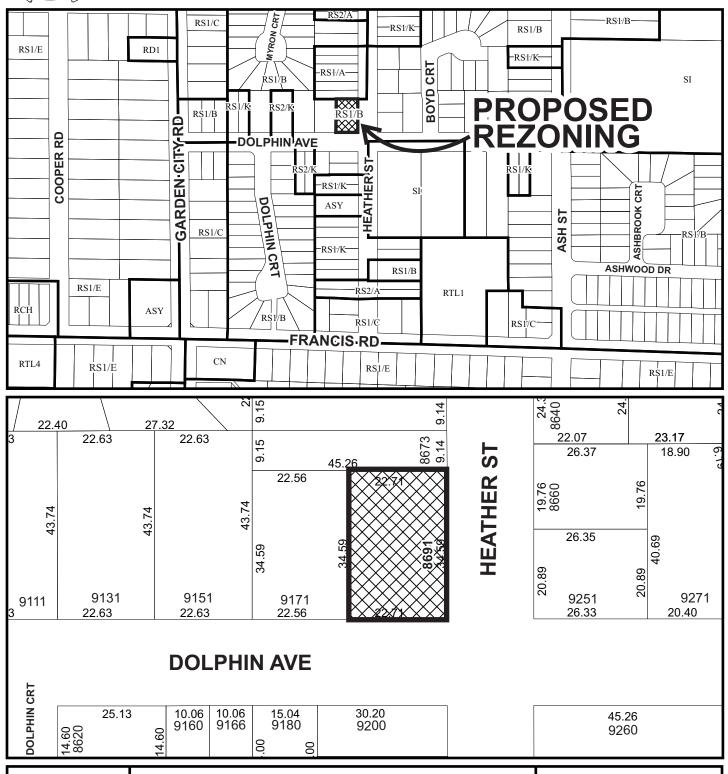
AC:js

Att. 1: Location Map/Aerial Photo

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



City of Richmond





RZ 21-940333

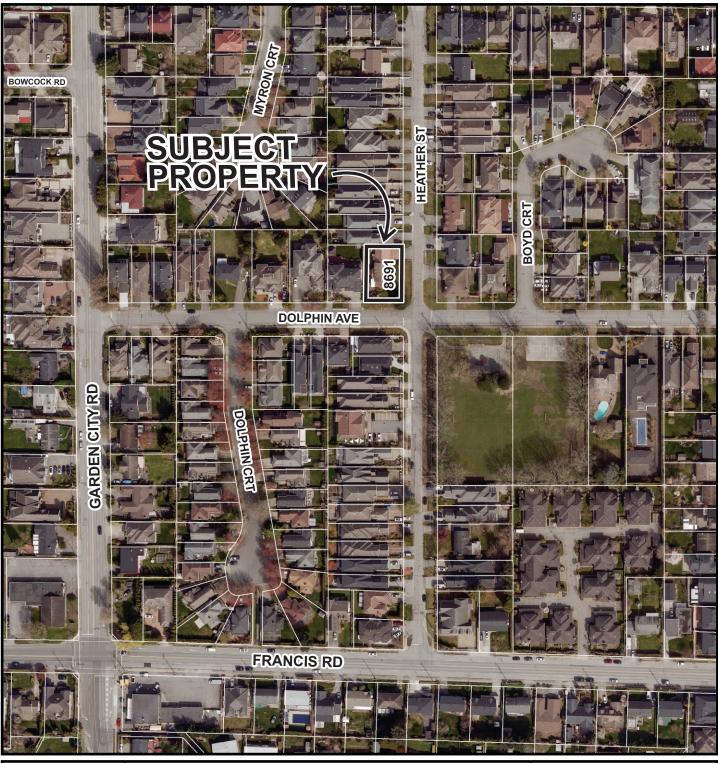
PLN - 13

Original Date: 10/19/21

Revision Date:

Note: Dimensions are in METRES







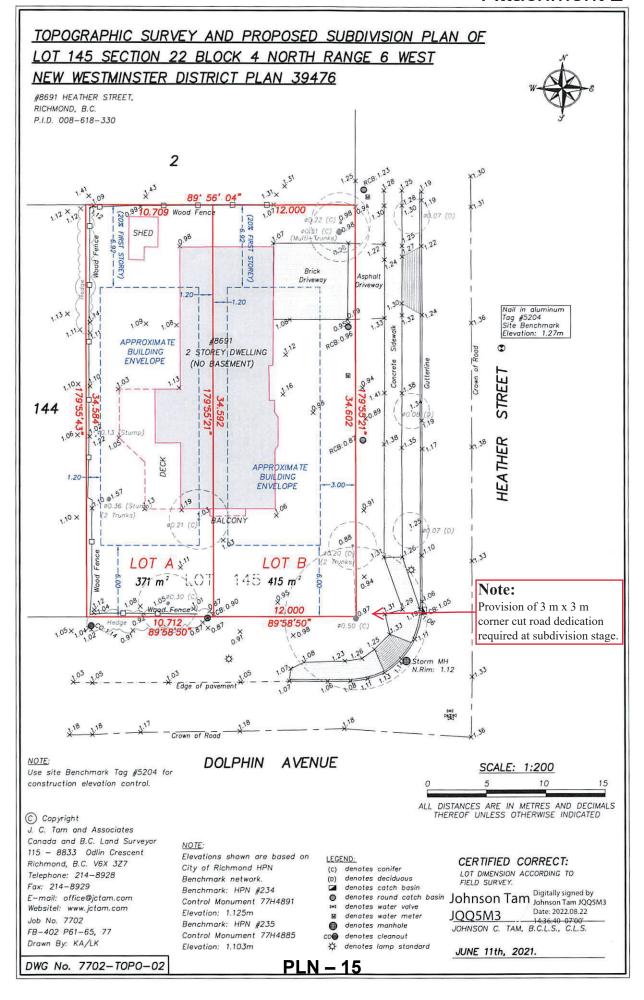
RZ 21-940333

PLN - 14

Original Date: 10/19/21

Revision Date:

Note: Dimensions are in METRES





Development Application Data Sheet

Development Applications Department

RZ 21-940333 Attachment 3

Address: 8691 Heather Street

Applicant: Gurjit Pooni

Planning Area(s): Broadmoor

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

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

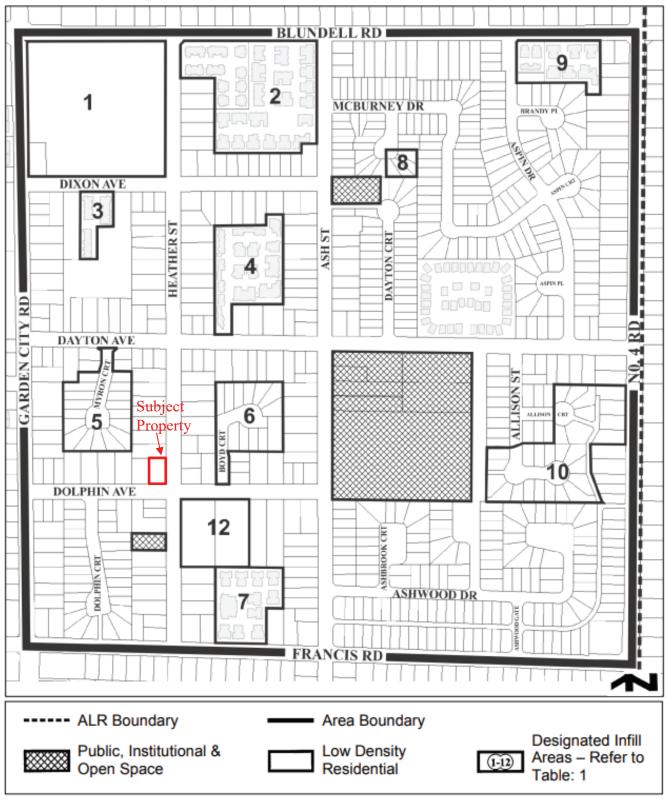
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey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

\cap	th	۵	r	
\circ	u	IC	Ι.	

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

Broadmoor Area - Ash Street Sub-Area Plan

Land Use Map Bylaw 9489 2016/07/18



7011173 **PLN – 18**

LEGAL DESCRIPTION: Lot A - LOT 145, SECTIONS 22 - BLK. 4N - RG 6W, PLAN NWP39478

3933.41 Sq.Ft. (371.00 S.M.)

AREA OF SITE:

FLOOR SPACE RATIO:

ALLOWABL F.A.R.: 3933.41 (371.00 SM.) x 5: Proposed AREAS:

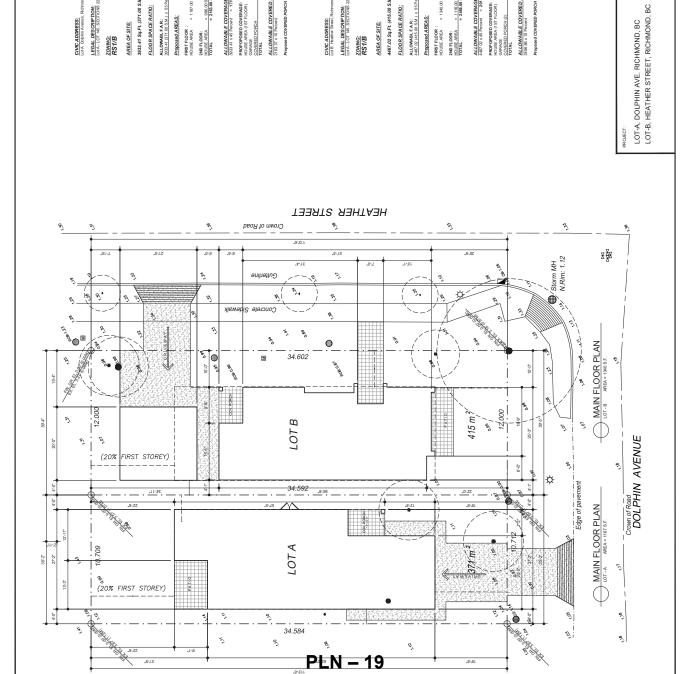
ALLOWABLE COVERED PORCH AREA: 2163:37 x 10 Percent = 216.33 SQ.FT. (20.12 S.M.) ALLOWABLE COVERED PORCH AREA: 2456.88 x 10 Percent = 245.68 SQ.FT. (22.82 S.M.) PROPOPOSED COVERAGE: 1677018.0FT (108.42.8.M.)
FHOUSE AREA (187FLOCR) = 147.00.0S.FT (108.42.8.M.)
COVERED PORCH = 7.1019.0FT (108.10.8.M.)
177.08.90.FT (108.10.8.M.) PROFOROSED COVERAGE:
1906.025 | 1340.035 | 17 (124.49 S.M.)
1906.025 | 17 (124.49 S.M.)
1907.41 | 186.00 S.G.F. (172.45 S.M.) ALLOWABLE COVERAGE: 3833.41 x 45 Percent = 1770.03 SQ.FT. (16444.8.M.) ALLOWABLE COVERAGE: 4467.02 x 45 Percent = 2010.16 SQ.FT. (186.74 SM.) FIRST FLOOR: HOUSE AREA = 1167.00 SQ.FT. (108.42 SM.) FIRST FLOOR: HOUSE AREA = 1340.00 SQ.FT. (124.49 S.M.) ZND FLOOR: HOUSE AREA = 1116.00 SQ.FT. (103.67 S.M.) TOTAL = 2456.00 SQ.FT. (226.16 S.M.) AND FLOOR: HOUSE AREA = 996.00 SQ.FT. (92.53 S.M.) TOTAL = 2163.00 SQ.FT. (200.94S.M.) CIVIC ADDRESS: Lot B. Heather Street, Richmond, BC, LEGAL DESCRIPTION: Lot A - LOT 145, SECTIONS 22 - BLK. 4467.02 Sq.Ft. (415.00 S.M.) FLOOR SPACE RATIO: ALLOWABL F.A.R.: 4467.02 (415.00 S.M.) x 55 Proposed AREAS: AREA OF SITE:

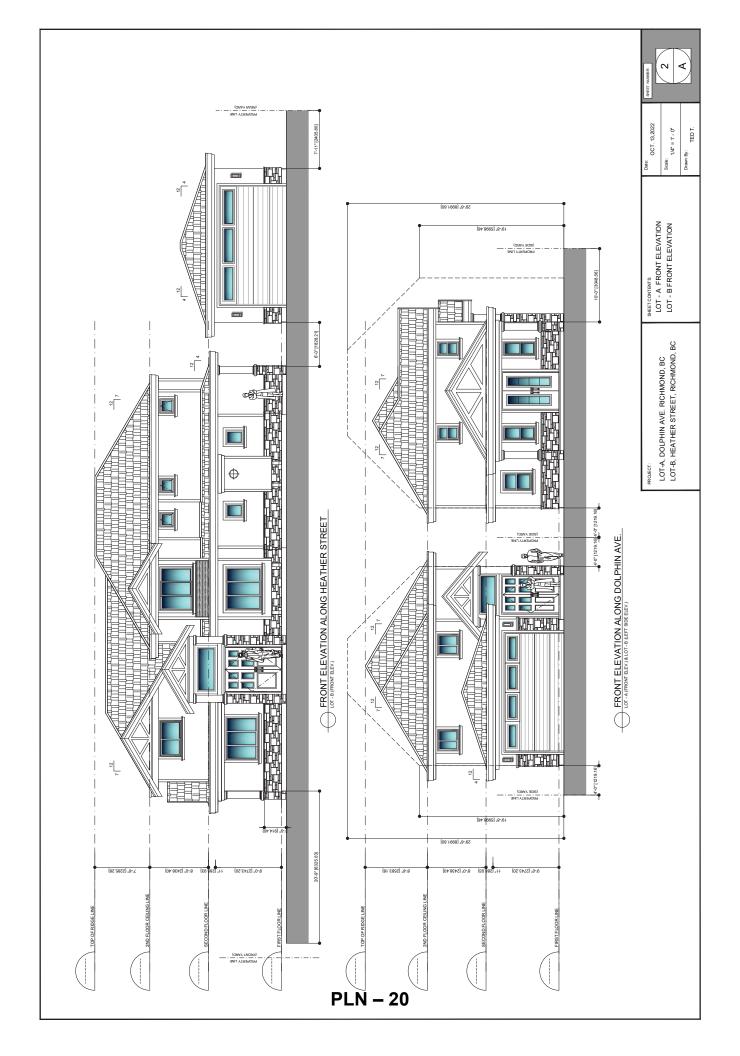
4

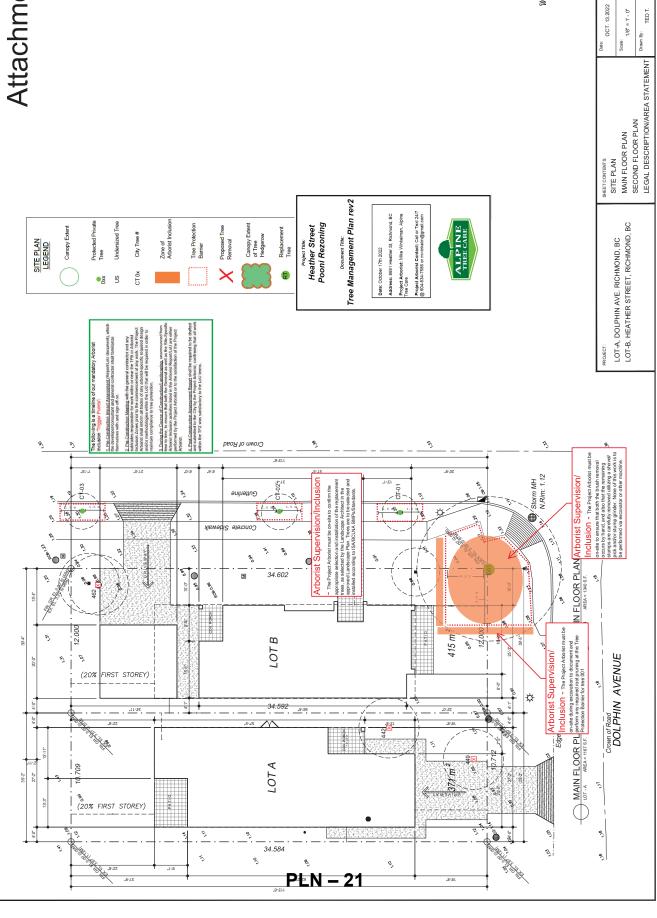
Scale: 1/8" = 1" - 0" Drawn By: TED T.

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

OCT. 13.2022







4



Rezoning Considerations

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

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

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

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

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

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

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

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

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

Water Works

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

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Confirm the condition and capacity of the existing dual chamber storm sewer service connection located along Dolphin Ave to be 100mm diameter. Cut and cap the service connection pointing east and reuse west service connection to service the west lot respectively.
 - ii) Cut and cap the two remaining storm service connections located along the Heather St. frontage.
 - iii) Confirm the condition and capacity of the existing storm sewer service connection located on Heather St approximately 16m north from the south PL.
 - iv) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - v) Cut and cap the existing storm service connection located at the south west corner of the site.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

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

General Items

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

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

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

Note:

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

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

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

• Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

Initial:	
----------	--

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

• Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed Date
(Signed copy on file)



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

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/K)".

P.I.D. 008-618-330

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

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

FIRST READING	CITY OF RICHMON
A PUBLIC HEARING WAS HELD ON	APPROVI by
SECOND READING	APPROVI by Direct
THIRD READING	or Solicit
OTHER CONDITIONS SATISFIED	
ADOPTED	
MAYOR	CORPORATE OFFICER



Report to Committee

To: Planning Committee Date: December 15, 2022

From: Wayne Craig File: RZ 21-938262

Director, Development

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

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

Staff Recommendation

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

Wayne Craig

Director, Development

(604-247-4625)

WC:ak Att. 6

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

Staff Report

Origin

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

Findings of Fact

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

Subject Site Existing Housing Profile

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

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

Heather Street.

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

Heather Street.

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

vehicle access from Dayton Avenue.

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

fronting Heather Street.

Related Policies & Studies

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

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

7060487 **PLN – 28**

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

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

Existing Legal Encumbrances

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

Transportation and Site Access

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

Site Servicing and Frontage Improvements

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

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

Tree Retention and Replacement

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

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

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

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

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

Tree Replacement

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

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

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

Affordable Housing Strategy

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

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

Financial Impact or Economic Impact

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

Conclusion

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

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

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

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

Ashley Kwan Planner 1

(604-276-4173)

AK:js

Att. 1: Location Map and Aerial Photo

2: Proposed Subdivision Plan

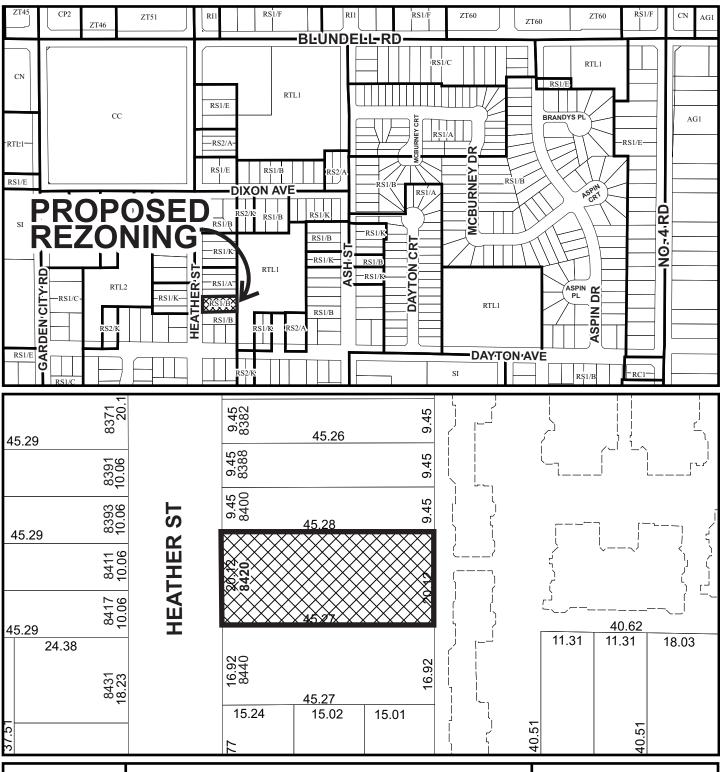
3: Development Application Data Sheet

4: Ash Street Sub-Area Plan

5: Rezoning Considerations

6: Tree Management Plan







RZ 21-938262

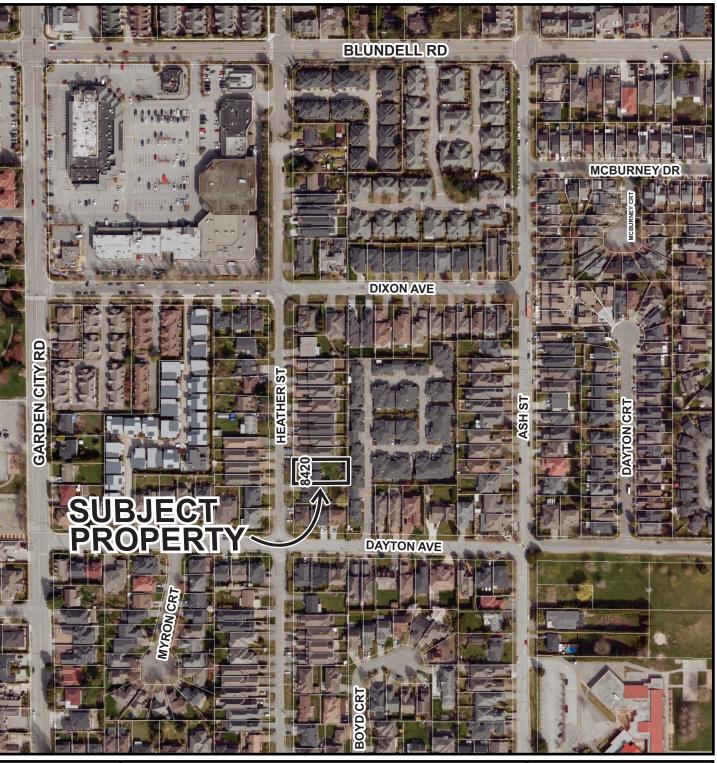
PLN - 33

Original Date: 09/24/21

Revision Date:

Note: Dimensions are in METRES







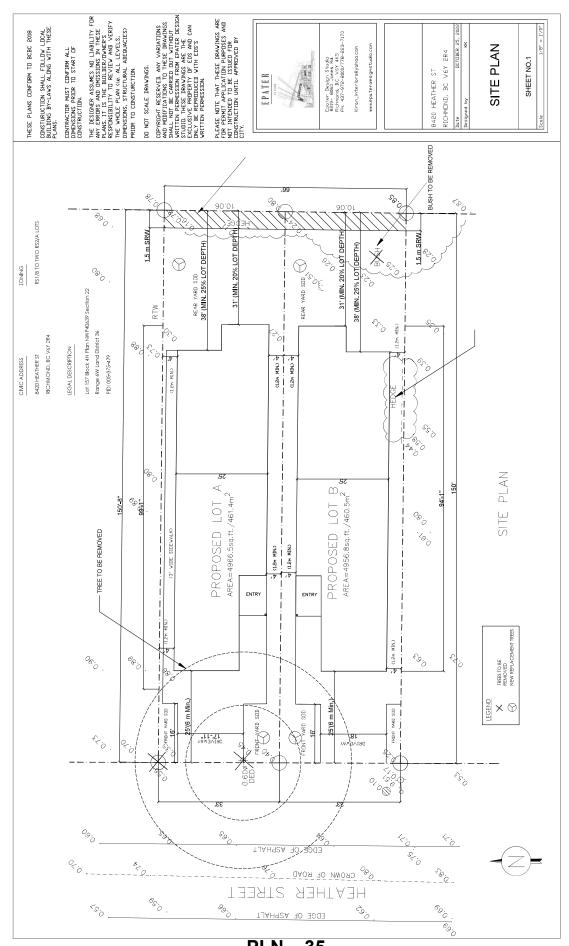
RZ 21-938262

PLN - 34

Original Date: 09/24/21

Revision Date:

Note: Dimensions are in METRES



PLN - 35



Development Application Data Sheet

Development Applications Department

RZ 21-938262 Attachment 3

Address: 8420 Heather Street

Applicant: Rav Bains

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

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

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

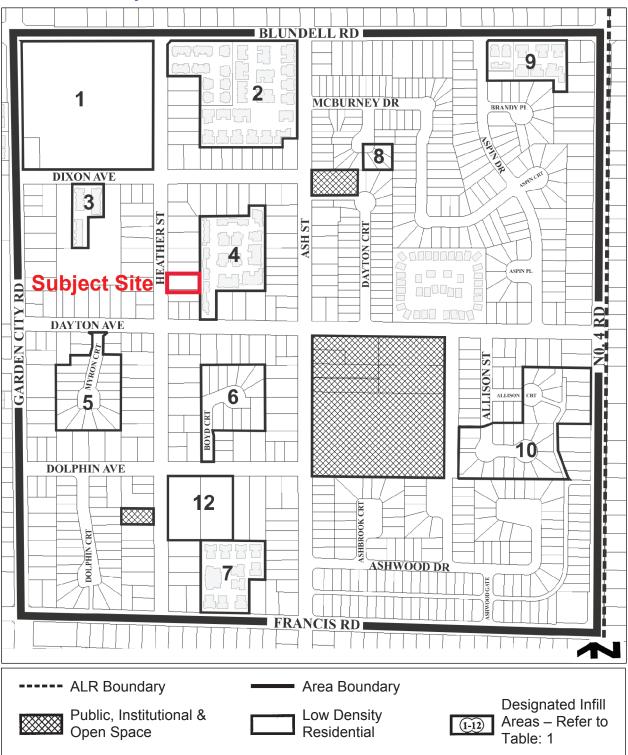
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Subdivided Lots Setbacks (m):	Front: Min. 6 m Rear: Greater of 6 m or 20% of the total lot depth, for a max. width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first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

Other:

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

Attachment 4 City of Richmond

Land Use Map Bylaw 9489 2016/07/18





Rezoning Considerations

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

Address: 8420 Heather Street

File No.: RZ 21-938262

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

- 1. Submission of a Landscape Security in the amount of \$3000 (\$750/tree) to ensure that a total of 2 replacement trees are planted and maintained on each lot proposed (for a total of 4 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A 3.0 Replacement Trees.
- 2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the protection zone of the hedges to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 3. Registration of a flood indemnity covenant on title (2.9 m GSC Area A).
- 4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite of a minimum one-bedroom and being of a minimum size of 40 m² (430 ft²) is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
- 5. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

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

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

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

 Water Works:
 - The Applicant is required to:

Initial:	
mmuai.	

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

Storm Sewer Works

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

Sanitary Sewer Works

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

Frontage Improvements

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

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

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

General Items

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

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
 - All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
 - The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or
 Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be
 required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering,
 drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may
 result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed	Date

Attachment 6 DBH TPZ (cm) (m) 80 4.80 Tree Plan for Development at 8420 Heather Street, Richmond Japanese Snowbell 8cm CAL Paperbark Maple 8cm CAL Japanese Snowbell 8cm CAL Paperbark Maple 8cm CAL WOODRIDGE TREE Date: December 13, 2022 Non surveyed tree 10m Size e replacement tree Replacement Trees x = remove tree o = existing tree Tree Inventory tree barrier 1:200 397 Silver Birch Tag Species Tag Species 1m Legend <-z-**555** Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards EAST HEDGE PORTION. OF THE EAST HEDGE WILL BE REMOVED FOR THE SERVICE CONNECTION ā Ø ₹ Ø HEDGE TO BE TRIMMED FOR CLEARANCE. ARBORIST TO SUPERVISE THE EXCAVATION AND HEDGE TRIMMING SOUTH HEDGE PROPOSED LOT B PROPOSED LOT A Ø ₽ D E TEATHER STREET **PLN - 42**

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



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

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/A)".

P.I.D 005-375-479

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

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

FIRST READING		CITY OF
TIKSI KEADING		APPROVED
PUBLIC HEARING		by
SECOND READING		APPROVED by Director or Solicitor
THIRD READING		O. F
OTHER CONDITIONS SATISFIED		
ADOPTED		
MAYOR	CORPORATE OFFICER	

7077429 **PLN - 43**



Report to Committee

To: Planning Committee Date: December 14, 2022

From: Wayne Craig File: AG 22-007407

Director, Development

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

Non-Farm Use at 8160 No. 5 Road

Staff Recommendation

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

Wayne Craig

Director, Development

WC:sds Att. 7

REPORT CONCURRENCE

CONCURRENCE OF (Acting) GENERAL MANAGER

Staff Report

Origin

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

Background

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

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

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

Findings of Fact

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

Surrounding Development

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

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

property.

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

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

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

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

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

(AG1)".

Related Policies & Studies

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

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

No. 5 Road Backlands Policy

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

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

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

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

Floodplain Management Implementation Strategy

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

Environmentally Sensitive Area Designation

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

Food Security and Agricultural Advisory Committee

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

Analysis

Proposed Land Use

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

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

Farm Operation

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

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

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

Farm Access Road

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

Zoning

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

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

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

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

Transportation and Site Access

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

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

Site Servicing and Frontage Improvements

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

Financial Impact

None.

Conclusion

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

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



Steven De Sousa Planner 2

SDS:cas

Attachment 1: Location Map & Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Agrologist Report & Letter from the Owner

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

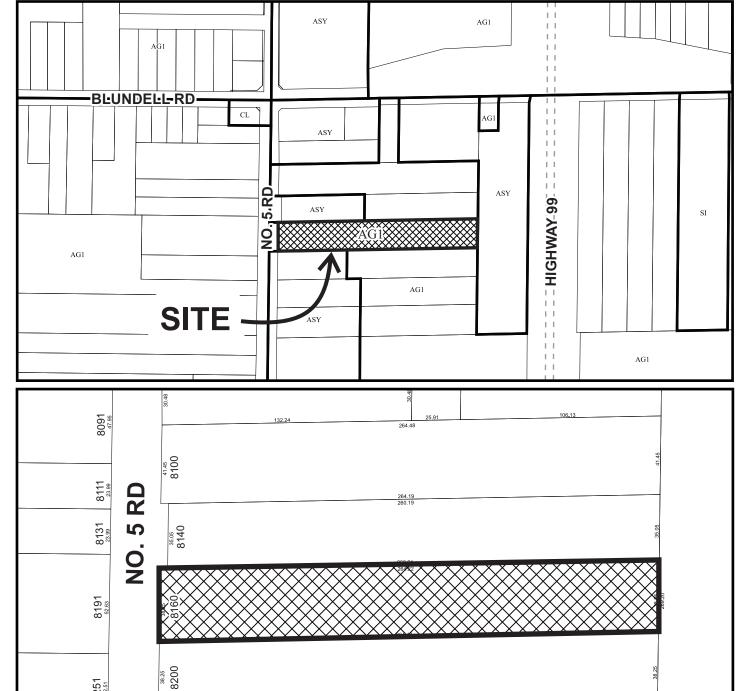
Attachment 5: Conceptual Development Plans

Attachment 6: Tree Management Plan

Attachment 7: Preliminary Consolidation Plan

7033442 **PLN - 50**







AG 22-007407

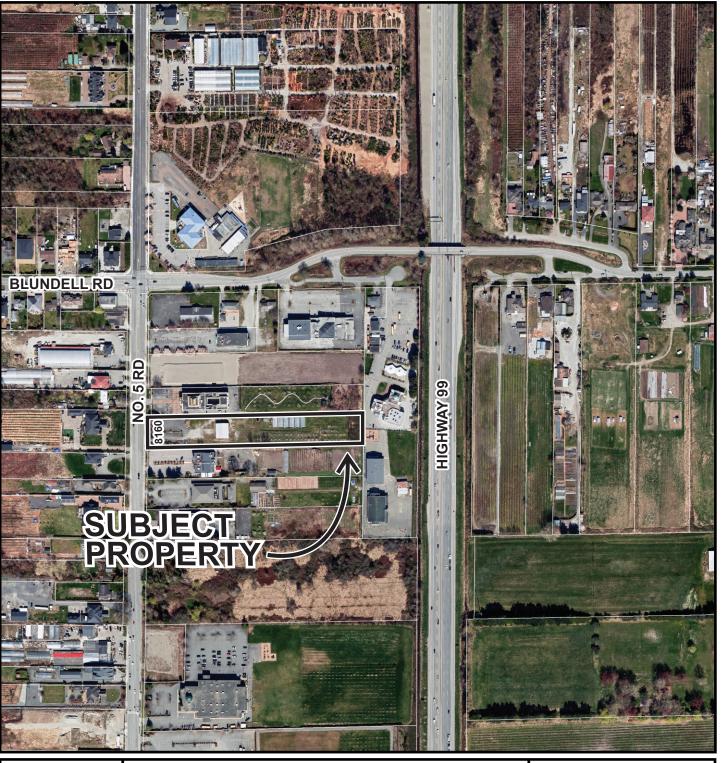
PLN - 51

Original Date: 03/11/22

Revision Date:

Note: Dimensions are in METRES







AG 22-007407

PLN - 52

Original Date: 03/11/22

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet

Development Applications Department

AG 22-007407 Attachment 2

Address: 8160 No. 5 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): East Richmond

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

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



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

info@madrone.ca www.madrone.ca

September 9, 2022

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

via email: SDeSousa@richmond.ca

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

1 Background

Matthew Cheng (of Matthew Cheng Architect Inc. – on behalf of Thrangu Monastery Association) ('the Client') retained Madrone Environmental Services Ltd. ('Madrone') to assess current farming operations at 8140 & 8160 No. 5 Road, Richmond, BC ('the Property'), the location of Thrangu Monastery. Madrone understands that this assessment was necessitated by City of Richmond ('the City') requirements due to proposed developments at 8160 No. 5 Road. Per communication with both the Client¹ and the City², the requirements are as follows:

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

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

¹ Email communication with Grace Datoc of Matthew Cheng Architect Inc. on August 17, 2022.

² Phone call with Steven de Sousa of the City of Richmond on August 19, 2022.

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

2 Current Farm Operations

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



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

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

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

2.1 8140 No. 5 Road

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

2.2 8160 No. 5 Road

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

3 History of Farm Operations

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

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

4 Proposed Future Farm Operations

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

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

Sincerely,

MADRONE ENVIRONMENTAL SERVICES LTD.



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

*This is a digitally signed duplicate of the official marmally lighted ask sealed document

Jeremy Werbowski BSc, ATAg, GIT Junior Geoscientist & Agrologist



APPENDIX A

Site Photos

SEPTEMBER 9, 2022



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



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



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



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

SEPTEMBER 9, 2022 PROFESSIONAL AGROLOGIST LETTER



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

CITY OF RICHMOND SEPTEMBER 9, 2022
PROFESSIONAL AGROLOGIST LETTER



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



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



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



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



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

August 26, 2022

Re: Nonfarm Use Permit Application #202200740700000AG

Dear Richmond City Staff,

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

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

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

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

Sangpo Tsering

General Manager

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

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

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

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

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

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

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

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

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

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

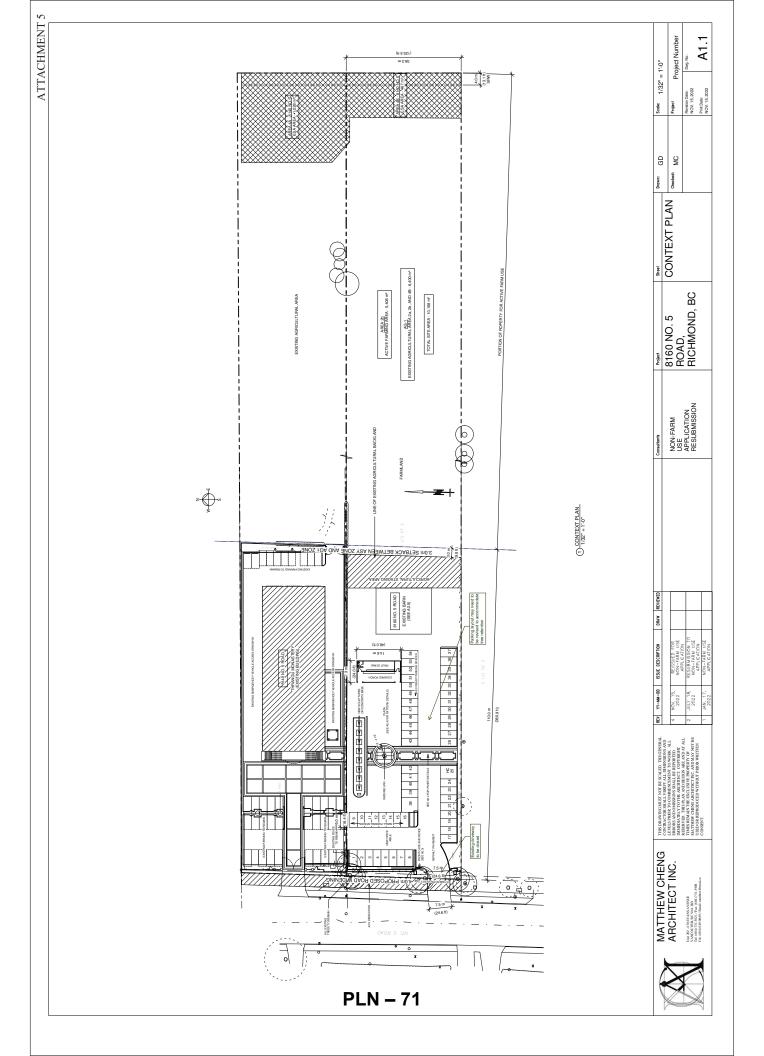
Mike Bandy (ALC), suggested the applicant include a timeline estimate for consideration by the ALC to ensure deadlines associated with conditional approvals can be achieved.

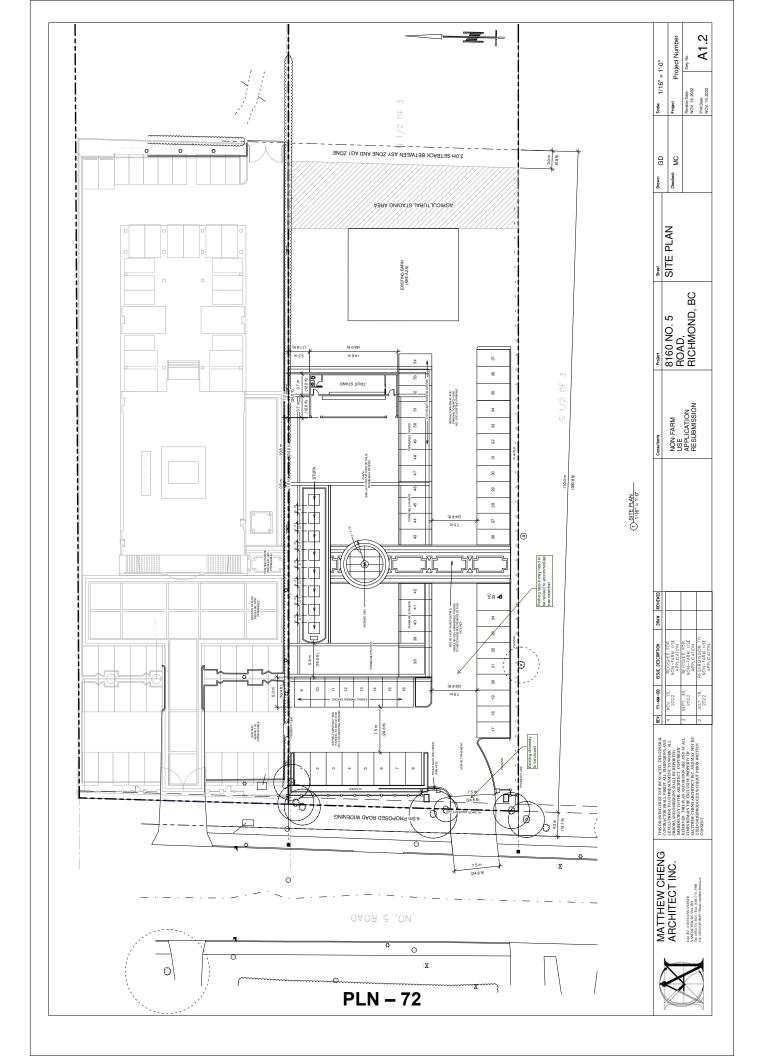
The Committee expressed concerns regarding a precedent being set for agricultural properties being used for parking. Staff noted that the OCP Backlands Policy supports religious assembly uses on the westerly 110 m of designated sites, conditional to the backlands being actively farmed and the subject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

The Committee passed the following motion:

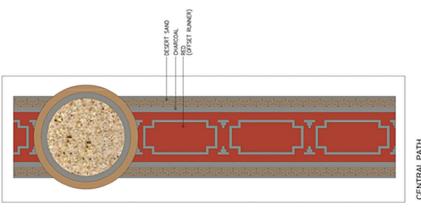
That the Food Security and Agricultural Advisory Committee support the ALR Non-Farm Use application at 8160 No. 5 Road (AG 22-007407).

Carried with Cory May and Miles Smart abstained

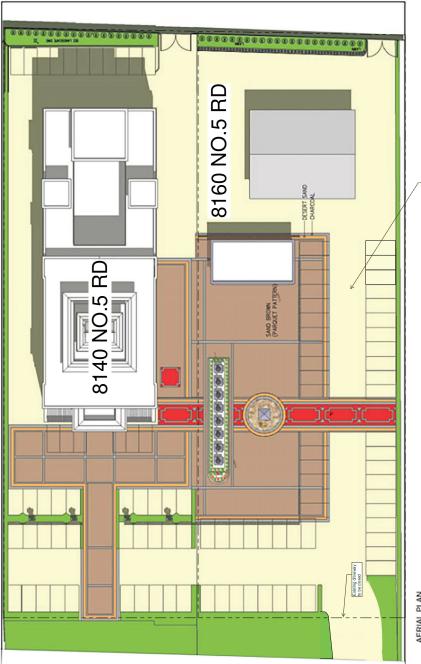












AERIAL PLAN PROCESSO COLOUS ARE FOR REPRESDITATION ONLY, THEY DO NOT SHOW THE TRUE COLOURS, PLEASE RETER TO AZA FOR PARRY PATTERNS A PATTERNS AND COLOURS TO MATCH DISSTING PARINS & 8140 NO. 5 ROAD.

layout may need to ed to accommodate antion	
Parking la be revised tree retern	
COLOURS	

Project	8160 NO 5		, טאטר	RICHMOND BC	, ,		
Consultants		NON-FARM	100	APPLICATION	RESOBIMISSION		
REVIEWED							
DRAW							
REV YY-MM-00 ISSUE DESCRIPTION DRAW REVIEWED		NON-FARM USE	APPLICATION	RESUBMISSION TO	APPLICATION	NON-FARM USE	ADDI O'ATOM
YY-MM-00		NOV. 15, 2022		JULY 18,	7707	JAN. 17,	00000
REV		4		2		-	

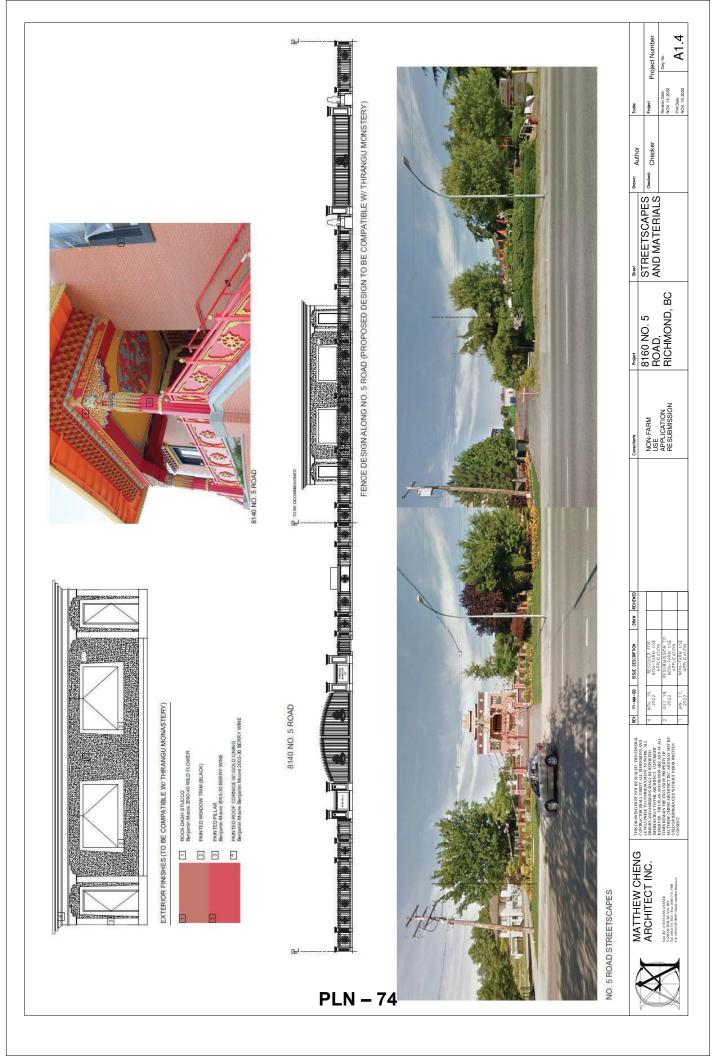
A1.3

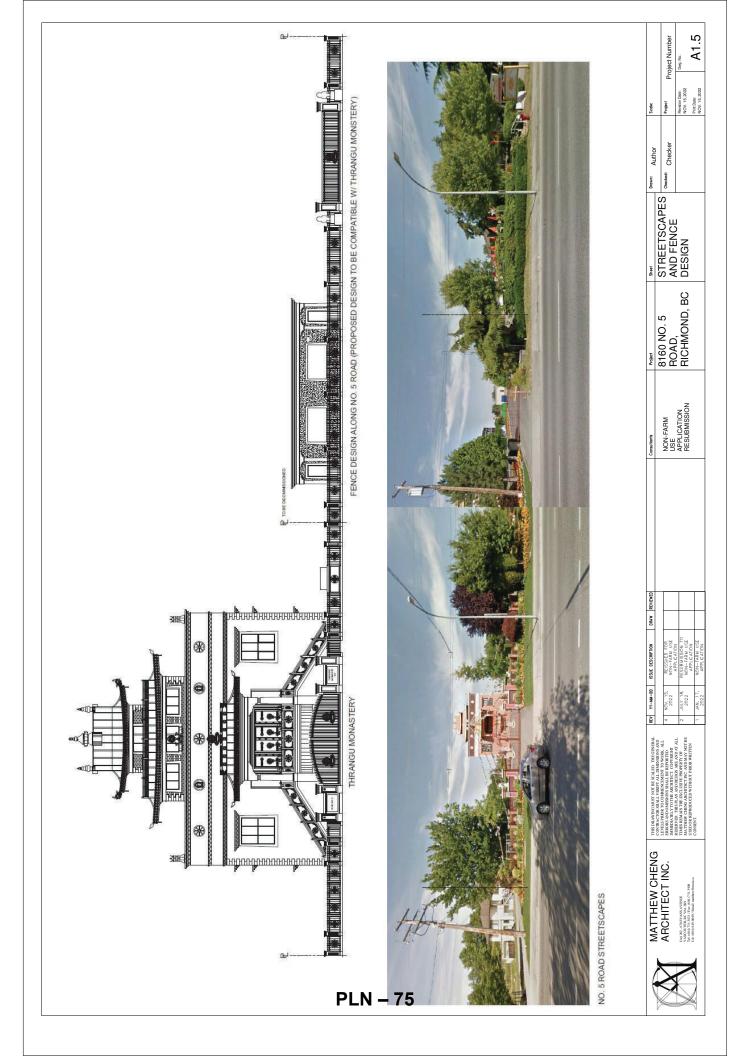
Scale: 12" = 1'-0"

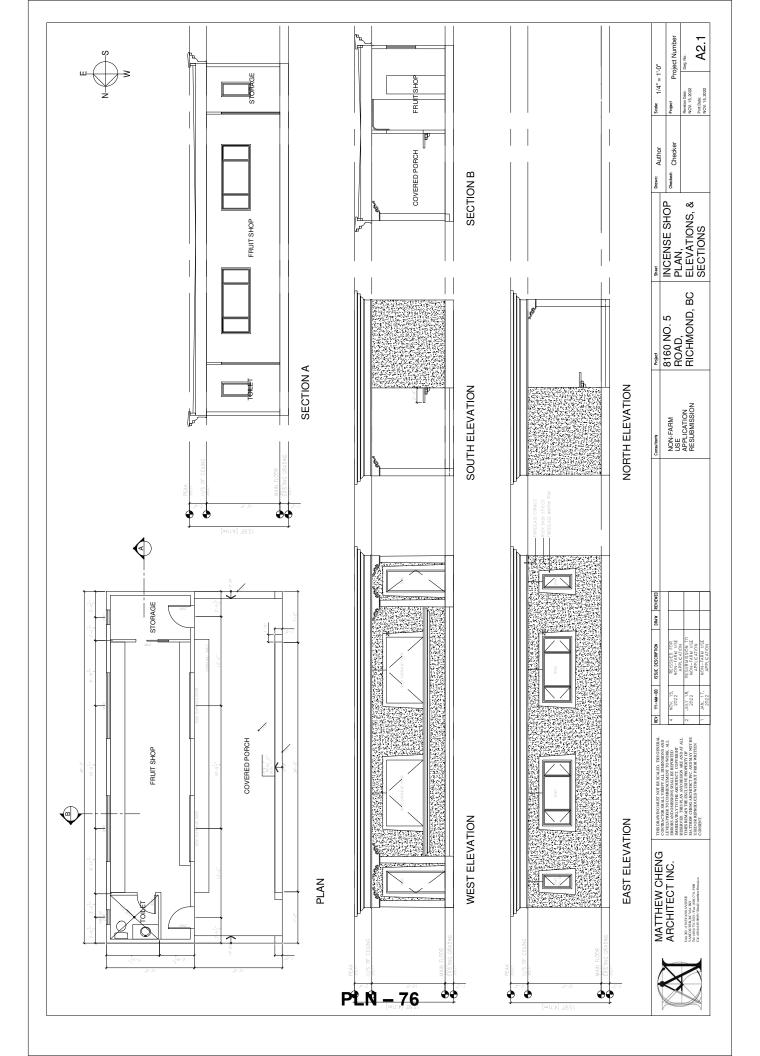
B 5 Checked:

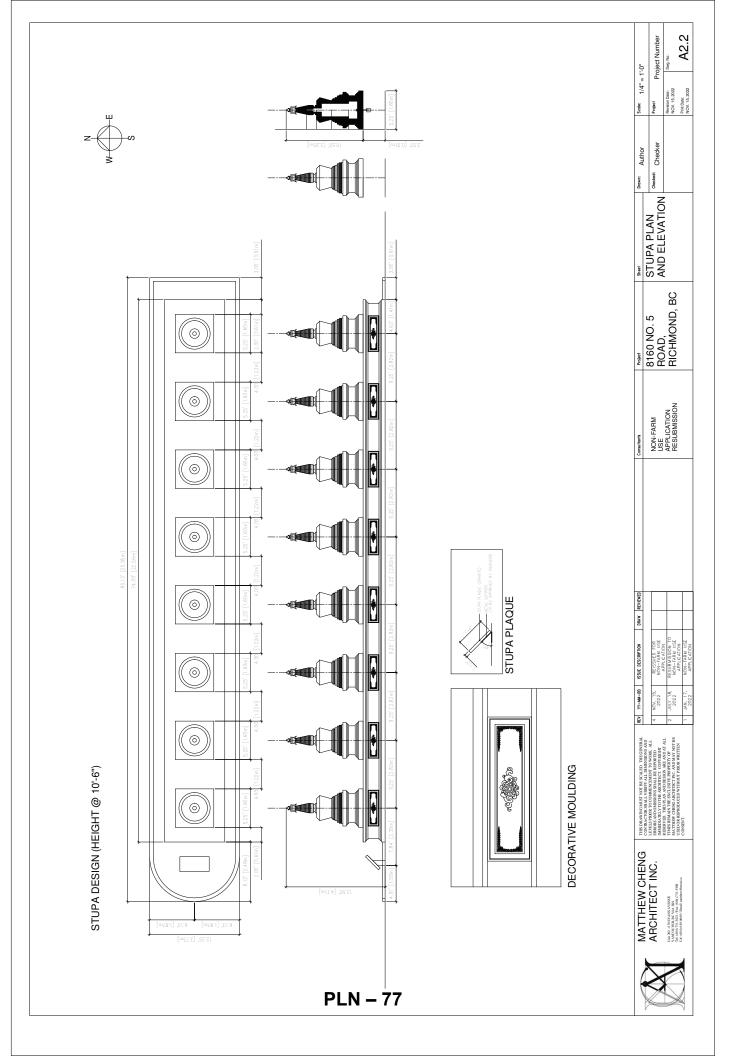
AERIAL PLAN

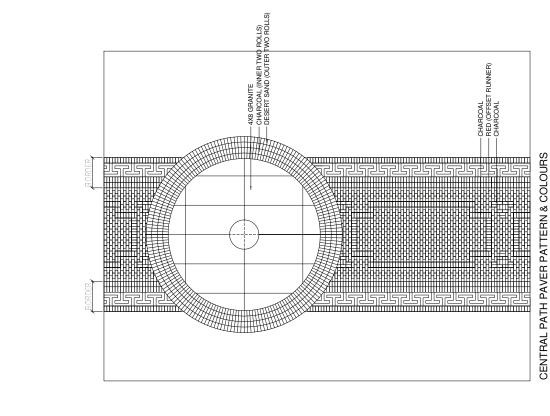












-RED (PARQUET PATTERN) SAND BROWN (PARQUET PATTERN)

DESERT SAND (HATCHED AREA)

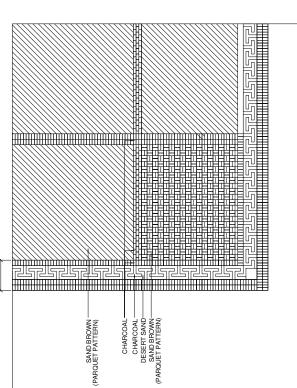
CHARCOAL CHARCOAL

SAND BROWN (PARQUET PATTERN)

-CHARCOAL

GROUND FLOOR ENTRY PAVER PATTERN

TYPICAL BORDER PAVER PATTERN & COLOURS





Consultants		NON-FARM	CORE	APPLICATION	RESUBMISSION			
DRAW REVIEWED								
DRAW								
REV YY-MM-DD ISSUE DESCRIPTION		REISSUED FOR		RESUBMISSION TO	NON-FARM USE	APPLICATION	NON-FARM USE	ADDI SATON
YY-MM-00		NOV. 15, 2022		JULY 18,	2022		JAN. 17,	0000
ğ		+		2			-	
GENERAL NS AND SK. ALL 3D OHT T Y NOTBE ITTEN								

Project Number

Checker Author

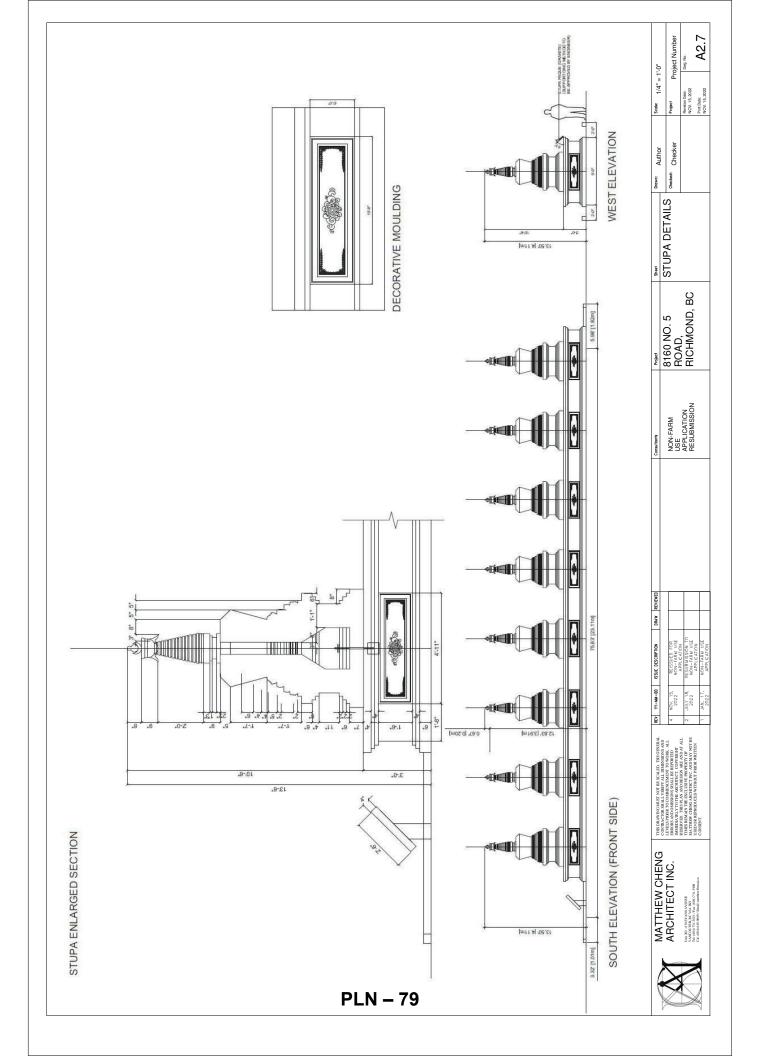
Checked:

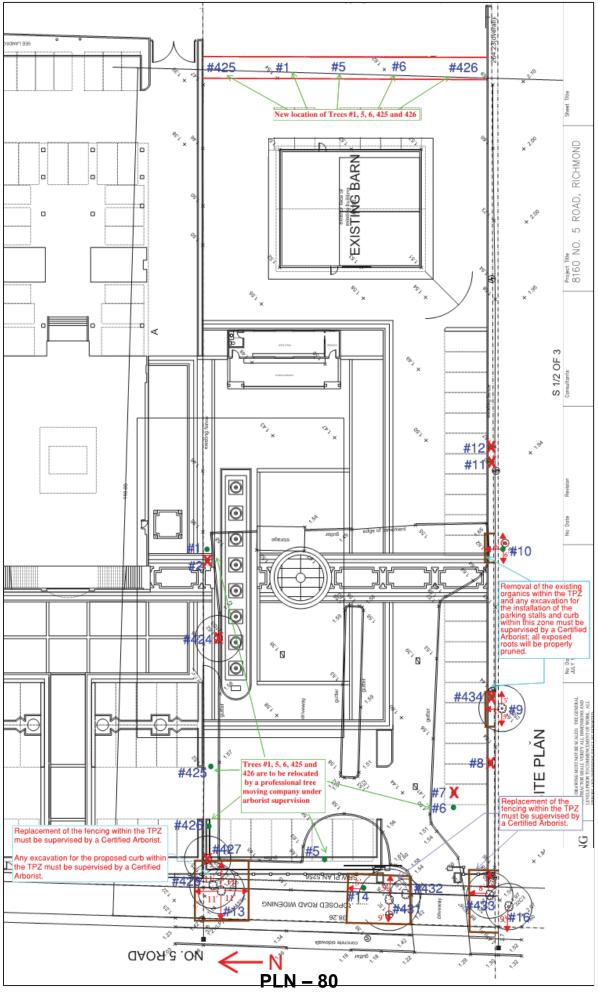
PAVER PATTERN AND COLOUR

8160 NO. 5 ROAD, RICHMOND, BC

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

Ŗ.





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

The UM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates for geodetic control monuments \$21,0968 and 7846410. 1528 KINGSWAY, VANCOUVER, BC, V5N 2R9 T 604.327.1535 WEB WWW.LNLS.CA 78H8410(GCM#447235) This plan stokes fordishted ground level distances, unless otherwise specified. To compute grid distances, multiply ground level distances by the overage combined factor of 0.99900s. The overage combined factor has been determined based on control monument 924090s. This plan lies within the Metro Vancouver Regional District This plan lies within Integrated Survey Area No. 18, Richmond, NADB3(CSRS)4.0.0.BC.1.GVRD denotes control monument found.
denotes standard iron post found.
denotes standard iron post placed.
denotes lead plug found.
pp denotes posting plan. LEGEND: PLAN 4090 Rem 5 FILE: 10275_10SD -0.305Wt. PLAN BCP32842, AND NORTH HALF LOT 3, BLOCK A, PLAN 4090 4 NORTH, RANGE 5 WEST PLAN LMP49532 SECTION 19 RANGE 5 W BLOCK 4 N PLAN 37187 8 493321.99 5444727.46 92H0968 UTM Zone 10 Coordinates Datum: NAD83(CSRS)4.0.0.BC.1.MVRD S 1/2 OF 3 PLAN 4090 pp LMP13125 Note: for mapping purposes only. N 1/2 OF 3 PLAN 4090 PLAN BCP32842 pp LMP42323 78H8410 0.01m 5444772.59 493682.43 Estimated absolute Point identifier UTM Northing UTM Easting S 100' OF W 1/2 OF 1 PLAN EPP100314 1.907 ha pp EPP37898 PLAN 4090 pp LMP35241 SUBDIVISION PLAN OF LOT A, BOTH OF SECTION 19, BLOCK NEW WESTMINSTER DISTRICT SRW Ex. PLAN EPP90071 The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1 : 750. All distances are in metres. SCALE 1: 750 0 15 92H0968(GCM#36574) BCGS 92G.015 SRW PLAN 5256 0.610Wt. ____ 26W PLAN 5256 S ROAD PLN – 81 S_{m1.531} BOAD .ON