



Planning Committee

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

**Tuesday, October 4, 2016
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on September 20, 2016.*



NEXT COMMITTEE MEETING DATE

October 18, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY WESTMARK DEVELOPMENTS (CAMOSUN) LTD. FOR REZONING AT 9240, 9248, 9260 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT79) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**
(File Ref. No. 08-4105-06-01; RZ 15-692812) (REDMS No. 4977646 v. 3)

PLN-12

See Page PLN-12 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9597 to create the “Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9240, 9248, 9260 Cambie Road from “Single Detached (RS1/F)” to “Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.



2. **APPLICATION BY MATTHEW CHENG ARCHITECT ON BEHALF OF THE ARUL MIGU THURKADEVI HINDU SOCIETY OF BC FOR REZONING OF THE WESTERLY 110M OF 8100 NO. 5 ROAD FROM AGRICULTURAL (AG1) TO ASSEMBLY (ASY)**

(File Ref. No. 08-4105-20-AMANDA #; RZ 14-667707) (REDMS No. 5048577 v. 2)

PLN-43

See Page PLN-43 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9586, for the rezoning of the westerly 110 m of 8100 No. 5 Road from “Agricultural (AG1)” to “Assembly (ASY)”, be introduced and given first reading.



3. **APPLICATION BY TRIVIA HOMES LTD. FOR REZONING AT 9771 SEALILY PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 08-4105-20-AMANDA #; RZ 16-735240) (REDMS No. 5161999)

PLN-99

See Page PLN-99 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, for the rezoning of 9771 Sealily Place from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.



4. **MANAGER’S REPORT**

Pg. #

ITEM

ADJOURNMENT





Planning Committee

Date: Tuesday, September 20, 2016

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Carol Day
Councillor Harold Steves

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 7, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

October 4, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **ADULT BASIC EDUCATION FEES**
(File Ref. No. 07-3000-01) (REDMS No. 4924707 v. 4)

Discussion ensued with regard to advocating the Province to withdraw tuition fees for Adult Basic Education.

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In reply to queries from Committee, Michael Khoo, Richmond School District No. 38, noted that (i) average Adult Basic Education fees are approximately \$500 in Metro Vancouver municipalities, (ii) the Province implemented tuition-free Adult Basic Education in 2008, and (iii) since the re-establishment of tuition fees, student registration has decreased by approximately 50%.

It was moved and seconded

That a letter, as attached, be written to the Premier of British Columbia respectfully requesting that consideration be given to reinstating tuition-free status for BC adult students enrolled in Grade 10, 11 and 12 Adult Basic Education programs.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY YUANHENG SEAVIEW DEVELOPMENTS LTD & YUANHENG SEASIDE DEVELOPMENTS LTD FOR REZONING AT 3031, 3211, 3231, 3291, 3311, 3331, 3351 NO. 3 ROAD, 8151 CAPSTAN WAY, AND 8051 AND 8100 RIVER ROAD FROM AUTO-ORIENTED COMMERCIAL (CA), MARINA (MA2), AND HOTEL COMMERCIAL (ZC160 – CAPSTAN VILLAGE (CITY CENTRE) TO RESIDENTIAL / LIMITED COMMERCIAL AND COMMUNITY AMENITY (ZMU30) – CAPSTAN VILLAGE (CITY CENTRE) (ZMU30) AND SCHOOL AND INSTITUTIONAL USE (SI)**

(File Ref. No. 12-8060-20-009593/9594; RZ 12-603040) (REDMS No. 5163818)

Wayne Craig, Director, Development, reviewed the application, noting that:

- the proposed mixed use development will be in proximity to transit;
- the proposed development would take place over three phases and will consist of a maximum of 850 units;
- the proposed development will (i) include the construction of a City-owned community centre, (ii) provide a cash contribution towards public art, (iii) construct road and frontage improvements, (iv) and contribute funding towards the future construction of the Capstan Village Canada Line Station;
- construction of the community centre would take place during the second phase of development and would include 74 parking spaces with 54 parking spaces dedicated for City use;
- a new waterfront park is proposed adjacent to the subject site and park design considerations are included in this staff report; and

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- the proposed development will include approximately 59 units allocated for affordable housing and that more than half of those units will have at least two bedrooms.

Discussion ensued with regard to (i) increasing the proposed development's affordable housing contribution, (ii) utilizing Provincial funding allocated for affordable housing, and (iii) connecting the proposed development to District Energy.

In reply to queries from Committee, Mr. Craig noted that (i) the proposed development will meet the City's current affordable housing standards, (ii) the proposed community centre will be owned and operated by the City, (iii) a marina is not currently proposed, however a cash contribution will be provided towards future development of a pier, (iv) portions of the City's waterfront trail network along the middle arm of the river will be added as more sites develop, and (v) the proposed Capstan Station will cost approximately \$25 million and will be funded through development contributions.

Discussion ensued regarding (i) the closure of sections of River Road for park development, (ii) road network improvements in the area, and (iii) the potential for a pedestrian crossing over Sea Island Way.

In reply to queries from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, noted that the amenities in the proposed community centre will complement programming in other City recreation facilities and will serve all residents of the city. Joe Erceg, General Manager, Planning and Development, added that future development will not be required to contribute to the operating costs of the community centre.

In reply to queries from Committee, Joyce Rautenberg, Affordable Housing Coordinator, noted that the non-profit organizations that manage affordable housing units have advised that a clustered configuration of affordable housing units will be more manageable compared to a more dispersed configuration.

Discussion ensued with regard to potential development cost overruns and the allowances in the Tenant Improvement portion of the proposed community centre.

It was moved and seconded

(1) That Official Community Plan Amendment Bylaw 9593, including:

- (a) in Schedule 1 of Official Community Plan Bylaw 9000, to redesignate 8051 River Road from "Mixed Use" to "Park" and 8100 River Road from "Park" to "Mixed Use" in Attachment 1; and**

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(b) in Schedule 2.10 (City Centre Area Plan), to amend the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Capstan Village (2031), and reference maps throughout the Plan to relocate park and road within the area bounded by Sea Island Way, No. 3 Road, Capstan Way, and the Middle Arm of the Fraser River and designate the subject site as "Institution", together with related minor map and text amendments;

be introduced and given first reading;

(2) That Bylaw 9593, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;

(3) That Bylaw 9593, having been considered in conjunction with:

(a) the City's Financial Plan and Capital Program; and

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

(4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9594 to create the "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) (ZMU30)" zone, and to rezone 3031, 3211, 3231, 3291, 3311, 3331, 3351 No. 3 Road, 8151 Capstan Way, and 8051 and 8100 River Road from "Auto-Oriented Commercial (CA)", "Marina (MA2)", and "Hotel Commercial (ZC160 – Capstan Village (City Centre))" to "Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre) (ZMU30)" and "School and Institutional Use (SI)", be introduced and given first reading; and

(5) That the YuanHeng Riverfront Park Conceptual Plan, as described in the report, dated September 15, 2016, from the Director of Development, be approved.

CARRIED

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3. **APPLICATION BY RICK BOWAL FOR REZONING AT 7531 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009599; RZ 15-712649) (REDMS No. 5155063)

In reply to queries from Committee, Mr. Craig noted that townhouse options were not discussed with the applicant and that adjacent lots have already been redeveloped as single-detached dwellings with vehicle access from the existing rear lane.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9599, for the rezoning of 7531 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

4. **APPLICATION BY RICK BOWAL FOR REZONING AT 7511 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009600; RZ 15-712653) (REDMS No. 5155141)

Cynthia Lussier, Planner 1, reviewed the application, noting that the site is accessible via the rear lane.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9600, for the rezoning of 7511 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

CARRIED

5. **APPLICATION BY JASON MINARD FOR A ZONING TEXT AMENDMENT AT 5411 MONCTON STREET TO ADD "ADULT DAY CARE" AS A PERMITTED USE TO THE CONGREGATE HOUSING (ZR4) – STEVESTON ZONE**

(File Ref. No. 12-8060-20-009607; ZT 16-737142) (REDMS No. 5129846 v. 3)

Mr. Craig reviewed the application, noting that no exterior modifications are anticipated and that the proposed development will add parking spaces.

In reply to queries from Committee regarding traffic and the need for parking spaces in the area, Sara Badyal, Planner 2, noted that given the unique use and following a staff review of the proposed development, a parking ratio was assigned to the site. Mr. Craig further noted that staff anticipates that the proposed development will not generate a significant increase in traffic.

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In reply to queries from Committee, Jason Minard, applicant, alongside Queenie Choo and Alice Choi, representing SUCCESS, noted that (i) Vancouver Coastal Health (VCH) provides funding and refers clients to the Adult Day Care Program, (ii) the facility is considered to be a BC Housing project and accepts applicants from outside the city, (iii) pick up and drop off times are staggered to address issues related to traffic and parking, and (iv) SUCCESS is seeking to create a campus of care where residents are able to move into different types of facilities as needed.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9607, to amend the "Congregate Housing (ZR4) – Steveston" zone to allow an adult day care program as a secondary permitted use along with congregate care in the existing facility and amended parking requirements for the facility, be introduced and given first reading.

CARRIED

6. APPLICATION BY 0906559 B.C. LTD. FOR REZONING AT 4720/4740 LARKSPUR AVENUE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009608; RZ 16-731886) (REDMS No. 5128123)

Mr. Craig reviewed the application, noting that the proposed development will retain three trees and that there are other duplex lots in the area.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9608, for the rezoning of 4720/4740 Larkspur Avenue from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

7. APPLICATION BY NEW HORIZON DEVELOPMENTS LTD. FOR REZONING AT 7340/7360 LANGTON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009609; RZ 16-734207) (REDMS No. 5086251)

Mr. Craig briefed Committee on the proposed development, noting that the proposed development is consistent with the existing duplex and lot size policy in the area and a total of four trees will be planted on-site.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9609, for the rezoning of 7340/7360 Langton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

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8. APPLICATION BY GREG KLEMKE FOR REZONING AT 9771 SEAVALE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009611; RZ 16-722173) (REDMS No. 5137850)

Mr. Craig reviewed the proposed development, noting that access to one lot will be through the cul-de-sac and the other lot will have access via the rear lane.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9611, for the rezoning of 9771 Seavale Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

9. RICHMOND COMMENTS: METRO VANCOUVER'S (MV) PROPOSED FIVE YEAR REVIEW OF THE 2040 REGIONAL GROWTH STRATEGY (RGS)

(File Ref. No.) (REDMS No. 5158838)

Terry Crowe, Manager, Policy Planning, remarked on Metro Vancouver's (MV) proposed Five Year Review of the 2040 Regional Growth Strategy (RGS), noting that the City is supporting MV's engagement process and is currently not requesting any amendments to the RGS.

It was noted that section 1b under the heading *Current and Proposed MV RGS Initiatives* in the staff report should read "establish a maximum house and floor plate size".

It was moved and seconded

That Council advise the Metro Vancouver (MV) Board that it supports the Board's proposed five year review of the 2040 Regional Growth Strategy (RGS) and at this time does not propose any RGS amendments.

CARRIED

10. MANAGER'S REPORT

(i) Limiting House Size in the Agricultural Land Reserve (ALR)

Mr. Crowe noted that regarding the City's July 2016, request for the BC Ministry of Agriculture and the Agricultural Land Commission (ALC) to establish maximum houses size limits in the ALR, ALC staff advised that a response will be coming within several weeks.

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(ii) Construction Industry Petition

It was noted that a petition from the construction industry was received advocating to streamline the development application process. Mr. Erceg remarked that the development statistics used by the petition's proponents are inaccurate.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:10 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, September 20, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator



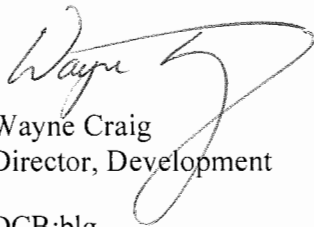
City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development
Date: September 29, 2016
File: RZ 15-692812
Re: Application by Westmark Developments (Camosun) Ltd. for Rezoning at 9240, 9248, 9260 Cambie Road from Single Detached (RS1/F) to Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)

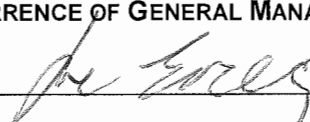
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.


Wayne Craig
Director, Development

DCB:blg

Att.

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

Staff Report

Origin

Westmark Developments (Camosun) Ltd. has applied to the City of Richmond for permission to rezone 9240, 9248, 9260 Cambie Road (Attachment 1) from Single Detached (RS1/F) to a site specific zone in order to develop a 59-unit townhouse project. The site is located in the Alexandra neighbourhood (Attachment 2).

Conceptual Development Plans are provided in Attachment 3 and a Development Application Data Sheet providing technical details about the development proposal is provided in Attachment 4.

Findings of Fact

The development site will involve the consolidation of the three lots into a single property with a gross site area of 12,063 m² (2.98 ac.) before road dedications. The development site is currently vacant and all structures on the properties have been removed.

The proposal is for 59 three-storey townhouses distributed within 14 “neo-Victorian” row-house-shingle style buildings. The site will be bisected to accommodate the east-west extension of McKim Way; with the northern section of the site accommodating 45 townhouses and the southern section accommodating 14 townhouses. Both parts of the project will have their own outdoor amenity space for use by the residents.

The proposed development will involve significant road dedications along Cambie Road, Dubbert Street and McKim Way to contribute to the road alignments identified in the West Cambie Area Plan. The project will also be required to connect to the City’s District Energy Utility. A Servicing Agreement will be required for this development. The Servicing Agreement requirement is included in the Rezoning Considerations (Attachment 6).

Surrounding Development

The subject site is located on the south side of Cambie Road approximately centred between Garden City Road to the west and Stolberg Street to the east. The site is in the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 3,222 m² (34,682 ft²), the net site will be approximately 8,840.9 m² (95,163 ft²) in area.

Surrounding Development is as follows:

- To the North: Cambie Road with a row of 13.5 m wide lots zoned “Single Detached (RS1/B)” that back onto Cambie Road.

- To the South, East and West: Deep lots; typically 0.19 ha to 0.83 ha (.47 ac to 2.0 ac) in area and zoned “Detached Single (RS1/F)”. Ten (10) properties to the west and the south (4100 - 4220 Garden City Road and 9131 – 9191 Odlin Road) are the subject of a rezoning application (RZ 14-654114) by GBL Architects Inc. that proposes to construct a mixed-use building with 320 residential units and 6,668 m² of office/commercial uses. This application is currently under staff review and will be presented at a later date.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan – Alexandra Neighbourhood

The Official Community Plan (OCP) Land Use map designates the property for “Apartment Residential”. This designation accommodates multiple family housing in the form of townhouses and apartments. The current townhouse proposal conforms to the OCP land use designation.

The subject site is also located in the north-western corner of the Alexandra Neighbourhood of the West Cambie Area Plan (Attachment 2). The Area Plan’s Land Use designation for the site (refer to the diagram below) is Residential Area 1; which permits townhouses and low-rise apartments with a maximum FAR of 1.7 with contributions towards Affordable Housing. The Area Plan’s designation takes precedence over the generalized OCP Land Use designation.

The current townhouse proposal for three-storey townhouses at a density of approximately 0.8 FAR after land dedications conforms to the Alexandra Neighbourhood Land Use Map in terms of form of development and density. It also conforms to the proposed road alignments in the Area Plan. It is noted that 0.9 FAR of the maximum 1.7 FAR permitted in the Area Plan is not proposed to be used by this development.

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.

Aircraft Noise Sensitive Areas Policy

The subject site is located within a “high aircraft noise area” as defined under the Official Community Plan (OCP). Registration on title of a restrictive covenant, plus the submission of an acoustic report as prepared by a qualified professional and the incorporation of noise mitigation measures into the construction. The development will need to be designed to meet CMHC guidelines for interior noise levels and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living.

Public Consultation

A rezoning sign has been installed on the subject property. To time of writing, staff had 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**Built Form and Architectural Character**

On the portion of the site north of McKim Way, the developer proposes to build a total of forty-five (45) units in ten (10) residential buildings around a centrally located 273 m² (2,938 ft²) outdoor amenity area, with a 34.19 m² (368 ft²) amenity building. Each of the residential buildings will contain between three (3) and six (6) three-storey townhouse units; with twenty-three (23) of the units to be built with tandem parking garages and twenty-two (22) of the units to be built with side-by-side parking garages.

On the portion of the site south of McKim Way, the developer proposes to build a total of fourteen (14) units in four (4) residential buildings with a centralized 85 m² (912 ft²) outdoor amenity area. Each of these residential buildings will contain between two (2) and six (6) three-storey townhouse units. Four (4) of the units will contain tandem parking garages and ten (10) of the units will contain side-by-side parking garages. Overall, 46 % of the total units will contain tandem parking garages (Bylaw maximum is 50%).

The proposed character of the buildings will be “neo-Victorian” row-house-shingle style buildings. As shown on the accompanying plans (see Attachment 3), the buildings will have a pitched roof design with chimneys and strong gable structures, casement windows interspersed with boxed or angled bay windows and decorative oval or diamond windows, small roof coverings over doorways. Cladding will be a mix of hardie plank shingles and hardie plank cedarmill siding and painted trims with asphalt roofing.

The units will range in size from approximately 113.9 m² to 125.5 m² (1,226 ft² to 1,351 ft²) net area and all of the units will be designed with three (3) bedrooms, to accommodate families.

Three (3) convertible units are planned for this development that will be detailed and designed for the Development Permit application.

Conceptual landscaping planning is provided in the plan submission. More detailed landscape plans will be developed for the Development Permit application.

Transportation and Site Access

Site access to the northern half of the development will be from both Dubbert Street and McKim Way while site access to the southern half of the development will be from the McKim Way extension only.

Along the entire west property line of 9240 Cambie Road, a 10 m wide road dedication is required to accommodate the extension of Dubbert Street from just south of McKim Way through to Cambie Road.

A 20 m wide dedication is required to accommodate the east-west extension of McKim Way.

The submitted development plans fully address the Zoning Bylaw's requirements for 2.2 vehicle parking stalls and 1.25 Class 1 and 0.2 Class 2 bike spaces per dwelling unit. In total, the development will provide 118 regular parking spaces, 12 visitor parking spaces and 98 bicycle spaces. Less than forty-six percent of the required residential vehicle parking spaces will be in a tandem configuration. The Rezoning Considerations include a requirement for registration of a legal agreement to ensure that tandem spaces are not converted to habitable floor space.

The City has received preliminary approval for the rezoning by the Ministry of Transportation and Infrastructure (MOTI) for this project. The Rezoning Considerations include a requirement of final approval by MOTI prior to adoption of the Rezoning Bylaw.

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 seven (7) bylaw-sized trees on the subject property, one (1) tree is located on the shared property line with the neighbour to the west, and nine (9) trees on neighbouring properties.

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

- 7 trees (tag# 264, 265, 266, 267, 268, 269 and 270) located on-site are all in very poor condition, either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- 1 tree (tag# 272) located on the shared property line with the neighbour to the West is in marginal condition - a volunteer species with low landscape value. Prior to removal, the applicant must obtain written permission from the adjacent property owner with whom the trees are shared (and obtain a valid tree removal permit). If permission to remove the trees is not granted, the trees should be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.

- 9 trees (tag# A, B, C, D, E, F, G, H and I) located on neighbouring property to be protected as per the Arborist report recommendations and as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove eight on-site trees (Trees # 8). The 2:1 replacement ratio would require a total of sixteen (16) replacement trees. The applicant has agreed to plant 16 trees on the site. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|---|
| 4 | 6 cm | 3.5 m |
| 2 | 8 cm | 4 m |
| 6 | 9 cm | 5 m |
| 4 | 11 cm | 6 m |

The landscaping plan submitted as part of the required Development Permit will be reviewed to ensure that it includes the number of required replacement trees as identified in the above table.

Tree Protection

Nine trees (9) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. 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 all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The proposed development is subject to Council's Policy 5044 West Cambie – Alexandra Interim Amenity Guidelines. Where developers choose not to build affordable housing under this Policy, the City will accept a developer's financial contribution of \$5.10 per buildable square foot for affordable housing. The developer has elected to make this contribution which, based on the plan submission, will result in a contribution of \$387,110.40.

West Cambie Amenity Contributions (Policy 5044)

Under Policy 5044, the application is also subject to voluntary contributions for Planning Costs (estimated at \$5,313.28), Child Care contributions (\$45,542.40) and City Beautification (\$45,542.40).

District Energy

The subject site is required to connect to the City's Alexandra District Energy Utility (DEU). Connection to the DEU will be via the distribution piping system; which is currently located at McKim Road adjacent to the southeastern corner of 9300 Cambie Road. The Rezoning Considerations include a requirement for the registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering. The details of the DEU connection will be resolved prior to Rezoning approval and Development Permit issuance/approval. Connection to the DEU will help achieve the City's energy efficiency and renewable energy requirements for this townhouse project.

Amenity Space

The Development Permit Guidelines under the Official Community Plan (OCP) requires the provision of 355.0 m² (3,810 ft²) of outdoor amenity space and minimum of 100 m² (1,076 ft²) of indoor amenity space for a multiple-family development of the size proposed. In addition, the outdoor amenity space must accommodate a children's play area of 177 m² (1,905.2 ft²). The proposed development will provide 357.7 m² (3,850 ft²) of outdoor amenity space and 34.19 m² (368 ft²) of indoor amenity space which is less than the minimum space required. The developer will provide a cash-in-lieu contribution of \$78,313.90 to the City to address the shortfall of the indoor amenity space on-site in accordance with Council Policy 5041 (Cash in Lieu of Indoor Amenity Space).

Site Servicing and Frontage Improvements

A Servicing Agreement will be required to service the proposed development. Key elements that will be addressed in the Servicing Agreement include:

- Establishment of water, sanitary and district energy (DEU) utility corridor.
- New watermains and fire hydrants along the McKim Way and Dubbert Street frontages.
- Relocation of an existing hydrant at Cambie Road.
- Upgrading of the existing storm sewer along the Cambie Road frontage.

- Installation of a new storm sewer along the Dubbert Street and McKim Way frontages.
- Installation of a new sanitary sewer along the Dubbert Street and McKim Way frontages; with extension through a new statutory right-of-way (SRW) along the south side of 9300 Cambie Road to tie-in to the existing sanitary main on McKim Way.

Frontage improvements identified through the Servicing Agreement will include:

- The relocation of an existing BC Hydro pole on Cambie Road, preducting for future hydro, telephone and cable utilities, provide locations and SRWs for all above ground utility cabinets, street lighting on all three (3) road frontages.
- Design and construction of road improvements along Cambie Road inclusive of a new sidewalk and a treed/grassed landscaped boulevard.
- Traffic signal pre-ducting at Cambie Road and Dubbert Street.
- Full road construction of McKim Way through the site including sidewalks, boulevards and curb/gutter on both sides of the street.
- Interim road construction of Dubbert Street along the site's frontage inclusive of a sidewalk, an interim boulevard, curb and gutter installations.

Public Art

Contribution to the City's Public Art program in the amount of \$59,964.16 (based on 7,051.7 m² [75,904 ft²] net buildable floor space) is required.

Garbage and Recycling

Garbage and Recycling will be provided through door to door pick up. Internal 3 m x 3 m corner cuts will be provided to ensure proper turning capability for the service vehicles as shown on the submitted plans (Attachment 3).

Development Permit Issues to be Addressed

The following are some of the issues that will need to be further refined through the Development Permit review for this development proposal:

- Overall building design.
- Preparation of alternative layouts for accessible units.
- The extent of permeability on the site.
- Verification of projections into side yard spaces.
- Play space location, size and furnishings.
- Mail box location and design.
- Site lighting and locations.
- Detailed landscaping plans and landscape security requirements.
- Building color scheme and verification of materials.
- Location of any internal/private fire hydrants.
- Perimeter fencing.
- Verification of internal corner cuts to accommodate SU-9 vehicles.
- Grade interface with adjacent development sites.
- Verification of overall site grading and FCL.

Conceptual Site Plans for Adjacent Properties

At staff's request, the developer has undertaken an analysis of the adjacent properties to the east (9300 and 9320 Cambie Road) and to the south (9211 to 9291 Odlin Road) to show that the development potential of those properties, as outlined in the Alexandra Neighbourhood Land Use Map, is achievable and that the interface with the subject property will be appropriately addressed. The concept plans have been placed into the application file for future reference.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets \$5,000.00. This will be considered as part of the 2017 Operating Budget.

Conclusion

This development proposes 59 energy efficient three-storey townhouses in a neo-Victorian character on a site layout with multiple street frontages. Outdoor amenity space is provided for both portions of the site and access will be provided via central drive aisles.

The proposal conforms to both the Official Community Plan and the Alexandra Neighbourhood Land Use Map. Staff recommend that Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.



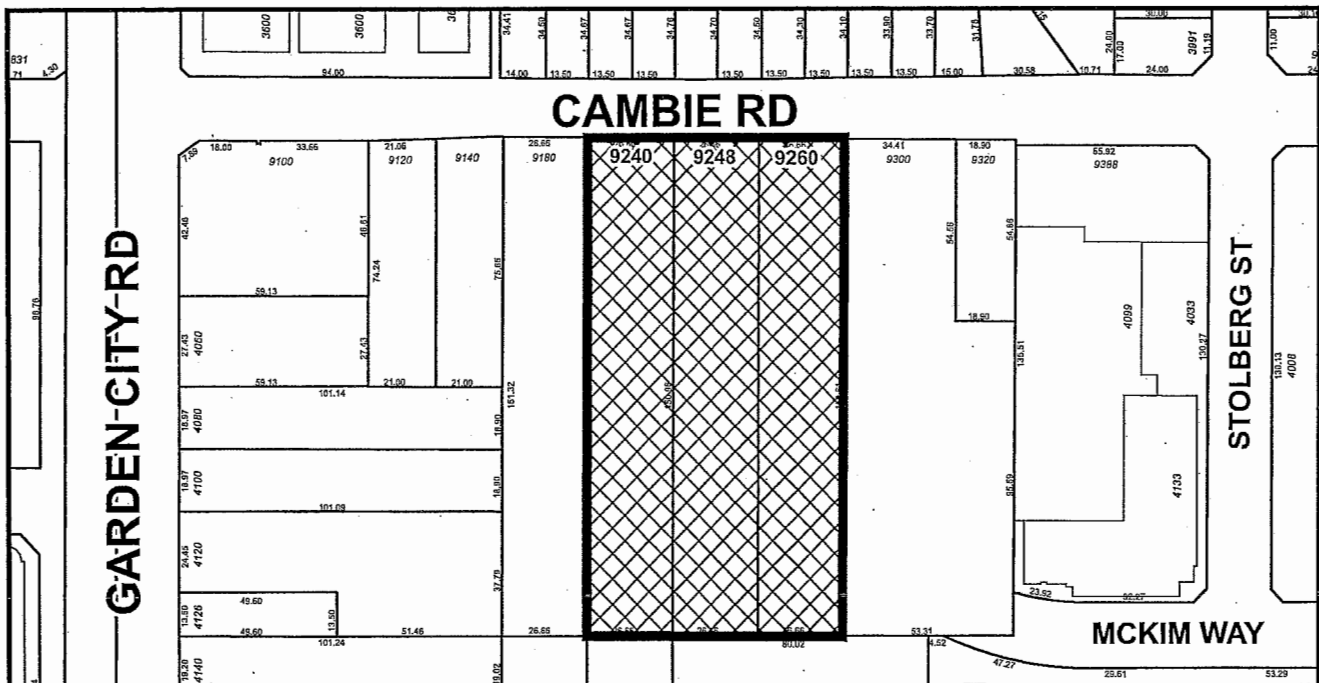
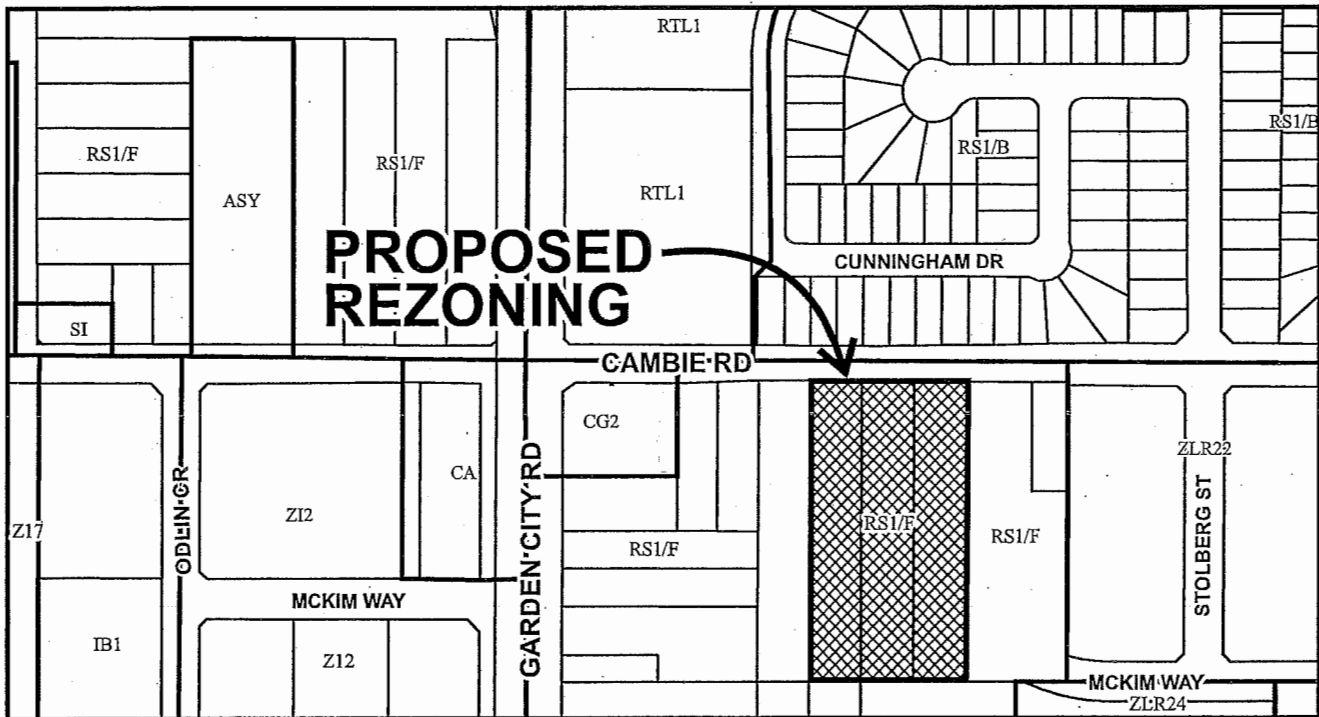
David Brownlee
Planner 2
(604-276-4200)

DCB:blg

- Attachment 1: Location Map
- Attachment 2: Alexandra Neighbourhood Land Use Map
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of
Richmond



RZ 15-692812

Original Date: 02/24/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-692812

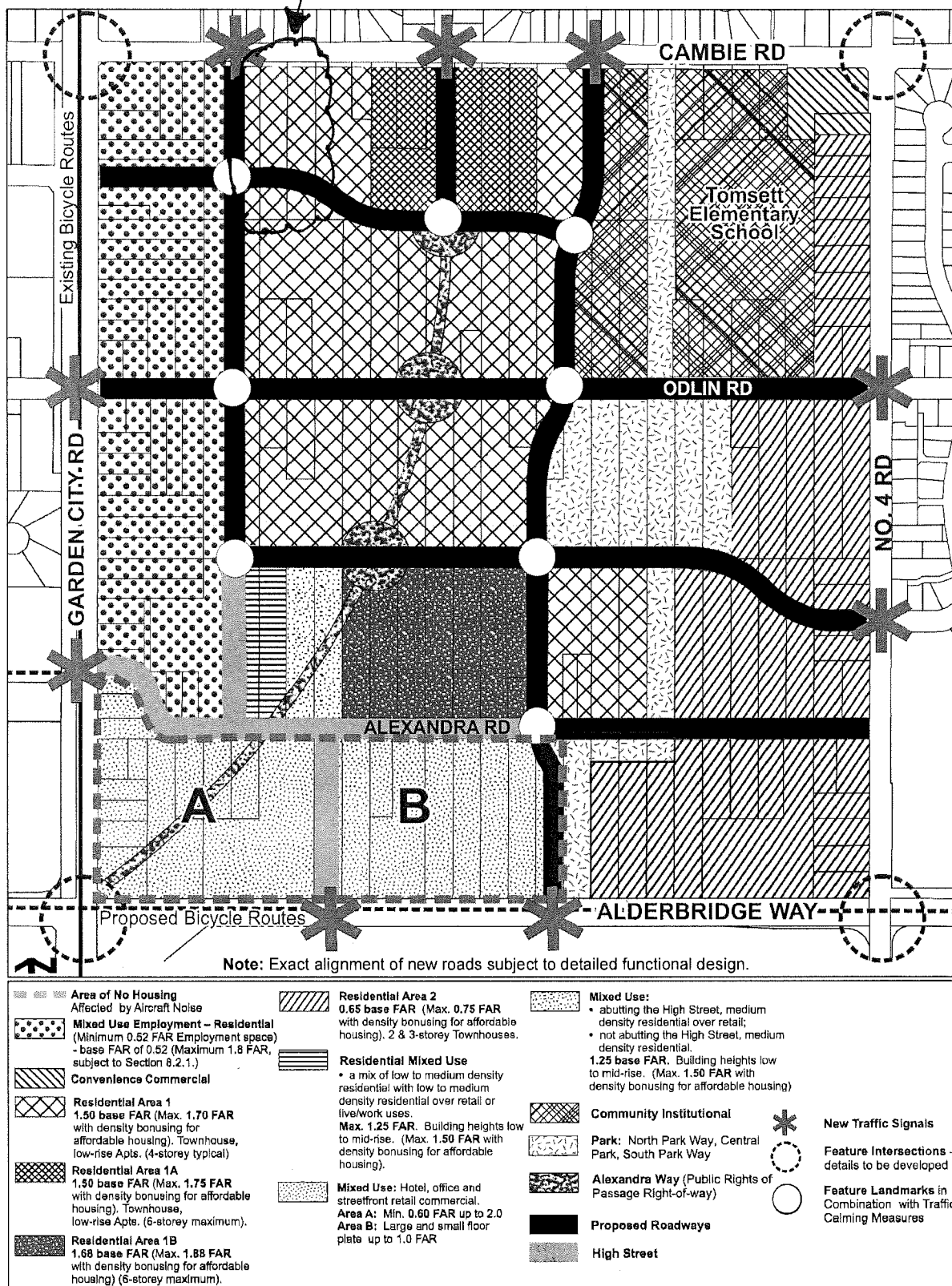
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Revision Date:

Note: Dimensions are in METRES

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121
2015/06/15

Also refer to Section 8.4.5 – Alexandra District Energy Unit regarding district energy density bonusing policies.

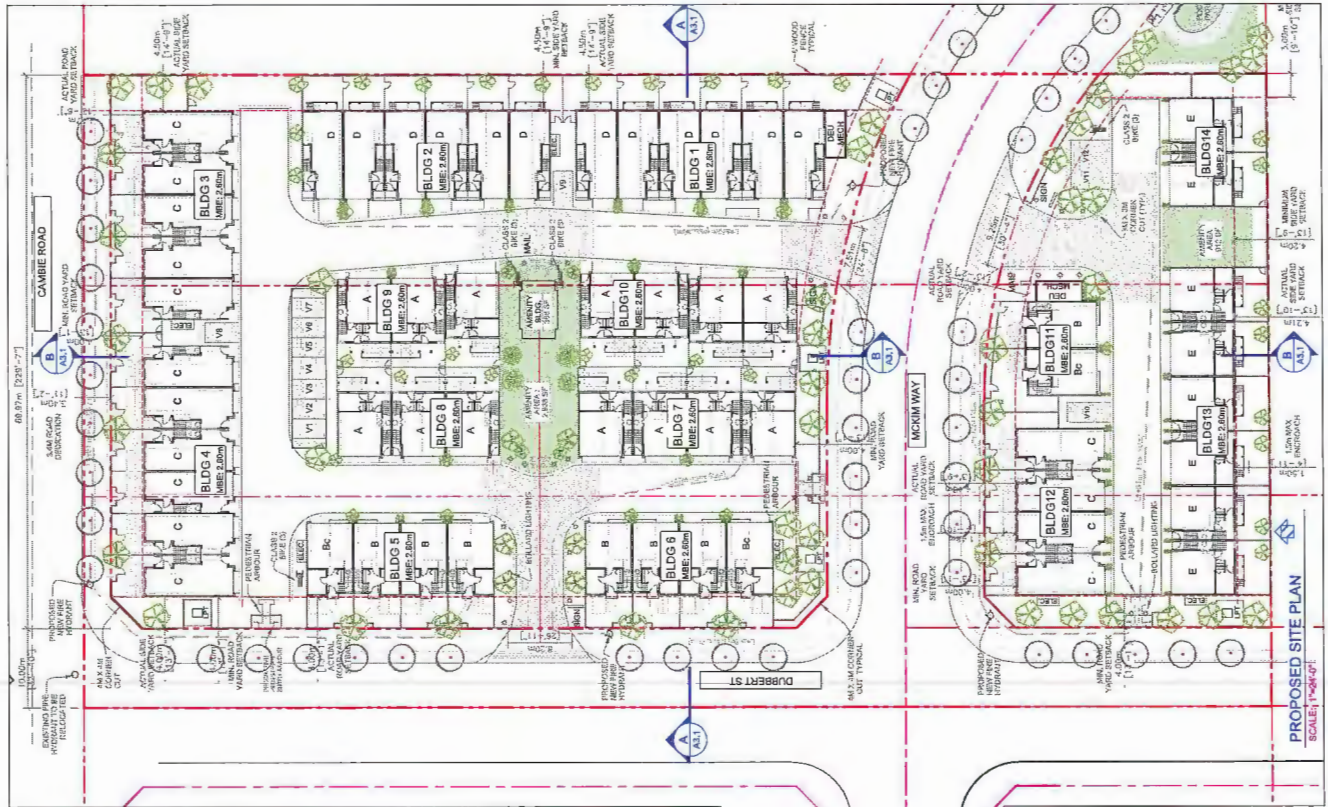
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| | |
|----------------------|-------------------------------------|
| DRAWING LIST | |
| Architectural | |
| A1.1 | PROJECT DATA AND SITE PLAN |
| A1.2 | FIRE PROTECTION / PARKING PLAN |
| A1.3 | PERMEABILITY & COVERAGE OVERLAYS |
| A2.1 | FLOOR PLANS: ELEVATORS - BUILDING 4 |
| A2.2 | FLOOR PLANS: ELEVATORS - BUILDING 5 |
| A2.3 | FLOOR PLANS: ELEVATORS - BUILDING 7 |
| A5.1 | WYE BRIDGING |
| | |
| | Landscaping |
| L1 | TPO |
| L2 | TPO |

| F.A.R. AREA BREAKDOWN (SF) BY UNIT TYPE | | | | | | |
|---|------------|-------------|-------------------------------|-------------------|----------|-----------|
| UNIT TYPE | GROSS AREA | GARAGE AREA | STAIRWAY, ELEVATOR, LOBBY (S) | STREET CLOSING 3 | | NO. UNITS |
| | | | | ORIGINAL (EXEMPT) | FAR AREA | |
| UNIT A | 1,502 sf | (339.3) | (107.4) | (64.5) | 1,355 sf | 14 |
| UNIT B | 1,052 sf | (235.5) | (107.4) | (64.5) | 1,245 sf | 10 |
| UNIT C | 1,052 sf | (235.5) | (107.4) | (64.5) | 1,255 sf | 15 |
| UNIT D | 1,506 sf | (339.3) | (107.4) | (64.5) | 1,383 sf | 12 |
| UNIT E | 1,056 sf | (239.3) | (107.4) | (64.5) | 1,355 sf | 8 |
| TOTAL | | | | | | 59 |

| Zoning Summary | | Zoning Bylaw No. 1500 | |
|---|--|-----------------------|--|
| <p>9000000000 CAMBIE ROAD, RICHMOND BC</p> <p>LOTS 36, 40, 42, 44, 46, 48, 50, 52, 54, 56, 58, 60, 62, 64, 66, 68, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000, 1002, 1004, 1006, 1008, 1010, 1012, 1014, 1016, 1018, 1020, 1022, 1024, 1026, 1028, 1030, 1032, 1034, 1036, 1038, 1040, 1042, 1044, 1046, 1048, 1050, 1052, 1054, 1056, 1058, 1060, 1062, 1064, 1066, 1068, 1070, 1072, 1074, 1076, 1078, 1080, 1082, 1084, 1086, 1088, 1090, 1092, 1094, 1096, 1098, 1100, 1102, 1104, 1106, 1108, 1110, 1112, 1114, 1116, 1118, 1120, 1122, 1124, 1126, 1128, 1130, 1132, 1134, 1136, 1138, 1140, 1142, 1144, 1146, 1148, 1150, 1152, 1154, 1156, 1158, 1160, 1162, 1164, 1166, 1168, 1170, 1172, 1174, 1176, 1178, 1180, 1182, 1184, 1186, 1188, 1190, 1192, 1194, 1196, 1198, 1200, 1202, 1204, 1206, 1208, 1210, 1212, 1214, 1216, 1218, 1220, 1222, 1224, 1226, 1228, 1230, 1232, 1234, 1236, 1238, 1240, 1242, 1244, 1246, 1248, 1250, 1252, 1254, 1256, 1258, 1260, 1262, 1264, 1266, 1268, 1270, 1272, 1274, 1276, 1278, 1280, 1282, 1284, 1286, 1288, 1290, 1292, 1294, 1296, 1298, 1300, 1302, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, 1322, 1324, 1326, 1328, 1330, 1332, 1334, 1336, 1338, 1340, 1342, 1344, 1346, 1348, 1350, 1352, 1354, 1356, 1358, 1360, 1362, 1364, 1366, 1368, 1370, 1372, 1374, 1376, 1378, 1380, 1382, 1384, 1386, 1388, 1390, 1392, 1394, 1396, 1398, 1400, 1402, 1404, 1406, 1408, 1410, 1412, 1414, 1416, 1418, 1420, 1422, 1424, 1426, 1428, 1430, 1432, 1434, 1436, 1438, 1440, 1442, 1444, 1446, 1448, 1450, 1452, 1454, 1456, 1458, 1460, 1462, 1464, 1466, 1468, 1470, 1472, 1474, 1476, 1478, 1480, 1482, 1484, 1486, 1488, 1490, 1492, 1494, 1496, 1498, 1500, 1502, 1504, 1506, 1508, 1510, 1512, 1514, 1516, 1518, 1520, 1522, 1524, 1526, 1528, 15</p> | | | |

| SITE | BLOOD NO. | NO. UNIT | BLOOD GROSS | BLOOD EXEMPT | BLOOD F&R AREA | |
|------------|-----------|-----------|-------------|--------------|----------------|-----------|
| | | | | | 7680 SF | 7680 SF |
| NORTH SITE | 1 | NO2 | 11,420 SF | (6,875 SF) | 7,680 SF | 7,680 SF |
| | 2 | NO3 | 11,420 SF | (5,875 SF) | 7,680 SF | 7,680 SF |
| | 3 | NO4 | 6,555 SF | (2,425 SF) | 6,130 SF | 6,130 SF |
| | 4 | NO5 | 11,680 SF | (6,110 SF) | 7,680 SF | 7,680 SF |
| | 5 | NO6, NO9 | 7,200 SF | (2,544 SF) | 5,004 SF | 5,004 SF |
| | 6 | NO7, NO10 | 7,200 SF | (2,544 SF) | 5,004 SF | 5,004 SF |
| | 7 | NO8 | 7,680 SF | (2,520 SF) | 5,460 SF | 5,460 SF |
| SOUTH SITE | 8 | NOA | 5,560 SF | (1,975 SF) | 4,000 SF | 4,000 SF |
| | 9 | NOB | 5,560 SF | (1,975 SF) | 4,000 SF | 4,000 SF |
| | 10 | NOA | 5,560 SF | (1,975 SF) | 4,000 SF | 4,000 SF |
| | 11 | NOB | 5,560 SF | (1,975 SF) | 4,000 SF | 4,000 SF |
| | 12 | NO2 | 7,840 SF | (2,700 SF) | 6,100 SF | 6,100 SF |
| | 13 | NO3 | 11,320 SF | (3,020 SF) | 8,100 SF | 8,100 SF |
| | 14 | NO4 | 3,272 SF | (1,070 SF) | 2,202 SF | 2,202 SF |
| TOTAL | | | | 90 | 113,200 SF | 76,960 SF |

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INTERFACES:

9ulia 230
11690 Cambie Road
Richmond BC
Canada V6X 3Z5

T 604 821 1162
F 604 821 1146
www.interface.ca/publications.htm

PHOENIX

Proposed 59-Unit
Townhouse Development
9240/9248/9260 Cambie Road
Richmond, B.C.

| | |
|-------------|----------|
| PROJECT NO. | 1501 |
| SCALE | As Noted |

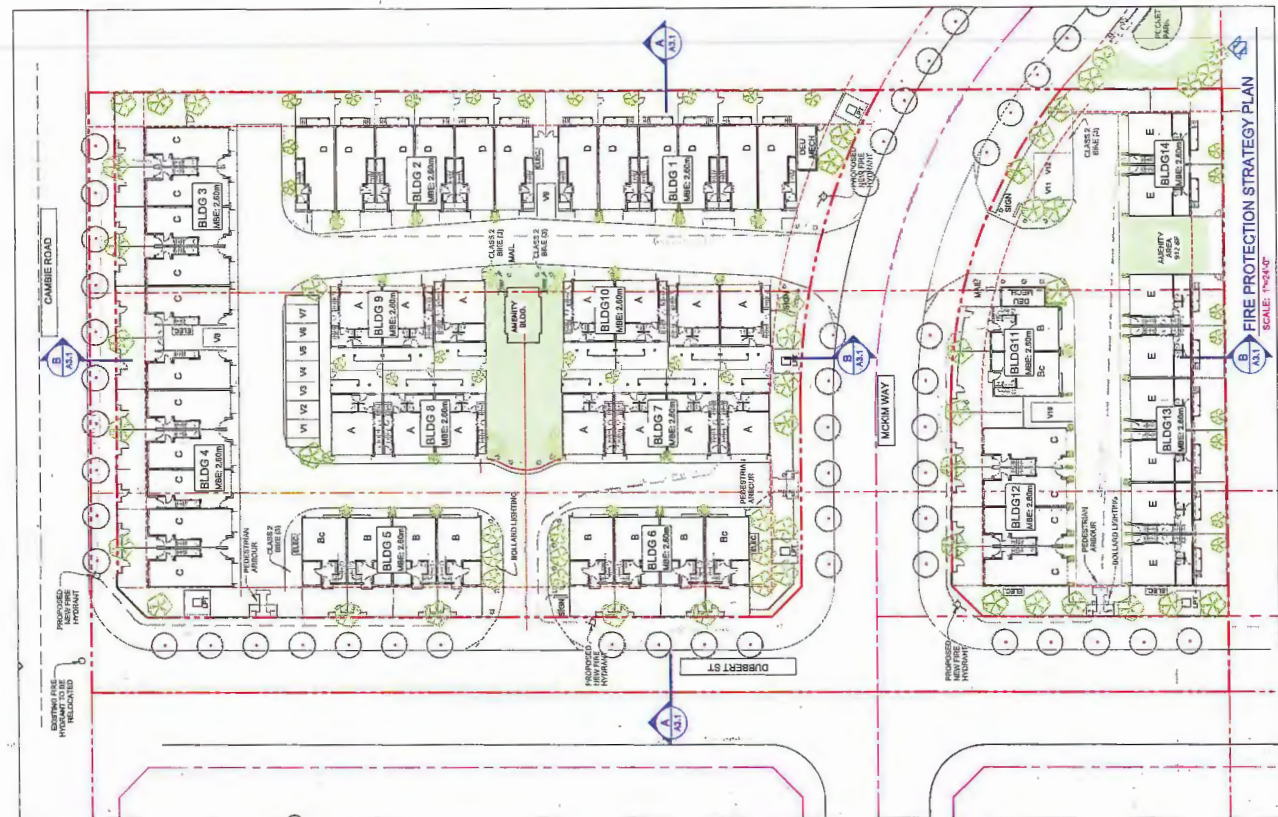
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| DRAWN BY | KYC 6828 |

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| CHECKED BY | |
| KYC | |
| SHEET TITLE | |

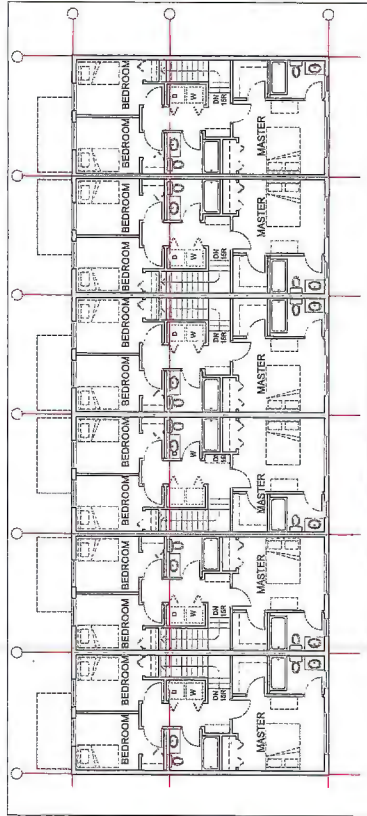
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DRAWING

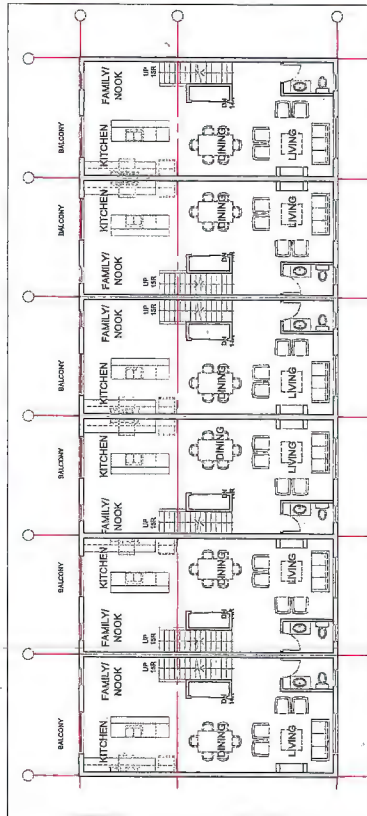
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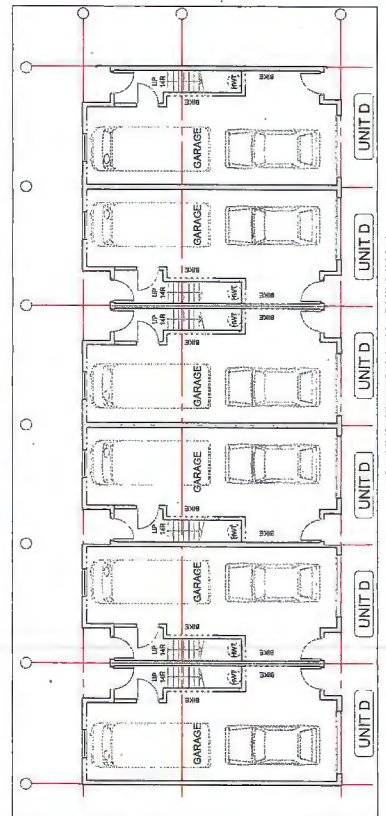
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| REVISIONS | <p>INTERFACÉ:</p> <p>Project: 2014-01-01</p> <p>Client: 11000 Cambie Road</p> <p>Location: Richmond, B.C.</p> <p>Project No.: 11000</p> <p>Scale: As Noted</p> <p>Date: July 12, 2015</p> <p>Drawn By: RYC, RNS</p> <p>Checked By: RYC</p> <p>Sheet Title: FLOOR PLANS - BUILDING 4</p> <p>Author: A2.1</p> |
| <p>MDP 71, 2013 R2 (Re-Development)</p> <p>PSB 16, 2015: Used for R2 Application</p> <p>CONSULTANTS:</p> | <p>Project: 2014-01-01</p> <p>Client: 11000 Cambie Road</p> <p>Location: Richmond, B.C.</p> <p>Project No.: 11000</p> <p>Scale: As Noted</p> <p>Date: July 12, 2015</p> <p>Drawn By: RYC, RNS</p> <p>Checked By: RYC</p> <p>Sheet Title: FLOOR PLANS - BUILDING 4</p> <p>Author: A2.1</p> |



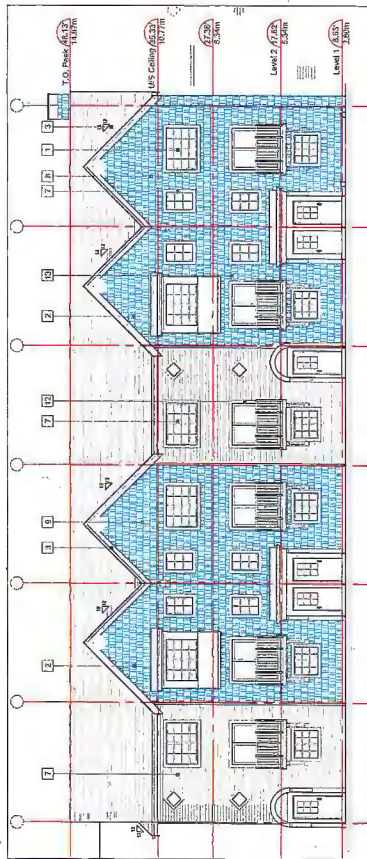
THIRD LEVEL FLOOR PLAN - BUILDING 4
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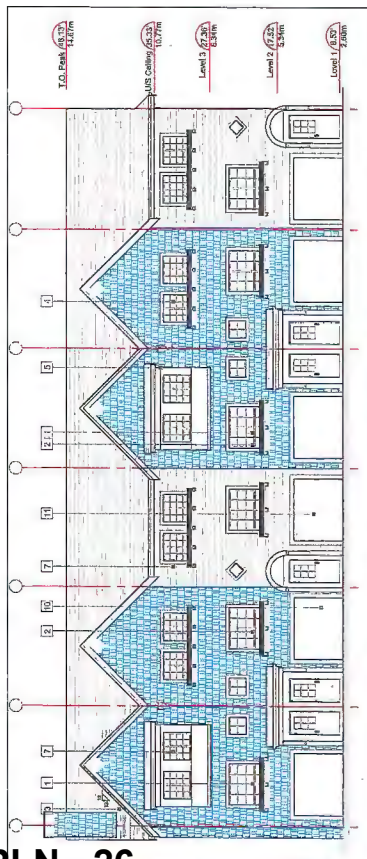
SECOND LEVEL FLOOR PLAN - BUILDING 4
SCALE: 1/8"=1'-0"



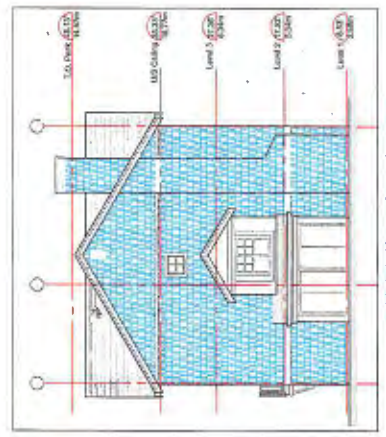
GROUND FLOOR PLAN - BUILDING 4
SCALE: 1/8"=1'-0"



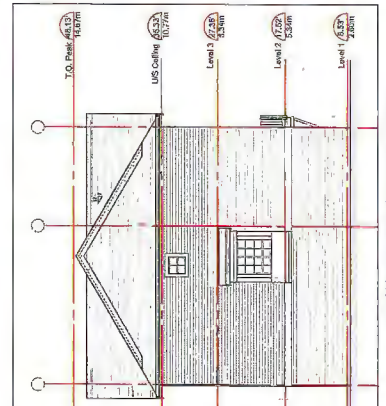
ELEVATION: BUILDING 4 - CAMBIE ROAD
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 4 - DRIVE AISLE
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 4 - WEST
SCALE: 1/8"=1'-0"



ELEVATION: BUILDING 4 - EAST
SCALE: 1/8"=1'-0"

| | |
|--------------|---------------------------|
| SEP 13, 2013 | RZ Re-Evaluation |
| FEB 16, 2015 | Issued for RZ Application |
| CONSULTANTS | |

[illegible]

INTERFACE:

Suite 230
11550 Cambie Road
Richmond BC

Canada V8X 3Z5
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F 604 821 1146

www.interfaceconstructions.com
PROJECT

**Proposed 59-Unit
Townhouse Development**
8240: 97416/9280 Cambie Road
Richmond, B.C.

| | |
|-------------|------|
| PROJECT NO. | 1501 |
|-------------|------|

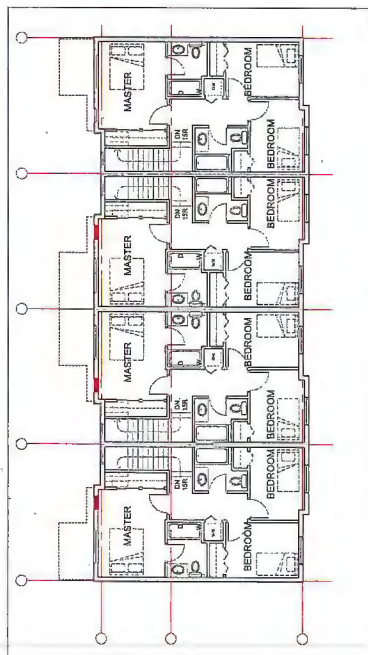
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| SCALE | As Noted |
| DATE | Jan. 12, 2015 |

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|------------|----------|
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| CHECKED BY | KYC |

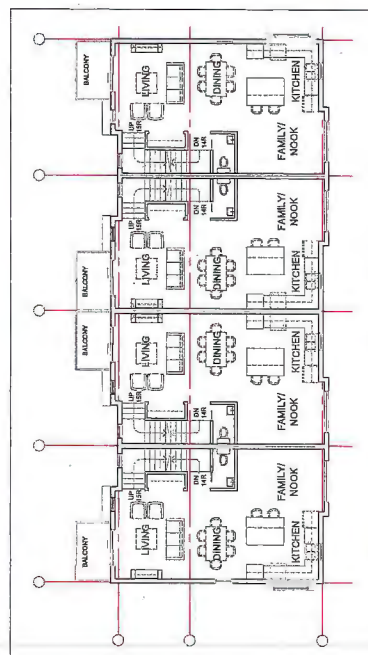
**FLOOR PLANS,
ELEVATIONS**

ELEVATIONS -
BUILDING 5

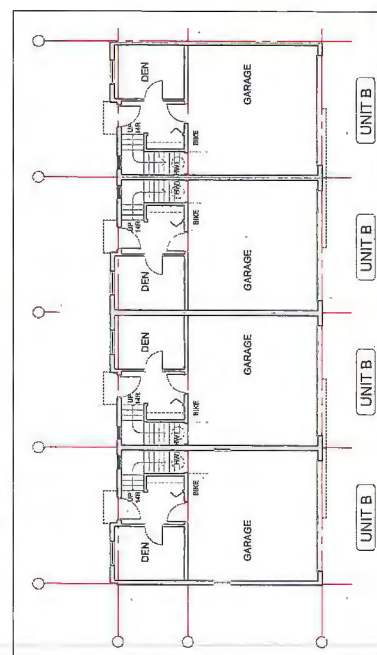
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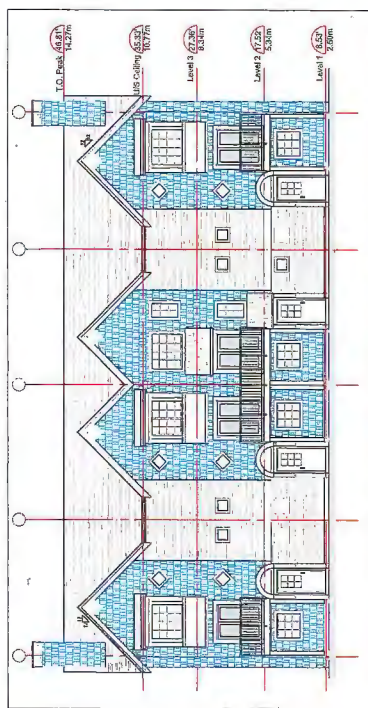
THIRD LEVEL FLOOR PLAN - BUILDING 5



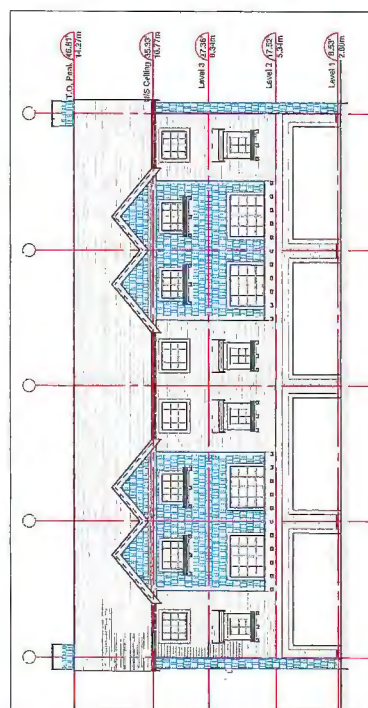
SECOND LEVEL FLOOR PLAN - BUILDING 5



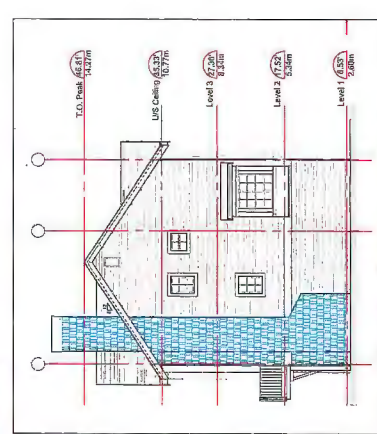
GROUND FLOOR PLAN - BUILDING 5



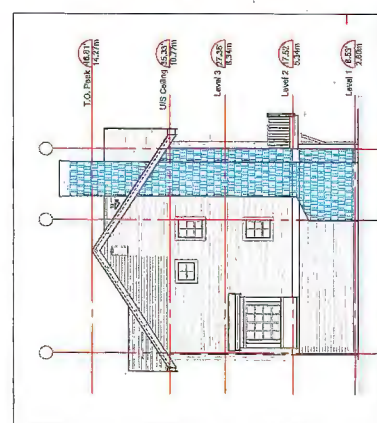
ELEVATION: BUILDING 5 - DUBBERT STREET (WEST)



ELEVATION: BUILDING 5 - DRIVE AISLE (EAST)



ELEVATION: BUILDING 5 - SOUTH



ELEVATION: BUILDING 5 - NORTH

- ## EXTERIOR FINISHES
- | | | |
|----|---|------------------------|
| 1 | HORIZONTAL HARDIE PLANK CEDARWALL SIDING | A - Cedar B - Cedar |
| 2 | HARDIE PLANK SHINGLES Cedar Edge Natural Pinks | C - Cedar |
| 3 | FIBERGLASS ASPHALT ROOF SHINGLES Colour: Dark Gray (Multi-Color, Textured) | |
| 4 | 24 WOOD TRIM BOARDS - PAINTED | Colour: Dark Gray |
| 5 | 1/4" TRIM BOARDS ON 2X2 BARGE BOARD | Colour: Dark Gray |
| 6 | 2x6 TRIM - RECES TO DETAILS | Colour: Dark Gray |
| 7 | WINDY EXTERIOR DOUBLE GLAZED WINDOWS Vinyl (Framed, Colored) | Colour: White |
| 8 | 2x6 WINDOW TRIM BOARD - PAINTED | Colour: Dark Gray |
| 9 | ALUMINUM FACIA GUTTER | Colour: Dark Gray |
| 10 | ENTRY INSULATED METAL DOOR Door Colour: Dark Gray | |
| 11 | SPRINKLED WOOD PANEL GARAGE DOOR | Colour: Dark Gray |
| 12 | METAL RAILING | Colour: Dark Gray |
| 13 | DOUBLE GLAZE W/WT. SLIDING DOOR | Colour: Dark Gray |
| 14 | ELECTRICAL ROOM DOOR | Colour: Dark Gray |
| 15 | METAL PAIL FOR PLASTER | Colour: Dark Gray |



RZ 15-692812

Attachment 4

Address: 9240, 9248, 9260 Cambie Road

Applicant: Westmark Developments (Camosun) Ltd.

Planning Area(s): West Cambie (Alexandra Neighbourhood)

| | Existing | Proposed |
|-----------------------------------|---|---|
| Owner: | Westmark Developments (Camosun Ltd.) | Same |
| Site Size (m²): | 12,063 m ² (129,852 ft ²) gross | 8,840.9 m ² (95,163 ft ²) net of dedications |
| Land Uses: | Single Detached | Multi-Family (townhome) |
| OCP Designation: | "Apartment Residential" | Same |
| Area Plan Designation: | Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonus for affordable housing). Townhouse, low-rise apartments (4-storey typical)." | Same |
| Zoning: | Single Detached RS1/F | "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" |
| Number of Units: | 3 SFD | 59 units |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|--|---|----------------|
| Floor Area Ratio: | 1.5 FAR Max. | 0.80 | none permitted |
| Buildable Floor Area (m ²):* | Lot A: Max. 13,261.4 m ² (142,744.5 ft ²) | Lot A: Max. 7,051.71 m ² (75,904 ft ²) | none permitted |
| Lot Coverage (% of lot area): | Building: Max. 65% Non-porous Surfaces: Max. 25% | Building: Max. 65% Non-porous Surfaces: Max. 29% | none |
| Lot Size: | n8,500 m ² | 8,840.9 m ² | none |
| Lot Dimensions (m): | Width: 69.97 m Depth: 121 m | Width: 69.97 m Depth: 130.98 m | none |
| Setback – Front Yard (m): | 4.0 m Roads | 4.13 m (Cambie Rd.) 4.0 m (Dubbert St.) 4.0 m (McKim Way) | None |
| Setback – Side / Rear Yards (m) North of McKim Way: | 4.5 m | 4.5 m | None |
| Setback – Side / Rear Yards (m) South of McKim Way: | 4.2 m / 3.0 m | 4.2 m / 3.0 m | None |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | Variance |
|--|---|--|----------|
| Height (m): | 12 m | 12 m | none |
| Off-street Parking Spaces – Regular (R) / Visitor (V): | Ratios: 2.0 R / 0.2 V Site N: 90R / 9V Site S: 28R / 3V | Site N: 90R / 9V Site S: 28R / 3V | none |
| Off-street Parking Spaces – Total: | Total: 118R / 12V | Total: 118R / 12V | none |
| Tandem Parking Spaces: | Permitted – Maximum of 50% of required spaces | 54 tandem spaces total (45.8 %) | none |
| Amenity Space – Indoor: | For 40 or more units: Min 100 m ² (1,076 ft ²) or pay-in-lieu | 34.18 m ² (368 ft ²) building plus prorated cash-in-lieu: \$78,313.90 | none |
| Amenity Space – Outdoor: | Site N: 6 m ² /unit= 270 m ² Site S: 6 m ² /unit= 84 m ² Total Required: 354 m ² | Site N: 249 m ² (2,938 ft ²) Site S: 107.4 m ² (912 ft ²) Total: 357.7 m ² (3,850 ft ²) | 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.



Address: 9240, 9248, 9260 Cambie Road

File No.: RZ 15-692812

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9597, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. A 3.4 m (approximately) wide road dedication along the entire Cambie Road frontage to accommodate the road design described under the Servicing Agreement section below.
3. A 10 m wide road dedication to accommodate the development of a new north/south road (Dubbart Street) along the west property line of 9240 Cambie Road as described under the Servicing Agreement section below.
4. A 20 m wide road dedication to accommodate the development of a new east-west road (McKim Way) through the site as described under the Servicing Agreement section below.
5. Standard 4 m by 4 m corner cut road dedications are required at the southeast corner of Cambie Road and Dubbert Street and at the northeastern and southeastern corners of McKim Way and Dubbert Street as described under the Servicing Agreement section below.
6. Consolidation of all the lots into one development parcel (which will require the demolition of any existing dwellings).
7. 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.
8. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
9. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

| Portions of Dwelling Units | Noise Levels (decibels) |
|---|-------------------------|
| Bedrooms | 35 decibels |
| Living, dining, recreation rooms | 40 decibels |
| Kitchen, bathrooms, hallways, and utility rooms | 45 decibels |

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.
10. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.6 m GSC as per the West Cambie Area Plan.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
12. City acceptance of the developer's offer to voluntarily contribute \$0.79 per buildable square foot (e.g. \$59,964.16 based on 7,051.7 m² [75,904 ft²] net buildable floor space) to the Public Art fund.
13. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (\$5,313.28) to the City for Planning Costs as per the West Cambie – Alexandra Interim guidelines Policy 5044.
14. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (\$45,542.40) to the City for Child Care as per the West Cambie – Alexandra Interim guidelines Policy 5044.

15. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (\$45,542.40) to the City for City Beautification as per the West Cambie – Alexandra Interim guidelines Policy 5044.
16. City acceptance of the developer's offer to voluntarily contribute \$5.10 per buildable square foot (\$387,110.40) to the City's affordable housing fund.
17. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
18. Voluntary contribution of \$78,313.90 cash-in-lieu contribution to address the shortfall of on-site indoor amenity space.
19. Registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (DEU), including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.
20. Enter into a Servicing Agreement* for the design and construction of works along Cambie Road, Dubbert Street and McKim Way in the vicinity of the subject site. Works include, but may not be limited to the following requirements:

A Servicing Agreement is required

• **District Energy and Sanitary Utilities:**

The City will require an acceptably dimensioned SRW or another substantive agreement or mechanism to ensure that sanitary and district energy utility (DEU) corridors are established through 9300 Cambie Road, through future road dedication alignments, to service the proposed site. A letter agreement between the landowners is not acceptable.

• **Water Works:**

- a. Using the OCP Model, there is 374 L/s of water available at a 20 psi residual at the Cambie Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Install new watermain and fire hydrants along future McKim Way and Dubbert Street frontages, and tie-in to the watermain on Cambie Rd.
 - Install service connection and fire hydrant at the dead-end on the east end of the future McKim Way frontage.
 - Relocate an existing hydrant at the Cambie Road frontage that will conflict with the alignment of future Dubbert Road.

• **Storm Sewer Works:**

- a. The Developer is required to:
 - Upgrade the existing 450 mm storm sewer to the City's minimum or OCP size along the proposed site's Cambie Road frontage complete with manhole at each end.
 - Install a new storm sewer, sized as per the City's minimum standard or that derived from a capacity analysis, along the proposed site's entire Dubbert Street and McKim Way frontages and tie-in to the storm sewer in Cambie Road. Manhole placement shall be as per City's Engineering specifications.

• **Sanitary Sewer Works:**

The Developer is required to:

- Install a new sanitary sewer, sized as per the City's minimum standard or that derived from a capacity analysis, along the proposed site's entire Dubbert Street and McKim Way frontages and extend through a new SRW along the south side of 9300 Cambie Road to tie-in to the existing sanitary main on McKim Way.

• **Frontage Improvements:**

- a. The Developer is required to:
 - Relocate an existing BC Hydro pole at the west property line of 9240 Cambie Road due to its conflict with the Dubbert Street alignment. Alterations and relocation of any private utilities will be at the developer's cost.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff

report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible. Should interim road improvements by neighboring developments on Dubbert Street and McKim Way proceed prior to the proposed development's road dedications being made then the subject site's developer will be required to upgrade those interim works to the ultimate condition at his own cost, DCC credits may be applicable.
 - Provide street lighting along the Cambie Road, Dubbert Road and McKim Way frontages of the proposed site.
- **General Items:**
 - The Developer is required to:
 - Provide an acceptably dimensioned SRW or another substantive agreement or mechanism to ensure that sanitary and district energy utility (DEU) corridors are established through 9300 Cambie Road, through future road dedication alignments, to service the proposed site. A letter agreement between the landowners is not acceptable.
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwelling at 9300 Cambie Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.
- **Transportation Related Items:**
 - a) Developer responsible for the design and construction of the frontage improvements, and the associated land dedication, as noted below:
 - Cambie Road:
 - i. Land dedication to accommodate the following road cross-sections (measured from the existing curb/gutter along the north side of Cambie Road):
 - 3.5 m wide westbound through lane.
 - 3.2 m wide westbound through lane.
 - 3.3 m wide left-turn lane.
 - 3.2 m wide eastbound through lane.
 - 3.5 m wide eastbound through lane.

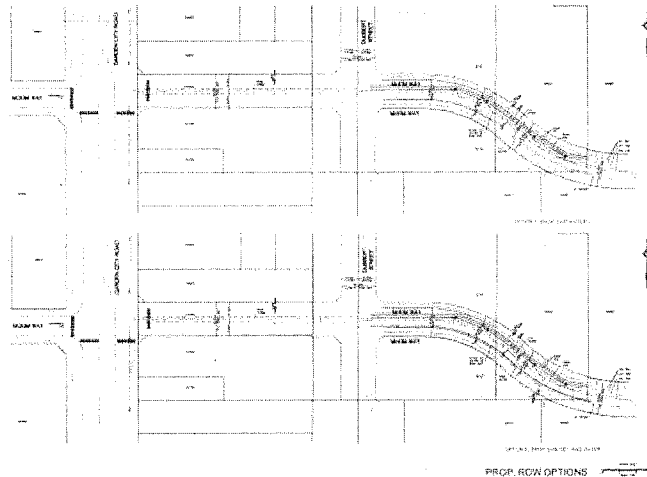
- 0.15 m wide curb/gutter.
 - 1.5 m wide boulevard.
 - 2 m wide sidewalk.
 - (subject to the functional design and detailed survey to be prepared by the developer, it is estimated that the above would require approximately 3.4 m of dedication along the entire Cambie Road frontage).
- ii. Design and construct road improvements along the Cambie Road frontage to an interim road standard which includes a new 2 m wide sidewalk at the new property line, a treed/grassed landscaped boulevard between the new sidewalk and the existing curb/gutter.

New north/south road (Dubbert Street) along the west property line of 9240 Cambie Road:

- Require 10 m wide land dedication.
- Design and construct the interim roadway to include: minimum 6 m wide driving surface, 1 m paved shoulder along west road edge, and along the east road edge, a 0.15 m wide interim curb/gutter, 2 m wide sidewalk, and the remaining to be interim boulevard.

New east/west road (McKim Way) through the site:

- Require 20 m wide land dedication (general road alignment shown schematically in diagram below)
- Full road construction to a collector road standard, including a 11.2 m wide pavement, and on both sides of the street, 2 m wide sidewalk, 1.5 m wide boulevard and 0.15 m wide curb/gutter.



4 m x 4 m corner cuts (as dedication):

- Cambie Road/Dubbert Street: on the southeast corner of the intersection.
- McKim Way/Dubbert Street: on northeast and southeast corners of the intersection.

Cambie Road & Dubbert Street Intersection:

- Traffic signal pre-ducting required.

- b) No access off Cambie Road.
- c) All drive aisle width shall be no less than 6.7 m.
- d) On-site vehicle parking:
- Provided 2.2 spaces for each dwelling unit (2.0 spaces for residents PLUS 0.2 spaces for visitors) meets the bylaw requirements.
 - Size of parking stalls: confirm the size of stalls meets the bylaw requirements by showing on the plan the typical stall size for both resident and visitor parking stalls. Note the additional clearance requirement for tandem parking spaces (see zoning bylaw section 7.5.6a).
 - Minimum 2% of the total number of parking spaces be handicapped stalls.

- Small-sized stalls: no more than 50% of the total parking spaces.
- Tandem Parking: 54.7% proposed- suggest reducing it to 50% to meet the bylaw requirements.
- e) On-site vehicle loading:
 - No designated (SU-9) loading space required as per bylaw requirements.
 - Provide SU-9 vehicle turning templates to ensure all truck movements can be accommodated on-site. Based on the turning templates provided, vehicles cannot turn around within the site and would require back in/back out of loading vehicles over a long distance which is a concern. Applicant may wish to consider introducing an additional access off Dubbert Street for the northern portion of the development at approximately where the two (2) visitor parking stalls are proposed. For the southern portion of the development, a second access off McKim Way as far east as possible.
- f) On-site bicycle Parking:
 - Confirm on-site bicycle parking has been provided to meet the following bylaw requirements: 1.25 Class 1 spaces per dwelling unit PLUS 0.2 Class 2 spaces per dwelling unit.
 - Confirm the size of bicycle parking stalls meets the bylaw requirement by showing on the plan the typical size for each Class 1 and Class 2 parking stalls.
- g) Prior to the issuance of Building Permit (BP), a construction parking and traffic management plan to be provided to the Transportation Division (Ref: <http://www.Richmond.ca/services/ttp/special.htm>>)

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Payment of the Supplementary Local Area DCC for the Alexandra Neighbourhood.
4. Payment of the Alexandra Neighbourhood sanitary and storm sewer works and services late comer charge plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement dated June 25, 2007.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

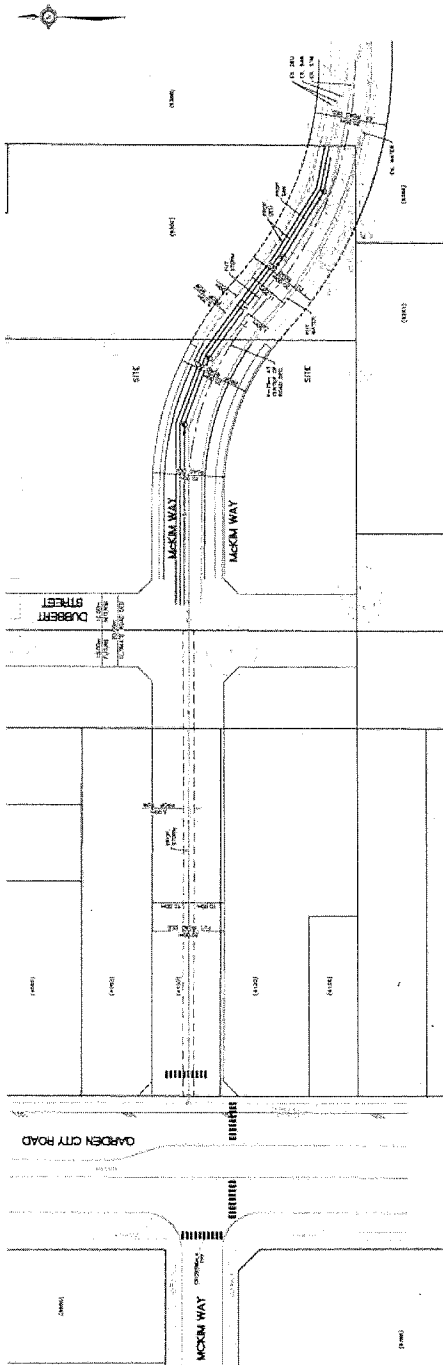
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, Letters of Credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance

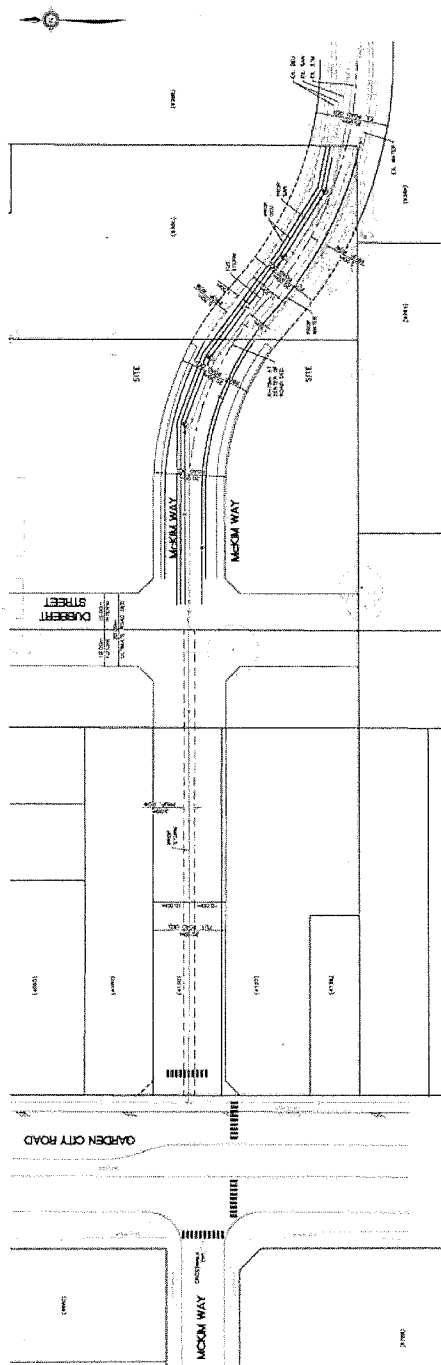
of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



OPTION 1 - PROP. SAN AND DEL.



OPTION 2 - PROP. SAN, DEL. AND WATER

PROP. ROW OPTIONS





**Richmond Zoning Bylaw 8500
Amendment Bylaw 9597 (RZ 15-692812)
9240, 9248, 9260 Cambie Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 17.79 thereof the following:

“17.79 Town Housing (ZT79) – Alexandra Neighbourhood (West Cambie)”

17.79.1 Purpose

The **zone** provides for **town housing** with a **density bonus** for a contribution to the City’s capital Affordable Housing Reserve Fund.

17.79.2 Permitted Uses

- **child care**
- **housing, town**

17.79.3 Secondary Uses

- **boarding and lodging**
- **home business**
- **community care facility, minor**

17.79.4 Permitted Density

1. The maximum **floor area ratio** (FAR) is 0.60, together with an additional:
 - a) 0.10 **floor area ratio** provided that is entirely used to accommodate **amenity space**; and
 - b) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for:
 - i. covered areas of the **principal building** which are open on one or more sides; or
 - ii. enclosed **balconies** provided that the total area of such enclosed **balconies** does not exceed 50% of the total area permitted by Section 17.79.4.1.b. i.
2. Notwithstanding Section 17.79.4.1, the reference to “0.60” in relation to the maximum **floor area ratio** is increased to a higher **density** of “0.82” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$5.10 per square foot of net buildable area to the **City’s** capital Affordable Housing Reserve Fund established pursuant to Reserve Fund Establishment Bylaw No. 7812.

17.79.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 42% for **buildings**.
2. No more than 70% of the **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.

17.79.6 Yards & Setbacks

1. The minimum **setback** from public **roads** is 4.0 m.
2. The minimum **side yard** south of McKim Way is 3.0 m.
3. The minimum **rear yard** north of McKim Way is 4.5 m.
4. The minimum **rear yard** south of McKim Way is 4.2 m.
5. **Bay windows**, enclosed and unenclosed fireplaces and chimneys may project into the **front yard** for a distance of not more than 1.0 m and into the **side** and **rear yards** for a distance of not more than 0.6 m.
6. **Balconies** may not project into the **front yards**.
7. Electrical or DEU/Mechanical rooms may project into the **side** and **rear yards** for a distance of not more than 0.6 m.

17.79.7 Permitted Heights

1. The maximum **height** for **buildings** is 12.0 m, but containing no more than 3 **storeys**.
2. The maximum **height** for **accessory buildings** is 5.0 m.
3. The maximum **height** for **accessory structures** is 9.0 m.

17.79.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width** or **lot depth** requirements.
2. The minimum **lot area** is 8,500 m².

17.79.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0.

17.79.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading according to the standards set out in Section 7.0.

17.79.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. Richmond Zoning Bylaw 8500 is amended by repealing the existing zoning designation of the following area and by designating it **"TOWN HOUSING (ZT79) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)"**.

P.I.D. 004-261-089

West Half Lot 4 Block "A" Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

P.I.D. 004-260-911

East Half Lot 3 Block "A" Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224

P.I.D. 012-030-589

East Half Lot 4 Block "A" Section 34 Block 5 North Range 6 West New Westminster
District Plan 1224"

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9597"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE SATISFIED

OTHER CONDITIONS SATISFIED

ADOPTED

| | |
|-------|--|
| _____ | <div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by <i>BK</i> APPROVED by Director or Solicitor <i>al</i> </div> |
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MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee **Date:** September 22, 2016
From: Wayne Craig
Director, Development **File:** RZ 14-667707
Re: Application by Matthew Cheng Architect on behalf of the Arul Migu
Thurkadevi Hindu Society of BC for Rezoning of the Westerly 110m of
8100 No. 5 Road from Agricultural (AG1) to Assembly (ASY)

Staff Recommendation

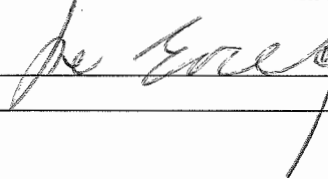
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9586, for the rezoning of the westerly 110 m of 8100 No. 5 Road from "Agricultural (AG1)" to "Assembly (ASY)", be introduced and given first reading.


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

Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Matthew Cheng Architect has applied on behalf of the Arul Migu Thurkadevi Hindu Society of BC, to the City of Richmond to rezone the westerly 110 m (360.9 ft) of 8100 No. 5 Road from “Agricultural (AG1)” to “Assembly (ASY)” to permit development of a temple and related uses including a multi-functional hall. A non-farm use application was endorsed by Council on December 14, 2015 and forwarded to the Agricultural Land Commission. On May 24, 2016, the South Coast Regional Panel of the Agricultural Land Commission approved the proposal. A location map and an aerial photograph are included in Attachment 1.

Project Description

The subject site is 10,955 m² (2.7 acres) in area. The owners are proposing to use approximately 40% of the site for institutional uses and the remaining 60% of the site would be used for agriculture. The proposed institutional building will have 1,281.5 m² (13,794.5 ft²) of floor area. Most of the floor area will be on the main floor (1,128.9 m² [12,151.5 ft²]) which would include a worship hall and a multi-functional hall. Two dormitory units would occupy 152.6 m² (1,643 ft²) of floor area on the second floor above part of the multi-functional hall. The multi-functional hall will front No. 5 Road and will be used for community support services such as a gathering place for seniors, language, cultural and religious studies and a dining hall after religious services. The main entrance to the worship hall is proposed on the east side of the building, and on-site parking areas, including bicycle parking, are proposed in various locations around the building. A Development Application Data Sheet providing details of the development proposal is contained in Attachment 2. A site plan and building elevations are provided in Attachment 3.

Surrounding Development

To the North: The subject site abuts three properties to the north.

1. To the northwest is the Richmond Chinese Evangelical Free Church with associate parking area located at 8040 No. 5 Road, which is zoned “Assembly (ASY)”.
2. The middle portion of the subject site abuts the rear portion of the site located at 12180 Blundell Road, which is zoned “Agriculture (AG1)”. The site is also owned by Richmond Chinese Evangelical Free Church and is occupied by a single detached house. Currently, there are no farming activities occurring on the site.
3. To the northeast is the Fujian Evangelical Church located at 12200 Blundell Road, which is zoned “Assembly (ASY)”.

To the South: A property owned by Thrangu Monastery Association at 8140 No. 5 Road containing a temple building on a split-zoned property with “Assembly (ASY)” on the westerly 110 m and “Agriculture (AG1)” on the remaining portion. Active farming is undertaken on the back portion of the site in the form of an orchard.

To the East: The BC Muslim Association at 12300 Blundell Road containing temple-related buildings and off-street parking. The entire site is zoned “Assembly (ASY)”.

To the West: Across No. 5 Road, “Agricultural (AG1)” zoned properties.

Related Policies & Studies

2041 Official Community Plan (OCP)

The westerly 110 m of the subject site is designated “Community Institutional” in the 2041 OCP and “Agriculture, Institutional and Public” in the McLennan Sub-Area Plan, and the remaining portion is designated “Agriculture” in both plans. The proposal complies with the existing OCP and Sub-Area Plan land use designation (Attachment 4).

Agricultural Land Reserve (ALR) and No. 5 Road Backlands Policy

The subject property is entirely within the Agricultural Land Reserve (ALR). Removal of the parcel from the ALR is neither proposed nor required as it is consistent with the No. 5 Road Backlands Policy which was agreed upon by City Council and the Agricultural Land Commission (ALC) in 1990 and updated and incorporated into the City’s 2041 OCP in 2016 (Attachment 5).

The Backlands Policy allows all land uses permitted in the “Assembly (ASY)” zoning district to locate on the westerly 110 m (361 ft.) of properties on No. 5 Road. All proposals for lands subject to the Backlands Policy are required to enter into various legal agreements as deemed necessary to ensure active farming of the ‘backlands’. A statutory right-of-way is required to be registered on title for a future farm access road along the eastern edge of the property. The proposal is consistent with the requirements of the Backlands Policy.

Environmentally Sensitive Areas (ESA)

Approximately 62% of the site (6,782 m²) is designated as an Environmentally Sensitive Area (ESA) in the City’s OCP. Most of this area is proposed to be for agricultural uses which would be exempted from an ESA Development Permit. However, a portion of the ESA is located on the portion of the site that is proposed to be zoned “Assembly (ASY)”. Therefore, an ESA DP will be required as a condition of final adoption of the zoning amendment bylaw.

Flood Plain Designation and Protection Bylaw No. 8204

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Consultation

Agricultural Advisory Committee (AAC)

The AAC reviewed and supported the non-farm and rezoning proposal at its meeting held on January 29, 2015 subject to conditions related to drainage concerns. Excerpts from the minutes can be found in Attachment 6. In response, an agricultural plan prepared by a professional agrologist was submitted, in addition to providing further drainage details. An addendum to the Agricultural Plan was submitted which addressed the specific AAC concerns on soil salvage and additional drainage details. Further details on the Agricultural Plan can be found in the Analysis section and in Attachment 7.

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

Building Floor Area and Height

The proposed uses are permitted under the “Assembly (ASY)” zone. The proposed building area will be approximately 1,281.6 m² (13,794.5 ft²). The proposed Floor Area Ratio (FAR) is 0.117, which is significantly less than the maximum FAR of 0.5 under the “Assembly (ASY)” zone. The building will consist of two halls (a multi-functional hall and a worship hall) connected by a covered corridor, with a second storey element above a portion of the multi-functional hall where the two-dormitory units would be located. The floor area of the main floor would be 1,128.9 m² (12,151.5 ft²), and the second storey element would be 152.6 m² (1,643 ft²).

The top of the parapet of the dining hall would be 7.3 m (24 ft) high and the top of the parapet of the worship hall would be 9.7 m (31.85 ft) high. This is less than the maximum height of 12.0 m in the “Assembly (ASY)” zone.

Environmentally Sensitive Areas – Development Permit Requirement

Approximately 62% of the site (6,782 m²) is designated as an Environmentally Sensitive Area (ESA) and the proposed parking area would encroach onto the western portion of the ESA. Based on the Development Permit Area designation in the OCP, an ESA Development Permit will be required. Under the ESA Development Permit exemption criteria specified in the 2041 OCP, agricultural activities would not be subject to the ESA Development Permit requirements if the applicant provides information to demonstrate that the site will be farmed by legitimate farmers. Further review will be conducted at the Development Permit stage to determine the value of the ESA and appropriate compensation.

As part of the ESA Development Permit review, the applicant would be required to provide:

- confirmation by a registered professional of the existing vegetation and determine appropriate mitigation and compensation measures for impacts on the ESA area;
- detailed landscape plans; and
- details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site agricultural landscape buffer to be implemented.

Building Height – Variance Requested

Two roof-top sculpture elements above the worship hall are proposed. The roof-top sculpture are an important element for this congregation and represent South Indian architecture. The tallest of the two sculptures would be 16.2 m (53 ft) high whereas the other sculpture would be approximately 14 m (45.9 ft) high. This would require a Development Variance Permit (DVP) to vary the maximum height of a building or structures from 12.0 m (39.4 ft) to 16.2 m (53 ft). The roof-top sculptures would not contribute significantly to the overall massing of the building and would not include any habitable floor area. Further, the roof-top sculptures are set back from the building walls and would not have any negative shadowing impacts on adjacent properties.

The height variance is in keeping with the surrounding building heights. The following table provides a synopsis of religious assembly building heights for existing buildings within the No. 5 Road institutional corridor.

Table 1: Synopsis of Existing Religious Assembly Maximum Building Heights

| Site | Maximum Building Height |
|--|--|
| Shia Muslim at 8580 No. 5 Road | 20.1 m (66 ft.) for 2 spires and 15.4 m (51 ft.) for large architectural dome |
| India Cultural Centre at 8600 No. 5 Road | 17 m (56 ft.) for steel frame Onion dome. >12 m (40 ft.) for 5 small domes |
| Thrangu Monastery at 8140 No. 5 Road | 21.4 m (70 ft.) |
| Existing LMT at 10060 No. 5 Road | 21 m (69 ft.) or 22.57 m (74 ft.) geodetic (existing Main Buddha Hall) |
| Proposed LMT Expansion at 10060 No. 5 Road | 25.9 m (85 ft.) or 27.48 m (90 ft.) geodetic (proposed new Main Buddha Hall) |

The height variance will be reviewed as part of the ESA DP review and would be forwarded to the Development Permit Panel for consideration as a condition of final adoption of the zoning amendment bylaw. If the variance is not issued by Council, the maximum building height will need to be 12.0m (39.4 ft).

Vehicular Access and On-Site Parking

One vehicular access point will be from No. 5 Road and a 4.0 m (13.1 ft) wide road dedication is required along the entire No. 5 Road frontage. The owner would be responsible for the design and construction of a new 1.5 m (5 ft) wide concrete sidewalk at the new property line, and between the existing curb and new sidewalk, a treed and grassed boulevard through a standard Servicing Agreement prior to final adoption of zoning amending bylaw. Transportation staff have reviewed the proposed driveway configuration and parking layout, and had no concerns.

The total number of required parking spaces is 88 based on the proposed floor area. The parking requirements will be met through provision of 80 parking spaces and implementation of a Traffic Demand Measure (TDM) in accordance with Zoning Bylaw section 7.4.4.

Based on the TDM adjusted rate, the number of parking spaces may be reduced to 79 parking spaces. The applicant has proposed a total of 80 parking spaces on-site (i.e., 9% reduction), and end-of-trip cycling facilities as a TDM measure in accordance with section 7.4.4 of Zoning Bylaw 8500. As part of the ESA DP review, the applicant would be required to register a legal agreement on title to ensure that end-of-trip cycling facilities (e.g., lockers, showers and changing rooms) are provided to the satisfaction of the City's Transportation staff. This would be forwarded to the Development Permit Panel for consideration as a condition of final adoption of the zoning amendment bylaw.

Prior to issuance of a building permit, a construction parking and traffic management plan must be submitted. Further, the owner has been advised that they must submit a parking management plan if any special events are planned. The plan should indicate the timing of the event, anticipated attendance, and how traffic and parking during those special events would be managed.

Agricultural Plan

The applicant has provided an agricultural plan prepared by a professional agrologist (Attachment 7). The plan describes the agricultural capability of the site and provides a detailed farm implementation plan.

The congregation intends to grow a selection of vegetables and fruits on a small portion of the agricultural land and plant approximately 815 blueberry trees, and donate farm products for charity or use them for community purposes and/or self-consumption. The operation of the farm will be led by an established Richmond farmer who has extensive hands-on experience in biodynamic farming and the members of the congregation with previous farming experience. The proposal also includes an agricultural buffer between the institutional building and the agricultural portion of the site.

In order to increase agricultural capability of the subject site, the plan proposes a subsurface drainage system, and salvage of topsoil from the proposed institutional portion of the site to be spread evenly across the agricultural portion of the land. Details of the drainage plan including the following:

- The site will be connected to the City's storm sewer system on No.5 Road. The revised plan also shows that field drainage will be by a ditch on the south property line and site grading will direct surface water into the ditch and then into the main storm sewer pipe under the proposed parking area.
- The size of the storm sewer pipe under the parking area will be 250mm to prevent any potential flooding issues.
- No filter sock will be attached to the subsurface drainage pipe as requested by the AAC.
- Approximately 1,500 m³ soil will be salvaged from the institutional portion of the site to be spread over the agricultural area.

The cost to implement the agricultural plan is estimated to be \$59,925. Staff recommend that a legal agreement and security be requirements of the forthcoming rezoning application process to ensure the farm plan is implemented. The agreement will require confirmation that the

agricultural backlands are in full farm production, which must be verified by a report submitted from the consulting agrologist prior to release of the security.

Site Servicing and Frontage Improvements

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

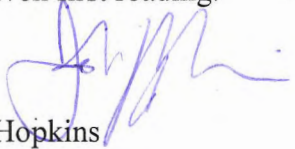
Financial Impact

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 proposed temple is consistent with the Official Community Plan's backlands policy. The proposal would also be consistent with the form and character of the surrounding area. An ESA Development Permit would be required prior to final adoption, and as part of the ESA Development Permit review, the height variance for the two roof-top structures would be considered along with the 10% onsite parking reduction. The list of rezoning considerations is included in Attachment 8 which has been agreed to by the applicant.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9586 be introduced and given first reading.



John Hopkins
Senior Planner
(604-276-4279)

JH:cas

- Att. 1: Location Map and Aerial Photo of Site
2: Development Application Data Sheet
3: Site plan and Building Elevations
4: Land Use Map from McLennan Sub-Area Plan
5: Excerpt from 2041 Official Community Plan (No. 5 Road Backlands Policy)
6: Excerpt from the Minutes from the January 29, 2015 Agricultural Advisory Committee Meeting
7: Agricultural Plan
8: Rezoning Considerations



City of
Richmond



RZ 14-667707

Original Date: 07/21/14

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Division

RZ 14-667707

Attachment 2

Address: 8100 No. 5 Road

Applicant: Arul Migu Thurkadevi Hindu Society of BC

Planning Area(s): East Richmond – McLennan Sub Area

| | Existing | Proposed |
|--|--|--|
| Owner: | Domenica Taddei & Giuseppe Taddei | Arul Migu Thurkadevi Hindu Society of BC |
| Site Size (m²): | 10,955 m ² | 10,790 m ² (after 4m dedication) |
| Land Uses: | A single detached house (to be demolished) | Westerly 110m: Institutional Remaining portion: Agriculture |
| OCP Designation (General): | Westerly 110m: Community Institutional Remaining: Agriculture | No change |
| McLennan Sub Area Plan Designation: | Westerly 110m: Agriculture, Institutional and Public Remaining: Agriculture | No change |
| Zoning: | Agriculture (AG1) | Westerly 110m: Assembly (ASY) Remaining: Agriculture (AG1) |
| Other Designations: | ESA (Old Fields and Shrublands) designation on the entire backlands and a portion of the proposed parking area | ESA DP required |

| | ASY Zone Requirement | Proposed | Variance |
|------------------------------------|-----------------------------|---|---------------------------|
| Density (Floor Area Ratio): | Max. 0.5 | 0.117 | none permitted |
| Lot Coverage – Building: | Max. 35% | 10.4% | none |
| Setback – Front: | Min. 6.0 m | 20.3 m | none |
| Setback – Interior (north): | Min. 7.5 m | 14.4 m | none |
| Setback – Interior (south): | Min. 7.5 m | 7.5 m | none |
| Setback – Rear: | Min. 7.5 m | 171.8 m | none |
| Height – Building (m): | Max. 12.0 m | 9.7 m | none |
| Height – Roof Sculpture: | Max. 12.0 m | 16.2 m | Variance requested |
| Off-Street Parking Spaces – Total: | Min. 88 | 80 (less than 10% reduction as per Zoning Bylaw section 7.7.4) | none |
| Loading: | Min. 1 | 1 | none |
| Bike Parking: | Min. 8 | 10 | none |

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|----|----------|----------|--------------|
| 01 | 07/07/14 | REZONING | SUBMISSION |
| 02 | 01/08/15 | REZONING | RESUBMISSION |
| 03 | 02/10/15 | REZONING | RESUBMISSION |
| 04 | 03/10/15 | REZONING | RESUBMISSION |
| 05 | 04/18/15 | REZONING | RESUBMISSION |

Conclusions

Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title
MASTER PLAN
PROJECT DATA

| | | | |
|---------------------------|----------------|----------------------------|-----------------|
| Drawn: BS | Checked: MC | Scales: $1/32" = 1'-0"$ | Project Number: |
| Revision Order: | | Deep. No. D01 | |
| Print Date: 2005/04/28 | | | |

The master plan shows a large rectangular site bounded by No. 5 Road to the north, S 100' of W 1/2 of I to the east, and an existing fence to the south. The site is divided into several sections. The northern section contains a large parking area with numerous parking spaces. The central section contains a large building with a central courtyard and several smaller buildings. The southern section contains a parking area and a building. The plan includes dimensions, bearings, and labels for various features such as 'existing fence', 'proposed fence', 'proposed building', and 'proposed parking'. The title 'MASTER PLAN' is written vertically on the right side of the plan.

ENVIRONMENTALLY SENSITIVE AREA

VEGETABLE PLANTING AREA

DEDICATION AREA ALONG NO. 8 ROAD

AGRICULTURAL LAND
SECTION A-A

PLN - 53

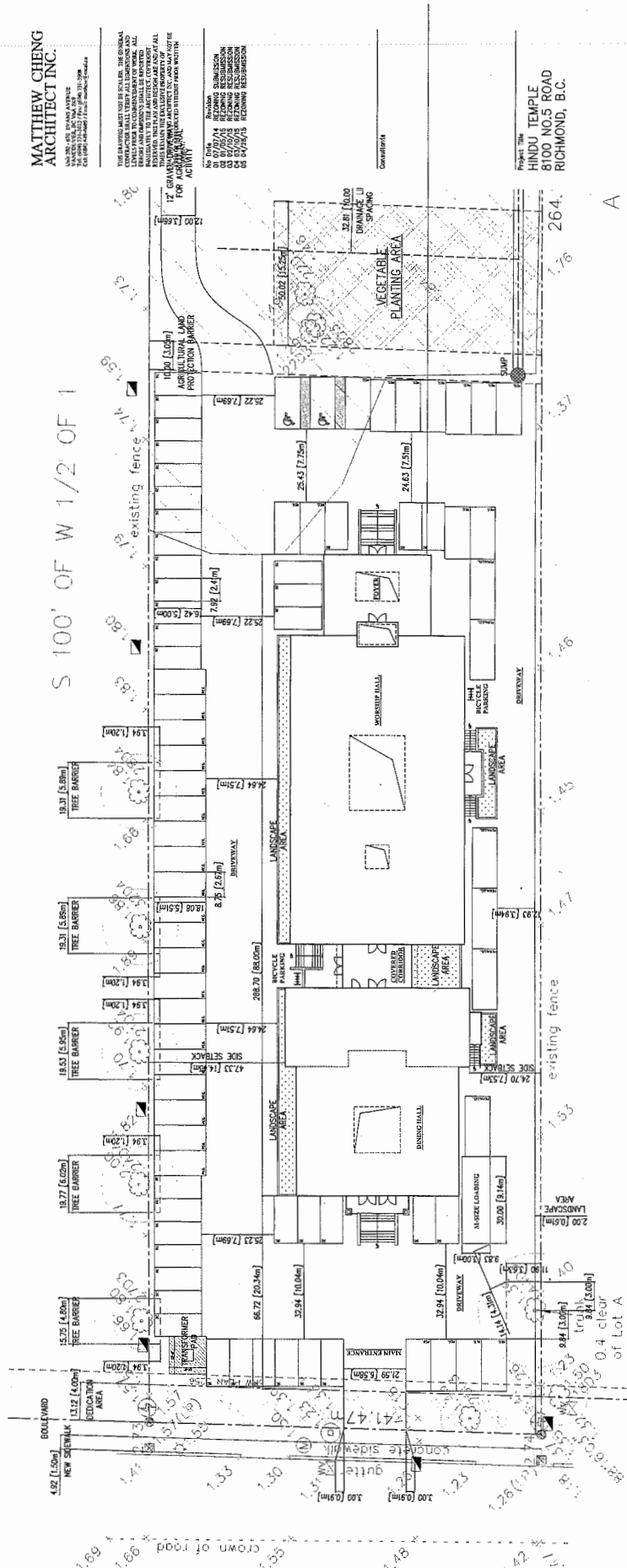


**MATTHEW CHENG
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V6H 3A9
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WWW.MCHENGARCHITECT.COM

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NO. 3 ROAD
8100 NO. 5 ROAD
RICHMOND, B.C.

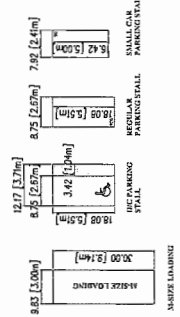
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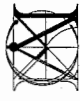
SITE PLAN

ENVIRONMENTALLY SENSITIVE AREA
VEGETABLE PLANTING AREA
DEDICATION AREA ALONG NO. 5 ROAD

SITE PLAN



Project No. D02
Project Name: 8100 NO. 5 ROAD
Project Location: RICHMOND, B.C.
Project Date: 2015/04/28



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1160 [3.54m] 28.04 [8.55m] 15.22 [4.64m]

221.98 [67.66m] 106.94 [32.60m] 7.00 [2.13m]

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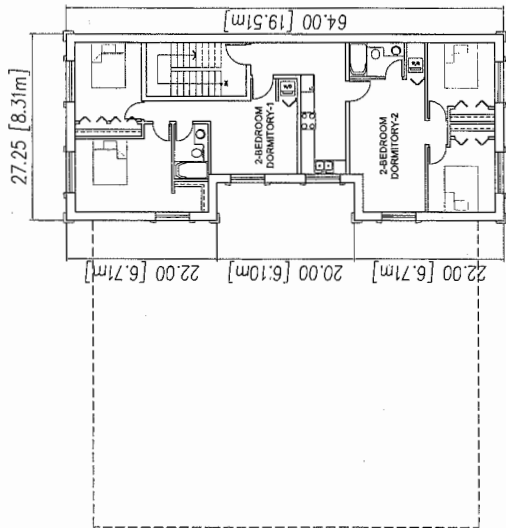
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GROUND FLOOR PLAN

GROSS AREA: 12151.5 sf
NUMBER OF SEAT FOR WORSHIP HALL = 179
NUMBER OF SEAT FOR DINING HALL = 120

SECOND FLOOR PLAN

GROSS AREA: 1643 sf



PLN - 55

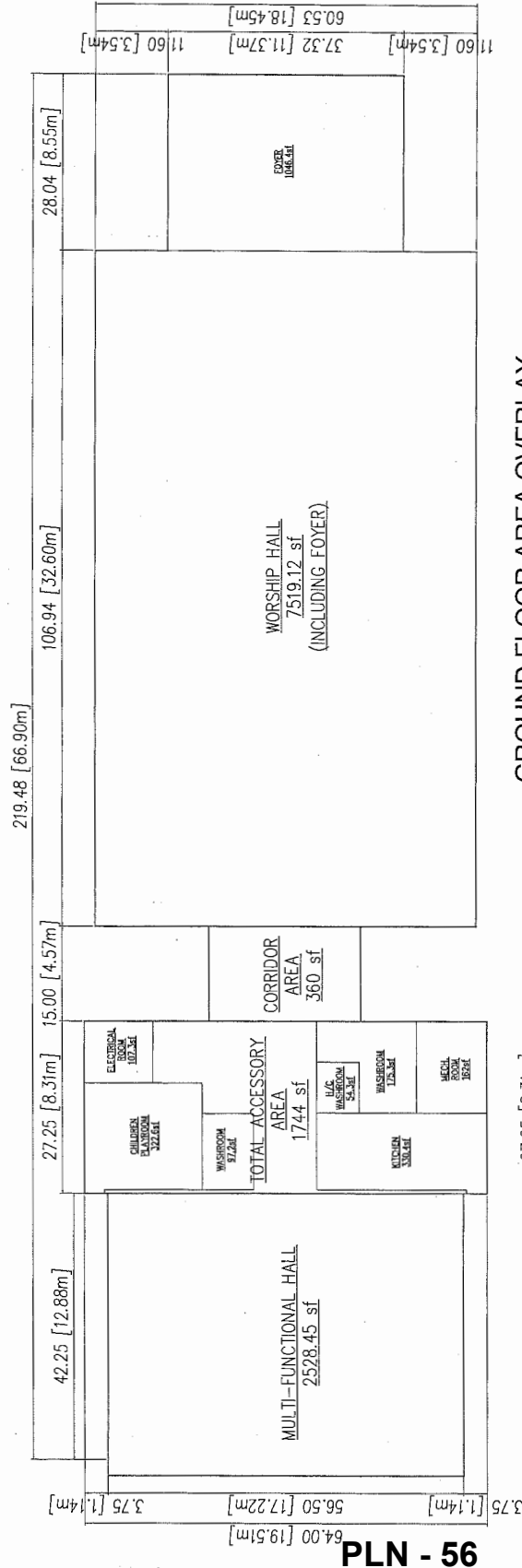


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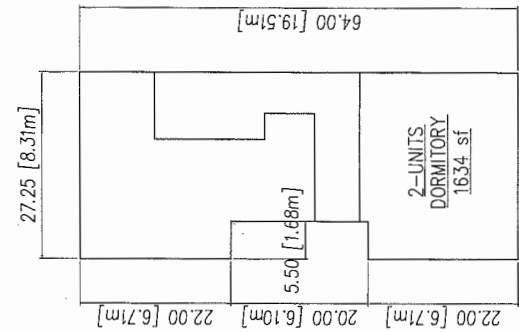
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Project No. 100-1000
Date: 07/27/14
Drawing No. 100-1000-01
Revision: 100-1000-01-01
Drawing Description: 100-1000-01-01



GROUND FLOOR AREA OVERLAY



SECOND FLOOR AREA OVERLAY

Sheet Title
FLOOR AREA OVERLAY

| | TEMPLE (WORSHIP HALL) | MULTI-FUNCTIONAL HALL | ACCESSORY AREA (MIDDLE PORTION) |
|------------------|-----------------------|-----------------------|---------------------------------|
| GROUND FLOOR | 7519.12 sf | 2528.45 sf | 1744 sf + 360 sf |
| SECOND FLOOR | N/A | N/A | 1634 sf |
| ENTIRE BLDG AREA | | | 13785.57 sf (1280.60 sm) |

Drawn: BS
Checked: JF
Scale: 1/8" = 1'-0"
Project Number: 100-1000
Revision Detail: 100-1000-01-01
Page: 1 of 1
Date: 07/27/14
Project Name: HINDU TEMPLE
8100 NO. 5 ROAD
RICHMOND, B.C.

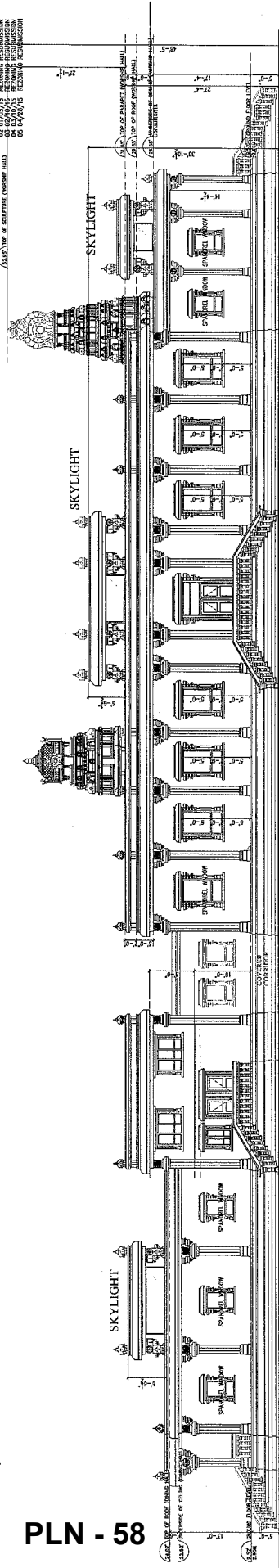
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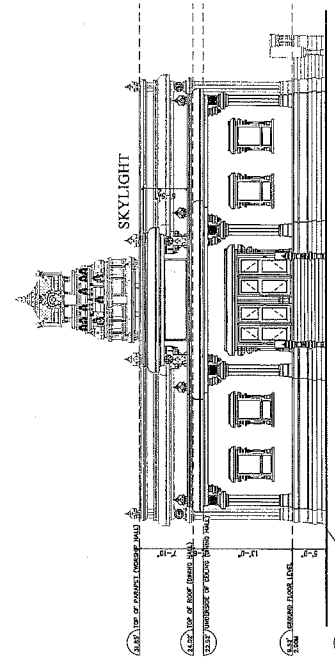
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|----|----------|-----------------------|
| 01 | 07/07/14 | REZONING SUBMISSION |
| 02 | 01/05/15 | REZONING RESUBMISSION |
| 03 | 02/10/15 | REZONING RESUBMISSION |
| 04 | 03/10/15 | REZONING RESUBMISSION |
| 05 | 04/28/15 | REZONING RESUBMISSION |



SOUTH ELEVATION



WEST ELEVATION (FRONTING NO.5 ROAD)

Sheet Title
ELEVATIONS

| | | |
|----------------|--------------------------|--------------------------|
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| Checked: MC | Project Number: | |
| Revision Date: | | Print Date 2015/04/28 |

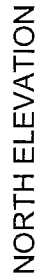
PLN - 58



1998-2001 - 6750 EVANS AVENUE
VANCOUVER, BC V6A 2K9
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|----|----------|-----------|--------------|
| 01 | 07/07/14 | REWORKING | SUBMISSION |
| 02 | 01/05/15 | REWORKING | RESUBMISSION |
| 03 | 02/10/15 | REWORKING | RESUBMISSION |
| 04 | 03/19/15 | REWORKING | RESUBMISSION |
| 05 | 04/28/15 | REWORKING | RESUBMISSION |



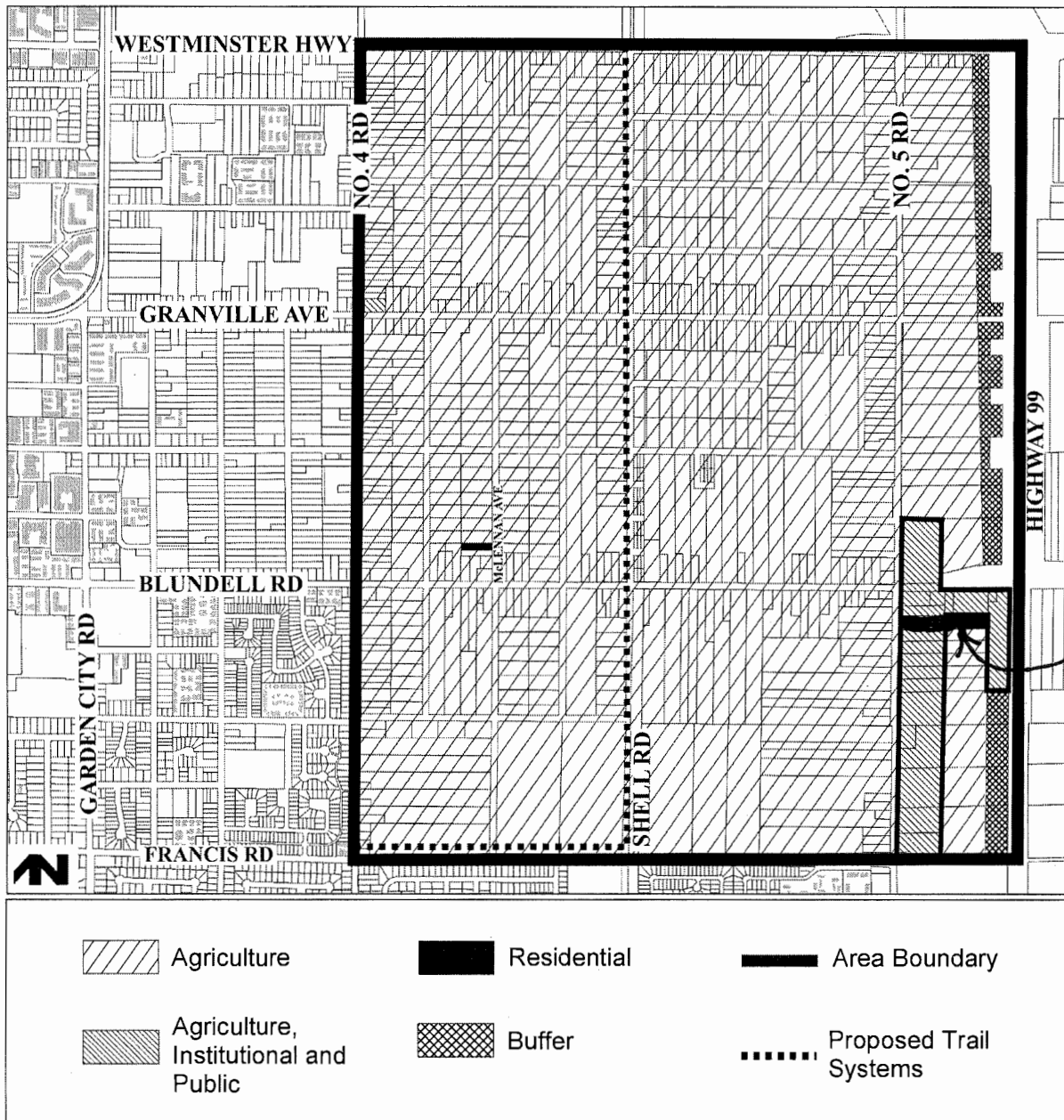
Project Title
HINDU TEMPLE
8100 NO.5 ROAD
RICHMOND, B.C.

Sheet Title
ELEVATIONS

| | |
|-----------------------------|----------------|
| Dreams | Dep. No. |
| PS | D05 |
| Checked: | |
| MC | Revision Date: |
| Score: | Print Date: |
| $1/8 = 1^{\circ}-0^{\circ}$ | 2015/04/28 |
| Project Number: | |

City of Richmond

Land Use Map Bylaw 8791
2012/09/10



**OBJECTIVE 5:**

Find ways to recover food waste.

POLICIES:

- a) support the efforts of community groups and the private sector to establish initiatives that divert recoverable food from the pre-waste stream for redistribution to local food banks;
- b) develop strategies to encourage organic waste diversion from multi-family housing and commercial properties;
- c) support the recycling and re-use of organic waste;
- d) develop an educational program to promote awareness around food production, health, and impacts on the community.



Credit: Richmond Food Security Society

Bylaw 9506
2016/02/15

7.3 No. 5 Road Backlands Policy**OVERVIEW:**

Since 1990, the City and the Agricultural Land Commission (ALC) have agreed that, within the Agricultural Land Reserve (ALR), there shall be a unique area called "No. 5 Road Backlands Policy Area" as shown on the attached No. 5 Road Backlands Policy Area Map.

The purpose of the Policy is to allow Community Institutional uses on the westerly 110m ("Frontlands") of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions ("Backlands") are actively farmed.



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2016/02/15

OBJECTIVE:

Community Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.

POLICIES:

- a) the types of uses which may be considered in the Frontlands are those consistent with the Community Institutional land use definition contained in the 2041 Official Community Plan (the "OCP") to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process;
- b) in the Frontlands, clearly ancillary uses (e.g., dormitory) to the principal Community Institutional uses are allowed, but principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not allowed;
- c) property owners who do not intend to farm the Backlands themselves are encouraged to, either lease them to a farmer, dedicate their Backlands to the City or enter into legal agreements with the City to allow the City or the City's designate to access and farm the Backlands;
- d) the City will continue to strive for a partnership approach with property owners to achieve farming of the Backlands (e.g., based on the approved farm plans);
- e) in the Backlands, a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or farm access roads) could be allowed, where a full infrastructure component is not practical;
- f) in the Frontlands, satisfactory sanitary sewage disposal is required as a condition of non-farm use or rezoning approval;
- g) applicants shall submit the necessary reports to the City to achieve farming with all costs to implement works associated with an approved farm plan to be paid by the applicant;

Development Application Procedure and Requirements

- a) all proposals for Community Institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP;
- b) consideration of Community Institutional development in the Frontlands is generally subject to:
 - i) submission and approval of an ALR Non-Farm Use application that is required to be endorsed by the City prior to being considered by the ALC. If the City endorses the ALR Non-Farm Use application, it will be forwarded to the ALC for consideration;
 - ii) pending the outcome of the ALR Non-Farm Use application, a rezoning application will also be required and subject to the required statutory process;
 - iii) other Development Applications (i.e., Environmentally Sensitive Area Development Permit, Development Variance Permit) may also be required based on the proposal or site context;



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2016/02/15

- c) in certain cases, a rezoning application will not be required following approval of an ALR Non-Farm Use application. Under these circumstances, any specific requirements to be secured through the ALR non-farm use application are to be confirmed through the necessary resolution of Council upon consideration of the application;
- d) in considering development proposals (i.e., ALR Non-Farm Use applications or rezoning application) in the No. 5 Road Backlands Policy area, the City requires the applicants to:
 - i) prepare farm plans with access;
 - ii) explore farm consolidation;
 - iii) commit to do any necessary on-site infrastructure improvements;
 - iv) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the Backlands, in partnership with others;
 - v) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
 - vi) provide financial security to ensure the approved farm plan is implemented;
 - vii) undertake active farming of the Backlands;
 - viii) register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development;
 - ix) comply with such other considerations or requirements by Council;

Reporting Requirements

- a) all property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction;

Amendments to the Above Policies

- a) amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary;

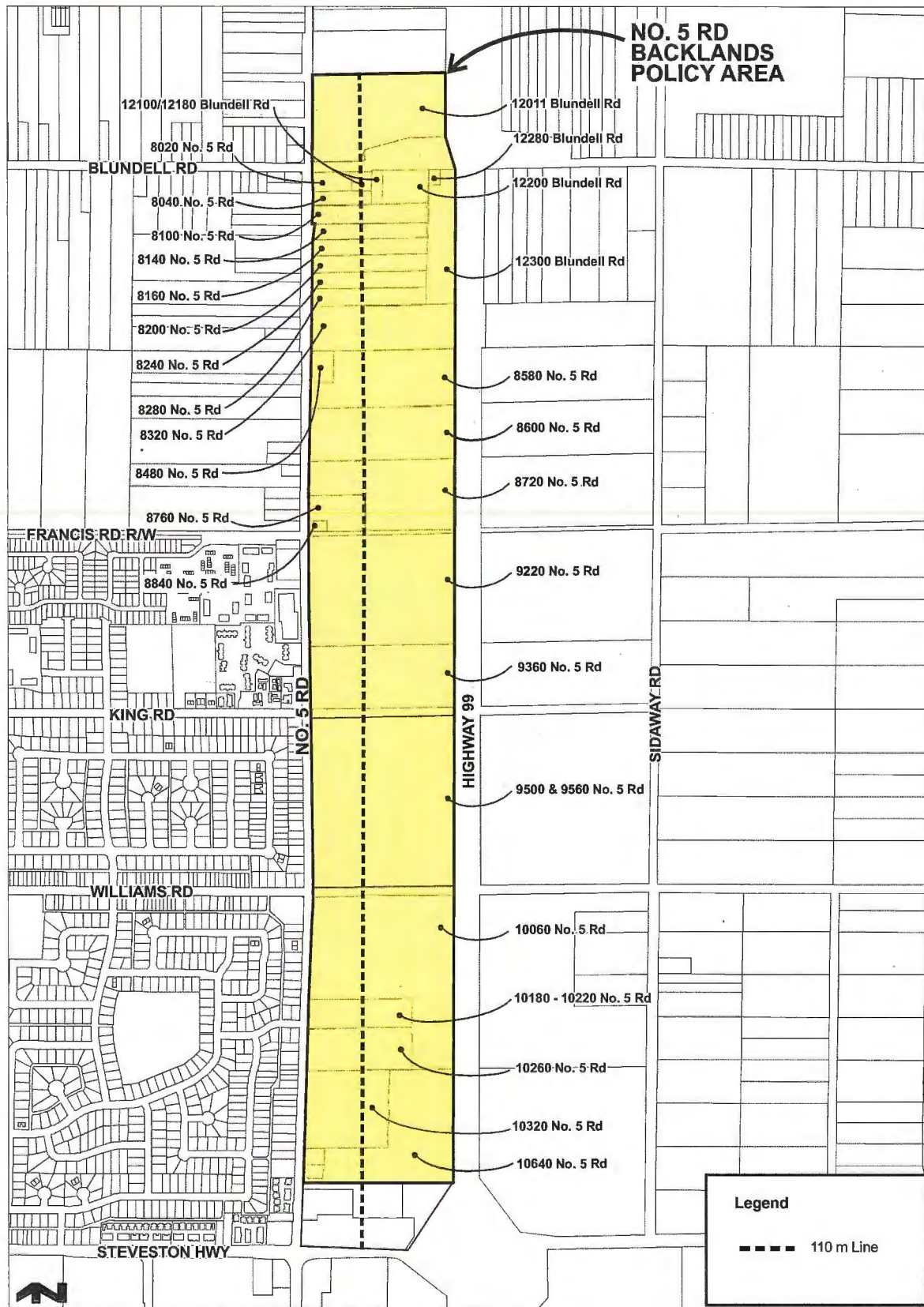
Co-ordination of Review Process

- a) the City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



No. 5 Road Backlands Policy Area Map

Bylaw 9506
2016/02/15



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

**Thursday, January 29, 2015 – 7:00 p.m.
Anderson Room
Richmond City Hall**

3. Development Proposal - ALR Non-Farm Use

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No. 5 Road. Staff noted that the proposal is subject to the No. 5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.
- Committee asked how the properties along No. 5 had been monitored to ensure the property owners continue to farm the backlands and whether the restriction is enforceable. Staff explained as restrictive covenants are registered on titles of the most sites, it is enforceable. Staff also periodically check and receive complaints or information from neighbours.
- Discussion ensued with regard to fill issues in the ALR and Committee noted that any illegal activities should be carefully monitored.
- Committee also noted the importance of a "succession plan" to ensure that the backlands are continued to be farmed by future owners. Community members acknowledged that the agricultural plan is solid and provides a good amount of details. Committee noted that, if the plan is followed through, it will be successful and continuity over time is the key.
- Committee invited the applicants to the table. The project architect, Matthew Cheng, introduced himself and noted that other consultants, including the agrologist, was also in attendance.
- Committee requested further details of the proposed drainage tile and noted a 4" drainage tile is typical for blueberry farming and no sock to be attached as it is not good for organic soil.

- Committee expressed concerns about details of the proposed drainage plan. It was noted that, if the City does not permit the site to be connected to the City's storm sewer system it will likely become an issues for neighbouring sites.
- Committee was glad to see soil will be recaptured and reused on the site rather than brought from outside.
- In response to Committee's question about residential units in assembly buildings, Staff noted that the use is often included in institutional developments as an accessory use.
- Committee also asked if there would be any parking issues. Staff noted that the current proposal shows it meets the parking requirement. In reply to Committee's question about special event parking arrangement, the representative from the Hindu society noted that they had secured an agreement with neighbours; in case of special events, the neighbouring site could be used for additional parking.
- As the farm is proposed be used for non-commercial purposes, it was suggested that the congregation consider opportunities with other non-profit community group.

The following motion was passed:

That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:

1. *Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
2. *The drainage tile to be a minimum of 4" in size and not to have a sock; and*
3. *An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

Carried Unanimously

Agricultural Plan

**8100 No. 5 Road
Richmond, BC**



Prepared for:
Arul Migu Thurkadevi Hindu Society of BC
7468 Edmonds Street
Burnaby, BC
V3N 1B2

Prepared by:
Pottinger Gaherty Environmental Consultants Ltd.
#1200 – 1185 West Georgia Street
Vancouver, BC
V6E 4E6

PGL File: 3587-02.01

December 2014



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List of Acronyms

| | | |
|------------|---|--|
| AMT | - | Arul Migu Thirkadevi |
| ESA | - | Environmentally Sensitive Area |
| PGL | - | Pottinger Gaherty Environmental Consultants Ltd. |
| PID | - | Parcel Identification Number |

1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. has been retained by the Arul Migu Thurkadevi (AMT) Hindu Society to develop an agricultural plan for the property located at 8100 No. 5 Road, Richmond, BC (the Site; Figure 1). Construction of the proposed temple and ancillary parking requires submission of a non-farm use application for the portion of the property fronting No 5 Road to the City of Richmond and Agricultural Land Reserve. The remaining portion of the property will be used for active agricultural purposes. This requires summarizing the capabilities and requirements to develop an agricultural use and farm implementation plan for submission to the City of Richmond and the Agricultural Land Commission.

Our report includes a description of the Site and Site soils, summarizes the Site's capabilities for farming, and provides an agricultural use and farm implementation plan. At this time, blueberry production has been planned for the Site and the farm implementation plan reflects soil requirements for blueberry production.

Specifically, the scope of our work includes a review of the following considerations and requirements:

- Topsoil: Develop a topsoil salvage and management plan;
- Drainage: Design a subsurface drainage plan for the agricultural portion of the property;
- Irrigation: Develop a crop irrigation system for the agricultural area; and
- Crop Alternatives: Suggest possible suitable agricultural uses for the agricultural portion of the property.

2.0 SITE DESCRIPTION

The Site is located on the east side of No. 5 Road, south of Blundell Road in Richmond, BC (Figure 1). The surrounding area is characterized by:

- North: institutional;
- West: institutional;
- South: agricultural and institutional; and
- East: agricultural.

2.1 Legal Description

The Site is comprised of one parcel. The legal description of the parcel is:

- 2 Sec 19 BLK4N RG5W PL 4090 Except Plan S115. The Parcel Identification Number (PID) is 003-413-110.

2.2 Zoning and Current Land Use

The Site is zoned by the City of Richmond as AG1 (traditional sites zoned for agriculture), and lies within the Agricultural Land Reserve. The Site is also designated as an Environmentally Sensitive Area (ESA) within the City of Richmond Official Community Plan. The ESA designation is Old Fields and Shrublands. The Official Community Plan has also identified the property as Agriculture and Community Institutional.

The City of Richmond considers Old Fields and Shrublands to be old fields and shrublands temporarily (>2 years) or permanently abandoned as agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

2.3 Soils

2.3.1 B.C. MOE Mapping

The 1:25,000 scale published soils mapping in the RAB Bulletin 18: Soils of the Langley-Vancouver Map Area indicate the Site as Triggs-Lumbum soil complex. Triggs-Lumbum soil complex consists of up to 2m of partially- to well-decomposed organic matter overlying fine textured mineral deposits. Richmond soil series consists of 0.4 to 1.6m of well-decomposed organic matter overlying fine-textured deltaic deposits. Triggs-Lumbum soil complex are poorly drained and acidic in nature.

2.3.2 Current Onsite Inspection

The subject property indicated evidence of surficial disturbance. The western portion had areas of gravel fill, including a driveway along the north property line and a footprint of a former structure near the south property line. A raised portion of the north side of the property has been covered in sawdust or hog fuel.

2.4 Land Use

2.4.1 Subject Property

The subject property is +/-1.1 hectare in area, and had a single-family residence, garage, shed and two metal shipping containers located on the western portion of the Site.

The property owners intend to redevelop a portion of the property in the western portion of the property extending 110m from the western property line.

2.5 Drainage Conditions

There was no drainage system on the property. The water table is at or near the surface in winter. There was no standing water on the Site at the time of the Site inspection. There are no ditches adjacent to the property.

3.0 PROPOSED LAND IMPROVEMENTS

3.1 Soil Conservation and Management

3.1.1 Soil Salvage and Use

Topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality. Site preparation of the built area will require removal of the organic soils and preload of the underlying silts with sand.

The poor quality fill and gravel should be removed from the entire Site. The underlying organic soil should be excavated to the silt boundary and placed in an even layer over the agricultural portion of the Site.

Stumps located within the area that are intended for agricultural production should be removed to increase the farmable area.

3.1.2 Soil Management

In south-coastal BC, blueberries have traditionally been grown on highly organic soils with an organic matter content of 20 to 50%. They can also be grown successfully on mineral soils including silt or sandy loam. They, however, do not perform well in wet soils or heavy, poorly-structured clay soils. The Site's organic soils have a very high water-holding capacity, which will require attentive drainage management to ensure good plant growth and prevent soil decompression due to over-draining.

Maintaining soil cover with temporary cereal crops, permanent grass cover or other ground cover vegetation is very important in maintaining good surface infiltration and soil capacity.

Soil fertility amendments should be implemented based on soil test results, and fertilizers should be applied at the recommended rates for the specific vegetation.

Blueberries do best in acid soil with a pH range of 4.5 to 5.2. A pH outside this range can result in poor growth and low yields. A soil test should be used to determine the nutrient status and soil pH before conducting the first planting, at least six months before planting so that any amendments can be added as the field is prepared. Sampling will be conducted based on direction from an agricultural consultant or soil laboratory (for laboratory listings, refer to the BCAGRI publication, "Resources for Berry Growers").

Prior to planning, soils will be tilled to depth between 6 to 10 inches to prepare a suitable seedbed using either cultivators, harrows or rotovators. Due to the fine textured nature of the soils, tilling will only be conducted when moisture content is ideal.

3.2 Drainage

3.2.1 Drainage Rationale

Plants cannot tolerate extended periods of flooding especially when they are actively growing. Poorly drained soil can result in poor plant growth, poor yield, root rot, and plant death. A water table maintained at least 60cm (24in) below the soil surface is best for blueberry production. A subsurface drainage system is recommended for this Site to supply water table control.

3.2.2 Design Parameters

The proposed subsurface drainage system design was based on Site-specific information, crop requirements and climate data for Richmond, BC.

The guidelines in the BC Agricultural Drainage Manual (1997) were used for general reference, in addition to local experience and Site-specific information, to develop the drainage system installation design.

Lateral drain spacing was set at 10.0m with an average drain depth of 1.1m ranging between 1.0-1.2m to accommodate the required drain slope of 0.1% to the mainline collector.

3.2.3 Drain Lateral Lines

Drainage lines will be installed using a trenchless plow or backhoe. Perforated polyethylene corrugated drain pipes (Big O) fitted with a nylon sock will be used for the lateral drains. The drain slope would be 0.1% to the mainline connector.

The City of Richmond does not permit mechanical lift of drainage water into the municipal storm drain system; therefore, a gravity connection between the collector catch basin and the parking lot storm water collection system will be required. If the City of Richmond refuses to allow discharge of drainage from farmed development areas into the municipal storm sewer system on No. 5 Road, the drainage system will be designed to discharge the subsurface drainage water into the eastern portion of the ESA area and infiltrate naturally into the ground.

4.0 IRRIGATION

4.1 Irrigation Water Sources

In the south coast region of BC, rainfall is generally inadequate in July and August and supplemental irrigation is necessary. Municipal water is available from the City of Richmond municipal water system to supplement irrigation. The small size of the Site and portion intended for agriculture makes use of municipal water the most practical source of irrigation water.

Irrigation should be provided by a 2" service-fitted line with a double check valve meeting the local code for irrigation supply. This should be installed as part of the new water service for the Site during redevelopment. A 2" buried PVC Schedule 40 mainline should be installed. Standpipes with quick-connect valves installed at 30m intervals along the line are recommended to facilitate the connection of surface irrigation equipment.

Drip irrigation is recommended to maximize water efficiency as water is delivered directly to the root zone providing more consistent and even soil moisture. Fertilizers can also be injected into the irrigation water. The drainage system should be drained following harvest to prevent winter frost damage.

5.0 CROP ALTERNATIVES

5.1 Suitable Crops

Site soils are mapped as a Triggs-Lumbum complex whose dominant soil limitations include very poorly-drained, infertile and acidic soils. A selection of suitable crops can be successfully produced on the property following appropriate management inputs in addition to the proposed soil salvage and improved irrigation. Management inputs required to increase the agricultural capability include a water-management system to improve drainage, and lime and/or fertilizer application to manage the soil pH and naturally low fertile conditions associated with these soils.

Suitable crops identified for these soils by Bertrand et al. (1991)¹ includes: annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops, and shallow rooted annual vegetables.

¹ Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The AMT Hindu Society intends to grow a selection of vegetables and flowers on a portion of the agricultural lands that will be used as part of the Temple services. After assessing potential crop options for the remainder of the agricultural land. Based on an assessment of agricultural suitability including consideration of adjacent land use, parcel size, and activities which would be compatible with the temple use, AMT Hindu Society identified blueberry production as the intended land use. AMT Hindu Society has identified a third party who will be responsible for blueberry production including planting and harvest.

Existing trees outside of the Temple development area will be protected as required by the ESA.

5.1.1 Proposed Agricultural Operator

Arul Migu Thurkadevi (AMT) Hindu Society and PGL have consulted with a number of agricultural operators in the Lower Mainland to identify a suitable operator to manage the proposed blueberry operation. After inspecting the site all of the commercial operators decided not to move forward with the lands as they consider the parcel to be too small and not commercially viable. AMT Hindu Society however is not interested in commercializing the operation and intends to produce farm products for charity and community purposes as well as self-consumption.

To support the intended agricultural operation, AMT Hindu Society intends to utilize members of their organization who are established active farmers and labourers who reside in Richmond and are willing to assist with the farm operation. Additional labour will be provided by community elders and retirees who will do voluntary work under the guidance of the established farmer.

Daily and seasonal operations following planting will be based on the BC Ministry of Agriculture's blueberry management schedule, developed as part of the Berry Production Guide, a general guide to blueberry management based upon plant and pest development. Timing and associated actions are provided in Appendix 2.

5.1.2 Proposed Planting Plan

The property owner has identified blueberry production as the intended agricultural crop for the Site. The plant spacing is based on feedback received from local farmers while additional recommendations are based on the BC Ministry of Agriculture's Berries Production Guide. Recommendations are summarized below.

- In-row spacing between blueberry bushes is 1.5m.
- Distance between rows 3m.
- Fall planting will be conducted if warranted as it allows quicker plant establishment in coastal regions.
- Two-year old nursery-grown plants will be used to establish a planting. Fertilize plants set out in the spring three to four weeks after planting. Two or more applications may be required through the first growing season.
- Plants will be set at the same depth as they were in the pot or nursery.
- Cover crops may include permanent grass covers between the rows, which will suppress weeds, provide support for farm machinery, improve soil structure and water infiltration and reduce soil erosion. Grasses that work best are low-growing perennials that are easy to establish and do not creep. Mixtures should contain no more than 25% perennial ryegrass to minimize mowing. Pure stands of sheep fescue or hard fescue establish slowly but withstand traffic well and require less mowing.
- If grass is selected for a cover crop, seeding is recommended to occur in spring or early fall (September). Seed mixtures at 30 to 55kg/ha (12 to 22kg/acre) and fescues at 30 to 45kg/ha (12 to 18 kg/acre).

Based on the planting plan, AMT Hindu Society intends to plant approximately 815 blueberry bushes.

Access to the agricultural lands will be provided through establishment of a gravel farm access road along the north property boundary.

Vegetated buffers including a variety of edible and ornamental plants will be established between the ALR lands and the adjacent property and the proposed temple. A planting plan is provided in AMT Hindu Society's submission.

6.0 AGRICULTURAL IMPROVEMENT COST ESTIMATE

| | |
|--|-----------------|
| Topsoil Salvage | |
| Strip and load topsoil from development area 3250m ³ @ \$5.00 | \$16,250 |
| Place and grade on agricultural area, 1,500m ³ @ \$2.00 | \$3,000 |
| Subtotal Topsoil Salvage | \$19,250 |
| Drainage System | |
| Supply and install lateral drains 450m @ \$7.00 | \$3,150 |
| Supply and install buried mainline 110m @ \$30.00 | \$3,300 |
| Connections to built area storm system (if approved) | \$3,000 |
| Subtotal Drainage System | \$9,450 |
| Irrigation System | |
| Municipal services connection | \$4,000 |
| Irrigation piping | \$3,000 |
| Irrigation equipment | \$4,000 |
| Subtotal Irrigation System | \$11,000 |
| Planting | |
| Blueberry bush purchase 815 bushes @ \$15 | \$12,225 |
| Labour for planting 400 hrs @ \$15/hr | \$6,000 |
| Soil preparation (machinery and amendments) | \$2,000 |
| Subtotal Planting | \$20,225 |
| Total Estimated Cost | \$59,925 |

7.0 SUMMARY AND CONCLUSIONS

The Site's agricultural capability is primarily limited by poorly-drained, naturally infertile and acidic soil. Poor-quality fill on the western portion of the Site intended for development of the Temple also limits the Site's agricultural production potential. The proposed agricultural management inputs, including soil amendments and improved drainage, will dramatically improve the agricultural capability and increase the range of crops that can be produced on the Site.

PGL proposes segregation of topsoil during construction of the Temple. Soil suitable for segregation will be spread across the eastern portion of the Site to improve the soil's agricultural capability and ensure the conservation of topsoil.

Respectfully submitted,

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



Ashleigh Gilbert, M.Sc., A.Ag.
Environmental Scientist



Stewart Brown, M.Sc., P.Ag., R.P.Bio.
Senior Environmental Scientist

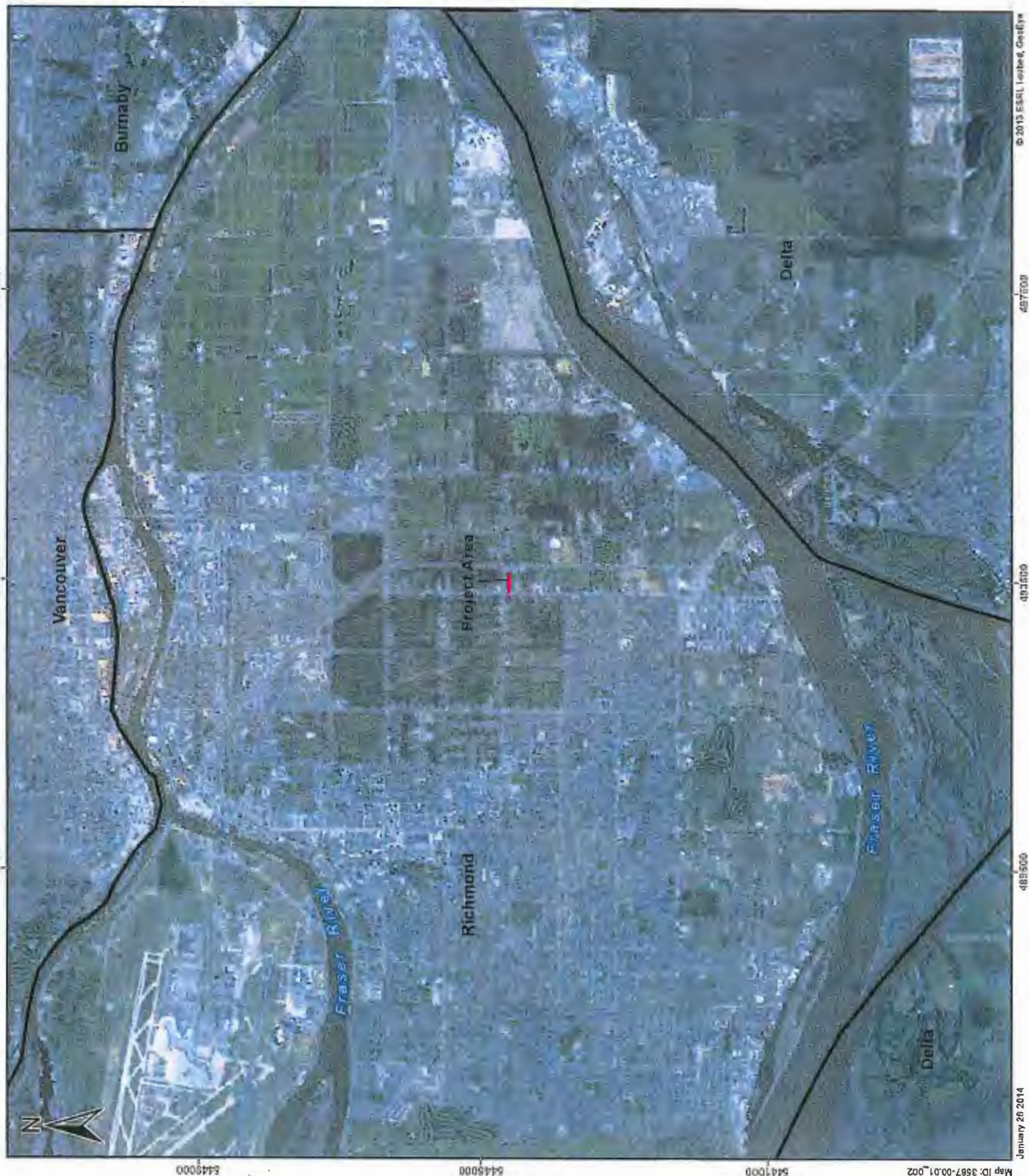
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Figures

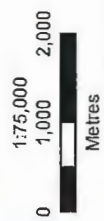
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PLN - 79





Site Location

Project Location



Coordinate System: NAD 1983 UTM Zone 10N

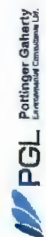
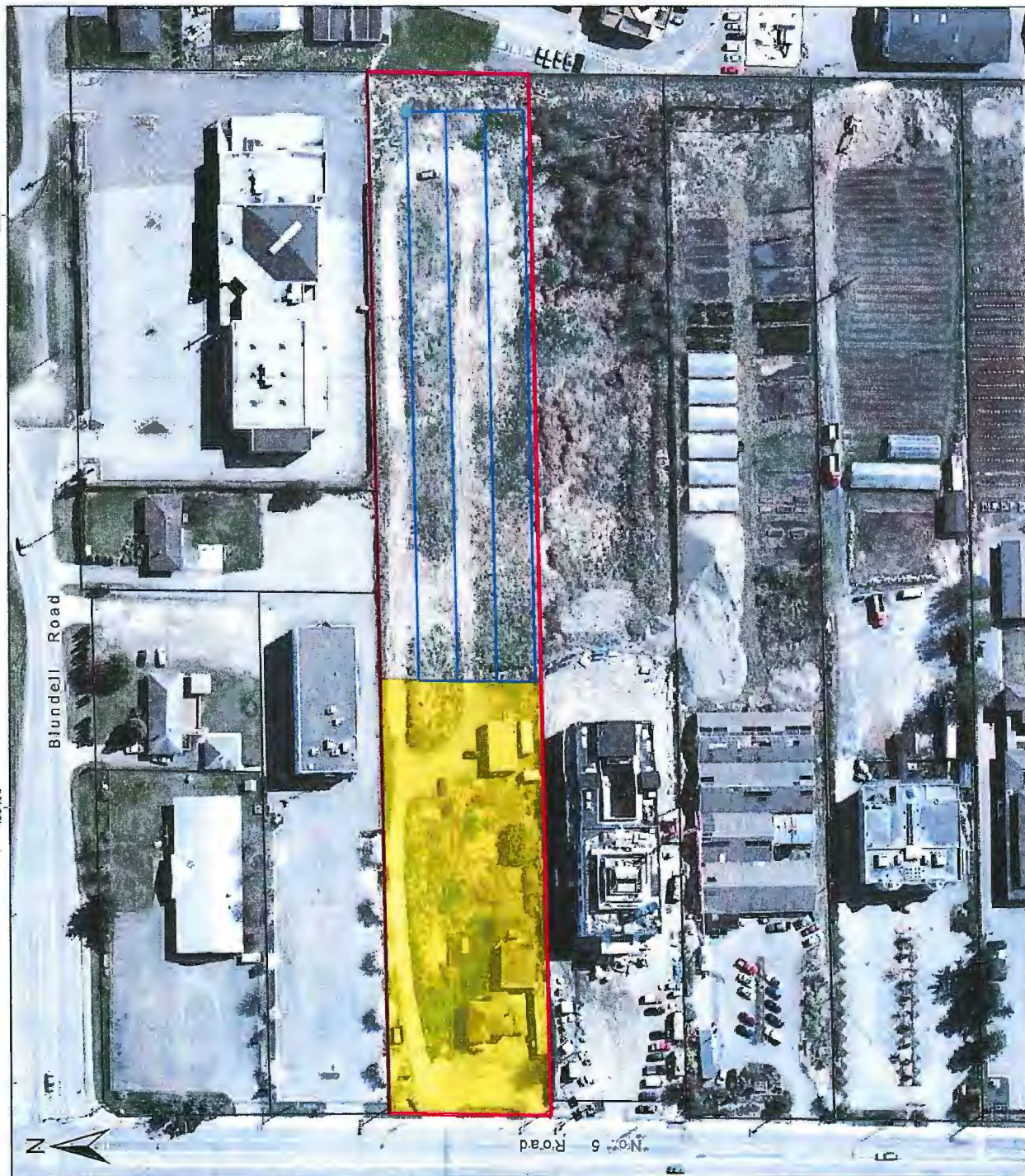


Figure 1

PLN - 171
PLN - 80



Drainage Plan

- Collector Basin
- Drainage Line
- Development Area
- 8100 No 5 Rd
- Property Line

1:1,400
0 25 50
Metres

Coordinate System: NAD 1983 UTM Zone 10N

Appendix 1
Site Photographs

PLN - 174
PLN - 83





Photograph 1:

Looking west from the eastern
end of the Site



Photograph 2:

Eastern portion of the Site.
Land use to the south and
north is consistent with the
proposed development.



Photograph 3:

Organic soils in the eastern portion of the property



Photograph 4:

Coarse fill in the proposed development area which will be segregated from organic soils



Photograph 5:

Coarse fill that will require segregation



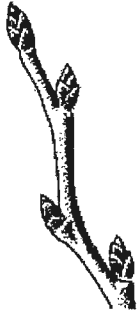

Photograph 6:


Topsoil which will be salvaged and applied to the agricultural portion of the Site

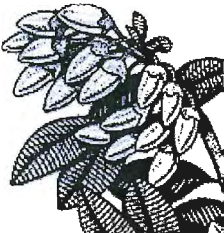
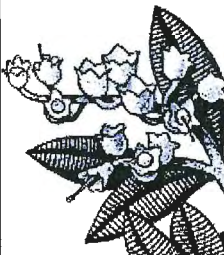
Appendix 2:



**Blueberry Management Schedule
(After BC Ministry of Agriculture, Berry Production Guide, 2012)**



| Timing | Type of Action | Action |
|--|------------------------|---|
| JANUARY / FEBRUARY Plants dormant  | Plant Care | <ul style="list-style-type: none"> Prune beginning after leaf drop. Be sure to remove diseased and dead wood. |
| | Disease Control | <ul style="list-style-type: none"> Apply copper oxychloride or Bordeaux mixture for bacterial blight. For mummy berry control, watch for development stage when leaf buds show 5 mm of green tissue. Also check for open mummyberry cups. Prepare to spray fungicide, as required. (February/March) |
| | Insect Control | <ul style="list-style-type: none"> Check for scale and apply dormant oil and/or lime sulfur spray by mid-February (before bud break), if required. Also helps to control leafroller, spanworm, wintermoth eggs and larvae. |
| | Weed Control | <ul style="list-style-type: none"> Apply pre-emergent herbicides before weed growth starts. |
| | Other | <ul style="list-style-type: none"> Ensure sprayers are tuned-up and calibrated. |
| MARCH Buds start to swell  | Plant Care | <ul style="list-style-type: none"> New plantings. Begin land preparation for spring plantings. |
| | Disease Control | <ul style="list-style-type: none"> Continue to check growth of leaf buds and mummy berry cups. Apply fungicide to protect developing buds from mummy berry as necessary at critical growth stage. Apply Ridomil for root rot control, if required. Apply copper oxychloride for bacterial blight, as necessary. |
| | Soil Care | <ul style="list-style-type: none"> Seed grasses for permanent cover between rows when soil can be worked. Apply sawdust mulch to beds, if needed. |
| | Weed Control | <ul style="list-style-type: none"> Apply pre-emergent herbicides before weed growth starts if not applied earlier. |
| | Food Safety | <ul style="list-style-type: none"> Ensure a food safety plan is in place including a record keeping system. |

| | | |
|--|------------------------|---|
| LATE MARCH TO LATE APRIL Leaf and flower bud break  | Plant Care | <ul style="list-style-type: none"> • Make first fertilizer application (mid April). • <i>New plantings.</i> Set out new plants as conditions permit (up to mid May). |
| | Disease Control | <ul style="list-style-type: none"> • Continue to apply fungicide for primary mummyberry control, as required. • Apply copper oxychloride for bacterial blight, if necessary. If not done earlier, apply Ridomil for root rot control, if required. |
| | Insect Control | <ul style="list-style-type: none"> • Apply recommended prebloom insecticides to control aphids and minimize spread of blueberry scorch virus. Start weekly checks of swelling blossom buds for hatching spanworm, winter moth (late March), and caterpillars blown to fields from outside areas. Apply controls as needed. Start weekly checks for leafrollers, looking at blossom clusters and rolled leaves. |
| | Weed Control | <ul style="list-style-type: none"> • Control weeds by cultivation and/or herbicides. Apply herbicides for quackgrass and other perennial weed control. |
| | Other Pests | <ul style="list-style-type: none"> • Watch for snails and slugs - control as required. |
| | Soil Care | <ul style="list-style-type: none"> • Seed grasses for permanent cover between rows if not done earlier. Apply sawdust mulch, if needed and not done earlier. |
| LATE APRIL/MAY Blossoming | Plant Care | <ul style="list-style-type: none"> • Place bee hives in field when 10% of blossoms are open. Protect hives from bears where necessary. Remove hives from fields when blossoming is over. |
| | Disease Control | <ul style="list-style-type: none"> • Monitor all fields for symptoms of blueberry scorch and blueberry shock. Watch for mummy berry infections on flowers and shoots and apply fungicides if needed. Apply fungicides for Botrytis blight and/or Anthracnose (fruit rots) if wet weather is anticipated. |
| | Insect Control | <ul style="list-style-type: none"> • Continue to watch for leafrollers and control as needed. Monitor for aphids. Control aphids after bloom is finished and bees have been removed from the field. Apply sprays only if predator numbers are low and aphids are increasing. |

| | | |
|---|-----------------|---|
|  | Weed Control | <ul style="list-style-type: none"> Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed, observing days to harvest interval. |
| | Soil Care | <ul style="list-style-type: none"> Watch for poorly drained areas in fields. Plan fall drainage improvements. |
| | Food Safety | <ul style="list-style-type: none"> Test irrigation and spray water for E. coli and fecal coliforms. Order toilets, hand washing units and other sanitary supplies. |
| JUNE Fruit development  | Plant Care | <ul style="list-style-type: none"> Make second fertilizer applications up to mid-June. Irrigate as necessary. |
| | Disease Control | <ul style="list-style-type: none"> Apply fungicides for Botrytis (fruit rot) and Anthracnose (ripe rot) if weather is wet during the fruit development period. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary. |
| | Insect Control | <ul style="list-style-type: none"> Continue to watch for leafrollers and spanworms to late June, control as needed. Continue to monitor for aphids especially in scorch infected fields. Control as required. Prune out and destroy branches with tent caterpillars before end of June when caterpillars leave the nest. |
| | Weed Control | <ul style="list-style-type: none"> Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed. Observe pre-harvest intervals. |
| | Other Pests | <ul style="list-style-type: none"> Prepare bird predation management plan. Install bird control devices or erect bird netting. |
| | Soil Care | <ul style="list-style-type: none"> New plantings. Start to prepare land for new fall plantings. |
| | Food Safety | <ul style="list-style-type: none"> Place portable toilets and hand washing units. Ensure workers are trained in good hygiene and harvesting practices. |

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| JULY Fruit development and ripening  | Plant Care | <ul style="list-style-type: none"> Monitor soil moisture and irrigate as necessary. |
| | Disease Control | <ul style="list-style-type: none"> Sample berries from each field and store at room temperature to assess fruit rot levels. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary. |
| | Insect Control | <ul style="list-style-type: none"> Continue to monitor insect pests, control only if needed. • Monitor for spotted wing Drosophila (SWD) and apply protective sprays after fruit ripens. |
| | Other Pests | <ul style="list-style-type: none"> Install bird control devices, or erect bird netting if not done earlier. |
| JULY - SEPTEMBER Harvesting  | Plant Care | <ul style="list-style-type: none"> Harvest and market fruit. Collect plant tissue samples (mid July to mid August) for nutrient analysis. Irrigate as needed. |
| | Disease Control | <ul style="list-style-type: none"> Continue to apply fungicides for Botrytis, Anthracnose, and other fruit rot diseases, if weather is wet. Observe days to harvest interval. Prune out branches killed by Godronia canker (red flagging) or bacterial blight and destroy. |
| | Insect Control | <ul style="list-style-type: none"> Continue to apply protective sprays to control spotted wing Drosophila. Apply insecticides to control aphids and young scale if required. Observe pre-harvest intervals. Prune out and destroy branches with tent caterpillars (from mid July). Watch for scale "crawlers" from late July to August and control if needed. |
| | Other Pests | <ul style="list-style-type: none"> Control birds following approved guidelines. |
| SEPTEMBER Post harvest growth | Soil Care | <ul style="list-style-type: none"> Continue to mow cover crop as needed. New plantings. Install drainage, if needed. Monitor soil pH and adjust as necessary. Incorporate sawdust or compost in planting beds as required. |
| | Plant Care | <ul style="list-style-type: none"> Irrigate as necessary. |
| | Disease Control | <ul style="list-style-type: none"> Apply copper spray for bacterial blight before fall rains start. Prune out diseased wood. |

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| | Insect Control | <ul style="list-style-type: none"> Prune out and destroy caterpillar tents before mid September when caterpillars drop to the ground for the winter. |
| | Other Pests | <ul style="list-style-type: none"> Remove bird control devices and netting after harvest. |
| | Soil Care | <ul style="list-style-type: none"> Take soil samples for analysis, if needed. Check pH of soil. Apply calcium and magnesium in form of dolomite or sulphur if required. Subsoil between rows when soil is dry, if necessary. Seed grasses for permanent cover between rows. New plantings. Install drainage, if required and not done earlier. |
| OCTOBER Post harvest growth | Plant Care | <ul style="list-style-type: none"> Continue to prune out and remove diseased wood. New plantings. Set out new plants. Best time to plant container stock in coastal areas. |
| | Disease Control | <ul style="list-style-type: none"> Apply copper spray or Bordeaux Mixture for bacterial blight (total 2 sprays in fall). |
| | Other Pests | <ul style="list-style-type: none"> Check for field mice activity and apply bait, if required. |
| | Soil Care | <ul style="list-style-type: none"> Check pH of soil and apply lime or sulfur, if required. Subsoil between rows when soil is dry, if necessary. Install or improve drainage, as required. Mow cover crop, if required. |
| | Weed Control | <ul style="list-style-type: none"> Monitor weeds. Apply herbicides for grass control, according to label directions. |
| | Other | <ul style="list-style-type: none"> Flush irrigation systems and sprayers to protect against winter damage. |
| NOVEMBER / DECEMBER Plants dormant | Plant Care | <ul style="list-style-type: none"> Apply sawdust mulch, if necessary. Order bees for the coming season. |
| | Weed Control | <ul style="list-style-type: none"> Apply Roundup for grass control if not done earlier. |
| | Other Pests | <ul style="list-style-type: none"> Watch for field mice activity and apply bait if needed. |



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www.pggroup.com

Memo

PGL File #: 3587-02.01

DATE: March 30, 2015

TO: Arul Migu Thurkadevi Hindu Society

FROM: Stewart Brown

Re: Agricultural Plan - 8100 No. 5 Road, Richmond, BC

Please find following an addendum to Pottinger Gaherty Environmental Consultants December 2014 Agricultural Plan. Changes have been incorporated in the Arul Migu Thurkadevi Hindu Society's application. Changes are based on feedback provide by the City of Richmond and the City of Richmond Agricultural Advisory Committee and include additional detail on the Soil Salvage and Use and Drainage plan.

Soil Salvage and Use

As indicated in our December 2014 Agricultural Plan, topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality.

PGL has estimated that up to 1,500m³ of suitable soil will be salvaged form the development area which will be spread uniformly across the agricultural portion of the property to a depth of approximately 0.25m to maintain the existing level grade. If more than 1,500m³ of soil is salvaged it will be spread evenly across the agricultural area.

Drainage

The site drainage plan has been revised since the December 2014 Agricultural Plan to permit discharge of soil water to the municipal storm sewer. Lateral drainage lines (100mm) will now run in a north-south orientation and discharge into a drainage ditch that will run along the south property line before discharging into a sump and into a buried 250mm solid line that will connect to the existing municipal storm sewer. The drainage ditch will also intercept any surface flow originating from the adjacent property to the south.

The previous drainage plan included fitting perforated polyethylene corrugated drain pipes (Big O) with a nylon sock. At the request of the Agricultural Advisory Committee, the nylon sock will no longer be included in our design.

To ensure that the drainage lines do not actively dewater the site, pipes will be positioned above the sites water table and provide approximately 0.20 of freeboard.

PLN - 184

PLN - 93



**City of
Richmond**

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

Address: 8100 No. 5 Road

File No.: RZ 14-667707

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9586, the developer is required to complete the following:

1. The applicant is required to demonstrate to the City that approval from the Agricultural Land Commission (ALC) has been granted in writing for the following terms, as articulated by the ALC Resolution #164/2016:
 - a) Submission, acceptance and implementation of a farm plan that specifically addresses surface and internal drainage on the property; and
 - b) Registration of a restrictive covenant on the agricultural Backlands specifying its use as agricultural and restricting any non-farm related services or uses.
2. An estimated 4.0 m wide road dedication along No. 5 Road along the site frontage to accommodate the cross section established by a road functional plan to the satisfaction of the Director of Transportation.
3. The applicant is required to submit a parking study and register a legal agreement on title to ensure that end-of-trip cycling facilities (e.g., lockers, showers and changing rooms) are provided to the satisfaction of the Director of Transportation.
4. Registration of a legal agreement on title that prohibits issuance of a Building Permit until a statutory right-of-way to secure a north/south farm access road is registered on the site, or an alternative agreement that complies with the City's Backlands Policy in place at the time of the issuance of the Building Permit. Conditions for the farm access road may include:
 - Permission to use the farm access road statutory right-of-way is to be granted to the City and its designates.
 - A structure(s) to control access is permitted.
 - The farm access road must be designed and constructed for farm use only and is intended to facilitate only the movement of farm vehicles and machinery to fields.
 - The statutory right-of-way for the farm access road is a minimum of 4 m wide.
 - The farm access road location and driving surface is to be determined by a certified professional registered with the B.C. Institute of Agrologists, subject to review and approval of the City's Transportation staff. Design details are to be presented as an addendum to the Farm Plan and an associated bond is to be determined and secured.
 - A functional farm road base is to be determined by a certified professional registered with the B.C. Institute of Agrologists. If identified as necessary, drainage is required to be provided. Works are subject to review and approval by the City's Engineering staff.
 - Construction and maintenance of the farm access road and statutory right-of-way is the responsibility of the property owner.
 - Proposed road design and fill materials must be reviewed and approved by the City's Engineering and Transportation Department staff. Suitable material includes sod, gravel and crushed limestone. Blacktop, asphalt, hog fuel and ground-up asphalt is not permitted.
 - Placement of the farm access road should consider designated Riparian Management Areas related to riparian setbacks.
5. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.

6. Receipt of a Letter of Credit (LOC) or bond for implementation of the farm plan in the amount of \$59,925.00.
7. Processing of an Environmentally Sensitive Area Development Permit to the satisfaction of the Director of Development.
8. Enter into a Servicing Agreement* for the design and construction of the following works, which include but may not be limited to:

Storm Sewer:

At the Developer's cost, the City will:

- Cut and cap the existing storm connections at IC (3 locations – north, south and middle of frontage), and leave one connection off the middle IC for site service.
- No upgrade is required to the existing storm sewer.

Water Works:

- Using the OCP Model, there is 497 L/s of water available at a 20 psi residual at the No. 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 250 L/s. Once the building design is confirmed at the Building Permit stage, the Developer must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
- No upgrade is required to the existing water main.
- City to disconnect the existing 20mm water connection, and install a new water connection complete with meter box at the new PL. Size of the new connection to be confirmed by the developer.

Sanitary works:

- At the Developer's cost, extend the existing 200mm diameter sanitary sewer approximately 34m north from the existing MH at 8140 No. 5 Rd to the property frontage, and install a new IC and service connection at the new PL. Details to be finalized in Servicing Agreement designs.

Frontage Improvements:

- Provide road dedication and other frontage improvements as per Transportation's requirements.

General Items:

- 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.
- The Developer is required to coordinate with BC Hydro, if required, to relocate the existing BC Hydro poles along the proposed site's No 5 Road frontage as they may conflict with the new sidewalk. Alterations and relocation of any private utilities will be at the developer's cost.

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

1. Provide confirmation by a registered professional of the existing vegetation and determine appropriate mitigation and compensation measures for impacts on the Environmentally Sensitive Area; detailed landscape plans; details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site

agricultural landscape buffer to be implemented; and details of a tree retention plan and determine appropriate replacement planting.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. 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.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

Note:

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

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

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

Signed original on file

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9586 (RZ 2014-667707)
8100 No. 5 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 for the westerly 110 m from No. 5 Road of the following area and by designating it **"ASSEMBLY (ASY)"**:

P.I.D. 003-413-110

Lot 2 Except: The South 115 Feet; Block "A" of Section 19, Block 4 North, Range 5 West, New Westminster District Plan 4090.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9586"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

| |
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MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Fast Track Application Planning and Development Division

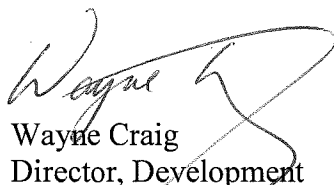
To: Planning Committee
From: Wayne Craig
Director, Development

Date: September 28, 2016
File: RZ 16-735240

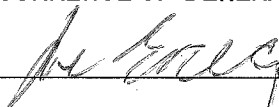
Re: Application by Trivia Homes Ltd. for Rezoning at 9771 Sealily Place from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, for the rezoning of 9771 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:ds
Att. 6

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

Staff Report

| Item | Details | | |
|--------------------------------------|--|-----------|-----|
| Applicant | Trivia Homes Ltd. | | |
| Location | 9771 Seallily Place (Attachment 1) | | |
| Zoning | Existing: Single Detached (RS1/E) | | |
| | Proposed: Single Detached (RS2/B) (Attachment 2) | | |
| Development Data Sheet | Attachment 3 | | |
| OCP Designation | Neighbourhood Residential | Complies: | Yes |
| Lot Size Policy | 5049 (Attachment 4) | Complies: | Yes |
| Affordable Housing Strategy Response | Secondary suites on two (2) of the two (2) lots proposed. | Complies: | Yes |
| Surrounding Development | North, south, east, west: Single-family dwellings on lots zoned "Single Detached (RS1/E)". | | |
| Rezoning Considerations | Attachment 6 | | |

Single-Family Lot Size Policy 5409/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS1/B)" zone. The proposed rezoning and subdivision would comply with the requirements of the "Single Detached (RS2/B)" zone and Lot Size Policy 5409.

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 1st 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

Trivia Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 9771 Seallily Place from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Seallily Place (Attachment 1). The site is currently occupied by a single-family dwelling, which

will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Existing Legal Encumbrances

There is an existing statutory right-of-way (SRW) registered on Title for utilities in the southwest corner of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the SRW is not permitted.

Site Access

Vehicle access to the proposed lots is to be from Sealily Place via a single shared driveway letdown.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses eight (8) bylaw-sized trees located on the subject site and three (3) trees located on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain and protect two (2) trees (tag# 88 & 92) located on the subject property due to good condition (34, 36 cm dbh).
- Retain and protect three (3) trees (tag# OS1, OS2 & OS3) located on neighbouring properties (54, 21, 100 cm dbh).
- Remove three (3) trees (tag# 89, 90, 91) located in the rear yard and within the future statutory right-of-way (30, 41, 30 cm dbh). The Engineering Department has confirmed the trees will need to be removed due to required sanitary sewer works for the proposed lots.
- Remove three (3) trees (tag# 85, 86 & 87) located on the subject property due to either being dead, dying (sparse canopy foliage), previously topped, or exhibiting structural defects such as cavities and co-dominant stems with inclusions (47, 64, 83 cm dbh).

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the two (2) trees onsite and three (3) trees on neighbouring properties.

To ensure the protection of the five (5) trees (tag# 88, 92 OS1, OS2 & OS3), the applicant is required to complete the following:

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

- Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained.
- Prior to the demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any works being conducted on-site, and remain in place until construction and landscaping works are completed.

Tree Replacement

For the removal of the six (6) trees on-site, the OCP tree replacement ratio goal of 2:1 requires 12 replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain seven (7) replacement trees onsite, five (5) replacement trees on proposed Lot A, in addition to the one (1) tree to be retained and protected, and two (2) replacement trees on proposed Lot B, in addition to the one (1) tree to be retained and protected.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (30-83 cm dbh), replacement trees shall be the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|----|---|
| 3 | 9 cm | | 5 m |
| 4 | 11 cm | | 6 m |

To ensure that seven (7) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$3,500 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one (1) year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$2,500 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (five (5) trees).

Affordable Housing Strategy

The City's current Affordable Housing Strategy (adopted by Council September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if no secondary suites are provided.

The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant must provide a new 3.0 m wide utility statutory right-of-way along the south property line of proposed Lot B and a portion of proposed Lot A for sanitary sewer. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage improvements including, but not limited to, construction of a shared driveway letdown and sidewalk panel replacement at developer's cost.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 6.

Financial Impact or Economic 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 rezoning application is to rezone the property at 9771 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", to permit the property to be subdivided to create two (2) lots.

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

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

September 28, 2016

- 6 -

RZ 16-735240
Fast Track Application

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9621 be introduced and given first reading.

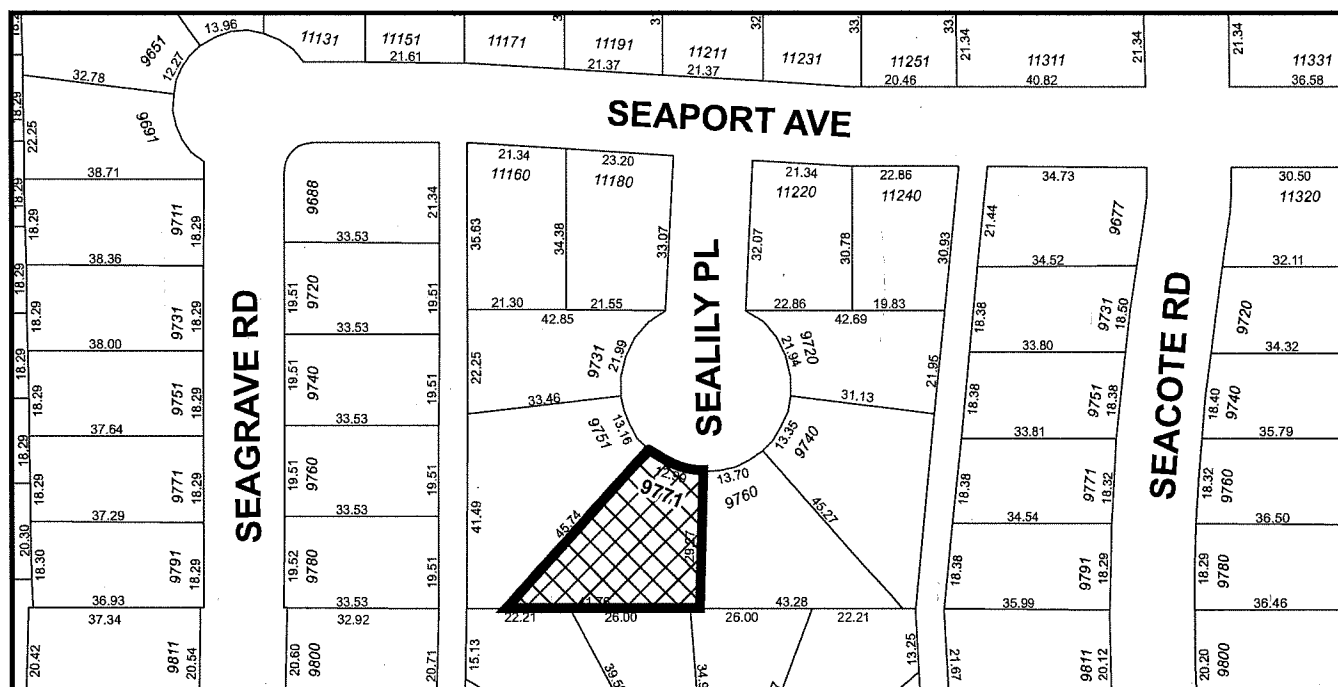
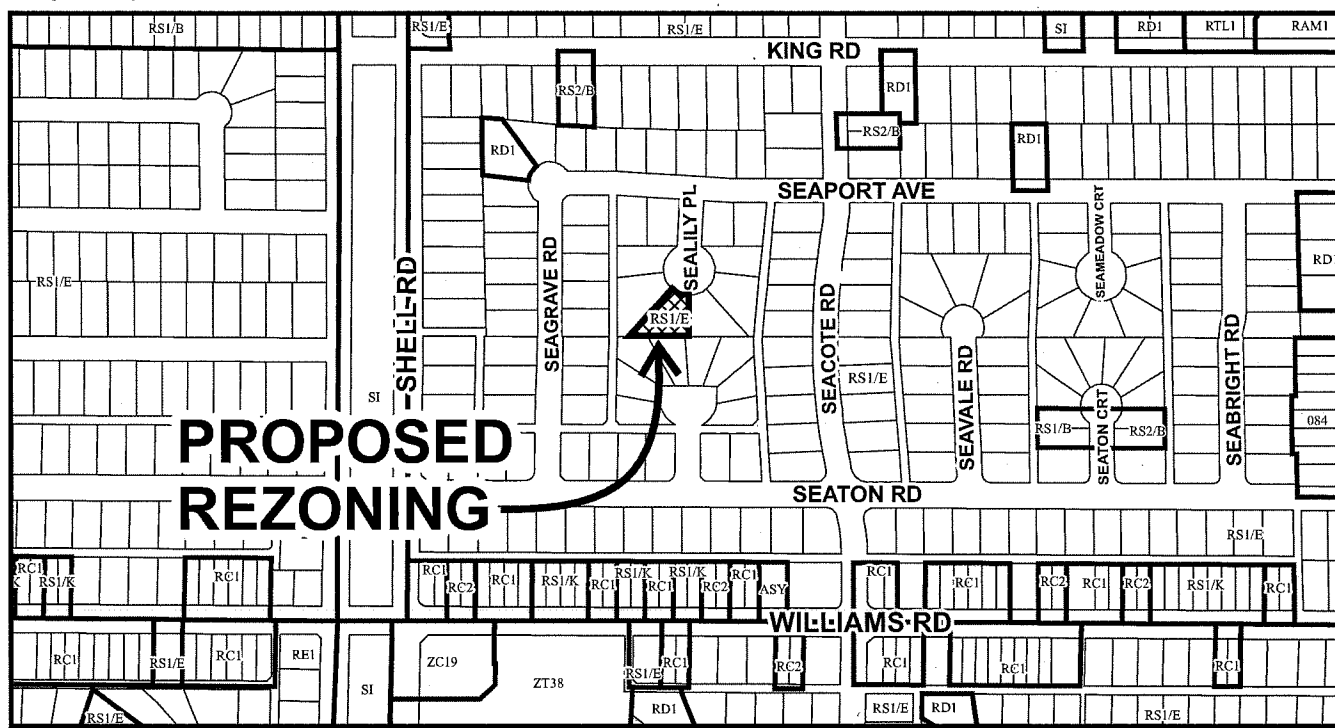
A handwritten signature in black ink, consisting of a stylized 'S' followed by a horizontal line.

Steven De Sousa
Planning Technician - Design

SDS:rg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5409
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations

City of
Richmond



RZ 16-735240

Revision Date:

Note: Dimensions are in METRES

PLN - 105



City of
Richmond



RZ 16-735240

Original Date: 07/08/16

Revision Date:

Note: Dimensions are in METRES

PLN - 106

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 296 SECTION 25 BLK 4 N. RGE 6 W N.W.D. PLAN 42425

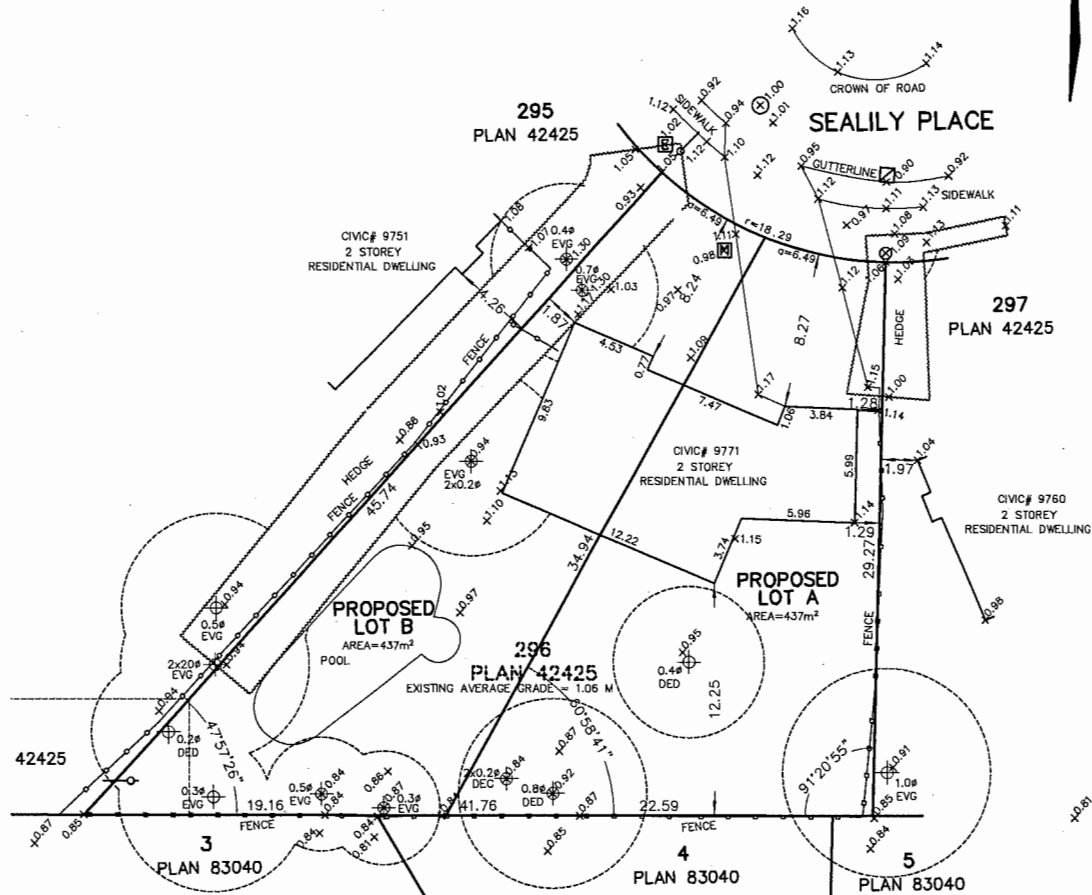
SCALE 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS:

9771 SEALILY PLACE., Richmond, B.C.

**LEGEND:**

- GROUND ELEVATION
- TREE WITH DRIPLINE (TIED AT POINT OF ENTRY INTO THE GROUND)
- LEGAL IRON PIN
- FENCE
- MANHOLE
- EVERGREEN
- DECIDUOUS
- CATCH BASIN
- INSPECTION CHAMBER
- LAWN DRAIN
- UTILITY METER
- ELECTRIC MANHOLE

PROPERTY LINE DIMENSIONS BASED ON FIELD SURVEY.

PID: 004-918-355

Elevations are Geodetic (CVD28 GVRD-2012 - IN METERS)
Derived from HPN#204 Control Monument 02H2452
located in grassy area at southwest corner
of No.3 road and Steveston highway. Elevation = 1.559m.

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 16TH DAY OF JUNE, 2016.

RICHARD S FU B.C.L.S.



3817 McKay PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FAX: 604-313-2883

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSE AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCEL DESCRIBED ABOVE. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY LINES OR PROPERTY CORNERS. THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE, OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

PLAN-107



City of Richmond

Development Application Data Sheet Fast Track Application Development Applications Department

RZ 16-735240

Attachment 3

Address: 9771 Sealily Place

Applicant: Trivia Homes Ltd.

Planning Area(s): Shellmont

| | Existing | Proposed |
|------------------------------|---|--|
| Owner: | J. Simmonds & L. Cunningham | To be determined |
| Site Size: | 874 m ² (9,406 ft ²) | Lot A: 437 m ² (4,703 ft ²) Lot B: 437 m ² (4,703 ft ²) |
| Land Uses: | Single-family residential | No change |
| OCP Designation: | Neighbourhood Residential | Complies |
| Lot Size Policy Designation: | Single Detached (RS2/B) | Complies |
| Zoning: | Single Detached (RS1/E) | Single Detached (RS2/B) |
| Number of Units: | 1 | 2 |

| On Future Subdivided Lots | Bylaw Requirement | Proposed | | Variance |
|---------------------------|--|--|--------------------------------------|----------------|
| Floor Area Ratio: | Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder | Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder | | None permitted |
| Buildable Floor Area:* | Lot A: Max. 240 m ² (2,587 ft ²) Lot B: Max. 240 m ² (2,587 ft ²) | Lot A: Max. 240 m ² (2,587 ft ²) Lot B: Max. 240 m ² (2,587 ft ²) | | None permitted |
| Lot Coverage: | Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25% | Building: Max. 45% Non-porous: Max. 70% Landscaping: Max. 25% | | None |
| Lot Size: | Min. 360 m ² (3,875 ft ²) | Lot A: 437 m ² (4,703 ft ²) Lot B: 437 m ² (4,703 ft ²) | | None |
| Lot Dimensions: | Width: Min. 12 m Depth: Min. 24 m | Lot A: Width: 14 m Depth: 32 m | Lot B: Width: 12 m Depth: 40 m | None |
| Setbacks: | Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m | Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m | | None |
| Height: | Max. 2 ½ storeys | Max. 2 ½ storeys | | 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.

**City of Richmond****Policy Manual**

Page 1 of 2

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

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6**POLICY 5409:**

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

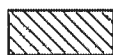
1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided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

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

* Original Adoption Date In Effect



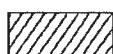
SUBJECT PROPERTY



Rezoning and Subdivision
permitted as per RS2/C



Rezoning and Subdivision
permitted as per RS2/E



Duplexes eligible to be rezoned
and subdivided into two lots.



Rezoning and subdivision
permitted as per RS2/B

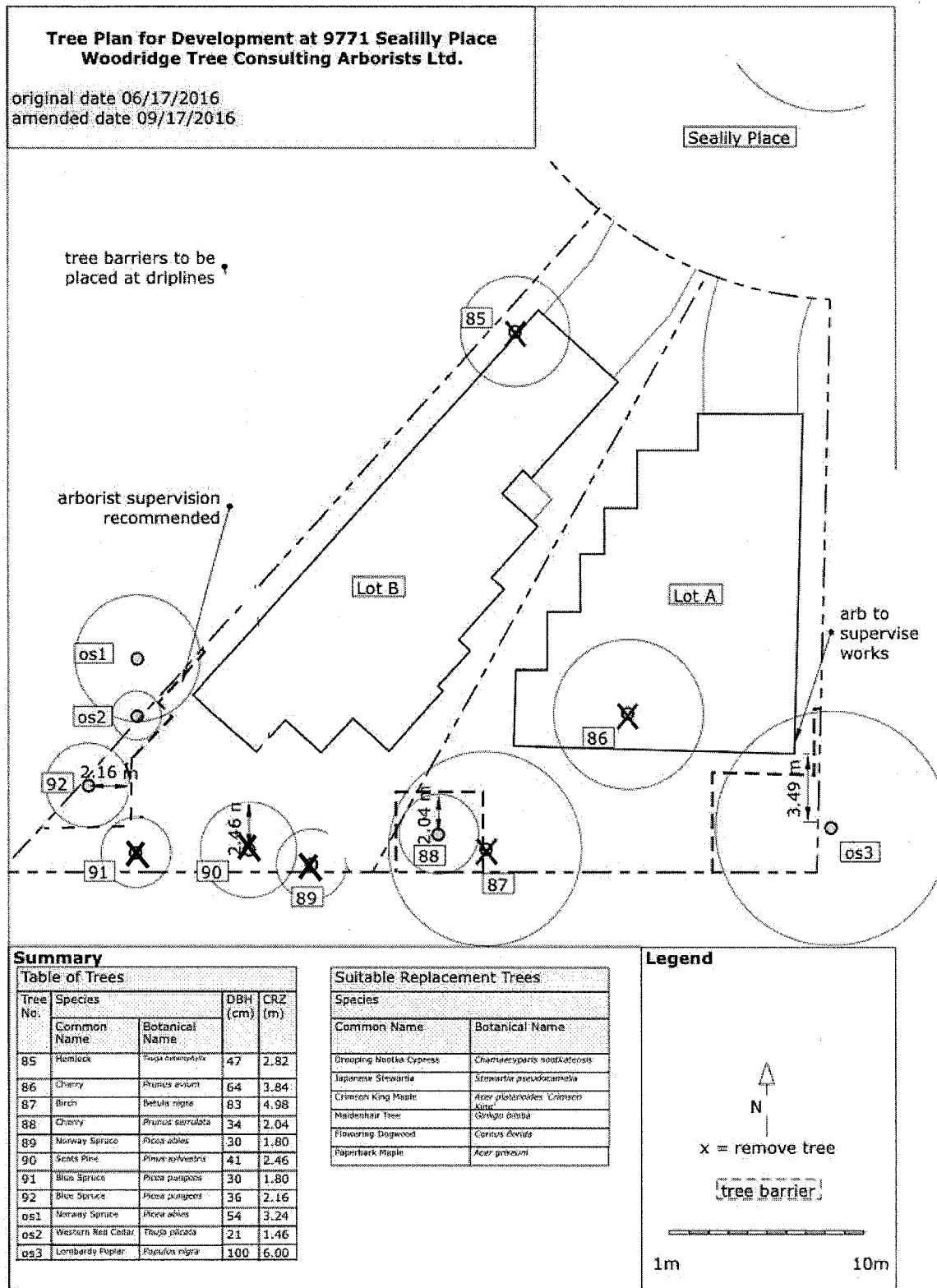


Policy 5409 Section 25,4-6

Adopted Date: 04/10/89

Amended Date: 07/16/01

Amended Date: 10/21/13



Arborist report for 9771 Seallily Place, September 2016
Woodridge Tree Consulting Arborists Ltd.

PLN - 111



Address: 9771 Seality Place

File No.: RZ 16-735240

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, the developer is required to complete the following:

1. Submission of a Landscaping Security in the amount of \$3,500 (\$500/tree) to ensure that a total of seven (7) replacement trees are planted and maintained on the proposed lots with the following minimum sizes:

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | or | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|----|---|
| 3 | 9 cm | | 5 m |
| 4 | 11 cm | | 6 m |

The security will not be released until an acceptable impact assessment report by a Certified Arborist is submitted and a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

2. City acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the two (2) on-site trees to be retained.
5. The registration of a 6 m wide statutory right-of-way along the south property line of proposed Lot B and a portion of proposed Lot A for sanitary sewer, extending 2.0 m east from the edge of the new manhole (approximately 24 m).
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Demolition Permit* stage, the developer is required to complete the following:

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

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

1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

Water Works:

- Using the OCP Model, there is 98 L/s of water available at a 20 psi residual at the Sealily Pl frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- 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 Stage Building designs.
- At Developer's cost, the City is to:
 - Install 2 new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Sealily Pl.
 - Cut and cap at main, the existing water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots.
 - Cut and cap the existing storm service lead at the northeast corner of the subject site.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 30m of sanitary sewer along the south property line of 9751 & 9771 Sealily Pl complete with tie-in to the existing manhole SMH390. Terminate sewer with a new manhole and dual service leads off of the manhole.
 - Provide additional utility SRW along the south property line for the proposed sanitary sewer.
- At Developer's cost, the City is to:
 - Perform all tie-ins of proposed works to existing City infrastructure.
 - Cut, cap and remove the existing sanitary service connection and inspection chamber at the southwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - 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 onsite.
 - Complete other frontage improvements as per Transportation's requirements
- The Developer is required to construct frontage improvements, which include, but are not limited to, the following:
 - Shared driveway letdown and sidewalk panel replacement at developer's cost

General Items:

- a. 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, dewatering, 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.
3. If applicable, submissions of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

[Signed original on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9621 (RZ 16-735240)
9771 Sealily Place**

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

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

P.I.D. 004-918-355

Lot 296 Section 25 Block 4 North Range 6 West New Westminster District Plan 42425

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9621"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

| |
|--|
| CITY OF RICHMOND |
| APPROVED by <i>BK</i> |
| APPROVED by Director or Solicitor <i>al</i> |