



Planning Committee

**Anderson Room, City Hall
6911 No. 3 Road**

**Tuesday, January 23, 2018
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on January 9, 2018.*



NEXT COMMITTEE MEETING DATE

February 6, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM**
(File Ref. No. 07-3070-01) (REDMS No. 5663554 v. 5)

PLN-11

See Page PLN-11 for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the Child Care Development Advisory Committee's 2017 Annual Report and 2018 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 2, 2018, from the Manager of Community Social Development, be approved.



PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 5400 GRANVILLE AVENUE FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE**

(File Ref. No. 12-8060-20-009818; RZ 13-644678) (REDMS No. 5695502 v. 2)

PLN-23

[See Page PLN-23 for full report](#)

Designated Speaker: Wayne Craig and Sara Badyal

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, for the rezoning of 5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.



3. **UPDATING AMENITY AND PLANNING CONTRIBUTION RATES WITHIN THE OFFICIAL COMMUNITY PLAN AND AREA PLANS**

(File Ref. No. 08-4000-01) (REDMS No. 5646409 v. 4)

PLN-52

[See Page PLN-52 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9792, to amend:*
- (a) *Section 3.6.2 to adjust for past inflation and include a future inflation provision for the existing amenity and community planning contribution rates, and remove the local public art contribution rate within the Broadmoor Area Plan; and*

- (b) *Section 14.4.5D of the Development Permit Guidelines to adjust for past inflation and include a future inflation provision for the existing cash-in-lieu of indoor amenity contribution rates;*
be introduced and given first reading;
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9793, to amend:*
 - (a) *Section 4.0 of Schedule 2.4 - Steveston Area Plan to adjust for past inflation and include a future inflation provision for the existing Steveston Village Conservation Strategy and Implementation Program density bonus contribution rates;*
 - (b) *Section 4.1 of Schedule 2.10 - City Centre Area Plan to adjust for past inflation and include a future inflation provision for the existing community planning contribution rates; and*
 - (c) *Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to adjust for past inflation and include a future inflation provision for the existing affordable housing, childcare, city beautification and community planning contribution rates;*
be introduced and given first reading;
- (3) *That Bylaw 9792 and Bylaw 9793, having been considered in conjunction with:*
 - (a) *The City's Financial Plan and Capital Program; and*
 - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act;*
- (4) *That Bylaw 9792 and Bylaw 9793, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation;*
- (5) *That, prior to consideration of Bylaw 9792 and Bylaw 9793 at a Public Hearing, the Urban Development Institute (UDI), Small Home Builders Group, and Greater Vancouver Home Builders' Association, be sent letters, with the proposed bylaws, inviting comments to be received up until the date of the Public Hearing; and*
- (6) *That at such time that Bylaw 9792 and Bylaw 9793 may be adopted by Council, in-stream rezoning applications be grandfathered as follows:*

- (a) *Rezoning bylaws that have received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 would be subject to the former contribution rates; and*
- (b) *In-stream rezoning applications that have not received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 will be subject to the former contribution rates if the rezoning bylaw is granted first reading by Council within one year of Council adoption of Bylaws 9792 and 9793.*

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4. **RECENT DECISION BY THE SOUTH COAST PANEL OF THE AGRICULTURAL LAND COMMISSION ON AGRICULTURAL LAND RESERVE APPLICATION BY SANSTOR FARMS LTD. FOR NON-FARM USE AT 14671 WILLIAMS ROAD**

(File Ref. No. AG 16-734186) (REDMS No. 5723640)

PLN-66

See Page PLN-66 for memorandum

Designated Speaker: Wayne Craig

☐

5. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, January 9, 2018

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Vice-Chair
Councillor Chak Au
Councillor Alexa Loo

Absent: Councillor Linda McPhail
Councillor Harold Steves

Also Present: Councillor Carol Day

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on December 19, 2017, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

January 23, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **CHILD CARE OPERATOR SELECTION FOR KINGSLEY ESTATES
CHILD CARE FACILITY, 10380 NO. 2 ROAD**
(File Ref. No. 07-3070-01) (REDMS No. 5676024)

Planning Committee
Tuesday, January 8, 2018

It was moved and seconded

That the YMCA be appointed as the child care operator for the City-owned facility currently under construction at 10380 No. 2 Road, subject to the Society entering into a lease for the facility that is satisfactory to the City, as outlined in the report titled "Child Care Operator Selection for Kingsley Estates Child Care Facility, 10380 No. 2 Road," dated December 11, 2017, from the Manager of Community Social Development.

CARRIED

2. CULTURAL HARMONY PLAN: GUIDING PRINCIPLES

(File Ref. No. 07-3000-01) (REDMS No. 5643584 v. 5)

In reply to queries from Committee, Kim Somerville, Manager, Community Social Development, noted that a number of community stakeholders were consulted on the proposed Guiding Principles and additional community consultation will take place during the development process of the draft Cultural Harmony Plan. Also, it was noted that the proposed Guiding Principles will complement the City's existing strategies and were developed through a Cultural Harmony Steering Committee.

Discussion ensued with regard to the available services supporting newcomers to Richmond and consultation done with Richmond School District No. 38.

As a result of the discussion, staff were directed to forward the Guiding Principles to the Council/School Board Liaison Committee.

It was moved and seconded

- (1) That the Guiding Principles detailed in the staff report titled "Cultural Harmony Plan: Guiding Principles," dated December 14, 2017, from the Manager, Community Social Development, be endorsed; and*
- (2) That the Guiding Principles be used to inform the strategic directions and actions of the draft Cultural Harmony Plan.*

CARRIED

3. DRAFT AFFORDABLE HOUSING STRATEGY 2017-2027

(File Ref. No. 08-4057-01) (REDMS No. 5657869 v. 13)

Joyce Rautenberg, Affordable Housing Coordinator, reviewed the draft Affordable Housing Strategy, noting that (i) staff will be seeking public feedback on the implementation plan, (ii) staff anticipate that the final strategy will be presented to Council in the first quarter of 2018, (iii) non-profit organizations may utilize land banks for certain affordable housing projects, and (iv) staff can provide Council with information from Metro Vancouver regarding affordable housing units that are at risk for redevelopment.

2.

Planning Committee
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Discussion ensued with regard to (i) calculating the potential loss of secondary suites and affordable housing units in redevelopment projects, (ii) encouraging the development community to support affordable housing projects, and (iii) encouraging development of affordable housing units suitable for families.

Deirdre Whalen, 13631 Blundell Road, commented on the City's proposed Affordable Housing Strategy and expressed concern on the lack of affordable housing units in the City. Also, she expressed that there is insufficient data on the loss of secondary suites from redevelopment projects.

Discussion ensued regarding the process to legalize and register secondary suites and available data on the occupancy of secondary suites. It was noted that approximately 250 new secondary suites have been secured through the rezoning process.

It was moved and seconded

- (1) *That the recommended draft Affordable Housing Strategy 2017-2027 as outlined in the staff report titled, "Draft Affordable Housing Strategy 2017-2027", dated December 14, 2017 from the Manager, Community Social Development, be endorsed for the purpose of seeking public feedback on the implementation plan and future actions in the draft Affordable Housing Strategy 2017-2027; and*
- (2) *That the final Affordable Housing Strategy 2017-2027, including the results of the consultation, be reported back to Planning Committee at a later date.*

CARRIED

PLANNING AND DEVELOPMENT DIVISION

4. **APPLICATION BY PIETRO NARDONE TO REZONE THE WEST PORTIONS OF 7151, 7171, 7191, 7211, 7231, AND 7251 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)" ZONE; AND TO REZONE THE EAST PORTION OF 7191 BRIDGE STREET FROM THE "SINGLE DETACHED (RS1/F)" ZONE TO THE "SINGLE DETACHED (RS2/C)" ZONE**

(File Ref. No. 12-8060-20-009796; RZ 16-732490) (REDMS No. 5500172)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that secondary suites are proposed for all ten new lots. He added that a cash-in-lieu contribution towards the Affordable Housing Reserve is proposed for the six retained lots fronting Bridge Street. It was further noted that the proposed road improvements along Bridge Street will accommodate two-way traffic.

3.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9796, for the rezoning of the west portions of 7151, 7171, 7191, 7211, 7231, and 7251 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (ZS14) - South McLennan (City Centre)" zone; and to rezone the east portion of 7191 Bridge Street from the "Single Detached (RS1/F)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

CARRIED

5. **APPLICATION BY PIETRO NARDONE FOR REZONING AT 7320, 7340 AND 7360 ASH STREET FROM "SINGLE DETACHED (RS1/F)" ZONE TO "SINGLE DETACHED (ZS14) – SOUTH MCLENNAN (CITY CENTRE)" ZONE**

(File Ref. No. 12-8060-20-009784; RZ 16-738953) (REDMS No. 5596252)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9784, for the rezoning of the east portions of 7320, 7340 and 7360 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY 0951705 BC LTD. FOR REZONING AT 8871, 8891, 8911, 8931, 8951, 8971 AND 8960 DOUGLAS STREET FROM THE "LIGHT INDUSTRIAL (IL)" ZONE AND "AUTO-ORIENTED COMMERCIAL (CA)" ZONE TO A NEW "COMMERCIAL (ZC45) – BRIDGEPORT VILLAGE" ZONE**

(File Ref. No. 12-8060-20-009815; RZ 15-704980) (REDMS No. 5687131)

Sara Badyal, Planner 2, reviewed the application, highlighting that (i) the proposed development includes a six-storey building for hotel use and a one-storey building for commercial use, (ii) the proposed hotel will have approximately 97 rooms, (iii) the proposed development complies with the City Centre Area Plan, (iv) the proposed development will include frontage improvements for Douglas Road and the rear and side lanes, (v) the proposed hotel will be built to connect to a future District Energy Utility system, and (vi) the proposed building's architectural design will be considered during the Development Permit process.

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It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9815 to create the "Commercial (ZC45) – Bridgeport Village" zone, and to rezone 8871, 8891, 8911, 8931, 8951, 8971 and 8960 Douglas Street from the "Light Industrial (IL)" zone and the "Auto-Oriented Commercial (CA)" zone to the new "Commercial (ZC45) – Bridgeport Village" zone, be introduced and given first reading.

CARRIED

7. MANAGER'S REPORT

(i) *Amenity Charges in the Official Community Plan*

Wayne Craig, Director, Development, spoke on the proposed inflationary increases to the development amenity charges contained in the Official Community Plan, noting that inflation data from Statistics Canada will be utilized and that staff can present a report on the matter at the next Planning Committee meeting.

(ii) *Agricultural Property Assessment*

Discussion ensued with regard to media reports of an increase in the assessed value of agricultural properties in the city.

In reply to queries from Committee, Mr. Craig noted that agricultural properties that qualify for farm status must meet farm production criteria set by BC Assessment, otherwise properties that do not meet the farm production criteria will be assessed using residential rates.

As a result of the discussion, staff were directed to provide a memorandum to Council regarding the assessment process of agricultural properties.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:51 p.m.).

CARRIED

Planning Committee
Tuesday, January 8, 2018

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, January 8, 2018.

Councillor Bill McNulty
Vice-Chair

Evangel Biason
Legislative Services Coordinator



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 2, 2018
From: Kim Somerville
Manager, Community Social Development **File:** 07-3070-01/2017-Vol
01
Re: **Child Care Development Advisory Committee 2017 Annual Report and 2018
Work Program**

Staff Recommendation

That the Child Care Development Advisory Committee's 2017 Annual Report and 2018 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2017 Annual Report and 2018 Work Program," dated January 2, 2018, from the Manager of Community Social Development, be approved.

Kim Somerville
Manager, Community Social Development
(604-247-4671)

Att. 2

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

Staff Report

Origin

The Child Care Development Advisory Committee (CCDAC) was established to provide City Council with advice (e.g. information, options, analysis, and recommendations) regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care in Richmond. In addition, the CCDAC responds to Council requests as they arise.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.

2.2. Effective social service networks.

This report supports the City's Social Development Strategy's Strategic Direction 4:

Help Richmond's Children, Youth and Families Thrive.

This report also supports the 2017-2022 Richmond Child Care Needs Assessment and Strategy:

Strategic Direction - Collaboration and Partnership: Action 22. Continue to support the work of the Child Care Development Advisory Committee with the view of building the capacity of the child care sector and parents understanding of child care options (e.g. host events to celebrate child care month, hold information sessions for parents on finding child care, organize networking events for child care providers, and support professional development opportunities for early childhood educators.

Strategic Direction – Policy and Planning: Action 6. Review and update the Terms of Reference for the Child Care Development Advisory Committee (CCDAC) to ensure the committee is fulfilling its role and mandate.

Analysis

The mandate of the CCDAC is to provide Council with advice regarding the development of quality, affordable and accessible child care in Richmond. The City supports the CCDAC by providing an annual operating budget, a Council liaison and a staff liaison.

2017 Annual Report

Below are activities undertaken by the CCDAC and described in the 2017 Annual Report (Attachment 1). Highlights of their accomplishments are as follows:

- Provided feedback throughout the year on new child care development proposals for future City-owned child care facilities;

- Met with the Implementation Manager for Richmond Children First, to receive an update on the work of the Richmond based early childhood planning table, which is comprised of community agencies and public partners;
- Participated in the annual May Child Care dinner, which several committee members attended along with the Mayor and some members of Council;
- Planned and hosted the Richmond Educator's Swap and Shop Sale which provided an opportunity for Richmond child care programs to exchange educational materials between their programs. Parents with children in child care programs were also invited to take home free educational toys and materials recycled by child care providers;
- Received an update from a representative from the Child Care Advocates of BC, on the \$10 a Day Child Care Plan which lead to the CCDAC recommending to Council that the City support this as a framework for a publically funded child care program to be implemented by the Province of BC over the next 10 years;
- Reviewed and made recommendations to Council on grant allocations for the 2017 Child Care Grants including a second intake of the Child Care Capital Grants. CCDAC's comments were included in the staff reports to the City's General Purposes Committee;
- Provided input on the content and recommendations to be included in the 2017-2022 Richmond Child Care Needs Assessment and Strategy; and
- Reviewed and offered comments on the draft summary booklet on key findings from the 2017-2022 Richmond Child Care Needs Assessment and Strategy.

2018 Work Program

On December 6, 2017, the CCDAC approved the proposed 2018 work program (Attachment 2). This year the CCDAC will give priority to:

- Making recommendations to Council regarding advocacy to senior levels of government about the implementation of a proposed Provincial child care plan, funding, changing policies and licensing issues for child care providers;
- Liaising with the Child Care Coordinator regarding child care issues that need further attention, action or clarification;
- Providing advice to the City regarding the development of new child care centres and early childhood development hubs;
- Reviewing and providing advice to Council on Child Care Grant allocations; and
- Proposing activities for Child Care Month in May 2018.

Financial Impact

The CCDAC operating budget of \$5,000 reflects the existing funding plan, as budgeted.

Conclusion

The Child Care Development Advisory Committee's 2017 Annual Report provides information on the activities undertaken by the Committee in the previous year. The 2018 Work Program outlines activities regarding the Committee's intention to monitor and address emerging issues affecting child care services in Richmond. Staff are recommending that the Child Care Development Advisory Committee 2017 Annual Report and 2018 Work Program be approved.



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

- Att. 1: Child Care Development Advisory Committee 2017 Annual Report
2: Child Care Development Advisory Committee 2018 Work Program

**CITY OF RICHMOND CHILD CARE DEVELOPMENT ADVISORY
COMMITTEE 2017 ANNUAL REPORT**

Highlights of the Child Care Development Advisory Committee (CCDAC) meetings and events are outlined below:

1. Reported to the City's Planning Committee about the 2016 CCDAC Annual Report and 2017 Work Program.
2. Selected members for three subcommittees: Advocacy, Child Care Month Event and Child Care Grants.
3. Provided feedback throughout the year on new child care development proposals for future City-owned child care facilities.
4. Met with the Implementation Manager for Richmond Children First, to receive an update on the work of the Richmond-based early childhood planning table, which is comprised of community agencies and public partners;
5. Participated in the annual May Child Care Dinner, which several committee members attended along with the Mayor and some members of City Council.
6. Planned the Richmond Educator's Swap and Shop Sale on June 11, 2017. This event was held at the Jewish Day School and provided an opportunity for Richmond child care programs to exchange educational materials between their programs. Parents with children in child care programs were also invited to take home free educational toys and materials recycled by child care providers. Approximately 10 child care providers participated and 100 guests attended the event.
7. Monitored senior levels of government announcements regarding child care initiatives such as the Provincial major capital grants for child care spaces, Federal funding to Provinces and Territories for the creation of child care spaces and Provincial announcements about implementing a new child care plan.
8. Received an update from a representative of the Child Care Advocates of BC on the \$10 a Day Child Care Plan, which led to the CCDAC approving a motion that: City Council support this plan as a framework for a publically funded child care program to be implemented by the Province of BC over the next 10 years.
9. Offered input on the recommendations to be included in the 2017-2022 Richmond Child Care Needs Assessment and Strategy and the document content.
10. Reviewed and offered comments on the draft summary booklet on key findings from the 2017-2022 Richmond Child Care Needs Assessment and Strategy.

11. Reviewed and made recommendations on the 2017 Child Care Grants including a second intake of Child Care Capital Grants. CCDAC comments were included in the staff reports to the City's General Purposes Committee.
12. Asked the Child Care Coordinator to contact the Supervisor of the Vancouver Coastal Health (VCH) Child Care Licensing Officers to obtain information on how they handle complaints concerning unregulated children's programs. Some CCDAC members had been approached by parents with concerns about their children's safety when attending programs being provided by private businesses (e.g. inadequate supervision of their children and unsafe outdoor play areas). As a result CCDAC members wanted information on: who provides oversight for private businesses delivering children's programs; who in the Province handles complaints about children's safety in such programs, and who can parents contact if they have a complaint.

MEMBERS OF THE 2017 CHILD CARE DEVELOPMENT ADVISORY COMMITTEE

VOTING:

1. Linda Shirley (Chair)
2. Lori Mountain (Vice Chair for January – June*)
3. Maryam Bawa
4. Jarrod Connolly
5. Kevin Cromie
6. Olha Fedorenko
7. Diana Ma
8. Heather Logan
9. Kathy Moncalieri
10. Shyrose Nurmohamed (Vice-Chair for October – December)
11. Ofra Sixto
12. Gordon Surgeson

**Ms. Mountain resigned from the CCDAC in August 2017 in order to focus on a new employment position. A new Vice Chair was elected at the September 2017 CCDAC meeting.*

NON-VOTING: Marcia MacKenzie (Richmond Child Care Resource and Referral)

COUNCIL REPRESENTATIVE: Councillor Alexa Loo

SCHOOL BOARD LIAISON: Trustee Jonathan Ho (School Board)

STAFF LIAISON: Coralys Cuthbert

RECORDING SECRETARY: Jodi Allesia

2017 CCDAC BUDGET

CCDAC received an operating budget of \$5,000 for 2017. The funds were spent as follows:

Item	Cost
Recording Secretary Salary	\$2,400.00
Meeting and Miscellaneous Expenses	\$2,000.00
Child Care Month Event*	\$ 0.00
Child Care Month Dinner	\$450.00
TOTAL	\$4,850.00

**Note: \$500 was originally budgeted; however, due to revenue from table rentals, in-kind contributions for the venue and flyer preparation, the Richmond Educators' Swap and Shop costs were covered.*

CLOSING COMMENTS:

The Committee enjoyed the support of Councillor Alexa Loo and Trustee Jonathan Ho as the Council and School Board liaisons. Councillor Loo has regularly shared highlights about topical matters being dealt with by Council and she has contributed valuable insight to discussions on child care issues, both from a professional perspective and as a parent of young children. It has been a great benefit to the Committee to have regular updates from Trustee Ho particularly on the School District's efforts to retain child care programs in schools while balancing educational needs to meet new class size requirements.

The Committee has benefitted from a good cross section of members including parents, private and non-profit child care operators, teachers and community agency members. This has created opportunities for rich discussions and lively debate on how best to support the development of a comprehensive child care system in Richmond.

Coralys Cuthbert, Staff Liaison, has been a valuable resource for all committee members. As a very busy business owner, music teacher and volunteer, I truly appreciate the support she has provided for me over the past few years, but this year in particular as I dealt with some serious health concerns with my husband. She is always so helpful and supportive...it is greatly appreciated.

A special thanks as well to Jodi Allesia for her excellent recording of our meetings...I often wonder, when we get into those "rich discussion and lively debates" how she manages to capture it all! Truly amazing!

Prepared by:

Linda Shirley. Chair, Child Care Development Advisory Committee, December 2017

CHILD CARE DEVELOPMENT ADVISORY COMMITTEE'S 2018 WORK PROGRAM

The proposed 2018 work program is consistent with the Child Care Development Advisory Committee's mandate to provide Council with advice (e.g. information, options, analysis, and recommendations), regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care in Richmond.

It supports the following Council Term Goals (2014-2018):

Goal 2: A Vibrant, Active and Connected City – 2.2 Effective social service networks

- *CCDAC will assist where appropriate with the implementation of the Social Development Strategy. In particular, those actions related to Strategic Direction 4: Help children, youth and families thrive.*

2018 CCDAC Budget

CCDAC annually receives an operating budget of \$5,000. In 2018, funds will be used for the following:

Item	Cost
Recording Secretary Salary	\$2,400.00
Meeting and Miscellaneous Expenses	\$1,600.00
Child Care Month Event	\$500.00
Child Care Month Dinner	\$500.00
TOTAL	\$5,000.00

2017 Work Program

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
Advocacy				
Make recommendations to City Council regarding advocacy that could be undertaken with senior levels of government about the implementation of a proposed Provincial child care plan, funding, changing policies,	<ul style="list-style-type: none"> • Monitor child care issues and emerging trends • Monitor senior government announcements and changes re: child care policy and funds for creating new child care spaces • Discuss, consider roles, and summarize issues that come to the CCDAC's attention • Pass motions or resolutions • Prepare letters and briefs • Submit advice to Council through the Staff Liaison 	<ul style="list-style-type: none"> • Council will be informed about child care issues they may wish to address with senior levels of government 	Improved funding, implementation of a new Provincial child care plan and child care licensing	<ul style="list-style-type: none"> • City Council • Child Care Licensing (VCH) • Federal Govt. • Provincial Govt.

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
and licensing issues for child care providers				
Liaise with the Child Care Coordinator regarding issues that need further attention, action or clarification	<ul style="list-style-type: none"> At monthly meetings, provide the Child Care Coordinator with information and CCDAC's perspective on key child care issues Participate in actions noted in the 2017-2022 Richmond Child Care Needs Assessment and Strategy that are identified as needing CCDAC involvement Provide advice on future City of Richmond child care initiatives Provide ideas for communication materials that will assist child care operators and parents Respond to Council referrals through the Staff Liaison 	<ul style="list-style-type: none"> The Child Care Coordinator, as the staff liaison to CCDAC, will be informed regarding CCDAC's perspective on key child care issues and potential approaches to address them 	The Child Care Coordinator working with CCDAC's advice and under Council's direction addresses priority child care issues for Richmond	<ul style="list-style-type: none"> City Council Stakeholders Caregivers Operators
Participate in City consultations	<ul style="list-style-type: none"> Continue to participate in discussions about the implementation of the City's Social Development Strategy and the 2017-2022 Richmond Child Care Needs Assessment and Strategy Provide input into other City consultation processes as they relate to the CCDAC's mandate (e.g. City Budget, Affordable Housing Update) 	<ul style="list-style-type: none"> The implementation of the City's Social Development Strategy and the 2017-2022 Richmond Child Care Needs Assessment and Strategy incorporates CCDAC's perspective CCDAC's advice is provided to City consultation processes that are relevant to its mandate 	Plans for future growth will address the need for quality, affordable childcare	<ul style="list-style-type: none"> City Council Stakeholders Caregivers Operators
Advise the City regarding the development of new child care centres and early childhood development hubs	<ul style="list-style-type: none"> CCDAC to be consulted at the earliest point possible in the development process Review proposals for City-owned child care facilities and early childhood development hubs, (e.g. minimum size, location, when to prioritize) 	<ul style="list-style-type: none"> CCDAC is consulted regarding the planning and development of new City child care facilities secured through 	Child care facilities and early childhood development hubs are well designed and meet community	<ul style="list-style-type: none"> City Council City Staff Developers Stakeholders Caregivers Operators

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
	monetary contributions)	rezoning processes	needs regarding size, location, and programs offered	
Child Care Grants				
Recommend Child Care Grant Allocations	<ul style="list-style-type: none"> • Review child care grant applications • Make grant recommendations to Council • Provide advice regarding the enhancement of the web-based, on-line application system • Assist with any review of the Child Care Grant Guidelines 	<ul style="list-style-type: none"> • Council endorses CCDAC's recommendations and allocates grants to non-profit societies so they will be able to undertake capital projects to improve the quality of their furnishings, equipment and physical space • Richmond's early childhood educators will receive training opportunities as a result of initiatives funded from Council's allocation of Professional and Program Development Grants • Grant applications will be facilitated by ongoing improvements to the on-line, web-based application system and grant guidelines will align with City Council's latest priorities. 	The quality and capacity of child care programs will be enhanced as a result of the City's Child Care Grants Program	<ul style="list-style-type: none"> • City Council • Stakeholders • Caregivers • Operators

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
Child Care Month				
Propose activities for Child Care Month in May	<ul style="list-style-type: none"> Plan for an annual event to occur in Richmond during May Child Care Month (e.g. professional development opportunities for Richmond child care providers and/or exhibitions to showcase the work of Richmond's child care providers) Participate in the Annual Child Care Month Dinner held in May 	<ul style="list-style-type: none"> Richmond residents will learn about child care services in their community Richmond child care providers will have an opportunity to receive useful information for professional development Richmond child care providers will be supported and celebrated for their work 	May Child Care Month activities enhance the work of child care professionals in Richmond	<ul style="list-style-type: none"> Stakeholders Caregivers Operators
2017 – 2022 Richmond Child Care Needs Assessment and Strategy - Implementation Actions				
Assist with the implementation of actions noted in the Child Care Strategy	<ul style="list-style-type: none"> Action 3 – participate in the review of the Child Care Grants program to ensure it is meeting non-profit child care operators' needs (e.g. timing, number of grant cycles per year, budget). Review the child care program grant guidelines eligibility criteria for organizations and types of projects) Action 6 – review and update the Terms of Reference for the CCDAC to ensure the Committee is fulfilling its role and mandate Action 19 – with input from other organizations such as VCH, SD 38, Richmond CCRR, Richmond Children First etc. collaborate to improve availability of information to Richmond families on child care and family-related resources Action 22 – continue to support the CCDAC in building the capacity of the child care sector and parents understanding of child care 	<ul style="list-style-type: none"> Short and long-term actions noted in the Strategy are completed, particularly those identified as involving the CCDAC 	<p>The Child Care Grant Program is enhanced and better meets needs of applicants with clear eligibility criteria</p> <p>CCDAC has an updated Terms of Reference that clearly reflects its role and mandate</p> <p>Richmond families have better access to information on child care and other family-related resources</p> <p>Richmond early childhood educators have more</p>	<ul style="list-style-type: none"> Council Stakeholders Caregivers Operators

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
	<p>options (e.g. host events to celebrate child care month, hold information sessions for parent on finding child care, organize networking events for child care providers, and support professional development opportunities for early childhood educators)</p> <ul style="list-style-type: none"> • Action 23 – facilitate and promote the delivery of professional development training for those employed in the delivery of licensed child care programs with the goal of maintaining and enhancing the quality of programs offered in Richmond • Provide advice on other actions related to the Strategy as requested by the Child Care Coordinator 		<p>professional development opportunities and the quality of child care programs in Richmond is enhanced</p>	



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 9, 2018
File: RZ 13-644678

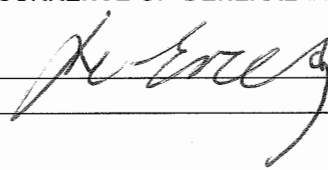
Re: Application by Westmark Developments Ltd. for Rezoning at
5400 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Single
Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, for the rezoning of
5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached
(RS2/B)" zone, be introduced and given first reading.


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

SB:blg
Att. 7

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone the property at 5400 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided into nine lots, with vehicle access from the new road under construction (Attachment 1).

The subject site is currently occupied by a single-family dwelling, which will be demolished. The applicant advises that the single-family dwelling currently contains a one-bedroom secondary suite. No Building Permits have been issued by the City in relation to the secondary suite.

The proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Granville Avenue, a 9-unit townhouse complex on a lot zoned “Low Density Townhouses (RTL1)”.

To the South: Single-family dwellings on lots zoned “Single Detached (RS1/B)” and across Lynwood Drive, McKay Neighbourhood Park, on a City-owned lot zoned “School & Institutional Use (SI)”.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/B)”.

To the West: Across the new road under construction, a 43-unit townhouse complex under construction (RZ 12-610630 approved April 24, 2017 and DP 15-708644, approved May 8, 2017) on lots zoned “Medium Density Townhouses (RTM3)”.

Related Policies & Studies

Official Community Plan/Laurelwood Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The Laurelwood Sub-Area Plan land use designation for the subject site is “Residential (Single-Family)” (Attachment 4). The proposed rezoning and subdivision would comply with these designations.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis**Existing Legal Encumbrances**

There is an existing Statutory Right-of-Way (SRW) registered on Title for sanitary sewer utilities located along a portion of the east property line, which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses four bylaw-sized trees on the subject site; one tree on neighbouring properties to the east, and five trees in the north-south aligned new road.

The Arborist's recommendations include protecting the one tree (tag #5) located on adjacent neighbouring properties (30/30 cm dbh pyramid Cedar) and removing four trees (tag# 1 to 4) located on the subject site (two 30 cm DBH Plum trees, 20 cm and 12/12 cm DBH Apple trees) due to their poor condition. Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

There are five trees (tag#10 through 14) located on the north-south aligned new road and McKay Neighbourhood Park expansion being developed along the west edge of the subject site. The four trees (tag#10 through 13) were approved for removal through the neighbouring townhouse rezoning (RZ 12-610630) to accommodate the north-south aligned new road. The one tree (tag #14) located on McKay Neighbourhood Park is being reviewed as part of the required park improvements associated with the servicing agreement for the neighbouring townhouse rezoning (SA 15-699302).

Tree Protection

One tree (tag #5) on neighbouring properties is 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 5). To ensure that the tree identified for retention is 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 the tree protection zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree 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.

Tree Replacement

For the removal of the four trees on-site (tag# 1 through 4), the OCP tree replacement ratio goal of 2:1 requires eight replacement trees. Consistent with Council Policy No. 5032 for Tree Planting (Universal), the applicant has proposed to plant and maintain two trees on each of the nine proposed lots; for a total of 18 trees, including the eight required replacement trees.

As per Tree Protection Bylaw No. 8057, based on the size of on-site trees being proposed for removal, required replacement trees shall be of the following minimum sizes:

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

To ensure the eight replacement trees are planted on-site at development stage, and the front yard of the proposed Lot A is enhanced consistent with the landscape guidelines of the Arterial Road Land Use Policy, the applicant will provide a Landscape Plan and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$4,000 for the eight replacement trees and \$5,000 for the additional ten trees to provide two trees on each of the nine lots), prior to final adoption of the rezoning bylaw.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Architectural Character and Landscaping for Corner Lot

The applicant has submitted preliminary conceptual plans showing the proposed architectural elevations of the corner lot dwelling (proposed Lot A) at the intersection of Granville Avenue and the north-south aligned new road (Attachment 6).

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the Building Permit application and ensuing development of the corner lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development. Building Permit plans must comply with all City regulations and staff will ensure that the plans are generally consistent with the registered legal agreement.

The applicant is also required to submit a Landscape Plan prepared by a Registered Landscape Architect for the front yard of the proposed Lot A. As stated above, the applicant is required to provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications received prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The applicant proposes to provide a secondary suite on the larger southern proposed lot (Lot I). Staff have discussed opportunities to provide additional secondary suites in the proposal, but the developer advises that this is not feasible given the requirement to provide additional parking on the proposed arterial road corner lot (Lot A) and the modest 2,137 square feet size of the homes which could be constructed on the other seven proposed lots (Lots B to H).

The applicant proposes to provide one legal secondary suite on one of the nine lots (Lot I) proposed at the subject site and a cash-in-lieu contribution at the rate of \$2.00/ft² of the total buildable area of the remaining proposed eight lots (\$35,897.54 calculated using the maximum permitted floor area [17,948.77 ft² x \$2.00/ ft²]).

To ensure the secondary suite is 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 suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Transportation and Site Access

The design and construction of the north-south aligned new road fronting the subject site, Granville Avenue and Lynas Lane intersection improvements, east-west aligned new road and engineering infrastructure was secured to an interim standard through the neighbouring townhouse development to the west (via RZ 12-610630 and SA 15-699302). The works are

secured, but not yet constructed. Should the applicant wish to proceed with development of the subject site prior to the completion of the adjacent works, the required Servicing Agreement shall include design and construction of the fronting north-south aligned new road, intersection improvements and engineering infrastructure as described in Attachment 7.

The north-south aligned new road fronting the proposed nine single-family lots was dedicated and Servicing Agreement secured to an interim standard. Prior to final adoption of the rezoning bylaw, the applicant is required to provide road dedication on the northwest corner of the subject site to complete the south leg of the Granville Avenue and Lynas Lane intersection.

The applicant is required to enter into a Servicing Agreement to complete frontage improvements along Granville Avenue and to complete the north-south aligned new road to the ultimate design (as per SA 15-699302), as described in Attachment 7.

Vehicle access to all of the proposed lots, including the proposed corner lot, is required to be from the north-south aligned new road as per Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Registration of a legal agreement on Title is required prior to rezoning adoption, ensuring that the north-south aligned new road construction be completed prior to occupancy of any buildings on the subject site.

Site Servicing and Frontage Improvements

The proposed nine lot subdivision is anticipated to be serviced through the fronting north-south aligned new road as noted above. Prior to rezoning approval, the applicant is required to provide utilities SRWs along the west edge of the subject site for service connections to the proposed lots and connection of the sanitary sewer to the existing sanitary sewer in Lynnwood Drive to the southwest of the subject site. Also prior to rezoning approval, the applicant is required to enter into a Servicing Agreement for the design and construction of required engineering infrastructure improvements, as described in Attachment 7.

Financial Impact or Economic Impact

The rezoning application results in an insignificant Operational Budget Impact (OBI) (i.e., \$6,000.00) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees).

Conclusion

The purpose of this application is to rezone the property at 5400 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided into nine single-family lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9818 be introduced and given first reading.

A handwritten signature in cursive script that reads "Sara Badyal".

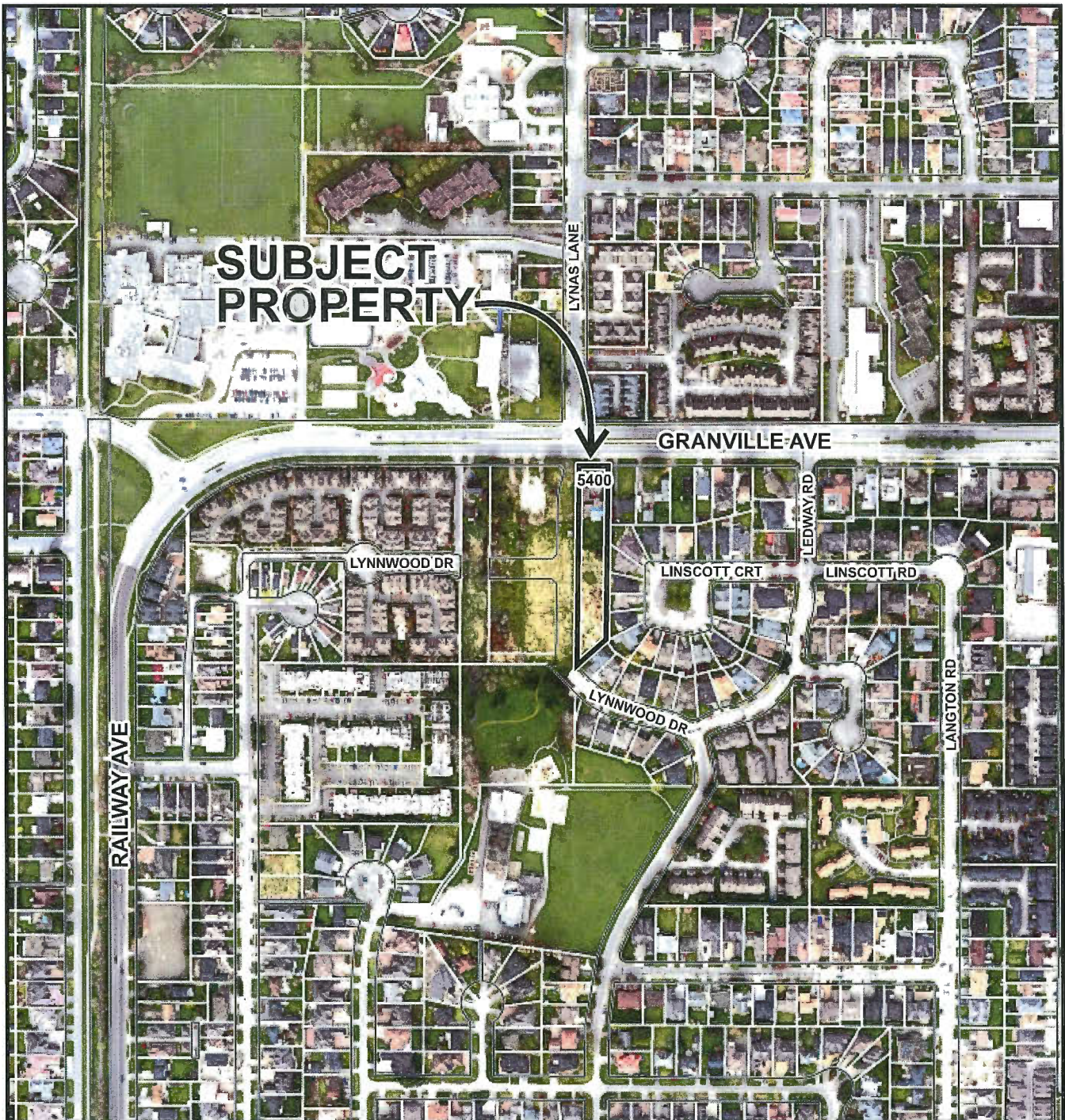
Sara Badyal, M. Arch, MCIP, RPP
Planner 2
(604-276-4282)

SB:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Laurelwood Sub-Area Plan Location Map
Attachment 5: Tree Management Diagram
Attachment 6: Conceptual Building Elevations
Attachment 7: Rezoning Considerations



City of
Richmond



RZ 13-644678

Original Date: 09/04/13

Revision Date: 01/02/18

Note: Dimensions are in METRES

**SKETCH PLAN OF WEST HALF LOT 8 EXCEPT:
PART SUBDIVIDED BY PLAN 78346;
Sec 13 Bk4N R7W NWD PLAN 2863**

ATTACHMENT 2

BCGS 92G.015

DRAFT PLAN



LEGEND

SCALE 1:500



ALL DISTANCES ARE IN METRES

1
PLAN EPP56049

**Sec 13
Bk4N R7W**

ROAD

2
PLAN EPP56049

LOT DIMENSIONS ARE DERIVED FROM
THE LAND TITLE OFFICE RECORDS
AND ARE SUBJECT TO LEGAL FIELD SURVEYS.

ROAD LOTS
TOTAL AREA=115.5 + 3651.0=3766.5m²

PARK
PLAN EPP56049

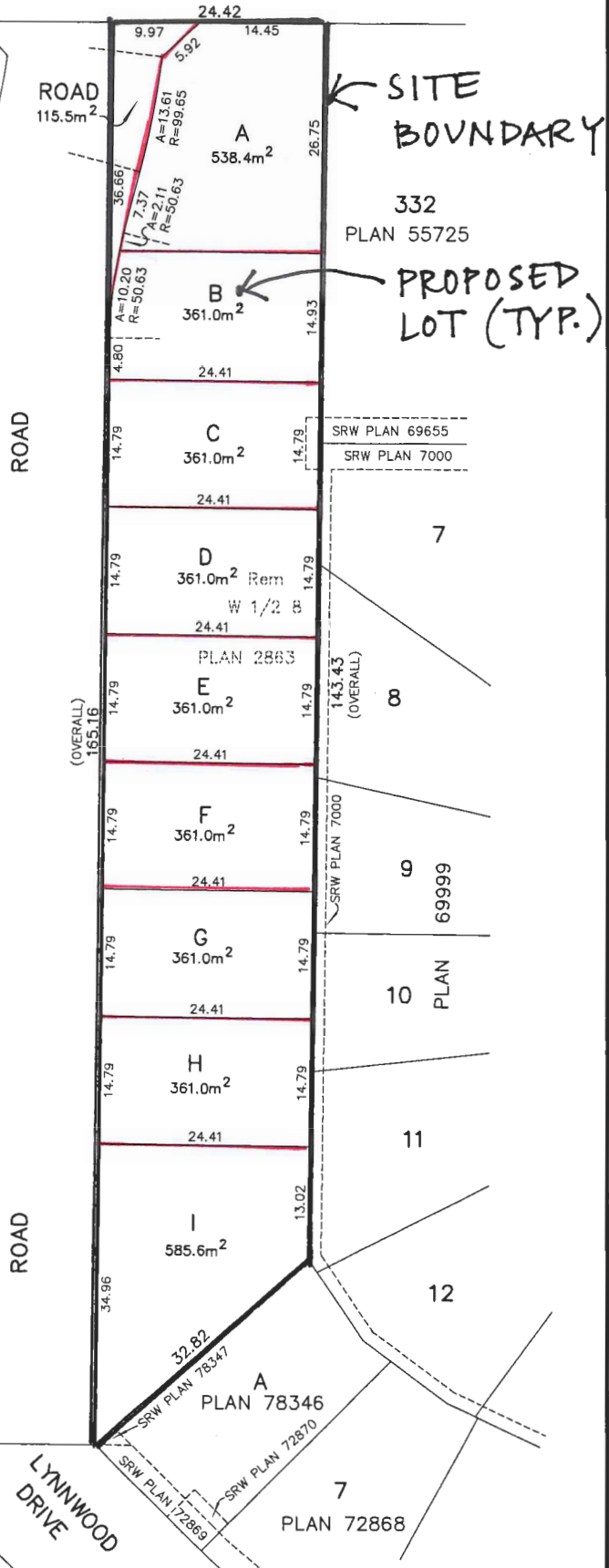
MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 17355-002-PRO SUB-000.DWG

R-17-17355-PRO SUB

LYNNWOOD
DRIVE

PLN - 32

GRANVILLE AVENUE



REISSUED: APRIL 17, 2017
MAY 24, 2013



RZ 13-644678

Attachment 3

Address: 5400 Granville Avenue

Applicant: Westmark Developments Ltd.

Planning Area(s): Laurelwood Sub-Area (Blundell)

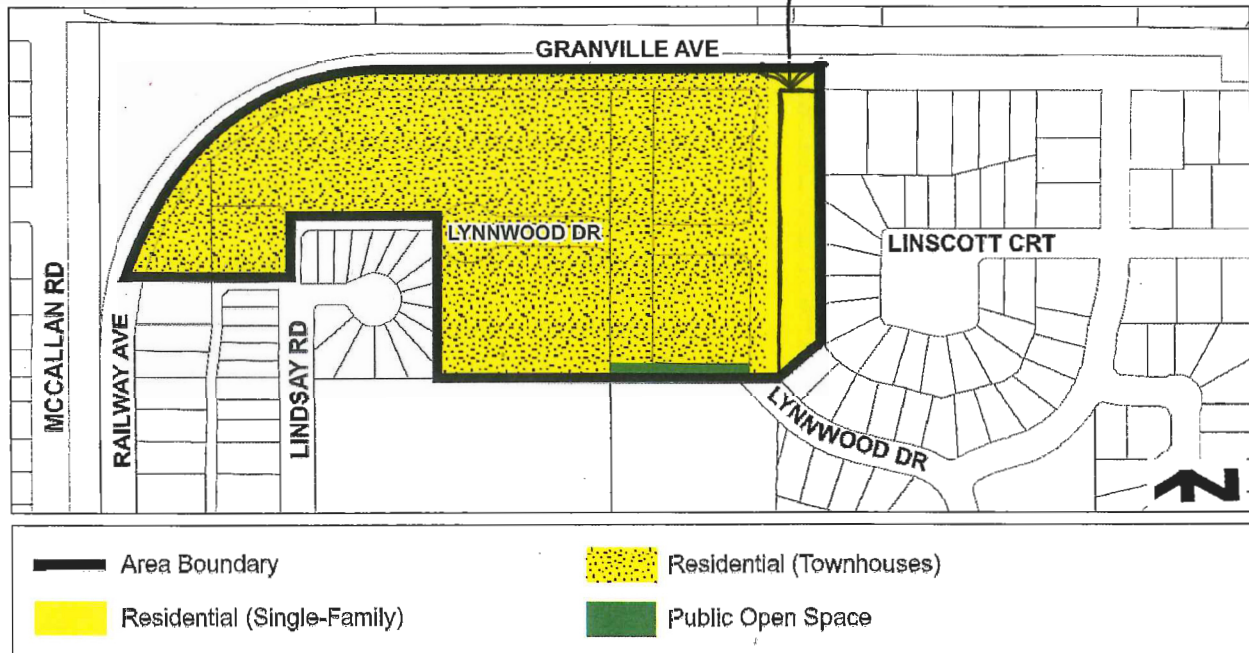
	Existing	Proposed
Owner:	S-8132 Holdings Ltd., Inc. No. 0689976	
Site Size (m ²):	3,766.5 m ²	Road Dedication 115.5 m ² Lot A 538.4 m ² Lot B 361.0 m ² Lot C 361.0 m ² Lot D 361.0 m ² Lot E 361.0 m ² Lot F 361.0 m ² Lot G 361.0 m ² Lot H 361.0 m ² Lot I 585.6 m ² Total 3,766.5 m ²
Land Uses:	Residential	Residential
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-Family)	Complies
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	1 single detached house	10 dwelling units (9 single detached houses, including 1 secondary suite)

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	0.55	None permitted
Buildable Floor Area*:	Lot A: Max. 277.6 m ² (2,988.5 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot D: Max. 198.5 m ² (2,137.1 ft ²) Lot E: Max. 198.5 m ² (2,137.1 ft ²) Lot F: Max. 198.5 m ² (2,137.1 ft ²) Lot G: Max. 198.5 m ² (2,137.1 ft ²) Lot H: Max. 198.5 m ² (2,137.1 ft ²) Lot I: Max. 291.8 m ² (3,140.9 ft ²)	Lot A: Max. 277.6 m ² (2,988.5 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot B: Max. 198.5 m ² (2,137.1 ft ²) Lot D: Max. 198.5 m ² (2,137.1 ft ²) Lot E: Max. 198.5 m ² (2,137.1 ft ²) Lot F: Max. 198.5 m ² (2,137.1 ft ²) Lot G: Max. 198.5 m ² (2,137.1 ft ²) Lot H: Max. 198.5 m ² (2,137.1 ft ²) Lot I: Max. 291.8 m ² (3,140.9 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 70%	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Size:	Min. 360 m ²	Lot A: 538.4 m ² Lot B: 361 m ² Lot C: 361 m ² Lot D: 361 m ² Lot E: 361 m ² Lot F: 361 m ² Lot G: 361 m ² Lot H: 361 m ² Lot I: 585.6 m ²	None
Lot Dimensions:	Width: Min. 12 m Depth: Min. 24 m	Width: 14.79 m to 23.99 m Depth: 24.41 m to 26.75 m	None
Setbacks:	Corner Lot A Front: Min. 6 m Rear: Min. 1.2 m Exterior Side: Min. 6 m Interior Side: Min. 1.8 m Interior Lots B - I Front: Min. 6 m Interior Side: Min. 1.2 m Rear: Min. 6 m	Corner Lot A Front: 6 m Rear: 1.2 m Exterior Side: 6 m Interior Side: 1.8 m (with allowable projections) Interior Lots B - I Front: will comply Interior Side: will comply Rear: will comply	None
Height:	Residential Vertical Envelope (Max 9 m)	Residential Vertical Envelope (Max 9 m)	None
Off-street Parking Spaces:	2 per lot	2 per lot	None

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

City of Richmond

Land Use MapBylaws 9114 & 9230
2017/04/24

APPENDIX 3 TREE PROTECTION PLAN

TREE INVENTORY

#	Type	DBH	MPZ
1	Fruiting Plum	30cm	2cm
2	Fruiting Plum	30cm	2cm
3	Apple	20cm	1cm
4	Apple	12/12cm	1cm
5	Pyramid Cedar	30/30cm	2cm
10	Horse Chestnut	55cm	3cm
11	Sycamore Maple	60/60/60	5cm
12	Excelsa Cedar	30cm	2cm
13	Tulip Tree	30/25/25	3cm
14	Scot Pine	45cm	3cm

DBH- trunk diameter, MPZ- protection zone

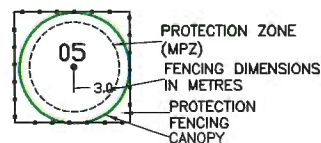
TREE PROTECTION FENCING

Minimum Radial Distance from trunk

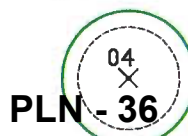
#	Type	DBH	Metres	Feet
5	Pyramid Cedar	30/30cm	2.4m	7.9ft

LEGEND

TREE PROPOSED
FOR RETENTION



TREE PROPOSED
FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

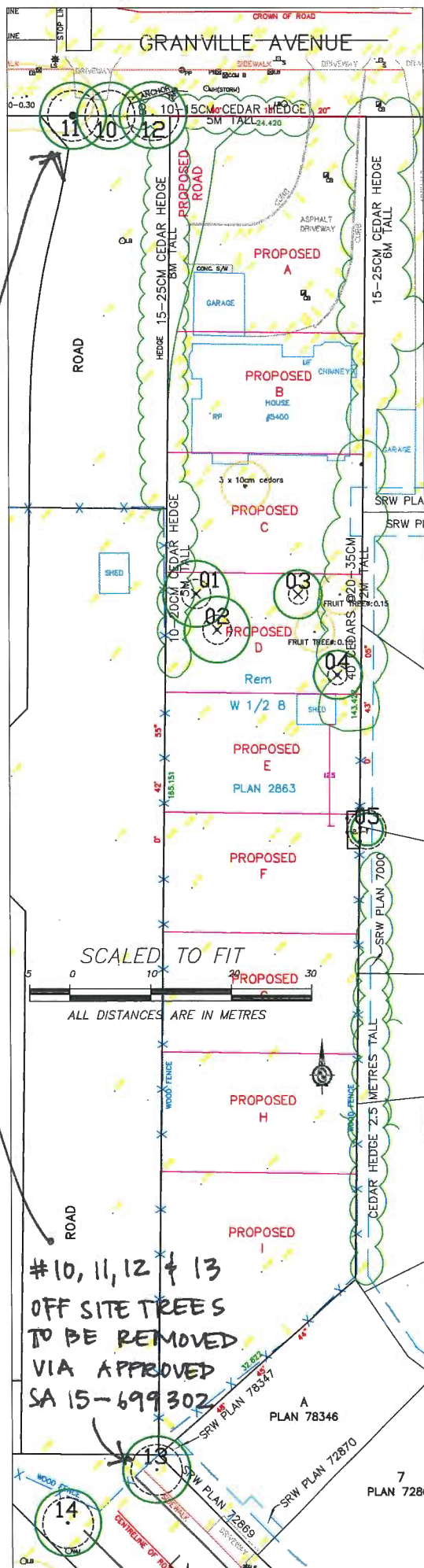
Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

5400 Granville Avenue Richmond BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

May 8, 2017



PROPOSED RESIDENCE

MAIN FLOOR EL: 1.45 m
UPPER FLOOR EL: 4.52 m

AVERAGE BLDG GRADE: TBD
MBE: TBD

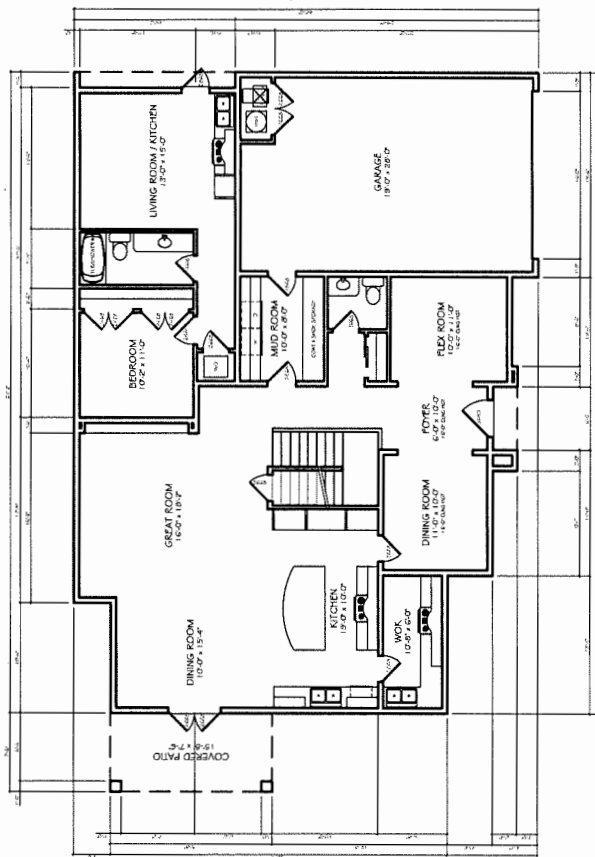
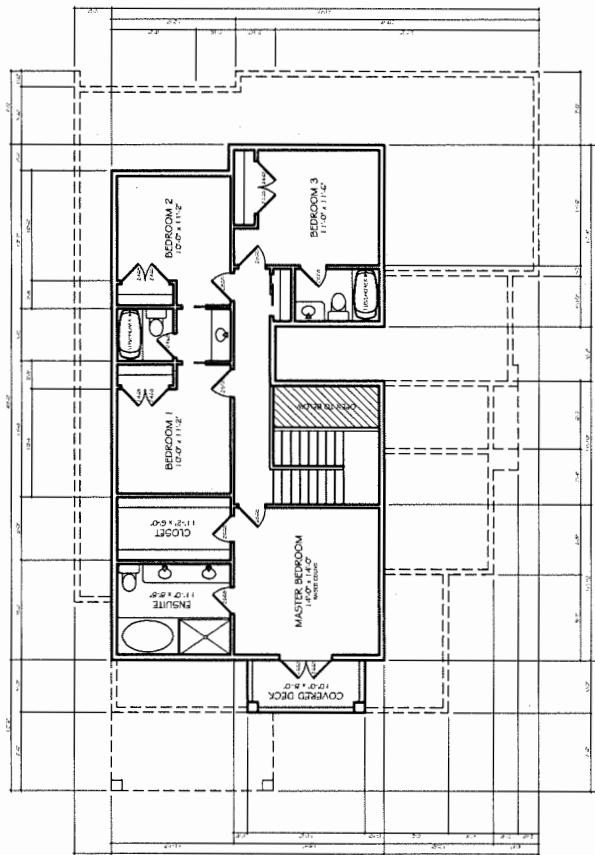
BTM OF EAVES: 7.26 m
MEAN OF ROOF: 9.66 m
PEAK OF ROOF: 10.06 m

GARAGE

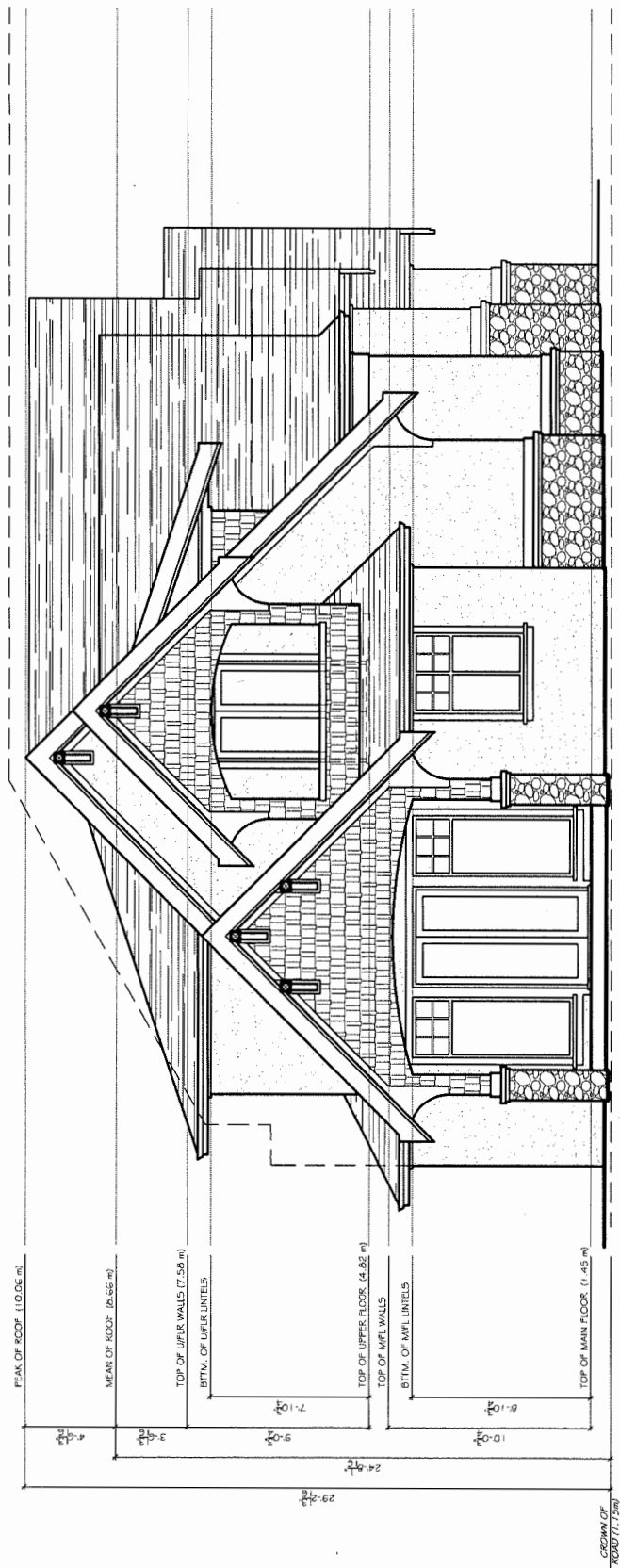
GARAGE SLAB EL: 1.25 m
@ FRONT: 1.30 m
@ REAR: 1.30 m
1' RISE @ 6" BELOW MAIN FLOOR

Setbacks and Dimensions:

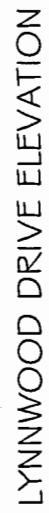
- Front Setback: 22'-8" (6.90m)
- Left Side Setback: 15'-2" (4.62m)
- Right Side Setback: 19'-9" (6.01m)
- Back Setback: 59'-8" (17.61m)
- Front Yard Width: 107'-5" (32.00m)
- Left Side Width: 7'-6" (2.29m)
- Right Side Width: 4'-9" (1.45m)
- Front Yard Depth: 49'-2" (14.99m)
- Left Side Depth: 3'-11" (1.20m)
- Right Side Depth: 3'-11" (1.20m)
- Front Yard Total Width: 113'-5" (34.56m)
- Left Side Total Width: 14'-7" (4.49m)
- Right Side Total Width: 29'-0" (8.84m)
- Back Yard Total Width: 26'-3" (7.92m)
- Front Yard Total Depth: 11'-1" (3.38m)
- Left Side Total Depth: 11'-1" (3.38m)
- Right Side Total Depth: 11'-1" (3.38m)
- Front Yard Total Area: 113'-5" x 11'-1" (1250 sq ft)
- Left Side Total Area: 14'-7" x 11'-1" (162 sq ft)
- Right Side Total Area: 29'-0" x 11'-1" (322 sq ft)
- Back Yard Total Area: 26'-3" x 11'-1" (292 sq ft)



KAM DAHIA DESIGN LTD



GRANVILLE AVENUE ELEVATION



PLN - 40

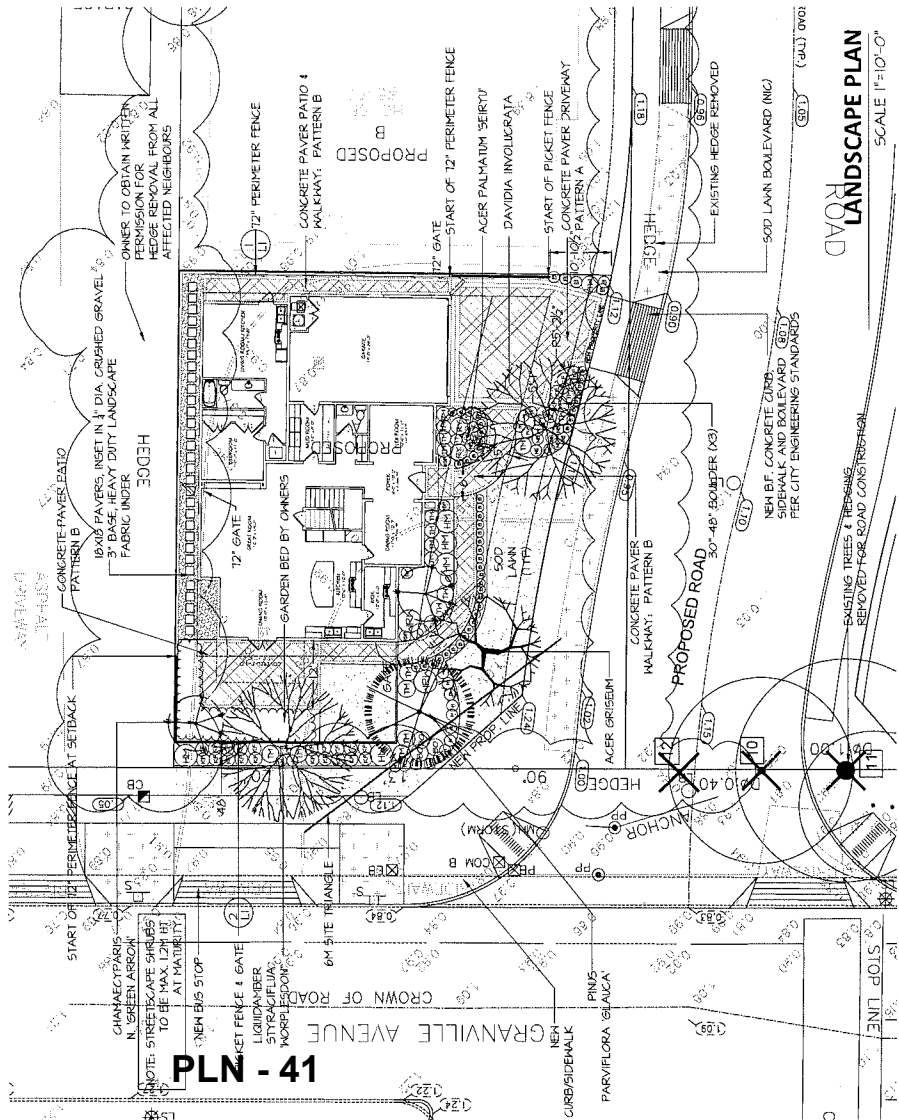
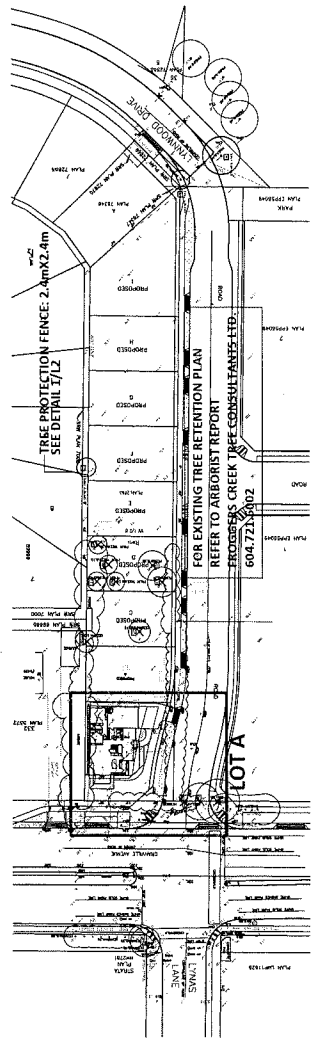
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omg
LANDSCAPE
ARCHITECTS
Suite C100 - 4188 Bill Creek Drive
Richmond, BC V6X 2G2
Tel: 604.273.1111
Fax: 604.273.1112

SCALE

PLANT SCHEDULE			PLANT FOR NUMBER: 17-074
SYMBOL	COMMON NAME	REMARKS	
1	ACER BISHOP	FRUITING PINK	
2	DAVIDIA INVOLUCRATA	FRUITING PINK	
3	DAVIDIA INVOLUCRATA	FRUITING PINK	
4	DAVIDIA INVOLUCRATA	FRUITING PINK	
5	DAVIDIA INVOLUCRATA	FRUITING PINK	
6	DAVIDIA INVOLUCRATA	FRUITING PINK	
7	DAVIDIA INVOLUCRATA	FRUITING PINK	
8	DAVIDIA INVOLUCRATA	FRUITING PINK	
9	DAVIDIA INVOLUCRATA	FRUITING PINK	
10	DAVIDIA INVOLUCRATA	FRUITING PINK	
11	DAVIDIA INVOLUCRATA	FRUITING PINK	
12	DAVIDIA INVOLUCRATA	FRUITING PINK	
13	DAVIDIA INVOLUCRATA	FRUITING PINK	
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SUBDIVISION KEY PLAN
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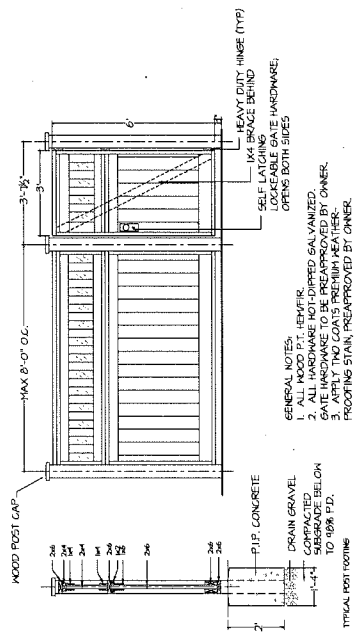
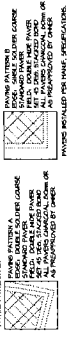
PLN - 41

PROJECT:
RESIDENTIAL REZONING
PROPOSED LOT 4
10000 JULE AVENUE
RICHMOND, BC

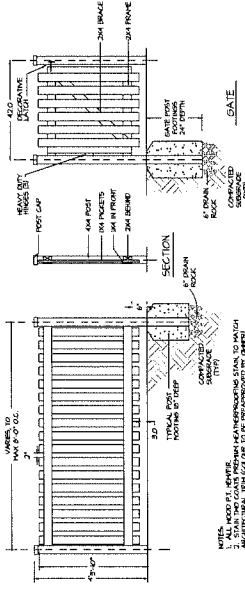
DRAWING TITLE
LANDSCAPE
PLAN

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REVIEW: KCM
CHECK: KCM
PROJECT NUMBER: 17-074

DRAWING NUMBER
L1
OF 2



12' PERIMETER FENCE & GATE
SCALE 1/2"=1'-0"



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

3/20/22 BP



Address: 5400 Granville Avenue

File No.: RZ 13-644678

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9818, the developer is required to complete the following:

1. Road dedication of approximately 115.5 m² (1,243 ft²) at the northwest corner of the subject site as shown in the preliminary road functional plan (Appendix A) for the ultimate design on the southeast corner of the Granville Avenue and Lynas Lane intersection via neighbouring SA 15-699302. The road dedication amounts will be finalized through the final road functional plan required as part of the Servicing Agreement.
2. Granting of a 1.5 m wide statutory right-of-way (SRW) for the purposes of utilities along the entire west property line (after road dedication) of the subject site. The SRW is being secured to facilitate service connections, inspection chambers, water meters, etc. Any City utilities works within the required SRW are to be included in the required SA and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
3. Granting of an approximately 3 m wide statutory right-of-way (SRW) for the purposes of utilities that is aligned north-south at the southwest corner of the subject site. The SRW is being secured to facilitate a straight connection from the existing sanitary sewer stub that is located near the southwest corner of the subject site to the new sanitary main at the south end of the north-south aligned new road. Details of the required 3 m wide SRW shall be finalized via the required Servicing Agreement (SA) design. Any City utilities works within the required SRW are to be included in the required SA and the maintenance & liability responsibility is to be clearly noted. The design must be prepared in accordance with City specifications & standards and the construction of the works will be inspected by the City concurrently with all other SA related works. Works to be secured via SA.
4. Registration of a flood indemnity covenant on Title (Area A).
5. Registration of a legal agreement on Title ensuring the north-south aligned new road construction is completed (e.g., as per SA 15-699302) prior to any occupancy of any buildings on the subject site.
6. Registration of a legal agreement on Title ensuring that the Building Permit application and ensuing development of the corner lot (proposed Lot A) is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one of the nine future lots (Lot I), to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family development (i.e. \$35,897.54, calculated against the allowable 17,949 ft² floor area on proposed Lots A to H) to the City's Affordable Housing Reserve Fund.
9. Submission of a Tree Landscape Security in the amount of \$500 per tree to ensure that a total of two trees are planted and maintained on each lot proposed (i.e. \$9,000.00 for a total of 18 trees); minimum 6 cm deciduous caliper or 3.5 m high conifers. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
10. Submission of a Landscape Plan for Lot A, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of an arterial lot Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees; and
 - include two of the eight required replacement trees with the following minimum sizes:

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

11. 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 off-site trees to be protected. 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.
12. Installation of appropriate tree protection fencing around all trees to be protected as part of the development prior to any construction activities, including building demolition, occurring on-site.
13. Enter into a Servicing Agreement* for the design and construction of transportation and services works. Works include, but may not be limited to:

a) Works secured through SA 15-699302 for north-south aligned new road, intersection and servicing:

The design and construction of the north-south aligned new road fronting the subject site, intersection improvements, east-west aligned new road and servicing infrastructure was secured via Servicing Agreement SA 15-699302. Should the developer wish to proceed with development of the subject site prior to the fronting road construction completion, the developer of the subject site is required to design, to the satisfaction of the Director of Transportation, and construct the fronting north-south aligned new road and intersection of Granville Avenue and Lynas Lane, complete with traffic signals, street lighting and services as follows.

i. Road works:

- At the developer's costs, the developer is required to:
 - North-South aligned new road: Provide 17.5m wide cross-section (including 0.5m wide SRW PROP along west edge of road). New road works to include but not limited to: 11.2 m wide asphalt pavement, curb and gutter, Min. 1.5 m grass boulevard with street trees and 1.5 m wide concrete sidewalk. Road extension narrows as it approaches Granville Avenue to align the ultimate curbs with the north leg of the intersection.
 - Decorative paving treatments, alignment of sidewalks, and traffic calming measures such as curb extensions and boulevards will be reviewed and included if deemed necessary through the Servicing Agreement process.
 - Intersection improvements: Installation of a new traffic signal at the intersection of Granville Avenue and Lynas Lane. Existing special crosswalk to be upgraded to a full traffic signal. The work shall include, but not be limited to:
 - Type "P" controller cabinet.
 - UPS (Uninterrupted Power Supply) & service panel cabinet/base
 - Video detection
 - Illuminated street name signs
 - Type "S" and/or type "L" poles/bases to suit site conditions
 - APS (Accessible Pedestrian Signals)
 - Fibre optic communications cable and associated equipment
 - In-ground vehicle detection
 - Removal of existing signal poles, bases, etc to be returned to City Works Yard
 - All associated costs to upgrade this system to be borne by the Developer.
 - The design of the intersection is to be to TAC standard for intersection design, including barrier curbs at the corners. As well, signage and pavement markings, are required.

ii. Storm Sewer works:

- At the developer's costs, the developer is required to:
 - Provide a 600 mm diameter storm sewer (complete with manholes) in the north-south aligned new road from the existing 600 mm diameter storm sewer (tie-in will be through a new manhole) located at the proposed site's Granville Avenue frontage to approximately 185 m south (i.e., tie-in through a new manhole to the existing storm sewer in Lynnwood Drive southwest of the proposed site).
- At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing storm service connections and tie-in of all proposed storm sewer works to existing City drainage infrastructures.

iii. Sanitary Sewer works:

- At the developer's costs, the developer is required to:
 - Provide a 200mm diameter sanitary sewer (complete with manholes) in the north-south aligned new road from the existing sanitary main located at the proposed site's southwest corner (i.e., existing Lynnwood Drive) to approximately 185 m north (i.e., up to the north property line of the proposed site). Tie-in to the existing system will be through a new manhole.
- At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing sanitary service connections and tie-in of all proposed sanitary works to existing City sanitary infrastructures.

iv. Water works:

- At the developer's costs, the developer is required to:
 - Provide a 200 mm diameter water main in the north-south aligned new road from the existing 400 mm diameter water main located at the proposed site's Granville Avenue frontage to approximately 185 m south (i.e., tie-in to the existing water main in Lynnwood Drive, southwest of the proposed site).
 - Provide fire hydrants, spaced as per City standard, along the north-south aligned new road.
- At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing water service connections and tie-in of all proposed water works to existing City water infrastructures.

v. Frontage improvement works:

- At the developer's costs, the developer is required to:
 - Provide street lighting as per City standards along the north-south aligned new road.
 - Relocate or put underground the existing private utility poles and overhead lines (e.g., BC Hydro, Telus and Shaw) along Granville Avenue frontage that will conflict with the north-south aligned new road. The developer is required to coordinate with the private utility companies.
 - Relocate the existing traffic signal pole that conflicts with the north-south aligned new road.
 - Pre-duct for future hydro, telephone and cable underground utilities along the north-south aligned new road.

b) Road works:

As part of the Servicing Agreement, the developer is required to provide a final road functional plan to confirm the ultimate road design, to the satisfaction of the Director of Transportation. Based on the preliminary road functional plan in Appendix A, the road works include, but are not limited to the following:

i. At the developer's costs, the developer is required to:

- Complete all temporary road modification and signal works to the ultimate design as per SA 15-699302. A pavement marking and signage plan is required as part of the SA.
- Granville Avenue: Off-site works to match upgrades as per SA 15-699302 on west side of north-south aligned new road, including new 1.5 m wide concrete sidewalk and grass boulevard with street trees tying into existing sidewalk to the east of the subject site. Provision of a 3 m x 9 m concrete bus pad is required with pre-ducting and the bus stop ID pole may need to be relocated. The developer is required to coordinate with CMBC to confirm the bus stop location and design.
- North-south aligned new road: To be widened to ultimate cross section per the ultimate road functional plan (SA 15-6099302), including but not limited to pavement widening, 0.15 m wide curb and gutter, 1.5 m wide grass boulevard with street trees and 1.5 m wide sidewalk.
- Granville Avenue and Lynas Lane intersection: To be widened to ultimate cross section per the ultimate road functional plan (SA 15-6099302). As a result of the widening of the intersection, traffic signal modifications will be required to traffic signal poles, loop detectors, stations, bases, etc. to complete the intersection traffic signal design to the ultimate standard. A traffic signal design is required as part of the SA to determine the scope of the traffic signal work.

- Driveways: The detailed design and location of the site driveways will be reviewed and approved through the SA which is a condition of the RZ. At a minimum, the detailed design is to locate the driveway for Lot A along the south property line and relocate the driveways for Lots E & F outside of the road intersection area. All other driveways are to be coupled to maximize street parking on the frontage. Driveways adjacent to road intersections will be required to provide a hammerhead for vehicle turnaround on site.
- c) Storm Sewer works:
 - i. At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing storm service connections and tie-in of all proposed storm sewer works to existing City drainage infrastructures.
- d) Sanitary sewer works:
 - i. At the developer's costs, the developer is required to:
 - Provide a 3 m wide utility right of way that is aligned north-south at the southwest corner of 5400 Granville Avenue. The purpose of this utility right-of-way is to facilitate a straight connection from the existing sanitary sewer stub that is located near the southwest corner of 5400 Granville to the new sanitary main at the south end of the north-south aligned new road. Details of the required 3 m wide utility right-of-way shall be finalized via the Servicing Agreement design.
 - ii. At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing sanitary service connections and tie-in of all proposed sanitary works to existing City sanitary infrastructures.
- e) Water works:
 - i. At the developer's costs, the developer is required to:
 - Using the OCP Model, there are 1054.7 and 1136.6 L/s available at 20 psi residual at the hydrants located at Granville Road frontage and 109.9 L/s at 20 psi residual at a hydrant located south-east of the site on Lynnwood Drive. Based on your proposed rezoning, your site requires a minimum fire flow of 120 L/s. Water analysis is not required. However, once you have confirmed your building design at the Building Permit stage, you must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey or ISO to confirm that there is adequate available flow.
 - Confirm or provide fire hydrants, spaced as per City standard, along the north-south aligned new road adequate to service the proposed lots.
 - ii. At the Developer's cost, the City will:
 - Complete cutting at main and capping of all existing water service connections and tie-in of all proposed water works to existing City water infrastructures.
- f) Frontage Improvement works:
 - i. At the developer's costs, the Developer is required to:
 - Provide street lighting as per City standards along the north-south aligned new road and Granville Avenue frontages.
 - Relocate or put underground the existing private utility poles and overhead lines (e.g., BC Hydro, Telus and Shaw) along Granville Avenue frontage that will conflict with the north-south aligned new road. The developer is required to coordinate with the private utility companies.
 - Pre-duct for future hydro, telephone and cable underground utilities along the north-south oriented new road and Granville Avenue frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be

submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

BC Hydro Vista	*	
BC Hydro PMT	4 m x 5 m*	(width x depth)
BC Hydro LPT	3.5 m x 3.5 m*	
Street light kiosk	2 m x 1.5 m	
Traffic signal controller	3.2 m x 1.8 m	
Traffic signal UPS	1.8 m x 2.2 m	
Shaw cable kiosk	1 m x 1 m*	(show possible location in functional plan)
Telus FDH cabinet	1.1 m x 1 m*	(show possible location in functional plan)

*Confirm SRW dimensions with BC Hydro, Shaw & Telus

g) General Items:

- i. 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.

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

1. Submission of a Building Permit application for the corner lot generally consistent with the rezoning conceptual plans, to the satisfaction of the Director of Development.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

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

[signed copy onfile]

Signed

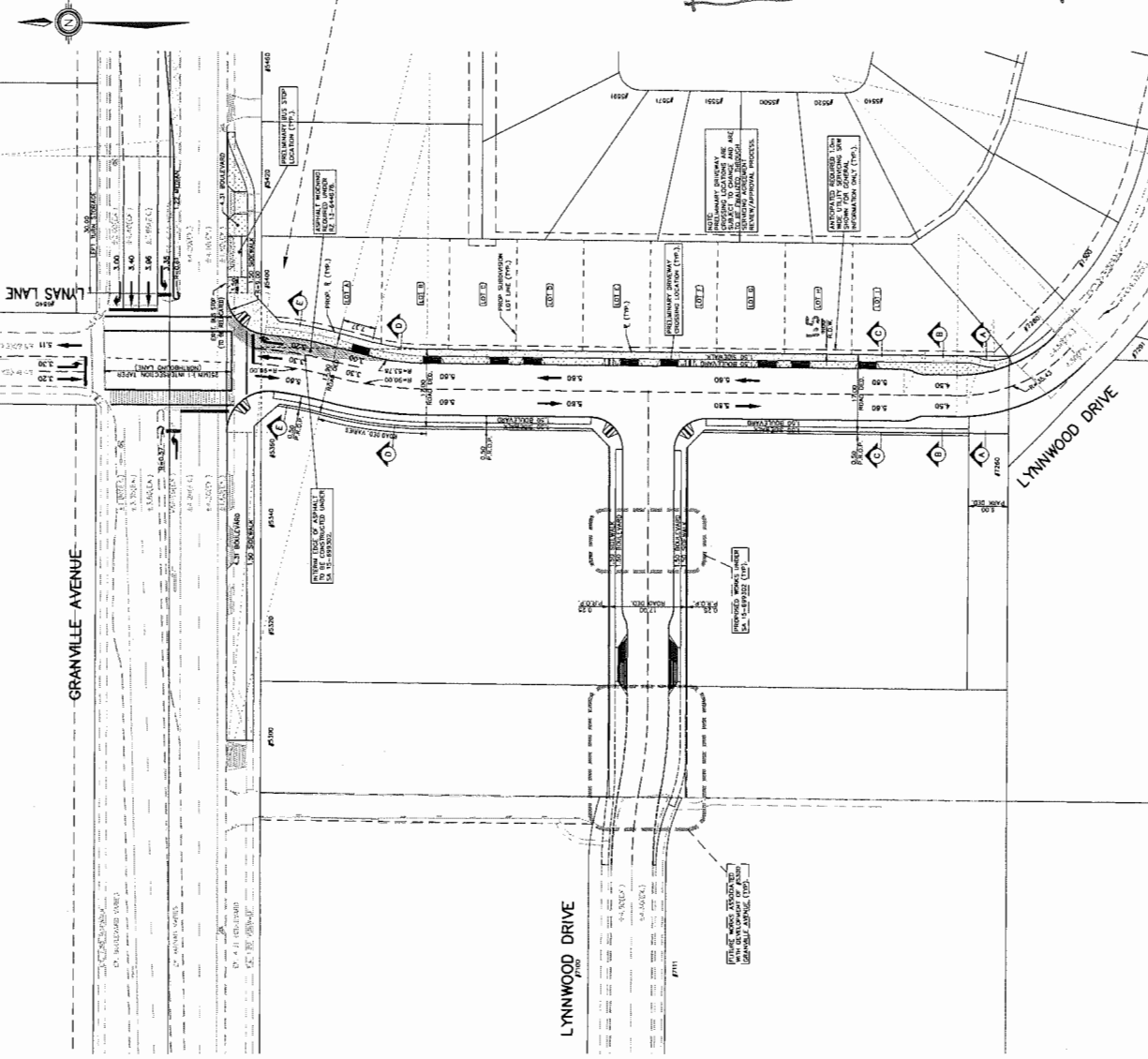
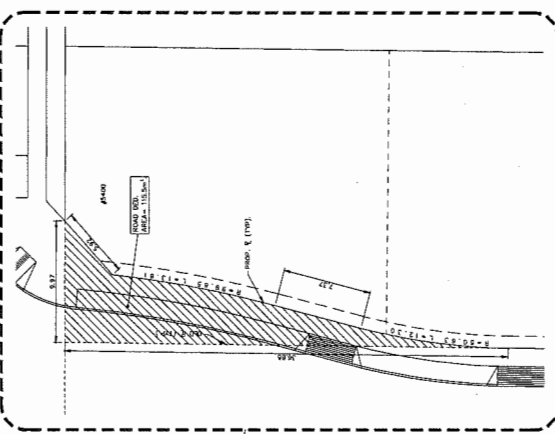
Date

City of Miami
MAY 1, 2006

FUNCTIONAL PLAN
5400 GRANVILLE AVENUE
CITY FILE: RZ 13-64678

DATE: 05/01/06
SCALE: 1"=50'
SHEET NO.: 1 OF 2

PRELIMINARY
ROAD FUNCTIONAL
PLAN



NO.	DATE	BY	CHK	APP	DESCRIPTION
1	05/01/06	05/01/06	05/01/06	05/01/06	PRELIMINARY PLAN

MPT ENGINEERING CO. LTD.
WESTMARK DEVELOPMENT GROUP
MPT ENG. NO.: R15860-PP
SHT. NO.: 1 OF 2

- NOTES:**
1. ELEVATIONS ARE IN FEET AND ARE BASED ON CITY OF MIAMI 1985 DATUM.
 2. CONSTRUCTION OF THIS ROADWAY WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 3. CONSTRUCTION OF THIS ROADWAY WITH MPT ENGINEERING, PRIOR TO CONSTRUCTION.
 4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MIAMI MUNICIPAL REGULATION DOCUMENTS AND THE CURRENT CITY OF MIAMI ENGINEERING STANDARDS AND SPECIFICATIONS.

TURNING MOVEMENTS:

NOTE: TURNING MOVEMENTS IN DATA SHEET SHALL BE IN ACCORDANCE WITH THE CURRENT MIAMI MUNICIPAL REGULATION DOCUMENTS AND THE CURRENT CITY OF MIAMI ENGINEERING STANDARDS AND SPECIFICATIONS.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9818 (RZ 13-644678)
5400 Granville Avenue**

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

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

P.I.D. 004-265-271

West Half Lot 8 Except: Part Subdivided by Plan 78346; Section 13 Block 4 North Range 7
West New Westminster District Plan 2863

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9818"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by SB.
APPROVED by Director or Solicitor BK



To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 10, 2018
File: 08-4000-01/2017-Vol 01

**Re: Updating Amenity and Planning Contribution Rates Within the Official
Community Plan and Area Plans**

Staff Recommendation

1. That Official Community Plan Bylaw 9000, Amendment Bylaw 9792, to amend:
 - a) Section 3.6.2 to adjust for past inflation and include a future inflation provision for the existing amenity and community planning contribution rates, and remove the local public art contribution rate within the Broadmoor Area Plan; and
 - b) Section 14.4.5D of the Development Permit Guidelines to adjust for past inflation and include a future inflation provision for the existing cash-in-lieu of indoor amenity contribution rates;be introduced and given first reading.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9793, to amend:
 - a) Section 4.0 of Schedule 2.4 - Steveston Area Plan to adjust for past inflation and include a future inflation provision for the existing Steveston Village Conservation Strategy and Implementation Program density bonus contribution rates;
 - b) Section 4.1 of Schedule 2.10 - City Centre Area Plan to adjust for past inflation and include a future inflation provision for the existing community planning contribution rates; and
 - c) Section 9.3.2 of Schedule 2.11A - West Cambie Area Plan to adjust for past inflation and include a future inflation provision for the existing affordable housing, childcare, city beautification and community planning contribution rates;be introduced and given first reading.

3. That Bylaw 9792 and Bylaw 9793, having been considered in conjunction with:

- a) The City's Financial Plan and Capital Program; and
- b) The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

are hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.

4. That Bylaw 9792 and Bylaw 9793, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy 5043, are hereby found not to require further consultation.

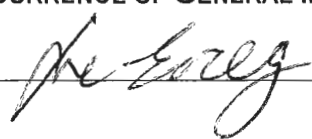

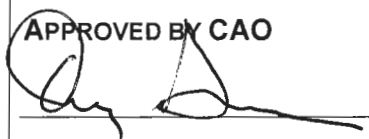
5. That, prior to consideration of Bylaw 9792 and Bylaw 9793 at a Public Hearing, the Urban Development Institute (UDI), Small Home Builders Group, and Greater Vancouver Home Builders' Association, be sent letters, with the proposed bylaws, inviting comments to be received up until the date of the Public Hearing.

6. That at such time that Bylaw 9792 and Bylaw 9793 may be adopted by Council, in-stream rezoning applications be grandfathered as follows:

- a) Rezoning bylaws that have received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 would be subject to the former contribution rates; and
- b) In-stream rezoning applications that have not received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 will be subject to the former contribution rates if the rezoning bylaw is granted first reading by Council within one year of Council adoption of Bylaws 9792 and 9793.


Wayne Craig
Director, Development

MM:rg

REPORT CONCURRENCE		
ROUTED TO: Arts, Culture & Heritage Affordable Housing Recreation Law	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

Since 2003, the City has adopted amendments to the Official Community Plan (OCP) and Area Plans, and adopted Council Policies that include amenity contribution rates that are in place today. As time has passed, most of these rates have not been increased with inflation, and thus, they have effectively been reduced in real terms. Staff have reviewed the inflation data from Statistics Canada and propose to amend the rates in order to:

- Update the existing contribution rates to include past inflation; and
- Include an administrative mechanism to adjust these rates for future inflation increases.

This contribution rate review involves amending the OCP to adjust the rates to catch up for past inflation increases and automatically include future inflation. This is a housekeeping review does not involve an analysis of the specific changes to the market price of land or newly planned buildings and facilities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Related Policies & Studies

In summer 2017, Council adopted OCP Amendment Bylaws 9625 and 9626. These bylaws incorporated the existing contribution rates from *Council Policy 5041: Cash in Lieu of Indoor Amenity Space*, *Council Policy 5044: West Cambie – Alexandra Interim Amenity Guidelines* and the *Steveston Village Heritage Conservation Strategy* respectively into the Official Community Plan, West Cambie Area Plan and Steveston Area Plan.

Thus, all existing contribution rates which are proposed to be updated are included in the following plans.

City-Wide Official Community Plan Bylaw 9000

- *Broadmoor Area Plan*: Contribution rates set in 2010 for childcare, community beautification, affordable housing, public art and community planning collected with rezoning applications.
- *Development Permit Guidelines*: Contribution rates for developers to provide cash-in-lieu of providing indoor amenity space within developments required for multi-family Development Permit applications. The rates are those previously included *Council Policy 5041: Cash in Lieu of Indoor Amenity Space* adopted in 2003.

Area Plans Within Official Community Plan Bylaw 7100

- *Schedule 2.4 - Steveston Area Plan:* Heritage conservation contribution rates for density bonuses provided for rezoning applications in Steveston Village. The contribution rate was set in the *Steveston Village Heritage Conservation Strategy* in 2009.
- *Schedule 2.10 - City Centre Area Plan:* Includes community planning contribution rates set in 2009.
- *Schedule 2.11A – West Cambie Area Plan:* The contribution rates for affordable housing, childcare, city beautification, and community engineering and the planning contribution rate for rezoning applications. The rates were previously included in *Council Policy 5044: West Cambie – Alexandra Interim Amenity Guidelines* set in 2006.

Analysis

Approach to Adding Inflation to Amenity Contributions

There are two (2) basic types of inflation provided by Statistics Canada that can be considered for increasing contribution rates as follows:

- The *Vancouver Consumer Price Index – All Items (CPI)* which increased by 35.3% from 1996 to 2016 inclusive (21 years). The CPI increases at a relatively consistent rate each year as it is based on a broad basket of goods and services such as planning studies. The typical rate increase is between 1.0 to 2.5%. For example, City of Surrey staff uses the *CPI* to adjust their density bonus contribution rates annually in accordance set in policies within their Neighbourhood Concept Plans (NCPs) and Surrey Zoning Bylaw.
- The *Vancouver Construction Cost - Institutional Index (CCI)* which increased by 81.2% from 1996 to 2016 inclusive (21 years). The *CCI* is adjusted upwards and occasionally downwards from year to year as it is linked to more variable construction costs. For example, the City of Vancouver uses the *CCI* to adjust their Development Cost Levies (DCLs) annually with Council review.

Proposed Approach

The proposed approach to updating the contribution rates involves the following:

- Applying the *Vancouver Construction Cost– Institutional Index (CCI)* to contribution rates for built City amenities and the *Vancouver Consumer Price Index (CPI)* for contribution rates for City planning studies.
- Adding the *CCI* and *CPI* retroactively to the existing contribution rates to bring the rates up-to-date until December 31, 2016 (the latest annual rates as published in February, 2017).
- Adjusting the contribution rates every two (2) years in the future, starting with the 2017 and 2018 inflation (when the 2018 rates are published in February, 2019).

Specifically, the contribution rates are proposed to be revised as follows:

- The Cash-In-lieu of Amenity Space Policy and Broadmoor Plan rates within the OCP, and rates in the Steveston Area Plan and West Cambie Area Plan are proposed to be updated by:
 - Using the *CCI* to increase the rates from the year after being set to December 31, 2016.
 - Providing for automatic increases starting on February 28, 2019 (which will include the 2017 and 2018 increases as noted above).
- The community planning contribution rates within the City Centre Area Plan, West Cambie Area Plan and Broadmoor (within the OCP) are proposed to be updated by:
 - Using the *CPI* to increase the rates from the year after it being set to December 31, 2016.
 - To providing for automatic increases starting on February 28, 2019 (which will include the 2017 and 2018 rate increases as noted above).

The existing and proposed contribution rates are included within Table 1 below. It should be noted that past inflation increases vary based on the year that the rate was originally set.

Table 1: Existing and Proposed Contribution Rates				
Policy Document (Year Rate Established)	Specific Contributions	Existing Rate	Recommended (Increased by CCI)	Recommended (Increased by CPI)
Within OCP: Bylaw 9000				
1. Broadmoor (2010)	General Amenity	\$2.00/sf	\$2.37/sf (18.3% Incr.)	
	Community Planning Contribution	\$0.25/sf		\$0.27/sf (8.4% Incr.)
2. Council Policy 5041: Cash In Lieu Of Indoor Amenity Space (2003)	1 st to 3 rd Unit 4 th to 19 th Unit 20 th to 39 th Unit 40 th to Max. Unit	None \$1,000/unit \$2,000/unit \$3,000/unit	None \$1,600/unit \$3,200/unit \$4,800/unit (60.0% Incr.)	
Within Area Plans: Bylaw 7100				
1. City Centre (2009)	Community Planning Contribution	\$0.25/sf		\$0.28/sf (10.4% Incr.)
2. West Cambie Area Plan - Alexandra (2006)	Affordable Housing Child Care Park, Pathway & Facility Dev.	\$5.10/sf \$0.60/sf \$0.60/sf	\$6.09/sf \$0.72 /sf \$0.72 /sf (19.5% Incr.)	
	Community Planning Contribution	\$0.07/sf		\$0.08 /sf (15.4% Incr.)
3. Steveston Area Plan (2009)	Heritage Conservation Strategy Contribution (Minus Affordable Housing Contribution)	\$47.00/sf	\$56.49 (20.2% Incr.)	

In summary, the proposed increases to the existing contribution rates established in different years will bring all rates up-to-date with inflation to December 31, 2016 (the latest annual rates as published in February, 2017)

Proposed OCP Bylaw Amendments*City-Wide OCP Amendment Bylaw 9000 (Bylaw 9792)*

This amendment bylaw will add past inflation as set out in Table 1 and include the future inflation clauses to the rates for the:

- Broadmoor Area Plan (Section 3.6.2)
- Cash-in-lieu of indoor amenity space rate in the Development Permit Guidelines (Section 14.4.5D).

This bylaw will also remove the Broadmoor public art contribution rate that has been replaced by the City-wide Public Art Program Policy rate.

OCP Amendment Bylaw 7100 for Area Plans (Bylaw 9793)

This amendment bylaw will add past inflation as set out in Table 1 and include future inflation clauses to the rates in the following:

- Steveston Area Plan (Schedule 2.4, Section 4.0).
- City Centre Area Plan (Schedule 2.10, Section 4.1).
- West Cambie Area Plan (Schedule 2.11A, Section 9.3.2).

Grandfathering of In-Stream Rezoning Applications

In-stream rezoning applications are recommended to be grandfathered as follows:

- Rezoning bylaws that have received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 would be subject to the former contribution rates; and
- In-stream rezoning applications that have not received third reading prior to the date of Council adoption of Bylaws 9792 and 9793 will be subject to the former contribution rates if the rezoning bylaw is granted first reading by Council within one (1) year of Council adoption of the new contribution rates.

The updated applicable contribution rates would apply for rezoning applications received after the adoption of Bylaws 9792 and 9793.

Consultation

The following includes a summary of the consultation required for the proposed Official Community Plan Amendment Bylaws.

Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Co.	No referral necessary.
Richmond School Board	No referral necessary.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as the proposed amendments are consistent with the Regional Growth Strategy.
The Councils of adjacent Municipalities	No referral necessary as adjacent municipalities are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary.

TransLink	No referral necessary.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary.
Richmond Coastal Health Authority	No referral necessary.
Stakeholder	Referral Comment (No Referral necessary)
Community Groups, Industry Groups and Neighbours	Referral to the Urban Development Institute, Greater Vancouver Home Builders' Association and the Small Builders' Group for comment.
All relevant Federal and Provincial Government Agencies	No referral necessary.

Prior to consideration of the proposed OCP Bylaw Amendments at the Public Hearing, the following groups are proposed to be consulted:

- Urban Development Institute (UDI)
- Small Home Builders Group
- Greater Vancouver Home Builders' Association

This consultation would entail referring the proposed OCP bylaw amendments and the Staff Report to the above groups with an invitation to provide comments up until the date of the Public Hearing.

Feedback received from these groups will be presented at the Public Hearing.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9792 and Richmond OCP Bylaw 7100, Amendment Bylaw 9793, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby found to not require further consultation.

The public will have an opportunity to comment further on all of the proposed amendments at the Public Hearing.

School District

The proposed bylaws were not referred to School District No. 38 (Richmond) because they do not alter land use designations, and do not change the planned and possible number of multiple family housing units. According to OCP Bylaw Preparation Consultation Policy 5043; which was adopted by Council and agreed to by the School District, residential developments involving OCP amendments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple family housing units).

Financial Impact

The proposed OCP Amendment Bylaws will better address inflation by increasing existing developer contribution rates consistent with inflation that has occurred since these rates were established between 2003 and 2010, and provide automatic future inflation adjustments as discussed above.

Conclusion

The inclusion of past inflation to the City's existing amenity and planning contribution rates will bring contributions more in line with the City's increased costs of constructing public amenities and undertaking planning studies. The proposed administrative provisions to include automatic inflation adjustments every two (2) years based on Statistics Canada inflation data will further ensure the amenity contribution rates are kept up to date with inflation in the future.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 9792, and Official Community Plan Bylaw 7100, Amendment Bylaw 9793 be introduced and given first reading.



Mark McMullen
Senior Coordinator - Major Projects

MM:rg



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9792
(Update of Amenity & Planning Contributions with Inflation)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by:
 - a) Deleting Section 3.6.2 - Broadmoor Neighbourhood Centre Policies, Objective 1, Policy m) Financing Community Amenities, in its entirety and replacing it with the following:

“m) Financing Community Amenities

 - The financing of community amenities (e.g., affordable housing, child care, community planning services, community beautification above and beyond the City’s standard servicing agreement requirements) is to be primarily funded by developers, through density bonusing, phased development agreements and other means;
 - Density Bonusing: Additional density above a base density of 0.5 FAR, may be allowed where a developer:
 - satisfies the applicable City Affordable Housing Strategy contribution requirements; and
 - provides, as per the Neighbourhood Service Centre Master Plan, a Broadmoor Amenity Contribution of \$25.47 per m² (\$2.37 per ft²) of the total net building floor area above 0.5 FAR to be allocated as follows:
 - for Child Care: \$12.70 per m² (\$1.18 per ft²);
 - for Community Beautification: \$9.79 per m² (\$0.91 per ft²); and
 - for Other Amenities: \$3.01 per m² (\$0.28 per ft²);
 - Phased Development Agreements and other mechanisms (e.g., voluntary contributions) may be used to obtain funds with Community Planning Contributions of \$3.01 per m² (\$0.28 per ft²) of the total net building floor area;
 - On February 28, 2018, and then by February 28 every two years thereafter, the above contribution rates are to be revised by adding the annual inflation for the

preceding two calendar years by using the Statistics Canada *Vancouver Construction Cost Index – Institutional* inflation rate for adjusting the above contribution rates, except that the Statistics Canada *Vancouver Consumer Price Index – All Items* inflation rate be used for adjusting the Community Planning Contribution rate; with revised rates published in a City Bulletin.”

- b) Deleting sub-section b) within Section 14.4.5D – Amenity Space in its entirety and replacing it with the following:

- “• Contributions of cash in-lieu of providing indoor amenity space for multi-family developments under the Development Permit Guidelines, may be provided by an applicant/developer as an option as part of the Development Permit application process as set out below.

Number of Dwelling Units in a Multi-Family Project	Amount of Cash-In-Lieu Payment (exempt where the average unit size exceeds 148 m ²)
1 - 3 units	None
4 -19 units	\$1,600 per unit; plus
20 to 39 units	\$3,200 per unit; plus
40 unit & above	\$4,800 per unit for the remaining units.

- Cash in lieu funds are to be deposited in a Leisure Facilities Reserve Fund to be used for indoor public amenity space as identified by the Community Services Division and in alignment with Council priorities for facility and amenity needs for the local community and City-wide.
- On February 28, 2018, and then by February 28 every two years thereafter, the above contribution rates are to be revised by adding the annual inflation for the preceding two calendar years by using the Statistics Canada *Vancouver Construction Cost Index – Institutional* inflation rate; with revised rates published in a City Bulletin.”

This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9792**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 7100
Amendment Bylaw 9793
(Update of Amenity & Planning Contributions with Inflation)**

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

1. Richmond Official Community Plan Bylaw 7100 is amended:
 - a) At Schedule 2.4 - Steveston Area Plan, Section 4.0, Objective 1, by deleting Policy p) in its entirety and replacing it with the following:

“p) For those sites designated within the ‘Steveston Village Land Use Density and Building Height Map’ with a maximum possible density of 1.6 FAR, the base density of 1.2 FAR referenced in Policy n) may be increased up to 1.6 FAR provided that:

 - A contribution of \$608.05 per m² (\$56.49 per ft²) for the net building floor area in the density bonus from the 1.2 FAR base density up to the 1.6 FAR maximum density is provided;
 - That this contribution is to be allocated for funding of the Steveston Village Heritage Conservation Grant (SVHCG) Program;
 - That such SVHCG Program contributions may be reduced by the amount of any cash-in-lieu contributions received under the City’s Affordable Housing Strategy for the same development; and
 - That on February 28, 2018, and then by February 28 every two years thereafter, the above SVHCG contribution rate is to be revised by adding the annual inflation for the preceding two calendar years using the Statistics Canada *Vancouver Construction Cost Index – Institutional* inflation rate; with the revised rates published in a City Bulletin.”
 - b) At Schedule 2.10 – City Centre Area Plan, Section 4.1 Implementation Strategy, by deleting Policy u) in its entirety and replacing it with the following:

“u) Community Planning: The City may use the negotiation of phased development agreements to obtain funds to assist with its community planning program contributions of \$3.01 per m² (\$0.28 per ft²) of total net building floor area. On February 28, 2018, and then by February 28 every two years thereafter, the above contribution rates are to be revised by adding the annual inflation for the preceding two calendar years using the Statistics Canada *Vancouver Consumer*

Price Index – All Items inflation rate; with revised rates published in a City Bulletin.”

- c) At Schedule 2.11A – West Cambie Area Plan, Section 9.3.2 Alexandra Development Framework, Objective 3, by deleting Policies f), g) and h) in their entirety and replacing them with the following:

“Developer Contributions – Public Amenities

- f) For rezoning applications for sites depicted on the ‘Alexandra Neighbourhood Land Use Map’, the City will accept developer/applicant contributions as follows:

- Affordable Housing: With the exception of the ‘Mixed Use Employment Residential Area’ designation, where a development does not build affordable housing, contributions of \$65.55 per m² (\$6.09 per ft²) to Affordable Housing Statutory Reserve Fund will be accepted (and no density bonus for affordable will be granted).
- Child Care: The City will accept a developer’s contribution of \$7.75 per m² (\$0.72 per ft²) on the proposed total net floor area (based on the proposed FAR) to assist in paying for child care facilities.
- City Beautification: The City will accept a developer’s contribution of \$7.75 per m² (\$0.72 per ft²) on the proposed total net floor area (based on the proposed FAR) to assist in paying for City beautification works (e.g. “High Street’ streetscaping; public realm, walkways, plazas, feature landscaping).
- Community and Engineering Planning Costs: The City will accept a developer’s contribution of \$0.86 per m² (\$0.08 per ft²) on the total net floor area (based on the proposed FAR) to assist in paying for community planning and engineering costs to plan community land use, services and infrastructure.”

- g) On February 28, 2018, and then by February 28 every two years thereafter, the above contribution rates are to be revised by adding the annual inflation for the preceding two calendar years using the Statistics Canada *Vancouver Construction Cost Index – Institutional* inflation rate for adjusting the above Affordable Housing, Child Care and City Beautification contribution rates; and the Statistics Canada *Vancouver Consumer Price Index – All Items* inflation rate for adjusting the Community and Engineering Planning Costs contributions rates; with revised rates published in a City Bulletin.

- h) A minimum of 5% of the total residential building area is required in the form of built Affordable Housing units, with an additional 7.5% of the residential floor area being provided in the form of built modest market rental units, and 2.5% of the residential floor area is provided as market rental units that are secured in perpetuity as rental units, as per the West Cambie Alexandra Neighbourhood Mixed Use Employment-Residential Use Density Bonus, Community Amenity Contribution Modest Rental Housing Rates Policy.

Cash-in-lieu contributions are not acceptable and the affordable housing contributions in Policy f) above will not apply to the Mixed Use Employment-Residential designated lands.

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9793”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor
SS



To: Planning Committee
From: Wayne Craig
Director, Development
Date: January 18, 2018
File: AG 16-734186
Re: **Recent Decision by the South Coast Panel of the Agricultural Land Commission on Agricultural Land Reserve Application for Non-farm Use by Sanstor Farms Ltd. at 14671 Williams Road**

The purpose of this memo is to advise Council on a recent decision by the South Coast Panel of the Agricultural Land Commission (ALC) on the Agricultural Land Reserve (ALR) Application for a non-farm use by Sanstor Farms Ltd. to allow the storage of sand at 14671 Williams Road.

Background

On July 24, 2017, City Council resolved to forward the ALR Application for a non-farm use by Sanstor Farms Ltd. (AG16-734186) to the ALC for their consideration. The excerpt of the Minutes from the July 18, 2017 Planning Committee and July 24, 2017 Council meetings are attached to this memo (Attachment 1).

ALC Decision

On January 16, 2018, the South Coast Panel of the ALC released its decision on the application. The application was approved with two members supported and one member opposed. In the Reasons for the Decision of the South Coast Panel (Attachment 2), it is indicated that the majority of the Panel finds that:

- the sand storage depot would facilitate the provision of clean sand, an input used in some agricultural operations; and
- its operation would provide a benefit to agricultural activities in the region.

For these reasons, the majority of the Panel approved the application subject to a number of conditions as indicated in the attached Reasons for the Decision, including, but not limited to:

- approval is provided for sand storage of dredged river sand from the south arm of the Fraser River; no other sand may be stored on the Property;
- approval for the non-farm use is granted for the sole benefit of the Applicant and is non-transferable; and
- no permanent infrastructure for the Depot is to be established on the Property.

It is important to note that the ALC Chair may direct the ALC Executive Committee to reconsider any panel decision if, within 60 days from the date of the decision, the ALC Chair considers that the decision may not fulfill the purposes of the ALC as set out in Section 6 of the Agricultural Land

January 18, 2018

- 2 -

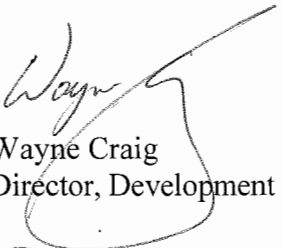
Commission Act. As such, a decision to reconsider the application would have to be made by the ALC Chair no later than March 17, 2018.

Next Steps

Staff will inform Council should ALC decide to direct the Executive Committee to reconsider the decision.

The applicant is now required to submit a rezoning application to proceed with the implementation of the sand storage operation on the subject site as detailed in the approved ALR application.

If you have any questions regarding either application, please contact me at 604-247-4625.



Wayne Craig
Director, Development

MP:rg
Att. 2

**Excerpt from the Minutes of
Planning Committee Meeting**

**Tuesday, July 18, 2017 – 4:00 p.m.
Anderson Room Richmond City Hall**

9. Application by Sanstor Farms Ltd. For an Agricultural Land Reserve Non-farm Use (Sand Storage) at 14671 Williams Road (File Ref. No. AG 16-734186) (REDMS No. 5333733 v. 8)

John Hopkins, Planner 3, reviewed the application, noting that (i) authorization to submit a non-farm use application to the Agricultural Land Commission (ALC) requires Council endorsement and staff are recommending that the application be denied, (ii) the applicant is proposing to use five hectares of the subject site as a permanent facility for sand storage, (iii) should the facility be decommissioned, the subject site can be reclaimed for agricultural use, (iv) the proposed facility would displace a significant Environmentally Sensitive Area (ESA) and would require off-site ESA compensation, (v) the proposed facility is not consistent with the OCP and the City discourages non-farm use on the Agricultural Land Reserve (ALR), and (vi) staff are working with the applicant to seek alternative sites within industrial zones including potentially leasing City-owned sites.

Discussion ensued with regard to (i) efforts to seek alternative sites for the proposed facility, (ii) the timeline of the potential relocation, (iii) the business history of Sanstor Farms Ltd. in Richmond, and (iii) the services provided by Sanstor Farms Ltd. to the farming community in the city.

In reply to queries from Committee, Mr. Hopkins noted that the subject site has not been previously farmed, however can be reclaimed for agricultural use.

Bruce Mather's, and Brian French, Sanstor Farms Ltd., spoke on the proposed application, noting that (i) the current sand storage site will be redeveloped for warehousing in the future, (ii) efforts to locate an alternative site began in 2014, (iii) the subject site may not be suitable for farming due to the shallow layer of organic soil, the high acidity level, and the high mineral content, (iv) the subject site may contain diseased European Birch trees, and (v) the subject site is suitable for the proposed facility because of its size and proximity to the river.

In reply to queries from Committee, Wayne Craig, Director, Development, noted that the non-farm application was submitted to City in June 2016.

As a result of the discussion, a motion to deny authorization of Sanstor Farms Ltd. to apply to the ALC for a non-farm use to allow the storage of sand at 14671 Williams Road was introduced; however failed to receive a seconder.

It was moved and seconded

That authorization for Sanstor Farms Ltd. to apply to the Agricultural Land Commission for a non-farm use to allow the storage of sand at 14671 Williams Road is approved.

CARRIED

Opposed: Cllr. Steves

**Excerpt from the Minutes of
Regular Council Meeting**

**Monday, July 24, 2017 – 7:00 p.m.
Council Chambers
Richmond City Hall**

- 25. Application by Sanstor Farms Ltd. For an Agricultural Land Reserve Non-farm Use (Sand Storage) at 14671 Williams Road (File Ref. No. AG 16-734186, 08-4105-04-04) (REDMS No. 5333733 v. 8, 5079429)**

It was moved and seconded

That authorization for Sanstor Farms Ltd. to apply to the Agricultural Land Commission for a non-farm use to allow the storage of sand at 14671 Williams Road is approved.

Carried
Opposed: Mayor Bodie
Cllrs. Au
Day
Steves

Councillor Steve's distributed materials related to the Application by Sanstor Farms Ltd. (attached to and forming part of these Minutes as Schedule 1).

TO: Mayor and Councillors

FROM: Councillor Harold Steves

RE: Non-farm use application, 14671 Williams Road

Date: July 24, 2017

Attached is a map of the area showing the proposed Williams Road sand dump site with a large arrow and a nearby site at 14291 Triangle Road with a smaller arrow.

1) The Triangle road site was for a church and farm site for the Sant Narinkari Mission Canada. It has been rejected for a non-farm use twice, first in 2005 and again in 2009. The Mission site was rejected for the same reasons staff are recommending against the sand dump. It does not comply with the OCP. Financial limitations and not being able to afford to purchase properly designated or zoned property is not grounds to support such an application. Diminished soil quality is not sufficient justification. Land deemed to be not suitably suited for soil based agriculture does not preclude other agricultural activities (i.e. Greenhouses) The proposed uses are considered urban uses. The congregation undertaking farming is commendable but no net benefit to agriculture has been demonstrated. Although it is a non-farm use application it still represents the loss of land to non-agricultural uses.

"Triangle Road currently serves as a clearly defined edge and buffer to ALR areas situated north of the road. The non-farm use proposal in the ALR would break the continuity of the existing buffer along Triangle road by introducing an intensive urban development in an active agricultural area."

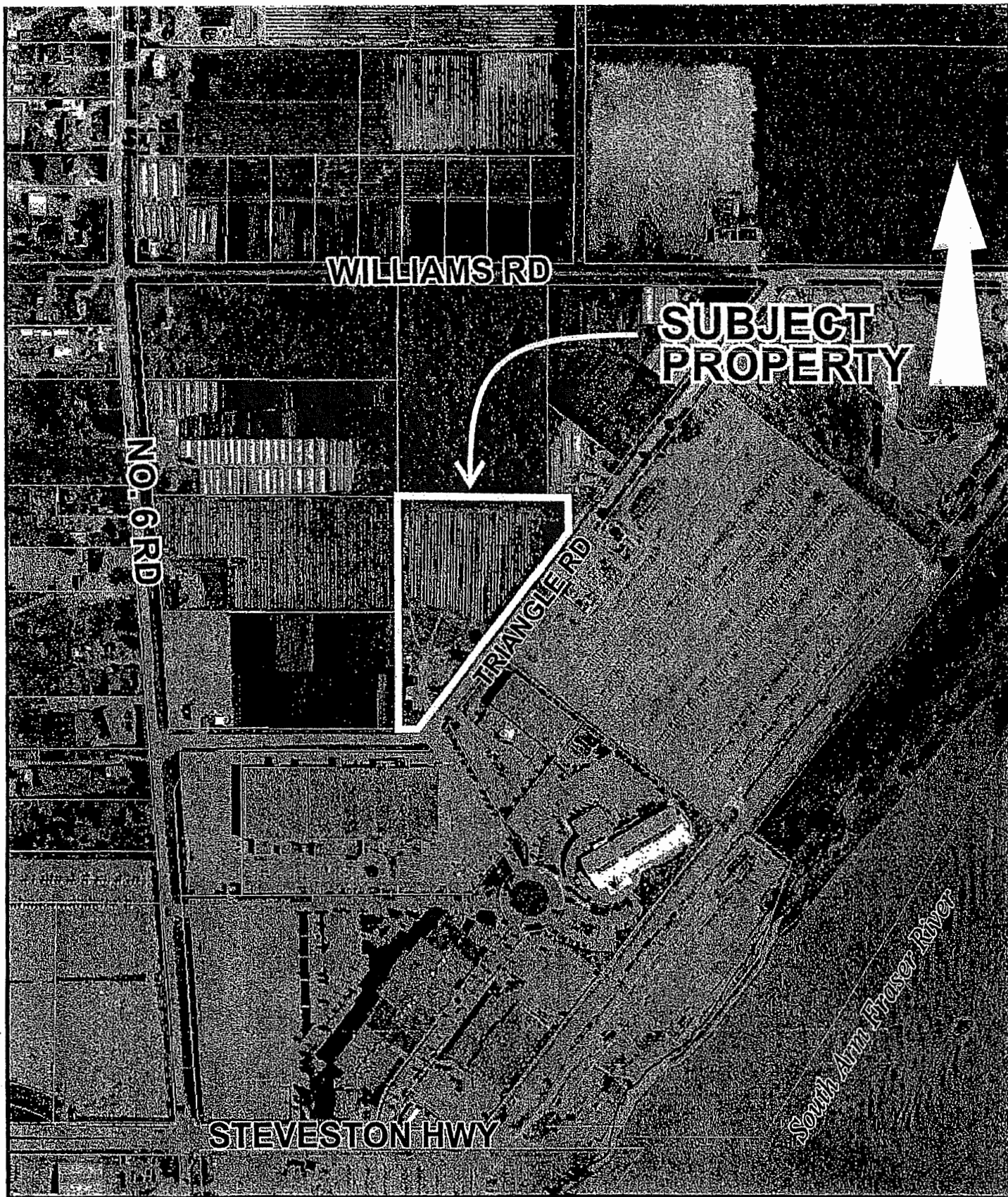
If a non-farm use on Triangle Road is a threat to "areas situated north of the road", a non-farm use on Williams Road is even worse.

2) 12871 Steveston Highway was approved as a fill site for the purpose of growing blueberries in 2013. Fill was to come from "larger development projects that will be proceeding with the next year in Richmond" A \$10,000 bond was required. On several occasions agricultural consultants have noted concrete and gravel on the site that "will need to be removed when the fill is completed" A recent report indicated the part of the site was over filled and must be levelled out.

Now 12871 Steveston Highway is for sale for \$19,500,000 about four times the original value of the property and the blueberries have not been planted.

Have the soil requirements been met? Will the \$10,000 be forfeited?

3) 14671 Williams Road offers a \$300,000 bond but the increase in value as an urban property will be just as great as the increased value of the Steveston Highway property. Like the Triangle Road property there is no net benefit to agriculture. It could be a continuous sand dump and it further threatens the area with further non-farm uses. Even the Triangle Road property could be back again. One basic principle of the ALC is that land that is suitable for one kind of agriculture should not be altered just to change the type of crop grown. In Richmond the highest and best use of class O4W soils is growing blueberries. While the organic layer may be shallow, the consultant has indicated that the soils could be improved to O4WD with careful land clearing. The best example of a blueberry field on similar soils is a 35 acre field on Finn Road. The field was levelled, with a berm around it and drained with a pumping system to remove excess water to the adjoining City of Richmond ditch. The best use is blueberries.



RZ 07-368211

PLN - 72

Original Date: 04/26/07

Amended Date:

Note: Dimensions are in METRES



3. A water pump automatically pumps the water out of the field when it rains and the water level is too high. Berms keep the water from running back in.



FINN ROAD BLUEBERRY FARM:

PLN - 74

FOR SALE

Sutton

35 Acres Agricultural Land

英亩农地 投资良机

Jason Van

Personal Real Estate Corporation

778-788-0958

jason.van@toptiergroup.ca

Robin Fu

Personal Real Estate Corporation

778-688-0806

robin.fu@toptiergroup.ca



Agricultural Land Commission
 133-4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000
 Fax: 604 660-7033
 www.alc.gov.bc.ca

January 16, 2018

ALC File: 55285

Brian French
C&F Land Resource Consultants Ltd.
DELIVERED ELECTRONICALLY

Dear Mr. French:

Re: Application to Conduct a Non-Farm Use in the Agricultural Land Reserve (ALR)

Please find attached the Reasons for Decision of the South Coast Panel (Resolution #15/2018) as it relates to the above noted application. A Decision Map depicting the decision is also attached (Schedule A). As agent, it is your responsibility to notify the applicant accordingly.

Reconsideration of a Decision as Directed by the ALC Chair

Please note that pursuant to [s. 33.1 of the Agricultural Land Commission Act](#), the Chair may direct the executive committee to reconsider any panel decision if, within 60 days from the date of this decision, he considers that the decision may not fulfill the purposes of the commission as set out in s. 6.

You will be notified in writing if the Executive Committee is directed to reconsider your decision. The Commission advises you to take this 60 day period into consideration prior to proceeding with any actions upon this decision.

Reconsideration of a Decision by an Affected Person

We draw your attention to [s. 33\(1\) of the Agricultural Land Commission Act](#) which provides a person affected the opportunity to submit a request for reconsideration.

33(1) On the written request of a person affected or on the commission's own initiative, the commission may reconsider a decision of the commission under this Act and may confirm, reverse or vary it if the commission determines that:

- (a) evidence not available at the time of the original decision has become available,
- (b) all or part of the original decision was based on evidence that was in error or was false.

The request must be received within one (1) year from the date of this decision's release. For more information, refer to *ALC Policy P-08: Request for Reconsideration* available on the ALC website.

For further clarity, s. 33.1 and s. 33(1) are separate and independent sections of the *Agricultural Land Commission Act*.

Page 2 of 2

Further correspondence with respect to this application is to be directed to Shawna Wilson at (Shawna.Mary.Wilson@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

A handwritten signature in black ink that reads "Shawna Wilson". The signature is written in a cursive, flowing style.

Shawna Wilson, Land Use Planner

Enclosures: Reasons for Decision (Resolution #15/2018)
Schedule A: Decision Map
Schedule B: Site Plan

cc: City of Richmond (File: AG 16-734186)

55285d1



AGRICULTURAL LAND COMMISSION FILE 55285

REASONS FOR DECISION OF THE SOUTH COAST PANEL

Application submitted pursuant to s. 20(3) of the *Agricultural Land Commission Act*

Applicants:

**Sanstor Farms Ltd. Inc. No.
BC0971292
(the "Applicants")**

Agent:

**Brian French, C&F Land
Resource Consultants Ltd.
(the "Agent")**

Application before the South Coast Regional Panel:

**William Zylmans, Panel Chair
Satwinder Bains
Ione Smith**



THE APPLICATION

[1] The legal description of the property involved in the application is:

Parcel Identifier: 003-464-504

South Half of the South East Quarter, Section 28, Block 4 North, Range 5 West,

Except: South 33 Feet, New Westminster District

(the "Property")

[2] The Property is 8.3 ha.

[3] The Property has the civic address 14671 Williams Road, Richmond, BC.

[4] The Property is located within a designated agricultural land reserve ("ALR") as defined in s. 1 of the *Agricultural Land Commission Act* (the "ALCA").

[5] The Property is located within Zone 1 as defined in s. 4.2 of the ALCA.

[6] Pursuant to s. 20(3) of the ALCA, the Applicant is applying to establish a dredged river sand depot (the "Depot") on the eastern 5 ha of the Property (the "Proposal"). The Proposal along with supporting documentation is collectively the application (the "Application").

[7] In addition to the Proposal, the Applicant wants to make agricultural improvements to the western 3 ha of the Property. The Application submits that the land will be improved by the installation of drainage, the placement of 0.5 metres of topsoil (to be salvaged from the establishment of the proposed Depot on the eastern portion of the Property), and the addition of soil amendments including lime and fertilizer. The agricultural improvements as described do not require an application to the Commission. For this reason, the Panel only considered the Depot.

RELEVANT STATUTORY PROVISIONS

[8] The Application was made pursuant to s. 20(3) of the ALCA:



20(3) An owner of agricultural land or a person with a right of entry to agricultural land granted by any of the following may apply to the commission for permission for a non-farm use of agricultural land.

[9] The Panel considered the Application within the context of s. 6 of the *ALCA*. The purposes of the Agricultural Land Commission (the "Commission") set out in s. 6 are as follows:

6 The following are the purposes of the commission:

- (a) to preserve agricultural land;
- (b) to encourage farming on agricultural land in collaboration with other communities of interest; and
- (c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

EVIDENTIARY RECORD BEFORE THE PANEL

[10] The Panel considered the following evidence:

1. The Application
2. Local government documents
3. Agricultural capability map, ALR context map and satellite imagery
4. Third party comments

All documentation noted above was disclosed to the Agent in advance of this decision.

[11] At its meeting of July 24, 2017, the Council of the City of Richmond resolved to forward the Application to the Commission.

FINDINGS

[12] In assessing agricultural capability, the Panel referred to agricultural capability mapping and ratings. The ratings are identified using the BC Land Inventory (BCLI), 'Land Capability Classification for Agriculture in B.C.' system. The improved agricultural capability ratings identified on BCLI map sheet 92G/3h for the mapping units encompassing the Property are Class 2 and Class 3, more specifically 99% (6: 03LW - 4: 3DW) 1% (6: 02LW - 4: 3DW) where O represents organic soils.

Class 2 - land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 - land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

The limiting subclasses associated with this parcel of land are L (degree of decomposition-permeability), W (excess water), and D (undesirable soil structure and/or low perviousness).

[13] The Panel reviewed the BCLI ratings and finds that the Property can support agriculture.

[14] This following section sets out the findings of Panel Chair Zylmans and Commissioner Bains (the "majority of the Panel").

[15] E. Mathers Bulldozing, a subsidiary company of Sanstor Farms Ltd., currently operates a dredged river sand storage depot on the adjacent non-ALR property to the east of the Proposal (PID 003-475-727) (the "Adjacent Property"). The property on which the current dredged river sand storage depot is operating is in the process of developing warehouses for industrial use. The Application submits that the dredged river sand depot is incompatible with the industrial development of the Adjacent Property and therefore relocation is required in order to continue operating.

[16] The eastern 5 ha of the Property is not cleared. The Application submits that the Depot would occupy the eastern 5 ha portion of the Property and that the existing vegetation would

be cleared, the site grubbed, and the topsoil stripped and salvaged for use on the western 3 ha of the Property.

[17] With regard to the proposed site for the Depot, the Application submits that “[t]he requirements for a Fraser River dredge sand storage site are very constrained by distance from the River, proximity to critical dredge sites and suitability of the site for this type of heavy industrial use”. The Application further submits that “dredging infrastructure composed of buried and surface input pipe and drainage water conduit are already installed on the western boundary of the existing Mathers site and would be reconfigured to fit the new site”. In the local government report, the City of Richmond provided alternative locations for the Depot that are outside of the ALR. The Agent provided a response to the alternative locations identified by the City of Richmond in a letter dated August 30, 2017. The Panel reviewed the submissions regarding the location of the Depot. The majority of the Panel finds that the required pumping infrastructure has already been established for the existing use on the Adjacent Property and that limited additional infrastructure is required for the Depot. In consideration of the location requirements of the sand storage depot, in this circumstance, the majority of the Panel finds that the Depot is appropriately located on the Property.

[18] A series of berms and canals are proposed to be constructed for the Depot in order to contain the sand storage area, including:

- a) a one to two metre high perimeter berm to isolate the Proposal from the eastern portion of the Property and adjacent ALR land;
- b) an intercept drainage canal, within the perimeter berm to collect and pump drainage water from the Proposal into the Fraser River;
- c) a berm, inside the intercept canal, approximately four to five metres in height to contain the dredged river sand.

The majority of the Panel finds that with the construction of the berms and implementation of drainage the Proposal would not have a negative impact to surrounding agricultural land.



- [19] No permanent structures are required for the Proposal. The non-permanent structures associated with the Depot include a scale house on wheels and a scale on lock blocks. The Agent submits that a fabric roof building with a lock block base may also be required in the future. The majority of the Panel finds that the use of these non-permanent structures does not preclude the Property from reclamation of the area in the future.
- [20] The Application submits that approximately 100,000 cubic metres of dredged river sand will remain on the eastern 5 ha portion of the Property at all times. As the material proposed to be stored is sand of a quality suitable for agriculture, the Panel finds that the storage of clean sand does not preclude this portion of the Property from reclamation in the future. The majority of the Panel also finds that the stored river sand could be used for reclamation of the Property in the future.
- [21] A paved area is proposed for access to the Depot. The proposed paved area is $\pm 1,650$ square metres but that it could be reduced to ± 600 square metres, if necessary. The majority of the Panel finds that a ± 600 square metres paved area would be sufficient for the proposed use.
- [22] The majority of the Panel finds that the sand storage depot would facilitate the provision of clean sand, an input used in some agricultural operations, and that its operation would provide a benefit to agricultural activities in the region.

DECISION OF THE MAJORITY

- [23] For the reasons given above, the majority of the Panel approves the Application subject to the following conditions:

General

- a. approval is provided for sand storage of dredged river sand from the south arm of the Fraser River; no other sand may be stored on the Property;
- b. approval for the non-farm use is granted for the sole benefit of the Applicant and is non-transferable;
- c. no permanent infrastructure for the Depot is to be established on the Property;

Prior to Depot Operations

- d. the registration of a covenant on title stating that the Depot is for the sole benefit of the Applicant, that the sand storage depot is only to be used for sand storage of dredged river sand from the south arm of the Fraser River, and that approval for the sand storage operations is terminated should the Applicants cease the Depot operations;
- e. siting of the non-farm use as identified in the attached Decision Map (Schedule A) and the attached Site Plan (Schedule B);
- f. the establishment of the berms and canals on the easterly 5 ha of the Property as described in Paragraph 18 above and illustrated as “buffer, berm and collector ditch” on the attached Site Plan (Schedule B);
- g. the maximum area to be paved is 600 square metres;
- h. to ensure the successful implementation of remediation, a financial security in the form of an Irrevocable Letter of Credit (ILOC) in the amount of \$300,000 must be made payable to the Minister of Finance c/o the Agricultural Land Commission. The ILOC is to ensure remediation is conducted in accordance with the information submitted with the Application and the conditions of this decision. For greater clarity, some or all of the ILOC will be accessible to, and used by, the Commission upon the failure of the Applicant to comply with any or all aspects of the conditions of approval contained herein;
- i. should rezoning of the Property be required, the rezoning must include agricultural uses; the proposed rezoning must be reviewed and approved by the Commission prior to first reading;

During Depot Operations

- j. heavy equipment that is not required in the daily operations of the Depot cannot be stored on the Property;
- k. sand pumping and storage activities must not negatively impact the drainage of adjacent properties;
- l. the submission of a report every five (5) years for the duration of the Depot operation outlining the following:
 - i. the volume of sand stored annually for each year in the five year period



- ii. the agricultural use and improvements carried out for each year in the five year period

Post Depot Operations

- m. should the Depot cease operations, the Property must be remediated in accordance with the correspondence dated October 31, 2017 from Brian French and the reclamation plan outlined in the *Assessment of Agricultural Capability for 14671 Williams Road, Richmond, B.C.* prepared by C&F Land Resource Consultants Ltd. dated April 20, 2016 (excerpts from each compiled in the attached Schedule C: Reclamation Plan);

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

[25] When the ALC has received evidence of completion of conditions d, l, and j, it will confirm that the construction and operation can commence.

[26] Where a regional panel consists of three appointed members:
(a) the quorum to make a decision is 2: *Interpretation Act, s. 18*,
(b) where all 3 members are present, the decision of the majority governs the
Application decision: *Interpretation Act, s. 18*.

[27] A decision of the Panel is a decision of the Commission pursuant to s. 11.1(5) of the ALCA.

[28] This decision is recorded as Resolution #15/2018 and is released on January 16, 2018.



CERTIFICATION OF DECISION

This is a decision of the majority of the South Coast Panel.

William Zylmans, Commissioner

Satwinder Bains, Commissioner

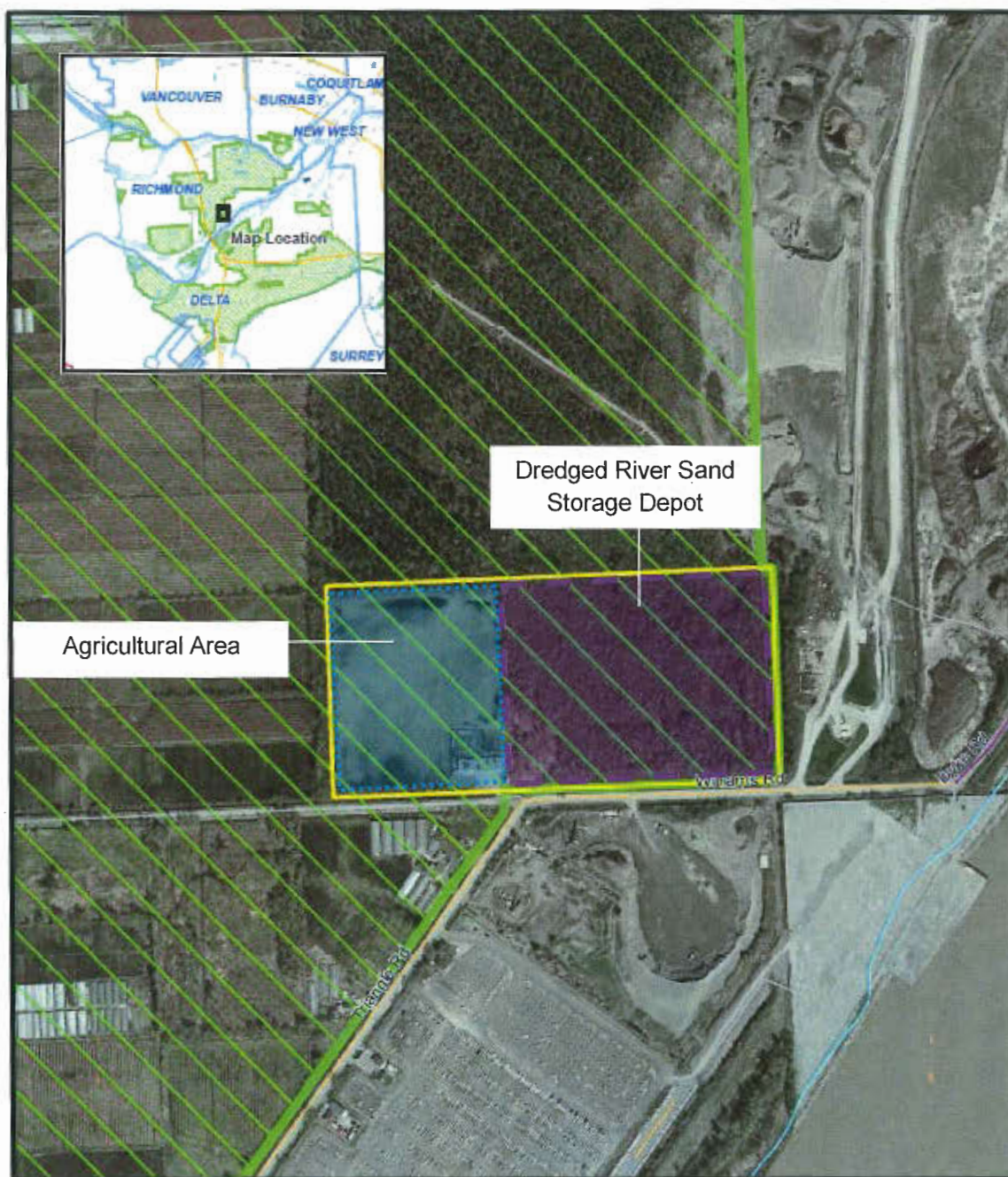
DISSENTING VOTE

[30] The reasons for which I do not support the decision are:

- a. The Proposal is not in keeping with the purpose of s.6(a) of the ALCA to preserve agricultural land;
- b. Sand storage is not a permitted use in the ALR and is more appropriately located on land outside the ALR; and
- c. Alternative locations for sand storage exist outside the ALR.

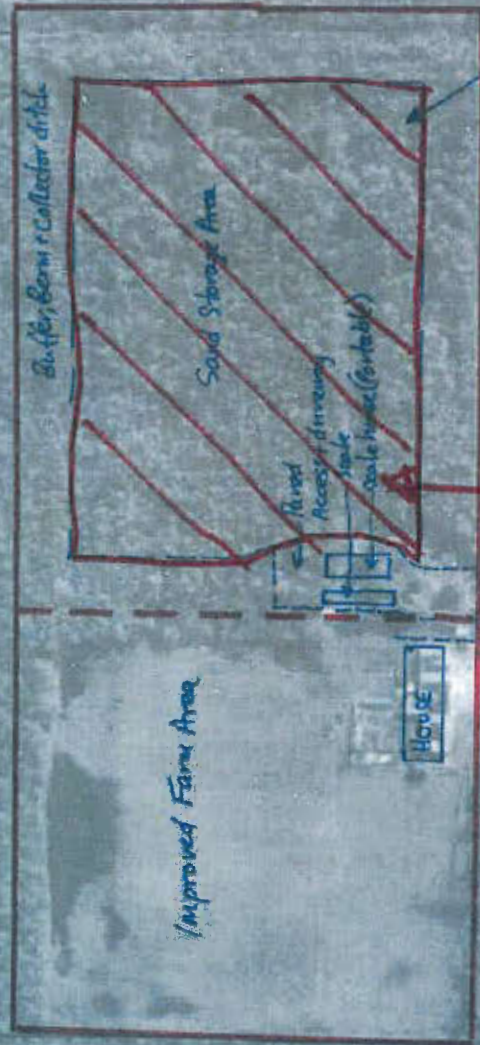
These are my reasons.

Ione Smith, Commissioner



-  Dredged River Sand Storage Depot (5 ha)
-  Agricultural Area (3 ha)
-  The Property

PROPOSED INFRASTRUCTURE
 FOR SANDSTOR FARMS
 Sand Storage Facility
 Scale 1:2000
 (Conceptual, Subject to adjustment)



Area proposed for storage of sand, $\pm 30,000 \text{ m}^3$
 Base $\pm 100,000 \text{ m}^3$ of sand to remain in place
 in case needed for reclamation of site





Report on Proposed Non-farm Use at 14671 Williams Road
Mr. Bruce Mathers: April 20, 2016

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6.3 Reclamation if Site Decommissioned

6.3.1 Reclamation Activities

In the unlikely event of Mathers quitting the site, it would be reclaimed for agricultural use. Reclamation would entail:

- a) stripping and stockpiling of +/-100,000m³ of sand to be used in reclamation;
- b) removal of infrastructure from the site;
- c) ripping the native sub-base to a depth of 1 metre in two directions at one metre spacing to loosen the clay;
- d) replace stockpiled sand to a depth of +/- 2 metres spread evenly over the disturbed site; the target finished elevation would be 1.0 metres geodetic;
- e) import Class A compost onto the site to provide a placed depth of at least 150mm and cultivate into the sand layer to a depth of 400mm;
- f) Install a subsurface drainage system consistent with the improved system on the existing field;
- f) manage fertility as required to bring the site up to an acceptable agricultural standard for a range of crops;
- g) establish a cover crop if a perennial crop is not intended for immediate planting;
- h) secure a suitable source of irrigation water either from municipal water supply or ditch water having low salt content.

The final reclaimed agricultural capability would be Class 4A unimproved with improvement to Class 2A with irrigation. This reclaimed land would be highly suited for root crops, leafy vegetables, berries and field crops.



Report on Proposed Non-farm Use at 14671 Williams Road
Mr. Bruce Mathers: April 20, 2016

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6.3.2 Reclamation Cost Estimate

The estimated cost to carry out the decommissioning and reclamation of the sand storage site in case of closure is as follows:

ACTIVITY	DETAILS	COST
REMOVE INFRASTRUCTURE	REMOVE BUILDINGS & SCALE	10,000
STRIP AND STOCKPILE SAND FOR RECLAMATION ABOVE CLAY BASE	50000M2 AREA 2M DEEP = 100,000M3 @ \$0.50/M3	50,000
RIP CLAY SUBSOIL TO 1M DEPTH IN 2 DIRECTIONS	RIP WITH DOZER AND RIPPER, 3,000M2/HR FOR TWO TREATMENTS = 25 HRS @ \$200/HR	5,000
REPLACE STOCKPILED SAND	100,000M3 @ 0.50/M3	50,000
SUPPLY & PLACE COMPOST	50,000M2 x 0.15M = 7,500M3 @ \$15.00/M3 IN PLACE	112,500
DRAINAGE, IRRIGATION, CULTIVATION & SEEDING	50,000M2 @ 0.50/M2	25,000
MONITORING AND SUPERVISION	DURING DECOMMISSIONING AND RECLAMATION	20,000
ESTIMATED TOTAL RECLAMATION COST		272,500

Therefore the total estimated cost to reclaim the sand storage site to an acceptable agricultural condition if the sand storage activity were to cease is \$272,500. Bonding to secure this eventuality with contingency allowance in the amount of \$300,000 would ensure that the site could be returned to productive agriculture.



Decommissioning and Reclamation: In our April 20,. 2016 report we discuss the estimated cost of reclamation of the site in the unlikely event of it being closed. We suggest a total reclamation cost of \$272,500 which would be secured by bonding. The cost to remove the asphalt paving would be minimal estimated to be about \$5,000 for the 1650m² of paving and \$2,250 for the reduced area of 600m². Removal of the buried piping within the ALR area would cost less than \$500.00. Removal of the scale and lockblocks would cost about \$1,500 for an excavator and truck. The total estimated cost of removing the infrastructure is between \$4,250 and \$7,000 depending on the paved area. Of course the bulk of the reclamation cost is associated with the land rehabilitation and return to agricultural production.