



Planning Committee

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

**Tuesday, January 7, 2014
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, December 16, 2013.*



NEXT COMMITTEE MEETING DATE

Tuesday, January 21, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING & DEVELOPMENT DEPARTMENT

- 1. APPLICATION BY SAMUEL YAU FOR REZONING AT 11320/11340 KINGSGROVE AVENUE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/K)**
(File Ref. No. 12-8060-20-009095, RZ 13-632272) (REDMS No. 4077223)

PLN-6

See Page **PLN-6** for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9095, for the rezoning of 11320/11340 Kingsgrove Avenue from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/K)”, be introduced and given first reading.



2. **MANAGER’S REPORT**

- PLN-22** (i) *Richmond Response: New Westminster’s Proposed Queensborough Community Plan*

ADJOURNMENT





Planning Committee

Date: Tuesday, December 17, 2013

Place: Anderson Room
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Evelina Halsey-Brandt
Councillor Chak Au
Councillor Linda Barnes
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Linda McPhail
Councillor Ken Johnston

Call to Order: The Chair called the meeting to order at 4:02 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, December 3, 2013, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, January 7, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. **NAMING OF CHILD CARE FACILITY – 23591 WESTMINSTER HIGHWAY**
(File Ref. No. 07-3070-20-001) (REDMS No. 4042106)

Planning Committee
Tuesday, December 17, 2013

It was moved and seconded

That the City child care facility being constructed at 23591 Westminster Highway be named the Cranberry Children's Centre.

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

**2. AGRICULTURAL LAND RESERVE NON-FARM USE
APPLICATION BY LOUISE NOON FOR 8160 NO. 5 ROAD**

(File Ref. No. AG 13-629877) (REDMS No. 4049602)

Wayne Craig, Director, Development, provided background information.

In reply to a query from Committee, Kevin Eng, Planner 1, commented that the westerly 93 metres of the subject site is proposed to be used for an educational institution.

It was moved and seconded

That authorization for Louise Noon to apply to the Agricultural Land Commission for non-farm use at 8160 No. 5 Road to allow for the westerly 93 m (305 ft.) to be used for an educational institution, outdoor religious statue displays and off-street parking and for the consolidation of 8140 and 8160 No. 5 Road into one lot be granted.

CARRIED

**3. APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR A
ZONING TEXT AMENDMENT TO THE LIGHT INDUSTRIAL (IL)
ZONING DISTRICT AT 16540 RIVER ROAD**

(File Ref. No. 12-8060-20-009089; ZT 13-636744) (REDMS No. 4048436)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9089, to amend the "Light Industrial (IL)" zoning district to permit outdoor storage at 16540 River Road, be introduced and given first reading.

CARRIED

**4. APPLICATION BY KULWINDER POONI FOR REZONING AT 8951
HEATHER STREET FROM SINGLE DETACHED (RS1/B) TO
SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009088; RZ 13-645746) (REDMS No. 4047652)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9088, for the rezoning of 8951 Heather Street from "Single Detached (RS1/B)" to "Single Detached (RS2/A)", be introduced and given first reading.

CARRIED

2.

Planning Committee
Tuesday, December 17, 2013

5. **MANAGER'S REPORT**

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:10 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday, December 17,
2013.

Councillor Bill McNulty
Chair

Hanieh Berg
Committee Clerk



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

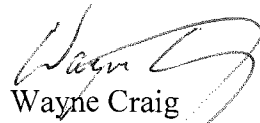
Date: December 17, 2013

File: RZ 13-632272

Re: Application by Samuel Yau for Rezoning at 11320/11340 Kingsgrove Avenue
from Two-Unit Dwellings (RD1) to Single Detached (RS2/K)

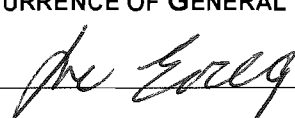
Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9095, for the rezoning of 11320/11340 Kingsgrove Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)", be introduced and given first reading.



Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Samuel Yau has applied to the City of Richmond for permission to rezone the property at 11320/11340 Kingsgrove Avenue from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/K)”, to permit the property to be subdivided to create two (2) lots fronting Kingsgrove Avenue (see **Attachments 1 and 2**). There is currently a duplex on the subject site, which will be demolished.

Findings of Fact

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

Surrounding Development

The subject site is located on the southwest corner of Kingsgrove Avenue and Seacote Road, in an established residential neighbourhood consisting mainly of single detached housing. The immediate area surrounding the subject site is described below:

- To the north, across Kingsgrove Avenue, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”.
- To the east, across Seacote Road, are single detached dwellings on large lots zoned “Single Detached (RS1/E)”.
- To the south, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)” that fronts King Road.
- To the west, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map Designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Lot Size Policy 5409

The subject property is located within the area covered by Lot Size Policy 5409, adopted by City Council in 1989, and amended in 1995, 2001, and October, 2013 (**Attachment 4**). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) lots. This redevelopment proposal is consistent with Lot Size Policy 5409, and would result in a subdivision to create two (2) lots fronting Kingsgrove Avenue; with each lot measuring between 11 m and 13 m wide, and between 425 m² and 465 m² in area.

Affordable Housing Strategy

For single-family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite in the dwelling on one (1) of the two (2) proposed lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title; stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is required prior to adoption of Zoning Amendment Bylaw 9095. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not proposed, after the requirements are satisfied.

Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a voluntary contribution of \$1.00 per square foot of the total buildable floor area of the proposed single-family development (i.e. \$5,282) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

Background

This redevelopment proposal would allow the creation of two (2) smaller lots from an existing large duplex-zoned lot on the south side of Kingsgrove Avenue in the Shellmont Planning Area.

The neighbourhood has seen limited redevelopment through rezoning and subdivision in recent years. There is potential for other lots in the neighbourhood to apply to rezone and subdivide in accordance with Lot Size Policy 5409.

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species on the site and within 2 m of the site, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 5**).

The City's Tree Preservation Official has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the following recommendations in the report:

- To retain and protect the Birch tree (Tree # 5) on the subject site in the rear yard, due to its good condition.
- To remove the Cherry tree (Tree # 1) located on the common property line with the adjacent lot to the west at 11300 Kingsgrove Avenue, due to its poor condition from being previously topped and showing the presence of decay in the main stem. The applicant has submitted written authorization by the neighbouring property owner(s) for the removal of this tree at future development stage.
- To protect the Hemlock tree (Tree #2) and Apple tree (Tree #3) on the adjacent lot to the west at 11300 Kingsgrove Avenue.
- To protect the Hazelnut tree (Tree # 4) on the adjacent lot to the south at 9611 Seacote Road.

The Tree Retention Plan is shown in **Attachment 5**.

Prior to demolition of the existing dwelling on the subject site, tree protection fencing must be installed around the Birch tree (Tree # 5) on-site and around the dripline of off-site trees to be retained (Tree# 2, #3, and #4). Tree protection fencing must be installed to City standard and in accordance with the City's Bulletin TREE-03 and must remain in place until construction and landscaping on the proposed lots is completed.

To ensure protection of trees to be retained, the following items are required to be completed prior to rezoning bylaw adoption:

- Submission of a contract with a Certified Arborist for supervision of any on-site works conducted within close proximity to the tree protection zones of the trees to be retained (Trees # 2, 3, 4, 5). No works are permitted to be undertaken within the tree protection zones, including changes to lot grading, installation of retaining walls and/or perimeter drainage. The contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a security to the City in the amount of \$1,000.00 to ensure the survival of the Birch tree on-site (Tree #5). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.
- Submission of a site plan for the proposed west lot to show that the proposed building footprint does not encroach into the required tree protection zone for Tree # 2 on the neighbouring property to the west at 11300 Kingsgrove Avenue.

The applicant proposes to plant and maintain three (3) trees on the proposed lots, which is consistent with the City's policies. These trees will be a minimum 6 cm deciduous calliper or 3 m high conifers. With the protection of the Birch tree (Tree # 5) in the rear yard of the subject site, there will be a total of four (4) trees on the proposed new lots. Prior to rezoning bylaw adoption, the applicant must submit a landscaping security in the amount of \$1,500 (\$500/tree) to ensure the trees are planted and maintained on-site.

Existing Covenant

An existing covenant is registered on Title, which restricts the use of the property to a duplex (i.e. BE77335). This covenant must be discharged from Title by the applicant prior to rezoning bylaw adoption.

Flood Management

Registration of a flood indemnity covenant on Title is required prior to rezoning bylaw adoption. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the road.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Prior to rezoning bylaw adoption, road dedication is required in order to achieve a 3 m x 3 m corner cut at the north-east corner of the subject site.

Vehicle access to the proposed west lot will be to/from Kingsgrove Avenue. Vehicle access to the proposed corner lot (east lot) must be located to meet the minimum distance to the intersection of Kingsgrove Avenue and Seacote Road, as required in the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Subdivision

At subdivision stage, the applicant will be required to pay servicing costs and pre-payment of current year's property taxes.

Analysis

The subject site is located in an established residential area consisting mainly of single detached housing.

This development proposal is consistent with Lot Size Policy 5409, which allows existing lots occupied by duplexes to rezone and subdivide into two (2) lots. The proposal rezoning will enable a subdivision to create two (2) lots, with each lot measuring between 11 m and 13 m wide, and between 425 m² and 465 m² in area.

There is potential for other lots in the neighbourhood to apply to rezone and subdivide consistent with Lot Size Policy 5409.

Financial Impact

None.

Conclusion

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with Lot Size Policy 5409 and applicable policies and land use designations contained within the Official Community Plan (OCP).

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

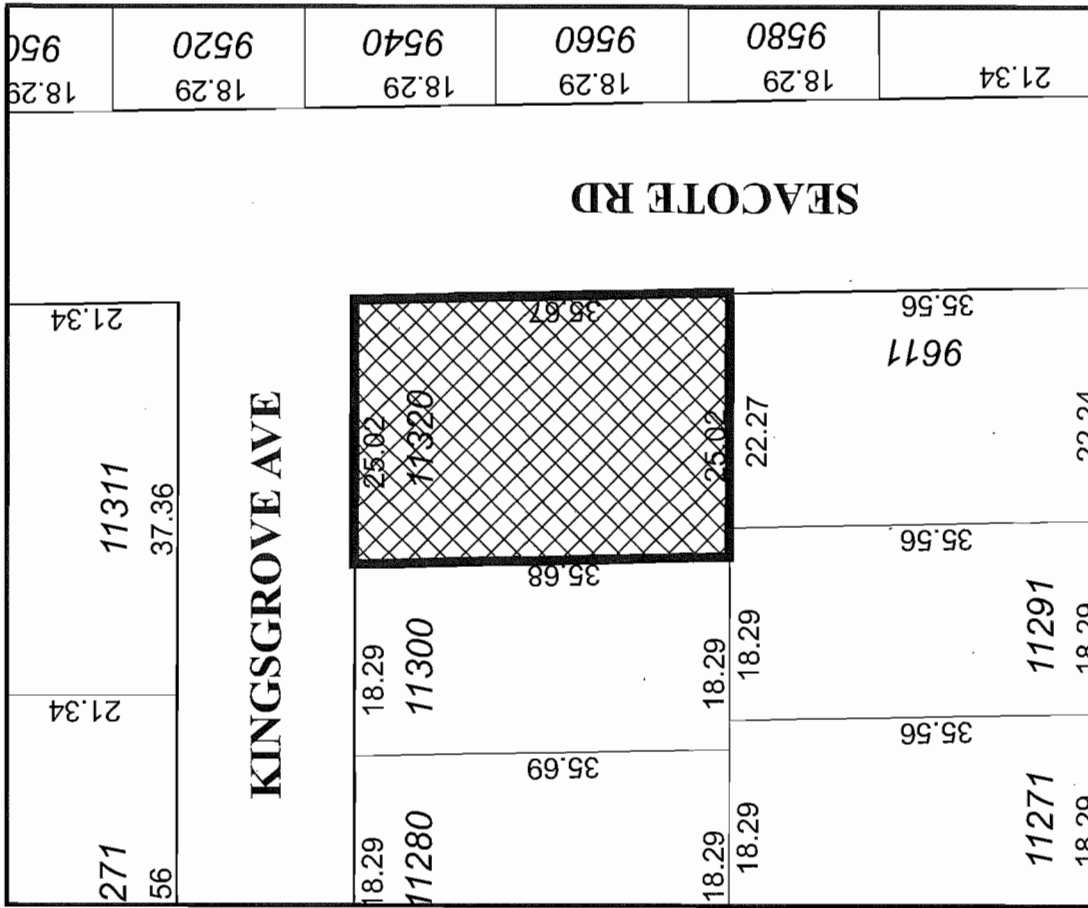
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9095 be introduced and given first reading.



Cynthia Lussier
Planning Technician

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5409
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations Concurrence

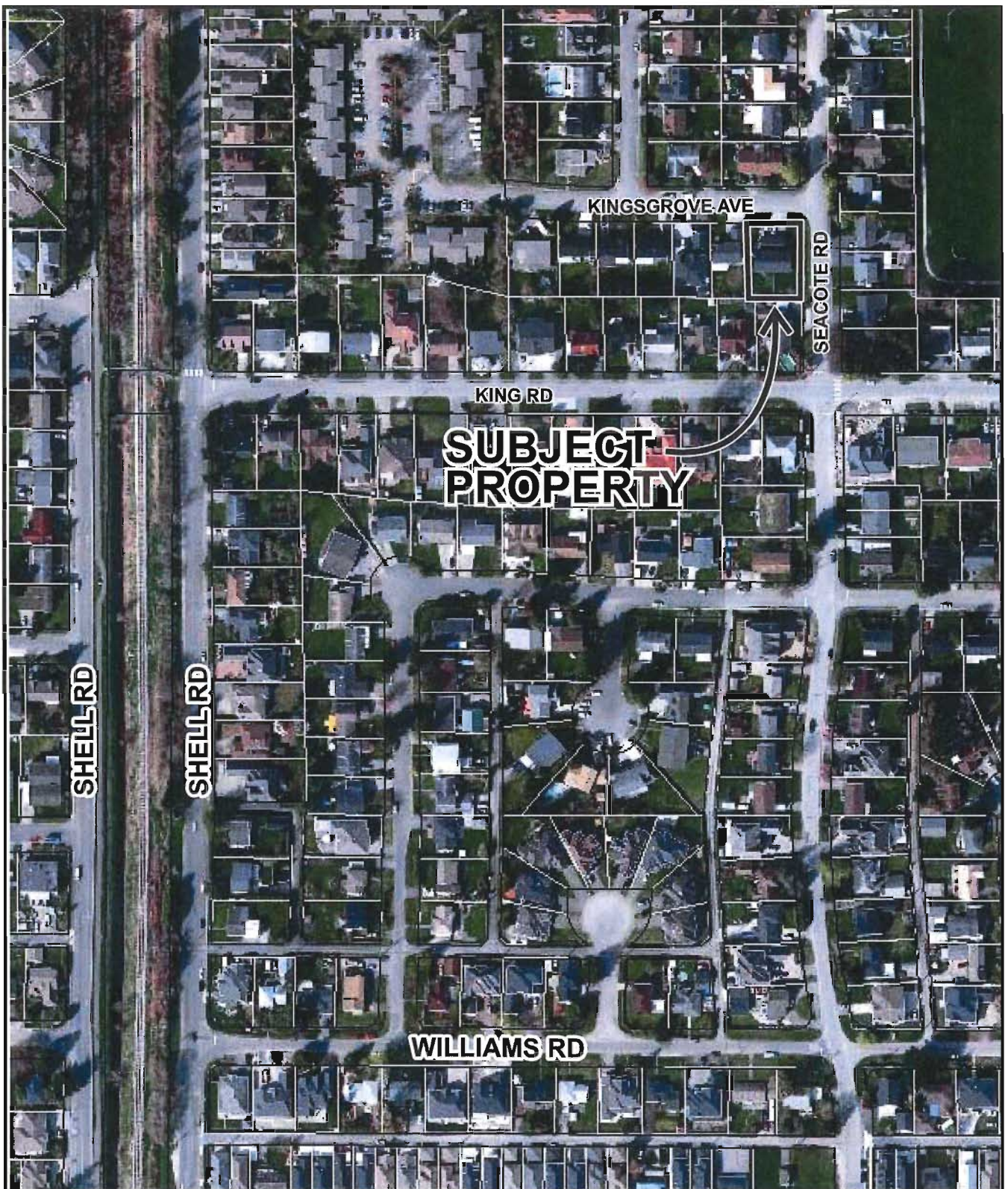


Original Date: 03/22/13
 Revision Date:
 Note: Dimensions are in METRES

RZ 13-632272



City of Richmond



RZ 13-632272

Original Date: 03/22/13

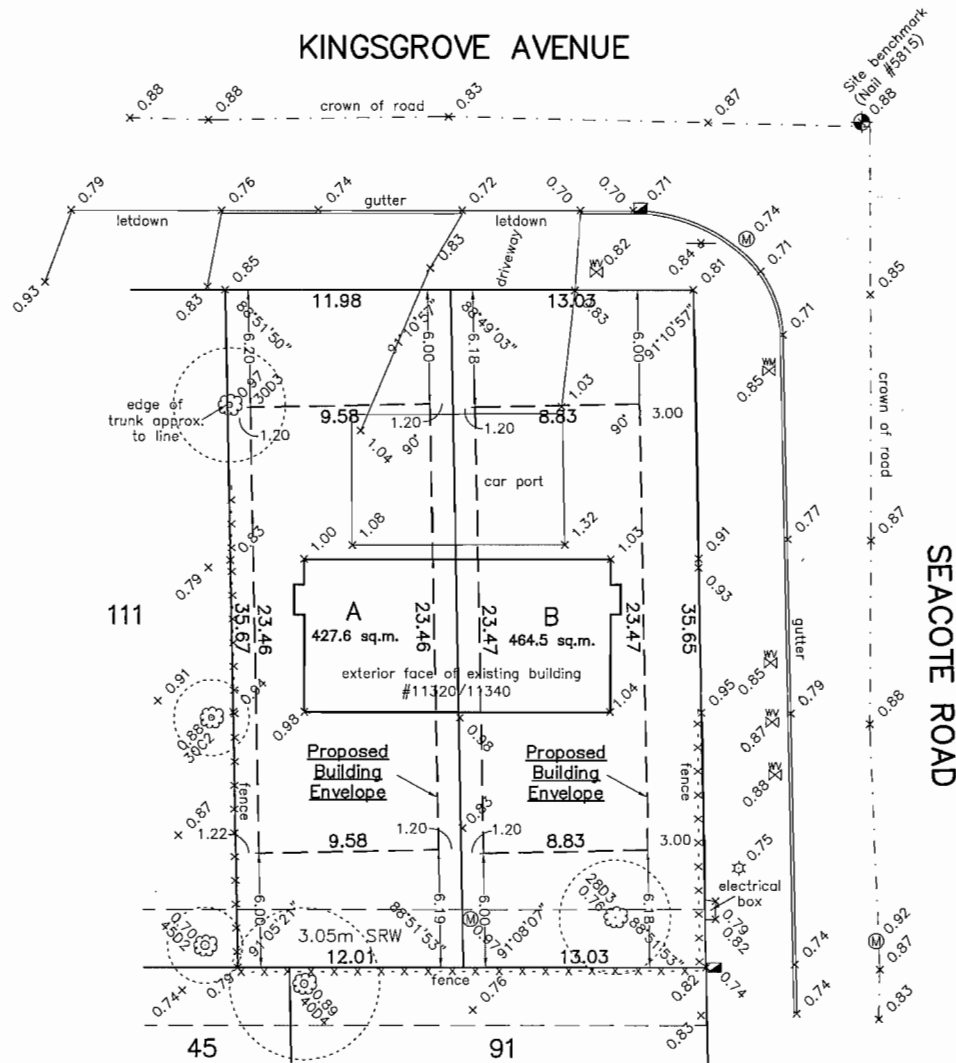
Amended Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF PROPOSED LOTS A AND B
CURRENTLY LOT 112, SECTION 25, BLOCK 4 N., RANGE 6 W.
NEW WESTMINSTER DISTRICT, PLAN 35761**



SCALE 1 : 250
5 2.5 0 5 10
All distances are in metres.



This property is subject to Covenant BE77335.

NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN#191 (02H2453) situated at the intersection of Riverside Drive and Featherstone Way. Elevation = 1.664 metres.
- All trees and stumps have been plotted as required by Richmond Bylaw 8057.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- | | |
|--------------------------|------------------------|
| ☆ denotes lamp standard. | ⊙ denotes tree. |
| ⊞ denotes catch basin | 8C10 |
| Ⓜ denotes manhole | └ drip line radius (m) |
| ⊞ denotes water valve | └ C=coniferous |
| ⊞ denotes water meter | └ D=deciduous |
| ⊞ denotes sign post | └ diameter (cm) |

CIVIC ADDRESS

11320/11340 KINGSGROVE AVENUE
RICHMOND, B.C.

ZONING: RD1

PROPOSED LOT AND ENVELOPE ADDED
DATED THIS 6TH DAY OF MARCH, 2013
CERTIFIED CORRECT.
DATED THIS 6TH DAY OF MARCH, 2013

MULLAWAN KOESOEMA B.C.L.S.

LOUIS NGAN LAND SURVEYING

4938 VICTORIA DRIVE
VANCOUVER, B.C. V5P 3T6
(604) 327-1535





RZ 13-632272

Attachment 3

Address: 11320/11340 Kingsgrove Avenue

Applicant: Samuel Yau

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Yuk Oi Law Kwong	To be determined
Site Size (m ²):	892.10 m ²	Two lots, each between 425 m ² and 465 m ² in area
Land Uses:	Two-unit dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential (NRES)	No change
702 Policy Designation:	Lot Size Policy 5409 permits rezoning and subdivision of lots containing duplexes into two (2) lots.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/K)

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 Size (min. dimensions):	315 m ²	Between 425 and 465 m ²	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989
 Amended by Council: October 16, 1995
 Amended by Council: July 16, 2001*
 Amended by Council: October 21, 2013

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

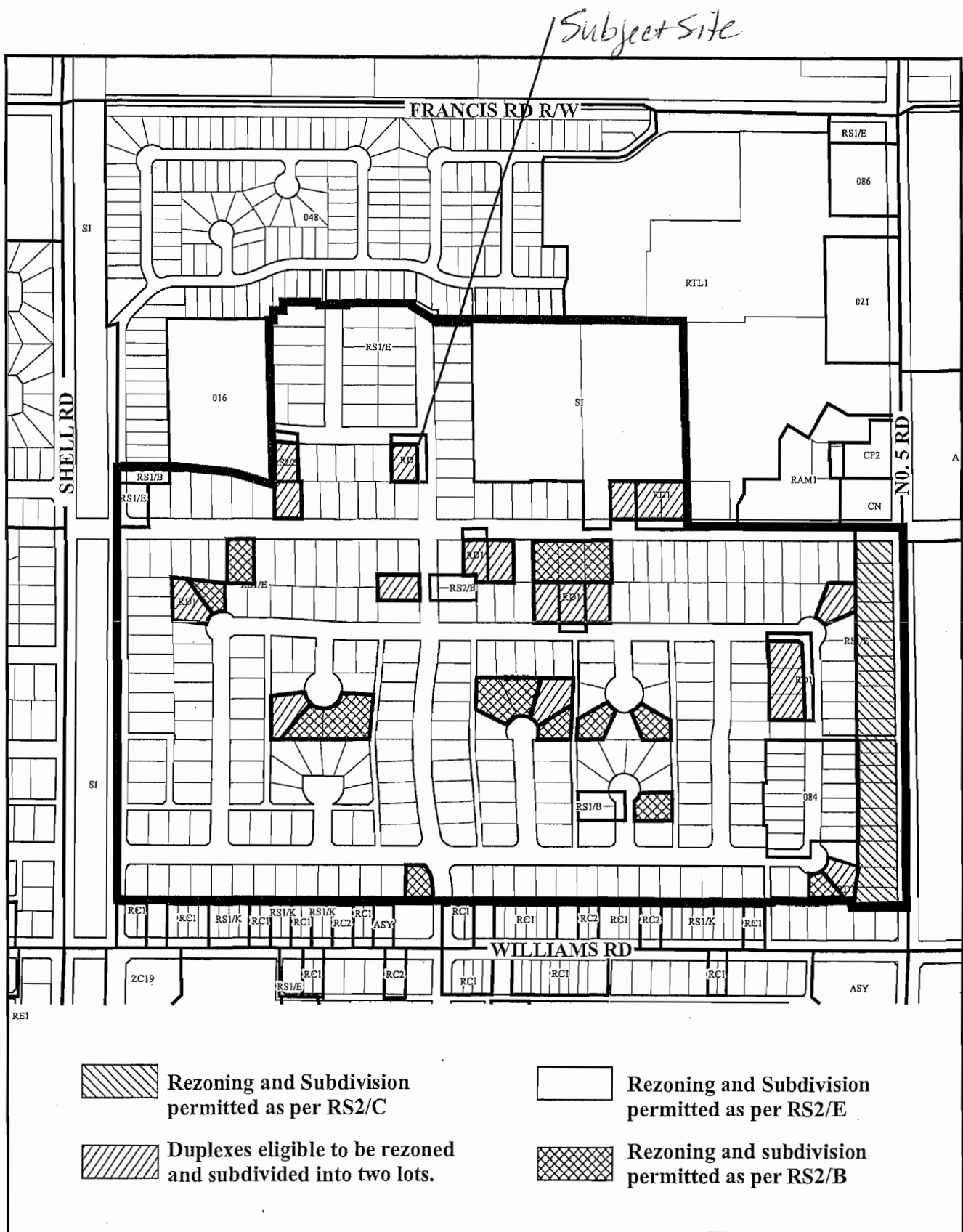
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future single-family rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in Richmond Zoning Bylaw 8500.

* Original Adoption Date in Effect



Policy 5409 Section 25,4-6

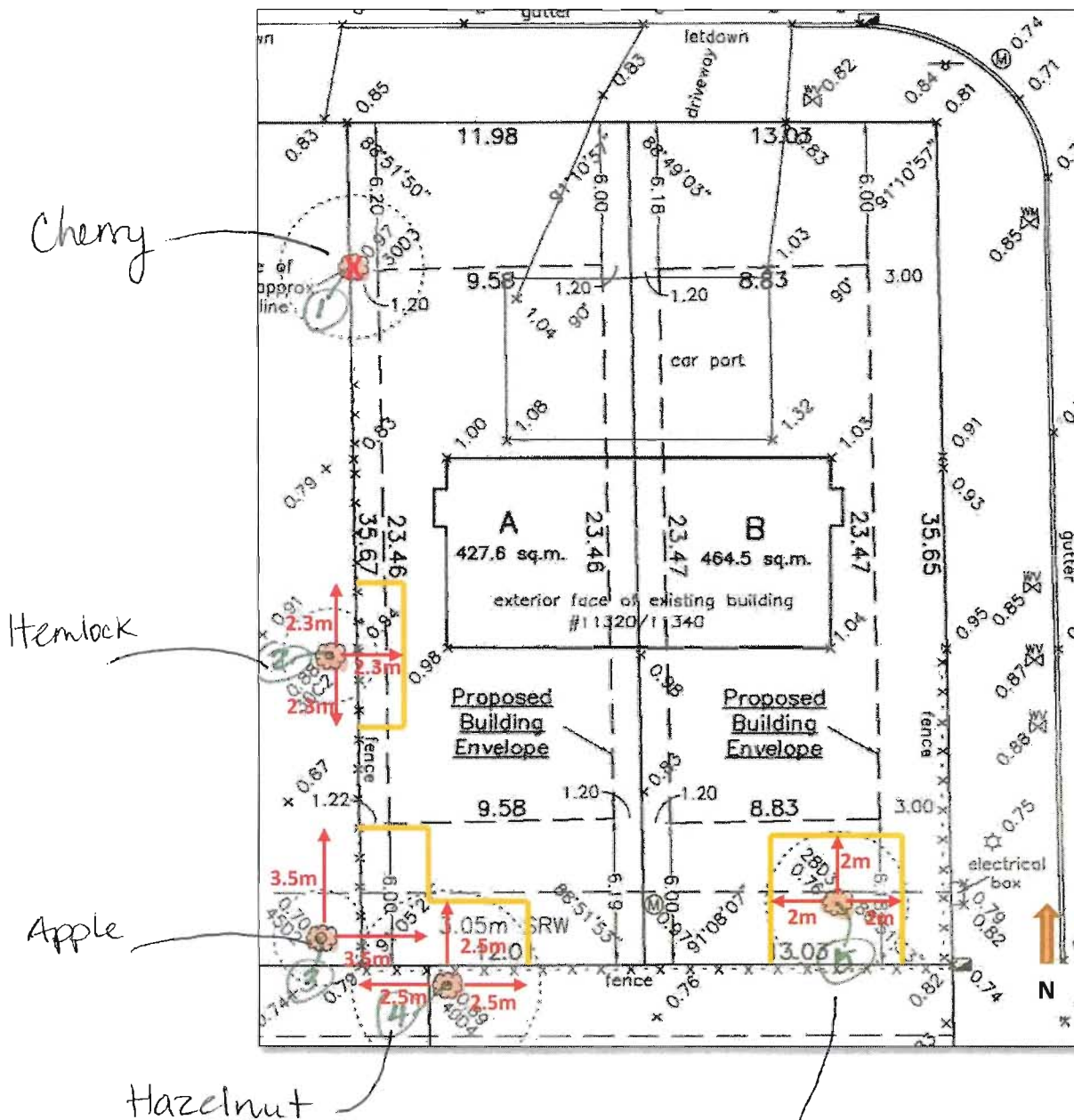
PLN - 17

Adopted Date: 04/10/89

Amended Date: 07/16/01

Amended Date: 10/21/13

TREE MANAGEMENT & REMOVAL PLAN, SCALE 1:250



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
5	Birch (<i>Betula sp.</i>)	33	2.25

SUITABLE REPLACEMENT TREES (Botanical name)
Golden Cedar <i>Cedrus deodara 'Aurea'</i>
Purple Fountain European Beech <i>Fagus sylvatica 'Purple Fountain'</i>
Japanese Tree Lilac 'Ivory Silk' <i>Syringa reticulata 'Ivory Silk'</i>
Dove Tree <i>Davidia involucrata</i>

CITY OF RICHMOND

DEC 19 2013

RECEIVED

PLN - 18

Page 5 of 5



Rezoning Considerations

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

Address: 11320/11340 Kingsgrove Avenue

File No.: RZ 13-632272

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9095, the following items must be completed:

1. Dedication of property as road in order to achieve a 3 m x 3 m corner cut at the northeast corner of the subject site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the tree protection zone of the trees to be retained (Tree # 5 on-site, and Trees # 2, 3, and 4 off-site). No lot grade changes are to occur within tree protection zones, and retaining walls and perimeter drainage are to be installed outside of tree protection zones. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a site plan for the proposed west lot to show that the proposed building footprint does not encroach into the required tree protection zone for Tree # 2 on the neighbouring property to the west at 11300 Kingsgrove Avenue.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000.00 for the Birch tree (Tree # 5) to be retained.
5. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that the new trees proposed by the applicant are planted and maintained on-site at future development stage, consistent with the City's policies (min. 6 cm deciduous calliper or 3 m high conifer).
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,282) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

8. Discharge of existing covenant BE77335 registered on Title, which restricts the use of the property to a duplex.

Prior to Demolition Permit* issuance, the following items must be completed:

- Installation of tree protection fencing on-site around the Birch tree (Tree # 5) and the driplines of Tree #2, #3, and #4 (located on neighbouring property). Tree protection fencing must be installed to City standard and in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to demolition of the existing dwelling on-site, and must remain in place until construction and landscaping on the proposed lots is completed.

Prior to Subdivision*, the following items must be completed:

- Payment of servicing costs and pre-payment of current year's property taxes.

Prior to Building Permit* issuance, the following items must be completed:

- 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.

- 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 original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9095 (RZ 13-632272)
11320/11340 Kingsgrove Avenue**

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

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

P.I.D. 007-179-065

Lot 112 Section 25 Block 4 North Range 6 West New Westminster District Plan 35761

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9095”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Terry Crowe
Manager, Policy Planning
Date: December 19, 2013
File:
Re: **Richmond Response: New Westminster's Proposed Queensborough Community Plan**

Purpose

The purpose of this memorandum is to recommend that Richmond Council advise the New Westminster Council that Richmond has no objection to its proposed Queensborough Community Plan (QCP).

Background

For several years, New Westminster has been preparing a Queensborough Community Plan. During the process, New Westminster has co-operatively invited Richmond staff to comment. City staff have made Planning Committee aware of progress regarding the Queensborough planning process in its reports to Council on the Hamilton Area Plan.

Richmond Policy Planning, Transportation and Engineering staff have provided technical comments, most recently on August 29, 2013 indicating that Richmond had no concerns as the draft plan did not jeopardize Richmond's interests. Richmond staff's August 29, 2013 technical comments are provided in **Attachment 1** and New Westminster's responses are provided in **Attachment 2**.

On December 10, 2013, New Westminster invited Richmond to provide comments on the proposed QCP and ask for comments by January 17, 2014, as their Public Hearing is on January 27, 2014 (**Attachment 3**).

Policy Planning staff have reviewed the proposed Queensborough Community Plan and find that it does not jeopardize Richmond's interests and enables continued co-operation (e.g., on page 3 of the draft QCPlan it states that... "there is an opportunity to work collaboratively with the City of Richmond to ensure that the development of each community benefits the other").

For these reasons, Richmond staff make the following recommendation:

That the New Westminster Council be advised that Richmond has no objection to the proposed Queensborough Community Plan.

I will be available at the January 7, 2014, Planning Committee meeting to answer any questions. A binder containing the proposed Queensborough Community Plan has been placed in the Councillor's Lounge for viewing.

For clarification, please contact me at (604) 276-4139.



Terry Crowe, Manager,
Policy Planning

- Attachment 1: Richmond's August 29, 2013 Comments To New Westminster regarding the Draft Queensborough Community Plan (QCP)
- Attachment 2: New Westminster Responses to Richmond's comments on the Draft QCP
- Attachment 3: New Westminster's December 10, 2013, letter inviting comments on the Proposed QCP

pc: Joe Erceg, Deputy CAO and General Manager Planning and Development
Mark McMullen, Senior Coordinator-Major Projects
Patrick Burke, Senior Planning Coordinator

**Richmond Staff's August 29, 2013 Comments
On the Draft New Westminster Queensborough Community Plan**

From: Crowe, Terry
Sent: Thursday, August 29, 2013 6:35 PM
To: 'Lynn Roxburgh'
Cc: Brownlee, David; Wei, Victor; Redpath, Mike; Irving, John; Lin, Fred; Lilova, Neonila; Douglas, Lesley; Russell, Peter; Esko, Jamie; Sparolin, Eric
Subject: RE: Reminder - Draft Queensborough Community Plan - Feedback and Open Houses

Lynn

Richmond staff have reviewed the draft Queensborough Community Plan and offer the following comments:

1. Community Planning
 - The OCP is very professionally done and should serve the community well,
 - Opportunities for New Westminster and Richmond to cooperate as they may choose over time is appreciated (e.g., ped / bike bridge, community facilities, diking, intersections, mutually beneficial developments),
 - You may wish to review the section on float homes (p 193), as the references to FREMP are out of date (i.e. FREMP no longer exists),
 - You may wish to review the section on environment (p 216, as it is likely that, under the new DFO triage and QEP approach, DFO will probably not be reviewing any local plans directly,
 - We note that there is not much detail re OCP implementation program or costing and that some of the upgrades will not be covered by development alone. You may wish to clarify how the OCP will be financially implemented (e.g., via city wide and / or local DCCs, density bonusing, developers, taxes),
 - We note that the densities for the proposed land use designation are not provided. In Richmond clarifying density maximums help us prepare DCC bylaws, density bonusing programs, etc., and the community and developers have more certainty.
2. Engineering
 - Engineering staff have reviewed the engineering utilities and diking sections, and have no concerns with the information presented,
 - It is welcomed that you will coordinate with Richmond for diking. Some topics for discussion include co-operative flood management and perimeter dike planning, as a significant breach at the wrong time of year could have devastating effects for Richmond.
3. Transportation

Transportation staff advise that:

 - Generally they agree with the OCP,
 - The cycling, pedestrian, trail and road networks would not conflict with what we are planning for Hamilton
 - Co-operative improvement opportunities are noted and welcomed (e.g., intersections along Boundary Road, a proposed bike-ped bridge over the canal),
 - You may wish to update Map 9 (p. 126) as it shows current bus routes and our understanding is that these routes will change effective Sept 2013 (i.e., cancellation of C99 service and re-routing of C98 service).

Thank you for this opportunity.

Terry Crowe, RPP, MCIP,
Manager, Policy Planning Division (PPD),
Richmond City Hall,
6911 N.O. 3 Road,
Richmond, BC
V6Y 2C1
Tel: 604.276.4139
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Cell: 778.228.2433
Email: tcrowe@richmond.ca

New Westminster Responses to Richmond's Comments On The Draft Queensborough Community Plan

Purpose

To summarize New Westminster's responses to Richmond August 29, 2013 comments which indicate that most suggested clarifications and changes were made.

Comment Topics

1. Suggestion: Clarify Fraser River Estuary Management Program (FREMP)
 - Language has been updated and it is acknowledgement that FREMP is no longer in force
 - Environmental review process and shore line sensitivity coding in place and recognized in the QCP
2. Suggestion: Clarify Riparian Area Regulation
 - Reference to Department of Fisheries and Oceans has been amended to "senior levels of government"
3. Suggestion: Add A Financing Growth Section
 - Have added a Financing Growth section added to QCP
 - Have added broad statements about how growth is financed and managed by the City
4. Suggestion: Add Land Use Designation Densities
 - Densities are not included in New Westminster's land use designations
 - The OCP review may consider including densities in land use designations on a city wide basis.
5. Suggestion: Clarify Float Homes
 - Float Homes wording was revised to clarify intent
 - Float Homes are no longer listed as Permitted Use under FREMP Intertidal Land Use Designation
 - Reference to approval requirements from other agencies have been identified.

December 10, 2013

File: 13.2535.10

Doc # 492950

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

Dear Mr. Crowe: *Terry*

Re: Proposed Official Community Plan Amendment to adopt the Queensborough Community Plan as a Schedule to the Official Community Plan

At its meeting of December 9, 2013 New Westminster Council gave two readings to Official Community Plan Amendment Bylaw No. 7643 which will lead to the adoption of the recently completed Queensborough Community Plan as a schedule to the Official Community Plan in accordance with the Local Government Act. Section 879 and 881 of the *Local Government Act* requires the City to notify relevant parties when an Official Community Plan amendment is proposed. Accordingly, a copy of the draft Bylaw, and the staff report to Council can be viewed on this website: www.newwestcity.ca/queensborough.

Please note that the Queensborough Community Plan, which is the subject of this bylaw, is substantially the same document which was sent for review to your office in June 2013. As well, note that the policies and actions included in the Queensborough Community Plan will be incorporated into the City's new Regional Context Statement, which is being drafted now.

We suggest that any written comments be submitted any time prior to 4:30pm on Friday, **January 17, 2014**. Written submissions should be sent to Development Services Department (Planning), 511 Royal Ave, New Westminster, BC V3L 1H9, or faxed to 604-527-4511. The Public Hearing is scheduled for January 27, 2014.

If you require further information on this matter, please contact Lynn Roxburgh by phone at 604-515-3805 or by email at lroxburgh@newwestcity.ca.

Yours truly,



Beverly Grieve,
Director of Development Services

:lr

cc. J. Gibson, Acting Director of Legislative Services