



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, November 21, 2023
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 7, 2023.*



NEXT COMMITTEE MEETING DATE

December 5, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY GURJIT POONI FOR REZONING AT 10511 LASSAM ROAD FROM THE “SINGLE DETACHED RS1/E” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**
(File Ref. No. RZ 22-011080) (REDMS No. 7404492)

PLN-7

See Page PLN-7 for full report

Designated Speaker: Alexander Costin & Wayne Craig

Planning Committee Agenda – Tuesday, November 21, 2023

Pg. # ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

☐

2. **APPLICATION BY 1174602 BC LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 5440 NO. 6 ROAD**
(File Ref. No. AG 23-013899) (REDMS No. 7385682)

PLN-27

See Page PLN-27 for full report

Designated Speaker: Steven De Sousa & Wayne Craig

STAFF RECOMMENDATION

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

☐

3. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, November 7, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

Also Present: Councillor Michael Wolfe (by teleconference)

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 October 17, 2023, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 21-945869) (REDMS No. 7401059)

Staff provided a brief overview of the application.

Planning Committee
Tuesday, November 7, 2023

In response to queries from Committee, staff noted that (i) the applicant has proposed to provide one convertible unit, and is providing a cash-in-lieu contribution to the Affordable Housing Reserve fund and a cash-in-lieu contribution towards the Affordable Housing fund as part of the Market Rental Housing Policy, (ii) staff will provide Council addresses of the few townhouses that have included secondary suites, (iii) the applicant is proposing the maximum achievable density under this zoning, and (iv) at the development permit application process stage, staff could review if a secondary suite could be accommodated in one of the proposed units.

Norman Hol, Arborist, ACL Group, responded to queries from Committee noting that the two frontage trees are not viable for retention.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

CARRIED

2. APPLICATION BY NAVREET GILL FOR REZONING AT 11831/11833 SEABROOK CRESCENT FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE

(File Ref. No. RZ 22-010976) (REDMS No. 7409688)

Staff provided a brief overview of the application.

In response to queries from Committee, staff noted that the application is consistent with the City's Affordable Housing Strategy and the applicant has met the requirement for a minimum of a one bedroom suite on each of the dwellings, for a total of two suites.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/ 11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

3. **MANAGER'S REPORT**

(i) Update on New Housing Bills

Staff provided an overview on new legislation (Bill 44) which proposes to require all single family and duplex lots to allow three units per lot if the lot is less than approximately 3000 sqft, four units per lot if the lot is greater than 3000 sqft, and up to six units per lot if it is close to transit stops with frequent service. A policy manual is to be released in December with more details about this legislation. Staff also noted that by June 30, 2024 all municipalities should have their Zoning Bylaws updated to reflect these changes. By the end of 2024 municipalities are required to have their Housing Needs Reports updated and by December 31, 2025 Zoning Bylaw and Official Community Plans should be updated.

Staff also advised that Bill 46, which relates to development financing, has been newly introduced and addresses community amenity contributions that are beyond development cost charges and looks at pre-zoning land for residential purposes. Staff is reviewing the new proposed legislation and will provide Council with further updates.

In response to queries from Committee, staff advised that (i) this new legislation does not apply to heritage or agricultural land properties, (ii) the new legislation will not have an impact on the timeline of the Official Community Plan update, and (iii) staff are planning workshops with Council with respect to the Official Community Plan review and the proposed new legislation.

As a result of the discussion the following referral motion was introduced:

It was moved and seconded

That staff research and provide analysis and recommendations and report back regarding the two recently announced Provincial housing development and legislative initiatives, in order that Council may consider appropriate correspondence with the Provincial government.

CARRIED

(ii) New Staff

Staff introduced Greg Newman who has joined the Community Social Development department as the new Affordable Housing Planner 2.

(iii) Permit Optimization Program

Staff advised that Council will be receiving a memo on November 13 announcing the first phase of the Permit Optimization Program which entails a rollout of a completely online web based application for plumbing, gas and sprinkler permits.

Planning Committee
Tuesday, November 7, 2023

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:45 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, November 7, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 6, 2023
File: RZ 22-011080

Re: **Application by Gurjit Pooni for Rezoning at 10511 Lassam Road from the "Single Detached RS1/E" Zone to the "Single Detached (RS2/B)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, for the rezoning of 10511 Lassam Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:ac
Att.6

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

Staff Report

Origin

Onyx Premier Homes Ltd. (Directors: Amar Gill and Jasdeep Uppal) have applied to the City of Richmond for permission to rezone 10511 Lassam Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots with access from Lassam Road. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the subject property which is currently vacant and proposed to be demolished. There are no existing secondary suites in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A school (James McKinney Elementary School) on a lot zoned “School & Institutional Use (SI)”, accessed from Lassam Road.

To the South: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Lassam Road.

To the East: Across Lassam Road, single-family dwellings on lots zoned “Single Detached (RS1/E)”, accessed from Lassam Road.

To the West: The parking area for a school (James McKinney Elementary School) on a lot zoned “School & Institutional Use (SI)”, accessed from Lassam Road.

Related Policies & Studies

Official Community Plan/Steveston Planning Area

The subject property is located in the Steveston planning area and is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). The property is designated for “Single Family” use in the Steveston Area Plan. The proposed rezoning and subdivision are consistent with these designations.

Single Family Lot Size Policy 5420/Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5420, adopted by City Council in 1989, and subsequently amended by Council on August 7, 1992, and on August 21, 1995 (Attachment 4). The Policy permits properties along Lassam Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS2/B)” zone (minimum 12 m wide lots). Each proposed lot at the subject site will be approximately 12.6 m (41 ft.) wide and approximately 575 m² (6,189.25 ft²) in area which conforms to the RS2/B zone. The proposed rezoning complies with the Lot Size Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

In accordance with the City’s Early Public Notification Policy No. 1316, a notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, 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 early public notification or 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* and the City’s *Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for both new lots off Lassam Road. This rezoning and subdivision is consistent with the emerging lot fabric and vehicular access along Lassam Road.

Existing Legal Encumbrances

There is an existing 3 m wide Statutory Right-of-Way (SRW) for City sanitary service that covers a small portion of the property in the southwest corner which will be expanded and widened northward with utility upgrades. The applicant has been advised that no building encroachment into the SRW is permitted.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Lassam Road. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot 1 and proposed Lot 2 will be from Lassam Road.

Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications Driveway and to ensure retention of a City tree in the frontage (tag # CT-2). This work is to be designed and constructed as part of the required Servicing Agreement to be entered into prior to subdivision.

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 nine bylaw-sized trees on the subject property, no trees on neighbouring properties, and two trees on City property (Attachment 5).

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

- Two trees tag# 373 (Common fig, 21 cm caliper) and tag# 374 (Common fig, 21 cm caliper) located at the rear of the property are both identified as being in good condition and are to be retained and protected.
- Five trees on site along the north and southwest portions of the lot, tag# 369 (Cherry plum, 21 cm caliper), tag# 370 (Japanese cherry, 53 cm caliper), tag# 371 (crabapple, 21 cm caliper), tag# 372 (Persian walnut, 42 cm caliper), tag# 375 (crabapple) are all in poor condition exhibiting sparse and predominately dead canopies, splits in the main trunk or extensive basal cavities. Tree tag# 369 was topped and limbed in July of 2022 as a result of safety concerns following a storm event. These trees are not good candidates for retention and should be replaced.
- One tree on-site in the northeast corner, tag# 368 (crabapple, 21 cm caliper) has experienced significant snow-loading damage leading to horizontal stress fractures. This tree is recommended for removal and replacement.
- One tree tag# 376 (common fig, 28 cm caliper) is identified as not being a good candidate for retention due to its poor co-dominant stem structure and presence of included bark, which is an indicator of branch failure. The tree also conflicts with the rear and side portions of the proposed building footprint.
- One City tree tag# CT-1 (crabapple, 21 cm caliper) located on city property is in poor condition with an altered canopy and is not a good candidate for retention. As such, the tree is recommended for removal with compensation provided.
- One City tree tag# CT-2 (Cherry plum, 27 cm caliper) is in good health and fair condition. It is to be retained and protected. A tree survival security of \$5,000.00 will be required for the City tree.

Tree Replacement

The applicant wishes to remove seven bylaw-sized trees on-site trees (Trees #368, 369, 370, 371, 372, 375, 376). The 2:1 replacement ratio would require a total of 14 replacement trees.

The applicant has agreed to plant six trees on-site. The applicant will submit a Landscape Security of \$4,500.00 (\$750.00/tree) to ensure that a total of six trees (three on each lot) are planted and maintained. 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
6	8 cm	4 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000.00 to the City's Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment. In addition, the applicant will contribute \$1,500.00 to the City's Tree Compensation Fund to compensate for the removal of one City tree.

Tree Protection

Two trees (tag #373 and #374) on the subject property and one tree (tag #CT-2) on City property 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. Specifically, providing sanitary service to the northern proposed lot will require onsite supervision and special construction measures to trench through the Tree Protection Zone.
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$15,000.00 Tree Survival Security for two on-site trees (tag #373 and #374) and one City tree (tag# CT-2) to be retained.
- 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 City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum of 46.5 m² (500 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 46.5 m² (500 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in attachment 6, including:

- Design and construction of the required servicing connection works (water, sanitary and drainage).
- Removal of the existing driveway crossing and installation of two new driveway crossings, as outlined in Attachment 6.
- Creation of an expanded 3.0 m wide right-of-way for the sanitary line that will extend 7.5 m north from the existing right-of-way.

At subdivision stage, the applicant is required to complete the following:

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

Financial Impact or Economic Impact

This 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

This rezoning application is to rezone the property at 10511 Lassam Road from "Single Detached RS1/E" Zone to "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots with both lots to be accessed from Lassam Road.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10513 be introduced and given first reading.

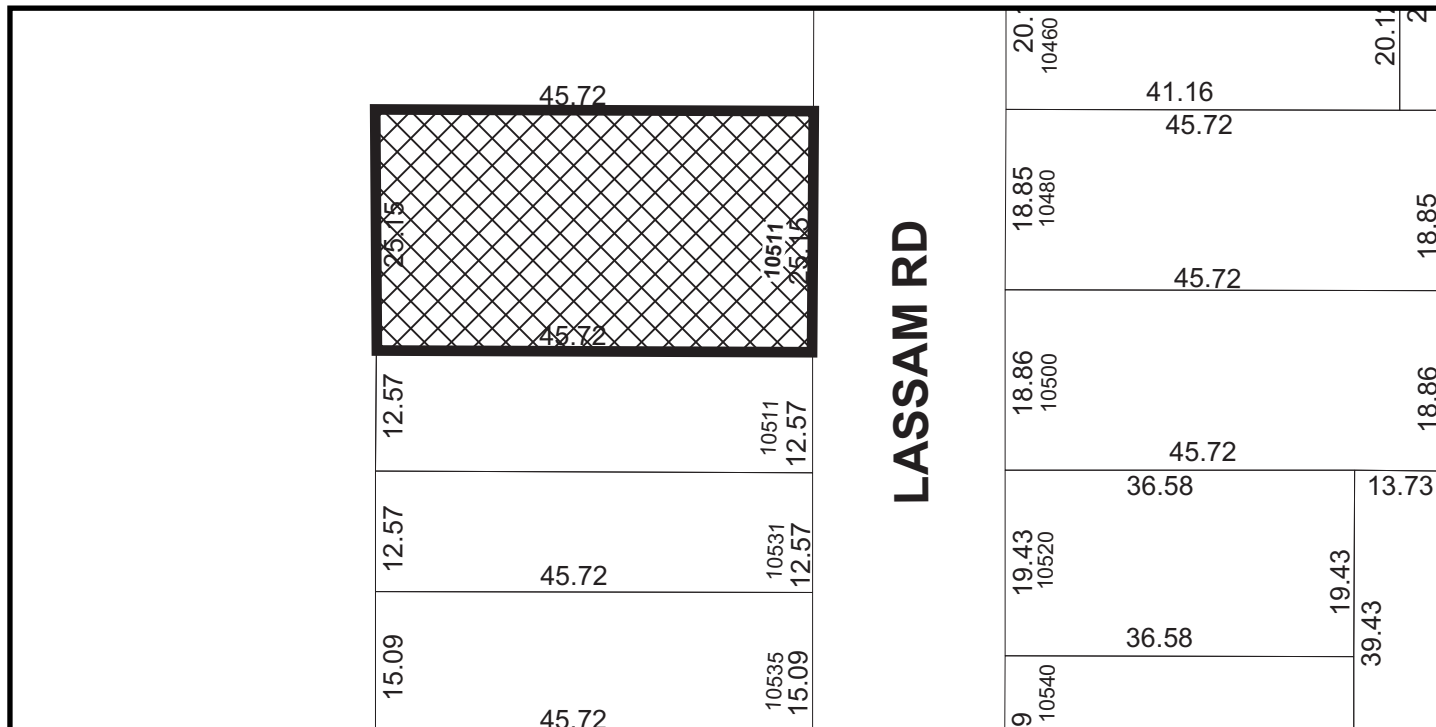
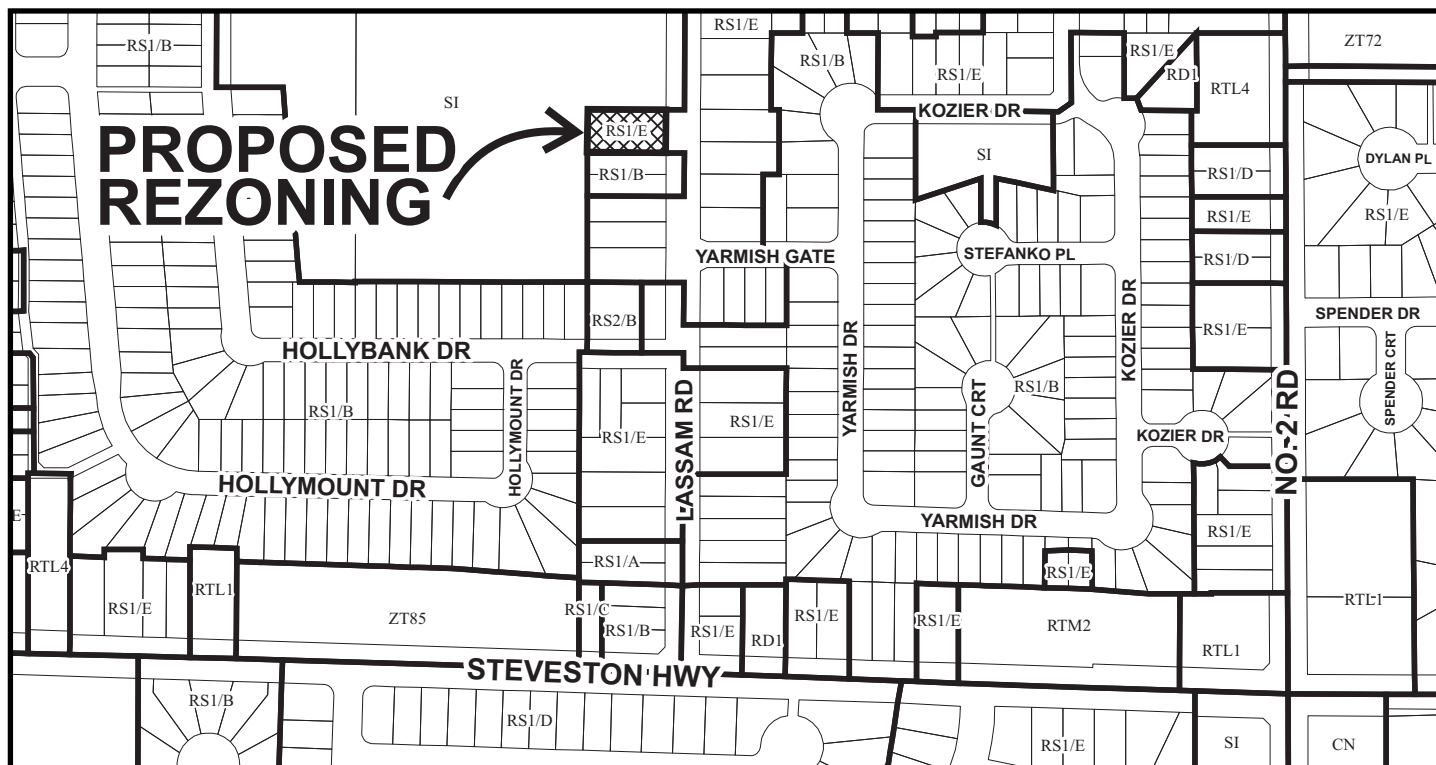


Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:js

- Att. 1: Location Map/Aerial Photo
 2: Survey and Proposed Subdivision Plan
 3: Development Application Data Sheet
 4: Single Family Lot Size Policy 5420
 5: Tree Management Plan
 6: Rezoning Considerations

City of
Richmond



RZ 22-011080

PLN - 14

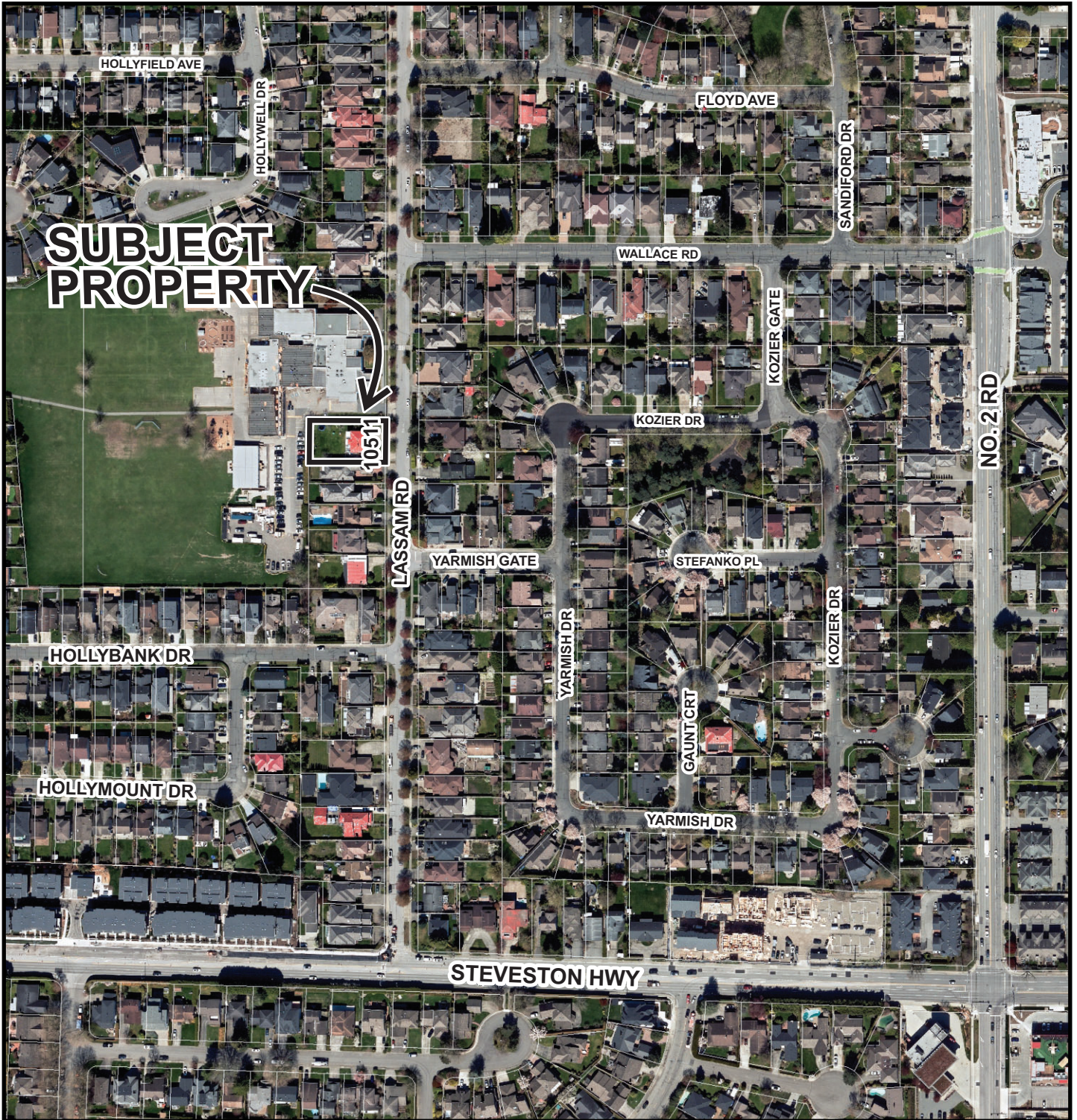
Original Date: 05/03/22

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 22-011080

PLN - 15

Original Date: 05/03/22

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF EAST 150 FEET OF THE NORTH HALF OF LOT 12 SECTION 36 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 1748

#10511 LASSAM ROAD,
RICHMOND, B.C.
P.I.D. 014-413-141
ZONING: RS/E

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #204
Control Monument 02H2452
Elevation: 1.563m
Benchmark: HPN #196
Control Monument 77H4983
Elevation: 1.001m

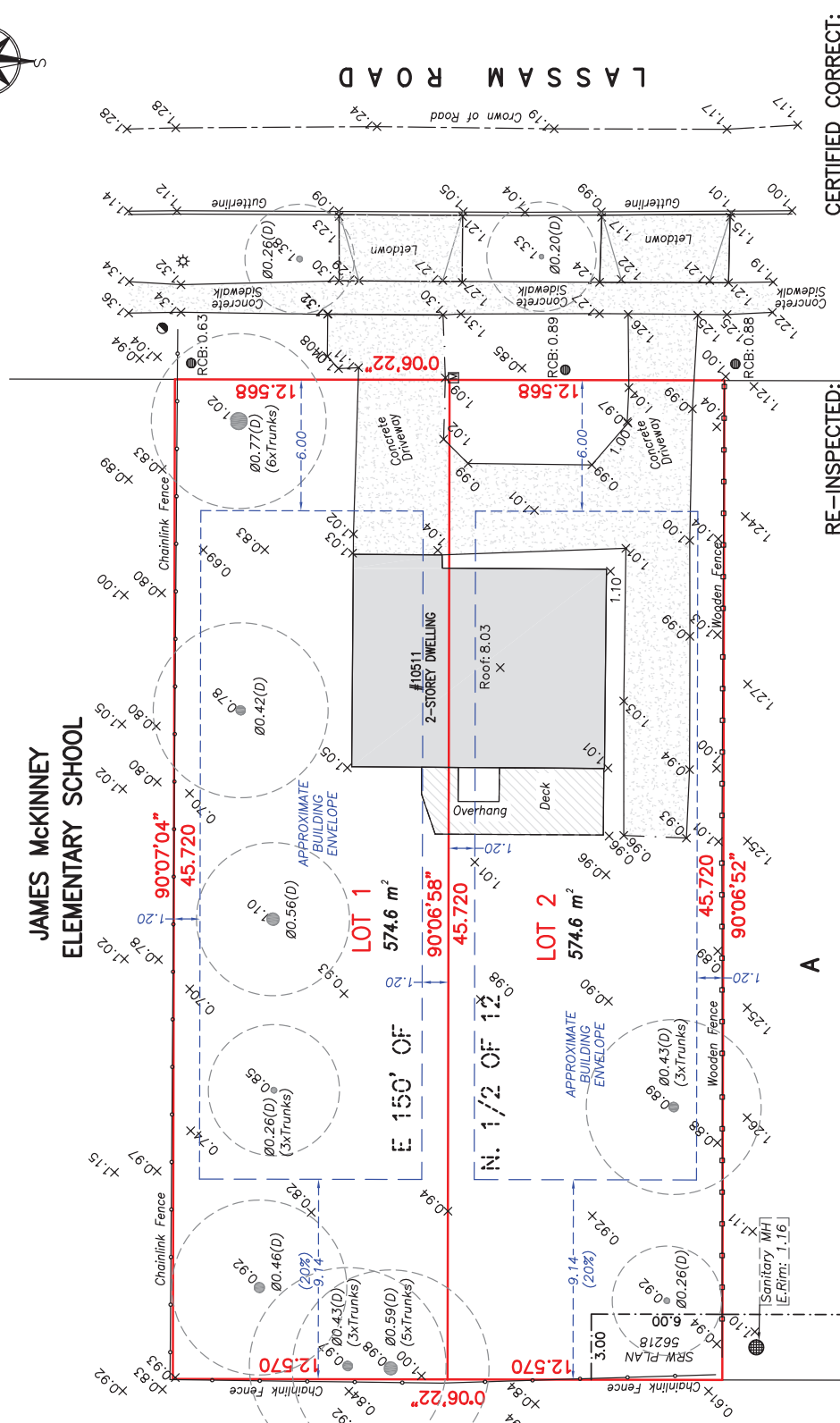
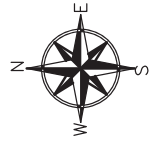
**JAMES MCKINNEY
ELEMENTARY SCHOOL**

- 16

- LEGEND:**
- (D) denotes deciduous
 - denotes round catch basin
 - ⊠ denotes water meter
 - ⊕ denotes manhole
 - ☆ denotes lamp standard

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Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7839
FB-409 P1-3; FB409 23-26
Drawn By: TH

DWG No. 7839-TOPO-01



RE-INSPECTED:

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

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

OCTOBER 18th, 2023.

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

JANUARY 14th, 2022.



RZ 22-011080

Attachment 3

Address: 10511 Lassam Road

Applicant: Onyx Premier Homes Ltd

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Onyx Premier Homes Ltd.	To be determined
Site Size (m²):	1149 m ²	Lot 1: 574.6 m ² Lot 2: 574.6 m ²
Land Uses:	Single-family home	Two single-family homes
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	N/A	N/A
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 lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max 0.55 for area up to 464.5 m ² plus 0.3 for area in excess of 464.5m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 288.5 m ² (3105.4 ft ²) Lot 2: Max. 288.5 m ² (3105.4 ft ²)	Lot 1: Max. 288.5 m ² (3105.4 ft ²) Lot 2: Max. 288.5 m ² (3105.4 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	Min. Lot Size: 360 m ²	Lot 1: 574.6 m ² Lot 2: 574.6 m ²	none
Lot Dimensions (m):	Min. Width: 10 m Min. Depth: 24 m	Lot 1 Width: 12.6 m Depth: 45.7 m Lot 2 Width: 12.6 m Depth: 45.7 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m</p> <p>Side: Min. 1.2 m</p>	<p>Front:</p> <p>Min. 6.12 m</p> <p>Rear: Min. 9.1 m for a maximum width of 60% of the rear wall of the first storey; and Min. 11.4 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.</p> <p>Side: Min. 1.2 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other: _____



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: October 16, 1989
 Amended by Council: August 17, 1992
 Lassam Rd. Adopted by Council: August 21, 1995

POLICY 5420

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-7

POLICY 5420:

The following policy establishes lot sizes for the area, bounded by **Steveston Highway, Railway Avenue, Williams Road and the rear of the properties located along No. 2 Rd.** in Section 36-4-7:

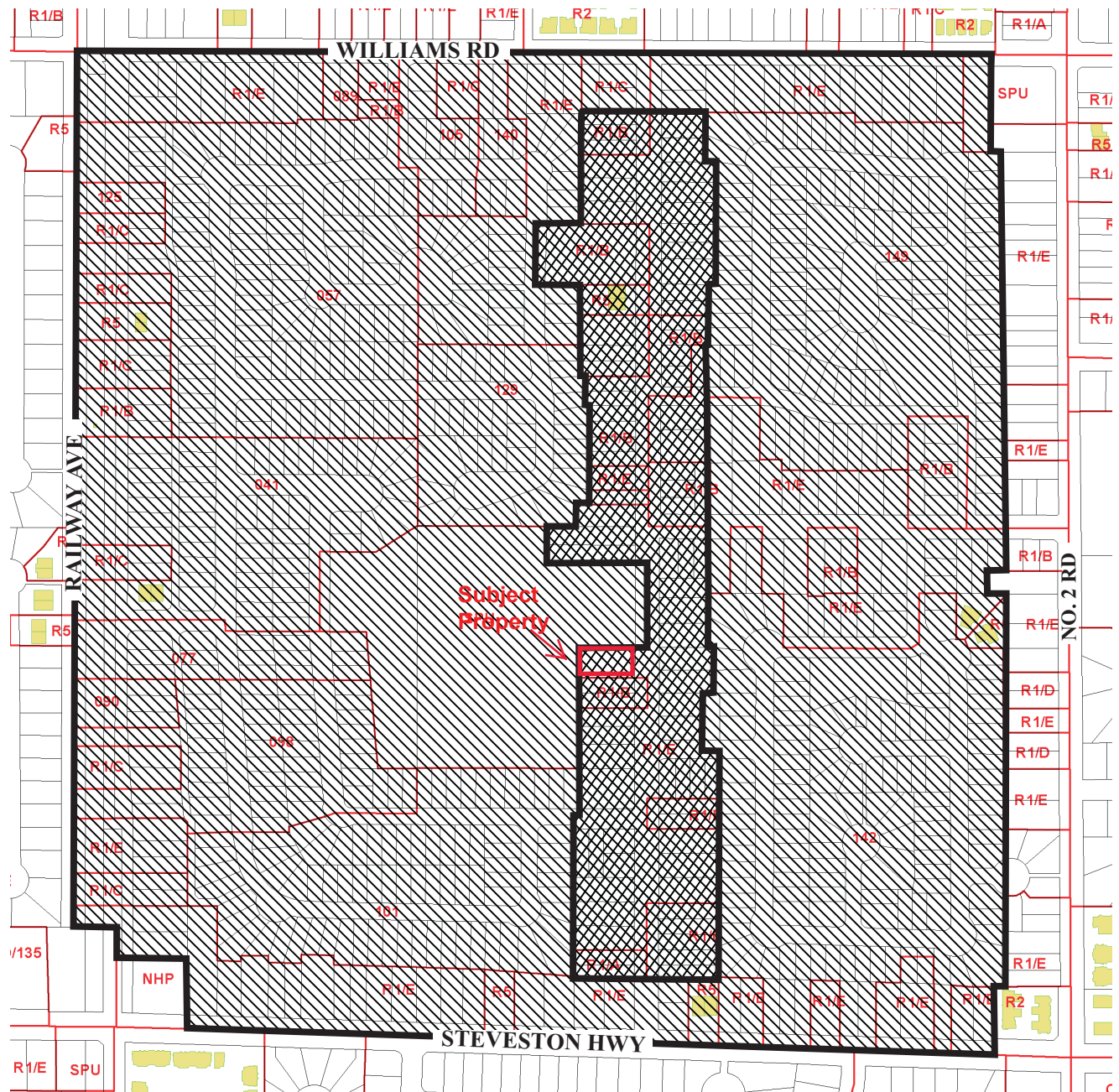
That properties within the area bounded by Steveston Highway, Railway Avenue, Williams Road and the rear property lines of the properties located along No. 2 Rd. (Section 36-4-7), be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- (a) If there is no lane or internal road access, then properties along Railway Avenue and Steveston Highway will be restricted to Single-Family Housing District (R1/E);
- (b) Properties along Williams Road will be permitted Single-Family Housing District (R1/C) unless there is lane or internal road access in which case Single-Family Housing District (R1/B) will be allowed;
- (c) The Policy for the properties along Lassam Rd. (as cross-hatched on the attached map) was adopted on August 21, 1995;

and that this policy, as shown on the accompanying plan, 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 the Zoning and Development Bylaw.

Note: Council adopted the above noted Single-Family Lot Size Policy, with an amendment clarifying that the western boundary of the policy area is the middle of Railway Avenue.

Note: There are two adoption dates for two separate portions of Policy 5420.



Subdivision permitted as per **R1/B** (date of adoption 08/21/95).



Subdivision permitted as per **R1/B** (date of adoption 10/16/89).

1. Williams Road - R1/C unless there is a lane or internal access then R1/B
2. Railway Avenue & Steveston Highway - R1/E unless there is lane or internal access then R1/B.



Policy 5420 Section 36-4-7

Adopted Date: 10/16/89
Amended Date: 08/17/92
Lassam Rd.
Adopted Date: 08/21/95
Note: Dimensions are in METRES



Address: 10511 Lassam Road

File No.: RZ 22-011080

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10513, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot 1 and three (3) trees on proposed Lot 2 for a total of six (6) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
2. City acceptance of the developer's offer to voluntarily contribute \$7,500 (\$6,000.00 for on-site tree replacement and \$1,500 for City tree replacement) 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 \$15,000.00 (\$10,000.00 for two on-site trees and \$5,000.00 for one city tree) for the trees to be retained.
5. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a 1-bedroom secondary suite of minimum 46.5 m² (500 ft²) is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw No 8500.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. 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.

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

1. At Subdivision stage, the applicant is required to pay the 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 and other improvements.
2. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- a) Using the OCP model with the water main upgrades proposed, there will be 257 L/s of water available at a 20 psi residual along Lassam Road. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At the Developer's cost, the Developer is required to:

- i) Install a new 25mm diameter water service connection complete with water meter and meter box to service the north lot as per standard City specifications.
 - ii) Cut and cap the existing water service connection located at the south east corner of the lot and install a new 25mm diameter water service connection complete with water meter and meter box for the south lot as per standard City specifications.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the service connection design process.
- c) At Developers cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Confirm the condition and capacity of existing dual chamber storm service connection located along the Lassam frontage to be 100mm. Cut and cap the north branch and retain the south branch if in good condition to service the south lot.
 - ii) Confirm the condition and capacity of existing storm service connection located at the north east corner of the lot to be 100mm. Retain if in good condition to service the north lot.
 - iii) Complete all tie-ins for the proposed works to existing City infrastructure.
- a) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Create a new 3m wide ROW that extends 7.5m north from the existing ROW. In addition, ensure the newly proposed manhole has additional 3m SRW clearance.
 - iii) Install a new 200mm diameter sanitary main approximately 15m long that extends north from the existing manhole located at the North West corner of 10515 Lassam Rd. Install a new manhole at the end of the proposed sanitary main.
 - iv) Install a new 100mm sanitary service lead to service the north lot extending from the newly proposed sanitary manhole
 - v) Confirm the condition and capacity of existing sanitary service connection located at the south west corner of the lot. Retain if in good condition to service the south lot.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- a) The following frontage upgrades will be required at the applicant's cost as part of the Servicing Agreement:
- o The existing frontage improvements (1.5 m wide concrete sidewalk between two landscaped boulevards) are to be retained.

- To maximize frontage improvements and on-street parking, driveways for adjacent properties are required to be paired with a minimum 1.65 m separation from the common property line.
- Per Bylaw 7222 and Design Specifications (R-7a-SD), the two existing driveways are to be reconstructed per the following design standards:
 - Minimum 1.65 m separation measured from the driveway flare (at the back of the letdown) to the closest common property line with the immediate neighbouring site.
 - The width of each driveway is to be set at 4.0 m between the property line and the site fronting road curb.
 - Maximum 2.0 m letdown depth (8% maximum slope). (Note: The existing driveways have letdown depth far exceeding the 2.0 m limit and are to be reconstructed).

General Items

a) At Developer's cost, the Developer is required to:

- i) Complete other frontage improvements as per Transportation requirements.
- ii) Conduct pre-construction and post-construction elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost.
- vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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. 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

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10513 (22-011080)
10511 Lassam Road**

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

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

P.I.D. 014-413-141

Lot 12 Section 36 Block 4 North Range 7 West New Westminster District Plan 1748

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10513”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 6, 2023

File: AG 23-013899

Re: Application by 1174602 BC Ltd. for an Agricultural Land Reserve Non-Farm Use
at 5440 No. 6 Road

Staff Recommendation

That authorization for 1174602 BC Ltd. to forward an Agricultural Land Reserve Non-Farm Use application to the Agricultural Land Commission for commercial vehicle parking be denied.

Wayne Craig
Director, Development

WC:sds

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Community Bylaws	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	

Staff Report

Origin

1174602 BC Ltd. (Director: Manjit Sandhu) has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow commercial vehicle parking at 5440 No. 6 Road. A location map and aerial photograph are provided in Attachment 1. The property is located in the ALR, designated “Agriculture (AGR)” in the Official Community Plan (OCP) and zoned “Agriculture (AG1)”.

The proposed non-farm use application is inconsistent with the applicable land use designations and policies of the City and Metro Vancouver, and the purpose of the ALC, generally including the following:

- **OCP and Farming First Strategy:** the subject property is designated for agriculture in the City’s OCP and the Metro Vancouver Regional Growth Strategy (RGS). Policies in the City’s OCP and Farming First Strategy also include protecting the ALR, discouraging non-farm uses in the ALR, and encouraging the use of ALR land for farming. The proposal is contrary to the local and regional land use designations and policies.
- **ALC Act:** the subject property is located in the ALR and subject to the ALC Act. As per the ALC Act, the purpose of the Commission is to preserve the ALR, encourage farming, and accommodate farm use. The proposal is contrary to the stated purpose of the ALC.
- **Industrial Land Intensification Initiative:** the City’s Industrial Lands Intensification Initiative (ILII) includes policy to strengthen and intensify existing industrial land, rather than expanding into non-industrial areas. The proposal to allow industrial uses on agricultural land is contrary to this policy.

Staff are recommending that authorization to forward the proposed non-farm use application to the ALC be denied. Should City Council deny the application, the application will not be forwarded to the ALC for their consideration. More information is provided in the “Analysis” section of this report.

Findings of Fact

A Development Application Data sheet providing details about the proposal is attached (Attachment 2).

Surrounding Development

To the North: Agricultural processing building and associated parking and loading on a property zoned “Agriculture (AG1)” and located in the Agricultural Land Reserve (ALR), fronting No. 6 Road.

To the South: Agricultural property zoned “Agriculture (AG1)” and located in the ALR, fronting No. 6 Road.

To the East: Agricultural property zoned “Agriculture (AG1)” and located in the ALR, fronting Westminster Highway.

To the West: Across No. 6 Road, property zoned “Industrial Business Park (IB1)” and designated “Mixed Employment (MEMP)” in the OCP, fronting International Place.

Analysis

Proposal

The property is zoned “Agriculture (AG1)” and designated “Agriculture (AGR)” in the City’s OCP, which does not permit commercial vehicle parking. The purpose of the non-farm use application is to allow commercial vehicle at the subject property. The proposal includes 36 parking spaces for commercial vehicles on the 1.0 ha (2.5 acres) property (Attachment 3). The property is currently being used for commercial vehicle parking, contrary to zoning, and unauthorized fill has been deposited on the property without appropriate approvals from the City and the Agricultural Land Commission (ALC).

Bylaw Enforcement

The property is subject to ongoing bylaw enforcement as the property is being used contrary to zoning and unauthorized fill has been deposited on the property without appropriate approvals from the City and the ALC. Should City Council deny the non-farm use application, it will not proceed to the ALC for their consideration.

If City Council and the ALC approve the non-farm use application, a subsequent application to the ALC would be required to address the placement of fill on the property.

Background

The subject property has a long established history of being actively used for agricultural purposes. Based on a review of historical air photos, the site was used as a nursery farm operation for over 20 years until 2021. The property previously had farm status for over 20 years, but does not currently have farm status according to BC Assessment data.

Official Community Plan / Farming First Strategy

The Official Community Plan (OCP) land use designation for the subject property is “Agriculture (AGR)”, which comprises of those areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the *Agricultural Land Commission Act (ALCA)*.

The proposed non-farm use application is inconsistent with the land use designation and applicable policies in the OCP and Farming First Strategy:

OCP Policy / Farming First Strategy	Subject Application
Maintain the existing ALR boundary and do not support a loss of ALR land.	<ul style="list-style-type: none"> The property is located in the ALR and subject to the <i>Agricultural Land Commission Act</i> (ALCA). The proposal is to use the property for commercial vehicle parking, which is an industrial use. Allowing the property to be used for industrial uses undermines the intent of the policy to protect the ALR for farming.
Continue to encourage the use of the ALR land for farming and discourage non-farm uses.	<ul style="list-style-type: none"> The purpose of the application is to use the land for non-farm use (commercial vehicle parking). No farming is proposed as part of the application. There are appropriately zoned land in the City that accommodate commercial vehicle parking. Based on a review of historical air photos, the property has a history of being actively farmed (previously a nursery operation until 2021).
Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.	<ul style="list-style-type: none"> The subject property is designated "Agriculture" in the Metro Vancouver Regional Growth Strategy. The proposal is not consistent with the regional land use designation and does not support agricultural viability. Using the property for industrial uses as proposed may require further approvals from Metro Vancouver.

Agricultural Land Commission Act (ALCA)

As per the *Agricultural Land Commission Act* (ALCA), the purpose of the Commission includes the following:

- To preserve the Agricultural Land Reserve.
- To encourage farming of land within the ALR in collaboration with other communities of interest.
- To encourage local governments to enable and accommodate farm use of land within the agricultural land reserve and uses compatible with agriculture in their plans, bylaws and policies.

In order to fulfill its purposes, the Commission must give priority to protecting and enhancing all of the following:

- The size, integrity and continuity of the land base of the agricultural land reserve.
- The use of the Agricultural Land Reserve for farm use.

In staff's view, the proposal to use the ALR lands for commercial vehicle parking is contrary to the ALCA's stated purpose of the Commission.

Industrial Lands Intensification Initiative

The City's Industrial Lands Intensification Initiative (ILII) includes policies that preserve existing industrial land for industrial uses and encourage higher densities and productivity on these lands. The proposal to allow industrial uses on agricultural lands undermines the City's efforts to intensify industrial activities on existing designated industrial lands. Staff note that there are identified areas within the City that allow for commercial vehicle parking, which are appropriately zoned and designated for industrial use.

Food Security and Agricultural Advisory Committee

The subject non-farm use application was not referred to the Food Security and Agricultural Advisory Committee (FSAAC) as the application is contrary to existing City policy and staff are recommending the application be denied.

Financial Impact

None.

Conclusion

1174602 BC Ltd. has submitted an Agricultural Land Reserve (ALR) Non-Farm Use application to allow commercial vehicle parking at 5440 No. 6 Road. The application has been reviewed by City staff and found to be inconsistent with the following:

- Official Community Plan and Farming First Strategy;
- Agricultural Land Commission Act; and
- Industrial Lands Intensification Initiative.

On this basis, staff recommend that the ALR Non-Farm Use application be denied.



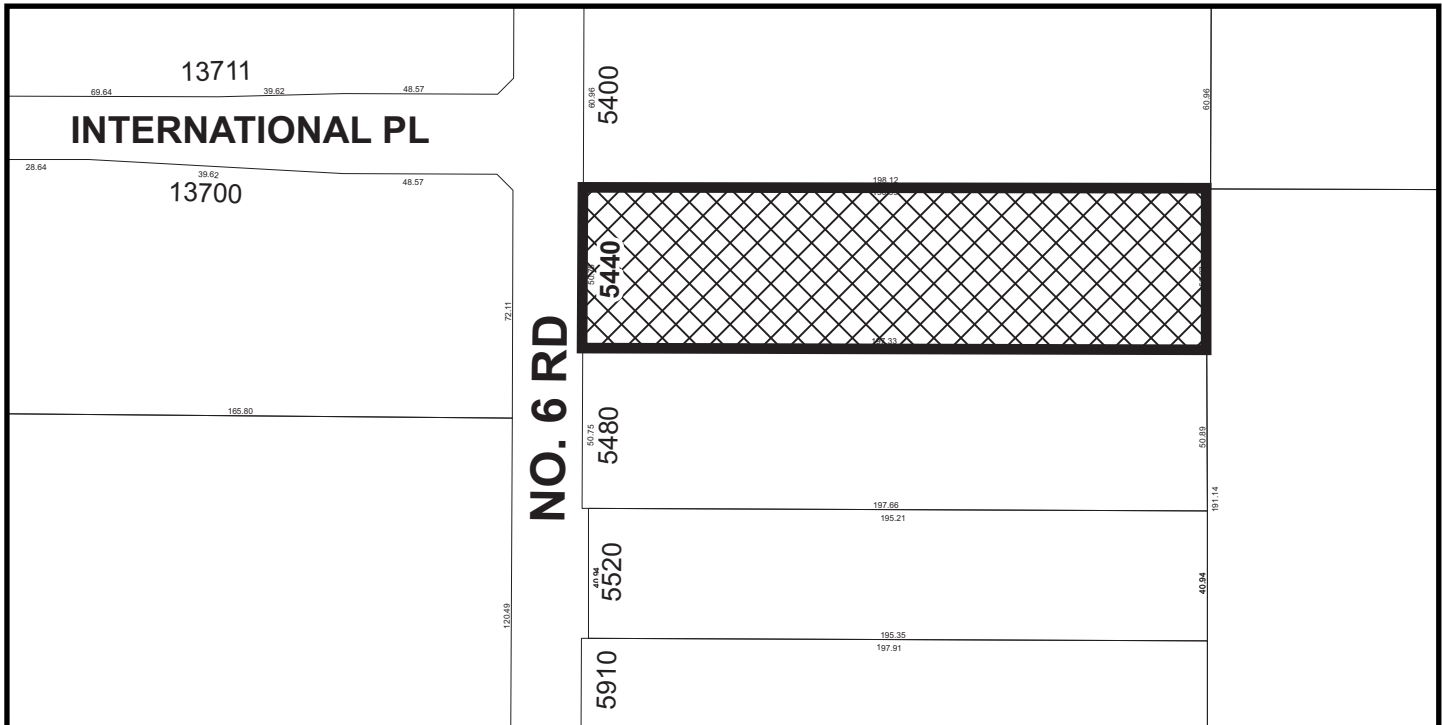
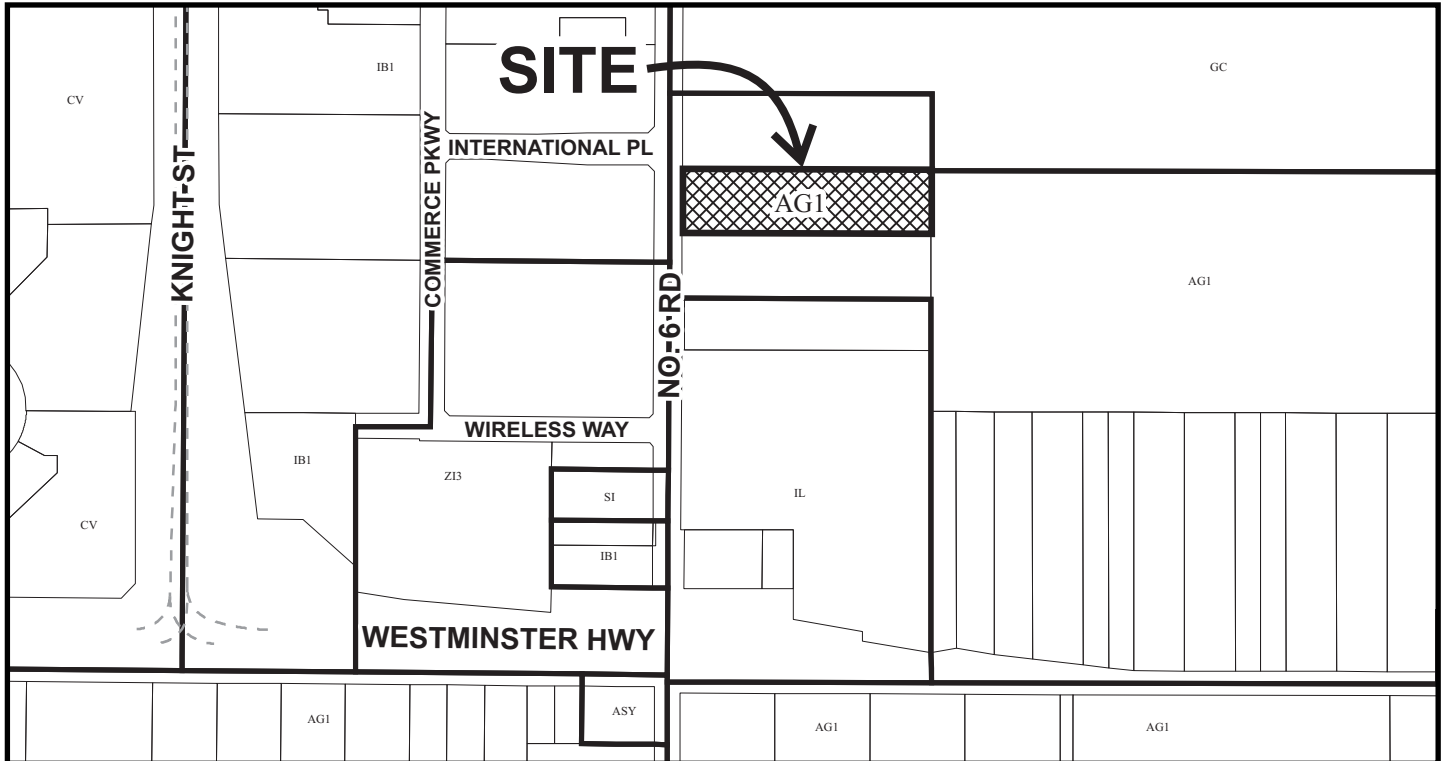
Steven De Sousa
Planner 3

SDS:cas

Attachment 1: Location Map & Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Site Plan



City of Richmond



AG 23-013899

PLN - 32

Original Date: 10/26/23

Revision Date:

Note: Dimensions are in METRES



City of Richmond



AG 23-013899

PLN - 33

Original Date: 10/26/23

Revision Date:

Note: Dimensions are in METRES



AG 23-013899

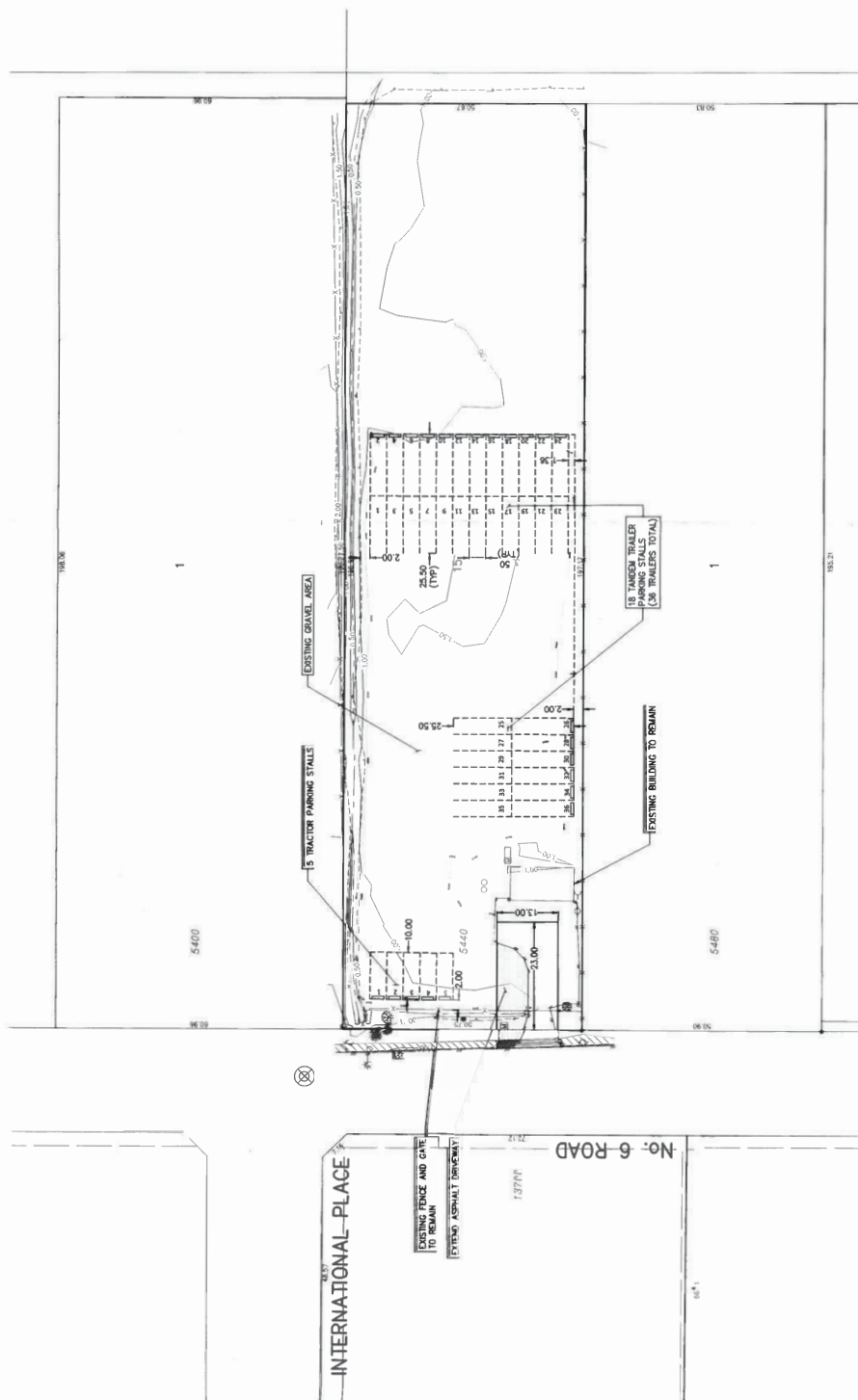
Attachment 2

Address: 5440 No. 6 Road

Applicant: 1174602 BC Ltd. (Director: Manjit Sandhu)

Planning Area(s): East Richmond

	Existing	Proposed
Owner:	1174602 BC Ltd.	No change
Site Size:	1.0 ha (2.5 acres)	No change
Land Uses:	Commercial vehicle parking (not permitted)	Commercial vehicle parking
OCP Designation:	Agriculture (AGR)	No change
Zoning:	Agriculture (AG1)	Rezoning would be required to allow commercial vehicle parking
Other Designations:	Agricultural Land Reserve (ALR)	Non-farm use for commercial vehicle parking



PLN - 35

NOTE: PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

PRELIMINARY SUBMISSION
NOT TO BE USED FOR CONSTRUCTION

[illegible]