



**Planning Committee**

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

**Tuesday, October 3, 2017  
4:00 p.m.**

Pg. #      ITEM

MINUTES

**PLN-4**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on September 19, 2017.*



NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DIVISION

1. **HOUSING AGREEMENT BYLAW NO. 8995, AMENDMENT BYLAW NO. 9761 TO PERMIT THE CITY OF RICHMOND TO AMEND THE EXISTING HOUSING AGREEMENT SECURING AFFORDABLE HOUSING UNITS LOCATED AT 5440 HOLLYBRIDGE WAY (INTRACORP RIVER PARK PLACE)**

(File Ref. No. 08-4057-05) (REDMS No. 5526168 v. 4)

**PLN-8**

**See Page PLN-8 for full report**

*Designated Speaker: Joyce Rautenberg*

STAFF RECOMMENDATION

*That Housing Agreement Bylaw No. 8995, Amendment Bylaw No. 9761 be introduced and given first, second, and third readings to allow the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by RZ 14-665416.*



PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY 1008358 BC LTD FOR REZONING AT 10451/10453 NO. 1 ROAD FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)**

(File Ref. No. RZ 12-8060-20-009753; 16-754653) (REDMS No. 5504451)

PLN-29

See Page PLN-29 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, for the rezoning of 10451/10453 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1)”, be introduced and given first reading.*



3. **APPLICATION BY KNS ENTERPRISES LTD. FOR REZONING AT 9600/9620 GLENACRES DRIVE FROM “SINGLE DETACHED (RS1/E)” ZONE TO “SINGLE DETACHED (RS2/C)” ZONE**

(File Ref. No. 12-8060-20-009765; RZ 17-772629) (REDMS No. 5407112)

PLN-50

See Page PLN-50 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, for the rezoning of 9600/9620 Glenacres Drive from “Single Detached (RS1/E)” zone to “Single Detached (RS2/C)” zone, be introduced and given first reading.*



Pg. #      ITEM

4.    **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY  
CORE CONCEPT CONSULTING LTD. FOR SUBDIVISION AT 11200  
WESTMINSTER HIGHWAY**

(File Ref. No. AG 17-766906) (REDMS No. 5495981)

**PLN-64**

**See Page PLN-64 for full report**

*Designated Speaker: Wayne Craig*

**STAFF RECOMMENDATION**

*That authorization for Core Concept Consulting Ltd. to make a non-farm  
use application to the Agricultural Land Commission to subdivide the  
property at 11200 Westminster Highway into two lots be denied.*

☐

5.    **MANAGER'S REPORT**

**ADJOURNMENT**

☐



## Planning Committee

Date: Tuesday, September 19, 2017

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Derek Dang

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on September 6, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

October 3, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DIVISION

#### 1. **RCSAC NON-PROFIT SPACE REVIEW FUNDING REQUEST**

(File Ref. No. 01-0100-30-RCSA1-01) (REDMS No. 5443578 v. 5)

In reply to queries from Committee, Lesley Sherlock, Planner 2 and Alex Nixon, Co-Chair, Richmond Community Services Advisory Committee, noted that the review will examine best practices to address current and future space needs for community organizations.

1.

**Planning Committee**  
**Tuesday, September 19, 2017**

---

*Cllr. Au left the meeting (4:06 p.m.) and returned (4:08 p.m.).*

Discussion ensued with regard to (i) utilizing community amenity spaces in new developments, (ii) consulting with not-for-profit organizations in the city, and (iii) the timeline of the review.

It was moved and seconded

*That the Richmond Community Services Advisory Committee request for \$13,000 to complete the Richmond Non-Profit Space Review Project be considered as part of the 2018 Council Community Initiatives One-Time Expenditures process.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

2. **APPLICATION BY SATNAM SHERGILL AND GURJIT POONI FOR REZONING AT 9371 DAYTON AVENUE FROM "SINGLE DETACHED (RS1/B)" TO "SINGLE DETACHED (RS2/A)"**

(File Ref. No. 12-8060-20-009752; RZ 17-775844) (REDMS No. 5477319)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9752, for the rezoning of 9371 Dayton Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/A)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY TIMOTHY TSE FOR REZONING AT 9200/9220 GLENALLAN DRIVE FROM TWO UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009758; RZ 16-745791) (REDMS No. 5445577)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9758, for the rezoning of 9200/9220 Glenallan Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.*

**CARRIED**

4. **ESTABLISHMENT OF UNDERLYING ZONING FOR PROPERTIES DEVELOPED UNDER LAND USE CONTRACTS 039, 040, 064, 079 AND 126 IN THE NORTH PORTION OF THE CITY CENTRE**

(File Ref. No. 08-4430-03-11) (REDMS No. 5444812)

Cynthia Lussier, Planner 1, reviewed the proposal noting that the current Land Use Contracts will remain in effect for the sites until they expire on June 30, 2024, according to Provincial legislation, and that staff will be sending information letters to the property owners prior to the Public Hearing.

**Planning Committee**  
**Tuesday, September 19, 2017**

---

In reply to queries from Committee, Wayne Craig, Director, Development, noted that future development within the sites will be governed by the City Centre Area Plan and existing aeronautical zoning regulations.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9744, to establish underlying zoning for the property developed under Land Use Contract 039, be introduced and given first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9745, to establish underlying zoning for the property developed under Land Use Contract 040, be introduced and given first reading;*
- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9746, to establish underlying zoning for the property developed under Land Use Contract 064, be introduced and given first reading;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9747, to establish underlying zoning for the property developed under Land Use Contract 079, be introduced and given first reading; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9748, to establish underlying zoning for five properties developed under Land Use Contract 126, be introduced and given first reading.*

**CARRIED**

**5. MANAGER'S REPORT**

**(i) Unsightly Premises on the Former Mylora Site**

Mr. Craig noted that Community Bylaws staff have visited the site and the applicant has since removed on-site debris and cut the grass.

**(ii) Winter Night Market**

Mr. Craig noted that applicants for the Winter Night Market on the Duck Island site have advised that the event will not be held in 2017 and intends to pursue the event for 2018.

**(iii) 702 Single Family Lot Size Policy**

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that staff anticipate presenting a report on the 702 Single Family Lot Size Policy in the fourth quarter of 2017. He added that staff can provide information on house size and affordability as it relates to the 702 Single Family Lot Size Policy.

**(iv) Luxury Vehicle Storage Facility**

Mr. Erceg spoke on a proposed facility for storing luxury vehicles, noting that the City has not received a building permit application for such a facility.

**Planning Committee**  
**Tuesday, September 19, 2017**

---

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:27 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, September 19, 2017.

---

Councillor Linda McPhail  
Chair

---

Evangel Biason  
Legislative Services Coordinator



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** September 14, 2017  
**From:** Cathy Volkering Carlile **File:** 08-4057-05/2017-Vol  
General Manager, Community Services 01  
**Re:** **Housing Agreement Bylaw No. 8995, Amendment Bylaw No. 9761 to Permit the City of Richmond to Amend the Existing Housing Agreement Securing Affordable Housing Units located at 5440 Hollybridge Way (Intracorp River Park Place)**

### Staff Recommendation

That Housing Agreement Bylaw No. 8995, Amendment Bylaw No. 9761 be introduced and given first, second, and third readings to allow the City to amend the existing Housing Agreement pursuant to an Amending Agreement substantially in the form attached as Schedule A to the bylaw, in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by RZ 14-665416.

Cathryn Volkering Carlile  
General Manager, Community Services  
(604-276-4068)

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Law	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

The purpose of this report is to recommend that Council approve Housing Agreement Bylaw No. 8995, Amendment Bylaw No. 9761 to allow the City to amend the existing Housing Agreement securing 31 affordable housing units in the proposed development (Intracorp River Park Place) located at 5440 Hollybridge Way (previously 6888 River Road and 6900 Pearson Way, Attachment 1). In order to align the subject agreement with the City's standard Housing Agreement requirements, amendment to the rental rates and annual rent increases and restrictions on the imposition of parking or amenity fees on affordable housing tenants is required.

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

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

#### *2.2. Effective social service networks.*

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

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

#### *3.4. Diversity of housing stock.*

This report also supports Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

#### *Strategic Direction #1: Expand Housing Choices*

This report and bylaw are also consistent with the 2007 Richmond Affordable Housing Strategy, which specifies the creation of affordable rental housing to meet the needs of low income households as a key housing priority for the City.

On July 28 2014, Council approved Bylaw No. 9148 to amend the Richmond Zoning Bylaw 8500 to repeal references to 6888 River Road and 6900 Pearson Way in the "Residential/Limited Commercial (RCL3)" zone, create the "Residential/Limited Commercial (ZMU27) – Oval Village (City Centre)," and rezone 6888 River Road and 6900 Pearson Way from "Residential/Limited Commercial (RCL3)" to "Residential/Limited Commercial (ZMU27) – Oval Village (City Centre)".

## Analysis

The development will include 31 units of affordable rental housing in a stand-alone four-storey building. Intracorp is in the process of partnering with Catalyst Community Developments Society (Catalyst) to own and manage the affordable housing units. Catalyst is a non-profit housing developer and provider that partners with other private and community organizations to develop real estate that meets the needs of the community and owns and operates affordable housing projects in Metro Vancouver. This will be Catalyst's first project in Richmond and the target client group will be low-to-moderate income residents.

Housing Agreement Bylaw No. 8995 was originally approved at the Council meeting held February 25, 2013, and does not contain provisions for annual adjustment of the maximum annual household incomes and rental rates in accordance with City requirements. These adjustments are now included in all standard Housing Agreements, staff noted that this is the only Housing Agreement that does not allow an annual adjustment. However, staff recommend that the current Housing Agreement be amended for consistency and is permitted to increase annually by an amount established by the Residential Tenancy Act. The maximum rents and eligible housing incomes are as follows:

Figure 1: Maximum Household Income and Rental Rates

Unit Type	Maximum Households Income	Maximum Monthly Rent
Studio	\$34,000	\$850
1 Bedroom	\$38,000	\$950
2 Bedroom	\$46,500	\$1,162
3 Bedroom	\$57,500	\$1,437

The proposed amendment to the Housing Agreement also includes language that specifies unlimited access to outdoor amenity spaces, and that additional fees (e.g. administrative, move-in/move-out) should not be passed onto the affordable housing unit tenant. This language is also consistent with recent standard Housing Agreements. Intracorp has agreed to the terms and conditions of the attached Amendment Agreement.

## Financial Impact

None.

## Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Housing Agreement Bylaw No. 8995, Amendment Bylaw No. 9761 is required to allow the City to amend the existing Housing Agreement securing 31 affordable housing units in the proposed development (Intracorp River Park Place) located at 5440 Hollybridge Way.

September 14, 2017

- 4 -

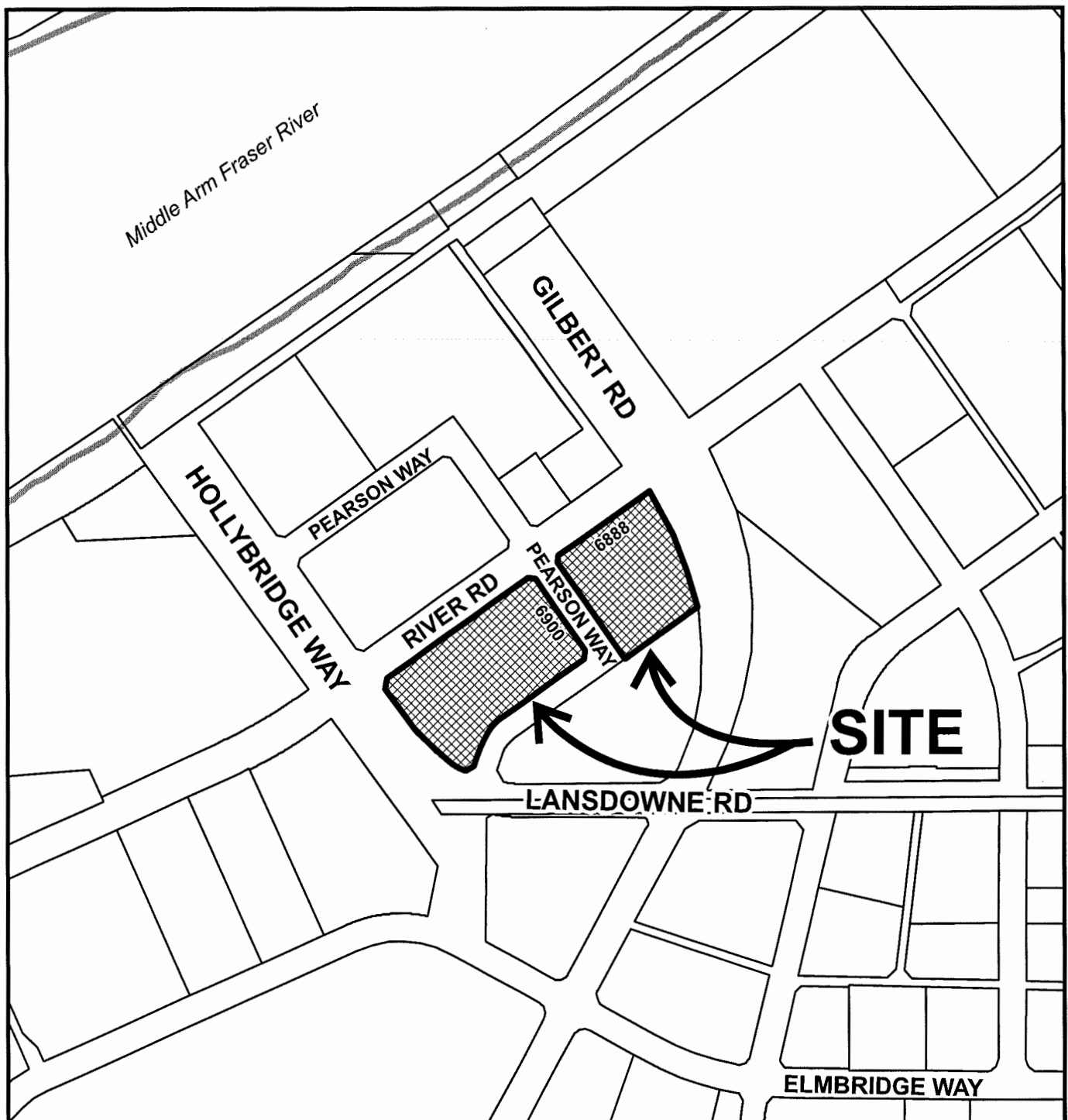


Joyce Rautenberg  
Affordable Housing Coordinator  
(604-247-4916)

- Att. 1: Map of Subject Property  
2: Housing Agreement Bylaw No. 8995, Amendment Bylaw No. 9761



City of  
Richmond



6888 River Rd &  
6900 Pearson Way

Original Date: 08/31/17

Revision Date: 00/00/00

Note: Dimensions are in METRES



**Housing Agreement (Hollybridge Limited Partnership, Intracorp)  
Bylaw No. 8995, Amendment Bylaw No. 9761**

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands legally described as:

PID: 001-794-884 Lot 110 Sections 5 & 6 Block 4 North Range 6 West New  
Westminster District Plan 48002

2. This Bylaw is cited as **"Housing Agreement (Hollybridge Limited Partnership, Intracorp) Bylaw No. 8995, Amendment Bylaw No. 9761"**

FIRST READING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED for content by originating dept. <i>SR</i>
APPROVED for legality by Solicitor <i>JA</i>

Schedule A to Bylaw No. 9761

To Housing Agreement (address) Bylaw No. 8995, Amendment Bylaw No. 9761

AMENDMENT TO HOUSING AGREEMENT BETWEEN the City of Richmond and  
Hollybridge Limited Partnership, Intracorp.

**AMENDMENT TO HOUSING AGREEMENT**  
**(Section 483 *Local Government Act*)**

**THIS AMENDMENT** is dated for reference September 21, 2017,

**BETWEEN:**

**HOLLYBRIDGE PROJECT (NOMINEE) LTD. (INC. NO. BC0947509)**, a company duly incorporated under the laws of the Province of British Columbia and having its registered office at

(the “**Owner**”)

**AND:**

**CITY OF RICHMOND**, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the “**City**”)

**WHEREAS:**

- A. The Owner is the owner of the lands and premises legally described as:

PID: 029-221-994  
Lot 2 Section 5 and 6 Block 4 North Range 6 West  
New Westminster District Plan EPP33697

(the “**Lands**”);

- B. The Owner and the City entered into a Housing Agreement (the “**Agreement**”) dated for reference March 12, 2013 with respect to, *inter alia*, the Lands; and
- C. The City and the Owner have agreed to modify the Agreement in accordance with the terms and conditions of this Amendment,

In consideration of \$10.00 and other good and valuable consideration (the receipt and sufficiency of which is acknowledged by both parties), and in consideration of the promises exchanged below, the Owner and the City covenant and agree as follows:

1. Capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them under the Agreement.
2. The Agreement is hereby amended as follows:
  - 2.1. by deleting subsection 1.1(o) and replacing it with the following:

“(o) “**Eligible Tenant**” means a Family having a cumulative annual income of:

{211583-445408-00764756;5}

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

5537657

- (i) with respect to a bachelor unit, \$40,000 or less;
- (ii) with respect to a one bedroom unit, \$45,000 or less;
- (iii) with respect to a two bedroom unit, \$55,500 or less; or
- (iv) with respect to a three or more bedroom unit, \$66,500 or less

provided that, commencing January 1, 2018, the annual incomes set out above will be recalculated in each calendar year based on the Household Income Limits (previously Core Need Income Threshold) for the Vancouver, British Columbia planning area produced by Canada Mortgage Housing Corporation and BC Housing which are applicable to such year (or other equivalent data if the foregoing is not available) (“**HILs**”) in accordance with the following formula:

For any given year, Eligible Tenant will mean a Family having a cumulative annual income, for each given type of Affordable Housing Unit (i.e. bachelor, one bedroom, two bedroom, three bedroom, etc.) of no greater than the HILs amount for each such particular type of Affordable Housing Unit for such year”;

2.2. by deleting subsection 1.1(z) and replacing it with the following:

“(z) “**Permitted Rent**” means no greater than:

- (i) \$1,000 per month for a bachelor unit;
- (ii) \$1,125 per month for a one bedroom unit;
- (iii) \$1388 per month for a two bedroom unit; and
- (iv) \$1,663 per month for a three (or more) bedroom unit,

provided that, commencing January 1, 2018, the amount of Permitted Rent will be recalculated in each calendar year based on the HILs for such year in accordance with the following formula:

For any given year, Permitted Rent for each given type of Affordable Housing Unit (i.e. bachelor, one bedroom, two bedroom, three bedroom, etc.) will mean monthly rent which is not greater than an amount calculated as follows:

The HILs amount for each such particular type of Affordable Housing Unit for such year

multiplied by

30%

divided by

12 months



provided that, notwithstanding the foregoing, the rental increase for a particular Tenant from one year to the next will be no greater than the maximum rental increase permitted by the *Residential Tenancy Act* (but, for greater certainty, when an existing Tenant vacates a given Affordable Housing Unit, the Permitted Rent for the subsequent Tenant of such Affordable Housing Unit will be calculated based on the HILs for the then-current year in accordance with the formula set out above and the rental increase from the existing Tenant to the new Tenant will not be subject to the maximum rental increase permitted under the *Residential Tenancy Act*).”; and

2.3. by deleting subsection 3.6 (d) and replacing it with the following:

- “(d) the Owner will not require the Tenant or any permitted occupant to pay any move-in/move-out fees, strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation parking or bicycle storage, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax. Notwithstanding the foregoing:
  - (i) if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, the Owner may charge the Tenant the Owner’s cost, if any, of providing cable television, telephone, internet, other telecommunications, gas or electricity or other utilities fees, charges or rates;
  - (ii) in the event that any utilities in the Affordable Housing Unit are separately metered (such as ,without limitation, thermal energy provided to the Affordable Housing Unit by way of a district energy system), the Owner may require the Tenant to pay the costs and expenses of the provision of such utilities to the Affordable Housing Unit; and
  - (iii) the Tenant of the Affordable Housing Unit may be required to pay the costs of utilities provided to the Affordable Housing Unit (including, without limitation, cable television, telephone, internet other telecommunications, gas or electricity) directly to the utility provider;”.
- 3. From and after the first date written above, this Amendment will be read and construed along with the Agreement and the covenants, terms, conditions and agreements contained in the Agreement will continue in full force and effect and the parties hereto ratify and affirm the Agreement as modified by this Amendment.
- 4. The Owner will do everything necessary within the Owner’s control, at the Owner’s expense, to ensure that this Amendment, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the *Local Government Act* will be filed on the title to the Lands.
- 5. This Amendment will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

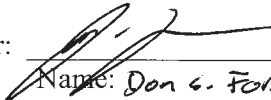
6. If any provision of this Amendment is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Amendment and the resultant remainder of this Amendment will remain in full force and effect.
7. Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Amendment.
8. Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Amendment and all statutes referred to herein are enactments of the Province of British Columbia.
9. If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

*[The Remainder of This Page is Intentionally Blank]*

IN WITNESS WHEREOF the parties hereto have executed this Amendment as of the day and year first above written.

**HOLLYBRIDGE PROJECT (NOMINEE) LTD.**

by its authorized signatory(ies):

Per:   
Name: Don G. Folsgren

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

**CITY OF RICHMOND**

by its authorized signatory(ies):

Per: \_\_\_\_\_  
Malcolm D. Brodie, Mayor

Per: \_\_\_\_\_  
David Weber, Corporate Officer

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

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

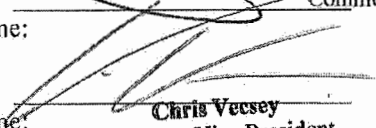
(the "**Lands**")

**HSBC BANK CANADA** (the "**Bank**") is the holder of mortgages and assignments of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under the following number(s): Mortgage CA2770252, Assignment of Rents CA2770253, Mortgage CA6126199 and Assignment of Rents CA6126200 (collectively, the "**Bank Charge(s)**").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Bank), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**HSBC BANK CANADA**,  
by its authorized signatory(ies):

Per:   
Name: Bill de Haan  
Director  
Commercial Real Estate

Per:   
Name: Chris Vecsey  
Assistant Vice President  
Commercial Real Estate

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

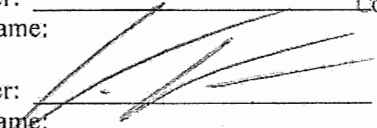
(the "**Lands**")

**HSBC BANK CANADA** (the "**Bank**") is the holder of mortgages and assignments of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under the following number(s): Mortgage CA2770252, Assignment of Rents CA2770253, Mortgage CA6126199 and Assignment of Rents CA6126200 (collectively, the "**Bank Charge(s)**").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Bank), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**HSBC BANK CANADA**,  
by its authorized signatory(ies):

Per:  **Bill de Haan**  
Name: \_\_\_\_\_ **Director**  
Commercial Real Estate

Per:   
Name: \_\_\_\_\_  
**Chris Vecsey**  
Assistant Vice President  
Commercial Real Estate

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**HSBC BANK CANADA** (the "**Bank**") is the holder of mortgages and assignments of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under the following number(s): Mortgage CA2770252, Assignment of Rents CA2770253, Mortgage CA6126199 and Assignment of Rents CA6126200 (collectively, the "**Bank Charge(s)**").

The Bank, being the holder of the Bank Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the Bank), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the Bank Charges in the Lands and shall rank in priority upon the Lands over the Bank Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the Bank Charges and prior to the advance of any monies pursuant to the Bank Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**HSBC BANK CANADA**,  
by its authorized signatory(ies):

Per: \_\_\_\_\_

Name: \_\_\_\_\_


 **Bill de Haan**

Director

Commercial Real Estate

Per: \_\_\_\_\_

Name: \_\_\_\_\_

 **Chris Vecsey**  
Assistant Vice President  
Commercial Real Estate

(211583-445408-00764756;5)

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

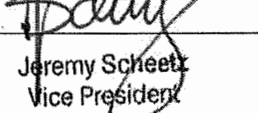
Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**TCC RICHMOND LENDER INC.** ("**TCC**") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) CA2770354 and CA2770355 (collectively, the "**TCC Charge(s)**").

TCC, being the holder of the TCC Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by TCC), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the TCC Charges in the Lands and shall rank in priority upon the Lands over the TCC Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the TCC Charges and prior to the advance of any monies pursuant to the TCC Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**TCC RICHMOND LENDER INC.,**  
by its authorized signatory(ies):

Per:   
Name: Jeremy Scheetz  
Per: Vice President  
Name:

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

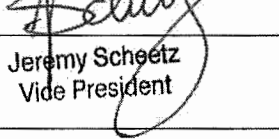
Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**TCC RICHMOND LENDER INC.** ("**TCC**") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) CA2770354 and CA2770355 (collectively, the "**TCC Charge(s)**").

TCC, being the holder of the TCC Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by TCC), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the TCC Charges in the Lands and shall rank in priority upon the Lands over the TCC Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the TCC Charges and prior to the advance of any monies pursuant to the TCC Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**TCC RICHMOND LENDER INC.,**  
by its authorized signatory(ies):

Per:   
Name: Jeremy Schoetz  
Vice President  
Per: \_\_\_\_\_  
Name: \_\_\_\_\_

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341



## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

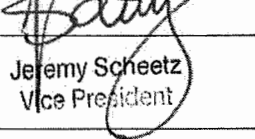
Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**TCC RICHMOND LENDER INC.** ("**TCC**") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) CA2770354 and CA2770355 (collectively, the "**TCC Charge(s)**").

TCC, being the holder of the TCC Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by TCC), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the TCC Charges in the Lands and shall rank in priority upon the Lands over the TCC Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the TCC Charges and prior to the advance of any monies pursuant to the TCC Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**TCC RICHMOND LENDER INC.,**  
by its authorized signatory(ies):

Per:   
Name: Jeremy Scheetz  
Per: Vice President  
Name:

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

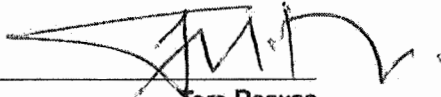
Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**AVIVA INSURANCE COMPANY OF CANADA** ("**Aviva**") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) CA5633499 and CA5633500 (collectively, the "**Aviva Charge(s)**").

Aviva, being the holder of the Aviva Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by Aviva), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the Aviva Charges in the Lands and shall rank in priority upon the Lands over the Aviva Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the Aviva Charges and prior to the advance of any monies pursuant to the Aviva Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**AVIVA INSURANCE COMPANY OF CANADA,**  
by its authorized signatory(ies):

Per:   
Name: **Tom Reeves**  
**Aviva Insurance Company of Canada**

Per: \_\_\_\_\_  
Name: \_\_\_\_\_

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

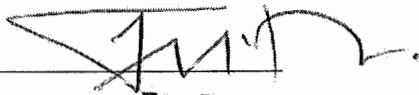
Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**AVIVA INSURANCE COMPANY OF CANADA** ("**Aviva**") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) CA5633499 and CA5633500 (collectively, the "**Aviva Charge(s)**").

Aviva, being the holder of the Aviva Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by Aviva), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the Aviva Charges in the Lands and shall rank in priority upon the Lands over the Aviva Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the Aviva Charges and prior to the advance of any monies pursuant to the Aviva Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**AVIVA INSURANCE COMPANY OF CANADA,**  
by its authorized signatory(ies):

Per:   
Name: \_\_\_\_\_  
Tom Reeves  
Aviva Insurance Company of Canada  
Per: \_\_\_\_\_  
Name: \_\_\_\_\_

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341

## CONSENT AND PRIORITY AGREEMENT

With respect to an Amendment to Housing Agreement (the "**Housing Agreement Amendment**") made pursuant to section 483 of the *Local Government Act* between the City of Richmond and **HOLLYBRIDGE PROJECT (NOMINEE) LTD.** (the "**Owner**") in respect of the lands and premises legally known and described as:

PID: 029-221-994

Lot 2 Section 5 and 6 Block 4 North Range 6 West New Westminster District Plan EPP33697

(the "**Lands**")

**AVIVA INSURANCE COMPANY OF CANADA** ("**Aviva**") is the holder of a mortgage and assignment of rents encumbering the Lands which mortgage and assignment of rents is/are registered in the Lower Mainland LTO under number(s) CA5633499 and CA5633500 (collectively, the "**Aviva Charge(s)**").

Aviva, being the holder of the Aviva Charges, by signing below, in consideration of the payment of Ten Dollars (\$10.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by Aviva), hereby consents to the granting of the covenants in the Housing Agreement Amendment by the Owner and hereby covenants that the Housing Agreement Amendment shall bind the Aviva Charges in the Lands and shall rank in priority upon the Lands over the Aviva Charges as if the Housing Agreement Amendment had been signed, sealed and delivered and noted on title to the Lands prior to the Aviva Charges and prior to the advance of any monies pursuant to the Aviva Charges. The grant of priority is irrevocable, unqualified and without reservation or limitation.

**AVIVA INSURANCE COMPANY OF CANADA,**  
by its authorized signatory(ies):

Per: \_\_\_\_\_

Name: \_\_\_\_\_

Per: \_\_\_\_\_

Name: \_\_\_\_\_

  
**Tom Reeves**  
**Aviva Insurance Company of Canada**

{211583-445408-00764756;5}

5537657

Housing Agreement (Section 483 *Local Government Act*)  
5440 Hollybridge Way/6888 River Road  
Application No. RZ09-506904 DP14-662341



# City of Richmond

## Report to Committee Planning and Development Division

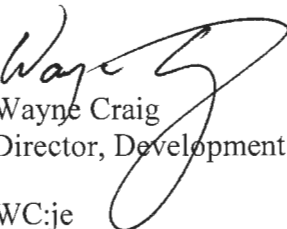
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

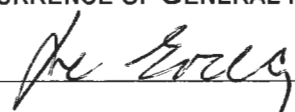
**Date:** September 25, 2017  
**File:** RZ 16-754653

**Re:** Application by 1008358 BC Ltd for Rezoning at 10451/10453 No. 1 Road from Single Detached (RS1/E) to Coach Houses (RCH1)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, for the rezoning of 10451/10453 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:je  
Att. 7

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

## **Staff Report**

### **Origin**

1008358 BC Ltd has applied to the City of Richmond for permission to rezone the property at 10451/10453 No. 1 Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1)” (Attachment 1) in order to permit subdivision into two lots, each with a single family residence and a coach house with vehicle access from the rear lane. A survey of the subject site, which illustrates the proposed subdivision plan, is included in Attachment 2. The site currently contains a non-conforming duplex, 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 west side of No. 1 Road. Existing development immediately surrounding the subject site is as follows:

- To the North, a non-conforming duplex on a lot zoned “Single Detached (RS1/E)”.
- To the South, a single family dwelling with a coach house on a lot zoned “Coach Houses (RCH)”. This lot was part of a rezoning and two-lot subdivision in 2012.
- To the East, immediately across No. 1 Road, three single family dwellings on lots zoned “Single Detached (RS1/B)”.
- To the West, two single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting onto Sorrel Drive.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The subject property is designated “Single Family” in the Steveston Area Plan and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning and future subdivision are consistent with these designations.

#### **Arterial Road Policy**

The site is designated “Arterial Road Compact Lot Coach House” in the Arterial Road Land Use Policy. This application is consistent with the designation.

## **Floodplain Management Implementation Strategy**

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

## **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> Reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

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

## **Analysis**

### **Built Form and Architectural Character**

The preliminary conceptual plans for redevelopment of the subject site, included in Attachment 5, have satisfied the staff comments provided during the rezoning application review process.

The proposed Site Plan includes a principal dwelling on the east side of each proposed lot, fronting on No. 1 Road. An accessory coach house above a detached garage is proposed at the rear (west side) of each lot, with access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

In accordance with the Zoning Bylaw, on-site parking for each lot consists of two (2) parking spaces for each principal residence, and one (1) separate parking space for the coach house. Parking spaces for the principal residence are provided within the garage structure, and parking for the accessory dwelling is provided within a covered carport.

The conceptual architectural elevation plans for the coach houses include asymmetrical sloped roofs and horizontal detailing in a west-coast modern style. High quality materials, such as cedar siding and ample windows, will enhance the simple massing of the structures. Continuity of the architectural detailing from the front elevation to the rear, and landscape screening facing the main dwelling, provide an appropriate interface between the two dwellings on each lot. Private open space for the coach houses is provided at grade at the rear of the structure, facing the principal dwelling. No balconies are proposed to face the rear lane or the side yards. To create a visually appealing streetscape along the rear lane, the coach houses will be mirrored, and the materials and colour palettes will be varied for each accessory building.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line in accordance with the requirements of the RCH1 zone. Screening of on-site

garbage and recycling will be reviewed upon receipt of the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 5. The applicant must register a restrictive covenant on title to ensure that:

- The coach house on each lot cannot be stratified.
- The Building Permit application and ensuing development of the coach houses at the site is generally consistent with the preliminary conceptual plans included in Attachment 5.

### **Existing Legal Encumbrances**

There is an existing Right-of-Way registered on title (G113432) which allows City access to utilities along the eastern boundary/front yard of the site. The applicant is aware that no encroachment is permitted within the Right-of-Way.

### **Transportation and Site Access**

Vehicle access for both lots will be provided from the rear lane only, per Residential (Vehicular) Access Regulation Bylaw No.7222. Pedestrian access for both lots will be from No. 1 Road and from the rear lane.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one tree on the neighbouring property.

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

- One tree (#22) located on the adjacent neighbouring property is identified as a 46 cm conifer in excellent condition. The neighbouring tree should be retained and protected per the City of Richmond Tree Protection Information Bulletin Tree-03. Tree protection fencing should be located a minimum of 2 m onto the development site, to a total of 3 m wide on either side of the tree. In addition, any proposed building permit application should illustrate a setback of 0.6 m outside the 2 m minimum tree protection zone for any new building. A Tree Protection Plan is provided in Attachment 6.
- As there are no trees located on site, a minimum of two new trees should be planted on each lot as a condition of rezoning approval.

#### *Tree Protection*

Tree #22 on the neighbouring property is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during the development stage (Attachment 6). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:



- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree protection zone. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around Tree #22. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### *Tree Planting*

The applicant has agreed to plant two trees on each lot proposed, for a total of four trees. The trees are to have a minimum caliper of 6 cm for deciduous trees or a minimum height of 3.5 m for coniferous trees.

To ensure that the new trees are planted and maintained, and that the front and rear yards of the proposed lots are enhanced in accordance with the Arterial Road Policy and the RCH1 zoning, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A landscape plan prepared by a Registered Landscape Architect, accompanied by a cost estimate for all the works, including all trees, soft and hard materials proposed, fencing, installation costs.
- Landscape Security based on 100% of the cost estimate prepared by the Landscape Architect, plus 10% contingency.

These conditions are described in the Rezoning Considerations (Attachment 7).

### **Affordable Housing Strategy**

The affordable housing strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created, or a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve fund of \$2.00/ft<sup>2</sup> of the total buildable area of remaining lots.

The applicant proposes to build a coach house on each of the lots created. This application is consistent with the Affordable Housing Strategy.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning. At future subdivision stage, the applicant is required to:

- Pay the current year's taxes, Development Cost Charges (City and GVS&DD), School Site Acquisition Charges and Address Assignment Fees.

- Complete all necessary connections for water, sanitary, storm and private utility services, and install water meters.
- Complete a Work Order for frontage improvements, including removing the existing driveway and sidewalk, and constructing along the entire frontage a new concrete sidewalk and a grass boulevard with street trees. The new sidewalk and boulevard will transition to meet the existing frontage treatments to the north and south of the subject site, where improvements will be made at future redevelopment.
- Pay a \$40,290.60 cash-in-lieu contribution for the design and construction of lane upgrades, including asphalt paving, drainage, concrete curb and gutter, and lighting for the rear lane.
- Upgrading the existing back lane to City lane design standards.
- Other frontage improvements per Transportation Planning's requirements.

### **Financial Impact or Economic Impact**

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

### **Conclusion**

The purpose of this application is to rezone 10451/10453 No. 1 Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)" in order to subdivide into two lots with vehicle access from the rear lane. Future development will include a single family residence and coach house on each lot.

The proposed rezoning is consistent with the applicable plans and policies for the area.

The applicant has agreed to the list of rezoning considerations included in Attachment 7, with signed concurrence on file.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9753 be introduced and given first reading.



Jeanette Elmore  
Planner 2

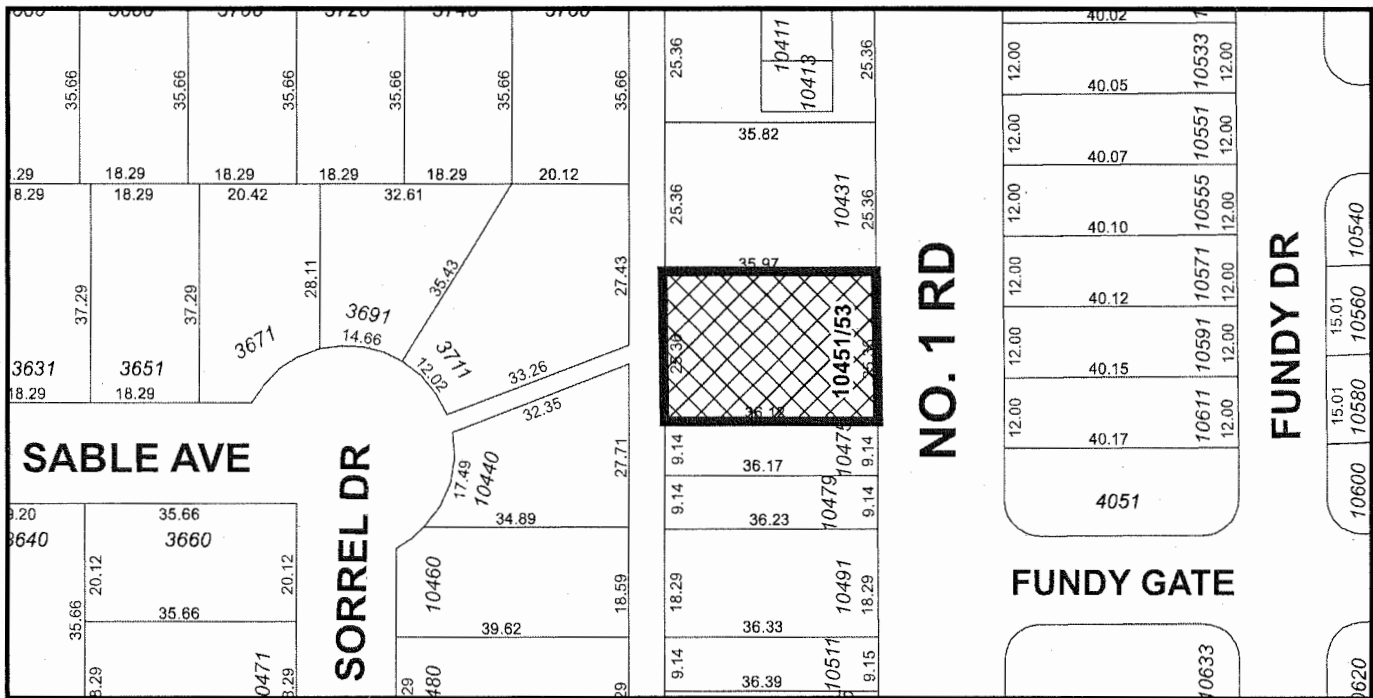
JE:cas

- Attachment 1: Location Map
- Attachment 2: Survey and Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Land Use Map
- Attachment 5: Preliminary Conceptual Development Plans
- Attachment 6: Tree Protection Plan
- Attachment 7: Rezoning Considerations



# City of Richmond

## ATTACHMENT 1



### RZ 16-754653

Original Date: 01/06/17

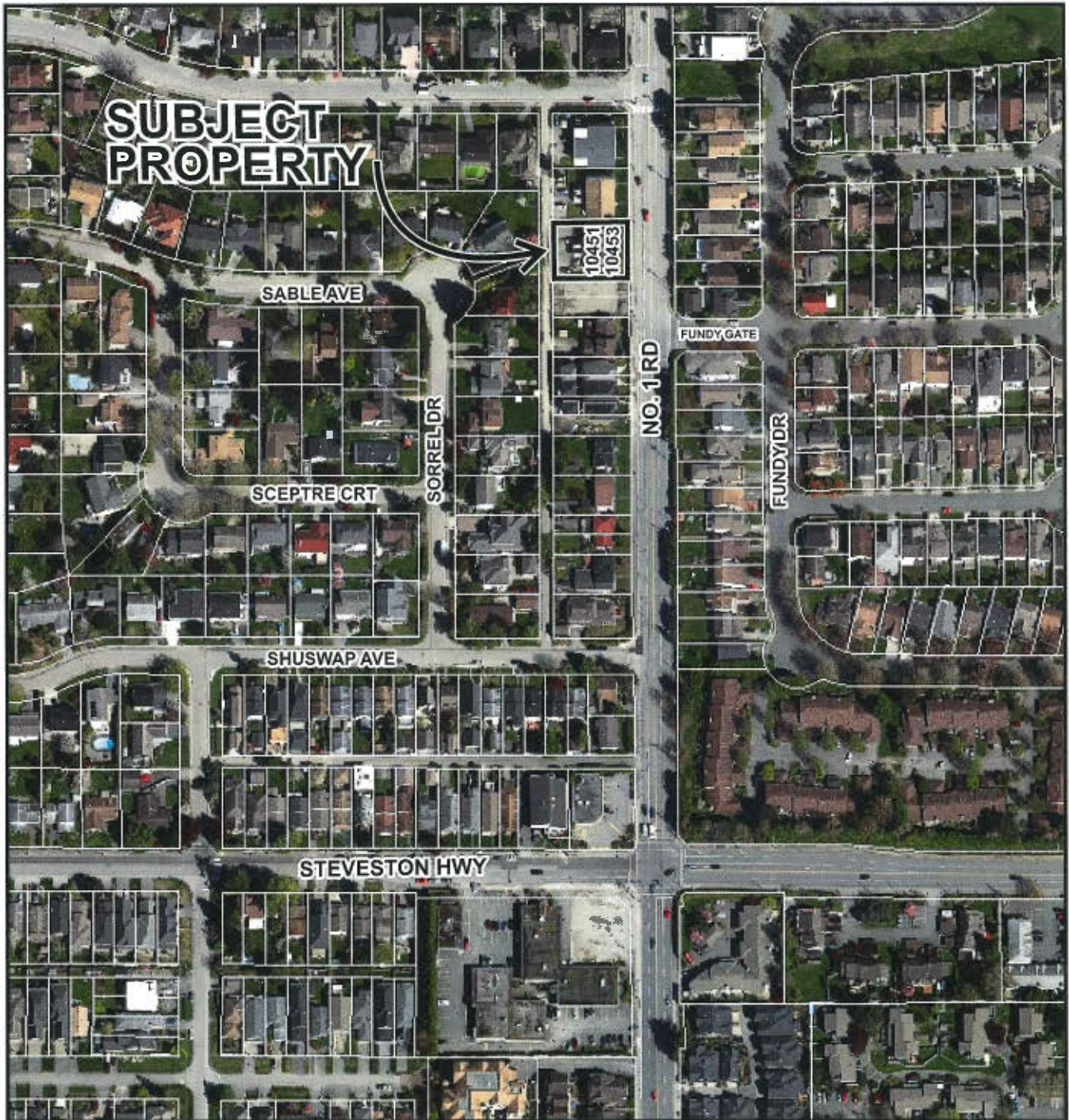
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 16-754653

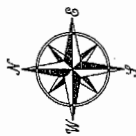
Original Date: 01/06/17

Revision Date:

Note: Dimensions are in METRES

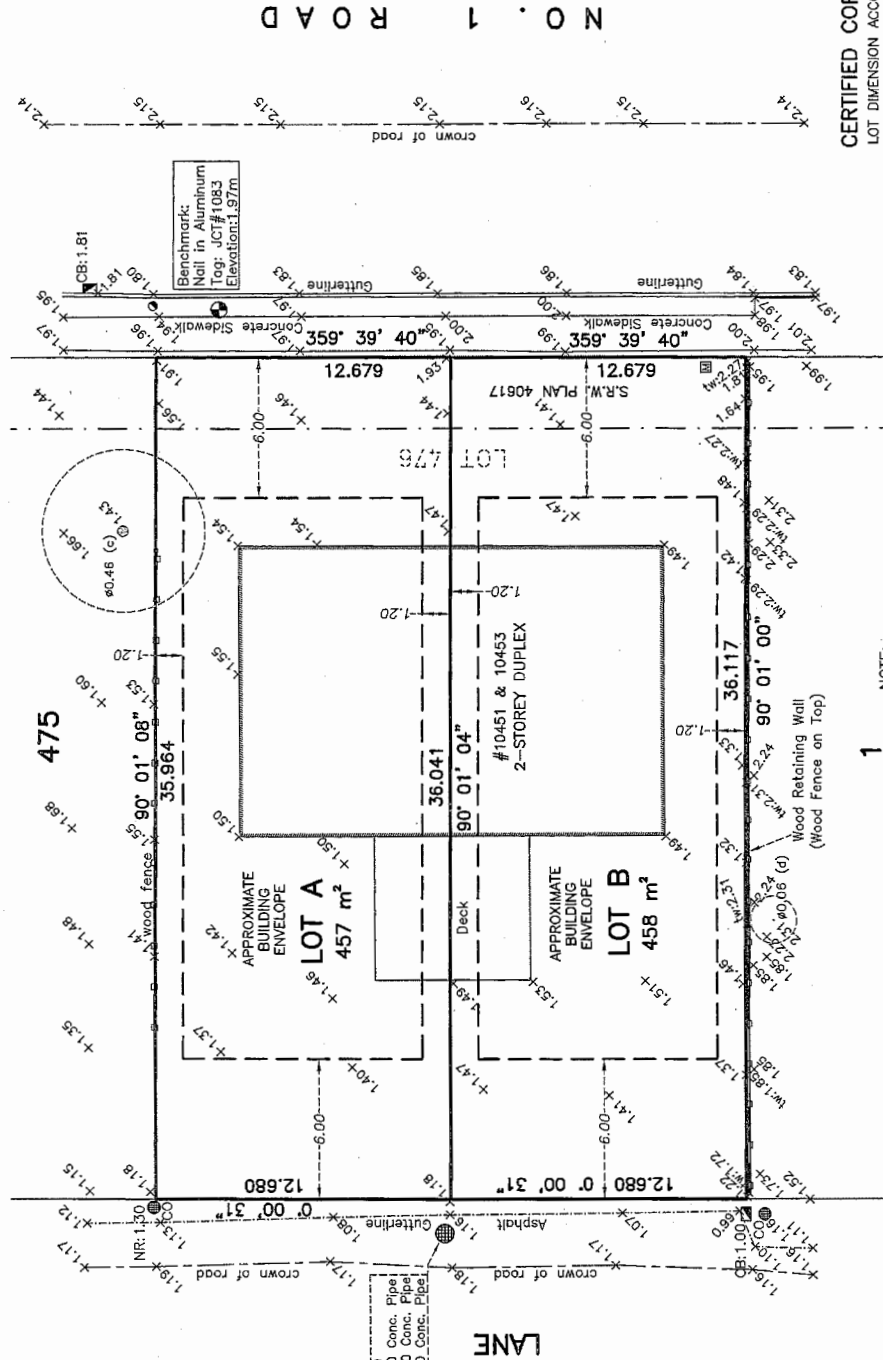
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 476**  
**SECTION 34 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 40616**

#10451 & 10453 NO. 1 ROAD,  
 RICHMOND, B.C.  
 P.I.D 005-374-006



- LEGEND:**
- (c) denotes conifer
  - (d) denotes deciduous
  - denotes power pole
  - denotes manhole
  - denotes catch basin
  - denotes water meter
  - denotes cleanout
  - NR denotes north rim
  - tw denotes top of wall

**PLN - 37**



**CERTIFIED CORRECT:**  
 LOT DIMENSION ACCORDING TO  
 FIELD SURVEY:

*[Signature]*  
 JOHNSON C. TAM, B.C.L.S.  
 NOVEMBER 17th, 2016.

**NOTE:**  
 Elevations shown are based on City of  
 Richmond HPN Benchmark network.  
 Benchmark: HPN #234, Control Monument  
 77H4891 Elevation = 1.125 metres  
 (Benchmark: HPN #231, Control Monument  
 19713, Elevation = 3.419 metres)

**SCALE: 1:200**



ALL DISTANCES ARE IN METRES AND DECIMALS  
 THEREOF UNLESS OTHERWISE INDICATED

© 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. 6780  
 FB-320 P113  
 Drawn By: MY

**DWG No. 6780-TOPO**



**RZ 16-754653**

**Attachment 3**

Address: 10451 & 10453 No. 1 Road

Applicant: 1008358 BC Ltd

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	1008358 BC Ltd	To be determined
<b>Site Size (m<sup>2</sup>):</b>	915 m <sup>2</sup>	Lot A: 457 m <sup>2</sup> Lot B: 458m <sup>2</sup>
<b>Land Uses:</b>	One duplex	Single-family residential with coach house
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Single-Family	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	Coach Houses (RCH1)
<b>Number of Units:</b>	2	4
<b>Other Designations:</b>	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses.	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m <sup>2</sup> )*	Lot A: Max. 274.2 m <sup>2</sup> (2,951.46 ft <sup>2</sup> ) Lot B: Max. 274.8 m <sup>2</sup> (2,957.92 ft <sup>2</sup> )	Lot A: 274 m <sup>2</sup> (2,949 ft <sup>2</sup> ) Lot B: 274 m <sup>2</sup> (2,949 ft <sup>2</sup> )	none permitted
Coach House Size	Min. 33 m <sup>2</sup> (355 ft <sup>2</sup> ) Max. 60 m <sup>2</sup> (645 ft <sup>2</sup> )	Lot A: 59.83 m <sup>2</sup> (644 ft <sup>2</sup> ) Lot B: 59.83 m <sup>2</sup> (644 ft <sup>2</sup> )	
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 20%	Lot A: Building: 42.0% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20% Lot B: Building: 42.8% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 315.0 m <sup>2</sup>	Lot A: 457 m <sup>2</sup> Lot A: 458 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 35.0 m	Width: 12.68 m Depth: 12.68 m	none

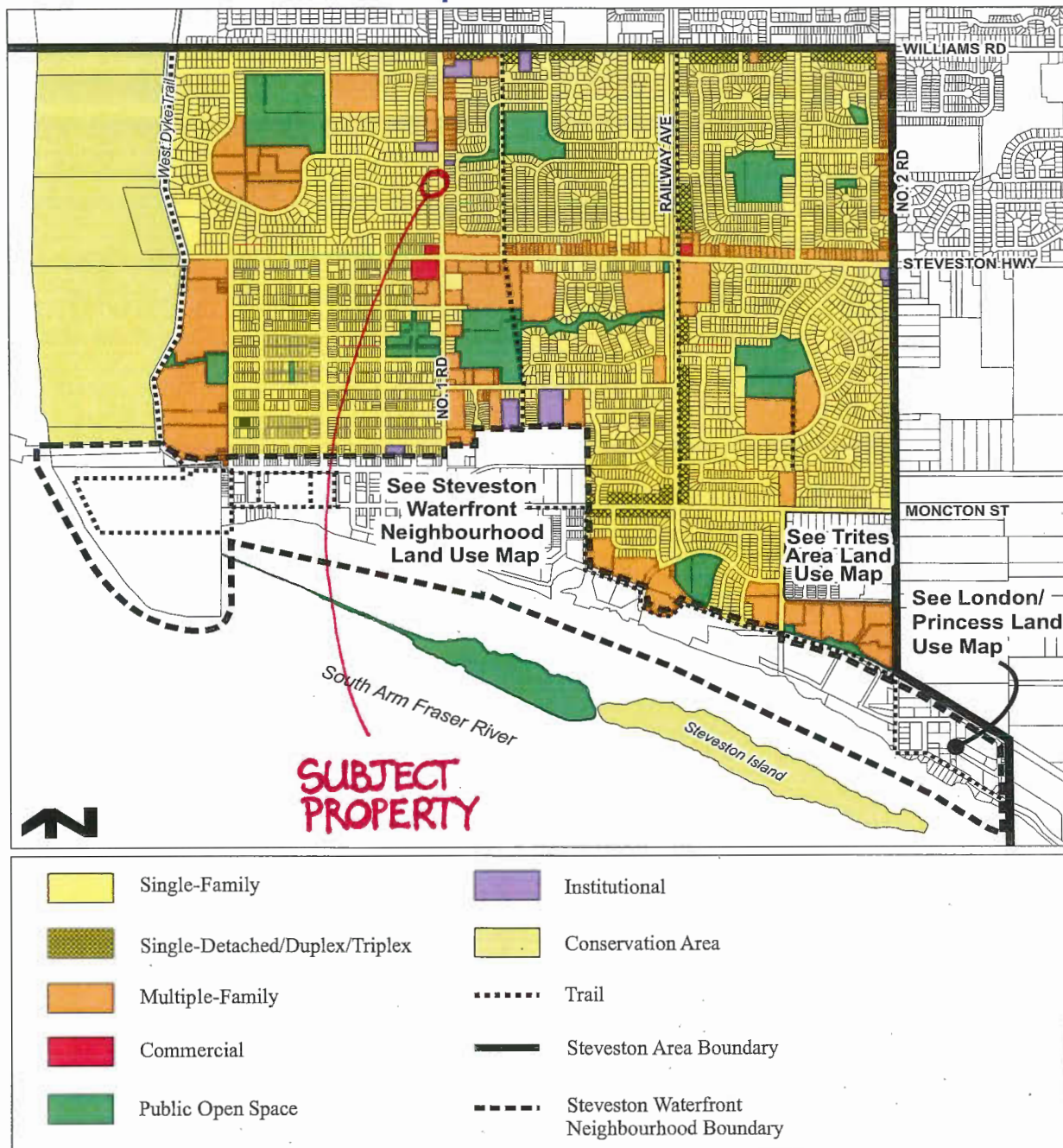
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks, principal dwelling (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Lot A: Front: 6.0 m Rear: Min. 6.0 m North Side Yard: 1.2 m South Side Yard: 2.18 m Lot B: Front: 6.0 m Rear: Min. 6.0 m North Side Yard: 1.51 m South Side Yard: 1.88 m	none
Setbacks, coach house (m):	Front: Min. 15.0 m Rear: Max. 3.0 m North Side Yard: Min. 1.8 m South Side Yard: Min. 1.2 m	Lot A: Front: Min. 15.0 m Rear: 3.6 m North Side Yard: 2.03 m South Side Yard: 1.2 m Lot B: Front: Min. 15.0 m Rear: 3.6 m North Side Yard: 2.03 m South Side Yard: 1.2 m	
Height, principal dwelling (m):	Max. 2 ½ storeys or 9.0 m	Max. 2 ½ storeys or 9.0 m	none
Height, coach house (m):	Max. 2 storeys or 6.5 m	2 storeys or 6.45 m	
Off-street Parking Spaces – principal dwelling	2	2	none
Off-street Parking Spaces – coach house	1	1	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Outdoor:	30 m <sup>2</sup>	30.66 m <sup>2</sup>	none

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

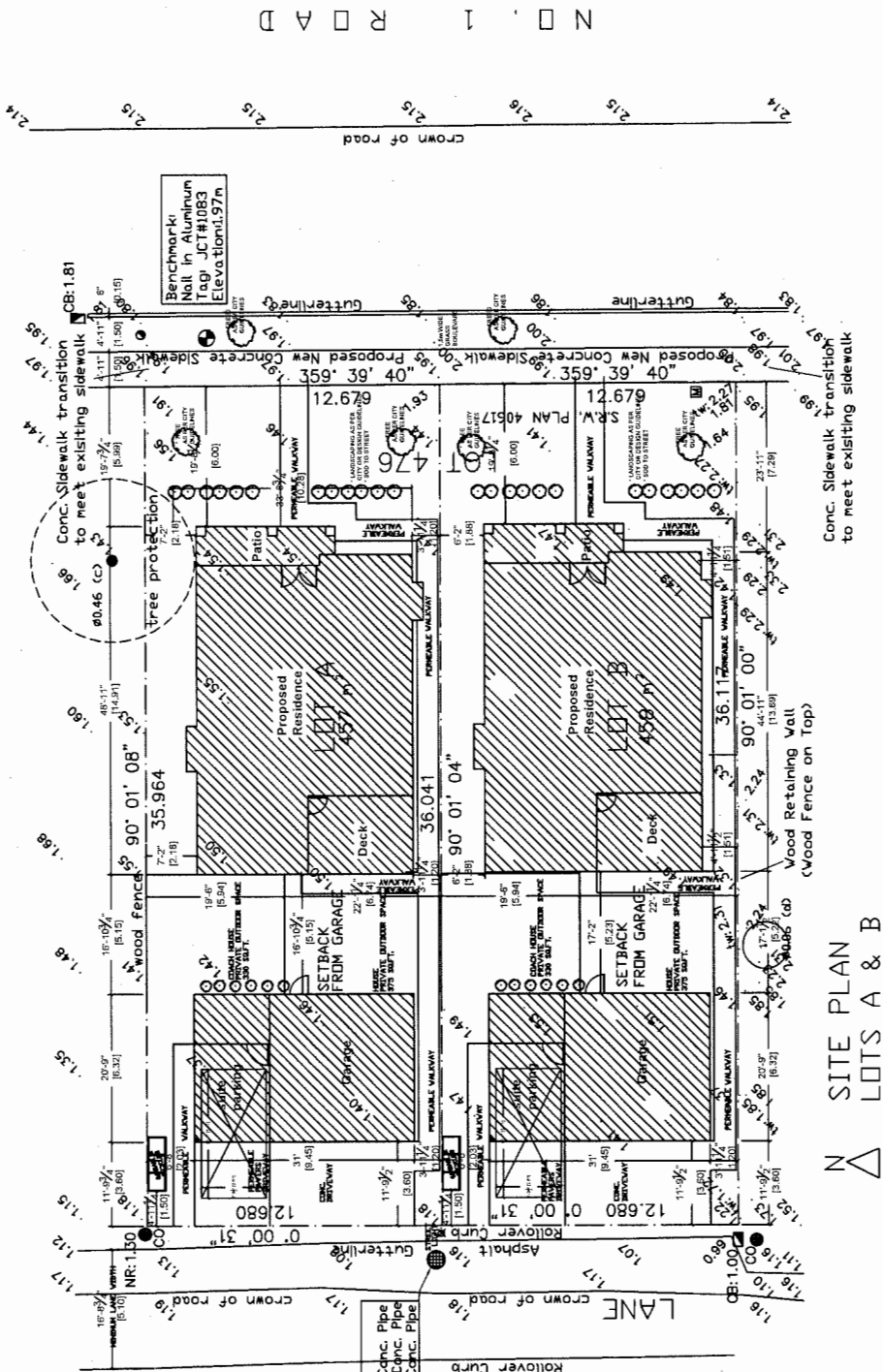
\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

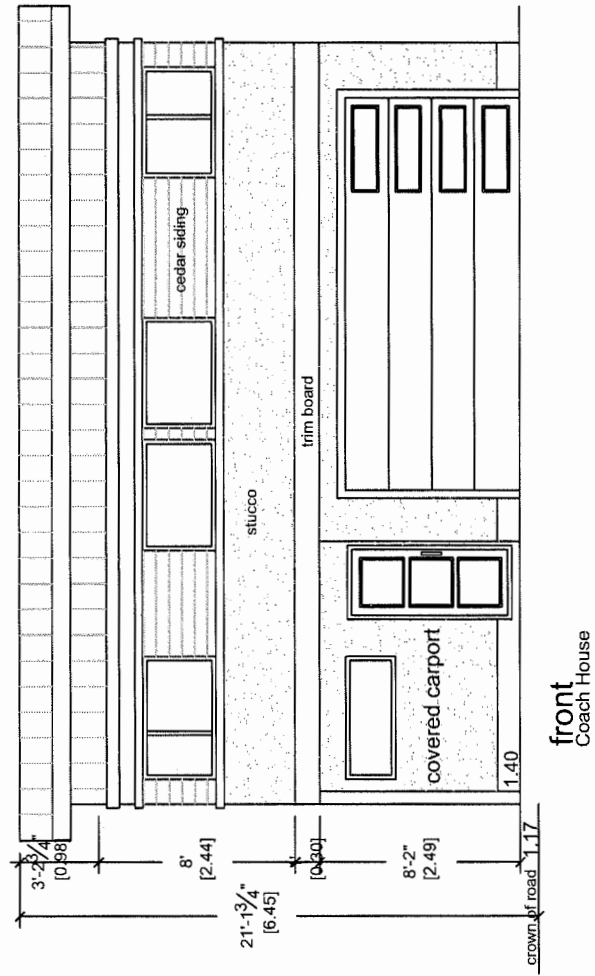
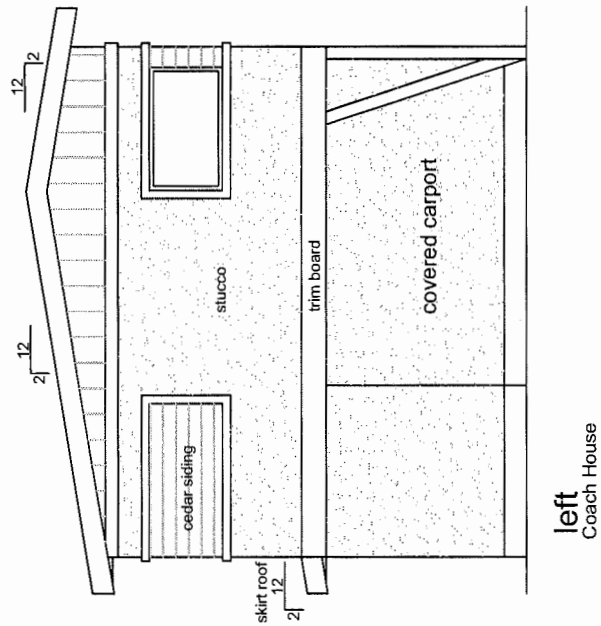


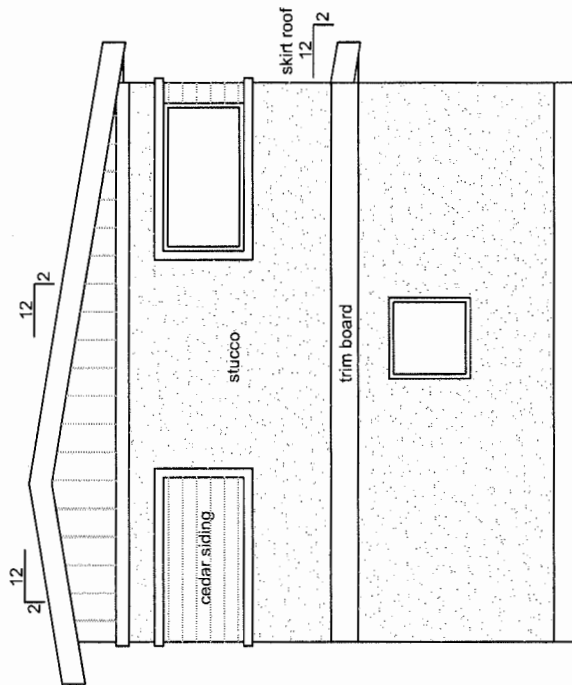
## Steveston Area Land Use Map

Bylaw 9604  
2016/12/19

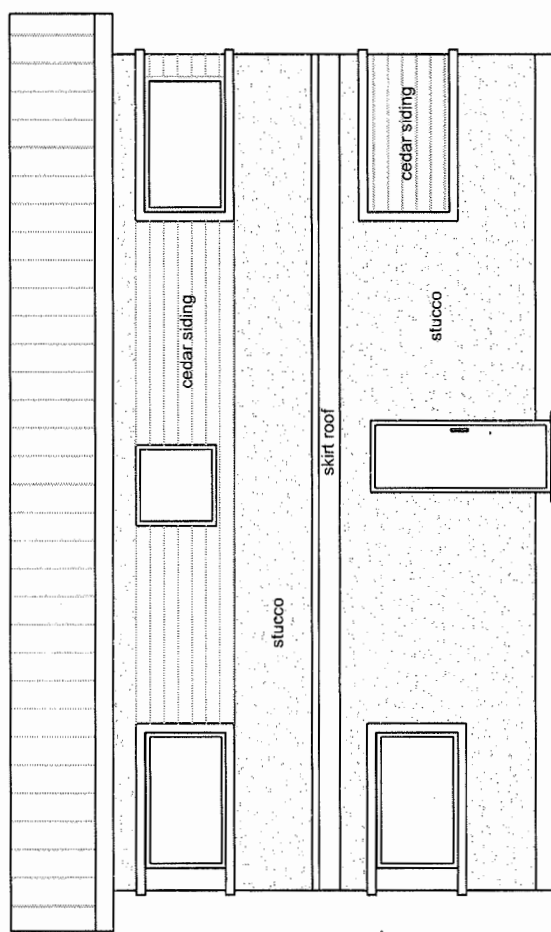




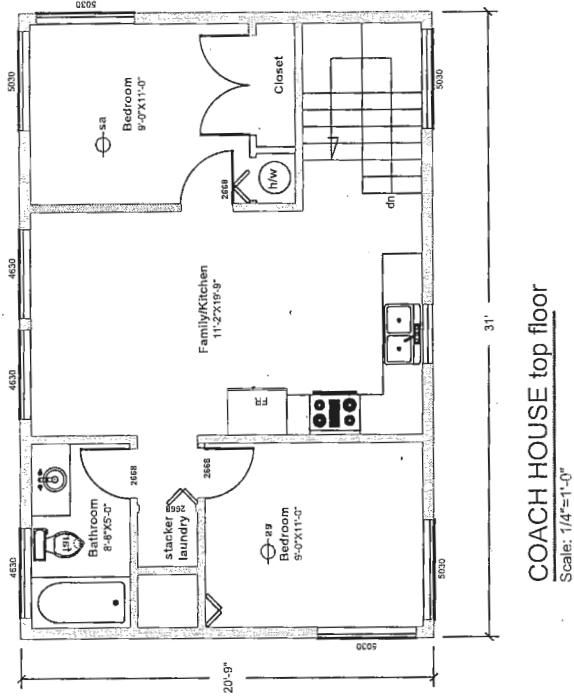
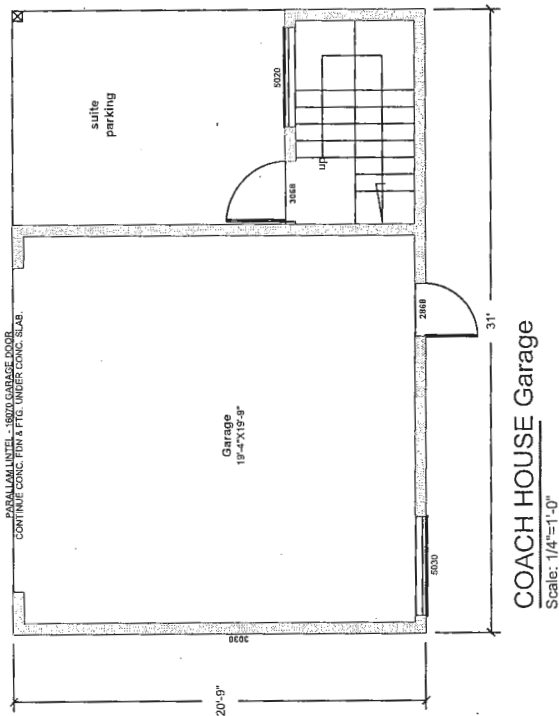




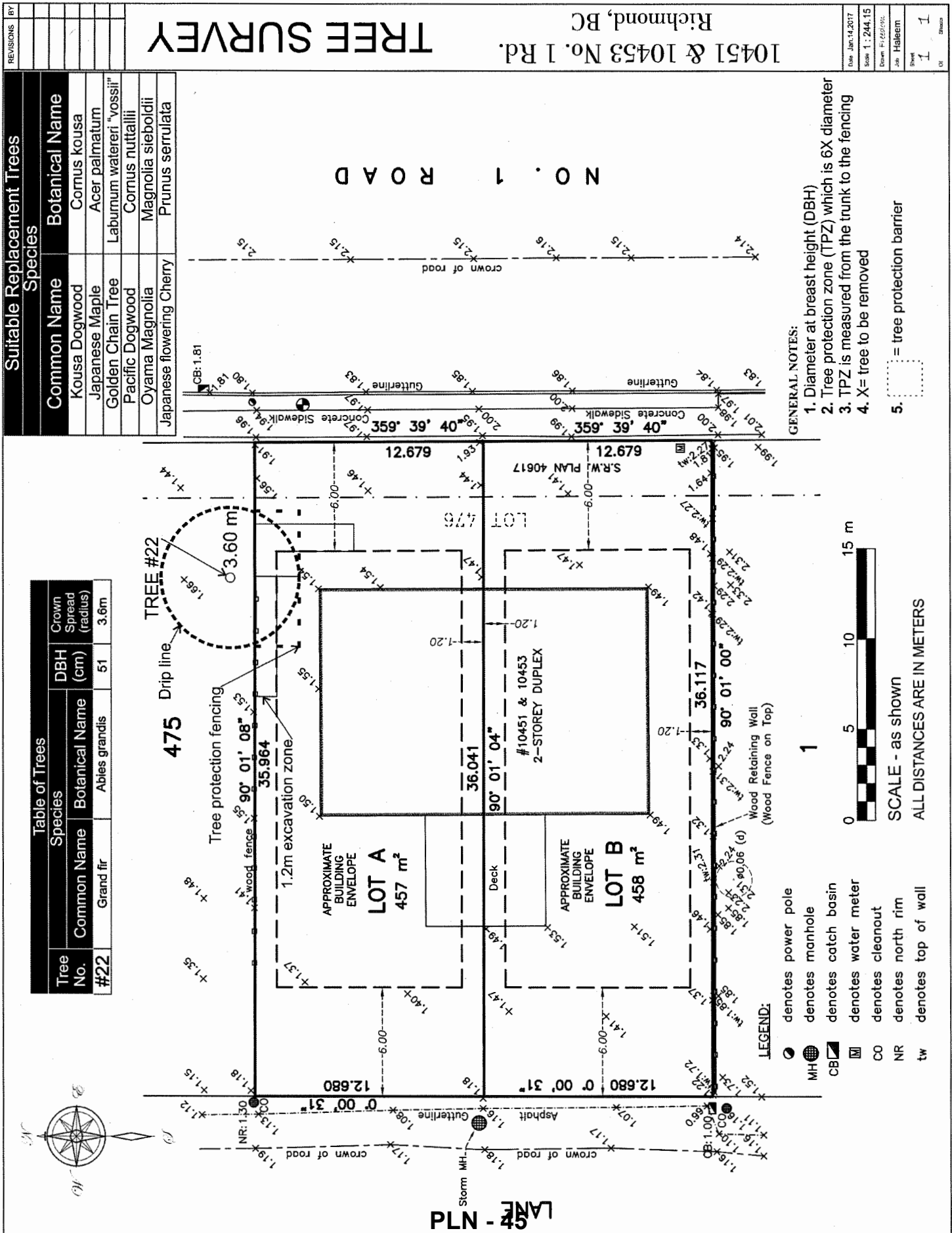
right  
Coach House



rear  
Coach House



- coach house must conform to RCH zone in all aspects.





**Address:** 10451/10453 No. 1 Road

**File No.:** RZ 16-754653

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9753, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including tree security and installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a total of 2 new trees on each lot proposed, for a total of 4 trees, and should be a mix of coniferous and deciduous trees. Deciduous trees should have a minimum caliper of 6 cm and conifers should be at least 3.5 m high, per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees; and
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any 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.
3. Registration of a flood indemnity covenant on title.
4. Registration of a legal agreement on title ensuring that the coach house cannot be stratified.
5. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 5 of this staff report.

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Provide a cash contribution based on a City cost estimate for the City to manage the design and construction of the works. Works include, but may not be limited to:

*Water Works:*

- Disconnect existing 20mm water connection along No 1 road and install two new 25mm water connections, complete with meters and meter boxes off of the existing 300mm AC water main along No 1 Road for the north side and south side lots.
- Place both newly installed water meters alongside the east side property line.
- Note that the applicant must submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.

*Storm Sewer Works:*

- Install a new storm service connection, complete with an inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots off of the existing 375mm main within the lane along the west property line.
- Cut and cap the existing storm service connection at the southwest corner of the development site, and remove inspection chamber.

*Sanitary Sewer Works:*

- Check the existing sanitary service connection at the southwest corner and the northwest corner to confirm the material, capacity, and condition of the inspection chambers and pipes by video inspection. If deemed acceptable by the City, the existing service connections may be retained. In the case that either of the service connections are not in a condition to be re-used, a new service connection, complete with inspection chamber or dual service leads, shall be installed at the common property line of the newly subdivided lots at the Developer's cost.
  - The developer may not start onsite excavation or building construction prior to completion of rear-yard sanitary and storm works.
3. Complete a City work order for the design and construction of frontage improvements, including:
- Removing the existing sidewalk and constructing a new 1.5 m wide concrete sidewalk next to the Property Line. The remaining frontage width between the new sidewalk and the curb is to be treated as a grass boulevard with street trees (minimum width = 1.5 m). The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the north and south of the subject site.
  - Removing all existing driveways and back-filling with frontage improvements per standards described above.
  - Upgrading the existing back lane to City design standards: minimum 5.1 m wide pavement, roll-over curb on both sides of the lane, and street lighting. The final cross-section of the lane is to be determined by Engineering taking utility and other requirements into consideration.
4. Coordinate with BC Hydro, Telus and other private communication service providers to determine if above ground structures are required and coordinate their locations (e.g Vista, PMT, LPT, shaw cabinets, Telus Kiosks, etc). These shall be located onsite.
5. Provide a \$40,290.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
- |   |             |
|---|-------------|
| ○ Lane – Asphalt/Pavement (EP.0636)         | \$13,683.60 |
| ○ Lane – Drainage (EP.0637)                 | \$13,176.80 |
| ○ Lane – Concrete curb and gutter (EP.0638) | \$6,841.80  |
| ○ Lane - Lighting (EP.0639)                 | \$6,588.40  |
- Payment should reference the above cost breakdown and transaction codes and PeopleSoft account number 7500-10-000-90304-0000 for Roads Provisions account.
6. Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
7. Install appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**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 9753 (RZ 16-754653)  
10451/10453 No.1 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 **"COACH HOUSES (RCH1)"**.

P.I.D. 005-374-006

Lot 476 Section 34 Block 4 North Range 7 West New Westminster District Plan 40616

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9753"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development


**Date:** September 20, 2017

**File:** RZ 17-772629

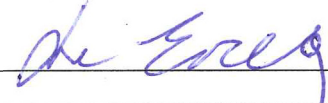
**Re:** Application by KNS Enterprises Ltd. for Rezoning at 9600/9620 Glenacres Drive  
from "Single Detached (RS1/E)" Zone to "Single Detached (RS2/C)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, for the rezoning of 9600/9620 Glenacres Drive from "Single Detached (RS1/E)" zone to "Single Detached (RS2/C)" zone, be introduced and given first reading.

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

JR:blg  
Att. 5

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

## **Staff Report**

### **Origin**

KNS Enterprises Ltd. has applied to the City of Richmond for permission to rezone 9600/9620 Glenacres Drive from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Glenacres Drive (Attachment 1). The proposed subdivision is shown in Attachment 2. There is an existing duplex on the property, which will be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject property is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E),” fronting Glenacres Drive.
- To the South: Walter Lee Elementary School and sports fields on a lot zoned “School & Institutional Use (SI),” and townhouses on a lot zoned “Low Density Townhouses (RTL1).”
- To the East: A duplex on a lot zoned “Two-Unit Dwellings (RD1),” fronting Glenacres Drive.
- To the West: A legal non-conforming duplex on a lot zoned “Single Detached (RS1/E),” fronting Glenacres Drive.

### **Related Policies & Studies**

#### **Official Community Plan/Broadmoor Area Plan**

The subject property is located in the Broadmoor planning area, and is designated Neighbourhood Residential in the Official Community Plan (OCP) (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

#### **Single-Family Lot Size Policy**

The subject property is not located in an area governed by a Single-Family Lot Size Policy. Amendment procedures in Section 2.3 of Richmond Zoning Bylaw 8500 allow staff to consider a rezoning application to allow a property containing an existing duplex to subdivide into no more than two lots. The proposed rezoning and subdivision are consistent with this policy.

#### **Floodplain Management Implementation Strategy**

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

**Public Consultation**

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

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

**Analysis****Existing Legal Encumbrances**

There is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear portion of the property for municipal utilities, which will not be impacted by the proposed rezoning or subdivision. The applicant is aware that encroachment into the SRW area is not permitted.

**Transportation and Site Access**

Vehicle access is proposed via separate driveway crossings to each new lot from Glenacres Drive.

**Tree Retention and Replacement**

There are no bylaw-sized trees on the property. The applicant has agreed to plant a minimum of two trees on each of the proposed new lots; for a total of four new trees. Prior to final adoption of the rezoning bylaw, the applicant must submit a \$2,000 Landscape Security (\$500/tree) to ensure that the new trees are planted. New trees must be minimum 6 cm caliper deciduous trees or 3.5 m high conifers, in accordance with Tree Protection Bylaw 8057.

The existing landscaping in the City-owned boulevard, consisting of shrubs and two trees that are not bylaw-sized, is proposed to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

**Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the development.

The applicant has proposed to provide secondary suites in the dwellings to be constructed on each new lot. This proposal is consistent with the Affordable Housing Strategy.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title, stating that no final Building Permit inspection will be granted until a secondary suite is constructed in each single-family dwelling, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### **Site Servicing and Frontage Improvements**

At Subdivision stage, the applicant is required to pay the current year's taxes, and the costs associated with the completion of the servicing works as described in Attachment 5.

Frontage improvements include, but may not be limited to:

- Removal and replacement of existing concrete curbs and driveway letdowns, as required.
- Payment of a \$9,120 cash-in-lieu contribution, in keeping with the Subdivision and Development Bylaw No. 8751, for the design and construction of future sidewalk and boulevard improvements. The works will be completed at the time that the neighbouring property to the west at 9560 Glenacres Drive redevelops.

### **Financial Impact**

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

### **Conclusion**

The purpose of this application is to rezone 9600/9620 Glenacres Drive from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Glenacres Drive.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9765 be introduced and given first reading.



Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

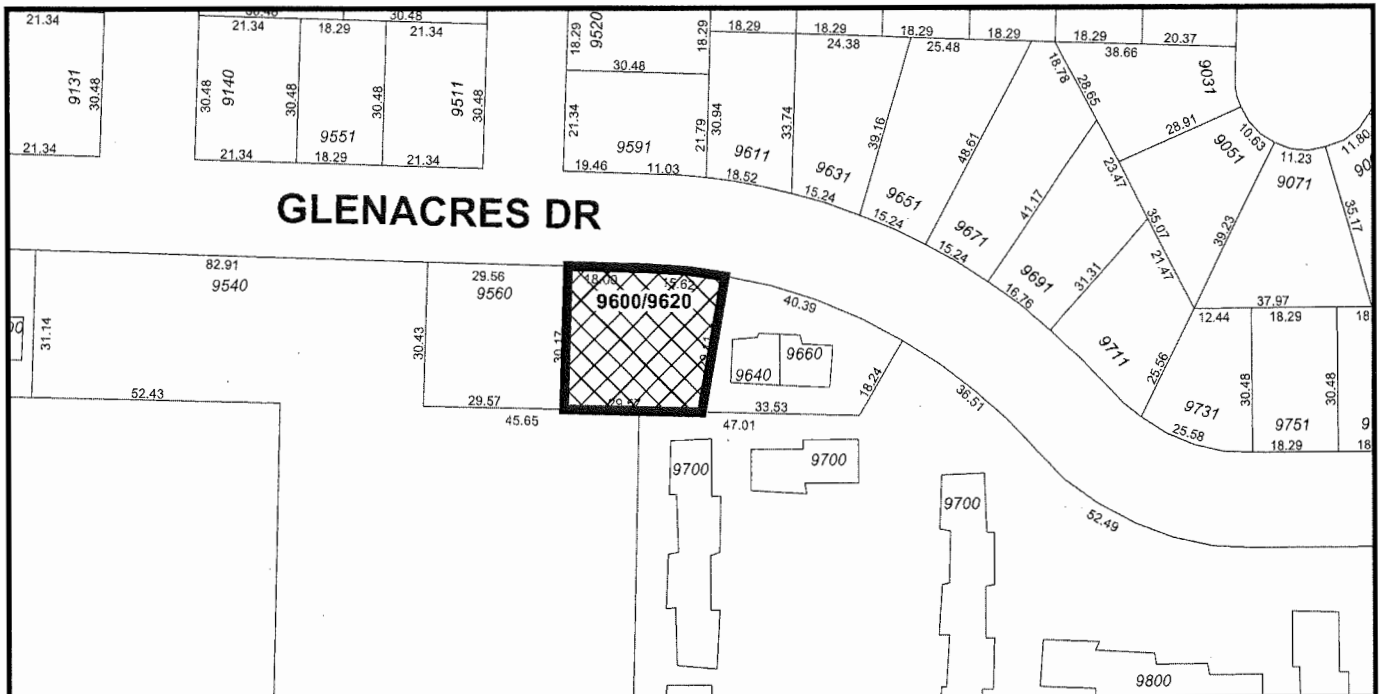
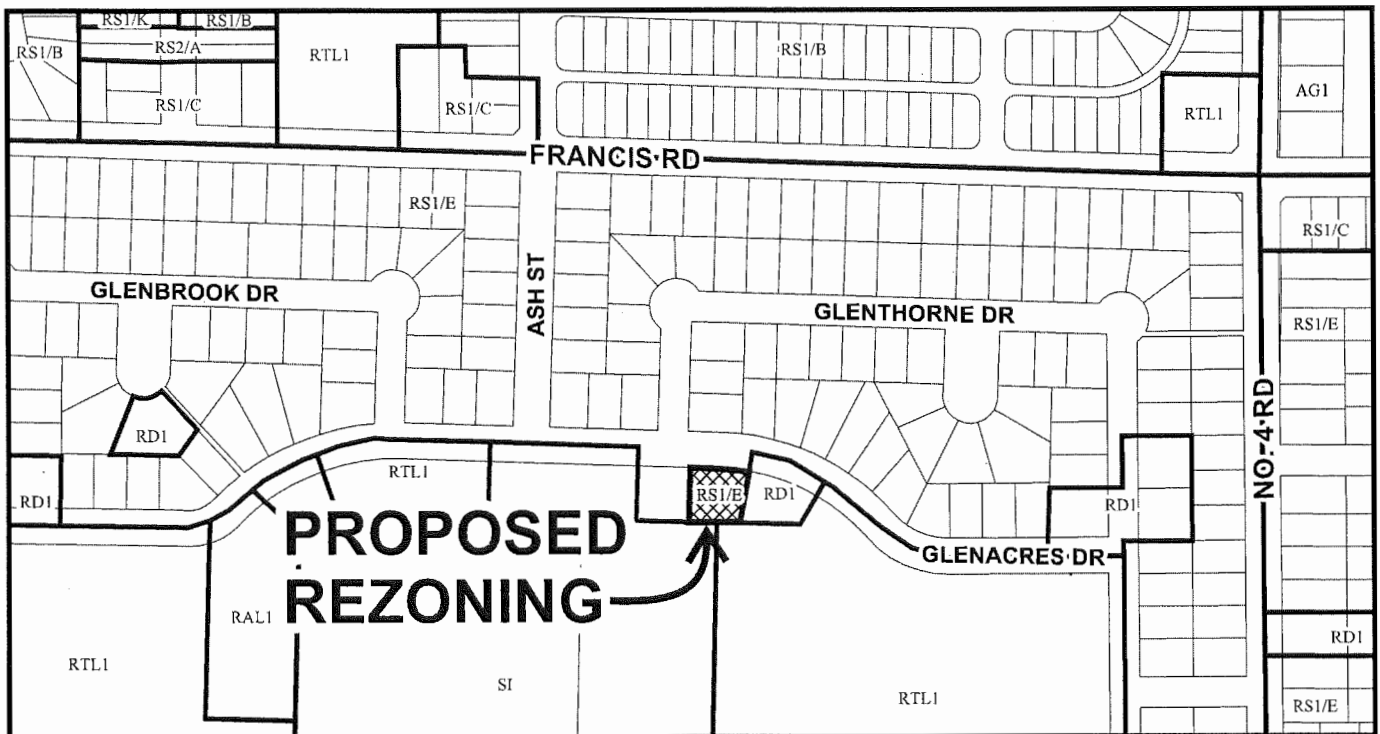
Attachment 4: Broadmoor Area OCP Land Use Map

Attachment 5: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



## RZ 17-772629

Original Date: 06/12/17

Revision Date:

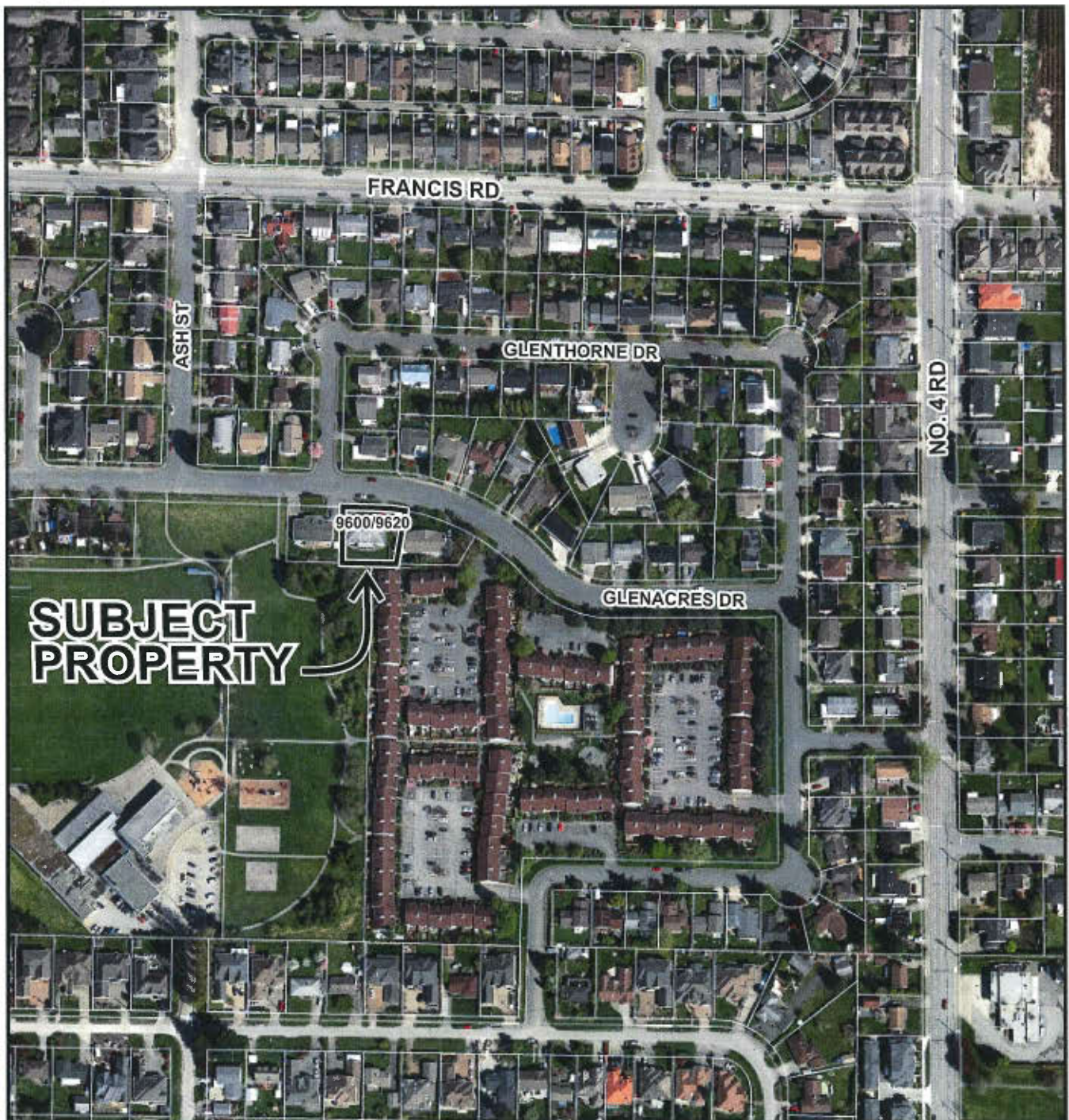
Note: Dimensions are in METRES

PLN - 55





City of  
Richmond



RZ 17-772629

Original Date: 06/12/17

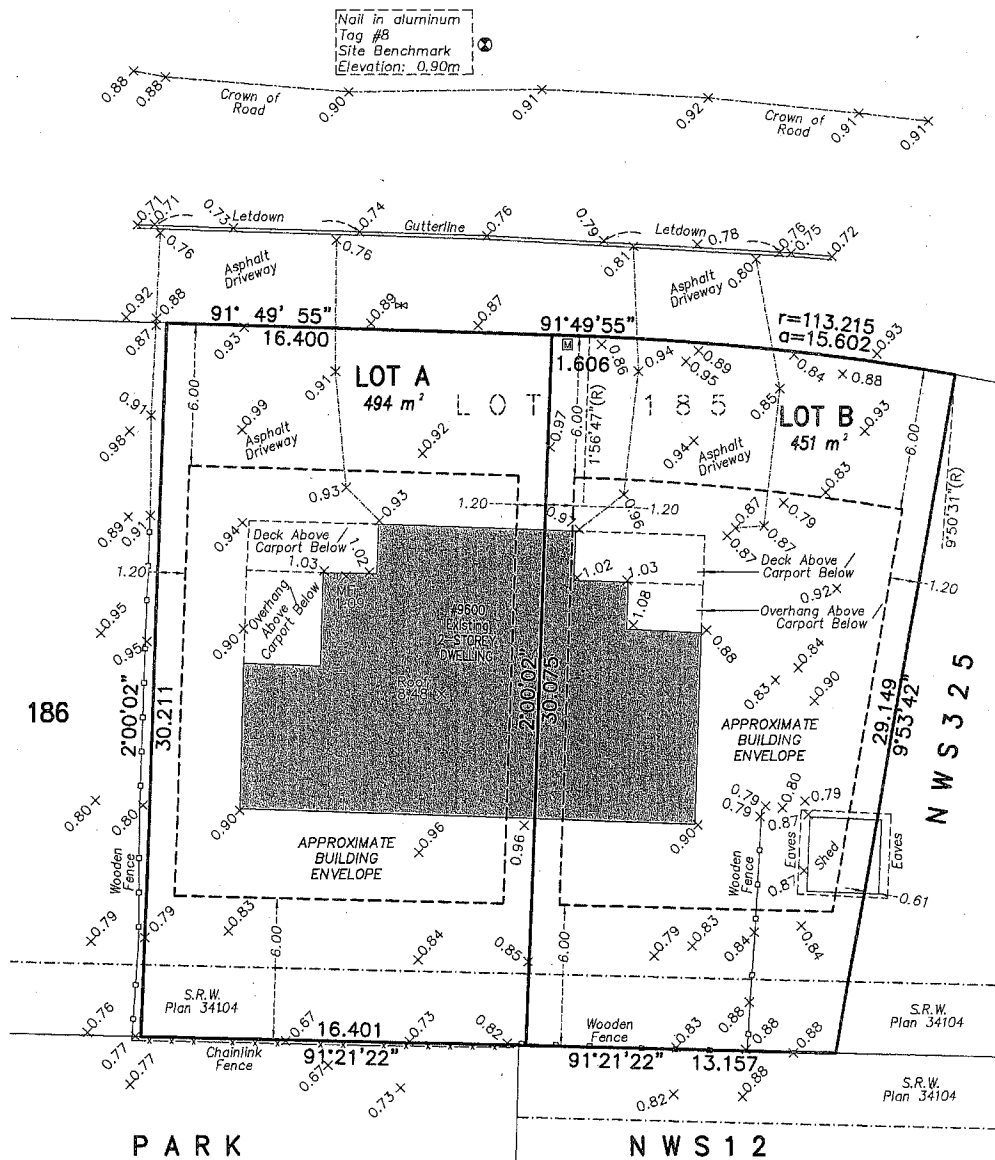
Revision Date:

Note: Dimensions are in METRES



## ATTACHMENT 2

G L E N A C R E S                      D R I V E



JUNE 16th, 2017.

**PLN - 57**



**RZ 17-772629**

**Attachment 3**

Address: 9600/9620 Glenacres Drive

Applicant: KNS Enterprises Ltd.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner(s)	Susan Ann Rose Sobeiski Paul Sobeiski	To be determined
Site Size (m <sup>2</sup> )	945 m <sup>2</sup>	Lot A: 494 m <sup>2</sup> Lot B: 451 m <sup>2</sup>
Land Uses	One duplex	Two single-family dwellings
OCP Designation	Neighbourhood Residential	No change
Zoning	Single Detached (RS1/E)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for the balance of the lot area	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for the balance of the lot area	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 264.33 m <sup>2</sup> (2,845.22 ft <sup>2</sup> ) Lot B: Max. 248.05 m <sup>2</sup> (2,669.99 ft <sup>2</sup> )	Lot A: Max. 264.33 m <sup>2</sup> (2,845.22 ft <sup>2</sup> ) Lot B: Max. 248.05 m <sup>2</sup> (2,669.99 ft <sup>2</sup> )	none
Lot Coverage:	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size (m <sup>2</sup> ):	Min. 360.0 m <sup>2</sup>	Lot A: 494 m <sup>2</sup> Lot B: 451 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 13.5 m Depth: 24.0 m	Lot A Width: 16.4 m Lot A Depth: 30.2 m Lot B Width: 14.4 m Lot B Depth: 29.6	none
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 6.0 m for up to 60% of principal dwelling, 7.5 m for remainder	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

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



## 6. Broadmoor





**City of  
Richmond**

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

**Address:** 9600/9620 Glenacres Drive

**File No.:** RZ 17-772629

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9765, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure that a total of two new trees are planted and maintained on each lot proposed, for a total of four trees (minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. 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.
3. Registration of a flood indemnity covenant on Title.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

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

**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 Department at 604-276-4285.

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

1. Complete the required site servicing works and off-site improvements through a City work order or Servicing Agreement\*. Works include, but may not be limited to, the following:

*Water Works:*

- Using the OCP Model, there is 211.0 L/s of water available at 20 psi residual at the hydrant located at the north east corner of 9600 Glenacres Drive. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- At the Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must

be signed and sealed by a Professional Engineer and be based on Building Permit designs at Building Permit stage.

- Retain existing 25 mm water service connection at the north east corner of the lot.
- At the Developer's cost, the City will:
  - Install a water service connection off of the existing 200 mm PVC watermain on Glenacres Drive, complete with water meter.

#### *Storm Sewer Works:*

- At the Developer's cost, the City will:
  - Cut, cap, and remove the existing storm service connection at the northeast corner of the subject site .The existing inspection chamber (STIC41013) shall be retained to serve 9640 Glenacres Drive.
  - Install a new storm service connection at the adjoining property line of the 2 newly created lots, complete with inspection chamber, off of the existing storm sewer along Glenacres Drive.

#### *Sanitary Sewer Works:*

- At the Developer's cost, the Developer is required to:
  - Not start on-site foundation construction prior to completion of rear yard sanitary works by City crews.
- At the Developer's cost, the City will:
  - Cut, cap, and remove the existing sanitary service connection at the southeast corner of the subject site (SCON10492). The existing sanitary inspection chamber (SIC12195) shall be retained to serve 9640 Glenacres Drive.
  - Install a new sanitary service connection at the adjoining property line of the two newly created lots, complete with inspection chamber, off of the existing sanitary main along the south property line.

#### *Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - o When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - o To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
  - Remove and replace the concrete curb, gutter, and driveway let downs, as required.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$9,120 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

o Concrete Sidewalk (EP.0642)	\$6,400.00
o Boulevard Landscape/Trees (EP.0647)	\$2,720.00

#### *General Items:*

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

- Not encroach into the existing SRW with proposed trees, non-removable fencing, or other non-removable structures.

**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 9765 (RZ 17-772629)  
9600/9620 Glenacres Drive**

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

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

P.I.D. 003-946-258

Lot 185 Section 27 Block 4 North Range 6 West New Westminster District Plan 34103

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9765"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED By 
APPROVED by Director or Solicitor BK

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** September 27, 2017  
**File:** AG 17-766906

**Re:** **Agricultural Land Reserve Appeal Application by Core Concept Consulting Ltd.  
for Subdivision at 11200 Westminster Highway**

### Staff Recommendation

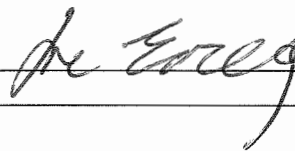
That authorization for Core Concept Consulting Ltd. to make a non-farm use application to the Agricultural Land Commission to subdivide the property at 11200 Westminster Highway into two lots be denied.

  
Wayne Craig  
Director of Development

WC:acr  
Att. 5

### REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER





## **Staff Report**

### **Origin**

Core Concepts Consulting has applied to the City of Richmond on behalf of the owners for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use (subdivision) for the property at 11200 Westminster Highway (Attachment 1), which is located in the Agricultural Land Reserve (ALR). The applicant wishes to subdivide the property into two evenly sized parcels to allow for two single family dwellings but does not plan to farm on the properties.

The ALR non-farm use application requires consideration and endorsement by City Council. If endorsed by Council, the ALR non-farm use application will be forwarded to the ALC for their consideration. If City Council does not authorize the application, the application proceeds no further and will not be considered by the ALC.

### **Findings of Fact**

The property at 11200 Westminster Highway is 0.35 ha (0.86 ac) in area. The proposed subdivision will result in two lots, each 0.175 ha (0.43 ac) in area as shown in Attachment 2. The Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

Parcels that were less than 0.8 ha (2 ac) on December 21, 1972 are exempt from ALC regulations including non-farm uses and subdivision. Despite the subject property's current size (0.35 ha [0.86 ac]), it was not less than 0.8 ha (2 ac) in 1972 and therefore must comply with ALC regulations. As such, ALC approval is required for the proposed subdivision.

A single family dwelling is currently being constructed on the east side of the lot and is close to completion.

### **Surrounding Properties**

To the north: Richmond Nature Park

To the east and west: Single family dwellings on properties zoned Agriculture (AG1) within the ALR.

To the south: Parcels zoned Agriculture (AG1) that are designated as Environmentally Sensitive Areas within the ALR.

### **Related Policies & Studies**

#### 2041 Official Community Plan (OCP)

The subject property is designated for "Agriculture" in the 2041 Official Community Plan (OCP) and in the East Richmond McLennan Sub-Area Plan. To meet the objective of enhancing all aspects of the agricultural sector including long-term viability, the OCP limits the subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated.

The 2041 OCP Regional Context Statement Policy discourages subdivision into small agricultural parcels which would create impractical farm sizes. This is aligned with Metro Vancouver's 2040 Regional Growth Strategy, which aims to support a sustainable economy by protecting the supply of agricultural land and promoting agricultural viability with an emphasis on food production. Local governments are required to support agricultural viability by including policies in their OCP, which discourage the subdivision of agricultural land and farm fragmentation.

Although no farming currently exists on the property, if the parcel is not subdivided and no additional house is built, the undeveloped portion of the property may be used for agricultural activities now or in the future. If this non-farm use application is approved by Council and the ALC to allow the subdivision to proceed, the property owner has indicated they intend to use the lots for residential purposes only.

The East Richmond McLennan Sub-Area Plan aims to preserve agricultural lands in the area and to minimize urban/rural conflicts. When housing encroaches into agricultural areas a number of conflicts have been identified including: residents opposing agricultural activities that may generate noise or other perceived irritants to the enjoyment of a residential lot; the construction of new houses at a higher elevation than the surrounding properties frequently causes drainage problems for the adjacent lands; the agricultural properties are more prone to theft and vandalism with more people living close by; and farmers have difficulty gaining access to their properties with their equipment with wet soil conditions and housing surrounding their land.

#### Richmond Agricultural Viability Strategy

The Agricultural Viability Strategy (AVS) establishes a long-range strategy for improving the viability of farmlands within the City. The principles of the AVS include the minimization of subdivision, except where it supports agricultural viability (e.g., diversification, expansion). Further, the AVS identifies that small parcels are less efficient to farm and can limit agricultural options.

Contrary to the AVS, the proposal reduces an existing 0.35 ha (0.86) parcel of farmland to two smaller 0.175 ha (0.43 ac) parcels, which would not allow for farming or enhance farming viability in the ALR.

#### Zoning – Agricultural (AG1)

Section 14.1.8 of the Richmond Zoning Bylaw states that the subdivision of land in the ALR shall not be permitted unless approved by the ALC. Where the approval of the ALC is not required, the minimum lot area shall be 2.0 ha (0.8 ac). As the property is less than 2.0 ha (0.8 ac), City of Richmond and ALC approvals are required.

#### Agricultural Advisory Committee (AAC)

The proposed subdivision was reviewed by the City's Agricultural Advisory Committee (AAC). After a discussion about the proposal, the AAC concluded that the proposed subdivision does not benefit agriculture or support agricultural viability.

After the discussion, the AAC approved the following motion (Excerpt from August 15, 2017 AAC Meeting minutes in Attachment 4):

*That the applicant observe OCP policies that limit subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated; and the Agricultural Viability Strategy's objective of minimizing subdivision, except where it supports agricultural viability.*

## **Analysis**

### Farm Use

The applicant for the subject property at 11200 Westminster Highway has stated that they do not intend to farm the property because it is limited in size and thus has not submitted a farm plan. The owner indicated that he attempted to secure the purchase of adjacent farmland to the south to consolidate with one of the proposed lots but was not successful.

The owner has offered instead to provide farm access to the land locked parcel to the south as a means to benefit agriculture. The easement is proposed to be 3.0 m (9.8 ft.) wide for the full depth of the subject property along the west property line. The intent is to improve the front portion of the easement with asphalt to serve the dual purpose of farm access for the property owner behind the subject property, and a driveway access. The remaining southern portion of the easement would be a gravel or sawdust farm access road connecting to the property line of the parcel to the south. The property owner of the subject property has agreed to construct this portion of the farm access.

If Council wishes to endorse this application, and the application is approved by the ALC, staff would suggest that a legal easement agreement be registered on the subject property at the time of subdivision. When constructing the driveway access to the dwelling, the owner would have to ensure they meet the 'farm home plate' regulations of the AG1 zone. For a property that is 0.175ha (0.43 ac) in size, the maximum 'farm home plate' area would be 875 m<sup>2</sup> (0.21 ac) or 50% of the lot area. The 'farm home plate' includes the area of the lot with all residential improvements such as the dwelling unit, all residential accessory buildings or structures, decorative landscaping, sewerage septic tanks, and the driveway to the dwelling unit or garage. The maximum house size for each lot would be 500 m<sup>2</sup> (5,382 ft<sup>2</sup>), which includes the garage floor area.

Despite the offer to provide farm access to the land locked parcel to the south, this would not guarantee that either parcel would be farmed. The property owner to the south has also indicated they have no interest in farming at this time. Further, the land locked parcel to the south could also use unopened road dedications to access the parcel for soil based farming rather than relying on the proposed easement. Staff are of the opinion that this subdivision application does not provide a net benefit to agriculture and is not consistent with City and ALC regulations.

### Related Subdivision Applications

Many properties to the east and west of the subject property are smaller than 0.35 ha (0.86 ac) and are primarily used as a residence (Attachment 5). Some of these properties resulted from subdivision approvals in the 1980s prior to the introduction of policies and regulations that

provide direction to curb subdivision of ALR properties. These policies that limit the subdivision of ALR properties include:

- Amendments to the Agriculture (AG1) zone to include the minimum subdivision lot size of 2.0 ha (1989);
- Richmond Official Community Plan's policy to:
  - "limit the subdivision of farmland and investigate ways to encourage the consolidation of lots in the ALR, for example in the McLennan agricultural area" (McLennan Sub-Area Plan); and
  - "limit the subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated" (2041 OCP); and
- Richmond Agricultural Viability Strategy recommendation to "discourage non-farm uses of the ALR land" in the McLennan area and principles that "subdivision in the ALR will be minimized, except where it supports agricultural viability".

The property at 11228/11260 Westminster Highway was subdivided (SD 88-170) in 1988 with an ALC condition for one of the new lots to consolidate with land locked parcels to the south to create a larger farmable parcel. Without the lot consolidation and a demonstrated benefit to agriculture, the ALC was not prepared to support the subdivision.

In 2000, the owner at 11140 Westminster Highway, a parcel with the same area as the subject property, applied for subdivision. The property is exempt from ALR regulations because it was less than 0.8 ha (2 acres) on December 1, 1972 at the time that the ALR was created. As it is an exempt property, an ALC decision was not required. Rather, City approval was required as the Richmond Zoning Bylaw does not permit any property less than 0.8 ha (2 acres) in the Agriculture (AG1) zone to be subdivided. Richmond City Council denied the application on the grounds that it was contrary to the objectives and policies of the Richmond OCP and McLennan Sub-Area Plan, and that amending the agriculture designation of the subject property in both these plans would set a precedent for similar rezoning and subdivision requests in the ALR.

Although the subdivision of the subject property does not require a rezoning from City Council, an endorsement from City Council is required to forward the application to the ALC for its final decision. Allowing the subdivision of the property would set a precedent for similar subdivision requests in the ALR, in particular, properties along the south side of Westminster Highway which are of a similar size. Further, allowing the subject property to subdivide would be inconsistent with City decisions and policies.

#### Illegal Fill

Illegal fill was deposited on the site when the current house began construction. Through the development process, it was determined that the amount of fill on the property exceeded the maximum area allowable on site. There is now a stop work order for the development until the fill is removed from the property. The City and the ALC has agreed to allow the applicant to keep the fill on the property until a final decision on the proposed subdivision has been made. If the application is denied, the owner must remove the fill from the property and remediate the site with

organic soils to bring it to farmable condition. If the application is approved, the owner may use the fill on the property for the purpose of constructing the second house on the new lot.

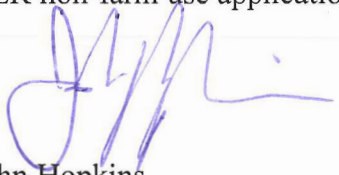
**Financial Impact**

None.

**Conclusion**

The proposed subdivision is not consistent with the Richmond OCP and ALC policies, which protect and enhance farm viability, and minimize farmland subdivision in the ALR. Allowing the subdivision of the property would likely set a precedent for similar subdivision applications in the ALR. In addition, the AAC did not support the proposal.

Staff recommend that the ALR non-farm use subdivision application at 11200 Westminster Highway to create two evenly sized properties as outlined in this report be denied and that the ALR non-farm use application not be forwarded to the ALC.



John Hopkins  
Senior Planner  
604-276-4279

ACR/JH:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

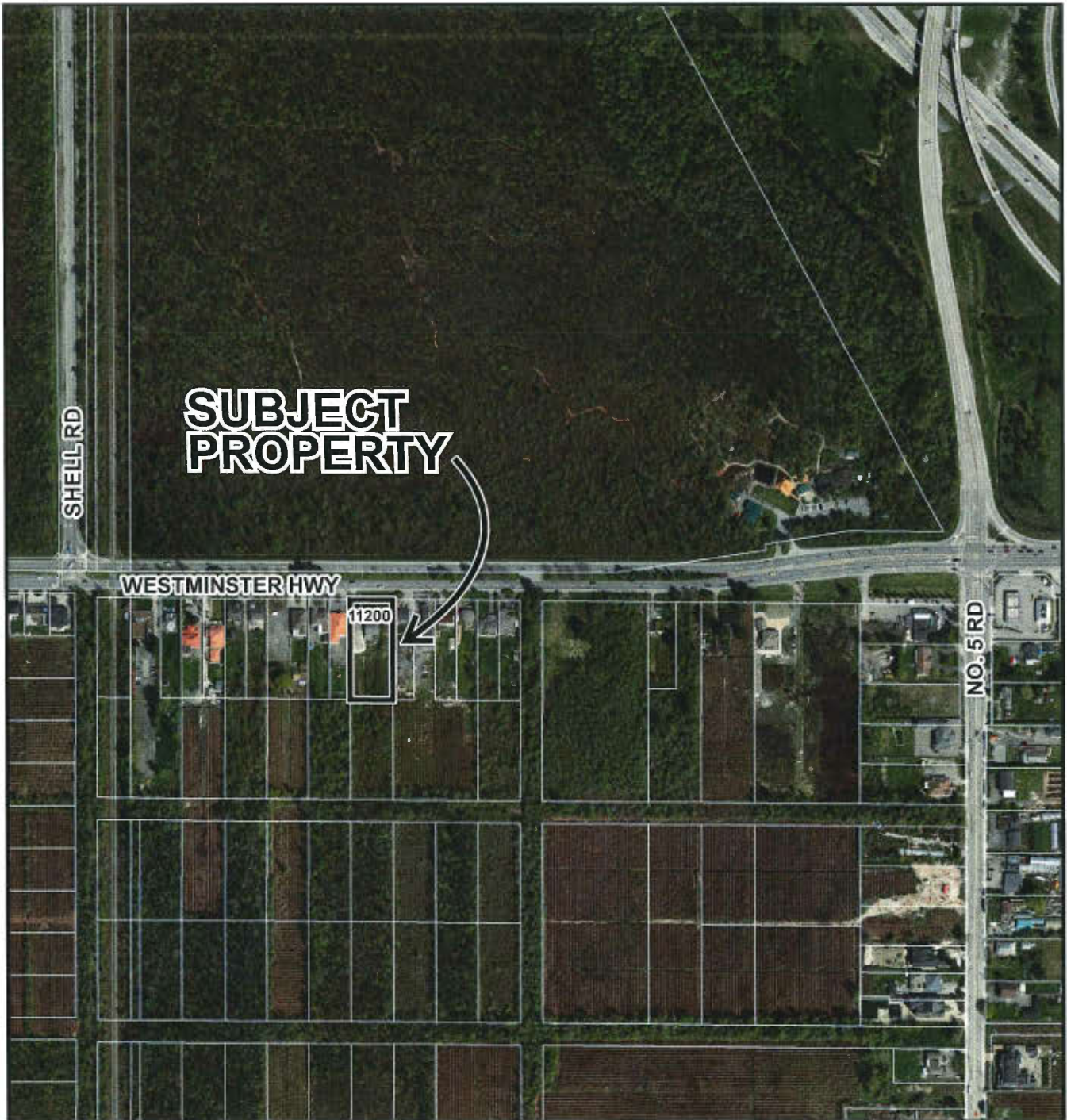
Attachment 4: Excerpt of Agricultural Advisory Committee Draft Meeting Minutes

Attachment 5: Location Map with Nearby Addresses and Parcel Sizes





City of  
Richmond



AG 17-766906

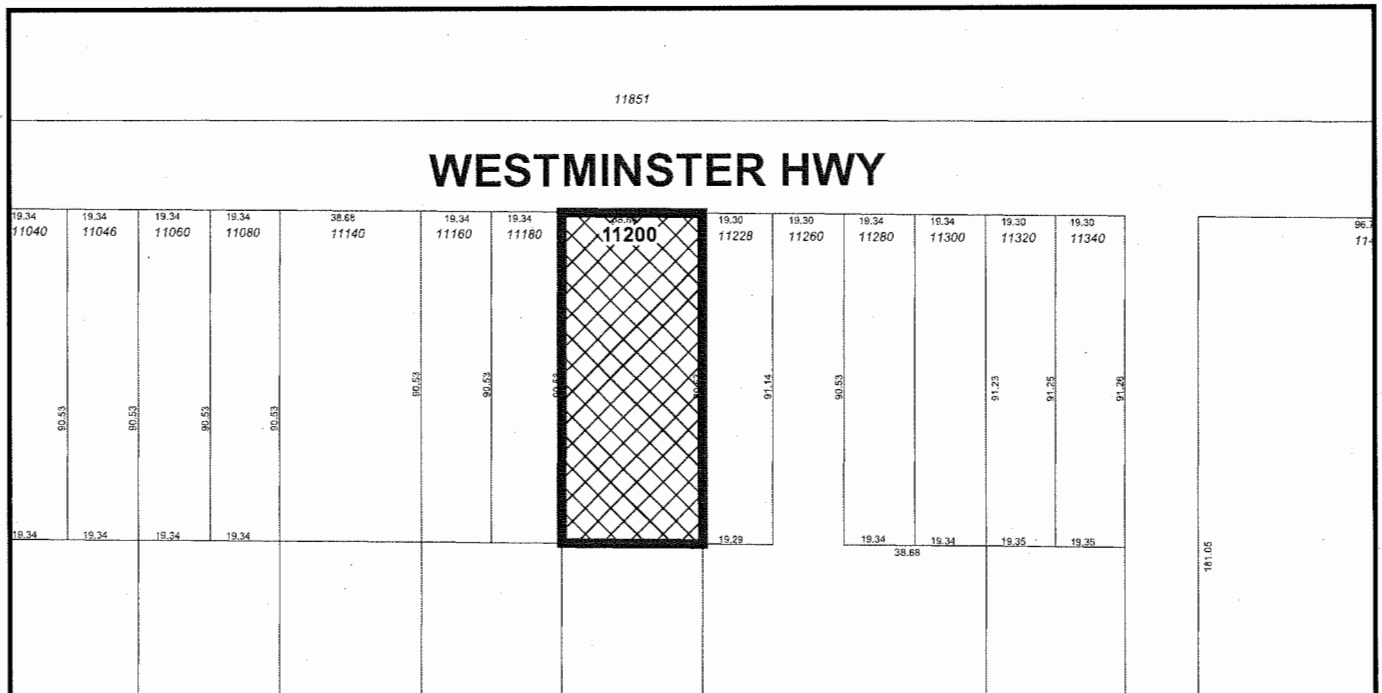
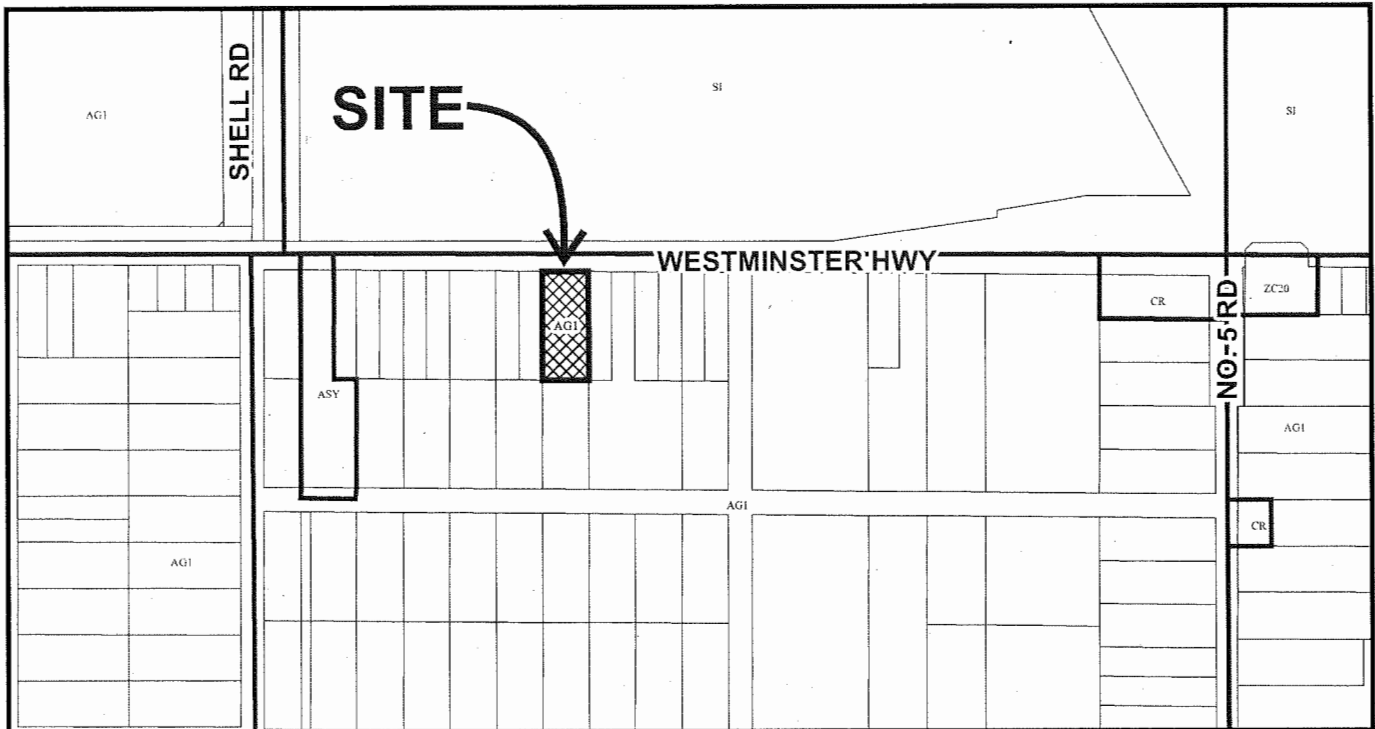
Original Date: 04/04/17

Revision Date:

Note: Dimensions are in METRES



# City of Richmond

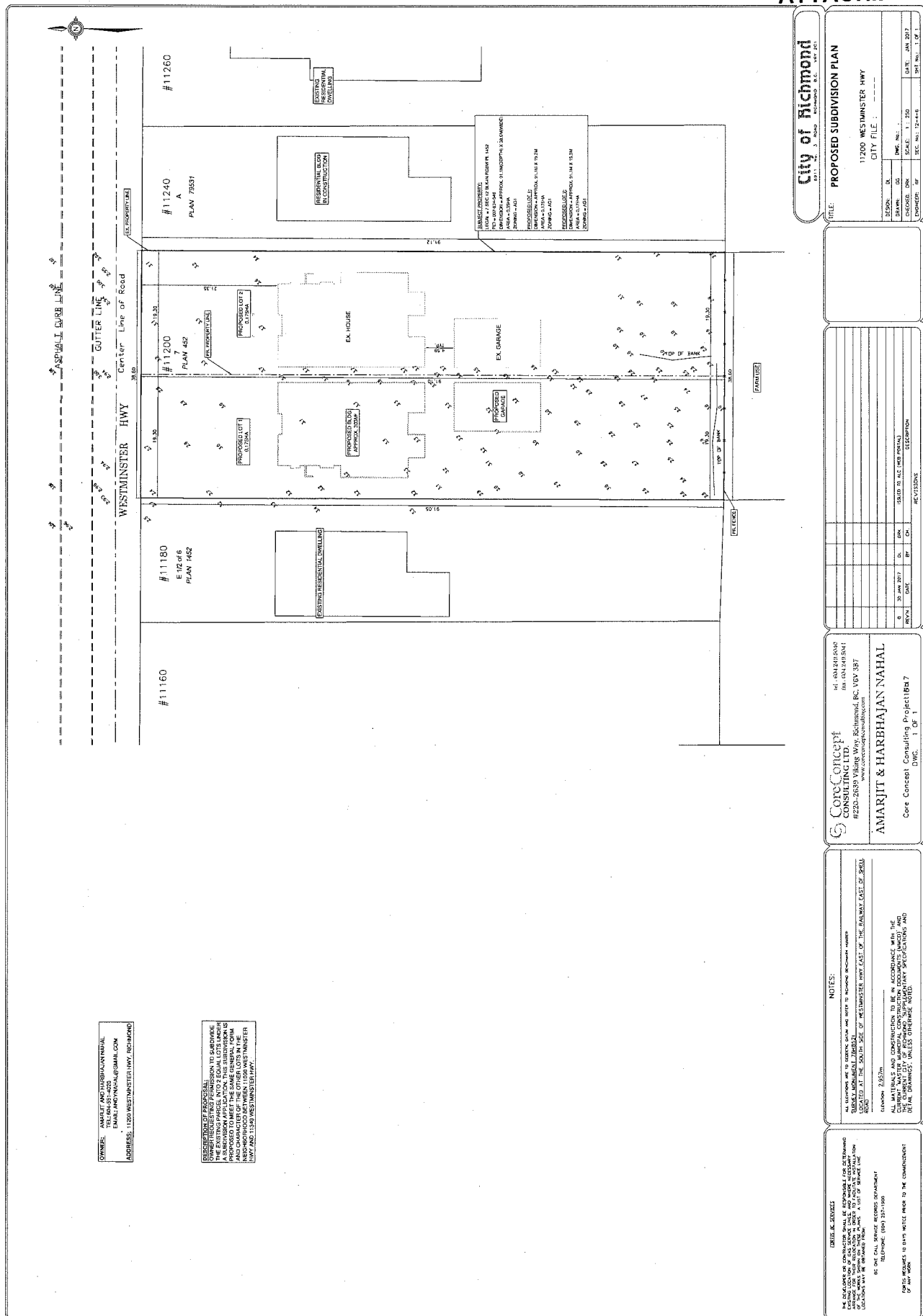


**AG 17-766906**

Original Date: 04/04/17

Revision Date:

Note: Dimensions are in METRES







**City of  
Richmond**

**Development Application Data Sheet**  
Development Applications Department

**AG 16-745803**

**Attachment 3**

Address: 11200 Westminster Highway

Applicant: Core Concepts Consulting Ltd.

	Existing	Proposed
<b>Owner:</b>	Nahal Amarjit, Nahal Harbhajan Nahal Charanjit S, Nahal Harbhajan K.	No Change
<b>Site Size (m<sup>2</sup>):</b>	0.35 ha (0.86 ac)	Lot 1: 0.175 ha (0.43) Lot 2: 0.175 ha
<b>Land Uses:</b>	Single Family Dwelling	One Single Family Dwelling on each lot (2)
<b>OCP Designation:</b>	Agriculture	No Change: Complies
<b>ALR Designation</b>	The property is contained within the ALR boundary	No Change: Complies
<b>Area Plan Designation:</b>	East Richmond McLennan	No Change: Complies
<b>Zoning:</b>	Agriculture (AG1)	No Change: Complies
<b>Other Designation</b>	NA	NA

**Excerpt from the Draft Minutes of  
The Agricultural Advisory Committee Meeting**

**Thursday, August 15, 2017 – 7:00 p.m.  
M2.002, Richmond City Hall**

**1. Development Proposal – Non-Farm (Subdivision) at 11200 Westminster Highway**

Staff provided an overview of the non-farm application to subdivide the property into two equally-sized lots in order to building two houses. The property is 0.35 ha (0.86 ac) and the proposed new lots will each be 0.175 ha (0.43 ac). The current land use is a house that is being constructed and is close to completion. Excess fill was deposited on the site when the current house began construction and a stop work order has been issued for the development until the fill is removed from the property. Remediation of the affected area would be required on the site. The City and the ALC has agreed to allow the owner to keep the fill on the property until a final decision has been made on the proposed subdivision.

The applicant has indicated that the owner does not wish to farm on the property. The Richmond 2041 OCP limits the subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated. The Richmond Agricultural Viability Strategy objectives also include the minimization of subdivision, except where it supports agricultural viability. The Committee invited the proponent to the table.

The applicant presented the following:

- The applicant expressed that due to the small size of the parcel, it is impractical to farm
- A handout of maps depicting the ownership of properties fronting Westminster Highway one block east of Shell Road and adjacent land-locked properties to the south was provided to AAC members. The maps show that land-locked properties with access through another parcel fronting a road are more likely to be farmed.
- The applicant proposes that if the subdivision would be approved, they would agree to provide a legal farm access to land-locked parcels to the south to enable farm activity, which is a benefit to agriculture.
- The applicant stated that the owners attempted to purchase the adjacent land locked parcel to the south to be consolidated with their property but was unable to secure the property at a good price.

The AAC asked if the proposed access to the adjacent property to the south is desired by the adjacent property owners. The applicant stated that the owners had not approached their neighbours with this proposal but that the proposed access offered would be beneficial to farming.

The AAC discussed whether the property was too small to be farmed. As the applicant confirmed that they had no intentions of farming the site, with the exception of a garden for personal use, it was concluded that the proposed subdivision would not benefit agriculture. The AAC also expressed concern about unauthorized fill placed on the site.

As a result of the discussion, the Committee made the following motion:

*That in rendering its final decision, City Council observe OCP policy that limit subdivision of agricultural land into smaller parcels, except where benefits to agriculture can be demonstrated; and the Agricultural Viability Strategy's objective of minimizing subdivision, except where it supports agricultural viability.*

*Carried (5 members in favour; 1 opposed -Doug Wright, 1 abstained – Chaim Kempler)*



City of  
Richmond



AG 17-766906

Original Date: 09/27/17

Revision Date:

Note: Dimensions are in METRES