



Planning Committee

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

**Tuesday, January 6, 2015
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-1 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, December 16, 2014 (distributed on table).*



NEXT COMMITTEE MEETING DATE

Tuesday, January 20, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

- 1. CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PROGRAM**
(File Ref. No. 01-0100-30-CCDE1-01; 07-3070-01) (REDMS No. 4460931)

PLN-4

See Page PLN-4 for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the Child Care Development Advisory Committee's 2015 Work Program be approved.



PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY MURAD BALUCH FOR REZONING AT 9329 KINGSLEY CRESCENT FROM LAND USE CONTRACT 048 TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009195; RZ 13-647380) (REDMS No. 4426215)

PLN-11

See Page PLN-11 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195:

(1) for the rezoning of 9329 Kingsley Crescent from “Land Use Contract 048” to “Single Detached (RS2/B)”; and

(2) to authorize the termination, release and discharge of “Land Use Contract 048” entered into pursuant to "Dawson Lands Ltd. Land Use Contract By-law No. 3281", as it affects 9329 Kingsley Crescent;

be introduced and given first reading.



3. APPLICATION BY MERRY GAO FOR REZONING AT 8511 BLUNDELL ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLINGS (RD1)

(File Ref. No. 12-8060-20-009198; RZ 13-650522) (REDMS No. 4445525)

PLN-21

See Page PLN-21 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from “Single Detached (RS1/E)” to “Two-Unit Dwellings (RD1)”, be introduced and given first reading.



Pg. # ITEM

4. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 9800, 9820, 9840 AND 9860 GRANVILLE AVENUE FROM SINGLE DETACHED (RS1/F) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-009179; RZ 14-658085) (REDMS No. 4359741 v.4)

PLN-39

See Page PLN-39 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from “Single Detached (RS1/F)” to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.

☐

5. **AGRICULTURAL ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PLAN**

(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 4460923)

PLN-67

See Page PLN-67 for full report

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

That the 2015 Agricultural Advisory Committee Work Program be approved.

☐

6. **MANAGER’S REPORT**

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee **Date:** December 15, 2014
From: Cathryn Volkering Carlile **File:** 07-3070-01/2014
General Manager, Community Services
Re: **Child Care Development Advisory Committee 2014 Annual Report and 2015 Work Program**

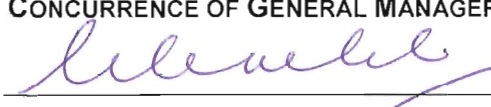
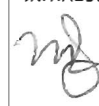

Staff Recommendation

That the Child Care Development Advisory Committee's 2015 Work Program be approved.



Cathryn Volkering Carlile
General Manager, Community Services

Att. 2

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

Staff Report

Origin

The mandate of the Child Care Development Advisory Committee (CCDAC) is to provide Council with advice regarding the development of quality, affordable and accessible child care in Richmond. This report presents the CCDAC 2014 Annual Report (Attachment 1) and proposed 2015 Work Program (Attachment 2).

The report supports Council's Term Goal #2 Community Social Services:

2.1. Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.

2.3. Clarification of the City's role with respect to providing or facilitating the securing of space for non-profit groups.

This report also supports Council's Term Goal #7 Managing Growth & Development:

To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.

Analysis

2014 Annual Report

Highlights of the CCDAC activities for 2014, as summarized in the Annual Report, are as follows:

- The 2014 Child Care Grants were reviewed by a CCDAC subcommittee and recommendations were provided to Council;
- On-going advice was provided on new developments proposed to include child care as community amenities;
- Input was offered into the development of a draft of Child Care Design Guidelines and Technical Specifications to be used to as a resource for the development of child care community amenity spaces and City capital child care projects (report to be presented in early 2015);
- The Committee reviewed and provided recommendations to assist the development of a child care layer for inclusion in the City of Richmond's Interactive Map;
- As a part of May Child Care Month, CCDAC co-hosted a children's art exhibition at City Hall with 20 participating child care organizations and over 100 attendees; and

- The Committee advocated for advancing the City's next child care needs assessment to begin in 2015, and, to support the assessment, reviewed existing child care needs assessments conducted by other Canadian municipalities.

Proposed 2015 Work Program

On December 2, 2014, the CCDAC approved the proposed work program (Attachment 2). In 2015, the CCDAC will give priority to:

- Reviewing the 2015 child care grant applications and providing recommendations to Council;
- Coordinating and hosting an event to celebrate May, which is child care month;
- Reviewing development proposals for new child care amenity spaces;
- Providing input into the design of a future child care needs assessment, (e.g., suggesting strategies to engage more parents about their needs and preferences, and reviewing survey questions);
- Monitoring the BC Early Years Strategy initiatives regarding investments in creating new child care spaces, and policy changes to provincial licensing requirements and early childhood educators' training; and
- Offering ideas and reviewing proposed communication materials to assist new child care providers in navigating municipal approval processes for creating child care spaces in the City of Richmond.


Staff will support the CCDAC 2015 Work Program as City policies, work programs, staff time and resources permit.

Financial Impact

The CCDAC operating budget reflects the existing funding plan, as budgeted.

Conclusion

CCDAC members are committed to improving the availability and accessibility of quality child care in Richmond. Staff recommend that the Child Care Development Advisory Committee's 2015 Work Program be approved.



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

CEC:cec

- Att. 1: Child Care Development Advisory Committee 2014 Annual Report
2: Child Care Development Advisory Committee 2015 Work Program

CITY OF RICHMOND CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2014 ANNUAL REPORT

The Child Care Development Advisory Committee (CCDAC) had a busy and productive 2014. Our meetings were well attended and discussions were meaningful and stimulating. It has been a pleasure having Coralys Cuthbert, the Child Care Coordinator, present at all meetings. She is always thoroughly prepared, brings a wealth of important information to the table and provides valuable insight on many discussions that take place.

A summary of the highlights of our meetings and events is outlined below:

1. Orientation for New Members in January 2014
2. Enjoyed a presentation by Helen Davidson (Richmond Children First) on the Early Development Instrument (EDI)
3. Reported to Planning Committee about the 2013 CCDAC Annual Report and 2014 Work Program. It was recommended that work on the planned Child Care Needs Assessment be advanced to 2015
4. Established three subcommittees: Advocacy, Child Care Month Event and Child Care Grants
5. Provided feedback on the Draft Child Care Design Guidelines and Technical Specifications to staff
6. Provided input into the development of the Richmond Interactive Map Child Care Layer – mapping all licensed child care facilities in Richmond
7. Planned and hosted a May Child Care Month Event – A Children’s Art Exhibition at City Hall. Twenty child care centres participated and over one hundred guests attended.
8. Purchased a table for the annual Child Care Dinner, which several committee members attended
9. Reviewed Child Care Needs Assessments and Tools from various municipalities. Our Advocacy Subcommittee met twice over the summer months and reported back in the Fall with suggestions for structuring the next needs assessment and offered ideas for engaging parents and operators re: a child care needs survey, etc.
10. Monitored senior levels of government announcements regarding child care initiatives such as major capital grants for creating new child care spaces and the Early Years Strategy consultation processes
11. Advocated through the School Liaison committee Member for accommodations to help families and child care operators continue with services on school sites during the labour dispute
12. 2015 Child Care Grants were reviewed and recommendations provided for inclusion in a report to Planning Committee
13. Provided feedback on new child care development proposals for future City-owned child care facilities (throughout the year)
14. We will continue to monitor the BC Early Years Strategy’s planned initiative to review the quality of ECE training and Provincial Licensing Regulations

MEMBERS OF THE 2014 CHILDCARE DEVELOPMENT ADVISORY COMMITTEE

VOTING:

1. Linda Shirley (Chair)
2. Shyrose Nurmohamed (Vice Chair)
3. Maryam Bawa
4. Olga Fedorenko
5. Melanie Hugh
6. Heather Logan
7. Kathy Moncalieri
8. Lori Mountain
9. Harp Mundie
10. Dustin Ng
11. Fatima Sheriff
12. Ofra Sixto

NON-VOTING:

1. Kenny Chiu (School Board), Grace Tsang (Alternate)
2. Marcia MacKenzie (Richmond Child Care Resource and Referral)

COUNCIL REPRESENTATIVE: Evelina Halsey-Brandt

STAFF LIAISON: Coralys Cuthbert

RECORDING SECRETARY: Jodi Allesia

2014 Budget

CCDAC received an operating budget of \$5,000 for 2014. The proposed 2015 budget is as follows:

Meeting and miscellaneous expenses:	\$3,000
Forums and Conventions:	\$1,000
Child Care Month Expenses:	\$1,000
Total:	\$5,000

CLOSING COMMENTS:

The Committee would like to take this opportunity to thank Evelina Halsey-Brandt for her excellent support of our committee during the years that she worked with us and for her role in helping our committee advocate for a Child Care Coordinator. Her respect for the important role that childcare plays in our City and her commitment to helping this committee work through various aspects of its work were invaluable. We wish her a happy and well-earned retirement!

Prepared by

Linda Shirley. Chair, Child Care Development Advisory Committee, December 2014

CCDAC 2015 Work Program

This work program supports the following Council Term Goals (2011-2014):

- 1.1 Completion of the development and implementation of a clear City social services strategy that articulates the City's role , priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.
 - CCDAC will assist where appropriate with the implementation of the social development strategy: Building Our Social Future.
- 2.3 Clarification of the City's role with respect to providing or facilitating or securing space for non-profit groups.
 - CCDAC will continue to offer advice on the development of City child care amenity spaces which will provide space for non-profit child care operators.
7. Managing Growth and Development: To ensure effective growth management for the City, including adequate provision of facility, service and amenity requirements associated with growth.
 - CCDAC will continue to provide advice to Council on child care needs associated with growth.

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
Advocacy				
Make recommendations to Council regarding advocacy that could be undertaken to senior levels of government to address the funding, bureaucracy, changing policies, and licensing issues for child care providers	<ul style="list-style-type: none"> • Monitor issues, emerging trends • Discuss, consider roles, summarize issues • Pass motions or resolutions • Prepare letters/briefs • Submit to Council through Staff Liaison 	Lobbying through Council to senior levels of government	Improved funding, policy and licensing programs	<ul style="list-style-type: none"> • Federal Govt. • Provincial Govt. • Child Care Licensing (VCH)
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 Child Care Coordinator with information and CCDAC perspective, • Present CCDAC advice on Council 	<ul style="list-style-type: none"> • Child Care Coordinator is the staff liaison to CCDAC • Child Care Coordinator informed 	<ul style="list-style-type: none"> • Coordinator works with CCDAC advice and Council direction to address priority child care issues for Richmond • Liaison with CCDAC 	<ul style="list-style-type: none"> • Stakeholders • Caregivers

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
	<p>referrals through Child Care Coordinator</p> <ul style="list-style-type: none"> • Make suggestions about data collection, and continue to provide advice on the approach for a future child care needs assessment to understand the existing child care landscape in Richmond and future demands for child care space. • Provide ideas for communication materials that will assist child care operators and parents 	regarding CCDAC's perspective	assists the Child Care Coordinator to successfully address work program objectives	
Participate in City consultations	<ul style="list-style-type: none"> • Continue to participate in discussions about the implementation of the Social Development Strategy 	Plans for future growth will address the need for quality, affordable childcare	Social Development Strategy implementation incorporates CCDAC perspective	<ul style="list-style-type: none"> • Stakeholders • Caregivers
Advise the City regarding the development of new child care centres and service models.	<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 monetary contributions 	<ul style="list-style-type: none"> • Inclusion of CCDAC in planning new facilities and implementing guidelines • Better planned child care facilities that address needs of the local community • Model centres with varied programs that may not be available elsewhere, catering to all age levels of children and perhaps even seniors 	<p>Guidelines adopted and CCDAC consulted regarding:</p> <ul style="list-style-type: none"> • When/where to negotiate built facilities vs. cash contributions • Built facilities that are well designed and cater to needs of community according to size, location, design, program offered • When/where to prioritize hubs and ideal size, design, model • Inclusion of CCDAC into the planning, developing and operating processes of a facility 	<ul style="list-style-type: none"> • City Planners • Developers • Stakeholders • Caregivers



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development


Date: December 16, 2014
File: RZ 13-647380

Re: Application by Murad Baluch for Rezoning at 9329 Kingsley Crescent from Land Use Contract 048 to Single Detached (RS2/B)

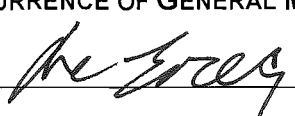
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195:
 - a) For the rezoning of 9329 Kingsley Crescent from "Land Use Contract 048" to "Single Detached (RS2/B)"; and
 - b) To authorize the termination, release and discharge of "Land Use Contract 048" entered into pursuant to "Dawson Lands Ltd. Land Use Contract By-law No. 3281", as it affects 9329 Kingsley Crescent;

be introduced and given first reading.


Wayne Craig
Director of Development

AY:blg
Att.

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

Staff Report

Origin

Murad Baluch has applied to the City of Richmond for permission to rezone the property at 9329 Kingsley Crescent to the “Single Detached (RS2/B)” zone, and to discharge “Land Use Contract 048” from title of the property, in order to legalize an existing secondary suite within the existing dwelling. A map and aerial photograph showing the location of the subject site is included in Attachment 1. A surveyor’s certificate indicating the siting of the existing house on the property is provided in Attachment 2.

Discharging Land Use Contract 048

Staff recommend that Council approve the discharge of “Land Use Contract 048” registered on title of the property at 9329 Kingsley Crescent to allow the property to be rezoned to the “Single Detached (RS2/B)” zone.

Findings of Fact

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

Surrounding Development

The subject property is surrounded by other single-family dwellings to the north, east, and south on lots under “Land Use Contract 048”, and the Shell Road Trail and ditch to the west.

Related Policies & Studies

2041 Official Community Plan (OCP)

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed rezoning is consistent with the OCP land use designation.

Affordable Housing Strategy

The City’s Affordable Housing Strategy does not apply to the proposed rezoning, as it will not result in a net increase in density or the number of dwelling units on the subject site.

Prior to obtaining a valid Building Permit from the City to legalize the existing secondary suite within the existing dwelling, the applicant is required to rezone the subject site to “Single Detached (RS2/B)” and discharge “Land Use Contract 048” from title of the property. The proposed secondary suite will contribute to the City’s goals of increasing the affordable housing stock in Richmond.

Public Input

The rezoning information sign has been installed on the subject site. City staff have not been notified of any concerns expressed by the public regarding the proposed rezoning.

Staff CommentsAnalysis

The area surrounding the subject site is primarily residential; consisting of a mix of single-family dwellings and townhouses. The existing dwelling, trees and landscaping on the subject site are well-maintained and fit within the single-family form and character of the surrounding neighbourhood. The proposed rezoning will not require any exterior renovations or alterations to the existing dwelling. If adopted, it will also limit any future additions to the existing dwelling based on the provisions of the "Single Detached (RS2/B)" zone.

Trees and Landscaping

The surveyor's certificate submitted by the applicant shows two (2) existing bylaw-sized trees located on-site at the rear of the property, and one (1) bylaw-sized tree on neighbouring property near the northwest corner of the subject site (see Attachment 2). The proposed rezoning is not expected to impact any bylaw-sized trees on-site or on neighbouring property.

Riparian Management Area (RMA)

A 5 m Riparian Management Area (RMA) buffer runs north-south along the west property line of the subject site. As the proposed rezoning will not result in any disturbances on the site, there are no expected impacts on the RMA buffer zone.

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a Flood Indemnity Covenant on Title.

Site Servicing and Vehicle Access

There are no site servicing concerns with this rezoning application.

Existing vehicle access to the lot from Kingsley Crescent will remain unchanged.

Building Permit Stage

Upon approval, the applicant will be required to apply for a Building Permit to legalize the existing secondary suite within the existing dwelling on the subject property.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 4.

Financial Impact or Economic Impact

None.

Conclusion

This application to rezone the subject property to the “Single Detached (RS2/B)” zone and to discharge “Land Use Contract 048” from title of the property to accommodate a legal secondary suite within the existing dwelling is consistent with applicable policies and land use designations outlined within the Official Community Plan (OCP).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment and Termination of Land Use Contract Bylaw 9195 be introduced and given first reading.



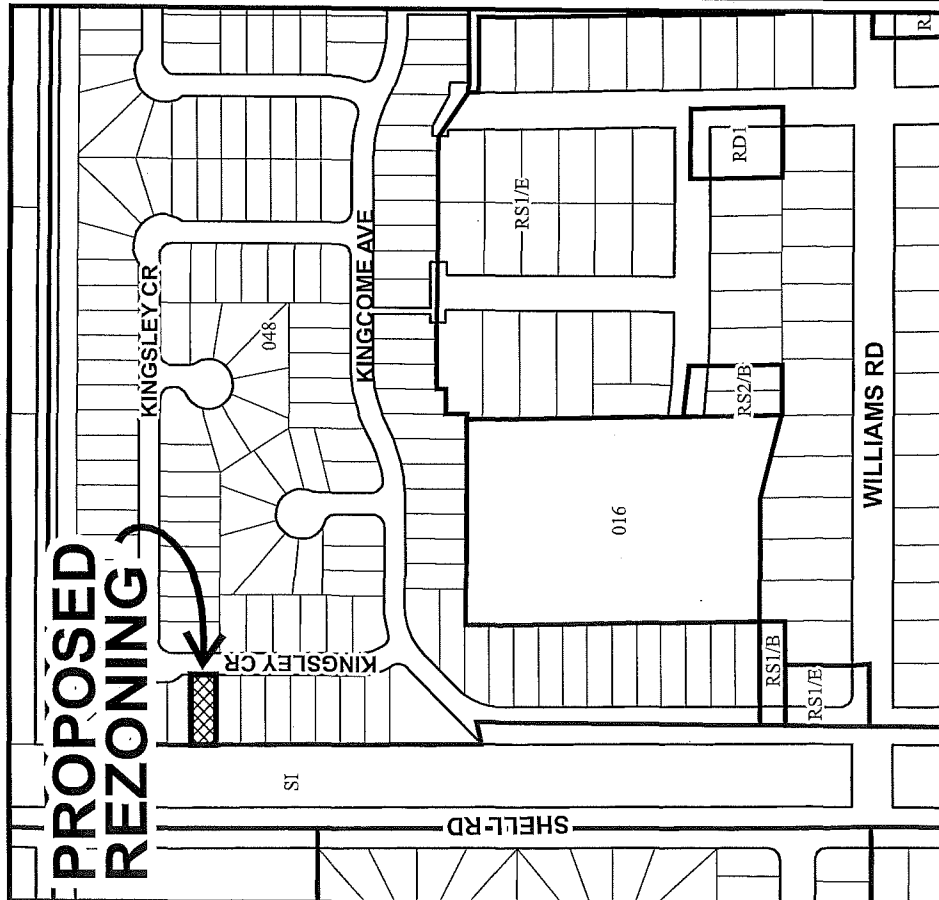
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

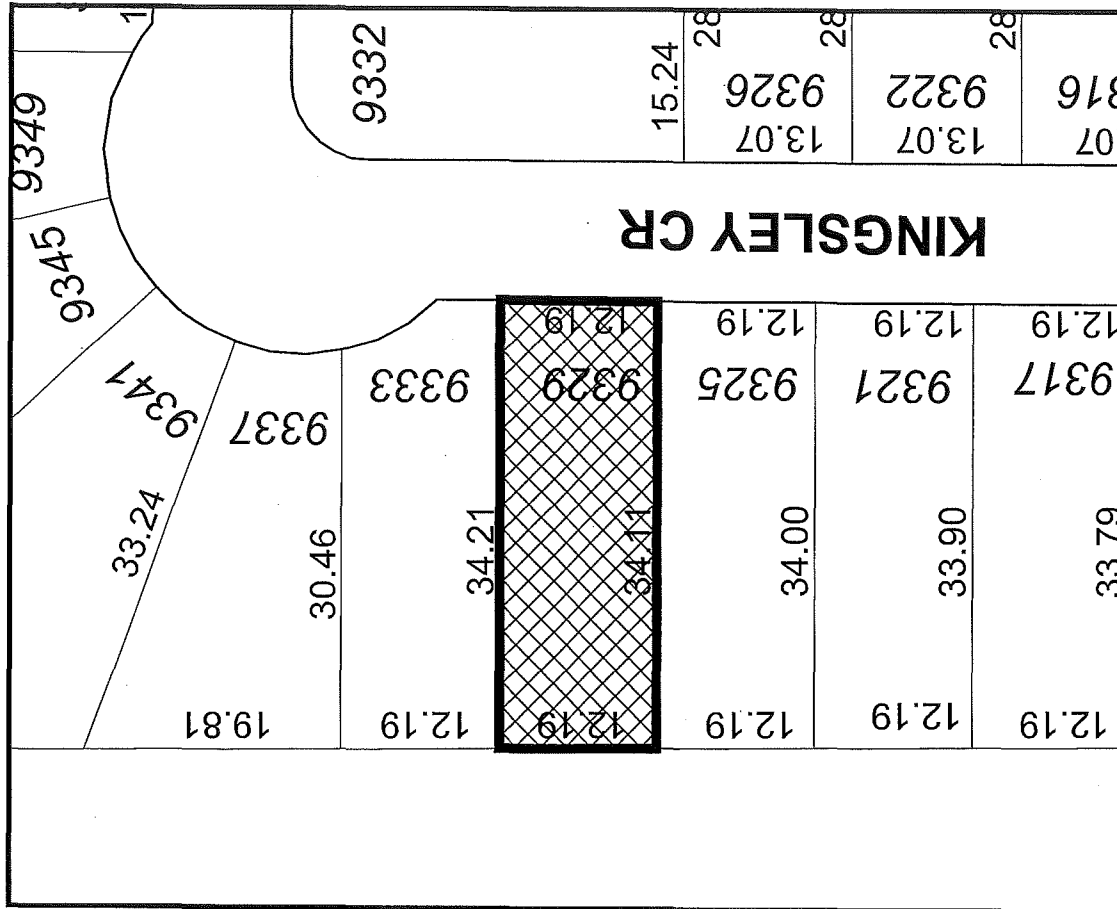
- Attachment 1: Location Map & Aerial Photograph
- Attachment 2: Surveyor's Certificate
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations



**PROPOSED
REZONING**



PLN - 15



Original Date: 10/16/13

Revision Date:

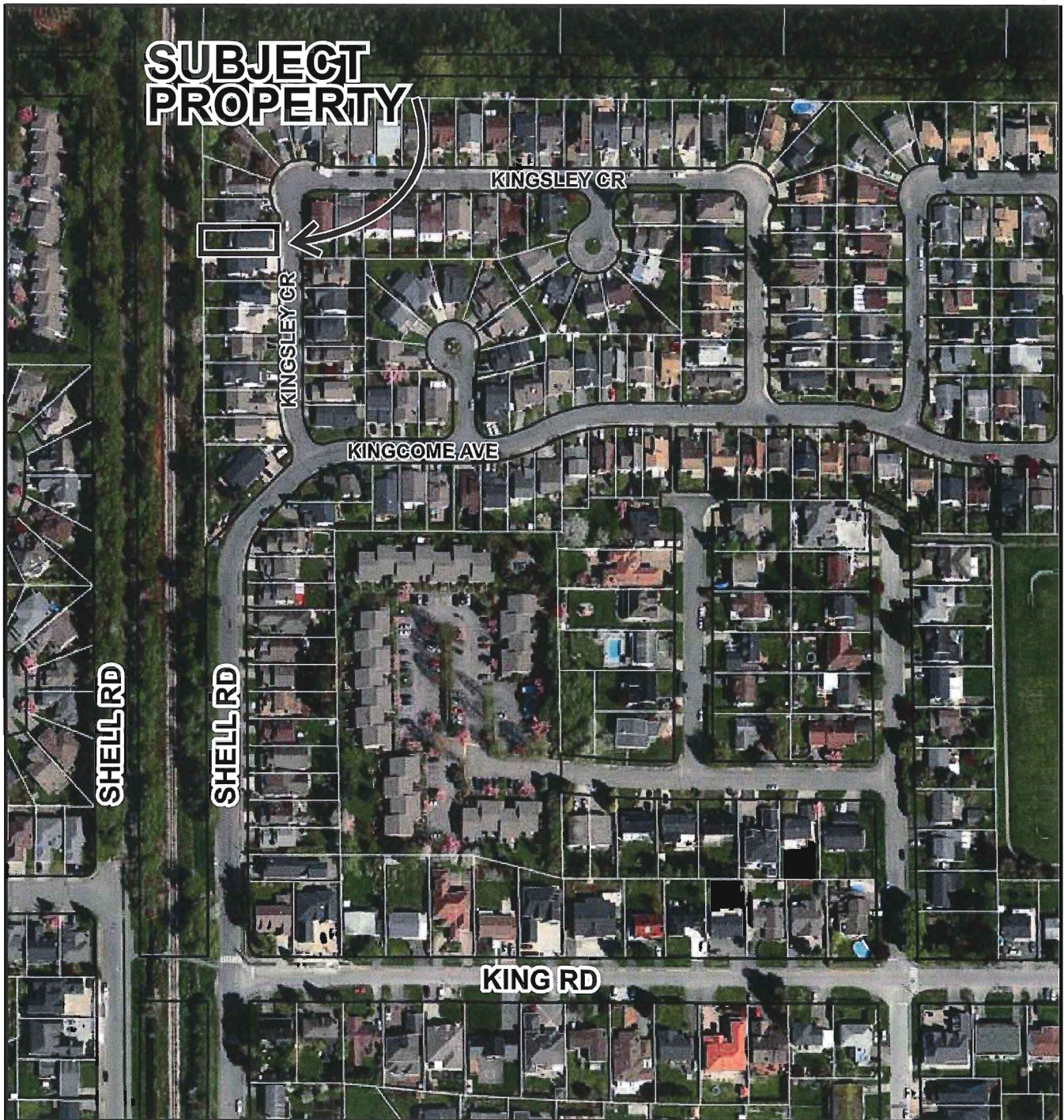
Note: Dimensions are in METRES

RZ 13-647380





City of Richmond



RZ 13-647380

Original Date: 10/16/13

Revision Date:

Note: Dimensions are in METRES

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION
OF BUILDING ON LOT 608 SECTION 25 B4N R6W
NEW WESTMINSTER DISTRICT PLAN 55101

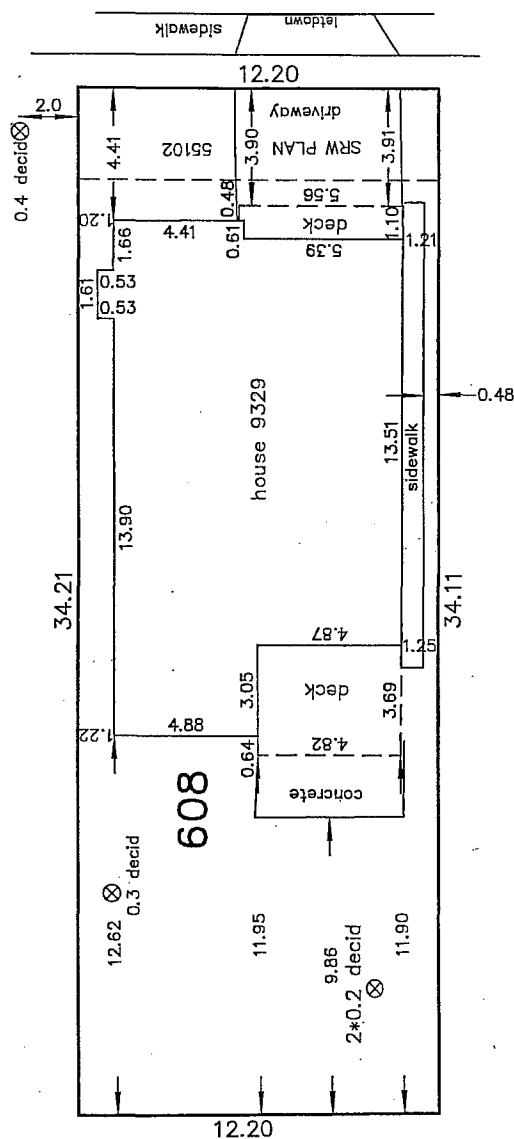
Current Civic Address:
9329 Kingsley Crescent
Richmond, B.C.

SCALE 1:250

Notes:

- All dimensions are in metres.
 - All building dimensions are measured to the above ground outside face of exterior walls.
 - This plan is NOT to be used for location of property lines.
 - This plan does not show non-plan charges, liens or interests.
- property dimensions are derived from Land Title Office records*

CON 0.0 \otimes ...denotes tree



KINGSLEY CRESCENT

Attachment 2

This certificate of location has been prepared in accordance with the Manual of Standards for Architects and is certified correct.

12th day of November, 2014

© COPYRIGHT

**DHALIWAL & ASSOCIATES
LAND SURVEYING INC.**

121-13140 80th Avenue

Surrey, B.C.

V3W 3B2

(ph) 501-6188

(fx) 501-6189

FILE: 1309132-M03

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED



RZ 13-647380

Attachment 3

Address: 9329 Kingsley Crescent

Applicant: Murad Baluch

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Murad Baluch/Khair Baluch	Murad Baluch/Khair Baluch
Site Size (m ²):	416 m ²	416 m ²
Land Uses:	Single family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Land Use Contract 048	Single Detached (RS2/B)
Number of Lots:	1	1

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setbacks – Front & rear yards (m):	Min. 6 m	Min. 6 m	none
Setbacks – Interior side yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2½ storeys	2½ storeys	none
Lot size (m ²):	Min. 360 m ²	416 m ²	none
Lot width (m):	Min. 12 m	12.2 m	none
Lot depth (m):	Min. 24 m	34.2 m	none
Lot frontage (m):	Min. 6 m	12.2 m	none

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



Rezoning Considerations

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

Address: 9329 Kingsley Crescent

File No.: RZ 13-647380

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9195, the developer is required to complete the following:

1. Registration of a flood indemnity covenant on title.

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

1. 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 Division at 604-276-4285.

Note:

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

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

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

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

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9195 (RZ 13-647380)
9329 Kingsley Crescent**

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 land use contract designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 003-868-915

Lot 608 Section 25 Block 4 North Range 6 West New Westminster District Plan 55101

2. That:

- a) "Land Use Contract 048", entered into pursuant to "Dawson Lands Ltd. Land Use Contract By-law No. 3281", be terminated, released and discharged in relation to the following area:

P.I.D. 003-868-915

Lot 608 Section 25 Block 4 North Range 6 West New Westminster District Plan 55101

- b) The Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge "Land Use Contract 048" from the above area.

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9195"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

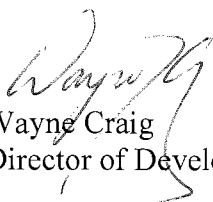
To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 3, 2014
File: RZ 13-650522

Re: Application by Merry Gao for Rezoning at 8511 Blundell Road from Single Detached (RS1/E) to Two-Unit Dwellings (RD1)

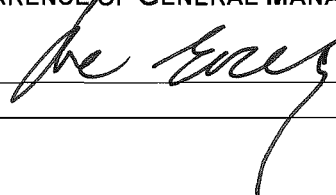
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, for the rezoning of 8511 Blundell Road from "Single Detached (RS1/E)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading.


Wayne Craig
Director of Development
CL:blg
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Merry Gao has applied to the City of Richmond for permission to rezone the property at 8511 Blundell Road from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (RD1)” zone, to permit the development of a duplex on the property (Attachment 1). A survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north and east, is an existing multi-family development zoned “Medium Density Low Rise Apartments (RAM1)”.
- To the south, immediately across Blundell Road, are two (2) townhouse complexes zoned “Low Density Townhouses (RTL1)”.
- To the west, is a 3-unit townhouse complex zoned “Town Housing (TZ16) – South McLennan and St. Albans Sub-Area (City Centre)”.

Related Policies & Studies

Official Community Plan (OCP) & City Centre St-Albans Sub-Area Plan Designations

The OCP land use designation for the subject site is “Neighbourhood Residential”. The City Centre St. Albans Sub-Area Plan designation for the subject site is “Multi-Family Low Rise (Three-storey Apartments, Townhouses, Two-Family or Single-Family Dwellings)” (Attachment 4). This redevelopment proposal is consistent with this designation as it is a proposal to build a two-family dwelling on this site.

Flood Management

The proposed development must meet the requirements of Flood Plain Designation & Protection Bylaw 8204. Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title.

Public Consultation

A rezoning sign has been installed on the subject property. There have been no concerns expressed by the public about the development proposal.

Analysis

Proposed Site Plan

This rezoning application is to permit the development of a duplex on the subject property, consistent with the City Centre St. Albans Sub-Area Plan land use designation. A preliminary Site Plan is included in Attachment 5, which shows how the site is proposed to be developed consistent with the proposed zoning. Private outdoor space for residents of the duplex is proposed to be provided in the rear yard. Also included is a preliminary plan of the south building elevation (exposed to Blundell Road) to show the proposed architectural character of the duplex. Further improvements will be made to the plans to ensure coordination with site landscaping prior to final adoption of the rezoning bylaw. Plans submitted at Building Permit stage must comply with all City regulations.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that, at future development stage, the Building Permit plans and resulting dwelling are generally consistent with the building design in Attachment 5.

Form and Character

The proposed site plan and elevation plans have been designed with consideration of a pedestrian-oriented streetscape along Blundell Road by:

- providing pedestrian access from the public sidewalk to each unit over a concrete pathway marked at the property line with a pedestrian gate;
- clearly-defining the front entries with covered porches;
- locating the garages to the west and east of the site to reduce their prominence;
- by locating soft landscaping along the front lot line; and
- treating the driveway with decorative permeable pavers to soften the appearance of hard surfaces in the front yard.

Limitation to Two-Unit Dwelling

To address concerns about the potential for the proposed duplex to be converted to include illegal suites, the applicant is required to register a covenant on title prior to rezoning that limits the property to a maximum of two (2) units.

Site Access

The existing driveway to the subject site along the east property line is proposed to be removed and replaced with a single driveway crossing to/from Blundell Road that is centered between the two (2) units.

Transportation department staff has reviewed the Site Plan and vehicle turning analysis provided by the applicant, and indicate that the proposed driveway configuration in the front yard is adequate for on-site manoeuvring without vehicles having to reverse onto Blundell Road. The applicant is required to register a restrictive covenant on title prior to rezoning to ensure that the front yard remains unobstructed for on-site vehicle manoeuvring (e.g. no fences or structures are permitted within the driveway area in the front yard).

Trees and Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify that:

- There are five (5) bylaw-sized trees on the subject site (Trees #1, 7, 8, 9, and 10).
- Five (5) bylaw-sized trees on the adjacent multi-family site at 8600/8620/8660 Jones Road and 7700/7800 St. Albans Road (Trees #2 - 6).

The Arborist's Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention and Removal Plan are shown in Attachment 6.

The Arborist recommends:

- Retention of the Spruce tree in the rear yard of the subject site (Tree # 7).
- Removal of two (2) Cherry trees, a Pear tree, and a Spruce tree from the site (Trees #1, 8, 9, and 10).
- Protection of the off-site trees on the adjacent multi-family site at 8600/8620/8660 Jones Road and 7700/7800 St. Albans Road (Trees #2 - 6).

The City's Tree Preservation Coordinator has reviewed the Arborist's recommendations, conducted on-site tree assessment, and provides the following comments:

- The four (4) bylaw-sized trees on-site (Trees #1, 8, 9, and 10) should be removed due to poor condition and structure (e.g. sparse canopy foliage, historical topping, significant structural defects such as previous stem failure, narrow and weak secondary stem unions at the main branch union below previous topping cuts, and co-dominant stems with inclusions).
- The Spruce tree on the subject site (Tree #7), as well as the off-site trees (Trees #2 - 6), are in good condition and should be retained and protected in accordance with the City's Tree Protection Bulletin TREE-03.

To ensure that the on-site and off-site trees identified for retention are protected, the applicant is required to:

- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

- Submit a Contract with a Certified Arborist for supervision of all on-site works conducted in close proximity to required tree protection zones. The Contract must include the scope of work, including: the number of site monitoring inspections (at specified stages of construction), any other relevant information provided by the Arborist in their report, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract is required prior to rezoning approval;
- Submit a Security in the amount of \$1,000 for the Spruce Tree (Tree #7). The security will be released following receipt of the post-construction impact assessment report from the Arborist and following a landscaping inspection by City staff.

Consistent with the 2:1 tree replacement ratio in the Official Community Plan (OCP), the applicant proposes to plant and maintain a total of eight (8) replacement trees on-site at development stage (varying in size from 6 to 8 cm caliper).

The applicant has submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect (Attachment 7), which shows the proposed sizes, species and location of the replacement trees on the lot, as well as a variety of other flowering and Evergreen shrubs, and ground covers within the front and rear yards (e.g. Eastern redbud, Pacific Dogwood, Japanese Snowball, Boxwood, Daylily, Star Magnolia, Bamboo, Azalea, Rhododendron etc.). The preliminary Landscape Plan also shows that two (2) tones of permeable pavers are proposed for the driveway within the front yard of the site to provide visual interest and maximize on-site drainage.

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

Site Servicing

The applicant is required to dedicate 2.0 m of land along the entire south property line for future road improvements, with the existing boulevard to be maintained.

At development stage, the applicant will be responsible for completing the sanitary, storm drainage, and water system works identified in Attachment 8.

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

Financial Impact

None.

Conclusion

The purpose of this rezoning application is to rezone the property at 8511 Blundell Road from the “Single Detached (RS1/E)” zone to the “Two-Unit Dwellings (RD1)” zone, to permit the development of a duplex on the property.

This rezoning application complies with the land use designations contained within the OCP and the City Centre St. Albans Sub-Area Plan designation for the subject site.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9198 be introduced and given first reading.



Cynthia Lussier
Planning Technician – Design
(604-276-4106)

CL:blg

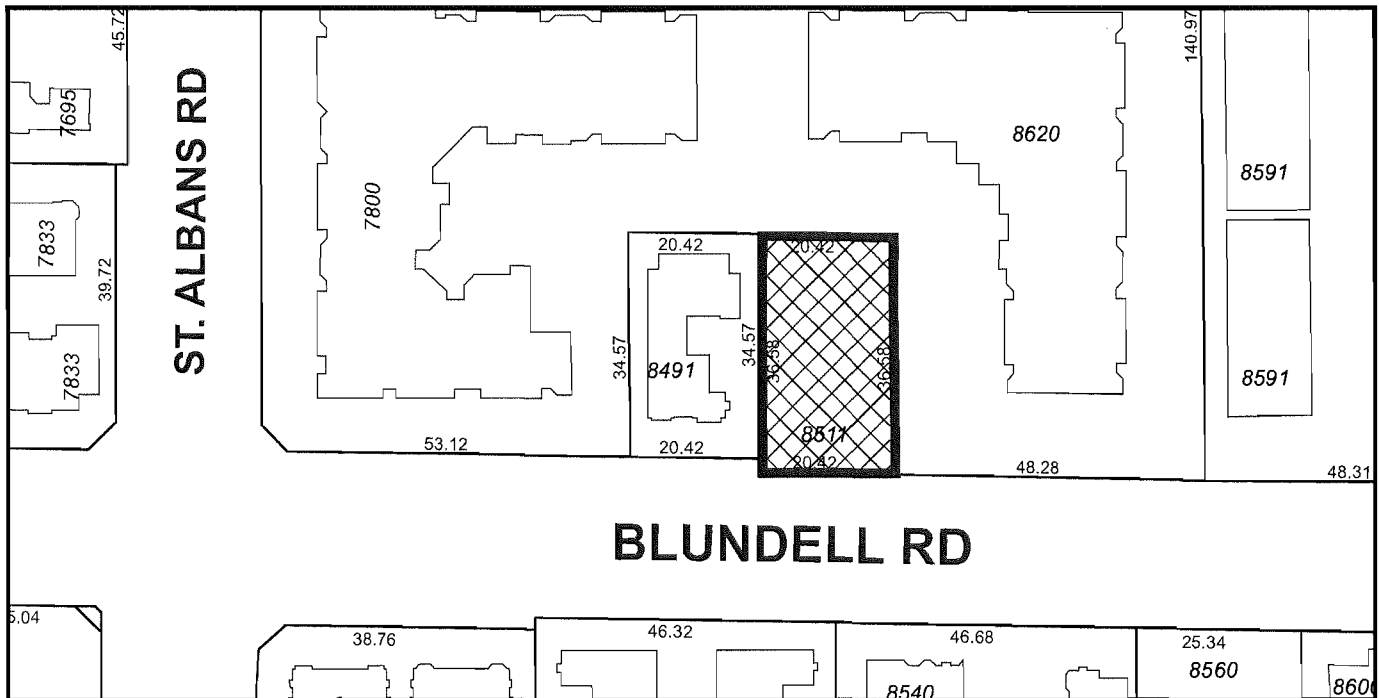
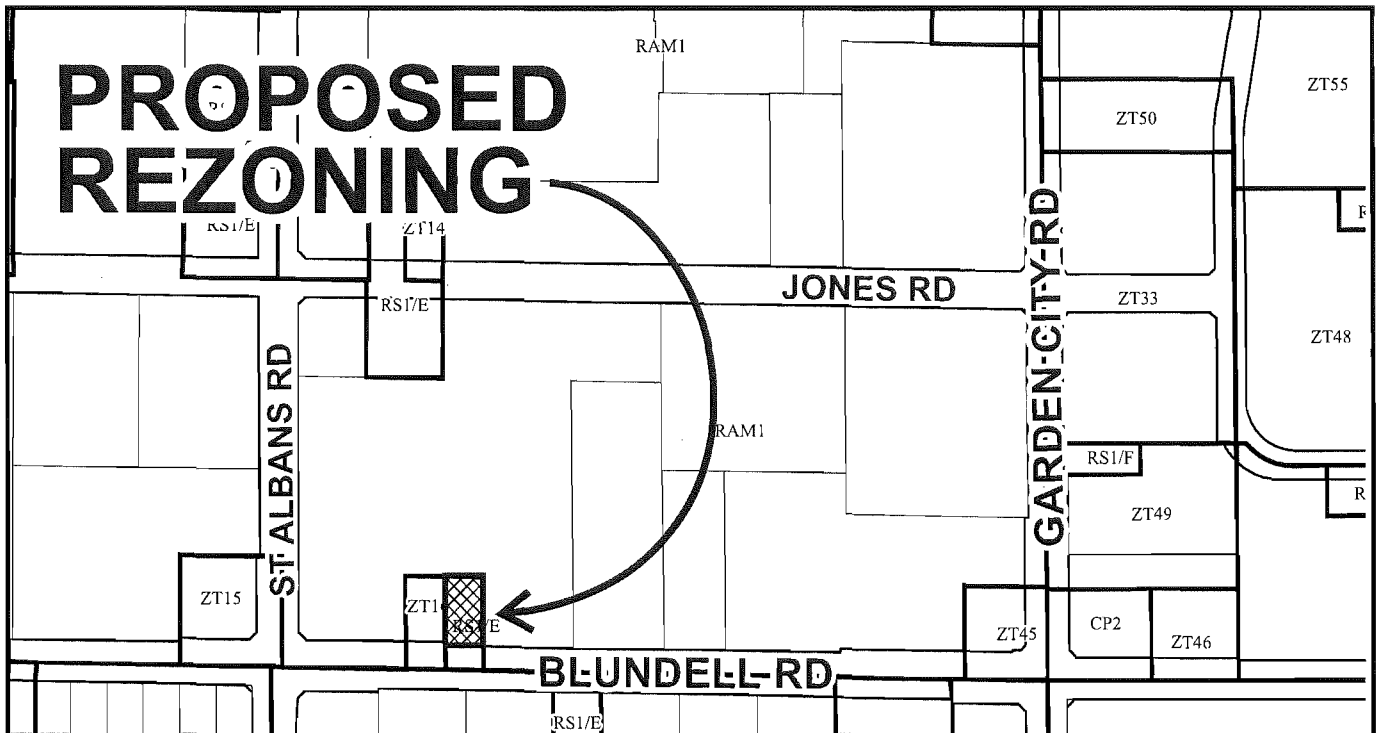
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: The City Centre St. Albans Sub-Area Plan Land Use Map
- Attachment 5: Preliminary Site Plan & South Building Elevation Plan
- Attachment 6: Tree Retention and Removal Plan
- Attachment 7: Proposed Landscape Plan
- Attachment 8: Rezoning Considerations



City of
Richmond

PROPOSED REZONING



RZ 13-650522

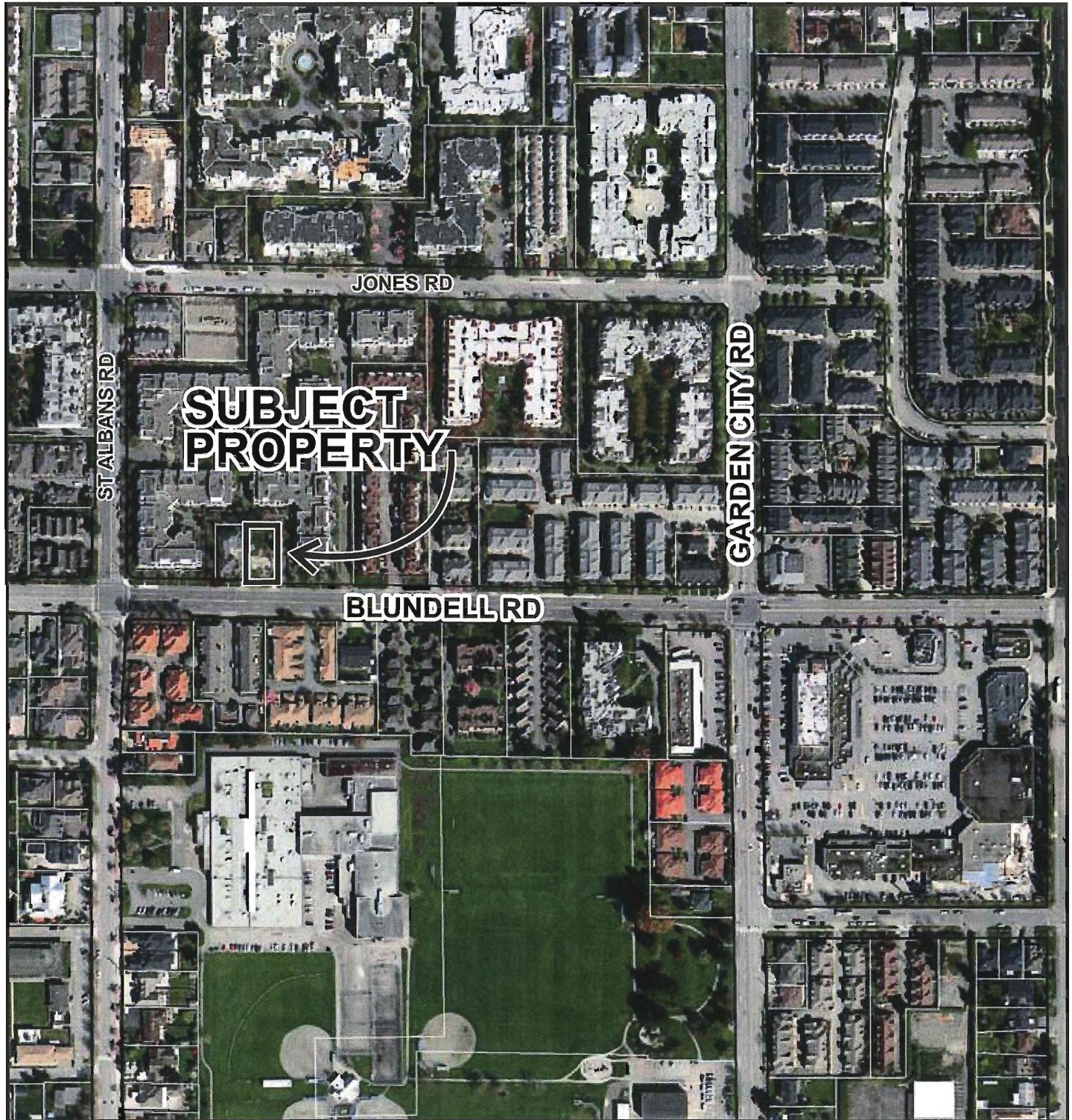
Original Date: 12/04/14

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 13-650522

PLN - 28

Original Date: 12/02/13

Revision Date:

Note: Dimensions are in METRES

#8511 BLUNDELL ROAD,
RICHMOND, B.C.
P.I.D: 008-828-652










SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

**STRATA PLAN
LMS500**

LEGEND:

- | | | |
|--|---------|-------------------|
| (d) | denotes | deciduous |
| (c) | denotes | conifer |
|  | denotes | power pole |
|  | denotes | round catch basin |
| CB  | denotes | catch basin |
|  | denotes | water valve |
|  | denotes | water meter |
|  | denotes | electrical box |
| CO  | denotes | cleanout |

STRATA PLAN
LMS2261

LOT 5
747 m²

BLUNDELL ROAD

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 4783
FB-202 P116-118; FB-219 P71
Drawn By: MY

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Located at CL S bound L turn lane @ No.3
Rd & Bennett Rd
Elevation = 1.452 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

APRIL 5th, 2013.

DWG No. 4783-TOP0-01

PLN - 29



RZ 13-650522

Attachment 3

Address: 8511 Blundell Road

Applicant: Merry Gao

Planning Area(s): City Centre St. Albans Sub-Area

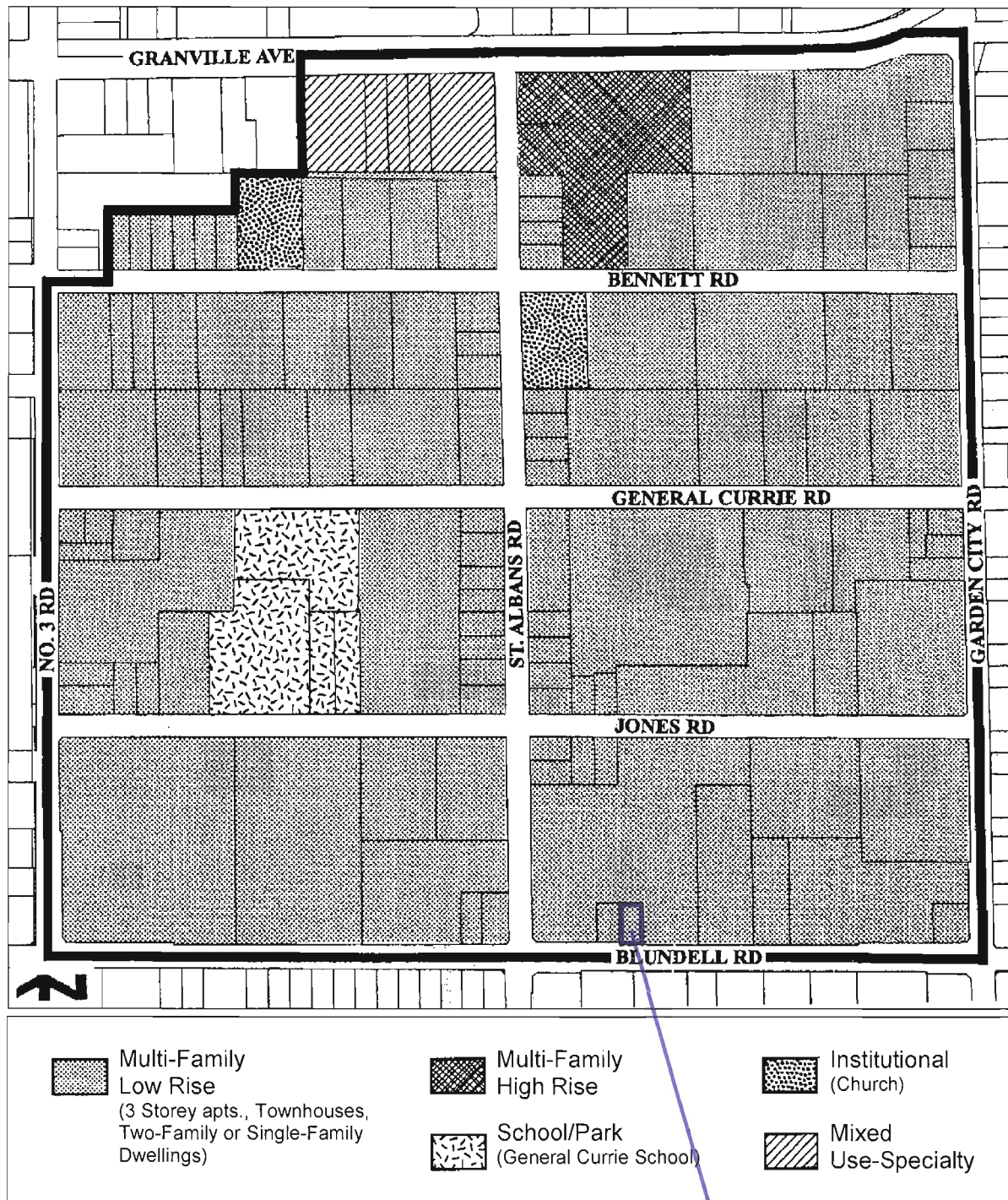
	Existing	Proposed
Owner:	Min Tang	To be determined
Site Size (m ²):	747 m ²	706 m ² after 2.0 m road dedication
Land Uses:	Vacant lot	Duplex
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation	Multi-Family Low Rise	No change
Zoning:	Single Detached (RS1/E)	Two-Unit Dwellings (RD1)

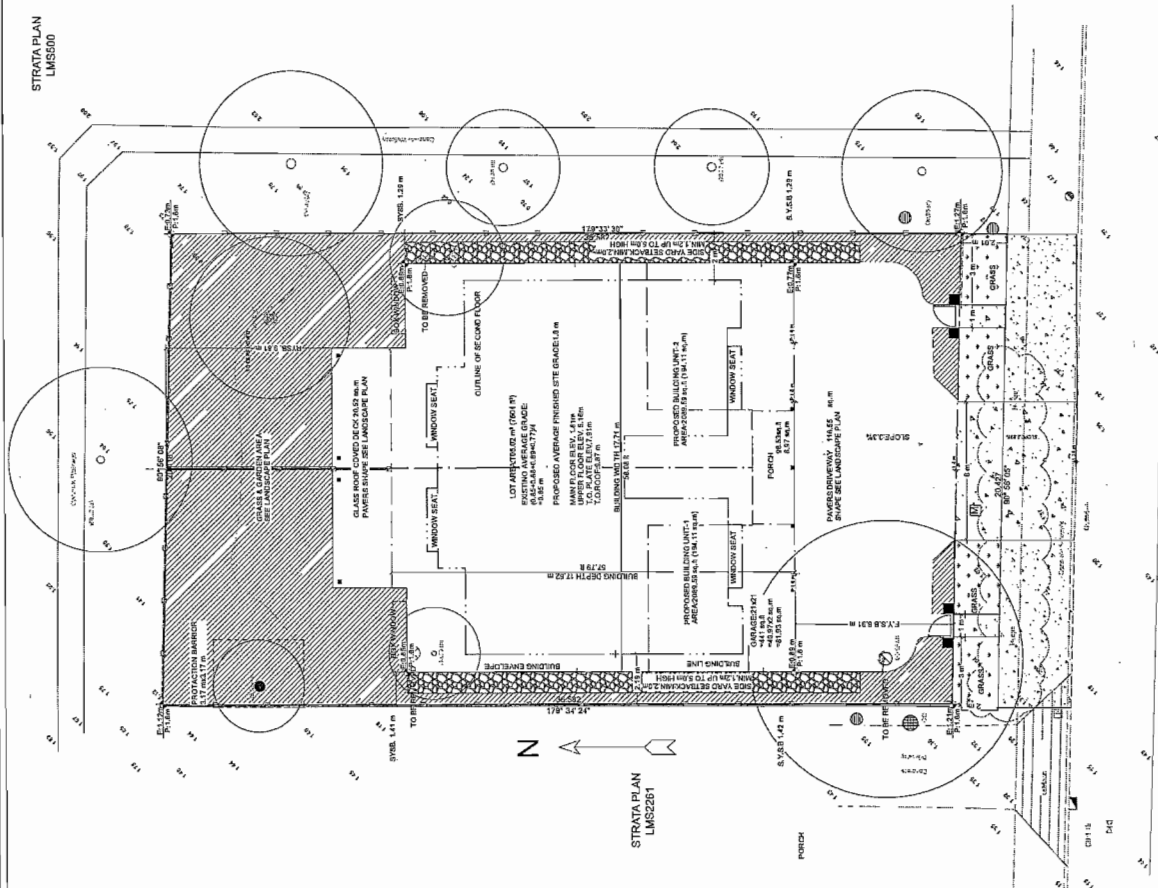
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 (388 m ²)	0.55 (388 m ²)	none permitted
Lot Coverage – Buildings:	Max. 45%	45%	None
Lot Coverage – Buildings, Structures, and Non-Porous Areas	Max. 70%	68%	None
Lot Coverage – Live Plant Material	Min. 30%	31%	None
Setback – Front Yard (m):	Min. 6 m	Min. 6.9 m	None
Setback – Side Yard (m):	Min. 1.2 m	1.29 m (east side) 1.42 m (west side)	None
Setback – Rear Yard (m):	Min. 6 m	Min. 9.4 m	None
Height:	2 ½ storeys	2 storeys	None

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

City of Richmond

Land Use Map



[illegible]

PLN - 32

Preliminary Site Plan

Note:
Heating will be in slab radiant water heating supplied by boiler.

SITE PLAN
Scale: 1/8" = 1'-0"

Disclaimer:
It is the responsibility of the contractor to check and compare all dimensions and information prior to the commencement of work and to report any omissions or discrepancies to the designer. COPYRIGHT RESERVED. This drawing and designs is at all times the property of the designer's and can not be used without their knowledge and written consent.

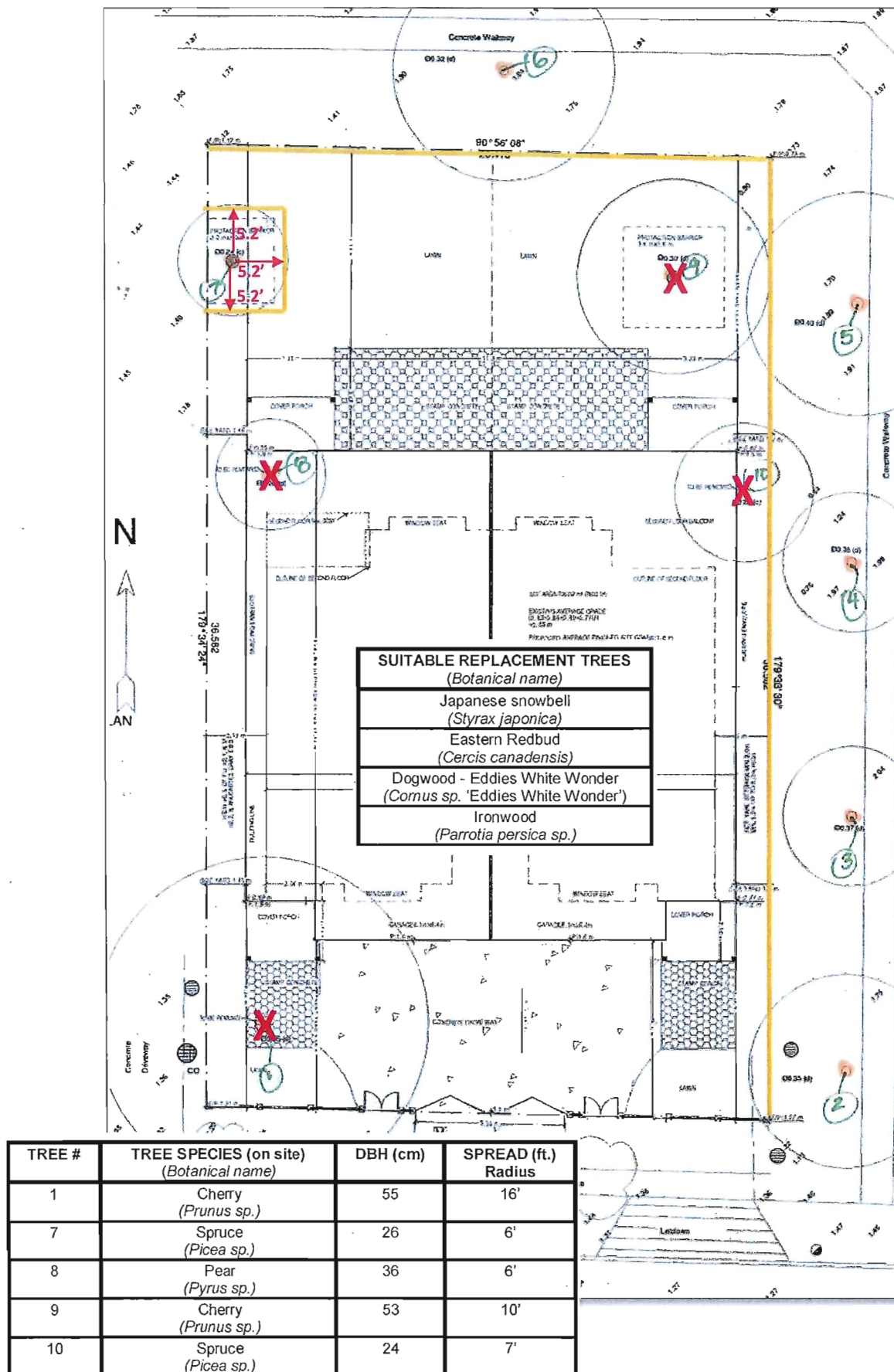
NORTH ELE.
Scale 1" = 10'

Preliminary Elevations

Note: Plans to comply with all City Regulations at Building Permit stage.



TREE RETENTION AND REMOVAL PLAN, Scale 1/16" = 1'





Rezoning Considerations

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

Address: 8511 Blundell Road

File No.: RZ 13-650522

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9198, the following items are required to be completed:

1. 2.0 m road dedication along the entire south property line on Blundell Road.
2. Submission of a final Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Registered Landscape Architect (including fencing, paving, and installation costs).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all on-site works conducted in close proximity to the tree protection zone of the trees to be retained (i.e., Tree # 7 on-site, and Trees # 2-6 off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), any other relevant information provided by the Arborist in their report, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security in the amount of \$1,000 for the Spruce Tree (Tree # 7) to be retained. The security will be released following receipt of the post-construction impact assessment report from the Arborist and following a landscaping inspection by City staff.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title restricting the property to a duplex containing a maximum of two (2) dwelling units.
7. Registration of a legal agreement on title to ensure that, at future development stage, the Building Permit application includes plans that are generally consistent with the architectural elevation plans shown in Attachment 5.
8. Registration of a legal agreement on title ensuring that: the only means of vehicle access is through a single driveway crossing to Blundell Road, centered on the south property line; and the driveway area in the front yard remain unobstructed for on-site vehicle manoeuvring (e.g. no fences or structures are permitted).

At Demolition* and Building Permit* stage, the following requirements must be completed:

- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
- Provide a 600 mm diameter inspection chamber and tie-in to the existing lead located near the east property line. The new inspection chamber shall be located in the boulevard within the Blundell Road dedication.
- Replace the existing 45 mm inspection chamber (located within the southeast corner of 8491 Blundell Road) with a 600 mm inspection chamber. Maintain and reconnect the existing service to 8491 Blundell Road and provide a new lead to service 8511 Blundell Road. Cap the new lead to 8511 Blundell Road at the property line.
- Once the building design is confirmed at the Building Permit stage, fire flow calculations signed and sealed by a professional engineer must be submitted to the City to confirm that there is adequate available flow at the hydrant on the Blundell Road frontage.
- Disconnect the existing water service at Blundell Avenue and cap the connection at the main.

- Provide a new 25 mm diameter water service connection for each unit as per Waterworks and Water Rate Bylaw 5637 from the existing 300 mm diameter watermain at Blundell Road complete with individual water meters to be located in the boulevard within the Blundell Road dedication.
- Concrete sidewalk restorations will be required for the two (2) service connection tie-ins.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The 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.
- Obtaining 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 Division at 604-276-4285.

Note:

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

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

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

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

(signed original on file)

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9198 (RZ 13-650522)
8511 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“TWO-UNIT DWELLINGS (RD1)”**.

P.I.D. 008-828-652

Lot 5 Section 16 Block 4 North Range 6 West New Westminster District Plan 20476

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9198”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

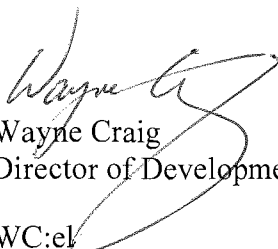
CORPORATE OFFICER



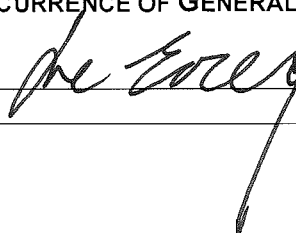
To: Planning Committee
From: Wayne Craig
Director of Development
Date: December 15, 2014
File: RZ 14-658085
Re: Application by Zhao XD Architect Ltd. for Rezoning at 9800, 9820, 9840 and 9860 Granville Avenue from Single Detached (RS1/F) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, for the rezoning of 9800, 9820, 9840 and 9860 Granville Avenue from "Single Detached (RS1/F)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.


Wayne Craig
Director of Development
WC:el

Att.

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to the City of Richmond for permission to rezone 9800, 9820, 9840 and 9860 Granville Avenue (Attachment 1) from “Single Detached (RS1/F)” zone to “Medium Density Townhouses (RTM2)” zone in order to permit the development of 18 three-storey townhouse units. The four (4) properties, with a total combined frontage of 74.68 m, are proposed to be consolidated into one (1) development parcel. The proposed density is 0.65 FAR. Vehicle access is proposed on Granville Avenue. A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Across Granville Avenue, A.R. MacNeill Secondary School on a site zoned “School & Institutional Use (SI)” and a seven (7) unit townhouse development on a site zoned “Town Housing (ZT60) – North McLennan (City Centre)”.

To the East: Two (2) single-family homes on large lots zoned “Single Detached (RS1/F)”, fronting No. 4 Road.

To the South: A 22- unit townhouse development on a site zoned “Low Density Townhouses (RTL1)”.

To the West: A mix of newer and older single-family homes on large lots zoned “Single Detached (RS1/F)”, fronting Granville Avenue.

Related Policies & Studies

Official Community Plan

The subject property is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP). This land use designation allows single family, two-family and multiple family housing (specifically townhouses). This proposal would be consistent with the OCP.

McLennan South Sub-Area Plan

The subject property is located within the McLennan South Sub-Area Plan (Schedule 2.10D of OCP Bylaw 7100) (Attachment 4 – Land Use Map). The site is designated as “Neighbourhood C2” for residential developments up to 3 storeys. The proposal of 3-storey townhouse development in duplex and triplex form is consistent with the Sub-Area Plan.

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund at \$2.00 per buildable square foot; for a contribution of \$43,044.13.

Public Art

The applicant will provide a voluntary contribution in the amount of \$0.77 per square foot of developable area for the development to the City's Public Art fund; for a contribution of \$16,571.99.

Floodplain Management Implementation Strategy

The applicant is required to comply with the requirement of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Indemnity Restrictive Covenant is required prior to rezoning bylaw adoption.

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and providing pre-ducting for solar hot water for the proposed development. A Restrictive Covenant specifying all units are to be built and maintained to the ERS 82 or higher, and all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer is also required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Analysis

Official Community Plan (OCP) Compliance

The proposed townhouse development is consistent with the objectives of the McLennan South Sub-Area Plan and the Neighbourhood Residential (NRES) land use designation.

Medium Density Townhouses (RTM2) – Project Density

The subject site is located within "Neighbourhood C2" in the McLennan South Sub-Area Plan. While the base density permitted on the subject site is 0.55 FAR, the Area Plan provides allowances for density bonusing in order to achieve community amenities and affordable housing. The density of townhouse developments within the "C1" and "C2" neighbourhoods in the McLennan South Sub-Area Plan ranges from 0.55 FAR to 0.8 FAR. The proposed rezoning

to “Medium Density Townhouses (RTM2)” would allow a maximum density of 0.65. This density would be in keeping with the range of density of other projects in the area.

Staff support the proposed density based on the following:

- the Area Plan, adopted in 2006, supports use of density bonusing to promote housing affordability and the provision of affordable housing. The City’s Affordable Housing Strategy approved by Council in 2007 predicates the use of density bonusing to achieve the objectives for the Affordable Housing Strategy. The applicant has agreed to provide a voluntary cash contribution in the amount of \$43,044.13 (\$2.00 per buildable square foot) to the City’s Affordable Housing Reserve Fund in keeping with the Affordable Housing Strategy requirements for townhouse developments. Density bonus provisions envisioned by the Affordable Housing Strategy and the Area Plan have been incorporated into the standard townhouse zones such as the proposed “Medium Density Townhouses (RTM2)” zone;
- the Area Plan supports use of density bonusing to promote childcare facility development and the applicant has agreed to provide a voluntary cash contribution in the amount of \$30,000 to the City’s Child Care Fund;
- the Area Plan supports use of density bonusing to promote the development of barrier-free housing and the proposal will provide two (2) convertible housing units;
- the proposal will provide frontage improvements to Granville Avenue, including road widening, new curb, sidewalk and treed boulevard as well as storm sewer upgrades;
- the proposal will facilitate retention of four (4) on-site trees and two (2) street trees; and
- the proposal will provide voluntary contribution of \$16,571.99 to the City’s Public Art fund.

Orphaned Assembly Site

A residual assembly site with less than 50 m frontage and 2,000 m² lot area will be created at the corner of Granville Avenue and No. 4 Road by the proposed development. Staff requested the applicant attempt to acquire 9880 Granville Avenue and 7031 No. 4 Road as part of this application. The applicant provided written confirmation that they have presented an offer to the neighbouring property owners (who owns both 9880 Granville Avenue and 7031 No. 4 Road) to purchase both properties but was unable to come to an agreement with the neighbouring property owners. The applicant has requested that this application proceed without the acquisition of the adjacent properties.

While the proposed development would create an orphan lot situation on the east side of the subject site, staff support the proposed development as it will not restrict redevelopment of the adjacent properties based on:

- the adjacent property owners are not interested in redeveloping their properties at this time;
- a PROP SRW on the subject site will be secured to provide vehicle access to future developments at 9880 Granville Avenue and 7031 No. 4 Road;

- a development concept plan for 9880 Granville Avenue and 7031 No. 4 Road has been prepared and is on file; the future development at 9880 Granville Avenue and 7031 No. 4 Road can be considered as an extension of the subject townhouse development; and
- the developer agreed to provide garbage/recycling collection facilities on site and allow shared use of those facilities with future development at 9880 Granville Avenue and 7031 No. 4 Road. A cross-access easement/agreement will be secured as a condition of rezoning to facilitate this.

Built Form and Architectural Character

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the McLennan South Sub-Area Plan.
- Refinement of the proposed building form.
- Further work on the massing and articulation to reduce the apparent building height of the clusters along the rear property line.
- Address potential privacy concerns through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipments.
- Review of a sustainability strategy for the development proposal.

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

Variance Requested

The proposed development is generally in compliance with the “Medium Density Townhouses (RTM2)” zone. The applicant has requested a variance to allow a tandem parking arrangement in 11 of the 18 units. Under Zoning Bylaw No. 8500, nine (9) double car garages (18 residential parking spaces) can be in tandem arrangement. By permitting an extra two (2) tandem parking garages (4 residential parking spaces), the applicant is able to provide ten (10) extra residential parking spaces on-site.

A restrictive covenant to prohibit the conversion of the tandem garage area into habitable space is required prior to final adoption. Formal details and consideration of the variance will be provided in the report to Development Permit Panel in the future.

Tree Retention and Replacement

A Tree Survey and a Certified Arborist’s Report were submitted in support of the application. The City’s Tree Preservation Coordinator and Parks Arboriculture staff have reviewed the Arborist Report and has provided the following comments:

- Four (4) trees on site are in good condition and to be retained and protected;

- 16 trees on site should be removed based on health and general condition of the trees;
- Two (2) street trees are in good condition and to be retained and protected;
- Two (2) trees located on the neighbouring property to the east are to be protected; and
- Two (2) city trees along the frontage of the site should be removed and a cash compensation in the amount of \$1,950 will be required.

A Tree Management Plan can be found in Attachment 5.

Construction of the proposed storm sewer upgrade may impact the retention of one of the street trees. The proposed servicing upgrade works will take place under arborist supervision. The arborist will assess the impact of the proposed works to the protected city trees at Servicing Agreement stage, and will provide future recommendations to the City as part of the Development Permit process.

Tree Replacement

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP), 32 replacement trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 20 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$6,000 to the City's Tree Compensation Fund in lieu of planting the remaining 12 replacement trees should they not be accommodated on the site.

Tree Protection

Tree protection fencing is required to be installed as per the Arborist Report recommendations and the Tree Preservation Plan, prior to any construction activities (including demolition) occurring on-site. In addition, proof that the owner has entered into a contract with a Certified Arborist to monitor all works to be done near or within the tree protection zone will be required prior to final adoption of the rezoning bylaw.

In order to ensure that the protected trees will not be damaged during construction, a Tree Survival Security will be required as part of the Landscape Letter of Credit at Development Permit stage. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit, install tree protection around trees/hedge rows to be retained, and submit a landscape security in the amount of \$12,000 to ensure the replacement planting will be provided.

Amenity Space

The applicant is proposing a contribution in-lieu of on-site indoor amenity space in the amount of \$18,000 as per the Official Community Plan (OCP) and Council Policy.

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Transportation and Site Access

One (1) driveway from Granville Avenue is proposed. The long-term objective is for the driveway access established on Granville Avenue to be utilized by adjacent properties to the east and west if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed driveway and the internal manoeuvring aisle will be secured as a condition of rezoning.

Site Servicing and Frontage Improvements

No capacity analysis is required. Prior to final adoption, the developer is required to consolidate the four (4) lots into one (1) development parcel.

Prior to issuance of a Building Permit, the developer is required to enter into a City's standard Servicing Agreement for the design and construction of required frontage beautification works, storm upgrades, and service connections (see Attachment 6 for details). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge, Address Assignment Fee and Servicing Cost.

The list of rezoning considerations is included as Attachment 6, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

None.

Conclusion

The proposed 18 unit townhouse development is consistent with the Official Community Plan (OCP) regarding developments within the McLennan South Sub-Area. The proposal would be consistent with the form and character of the surrounding area. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process.

On this basis, it is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9179 be introduced and given first reading.



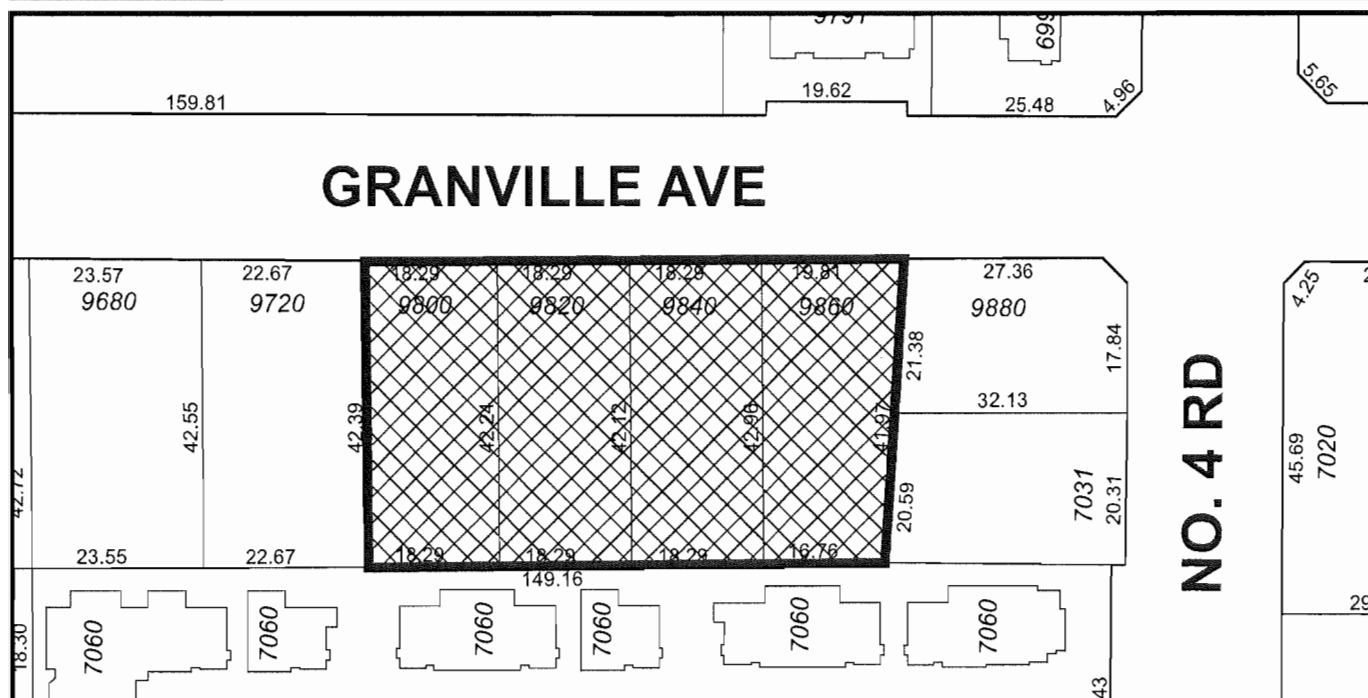
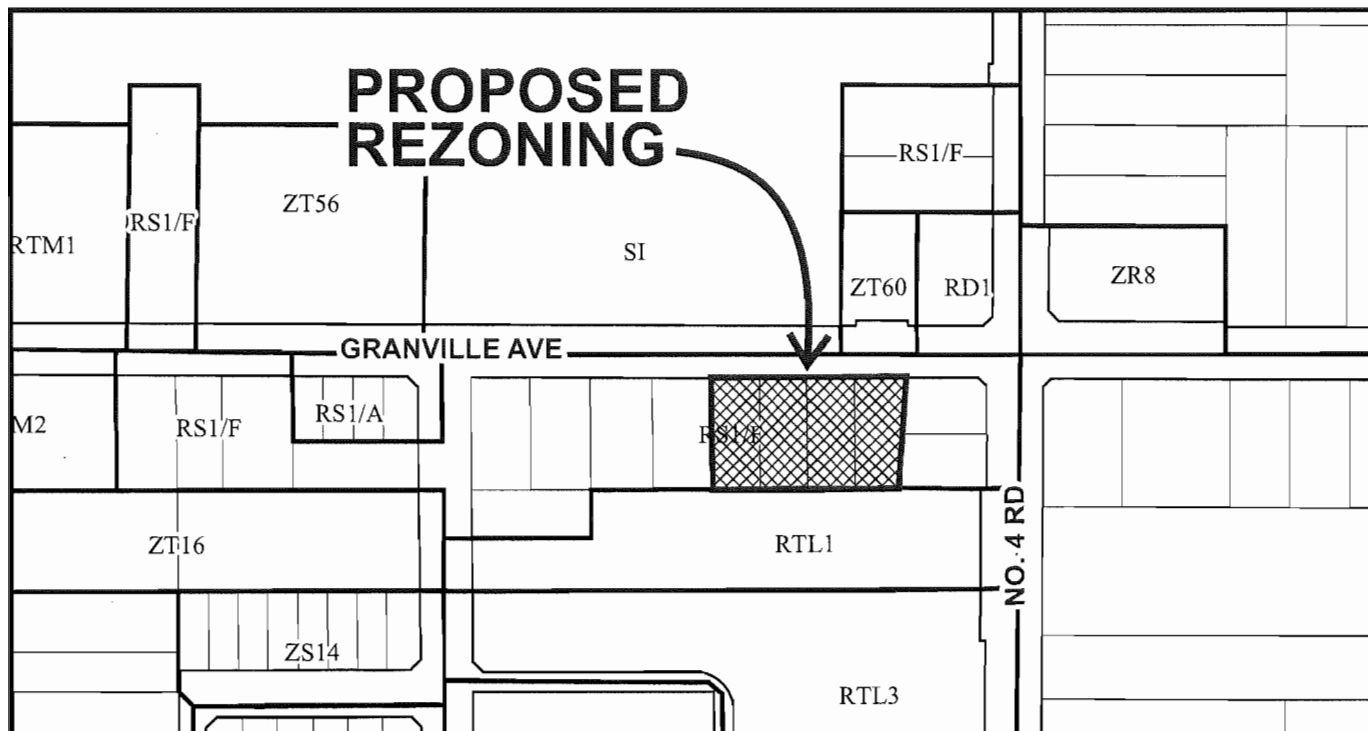
Edwin Lee
Planner 1

EL:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Plan
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence



City of
Richmond



RZ 14-658085

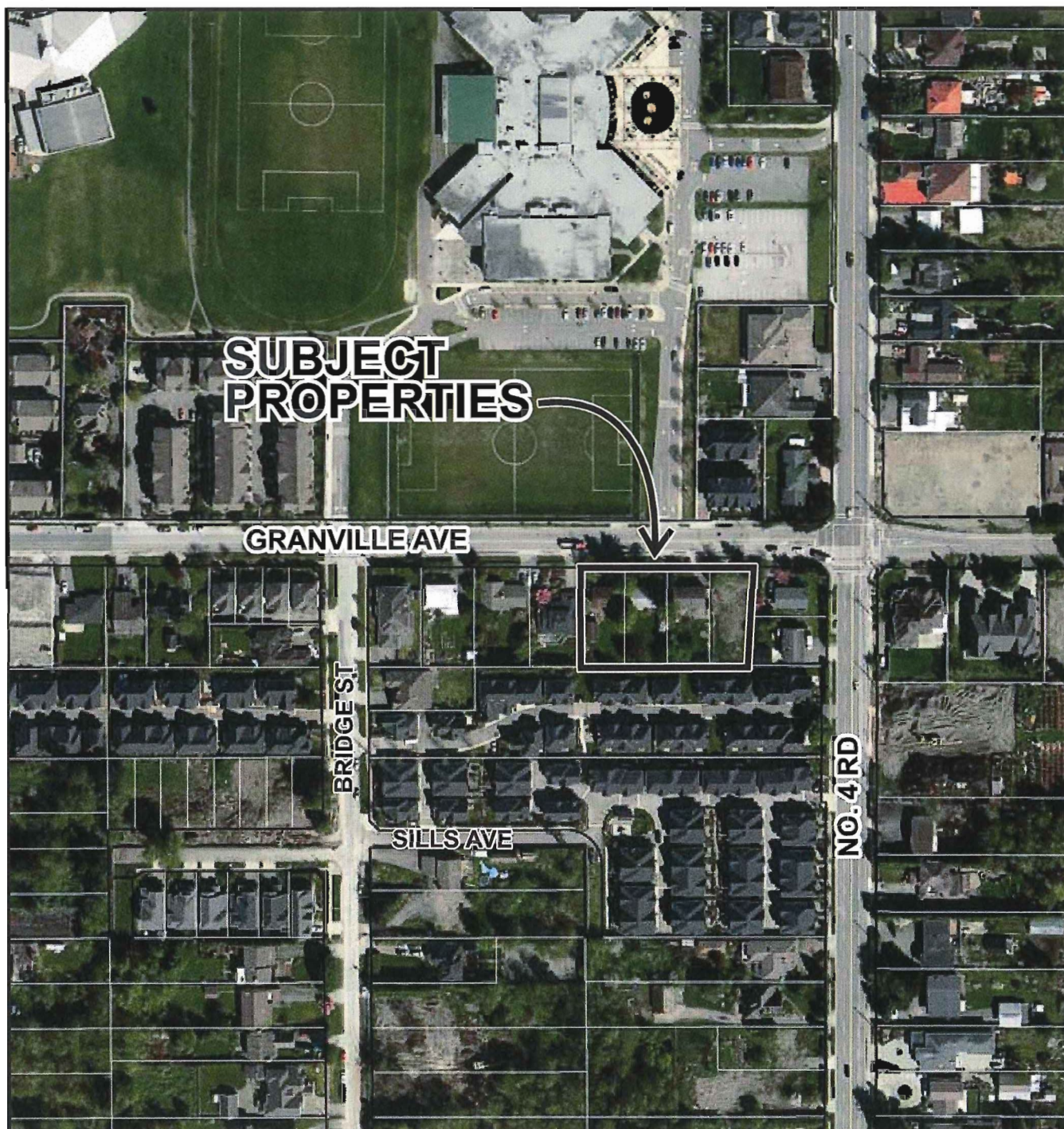
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City of
Richmond



RZ 14-658085

Original Date: 03/17/14

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Note: Dimensions are in METRES



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9800-9800 GRANVILLE AVE
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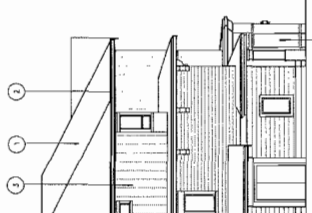
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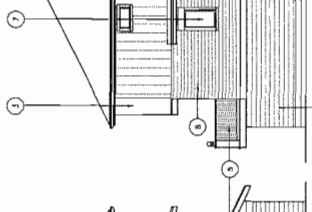
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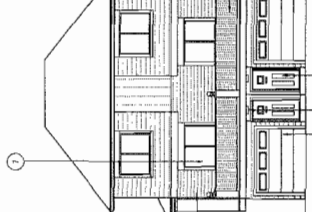
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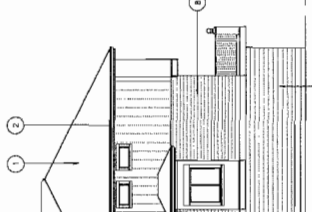
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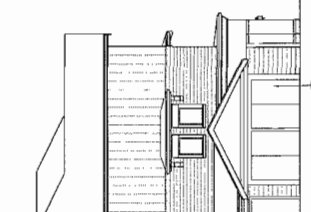
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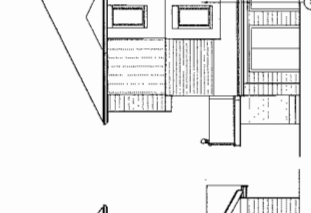
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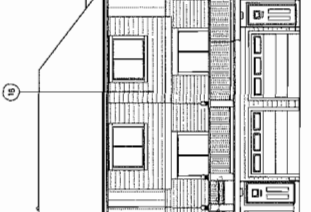
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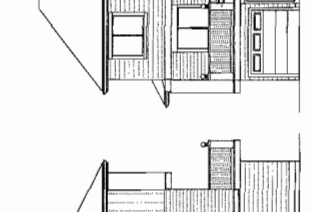
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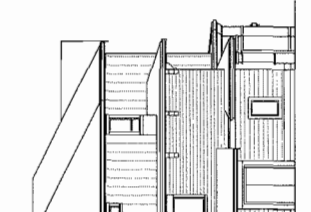
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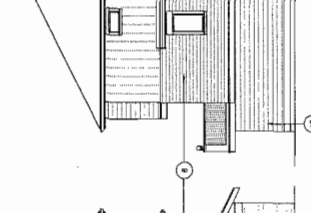
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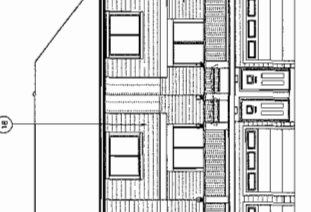
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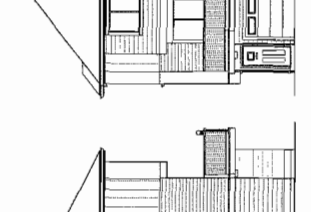
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ARCHITECT
LTD.**

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Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 10/10/2018
DRAWN BY: J. WANG
CHECKED BY: J. WANG
PROJECT NO: 18-001

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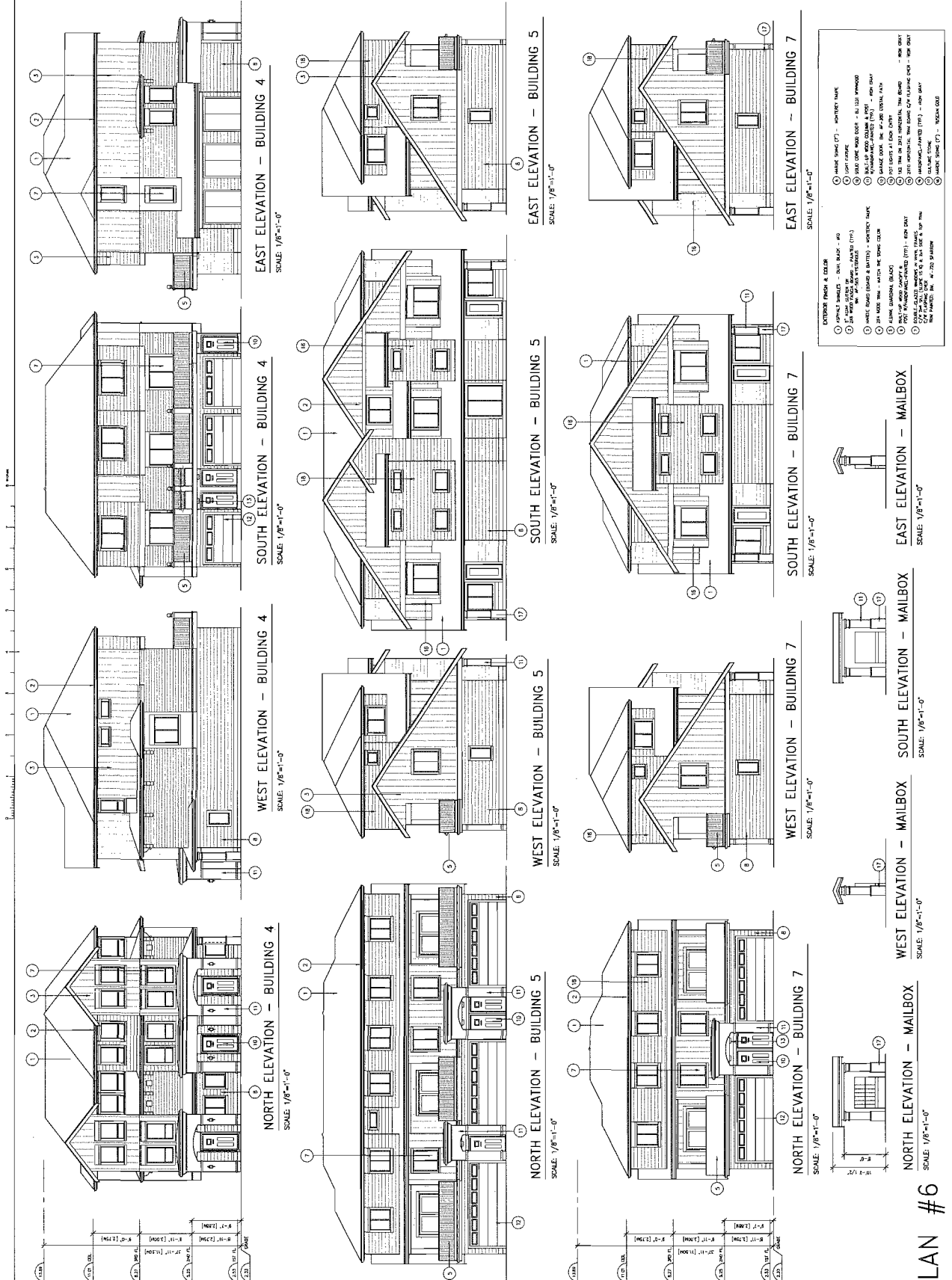
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PLAN #6

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B LOCATION SHEET
C DETAIL SHEET

in design, materials and the model. The models are the result of the design process and are the final product of the design process. The models are the final product of the design process and are the final product of the design process.

Project:

TOWNHOUSE
DEVELOPMENT
SPRANVILLE AVE.

744 77714100

1500—\$960 GRANVILLE AVE.
RICHMOND, NC

Drawing Title:

UNIT PLANS &
AREA OVERLAYS

REFERENCES & ELEVATIONS

1000

Letter:	
Number:	

Person Of:

Checked By:	
Project No.:	

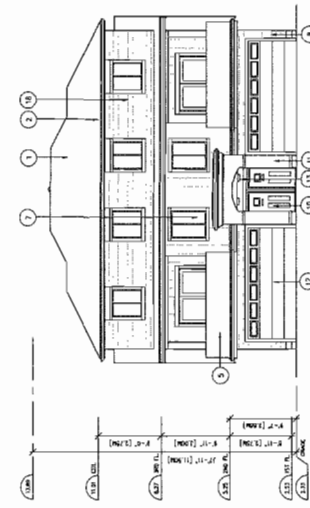
Drawing No.:

A6

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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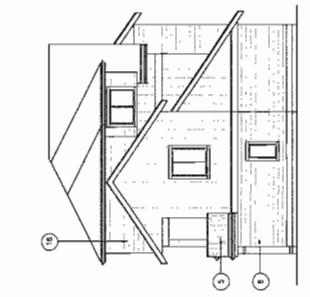
For information, contact: 800 451-7273

Age Group	U.S. should take action (%)	U.S. should not take action (%)
18-29	65	35
30-39	70	30
40-49	75	25
50-59	80	20
60-69	85	15
70+	88	12



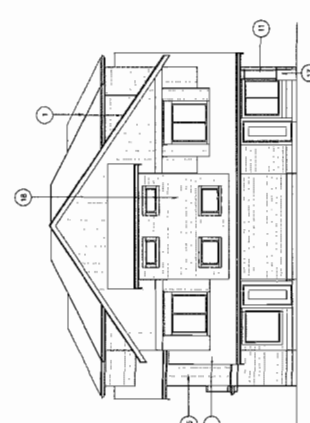
12 13 14 15 16

SCALE: 1/8"=1'-0"



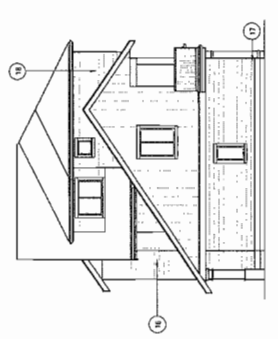
WEST ELEVATION - BUILDING 6

SCALE: 1/8"=1'-0"



SOUTH ELEVATION - BUILDING 6

SCALE: 1/8"=1'-0"

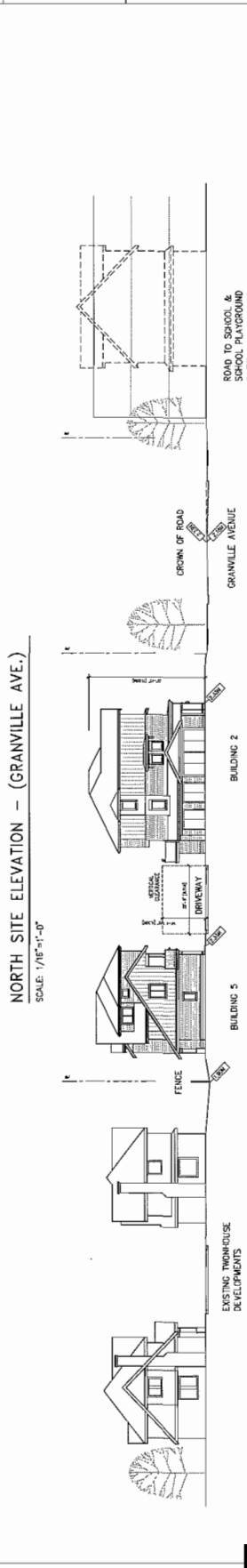
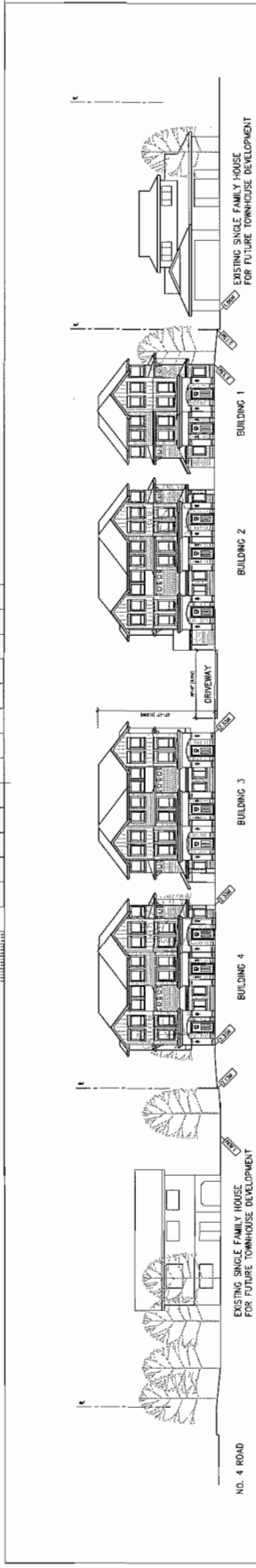


EAST ELEVATION - BUILDING 6

SCALE: 1/8"=1'-0"

- [illegible]

PLAN #4

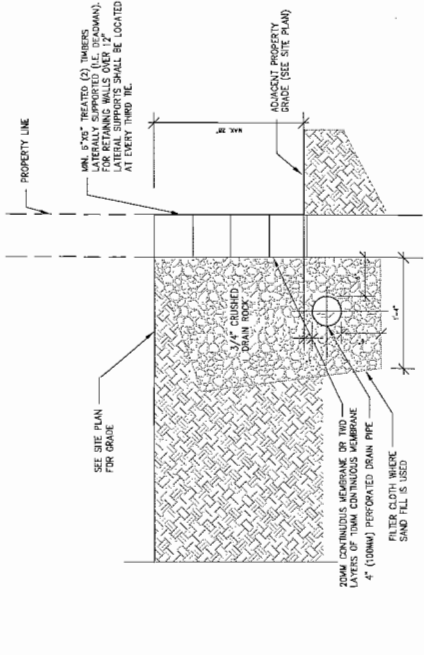


EAST SITE ELEVATION
SCALE: 1/16"=1'-0"

AREA CALCULATIONS (PER UNIT)

	OUTDOOR SPACE (SF)	GROSS FLOOR AREA (SF)*	EXEMPTED FLOOR AREA (SF)	NET FLOOR AREA (SF)	LOT COVERAGE (SF)	COVERED AREA (SF)	GARAGE AREA (SF)
BUILDING 1	UNIT 'A'	417.30	1815.4	894.7	1120.7	59.0	528.2
	UNIT 'A1'	845.10	1815.4	894.7	1120.7	59.0	528.2
	UTILITY CL	19.8			19.8		
	UNIT 'A'	562.10	1815.4	894.7	1120.7	59.0	528.2
	UNIT 'A2'	417.30	1815.4	894.7	1120.7	59.0	528.2
	UNIT 'A3'	417.30	1815.4	894.7	1120.7	59.0	528.2
	UNIT 'B'	487.69	1906.4	626.2	1280.2	140.5	378.1
	UNIT 'B3'	407.90	1906.4	533.6	1385.2	122.3	382.0
	UNIT 'B4'	423.8	1906.4	587.6	1377.8	102.0	378.1
	UTILITY CL	44.3			44.3		
BUILDING 2	UNIT 'B'	454.00	1906.4	626.2	1280.2	140.5	378.1
	UNIT 'B2'	524.70	1906.4	626.2	1280.2	140.5	378.1
	UNIT 'B'	524.70	1906.4	626.2	1280.2	140.5	378.1
	UNIT 'B2'	623.30	1906.4	626.2	1280.2	140.5	378.1
	TOTAL:	8874.8	33707.4	11953.9	21501.7	13078.9	15755.8
							8461.7

* INCLUDING GARAGE AREA



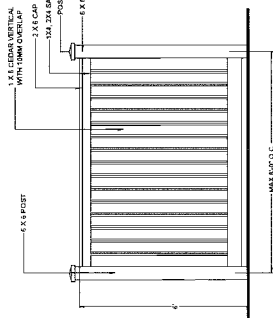
RETAINING WALL WITH FENCE POSTS
SCALE: 1/4"=1'-0"

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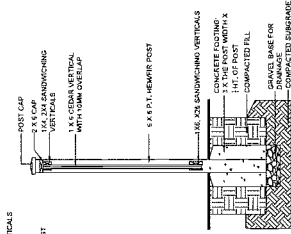
omg
LANDSCAPE
ARCHITECTS
Suite C100 - 4168 8th Street Drive
Brentwood, British Columbia V2Y 6G9
P: 604-274-0011 F: 604-274-0022

SEA:

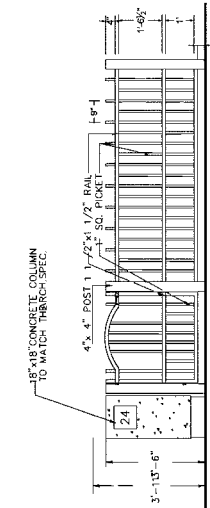
- NOTE:
1. ALL POSTS/PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
 2. ALL HARDWARE TO BE HOT-DIPPED GALVANIZED.
 3. ALL HARDWARE NOT DIPPED GALVANIZED.
 4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
 5. ALL FENCES TO BE LAYED. CHANGES IN GRADE TO BE IN 1" STEPS MAX. GRAPES TO GRADE TO FOLLOW FENCE GRADE. GAP TO BE 3/4".



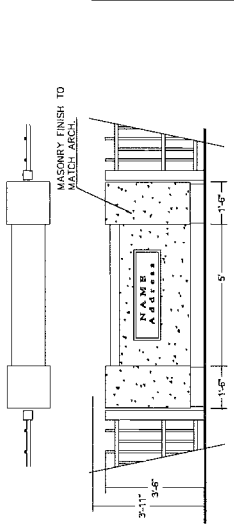
1 FENCE DETAIL - PERIMETER
L-2
SCALE: 3/4\"/>



2 42\"/>

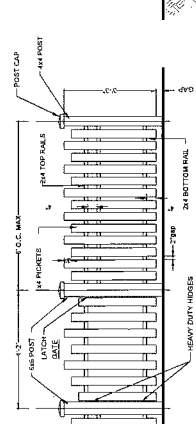
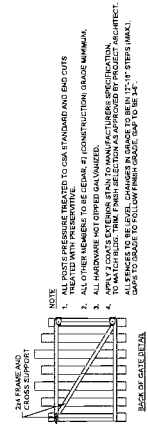


3 SIGNAGE
L-2
SCALE: 3/4\"/>

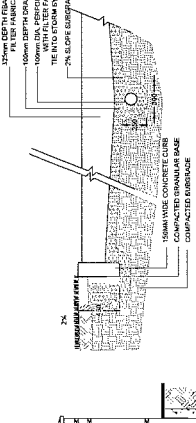


4 18\"/>

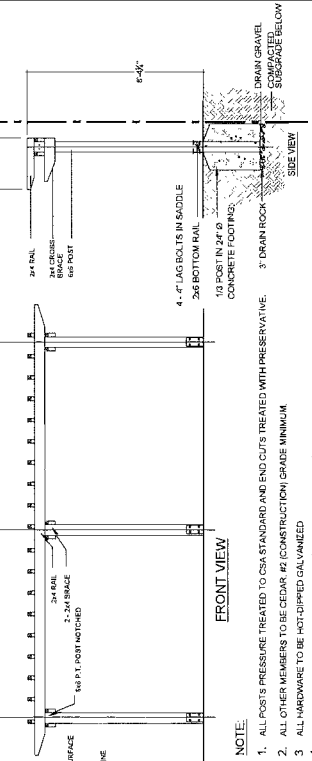
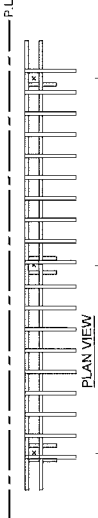
PLN - 55



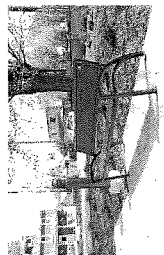
4 PICKET FENCE & GATE
L-2
SCALE: 3/4\"/>



5 PLAY AREA DETAIL
L-2
SCALE: 3/4\"/>



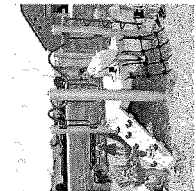
6 TRELLIS STRUCTURE
L-2
SCALE: 3/4\"/>



MODENA PARK BENCH;
MODEL SFBR-3, BLACK COLOUR



WISHBONE BIKE RACK
MODEL SFBR-3, BLACK COLOUR



BIG TOYS
CABANA, MEC-650, NATURAL COLOUR

PROJECT
TOWNHOUSE DEV.
9800 GRANVILLE AVE
RICHMOND, BC

DRAWING TITLE:
LANDSCAPE DETAILS

DRAWING NUMBER
L2
OF 5

14011-520P PML PROJECT NUMBER 14-017



RZ 14-658085

Attachment 3

Address: 9800, 9820, 9840 and 9860 Granville Avenue

Applicant: Zhao XD Architect Ltd.

Planning Area(s): South McLennan Sub-Area (City Centre)

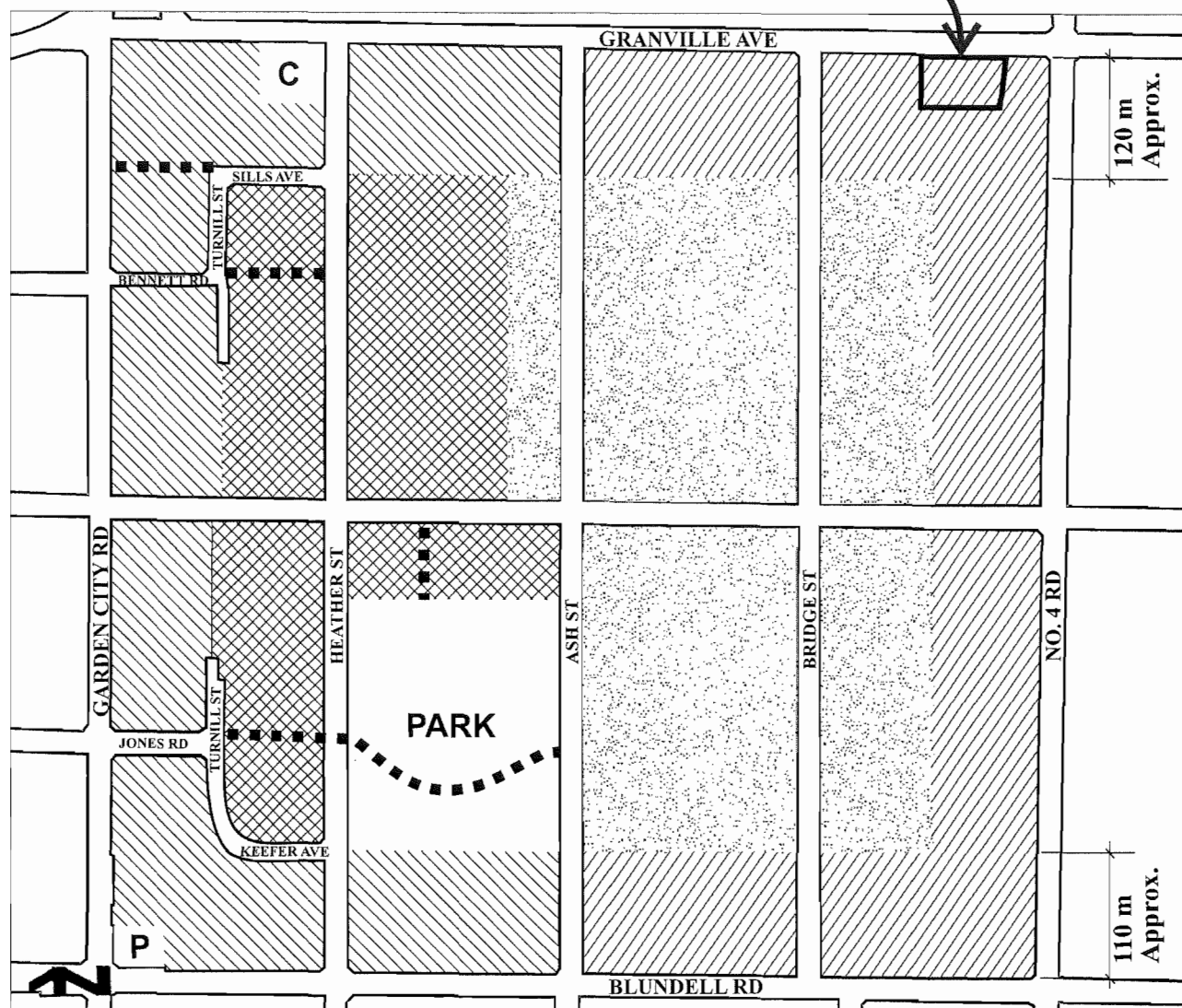
	Existing	Proposed
Owner:	Zhang's Cubic Estates Holdings Ltd.	To be determined
Site Size (m²):	3,076 m ²	No Change
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	CCAP: General Urban T4 South McLennan Sub-Area Plan: Residential, 2½ storey typical (3- storeys maximum) with 0.55 base FAR	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	4	18
Other Designations:	N/A	No Change


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	6.0 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	3.75 Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	74.69 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none


On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	30	40	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (36 x Max. 50% = 18)	22 spaces (62%)	Variance Requested
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (40 x Max. 50% = 20)	0	none
Handicap Parking Spaces:	1	1	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 18 units = 108 m ²	108 m ²	none


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


Land Use Map

SUBJECT
SITE

 **Residential, Townhouse up to 3 storeys** over 1 parking level, Triplex, Duplex, Single-Family
0.75 base F.A.R.

 **Residential, 2 ½ storeys** typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family
0.60 base F.A.R.

 **Residential, 2 ½ storeys** typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family
0.55 base F.A.R.

 **Residential, Historic** Single-Family, 2 ½ storeys maximum **0.55 base F.A.R.**, Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m²/ 5,920 ft² min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m²/ 3,444 ft² min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

■■■■ Trail/Walkway

C Church

P Neighbourhood Pub

Note: Sills Avenue, Le Chow Street, Keefer Avenue, Turnill Street are commonly referred to as the "ring road".

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ARCHITECTS
Suite C109 - 4185 SM Drive
Burnaby, British Columbia, V5C 5G8
P: 604-294-0011 F: 604-294-0022

SEA

1	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
2	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
3	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
4	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
5	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
6	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
7	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
8	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
9	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
10	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
11	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
12	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
13	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
14	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
15	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
16	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
17	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
18	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
19	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014
20	DATE	10/11/2014	NEW SITE PLAN/PROPOSAL	10/11/2014

CLIENT: ZHANG CUI ESTATES HOLDINGS LTD.

PROJECT: TOWNHOUSE DEV.

9800 GRANVILLE AVE
RICHMOND, BC

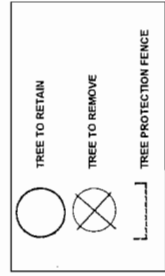
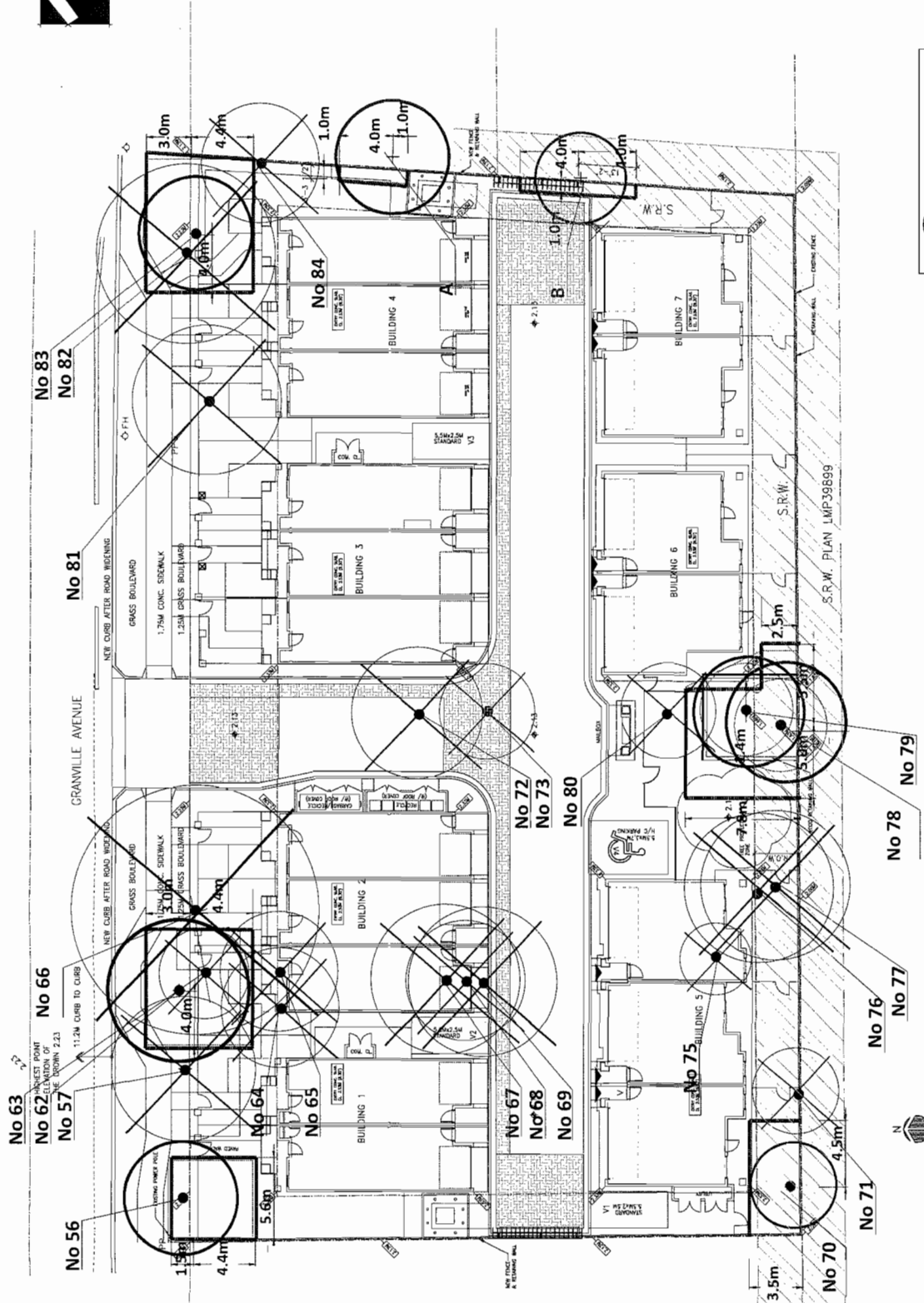
DRAWING TITLE:
**TREE MANAGEMENT
PLAN**

DATE: 10/11/2014
SCALE: 1/2"=1'-0"

DRAWING NUMBER:
L3

OF 5

PMG PROJECT NUMBER: 14-037



PLN - 59

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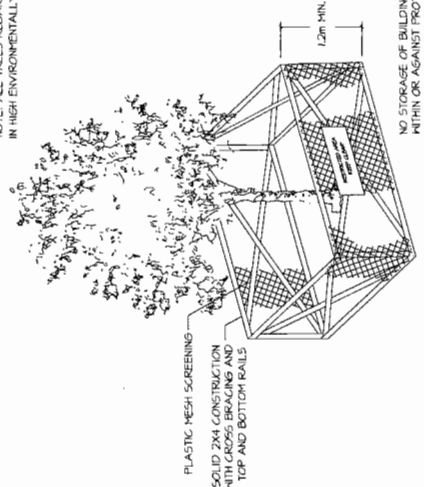
P&G
LANDSCAPE
ARCHITECTS
Suite 2100 - 4115 5th Ave. S.W.
Seattle, WA 98148
P: 206.261.1111 F: 206.261.1122

SEA

Suitable Replacement Trees		
Species		
Botanical Name	Common Name	
ACER RUBRUM 'ARMSTRONG'	COLUMNAR ARMSTRONG MAPLE	
ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	
CHAMAECYPARIS OBTUSA GRACILIS	SLENDER HINOKI FLASE CYPRESS	
PINUS NIGRA 'ARNOLD SENTINEL'	ARNOLD SENTINEL AUSTRIAN BLACK PINE	
STYRAX JAPONICUS	JAPANESE SNOWBELL	

NOTE: ALL TREES REGARDLESS OF SIZE ARE PROTECTED IN HIGH ENVIRONMENTALLY SENSITIVE AREAS

TREE PROTECTION DISTANCE TABLE		
TRUNK DIAMETER IN CM @ DBH*	MINIMUM REQUIRED PROTECTION DISTANCE FROM TRUNK IN METRES	
20	1.2	
25	1.5	
30	1.8	
35	2.1	
40	2.4	
45	2.7	
50	3	
55	3.3	
60	3.6	
75	4.5	
90	5	
100	6.0	



EXTRAPOLATE PROTECTION RADII FOR REDUCED TRUNK DIAMETERS TO NEAREST WHOLE NUMBER AT 10% HEIGHT OR 1.4M FROM GRADE.

NO STORAGE OF BUILDING MATERIALS WITHIN OR AGAINST PROTECTION BARRIER

1A TREE PROTECTION BARRIER
L3

Table of Trees				
Tree No.	Species		DBH(cm)	CRZ radius (m)
	Common Name	Botanical Name		
No.56	Bigleaf maple	Acer macrophyllum	48	5.5
No.57	Douglas fir	Pseudotsuga mensiezi	56	4.0
No.82	Douglas fir	Pseudotsuga mensiezi	41	3.7
No.83	Western Redcedar	Thuja plicata	50	3.7
No.5	Alder	Alnus rubra	25	1.5
No.64	Dawyc Beech	Fagus sylvatica 'Dawyc'	32	4.2
No.65	Dawyc Beech	Fagus sylvatica 'Dawyc'	27	3.5
No.66	European Birch	Betula pendula	38	5.5
No.87	Dawyc Beech	Fagus sylvatica 'Dawyc'	25+20x2	5.5
No.88	Dawyc Beech	Fagus sylvatica 'Dawyc'	20+15x2	4
No.69	Dawyc Beech	Fagus sylvatica 'Dawyc'	60	6
No.70	Maple	Acer sp.	16+11	3.6
No.71	Douglas fir	Pseudotsuga mensiezi	24	4.2
No.73	European Birch	Betula pendula	13+9	3.5
No.75	Western Redcedar	Thuja plicata	38	4.1
No.76	Horse Chestnut	Aesculus hippocastanum	41+23	7.0
No.77	Horse Chestnut	Aesculus hippocastanum	43	4.9
No.78	Horse Chestnut	Aesculus hippocastanum	19+15	5.1
No.79	Horse Chestnut	Aesculus hippocastanum	13+9	3.7
No.80	Western Redcedar	Thuja plicata	25x2	4.2
No.81	Paper birch	Betula papyrifera	35+33+25	5.3
No.82	Paper birch	Betula papyrifera	30+23	5.0
No.83	Douglas fir	Pseudotsuga mensiezi	33	4.5
No.84	Paper birch	Betula papyrifera	20x2	4.0
A	Cerry	Prunus	20+15	3.5
B	Douglas fir	Pseudotsuga mensiezi	25	3.8

PLN - 60

4411-2100-20 ARCHITECT LTD.
PROJECT

TOWNHOUSE DEV.
3800 GRANVILLE AVE
RICHMOND, BC

DRAWING TITLE
TREE MANAGEMENT
PLAN

DRAWING NUMBER

DATE: April 2014

SCALE

DRAWN: DO

CHECKED: DO

DATE: April 2014

PROJECT NUMBER

14-037



ZHAO XD
ARCHITECT
LTD.

#255-1188 Yonge Street, W.
Toronto, ON M5T 1B7
Tel: (416) 593-8888
Fax: (416) 593-1233
Email: info@zhaoxd.com
Web: zhaoxd.com

This is a preliminary drawing and is not to be used for construction.

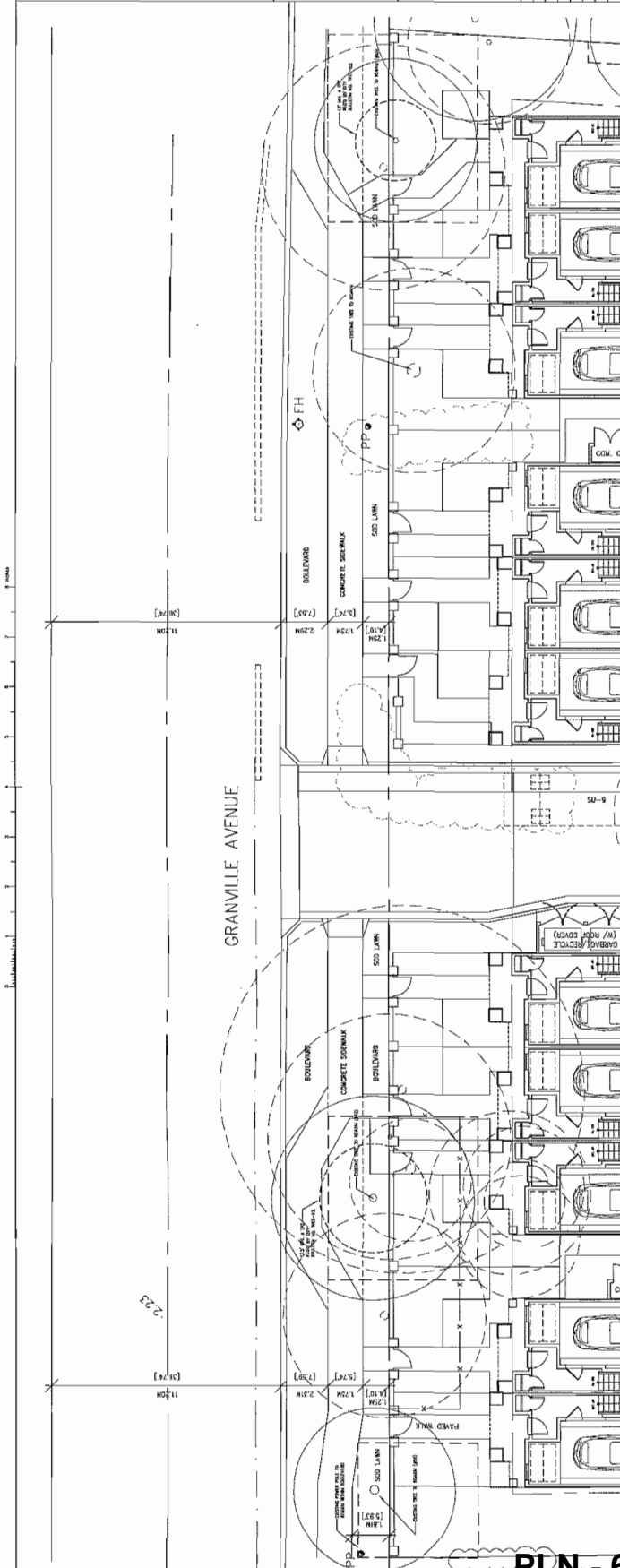
Project:
TOWNHOUSE
DEVELOPMENT
GRANVILLE AVE

8800-8800 GRANVILLE AVE.
RICHMOND, BC

Drawing Title:
SITE FRONTAGE
PLAN

A2.2

This drawing is not to be used for construction.



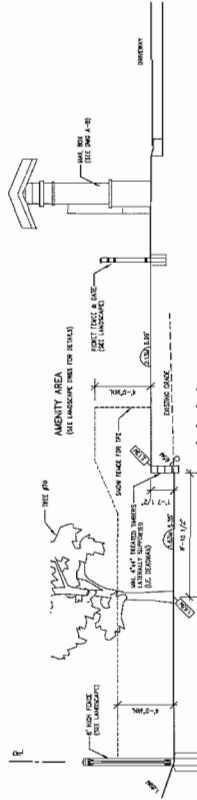
PLN - 61

SITE FRONTAGE PLAN

SCALE: 1/8"=1'-0"

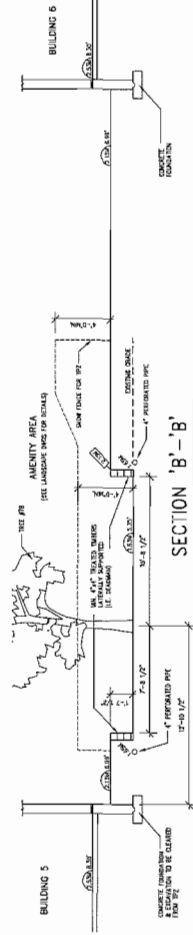


NOTES TO ARCHITECT, PLANNING AND TREE MANAGEMENT PLAN
FOR TREE PROTECTION ZONES



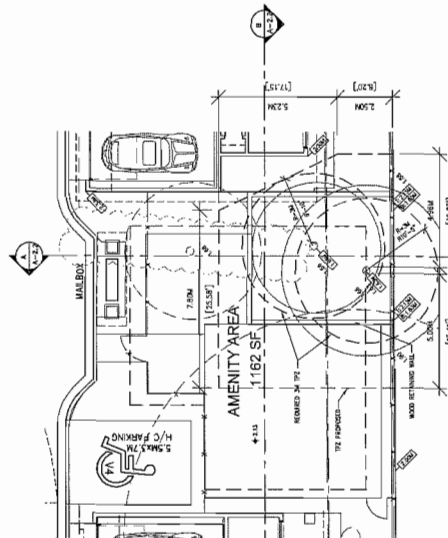
SECTION 'A'-A'

SCALE: 1/8"=1'-0"



SECTION 'B'-B'

SCALE: 1/8"=1'-0"



TPZ IN AMENITY AREA PLAN

SCALE: 1/8"=1'-0"



EXISTING SHAW
LANDSCAPE PROPOSAL



Rezoning Considerations

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

Address: 9800, 9820, 9840 and 9860 Granville Avenue

File No.: RZ 14-658085

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9179, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
1. Registration of a statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the full width and extent of the internal drive-aisle in favour of future residential developments to the east and west. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within this SRW, and that utility SRW under the drive aisle is not required.
2. Registration of a flood indemnity covenant on title.
3. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to have the proposed development achieving Energuide 82 requirements and pre-ducted for solar hot water. This covenant and/or legal agreement(s) will include, at minimum, that no building permit will be issued for a building on the subject site unless the building is designed to achieve Energuide 82 requirements and pre-ducted for solar hot water; and that the owner has provided a professional report by a Certified Energy Advisor (CEA), to the satisfaction to the Director of Development.
4. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
5. Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 9800, 9820, 9840 and 9860 Granville Avenue), in favour of the future residential development at 9880 Granville Avenue and 7031 No. 4 Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
6. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
7. City acceptance of the developer's offer to voluntarily contribute \$1,950.00 to Parks Division's Tree Compensation Fund for the removal of two (2) trees located on the City boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

8. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of 12 replacement trees within the City. If additional replacement trees (over and beyond the 20 replacement trees as proposed at the Rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution would be reduced in the rate of \$500 per additional replacement trees to be planted on site.

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$12,000 in total) to ensure the replacement planting will be provided.

9. City acceptance of the developer's offer to voluntarily contribute \$2.0 per buildable square foot (e.g. \$43,044.13) to the City's affordable housing fund.
10. City acceptance of the developer's offer to voluntarily contribute \$0.77 per buildable square foot (e.g. \$16,571.99) to the City's child care fund or public art fund.

11. City acceptance of the developer's offer to voluntarily contribute \$30,000.00 to the City's child care fund.
12. Contribution of \$1,000.00 per dwelling unit (e.g. \$18,000.00) in-lieu of on-site indoor amenity space.
13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

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

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that the hedge rows identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. Enter into a Servicing Agreement* for the design and construction of frontage improvement works. Works include, but may not be limited to:

Granville Avenue Frontage Improvements

- a) Measuring from the property line towards the south curb of Granville Avenue, design and construct a 1.25 m wide grass boulevard and a 1.75 m wide concrete sidewalk. A second grass/treed boulevard is to be designed and built in the remaining width of the right-of-way between the sidewalk and the curb. The existing power poles along the frontage next to the property line are to be contained within the 1.25 m wide boulevard (as such, the width of this boulevard is approximate and is to be confirmed). The frontage works are to show the transition to the existing frontage treatments east and west of the subject site.
- b) Widen Granville Avenue along the development frontage to provide a total 11.2 m wide pavement (curb face to curb face). The road widening is to include any transitioning works to connect to the existing pavement east and west of the subject site.
- c) The existing driveways along the Granville Avenue development frontage are to be closed. The applicant is responsible for the removal of the existing driveway letdowns and the replacement with barrier curb and gutter, grass/treed boulevards and sidewalk per standards described under Item #a.
- d) Consult Parks on the requirement for tree protection/placement including tree species and spacing as part of the frontage works.
- e) The design should match the Granville Avenue works completed via SA 08-444861 (7051 Ash Street).

Water Works:

- f) Disconnect the four (4) existing water service connections at the main, and install a new service connection of the appropriate size necessary for the proposed development. Details will be finalized in the Servicing Agreement designs.
- g) Proposed driveway locations must not conflict with existing fire hydrants. Requests to relocate fire hydrants will not be considered other than under exceptional circumstances.

Storm Sewer Works:

- h) Upgrade the existing manhole STMH1511 to 1350mm diameter, and upgrade approximately 73m of the existing 600mm diameter storm sewer along the Granville Ave frontage to 750mm diameter pipe from the manhole

STMH1511 to a new 1350mm diameter manhole at the east property line. Details will be finalized in the Servicing Agreement designs.

- i) Remove the ten (10) existing storm ICs and leads, and cap at the main.
- j) Provide a new storm service connection at the Granville Avenue frontage complete with a new IC. Details will be finalized in the Servicing Agreement designs.

Sanitary Sewer Works:

- k) No upgrade to the sanitary sewer is required along the rear rights-of-way.
- l) Remove the two (2) existing sanitary ICs in the rear rights-of-way and cut/cap the lead at the main, and install a new service connection of the appropriate size necessary for the proposed development. Details will be finalized in the Servicing Agreement designs.

Street Lighting:

- m) Upgrades to the roadway lighting system will be required and shall be based on City's current design standard.

Private Utilities:

- n) Developer is responsible to coordination with private utility companies to provide underground electrical and telecommunication services. No overhead service wires are allowed for the new townhouse development.

General Items:

- o) 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.
 - p) The proposed servicing upgrade works must be under arborist supervision. The arborist must assess the impact of the proposed works to the protected trees at the Servicing Agreement stage or Development Permit stage (whichever comes first), and will conduct root pruning, if required. A summary report including future recommendations must be provided to the City as part of the Servicing Agreement or Development Permit process (whichever comes first).
3. Submission of a fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
 4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
 5. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
 6. Payment of DCC's (City & GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and all required servicing costs.
 7. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
 8. 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 Division at 604-276-4285.

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9179 (RZ 14-658085)
9800, 9820, 9840 and 9860 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 “**MEDIUM DENSITY TOWNHOUSES (RTM2)**”.

P.I.D. 003-606-392

Lot 80 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-596-443

Lot 81 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-457-915

Lot 82 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

P.I.D. 003-558-886

Lot 83 Section 15 Block 4 North Range 6 West New Westminster District Plan 47545

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9179**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee

Date: December 15, 2014

From: Joe Erceg
General Manager, Planning and Development

File: 01-0100-30-AADV1-
01/2014 Vol 01




Re: Agricultural Advisory Committee 2014 Annual Report and 2015 Work
Program

Staff Recommendation

That the 2015 Agricultural Advisory Committee Work Program be approved.


Joe Erceg
General Manager, Planning and Development

Att. 2

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

Staff Report

Origin

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS). A primary role of the AAC is to provide advice from an agricultural perspective to Council, City staff and other stakeholders on a wide-range of issues and projects that impact agricultural activities in Richmond and to help implement the recommendations contained in the RAVS.

In accordance with the Terms of Reference for the AAC, this report summarizes the activities of the Committee in 2014 and recommends a 2015 Work Program for consideration and approval by Council. The AAC reviewed and endorsed the proposed work program at its meeting held on November 20, 2014.

Summary of 2014 Annual Report

The detailed 2014 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on a total of eight development proposals related to or affecting agricultural activities.
- Received regular updates and provided comments on various City policies and initiatives (e.g., Ecological Network Management Strategy, Garden City Lands Legacy Landscape Plan).
- Received regular updates and presentations from Transportation and Engineering staff on works and projects within the Agricultural Land Reserve (e.g., East Richmond Water Supply Study; Westminster Highway and Nelson Road widening).
- Received information and commented on local food awareness events and initiatives.
- Received information on initiatives, funding programs and farming advisory information sheets from the Ministry of Agriculture staff.

Summary of Proposed 2015 Work Program

The detailed 2015 Work Program is contained in Attachment 2. The following is a summary of highlights for the proposed 2015 work program.


- Review and provide feedback on development proposals forwarded to the AAC by staff and Council.
- Review and provide comments on the proposed changes to the Soil Removal and Fill Deposit Regulation Bylaw.
- Continue to receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works.
- Continue to receive updates on major transportation works including George Massey Tunnel replacement project and upcoming consultations.
- Received updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
- Examine options to help promote local agricultural and food awareness.

- Continue to monitor and implement the RAVS and recommend improvements as necessary.

Conclusion

The 2014 Annual Report for the AAC is submitted for information and the 2015 Work Program is recommended for Council approval.


For Terry Crowe
Manager, Policy Planning
(604) 276-4139


Minhee Park
Planner 1
(604) 276-4188

MP:cas

Attachment 1: Draft AAC 2014 Annual Report
Attachment 2: Draft AAC 2015 Work Program

**2014 ANNUAL REPORT
AGRICULTURAL ADVISORY COMMITTEE**

Agricultural Advisory Committee 2014 Accomplishments

Projects	Results Expected	Accomplishments and Comments
Development Proposals	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of eight development proposals forwarded by staff. Projects covered issues related to development of agricultural landscape buffers to screen projects in and adjacent to the ALR; non-farm use proposals to place fill, enable new processing operations and allow parking for expansion of a temple; a Development Variance Permit application for a new assembly hall; and a rezoning application to make changes to the previously approved child care facility in the ALR. (see the List of Development Proposals below)
Richmond Policy Initiatives	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> Received information on the Ecological Network Management Strategy and provided feedback in developing its implementation plan.
External Agency Policy Initiatives Requests for Feedback	Receive information and updates and provide agricultural comments and perspectives to the agency (through council) when requested.	<ul style="list-style-type: none"> Received information on initiatives, funding programs and farming advisory information sheets (e.g., manure spreading advisories) from Ministry of Agriculture staff. Received information on the Ministry of Agriculture's consultations on proposed changes to the ALC Regulation and proposed set of criteria for developing local government bylaws regarding medical marihuana production in the ALR.
Drainage/Irrigation Program for Agricultural Areas	Provide comments from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from Engineering staff on works associated with the East Richmond Agricultural Water Supply Study.
Major Transportation Projects	Provide comments and feedback from an agricultural perspective	<ul style="list-style-type: none"> Received regular updates from the City project team on Westminster Highway and Nelson Road widening. Review and comments from AAC members focussed on ensuring that works associated with the road widening took into account existing agricultural irrigation and drainage infrastructure that are located in close proximity to road widening works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> Received information on local food awareness events. Received information from Richmond Food Security Society on its Richmond Food Charter project and brainstormed and shared ideas.
General Agricultural Related Issues	Identify specific projects and initiatives that impact agriculture	<ul style="list-style-type: none"> Reviewed and provided comments on Garden City Lands Legacy Landscape Plan.

List of Development Proposals Reviewed in 2014

Application No.	Address of property	Proposed use
AG 14-654361	7011 No. 7 Road	Non-farm use application to locate four soil processing operations (Ecowaste Industries).
NF 14-654364	7011 No. 7 Road	Non-farm use application to place fill and remove materials in conjunction with existing land fill operation (Ecowaste Industries).
RZ 12-695038	7211 No. 4 Road	78-unit townhouse proposal adjacent to the ALR. Review of the proposed ALR landscape buffer.
RZ 13-630280	13751 and 13851 Steveston Highway & 10651 No. 6 Road	Rezoning to permit light industrial and limited commercial uses adjacent to the ALR. Review of the proposed ALR landscape buffer.
DP 14-665485	7211 No. 4 Road	General updates and refinements made to the proposed ALR landscape buffer provision to be incorporated into the townhouse project.
DV 14-670015	11014 Westminster Highway	Proposal to reduce the interior side yard setbacks to enable an assembly hall to be rebuilt within the same footprint.
AG 14-668409	18791 Westminster Hwy	Additional parking for special events associated with temple functions.
RZ 14-671974	10019 Granville Avenue	Proposal to increase the maximum number of children permitted at a child care facility from 37 to 88 on a site contained in the ALR (the site is exempt from the ALC Act provisions).

2015 WORK PROGRAM AGRICULTURAL ADVISORY COMMITTEE

AAC Role in the Work Program

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS).
- Provide comments and feedback, from an agricultural perspective, to Richmond City Council and staff on works and services, development and major projects being undertaken in and adjacent to the ALR.
- Receive for information, reports and materials forwarded from external agencies (Ministry of Agriculture, Metro Vancouver, ALC, NGOs). Provide comments and feedback (through Council) when requested.
- Participate in public meetings and consult on work program projects.
- Continue to improve local agricultural awareness and education initiatives and take the lead role in organizing agricultural showcase events.
- Receive regular updates on projects and works related to agriculture.
- Invite City Divisions to liaise with the AAC as early as possible on works deemed to have an impact on farming so that the Committee can provide advice. These proactive initiatives will help to inform agricultural stakeholders of forthcoming works and enable the AAC to appropriately comment and give feedback.

AAC Proposed 2015 Work Program

Projects	Results Expected	Objectives and Deliverables
Development Projects	Agricultural perspective and advice to Council	<ul style="list-style-type: none"> • Review development proposals forwarded to the AAC from staff or Council. • Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments when needed.
Transportation Works and Projects	Agricultural perspective and input	<ul style="list-style-type: none"> • Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture. • Receive regular updates and comment on the Westminster Highway and Nelson Road widening project relating to detailed design and construction activity. • George Massey Tunnel replacement project – continue to receive updates on the project, upcoming consultation and requested stakeholder feedback from the Ministry of Transportation project team.
Richmond Agricultural Viability Strategy Policy Updates	Agricultural perspective and input	<ul style="list-style-type: none"> • Monitor and update the recommendations of the RAVS based on the progress and work completed.
Fees and Enforcement	Agricultural perspective	<ul style="list-style-type: none"> • Review and provide comments on the

Projects	Results Expected	Objectives and Deliverables
Options for Soil Removal and Deposit Activities in the ALR	and input	proposed bylaw amendments.
Metro Vancouver's Farm Property Tax Investigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive updates on the Metro Vancouver's Farm Property Tax Investigation and provide comments when requested.
Drainage and Irrigation	Agricultural perspective and input	<ul style="list-style-type: none"> Receive regular updates from Engineering staff on available funding and the proposed design and construction of drainage and irrigation works.
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> AAC to examine options to look at promoting local agricultural and food awareness. Investigate trespassing and crop theft issues along Shell Road Trail and look for mitigating measures with City staff
Agricultural Data System	<ul style="list-style-type: none"> Update agriculture related statistics based on current data figures. Identify latest trends related to agriculture and how they impact the Richmond Agricultural Viability Strategy. 	<ul style="list-style-type: none"> Receive updated statistics and data on agriculture and comment on findings and trends. Update the City's website as appropriate.
AAC Action Items Table	<ul style="list-style-type: none"> Tool used by the Committee to monitor specific initiatives and projects of importance to the AAC. 	<ul style="list-style-type: none"> Continue to utilize the AAC Action Items Table to manage and report progress on initiatives and projects.