



**Planning Committee**

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

**Tuesday, November 5, 2013**

**Immediately following the closed meeting**

Pg. #      ITEM

**MINUTES**

**PLN-7**      *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, October 22, 2013.*



**NEXT COMMITTEE MEETING DATE**

Tuesday, November 19, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

**COUNCILLOR LINDA BARNES**

1. **DEVELOPMENT OF A NEW LONG-TERM FEDERAL PLAN TO FIX CANADA'S HOUSE CRUNCH**  
(File Ref. No.)

**PLN-14**

See Page **PLN-14** for full report

**RECOMMENDATION**

*WHEREAS a stable and secure housing system that creates and maintains jobs and allows for a range of living options is essential to attracting new workers, meeting the needs of young families and supporting seniors and our most vulnerable citizens; and*

*WHEREAS the high cost of housing is the most urgent financial issue facing Canadians with one in four people paying more than they can afford for housing, and mortgage debt held by Canadians now standing at just over \$1.1 trillion; and*

*WHEREAS housing costs and, as the Bank of Canada notes, household debt, are undermining Canadians' personal financial security, while putting our national economy at risk; and*

*WHEREAS those who cannot afford to purchase a home rely on the short supply of rental units, which is driving up rental costs and making it hard to house workers in regions experiencing strong economic activity; and*

*WHEREAS an inadequate supply of subsidized housing for those in need is pushing some of the most vulnerable Canadians on to the street, while \$1.7 billion annually in federal investments in social housing have begun to expire; and*

*WHEREAS coordinated action is required to prevent housing issues from being offloaded onto local governments and align the steps local governments have already taken with regard to federal/provincial/territorial programs and policies; and*

*WHEREAS, the Federation of Canadian Municipalities (FCM) has launched a housing campaign, "Fixing Canada's Housing Crunch," calling on the federal government to increase housing options for Canadians and to work with all orders of government to develop a long-term plan for Canada's housing future; and*

*WHEREAS FCM has asked its member municipalities to pass a council resolution supporting the campaign;*

*AND WHEREAS, our community has continuing housing needs to support a diverse range of residents to access affordable and appropriate housing choices, such as specialized subsidized rental with supports, affordable rental, and entry level homeownership, that can only be met through the kind of long-term planning and investment made possible by federal leadership;*

*THEREFORE BE IT RESOLVED that Council endorses the FCM housing campaign and urges the minister of employment and social development to develop a long-term plan for housing that puts core investments on solid ground, increases predictability, protects Canadians from the planned expiry of \$1.7 billion in social housing agreements and ensures a healthy stock of affordable rental housing for Canadians;*

*BE IT FURTHER RESOLVED that a copy of this resolution be sent to the Minister noted above, to Coralee Oakes, Minister of Community, Sport, and Cultural Development, to Alice Wong, MP – Richmond, to Kerry-Lynne Findlay, MP – Delta-Richmond East, to the Federation of Canadian Municipalities and to the Lower Mainland Local Government Association.*



## PLANNING & DEVELOPMENT DEPARTMENT

### 2. APPOINTMENT OF APPROVING OFFICER

(File Ref. No. 0172-02) (REDMS No. 4016488)

PLN-18

See Page PLN-18 for full report

*Designated Speaker: Wayne Craig*

#### STAFF RECOMMENDATION

- (1) *That the appointment of Brian Jackson as Approving Officer for the City, as per Item 7 of Resolution R08/15-4, adopted by Council on September 8, 2008, be rescinded; and*
- (2) *That Barry Konkin, Program Coordinator – Development, be appointed as Approving Officer in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Urban Development.*



### 3. APPLICATION BY KHALID HASAN FOR REZONING AT 3800 AND 3820 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-9069; RZ 13-641189) (REDMS No. 4021832)

PLN-20

See Page PLN-20 for full report

*Designated Speaker: Wayne Craig*

#### STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, for the rezoning of 3800 and 3820 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.*



4. **APPLICATION BY HOTEL VERSANTE LTD. FOR REZONING AT 8451 BRIDGEPORT ROAD AND SURPLUS CITY ROAD FROM LIGHT INDUSTRIAL (IL) TO HIGH RISE OFFICE COMMERCIAL (ZC33) – (CITY CENTRE)**  
(File Ref. No. 12-8060-20-7032/9065/9066; RZ 12-605272) (REDMS No. 4003079 v.4)

PLN-36

See Page PLN-36 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

- (1) *That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, be abandoned;*
- (2) *That Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan), to facilitate the construction of commercial uses at 8451 Bridgeport Road and City's surplus road, by:*
- (a) *Amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the subject site and City's surplus road to "Urban Centre T5 (45m)";*
  - (b) *Amending the configuration of minor streets adjacent to the site in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to extend River Road from West Road to Bridgeport Road and re-align West Road between River Road and Bridgeport Road;*
  - (c) *Together with related minor map and text amendments in Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan);*
- be introduced and given first reading;*
- (3) *That Bylaw 9065, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program;*
  - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

- (4) *That Bylaw 9065, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 to: create "High Rise Office Commercial (ZC33) – (City Centre)"; and to rezone 8451 Bridgeport Road and City's surplus road from "Light Industrial (IL)" to "High Rise Office Commercial (ZC33) – (City Centre)"; be introduced and given first reading.*



5. **MANAGING MEDICAL MARIJUANA PRODUCTION FACILITIES, AND RESEARCH AND DEVELOPMENT FACILITIES IN AGRICULTURAL AND URBAN AREAS**

(File Ref. No.12-8060-20-9070/9072) (REDMS No. 4026259)

PLN-97

See Page PLN-97 for full report

*Designated Speaker: Terry Crowe*

STAFF RECOMMENDATION

- (1) *That the City of Richmond request Health Canada to only consider issuing licences under the federal Marihuana for Medical Purposes Regulations (MMPR) in compliance with the City's Strategic Facility Management Approach contained in this report;*
- (2) *That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9072 that adds Land Use Policies in Section 3.0 of the OCP, to establish a Strategic Facility Management Approach regarding Health Canada Licensed Medical Marihuana Production Facilities, and Research and Development Facilities in Urban and Agricultural Areas, be introduced and given first reading;*
- (3) *That Bylaw 9072, having been considered in conjunction with:*
  - (a) *The City's Financial Plan and Capital Program;*
  - (b) *The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

Pg. #      ITEM

*is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*

- (4) *That Bylaw 9072, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing, along with Zoning Bylaw 9070 below; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9070 proposing Regulations to better manage Medical Marihuana Production Facilities and, Research & Development Facilities in the City, be introduced and given first reading.*

6. **MANAGER'S REPORT**

**ADJOURNMENT**



## Planning Committee

Date: Tuesday, October 22, 2013

Place: Anderson Room  
Richmond City Hall

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

Absent: Councillor Bill McNulty

Also Present: Councillor Linda McPhail

Call to Order: The Vice-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 Tuesday, October 8, 2013, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, November 5, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING & DEVELOPMENT DEPARTMENT

**Planning Committee**  
**Tuesday, October 22, 2013**

---

1. **BRIDGEPORT AREA PLAN AMENDMENT BYLAW 9024 -  
MCKESSOCK NEIGHBOURHOOD**

(File Ref. No. 12-8060-20-9024; 08-4045-20-12) (REDMS No. 3819194)

Wayne Craig, Director of Development, advised that as a result of the public consultation conducted by staff on January 24, 2013, staff is proposing an amendment to the Bridgeport Area Plan McKessock Neighbourhood, which is a modified version of one of the three developments concepts presented to the subject area's residents and property owners.

Mr. Craig further advised that the proposed development concept recommends that the subject area be redesignated to two new land use designations, with "Residential Area 1" to be developed primarily for single-family lots and "Residential Area 2" to be developed for low density townhouses subject to new policies and guidelines.

Trevor Charles, 2380 McKessock Avenue, commented that the map showing the proposed amendment to the Bridgeport Area Plan McKessock Neighbourhood is not accurate, noting that there are already existing and proposed developments on the corners of Shell Road and McKessock Place. Also, Mr. Charles queried whether (i) the subject area would be designated for townhouse development, and (ii) a density of 180 houses for 4 ½ acres of land would be permitted in the subject area.

In reply to the query, Mr. Craig advised that staff is proposing that the land use designation of the area permits the construction of a ground-oriented townhouse development with a maximum density of 0.60 floor area ratio (FAR).

In reply to a query from Committee, Mr. Craig clarified that staff is presenting a long-term land use vision for the area and has taken into consideration the presence of new developments in the area.

In reply to a query from Committee, Mr. Charles stated that the highest possible density should be permitted for the subject area, which is 180 houses for 4 ½ acres of land area.

In reply to queries from Committee, Mr. Craig advised that (i) the density for the entire subject area could be increased to 0.60 FAR subject to compliance with the City's affordable housing strategy, (ii) future rezoning applications in the area would need to consider road and traffic improvements, and (iii) newer developments were included in the proposed long-term land use vision for the area.

It was moved and seconded

*(1) That Richmond Official Community Plan (OCP) Bylaw 7100, Amendment Bylaw 9024, to amend the Bridgeport Area Plan (Schedule 2.12) with respect to the land use designations in the McKessock Neighbourhood, be introduced and given first reading;*



**Planning Committee**  
**Tuesday, October 22, 2013**

---

- (2) *That Bylaw 9024, having been considered in conjunction with:*
- (a) *The City's Financial Plan and Capital Program; and*
  - (b) *The Metro Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby deemed to be consistent with said program and plans, in accordance with Section 882 (3) (a) of the Local Government Act;*
- (3) *That Bylaw 9024, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, be referred to the:*
- (a) *Vancouver International Airport Authority for formal comment; and*
  - (b) *Board of Education School District No. 38 (Richmond) for information*
- on or before the Public Hearing on November 18, 2013; and*
- (4) *That the Public Hearing notification area be extended to that area shown on the first page of Attachment 2.*

**CARRIED**

**2. APPLICATION BY RAV BAINS FOR REZONING AT 6580 FRANCIS ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-9061; RZ 13-639817) (REDMS No. 3995085)

Mr. Craig advised that the proposed rezoning will create two smaller lots and a shared driveway and noted that it is consistent with the lot size policy for the area.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9061, for the rezoning of 6580 Francis Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.*

**CARRIED**

**3. APPLICATION BY KASIAN ARCHITECTURE INTERIOR DESIGN AND PLANNING FOR REZONING AT 5580 AND 5600 PARKWOOD WAY FROM "INDUSTRIAL BUSINESS PARK (IB1)" TO "VEHICLE SALES (CV)"**

(File Ref. No. 12-8060-20-9052/9053/9054; RZ 12-626430) (REDMS No. 3896084)

Mr. Craig stated that the proposed rezoning and amendment to the Official Community Plan will allow the expansion of Richmond Auto Mall which is supported by the Richmond Auto Mall Association.

3.

**Planning Committee**  
**Tuesday, October 22, 2013**

---

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9052, to amend the City of Richmond 2041 Land Use Map (Schedule 1) to redesignate 5580 and 5600 Parkwood Way from "Mixed Employment" to "Commercial", be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9053, to amend Schedule 2.11B – the East Cambie Area Plan to redesignate 5580 and 5600 Parkwood Way from "Industrial" to "Commercial" in the Land Use Map, be introduced and given first reading;*
- (3) *That Bylaws 9052 and 9053, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program;*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 9052 and 9053, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, are hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9054, for the rezoning of 5580 and 5600 Parkwood Way from "Industrial Business Park (IB1)" to "Vehicle Sales (CV)", be introduced and given first reading.*

**CARRIED**

**4. APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 3811 MONCTON STREET**

(File Ref. No. 12-8060-20-5560; HA 13-636133) (REDMS No. 3890929)

Mr. Craig advised that the heritage alteration permit will allow signage on a designated heritage building.

It was moved and seconded

*That a Heritage Alteration Permit be issued which would:*

- (1) *Permit the installation of two (2) facia signs on the Steveston Museum at 3811 Moncton Street in Steveston; and*
- (2) *Vary the provisions of Richmond Sign Regulation Bylaw 5560 to:*
  - (a) *allow a facia sign to extend above the top of the wall to which it is affixed; and*

4.

**Planning Committee**  
**Tuesday, October 22, 2013**

---

- (b) reduce the minimum clearance between the underside of a hanging sign and the ground from 2.4 m to 2.19 m.*

**CARRIED**

**5. APPLICATION BY INTERFACE ARCHITECTURE INC. FOR REZONING AT 4991 NO. 5 ROAD FROM SCHOOL & INSTITUTIONAL USE (SI) TO MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. 12-8060-20-8947/8948/8986; RZ 11-593406) (REDMS No. 3980319 v.2)

Mr. Craig advised that the rezoning application was referred back to staff at the January 22, 2013 Planning Committee meeting in order to (i) consider other development options with higher densities, (ii) research the history of the subject site relating to existing recreational uses, and (iii) examine the potential implications of the loss of the existing on-site private recreation facility.

Mr. Craig stated that in response to the referral, staff, together with the applicant's design team, undertook a study and held public consultations. As a result, it is proposed that the density of the proposed development be increased from 0.60 to 0.65 FAR with a corresponding increase of the applicant's voluntary cash contribution to the City from \$700,000 to \$1,000,000.

Also, Mr. Craig advised that (i) staff conducted research and found out that the subject site was originally a part of larger residential landholdings and the City has been leasing space in the existing recreational sports complex since 2001; and (ii) the potential implications of losing the existing on-site private recreation facility space are contained in the memorandum from the Recreation and Sports Services staff attached in the Staff Report dated October 15, 2013.

In reply to queries from Committee, staff provided the following additional information:

- staff is investigating the provision of on-site affordable housing in larger townhouse developments as part of its current review of the City's Affordable Housing Strategy;
- staff will continue to work with the Rod and Gun Club and Richmond Gymnastics Association regarding options for future locations;
- staff will update the Committee on developments regarding discussions on future locations of the Rod and Gun Club and Richmond Gymnastics Association; and

5.

**Planning Committee**  
**Tuesday, October 22, 2013**

---

- the City's lease of the facilities used by the two organizations will expire in 2016.

Elena Usova, 3571 Chatham St., expressed concern regarding the lack of response from the City on the request of the Richmond Gymnastics Association for assistance in the relocation of the facility that the association is currently using. Also, Ms. Usova queried whether part of the cash contribution by the applicant towards the City's Leisure Reserve Fund be used to provide funding for the association's request.

In response to the query of Ms. Usova, the Vice-Chair advised that the City could provide the requested assistance to the Richmond Gymnastics Association from the City's Leisure Reserve Fund.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 8947, to redesignate 4991 No. 5 Road from "Commercial" to "Neighbourhood Residential" in Attachment 1 to Schedule 1 of Official Community Plan Bylaw 9000 (City of Richmond 2041 OCP Land Use Map), be introduced and given first reading;*
- (2) *That Official Community Plan Amendment Bylaw 8948, to redesignate 4991 No. 5 Road from "School/Park Institutional" to "Residential" in Schedule 2.11B of Official Community Plan Bylaw 7100 (East Cambie Area Plan Land Use Map), be introduced and given first reading;*
- (3) *That Bylaws 8947 and 8948, 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;**are hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (4) *That Bylaws 8947 and 8948, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation; and*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8986, for the rezoning of 4991 No. 5 Road from "School & Institutional Use (SI)" to "Medium Density Townhouses (RTM2)", be introduced and given first reading.*

**CARRIED**

**Planning Committee**  
**Tuesday, October 22, 2013**

---

6. **APPLICATION BY JORDAN KUTEV ARCHITECTS INC. FOR REZONING AT 22691 AND 22711 WESTMINSTER HIGHWAY FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING - HAMILTON (ZT11)**

(File Ref. No. 12-8060-20-9064; RZ 11-590130) (REDMS No. 3998291)

Mr. Craig stated that the rezoning application for the subject site is consistent with the Hamilton Area Plan.

In reply to a query from Committee, Kevin Eng, Planner 1, Planning and Development, advised that the rezoning application of Thrangu Monastery could possibly be brought forward for Committee's consideration before the end of the year.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9064, for the rezoning of 22691 and 22711 Westminster Highway from "Single Detached (RS1/F)" to "Town Housing - Hamilton (ZT11)", be introduced and given first reading.*

**CARRIED**

7. **MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (4:30 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, October 22, 2013.

---

Councillor Evelina Halsey-Brandt  
Vice-Chair

---

Rustico Agawin  
Auxiliary Committee Clerk

# **Municipal Leaders Launch New Campaign to Fix Canada's Housing Crunch (28/10/2013)**

OTTAWA - The Federation of Canadian Municipalities (FCM) announced today that it is launching a campaign that calls on the federal government and all political parties to work with provincial, territorial and municipal leaders, as well as the private sector, to develop a credible long-term housing plan. This comes as new polling numbers were released that show one third of families are struggling to pay for the growing costs of housing.

"Our cities and communities need a stable and secure housing market that creates jobs, attracts new workers, meets the needs of seniors and young families, and keeps our most vulnerable citizens off the streets," said Gregor Robertson, Mayor of Vancouver and Chair of the Big City Mayors Caucus, who launched the campaign on Monday.

FCM members will be taking the campaign, entitled "Fixing Canada's Housing Crunch", to decision makers in Ottawa in the coming months in advance of the 2014 budget. The first step in the process is that communities in every region will be passing a resolution calling for the federal government to take action. Joining Mayor Robertson at the campaign launch were Luc Montreuil, City Councillor for Gatineau, and Ana Bailão, Toronto City Councillor and Toronto's housing campaign lead. Toronto will be the first in the country to put forward the resolution.

The high cost of housing in Canada is the most urgent financial issue facing Canadians today. According to Statistics Canada and the Bank of Canada, rising housing costs have pushed Canadians' personal debts to record levels and are putting Canada's national economy at risk with Canadians carrying more than \$1.1 trillion worth of mortgage debt.

A growing number of Canadians are being priced out of the housing market, putting pressure on a crowded rental market and crumbling affordable housing units, and forcing the most vulnerable citizens onto the streets. Compounding these problems is the coming expiry of \$1.7 billion annually in federal affordable housing dollars with the greatest drop in funding, \$500 million a year, ending between 2014 and 2019. This will put 200,000 units at risk and could lead to a crisis unless all orders of government take action.

"We believe the government's commitment in Budget 2013 to evidence-based solutions such as the Housing First approach for homelessness is a promising start, but they need to back it up with real results and expand that action to other areas of our affordable housing problem. Canada's housing challenges are too big and too complex for any single order of government to solve on its own," added Mayor Robertson.

As part of the campaign, FCM is launching an interactive website at [www.fcm.ca/housingcrunch](http://www.fcm.ca/housingcrunch). The site also provides the results to the new housing survey, tools and information that illustrate why Canadians continue to struggle to pay for the costs of shelter.

Page Updated: 28/10/2013

Federation of Canadian Municipalities

24 Clarence Street

Ottawa, Ontario

K1N 5P3

T. 613-241-5221

F. 613-241-7440

Email: [info@fcm.ca](mailto:info@fcm.ca)

© 2013 Copyright Federation of Canadian Municipalities |

[Privacy Policy](#) | [Site Map](#) | [Accessibility](#)

## **SAMPLE MODEL HOUSING RESOLUTION FOR SUPPORT FROM COUNCIL**

Please customize as appropriate, particularly by providing examples of high-priority housing projects that require continued federal support.

### **RESOLUTION**

#### **Development of a New Long-Term Federal Plan to Fix Canada's Housing Crunch**

**WHEREAS**, a stable and secure housing system that creates and maintains jobs and allows for a range of living options is essential to attracting new workers, meeting the needs of young families and supporting seniors and our most vulnerable citizens; and,

**WHEREAS** the high cost of housing is the most urgent financial issue facing Canadians with one in four people paying more than they can afford for housing, and mortgage debt held by Canadians now standing at just over \$1.1 trillion; and,

**WHEREAS** housing costs and, as the Bank of Canada notes, household debt, are undermining Canadians' personal financial security, while putting our national economy at risk; and,

**WHEREAS** those who cannot afford to purchase a home rely on the short supply of rental units, which is driving up rental costs and making it hard to house workers in regions experiencing strong economic activity; and,

**WHEREAS** an inadequate supply of subsidized housing for those in need is pushing some of the most vulnerable Canadians on to the street, while \$1.7 billion annually in federal investments in social housing have begun to expire; and,

**WHEREAS** coordinated action is required to prevent housing issues from being offloaded onto local governments and align the steps local governments have already taken with regard to federal/provincial/territorial programs and policies; and,

**WHEREAS**, the Federation of Canadian Municipalities (FCM) has launched a housing campaign, "Fixing Canada's Housing Crunch," calling on the federal government to increase housing options for Canadians and to work with all orders of government to develop a long-term plan for Canada's housing future; and,

**WHEREAS** FCM has asked its member municipalities to pass a council resolution supporting the campaign;

**AND WHEREAS**, our community has continuing housing needs, such as the XX and the XX, that can only be met through the kind of long-term planning and investment made possible by federal leadership;



**THEREFORE BE IT RESOLVED** that council endorses the FCM housing campaign and urges the minister of employment and social development to develop a long-term plan for housing that puts core investments on solid ground, increases predictability, protects Canadians from the planned expiry of \$1.7 billion in social housing agreements and ensures a healthy stock of affordable rental housing for Canadians.

**BE IT FURTHER RESOLVED** that a copy of this resolution be sent to the minister noted above, to the (provincial/territorial) minister of municipal affairs, to (Name of local MP), to the Federation of Canadian Municipalities and to the (Name provincial/Territorial association).



To: Planning Committee  
From: Wayne Craig  
Director of Development


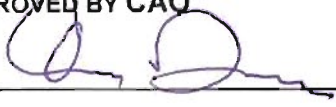
Date: October 18, 2013  
File: 0172-02

Re: Appointment of Approving Officer

**Staff Recommendations**

- 1) That the appointment of Brian Jackson as Approving Officer for the City, as per Item 7 of Resolution R08/15-4, adopted by Council on September 8, 2008, be rescinded; and
- 2) That Barry Konkin, Program Coordinator – Development, be appointed as Approving Officer in the absence of both Wayne Craig, Director of Development and Reg Adams, Approving Officer/Supervisor, Urban Development.

  
Wayne Craig  
Director of Development  
BK:kt

<b>REPORT CONCURRENCE</b>	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY DIRECTORS	INITIALS: DW
APPROVED BY CAO 	

## Staff Report

### Origin

The current appointments to the position of Approving Officers are: Joe Erceg, General Manager, Planning and Development, Wayne Craig, Director of Development, and, in his absence, Reg Adams, Approving Officer / Supervisor, Urban Development. There is a need to add to these appointments given staffing changes in the Planning and Development Department.

### Analysis

The position of the Approving Officer is best handled by management staff involved in the day-to-day activities of the Development Applications Division. Typically, the Director of Development is named as the Official Approving Officer, with the Program Coordinator – Development and the Approving Officer / Supervisor, Urban Development as the back-ups. In addition, it is customary for the General Manager of Planning and Development to also be a back-up. Thus, the Approving Officer would formally be Wayne Craig, with the day-to-day approvals handled by Reg Adams, with back-up by Joe Erceg and Barry Konkin.

As Brian Jackson resigned from his position as Director of Development and Approving Officer with the City of Richmond, his appointment as Approving Officer for the City – as per Item 7 of Resolution R08/15-4, adopted by Council on September 8, 2008 – should be rescinded, in order to clarify current Approving Officer appointments.

Barry Konkin has assumed the position of Program Coordinator – Development; vacated by Wayne Craig's appointment as the Director of Development. This position is currently responsible for the day-to-day activities involved with the processing and approval of subdivisions and is acquainted with the City's bylaws, policies and procedures.

### Financial Impact

None.

### Conclusion

One (1) new appointment to the position of Approving Officer is required to ensure that adequate service is available to the City's clients.

  
Wayne Craig  
Director of Development

BK:kt



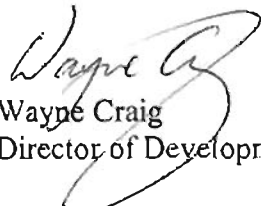
**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** October 24, 2013  
**File:** RZ 13-641189

**Re:** Application by Khalid Hasan for Rezoning at 3800 and 3820 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

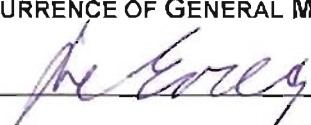
**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, for the rezoning of 3800 and 3820 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.



Wayne Craig  
Director of Development

CL:blg  
Att.

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

## Staff Report

### Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone the property at 3800/3820 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots, each with vehicle access from Blundell Road (see **Attachments 1 and 2**). There is currently an existing strata-titled duplex on the subject site, which is proposed to be demolished.

### Findings of Fact

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

### Surrounding Development

The subject site is located on the south side of Blundell Road, between No. 1 Road and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes, with other land uses to the north and east, as described below:

To the north, directly across Blundell Road, is an older strata-titled multi-family development under Land Use Contract 024;

To the east and west, on either side of the subject site, are older duplexes on lots zoned “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)”, respectively; and

To the south, directly behind the subject site, are newer dwellings on lots zoned “Single Detached (RS1/E)” fronting Bairdmore Crescent.

### Related Policies & Studies

#### 2041 Official Community Plan (OCP) Designation

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

#### Lot Size Policy 5474

The subject property is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (**Attachment 4**). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m<sup>2</sup> in area.

### Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total building area of the single-family developments (i.e. \$5,280) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite within a dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that a secondary suite is built in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title prior to rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

### **Public Input**

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

### **Staff Comments**

#### Background

The general area of this development application, on the south side of Blundell Road and west of No. 1 Road, has seen limited redevelopment through rezoning and subdivision in recent years. Two (2) rezoning and subdivision applications were completed to the west of the subject site in 2011 and 2012, at 3648/3668 Blundell Road and 3680/3688 Blundell Road, respectively. There is potential for other properties with duplexes along the south side of this block of Blundell Road to rezone and subdivide consistent with Lot Size Policy 5474.

#### Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses two (2) bylaw-sized trees on the subject site (Trees # 255 and 256), and eight (8) off-site trees on neighbouring lots (Trees A, B, C, D, E, F, G, H). The Tree Retention Plan is shown in **Attachment 5**.

The report recommends:

- Retention of the Blue Spruce on the subject site (Tree # 256), due to its good condition and location within the front yard;

- Removal of the European Birch from the subject site (Tree # 255) due to its poor condition. The tree has been repeatedly topped, has significant dieback in the crown, and it is possible that the tree is infested with Bronze Borer;
- Removal of off-site Trees A, B, D, E, F, G, H from neighbouring lots due to their marginal and unsuitable condition for retention (e.g. dieback in crown, historical pruning and topping, and branch failure). The applicant has decided to protect the off-site trees. Tree protection fencing must be installed on-site around the driplines of the off-site trees, root pruning is required, and perimeter drainage, excavation and fill placement must be diverted to outside of tree protection zones;
- Retention of off-site Tree C on the neighbouring lot, which is located far enough away from the subject site such that no impacts are expected. No protection measures are required for Tree C.

The City's Tree Preservation Official has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the Arborist's recommendations based on the condition and location of the trees.

Tree protection fencing must be installed to City standard around the Blue Spruce (Tree # 256) prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed. The existing driveway crossing to the east of the tree is to be maintained in its current location for the proposed east lot to facilitate protection of this tree. If removal and resurfacing of the driveway on the east lot is proposed, then it must be undertaken with on-site direction of a Certified Arborist.

Tree protection fencing must be installed on-site around the driplines of Trees A, B, D, E, F, G, H to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03. Tree protection fencing must be installed prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed.

Prior to rezoning bylaw adoption, the applicant must:

- Submit a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone of on-site Tree # 256 and the tree protection zone of off-site trees that encroach into the subject site (Trees #A, B, D, E, F, G, H). The contract must include the proposed number of monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract must include a provision for the supervision of root pruning for off-site trees, and installation of perimeter drainage, excavation and fill placement outside of the tree protection zones.
- Submit a survival security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Blue Spruce in the front yard will be protected (Tree # 256). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

Based on the 2:1 tree replacement ratio goal in the 2031 Official Community Plan (OCP), a total of two (2) replacement trees are required to be planted and maintained on the proposed lots. Consistent with this policy, the applicant will provide two (2) replacement trees on the proposed lots.

The applicant also proposes to provide one (1) additional tree on the proposed lots, consistent with “Council Policy 5032 – Tree Planting”, which encourages two (2) trees per lot.

Consistent with the City’s Tree Protection Bylaw, the sizes of trees proposed to be planted on the proposed lots are as follows:

# Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2 Replacement Trees	8 cm		4 m
1 Additional Tree	6 cm		3.5 m

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

Existing Covenants

There are existing covenants registered on Title of the strata lots, which restrict the use of the property to a duplex (i.e., BE49183, BE49184), which must be discharged from Title by the applicant prior to rezoning bylaw adoption.

Flood Management

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

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed lots will be via two (2) driveway crossings to Blundell Road. The existing driveway crossing to the east of the Blue Spruce tree in the front yard (Tree # 256) is to be maintained in its current location for the proposed east lot to facilitate protection of this tree. If removal and resurfacing of the driveway on the east lot is proposed, then it must be undertaken with on-site direction of a Certified Arborist.

Subdivision

At subdivision stage, the developer will be required to pay servicing costs.



**Analysis**

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

This development proposal is consistent with Lot Size Policy 5474, which allows existing duplexes to rezone and subdivide into two (2) equal lots. This development proposal will enable a subdivision to create two (2) lots, each approximately 12 m wide and 446 m<sup>2</sup> in area.

There is potential for other lots containing duplexes along this block of Blundell Road to rezone and subdivide consistent with the Lot Size Policy.

**Financial Impact**

None.

**Conclusion**

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with Lot Size Policy 5474 and applicable policies and land use designations contained with the OCP.

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

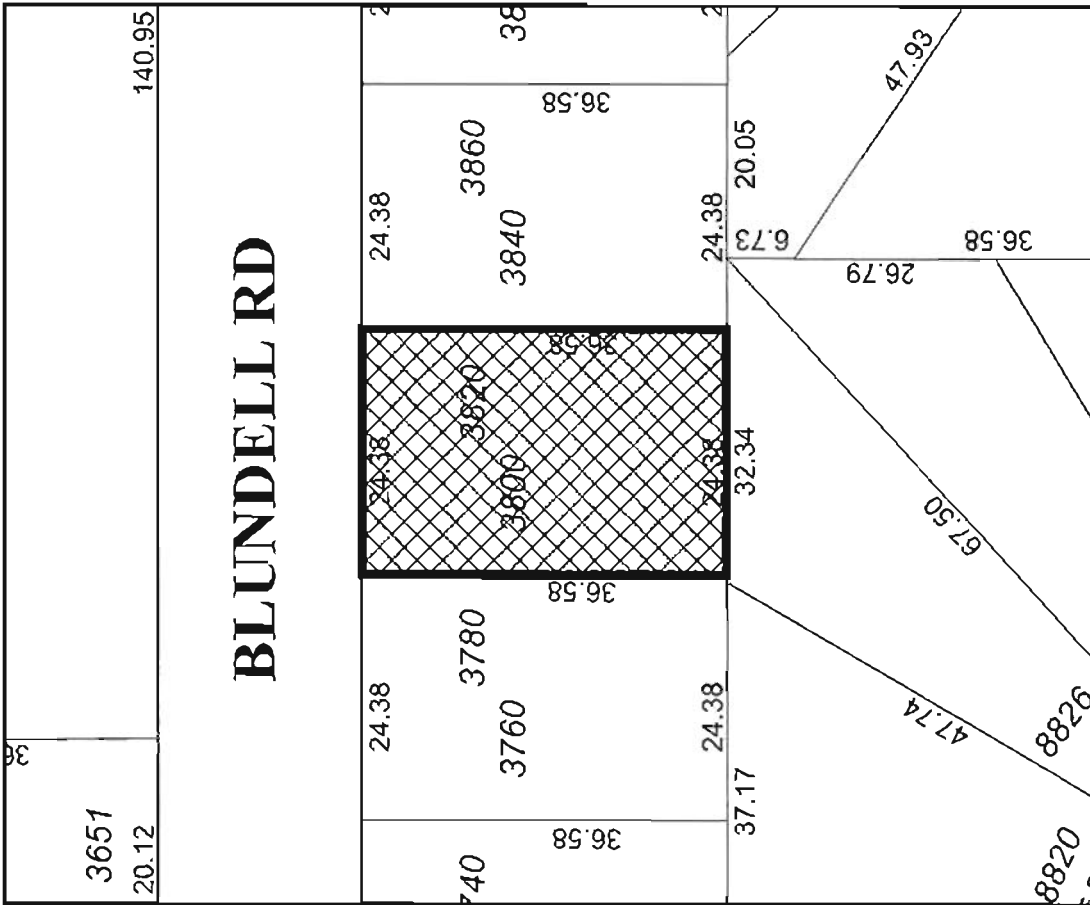
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9069 be introduced and given first reading.



Cynthia Lussier  
Planning Technician

CL:blg

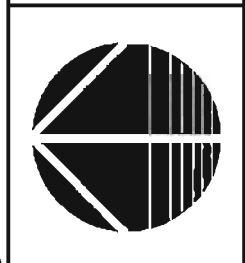
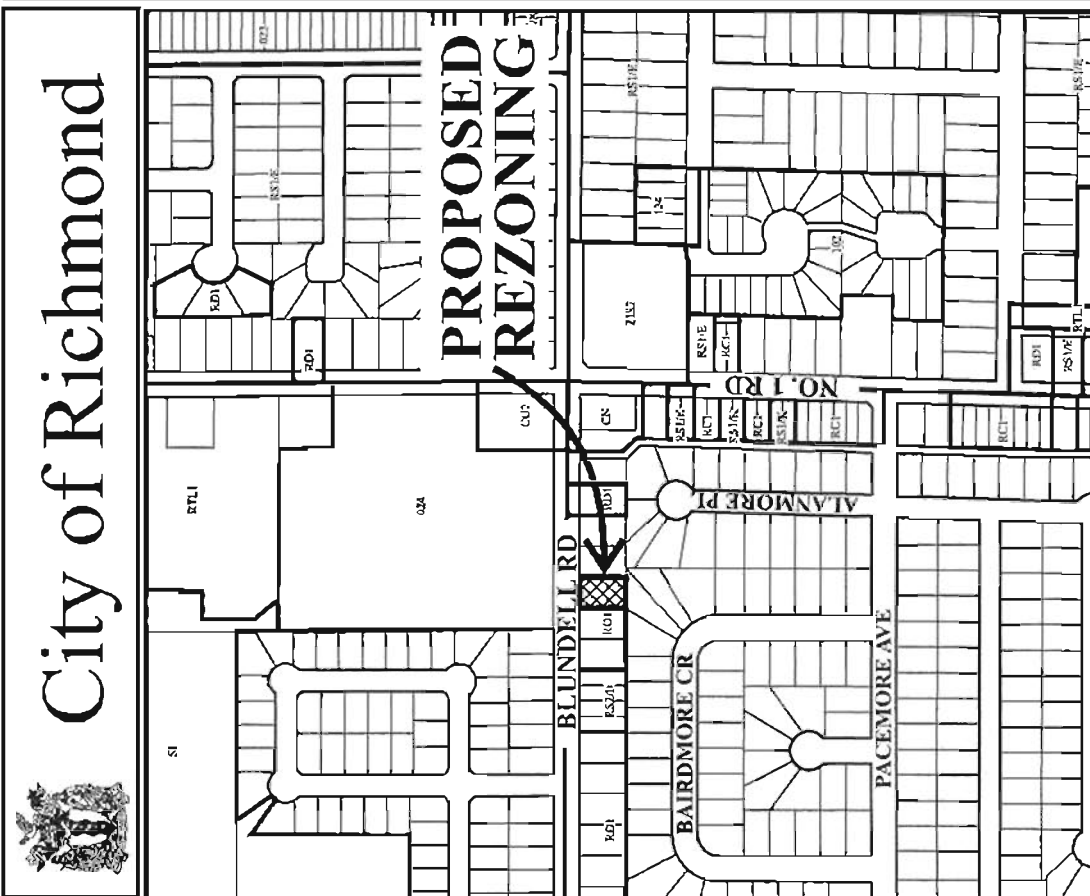
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



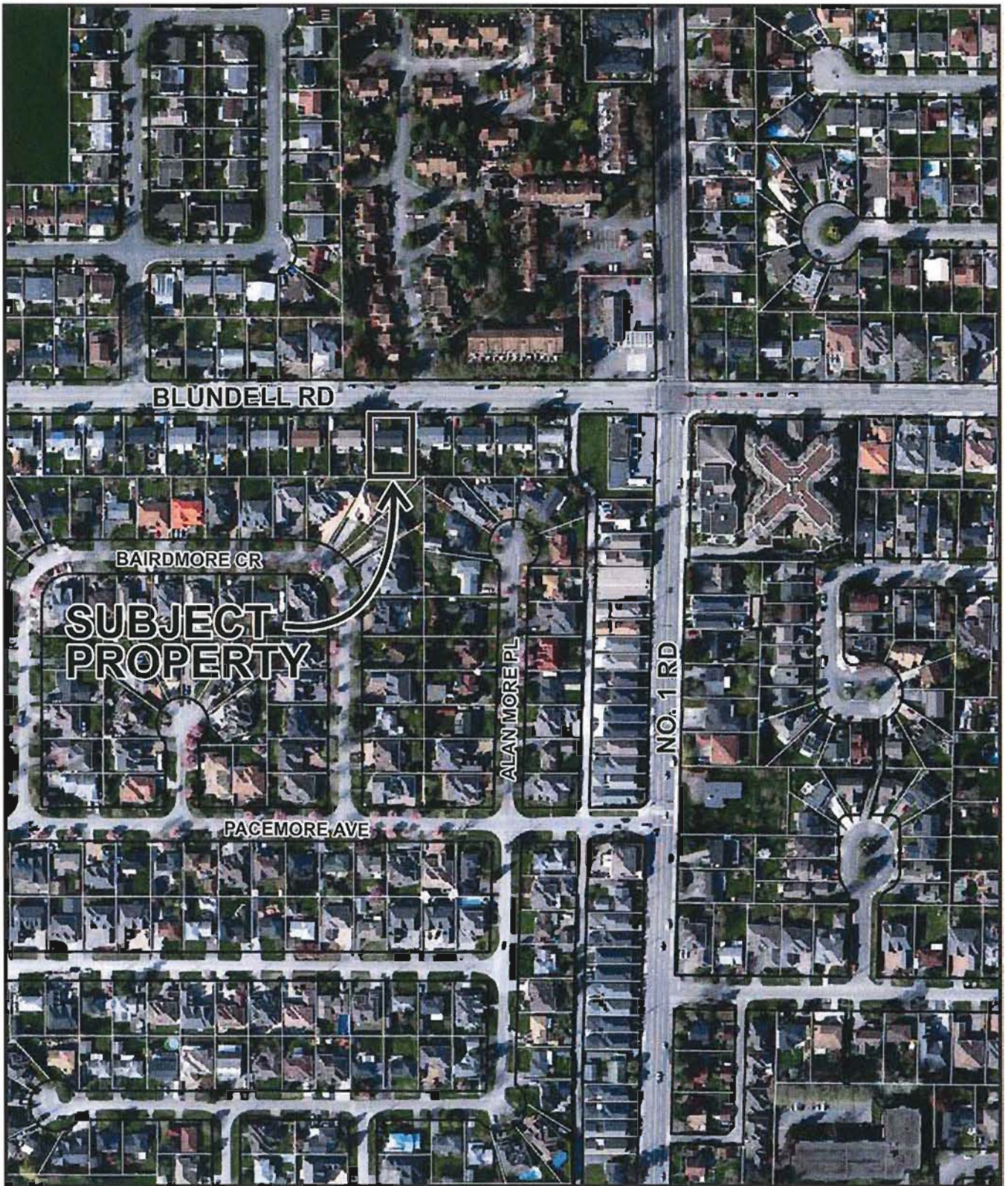
Original Date: 07/23/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-641189



RZ 13-641189

Original Date: 07/23/13

Amended Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA LOT 1  
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT  
STRATA PLAN NW123 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY  
IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS  
SHOWN ON FORM 1**

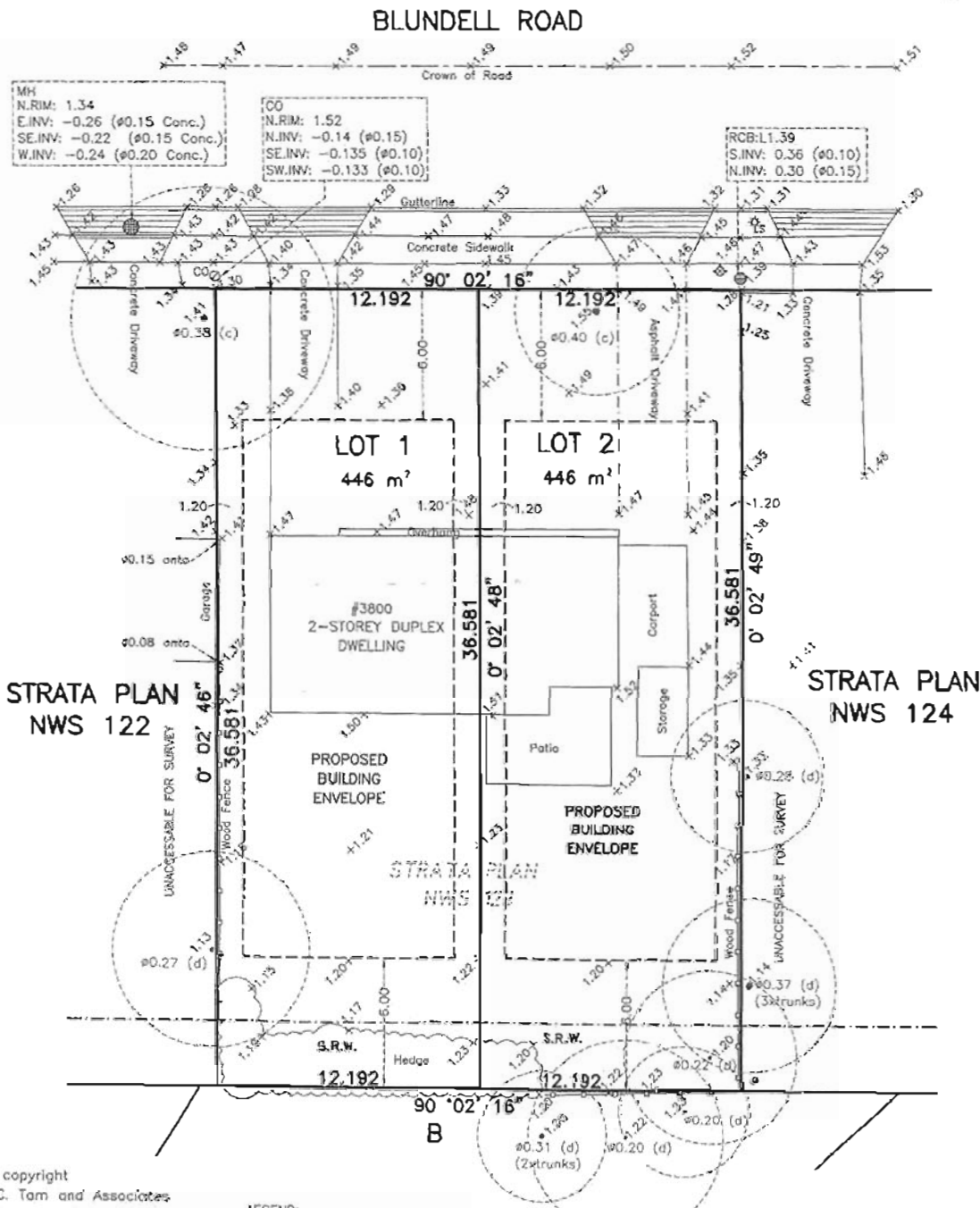
ATTACHMENT 2

#3800 BLUNDELL ROAD,  
RICHMOND, B.C.  
P.I.D 001-124-277

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 5211  
FB-236 P6-7  
Drawn By: JH

- LEGEND:**
- (c) denotes coniferous
  - (d) denotes deciduous
  - ⊙ denotes power pole
  - ⊙ denotes round catch basin
  - ⊙ denotes manhole
  - ⊙ denotes fire hydrant
  - CO denotes cleanout
  - LS denotes lamp standard

**NOTE:**  
Elevations shown are based on City  
of Richmond HPN Benchmark network.  
Benchmark: HPP #234,  
Control Monument 77H4891  
Located at CL Gibbons Dr & Gamble  
Dr. E side of grass median  
Elevation = 1.125 metres

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

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.

PLN - 28

JUNE 25th, 2013

DWG No. 5211-TOPO

NTS



**RZ 13-641189**

**Attachment 3**

Address: 3800 and 3820 Blundell Road

Applicant: Khalid Hasan

Planning Area(s): Seafair

	Existing	Proposed
Owner:	3800 Blundell Rd: Baldev Singh Purewal 3820 Blundell Rd: Parminder Singh Phangura	To be determined
Site Size (m <sup>2</sup> ):	892 m <sup>2</sup> (9,601 ft <sup>2</sup> )	Two (2) lots, each approximately 446 m <sup>2</sup> (4,800 ft <sup>2</sup> )
Land Uses:	Single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential (NRES)	No change
Lot Size Policy Designation:	Lot Size Policy 5474 permits rezoning and subdivision of lots containing duplexes into two (2) equal lots.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	446 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

**Policy 5474:**

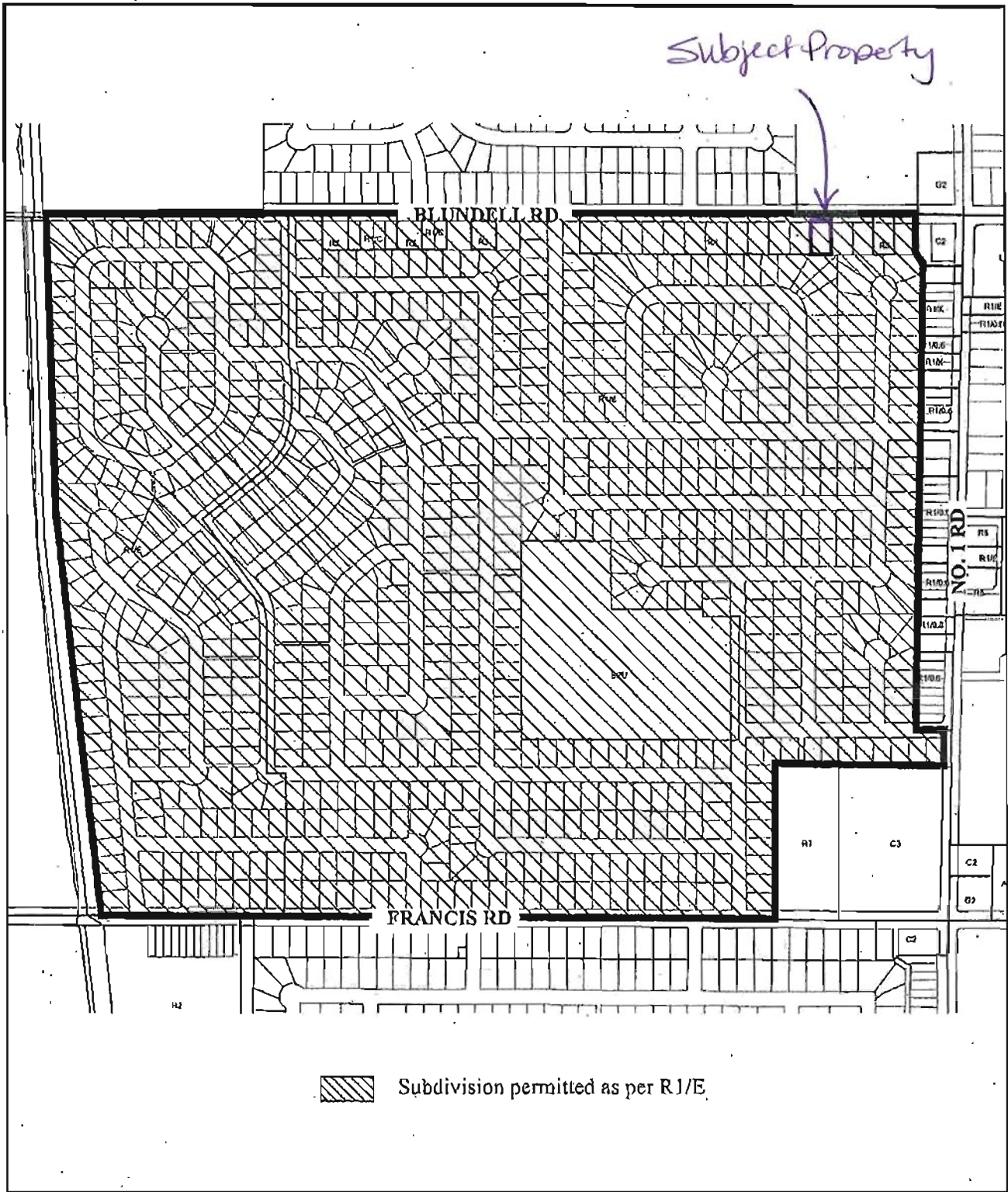
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy 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 amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474  
21-4-7 & 22-4-7

Original Date: 02/29/08

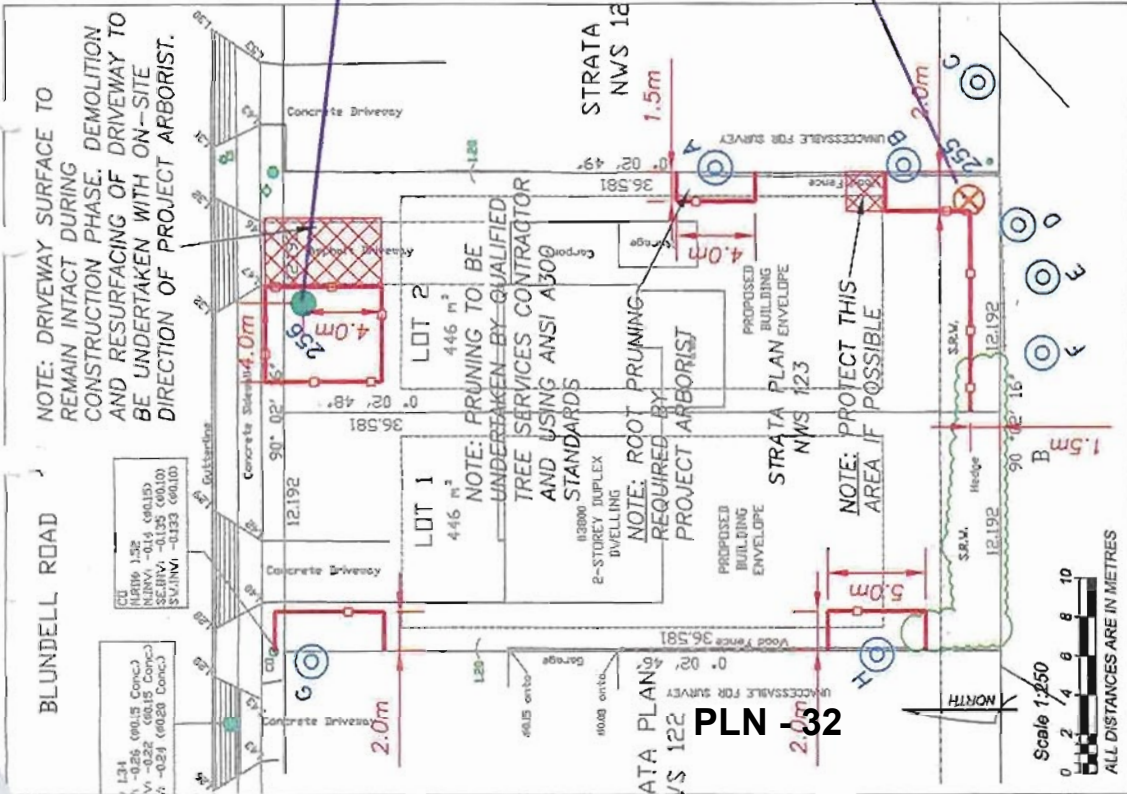
Amended Date: 05/20/08

Note: Dimensions are in METRES

COPY

to be retained

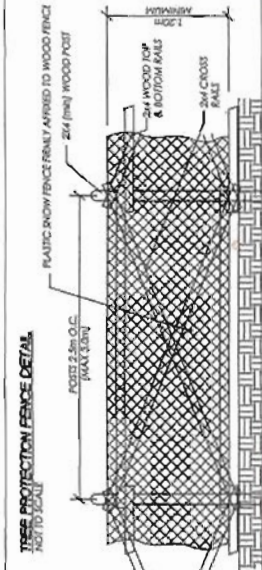
to be removed



**TREE PROTECTION PLAN**

1. THE PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER. THE PLAN IS PROVIDED FOR CONCEPT ONLY AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

2. THE PROTECTION PLAN IS BASED ON THE TREE MANAGEMENT DRAWING AS PREPARED BY THE OWNER. TREE PROTECTION IS BASED ON THE TREE CONDITIONS AS DETERMINED BY THE PROJECT ARBORIST. THE TREE PROTECTION PLAN IS BASED ON THE TREE MANAGEMENT DRAWING PROVIDED BY THE PROJECT ARBORIST. THE PROTECTION PLAN IS BASED ON THE TREE MANAGEMENT DRAWING PROVIDED BY THE PROJECT ARBORIST. THE PROTECTION PLAN IS BASED ON THE TREE MANAGEMENT DRAWING PROVIDED BY THE PROJECT ARBORIST.



**LEGEND**

- DENOTES TREE NUMBER, REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- DENOTES TREE TO BE REMOVED
- DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)
- DENOTES OFFSITE TREE, REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS. SEE TREE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

**TREE MANAGEMENT DRAWING**

PROJECT: PROPOSED TWO LOT SUBDIVISION  
ADDRESS: 3800 & 3820 BLUNDELL RD., RICHMOND  
CLIENT: BALDEV PUREWAL  
ACL FILE: 13202

ARBORTECH CONSULTING

Greater Vancouver Office  
SUITE 200 - 3740 CHARMAN STREET, RICHMOND, BC CANADA V7E 2Z3  
SUITE 107 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3

DATE: 28.22.2013  
REV # 0  
COMMENTS

**PLAN NOTES**

- THE PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER. THE PLAN IS PROVIDED FOR CONCEPT ONLY AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

NTS





**Rezoning Considerations**

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

**Address:** 3800 and 3820 Blundell Road

**File No.:** RZ 13-641189

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs). The Landscape Plan should:
  - comply with the guidelines of the Arterial Road Policy in the 2041 OCP;
  - include the dimensions of required tree protection fencing;
  - include a variety of suitable native and non-native replacement trees and vegetation, ensuring a rich urban environment and diverse habitat for urban wildlife; and
  - include the three (3) trees to be planted and maintained, with the following minimum sizes:

# Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2 Replacement Trees	8 cm		4 m
1 Additional Tree	6 cm		3.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the tree protection zone of the trees to be retained (i.e. Tree # 256 on-site, and Trees A, B, D, E, F, G, H off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (including stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Blue Spruce in the front yard will be protected (Tree # 256). Following completion of construction and landscaping on the subject site, 50% of the security will be released subject to a landscaping inspection to verify tree survival. The remaining 50% of the security will be released one (1) year after the initial landscaping inspection if the tree has survived.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,280) to the City's Affordable Housing Reserve Fund.
 

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a flood indemnity covenant on title.
6. Discharge of existing covenants BE49183, BE49184 registered on title of the strata lots, which restrict the use of the property to a duplex.

**At demolition\* stage, the following is required to be completed:**

- Installation of tree protection fencing on-site around the Blue Spruce (Tree # 256) and the driplines of Trees A, B, D, E, F, G, H. Tree protection fencing must be installed to City standard and in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to demolition of the existing dwelling on-site, and must remain in place until construction and landscaping on the proposed lots is completed.

**At subdivision\* stage, the following is required to be completed:**

- Payment of servicing costs.

**At building permit\* stage, the following is required to be completed:**

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

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

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

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

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

[signed original on file]

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9069 (RZ 13-641189)
3800/3820 Blundell Road

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

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

P.I.D. 001-124-277
STRATA LOT 1 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN NW123 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM 1

P.I.D. 001-124-285
STRATA LOT 2 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT STRATA PLAN NW123 TOGETHER
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON
FORM 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9069".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for signature and date entry corresponding to the reading stages.



\_\_\_\_\_  
MAYOR

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



**To:** Planning Committee **Date:** October 23, 2013  
**From:** Wayne Craig **File:** RZ 12-605272  
Director of Development  
**Re:** Application by Hotel Versante Ltd. for Rezoning at 8451 Bridgeport Road and  
Surplus City Road from Light Industrial (IL) to High Rise Office Commercial  
(ZC33) – (City Centre)

---

**Staff Recommendations**

1. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, be abandoned.
2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan), to facilitate the construction of commercial uses at 8451 Bridgeport Road and City's surplus road, by:
  - a) Amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the subject site and City's surplus road to "Urban Centre T5 (45m)";
  - b) Amending the configuration of minor streets adjacent to the site in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to extend River Road from West Road to Bridgeport Road and re-align West Road between River Road and Bridgeport Road;
  - c) Together with related minor map and text amendments in Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan);be introduced and given first reading.


3. That Bylaw 9065, having been considered in conjunction with:

- The City’s Financial Plan and Capital Program;
- The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

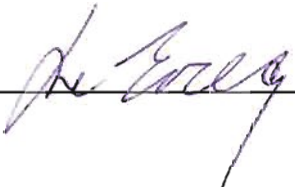
is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act.

4. That Bylaw 9065, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 to: create "High Rise Office Commercial (ZC33) – (City Centre)"; and to rezone 8451 Bridgeport Road and City’s surplus road from "Light Industrial (IL)" to "High Rise Office Commercial (ZC33) – (City Centre)"; be introduced and given first reading.

  
 Wayne Craig  
 Director of Development

SB:kt  
Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Arts, Culture & Heritage	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

Hotel Versante Ltd. has applied to the City of Richmond for permission to amend the Official Community Plan Bylaw 7100 (OCP) and rezone 8451 Bridgeport Road and a portion of surplus City Road in the City Centre's Bridgeport Village from "Light Industrial (IL)" to a new site specific zone, "High Rise Office Commercial (ZC33) – (City Centre)", to permit the construction of a high rise commercial development (**Attachments 1 & 2**). More specifically, the proposed rezoning provides for the construction of three towers of nine, twelve, and fourteen storey building height, a common five-storey podium. The development proposal includes approximately 19,882 m<sup>2</sup> of commercial, hotel and office space, approximately 110 hotel rooms, and approximately 333 parking spaces.

### Abandoning Previous Zoning Amendment Bylaw

Staff recommends that Council abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032. This bylaw received Third Reading on October 18, 1999 and was associated with a previous rezoning application (RZ 97-116491) for the site. The new owner has asked the City to abandon the bylaw.

### Proposed 2041 OCP City Centre Area Plan Amendments

The application includes proposed amendments to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.10 City Centre Area Plan (CCAP) to amend the land use designation of the subject site, which includes 8451 Bridgeport Road and a surplus portion of West Road that currently runs through the property (**Attachment 3**). Transportation network changes associated with the development include re-opening the original portion of West Road connecting to Bridgeport Road and constructing an extension of River Road to connect to Bridgeport Road. Based on the reconfiguration of the transportation network, the closing and acquisition of the surplus portion of West Road to be consolidated as a part of the development parcel is supported by staff. A separate report will be provided by Real Estate Services as described below.

### Proposed Zoning Amendments

The application proposes to create a new site specific "High Rise Office Commercial (ZC33) – (City Centre)" zone and rezone the subject site to the new zone to facilitate the proposed development.

### Surplus City Road Acquisition

The application proposes to re-open the original West Road and Bridgeport Road intersection at the east edge of the site, and therefore the current curved portion of West Road is no longer required (**Attachment 4**). The surplus road land may be sold to the developer at fair market value through a separate purchase and sale agreement. The road closure bylaw and primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

### Servicing Agreement

The developer has agreed to enter into a Servicing Agreement as a rezoning consideration for the design and construction of improvements to the road network and servicing. Due to proximity to Bridgeport Road, City dike, and the jet fuel pipeline, coordination of the Servicing Agreement design and construction will be required with the Ministry of Transportation & Infrastructure, the Provincial Inspector of Dikes, Trans Mountain Pipeline (Jet Fuel) and Kinder Morgan Canada Inc.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 5**).

### **Surrounding Development**

The subject site is situated in the Bridgeport Village – a transitional City Centre area designated for medium-density, mid and high-rise, business, entertainment, hospitality, arts, transportation hub uses (**Attachment 3**). The Bridgeport Village also includes a pedestrian-oriented secondary retail street along a portion of West Road, retail high streets at the village centre and an industrial reserve east of Great Canadian Way. The subject site is vacant and development in the vicinity includes:

- To the North, West and East: Across West Road, River Road and the future River Road extension, are vacant Light Industrial (IL) properties, including 9.29 ha of land and approximately 6.0 ha of foreshore area that is currently under staff consideration for a large multi-phase development with retail, entertainment, office, hotel, conference centre & park uses (RZ 12-598104).
- To the East: A two-storey light industrial building zoned Light Industrial (IL).
- To the South: Across Bridgeport Road, are a number of properties under Land Use Contract 126, containing a vacant one-storey casino building, one-storey restaurant building, two-storey strata-titled office building, and a number of surface parking lots. A rezoning application is currently under staff consideration for a high-rise development on lands between Bridgeport Road, No. 3 Road and Sea Island Way, including a six-level parkade and amenity building fronting onto Bridgeport Road (RZ 13-628557).

### **Related Policies & Studies**

Development of the subject site is affected by the City Centre Area Plan (CCAP) and related policies (e.g. Aircraft Noise Sensitive Development). An overview of these policies is provided in the “Analysis” section of this report.

## Consultation

- a) Ministry of Transportation & Infrastructure (MOTI): Consultation with MOTI is required due to the proximity of Bridgeport Road, a roadway under Provincial jurisdiction. MOTI staff has reviewed the proposal on a preliminary basis and final MOTI approval is required prior to rezoning adoption.
- b) Ministry of Forest, Land and Natural Resource Operations Archaeology Branch: Ministry staff reviewed an impact assessment report regarding the subject site prepared by Terra Archaeology Ltd. in 2006. No protected archaeological sites were identified, no further archaeological studies were recommended and no further consultation is required. If anything of archaeological importance is found during construction, the owner is required to contact the Archaeology Branch.
- c) School District: This application was not referred to School District No. 38 (Richmond) because it does not include any residential uses. The OCP Aircraft Noise Sensitive Development (ANSD) policy prohibits residential uses in this area. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units).
- d) Airport: This application was not referred to Vancouver International Airport (YVR) because it does not include residential uses and the building height conforms to the Vancouver International Airport Authority Zoning Regulations.
- e) General Public: Signage is posted on-site to notify the public of the subject application. At the time of writing this report, no correspondence had been received. The statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

## Staff Comments

Based on staff's review of the subject application, including the developer's preliminary Transportation Impact Study (TIS) and Interim Road Functional Plan, staff are supportive of the subject rezoning, provided that the developer fully satisfies the Rezoning Considerations (**Attachment 6**).

## Analysis

Hotel Versante Ltd. has applied to the City of Richmond to rezone the subject 6,628.3 m<sup>2</sup> (1.64 ac.) development parcel which is a triangular site surrounded on all three (3) sides by Bridgeport Road, West Road and future River Road. The Light Industrial (IL) zoned land is vacant, save for a portion of West Road that is proposed to be closed and consolidated with the property at 8451 Bridgeport Road. The challenging triangular site is a gateway to the airport connector bridge, the Fraser Middle Arm and the development lands along the river.



The purpose of the proposed OCP amendments and rezoning is to permit the consolidation of the subject site into one (1) development parcel, construct road network improvements, and permit the construction of a three-tower high rise commercial development with a common podium totalling approximately 19,882 m<sup>2</sup> of office, hotel and commercial space (**Attachment 7**). The subject development proposal is notable for including a large component of office space, which is identified as a need in the CCAP.

#### Abandoning Previous Zoning Amendment Bylaw

The application also includes a recommendation to abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, to create a site specific mid rise commercial hotel zone and rezone the property in association with rezoning application RZ 97-116491. The Bylaw received First Reading on September 27, 1999; Second and Third Readings and Public Hearing on October 18, 1999, but the requirements were never completed to enable the Bylaw to be adopted, the property was sold to a new owner and a new rezoning application for a new development proposal has been submitted to the City. With the new rezoning application, the Bylaw is rendered obsolete and can be abandoned.

#### Proposed OCP CCAP Amendments

Bridgeport Village is designated in the CCAP for medium-density, mid- and high-rise, business, entertainment, hospitality, arts, transportation hub uses along with an industrial reserve east of Great Canadian Way and retail high street along No. 3 Road (**Attachment 3**).

The CCAP designates the site as part of the commercial reserve – mid to high-rise. The proposal implements the CCAP commercial reserve policy as it involves the following range of commercial uses: hotel, office, and commercial retail.

The CCAP further designates the portion of the site located to the west of West Road as "Urban Centre T5 (35 m)" (2 FAR) and "Village Centre Bonus" (1 FAR). The smaller portion of the site, located East of West Road, is designated as "Urban Centre T5 (45 m)" (2 FAR) and "Village Centre Bonus" (1 FAR). The portion of West Road running through the site is shown as "road".

For greater clarity regarding land use designations, staff recommend that the current "Urban Centre T5 (35 m)" and road designations be removed from the subject site and the affected area be designated "Urban Centre T5 (45 m)" as per the existing designation of the remainder of the site and adjacent lands to the east. The "Village Centre Bonus" (1 FAR) designation applies to the entire site and would remain unchanged.

It is also proposed to amend the CCAP to reflect the re-opening of the West Road intersection at the East edge of the site. The proposed road improvements will be instrumental in servicing future development of the waterfront lands to the west.

#### Village Centre Bonus Amenity Contributions:

The CCAP designates the subject site and other Bridgeport Village properties as a Village Centre Bonus (VCB) area for the purpose of encouraging the provision of City-owned community benefit space by permitting an office density bonus of up to 1.0 FAR where a developer

constructs at least 5% of the bonus floor area as turnkey non-residential uses for the benefit of the City (e.g. artist studio space, arts program space). On this basis, staff recommend and the developer has agreed to provide a voluntary contribution of \$1,605,150 to facilitate the construction of community benefit arts & culture facilities in City Centre, the value of which contribution is based on the following, as determined to the satisfaction of the City:

- Construction value of \$450/ft<sup>2</sup>, based on a turnkey level of finish and inclusive of costs related to necessary ancillary uses and spaces; and
- A floor area of 3,567 m<sup>2</sup> (38,395 ft<sup>2</sup>), based on 5% of the subject development's maximum permitted VCB floor area.

Note that this approach has been reviewed and concurred to by Community Services staff. Staff recommend against the developer constructing a community benefit space on the subject site because its VCB floor area is too small to be operated in a cost-effective manner. Instead, prior to adoption of the subject rezoning, the developer shall make a voluntary cash contribution (100% of which shall be allocated for capital works) to the Leisure Facilities Reserve Fund for the construction of community benefit arts & culture facilities at another location within City Centre. Council will have sole discretion over the use of these funds.

#### Proposed Changes to Road Network

The development proposal includes road network improvements to re-open the original intersection of West Road and Bridgeport Road (**Attachment 4**), close the current West Road connection to Bridgeport Road and provide an interim River Road extension to a new intersection at Bridgeport Road. The portions of River Road and West Road adjacent to the site will be widened and completed to their ultimate design with the future development of the properties across the roads.

In 2001, MOTI required a road dedication from the site to widen Bridgeport Road and to relocate West Road to the West, further away from No. 3 Road, as part of the airport connector bridge construction project. A new portion of West Road was built, connecting to Bridgeport Road and concrete barriers were placed to prevent vehicles from using the original intersection. The West Road re-alignment cuts through the property at 8451 Bridgeport Road, and as a result of reviewing the subject development proposal, MOTI has indicated that the proposed road network improvements would be acceptable. MOTI approval is a requirement of the rezoning as well as a requirement of the Servicing Agreement for the design and construction of the road network improvements.

Road closure and purchase of the City's surplus Road from West Road is a requirement of rezoning. With the re-opening of the original West Road intersection, the current curved portion of West Road is no longer required and may be included in the subject rezoning proposal. The road closure bylaw and primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

### Proposed Zoning Amendments

Amendments to the Richmond Zoning Bylaw are proposed to create the new site specific zoning district “High Rise Office Commercial (ZC33) – (City Centre)” and to rezone the subject site to the new zone. The proposed bylaw has been prepared to manage development on the subject site in accordance with CCAP guidelines.

### Proposal Details

Staff’s review of the proposed development shows it to be consistent with City policies and supportive CCAP objectives for the Bridgeport Village, as indicated below:

a) Sustainable Development:

- **District Energy Utility (DEU)**: The site is required to be “DEU-ready”.
- **Leadership in Energy and Environmental Design (LEED)**: The CCAP requires that all rezoning applications greater than 2,000 m<sup>2</sup> in size demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy and will demonstrate this at Development Permit stage.
- **Flood Management Strategy**: In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a flood indemnity covenant as a rezoning consideration.
- **Aircraft Noise Sensitive Development (ANSD)**: The subject site is situated within ANSD “Area 1a”, which prohibits new ANSD uses (e.g. residential, child care), and requires that a restrictive covenant be registered on title, including information to address aircraft noise mitigation and public awareness. The proposed development complies with the policy. The developer has agreed to register an aircraft noise indemnity covenant as a rezoning consideration.

b) Public Art: The developer has agreed to participate in the City’s Public Art Program. A voluntary contribution of approximately \$87,756, based on \$0.41 per buildable square foot, to the City’s Public Art fund as a rezoning consideration.

c) Infrastructure Improvements: The City requires the coordinated design and construction of private development and City infrastructure with the aim of implementing cost-effective solutions to serving the needs of Richmond’s rapidly growing City Centre. In light of this, staff recommend and the developer has agreed to the following:

- **Road Network Improvements**: the developer shall be responsible for road dedications and statutory right-of-ways (e.g., River Road extension, West Road widening, private road); and the design and construction of an interim River Road extension, interim West Road widening, and Bridgeport Road pedestrian and intersection improvements.

- **Engineering Improvements:** The developer shall be responsible for the design and construction of required storm sewer upgrades, sanitary sewer upgrades, water system upgrades, under-grounding of private utilities, coordination of works with MOTI, the Provincial Inspector of Dikes, Kinder Morgan, and related improvements, as determined to the satisfaction of the City.
- The developer has agreed to enter into a Servicing Agreement for the design and construction of the required road network and engineering works prior to rezoning adoption. Due to proximity to Bridgeport Road and City Dike, approval is required from MOTI and the Provincial Inspector of Dikes.
- The developer has agreed to provide a voluntary contribution of \$81,960 towards future downstream sanitary sewer upgrades from the development site to the Van Horne Pump Station as a rezoning consideration.

d) Proximity to Jet Fuel Pipe Line:

An existing jet fuel line owned by Trans Mountain Pipeline (Jet Fuel) and operated by Kinder Morgan Canada Inc. is located adjacent to the development site within River Road, West Road and Bridgeport Road and is subject to the National Energy Board Act and the British Columbia Oil and Gas Activities Act legislation. Portions of the required Servicing Agreement works, including road works, and site servicing, are within close proximity to the pipeline. Due to this proximity, Trans Mountain Pipeline (Jet Fuel) may require a legal agreement so that the works can be performed in proximity to the pipeline.

As a rezoning consideration, the developer has agreed to enter into a Servicing Agreement. The Servicing Agreement requires that the developer be responsible for the design and construction of infrastructure works, be responsible for the works during a maintenance period, and provide an insurance policy to cover the City in the event of any liability or damages arising from the Servicing Agreement works during the construction and maintenance periods. Due to the proximity of the jet fuel pipeline, the developer may be required to obtain any necessary approvals from Trans Mountain Pipeline (Jet Fuel) and/or related parties. The City's standard Servicing Agreement and the requirements thereunder may need to be modified to address the jet fuel pipe line.

In respect to the jet fuel pipe line, the City may be required to enter into an agreement with Trans Mountain Pipeline (Jet Fuel) and/or related parties. In the event that the City is required to enter into such an agreement, staff would first need to prepare a separate staff report to provide the details and seek authorization from Council.

- e) Form of Development: The developer proposes to construct a high rise, high density, commercial development, including a significant amount of office space, and ground level commercial and hotel uses on a prominent site located in the Bridgeport Village. The developer's proposed form of development conforms to the CCAP policies generally and Development Permit (DP) guidelines, with a significant setback, taller buildings and a private drive aisle located along Bridgeport Road to address the constraints and opportunities of the site.

Development Permit (DP) approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. The architectural form and character of the development proposal will be reviewed at DP stage, including the following:

- Detailed architectural, landscaping and open space design.
  - Explore opportunities to create vibrant retail streetscape that contribute to the animation, pedestrian-amenity, and commercial success of the development and its surroundings.
  - Demonstration of LEED Silver (equivalency) or better.
  - Vehicle and bicycle parking; truck loading; garbage, recycling and food scraps storage and collection; and private utility servicing.
- f) Proposed Zoning Bylaw Amendment: A "High Rise Office Commercial (ZC33) – (City Centre)" site specific zone was prepared for the proposed development to allow high density, transit oriented, non-residential and central business district development in an area affected by aircraft noise. The zone includes a density bonus provision for as the site is located in the Village Centre Bonus Area. The development proposal complies with the permitted density and takes advantage of the density bonusing provision.
- g) Community Planning: As per CCAP policy, the developer proposes to voluntarily contribute approximately \$53,510, based on \$0.25 per buildable square foot, to the City's community planning reserve fund.

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

None.

## Conclusion

The proposed development is consistent with Richmond's 2041 OCP and City Centre Area Plan objectives for the Bridgeport Village, as set out in the proposed OCP and City Centre Area Plan (CCAP) amendments. The proposed high-rise project, office development, pedestrian-oriented streetscapes, River Road extension, West Road widening, and Bridgeport Road pedestrian and intersection improvements will assist in making Bridgeport Village a transit-oriented, urban community.

On this basis, staff recommend that:

- Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032 be abandoned;
- Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan) be introduced and given first reading; and
- Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP  
Planner 2



Terry Crowe  
Manager, Policy Planning

SB:kt

Attachment 1: Location Map

Attachment 2: Aerial Photograph

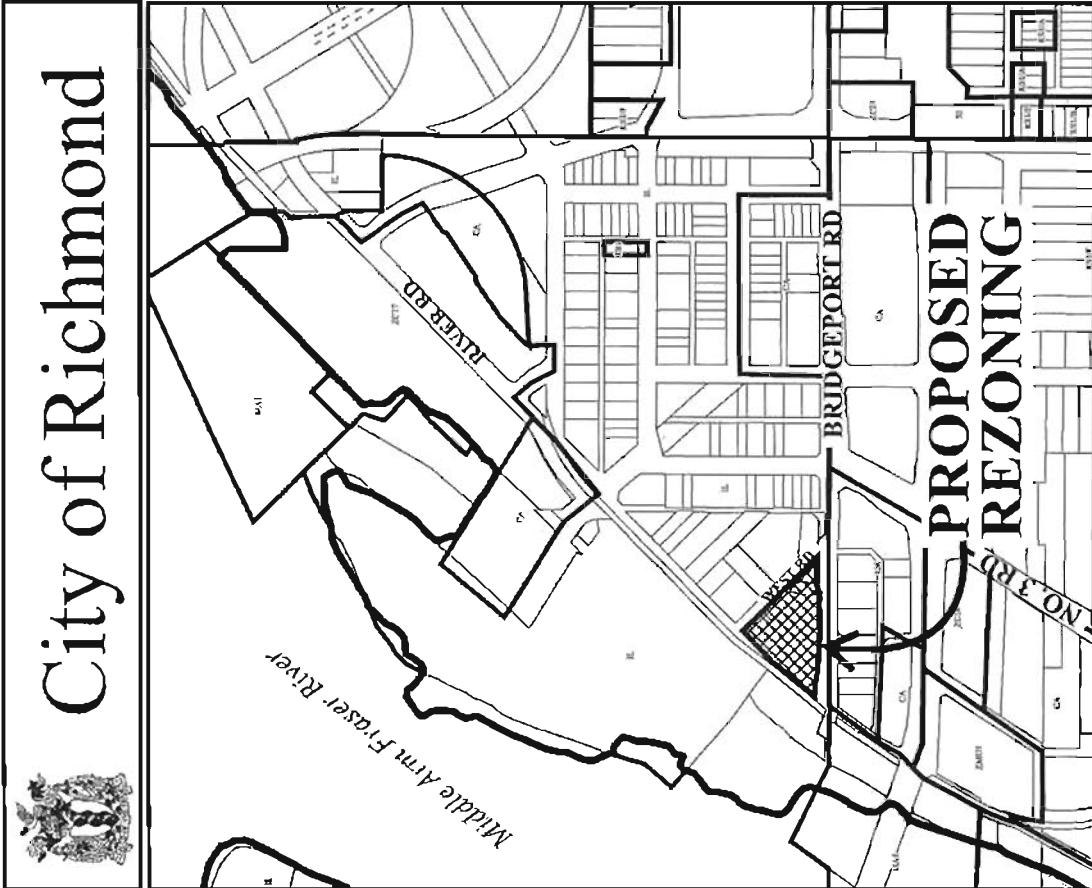
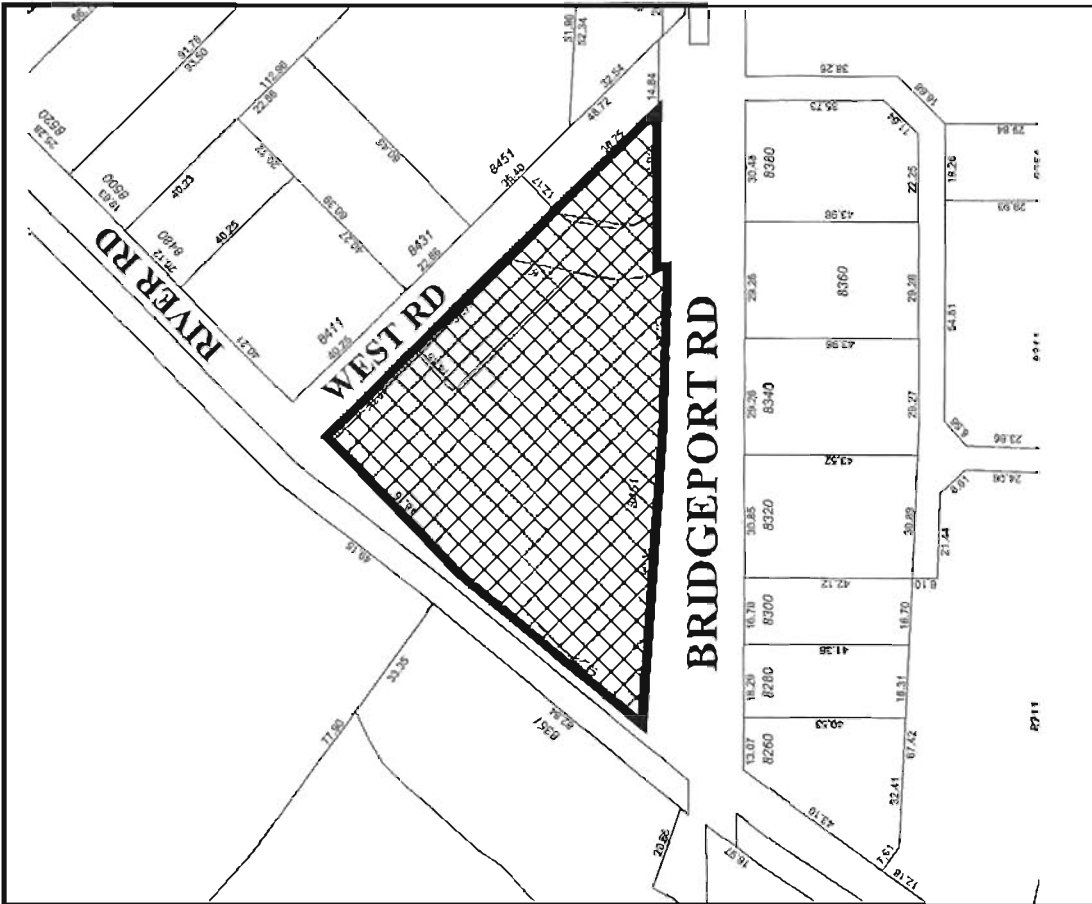
Attachment 3: City Centre Area Plan Specific Land Use Map: Bridgeport Village (2031)

Attachment 4: West Road Diagram

Attachment 5: Development Application Data Sheet

Attachment 6: Rezoning Considerations Concurrence

Attachment 7: Development Concept



Original Date: 04/20/12  
 Revision Date: 10/02/13  
 Note: Dimensions are in METRES

RZ 12-605272





RZ 12-605272

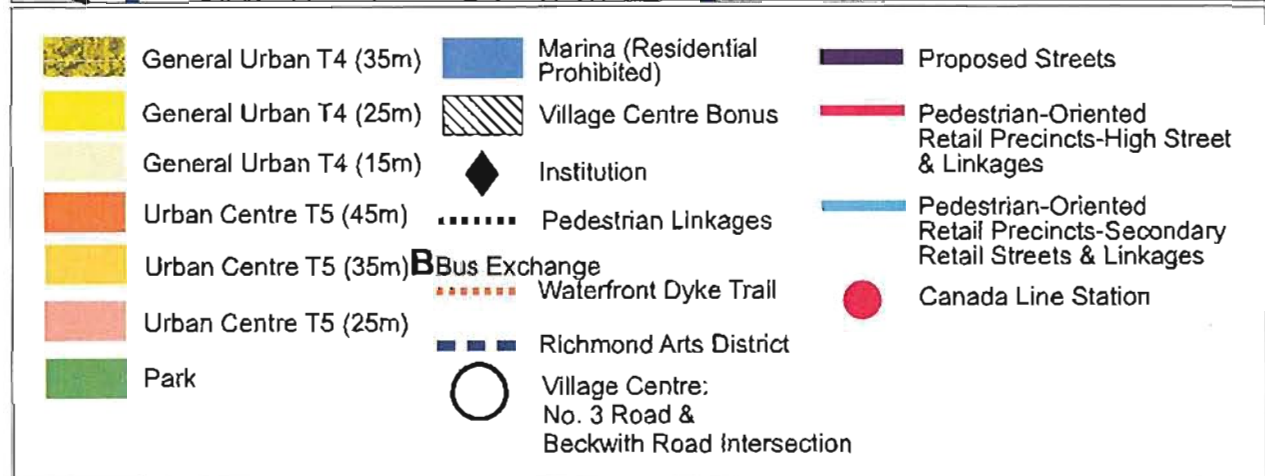
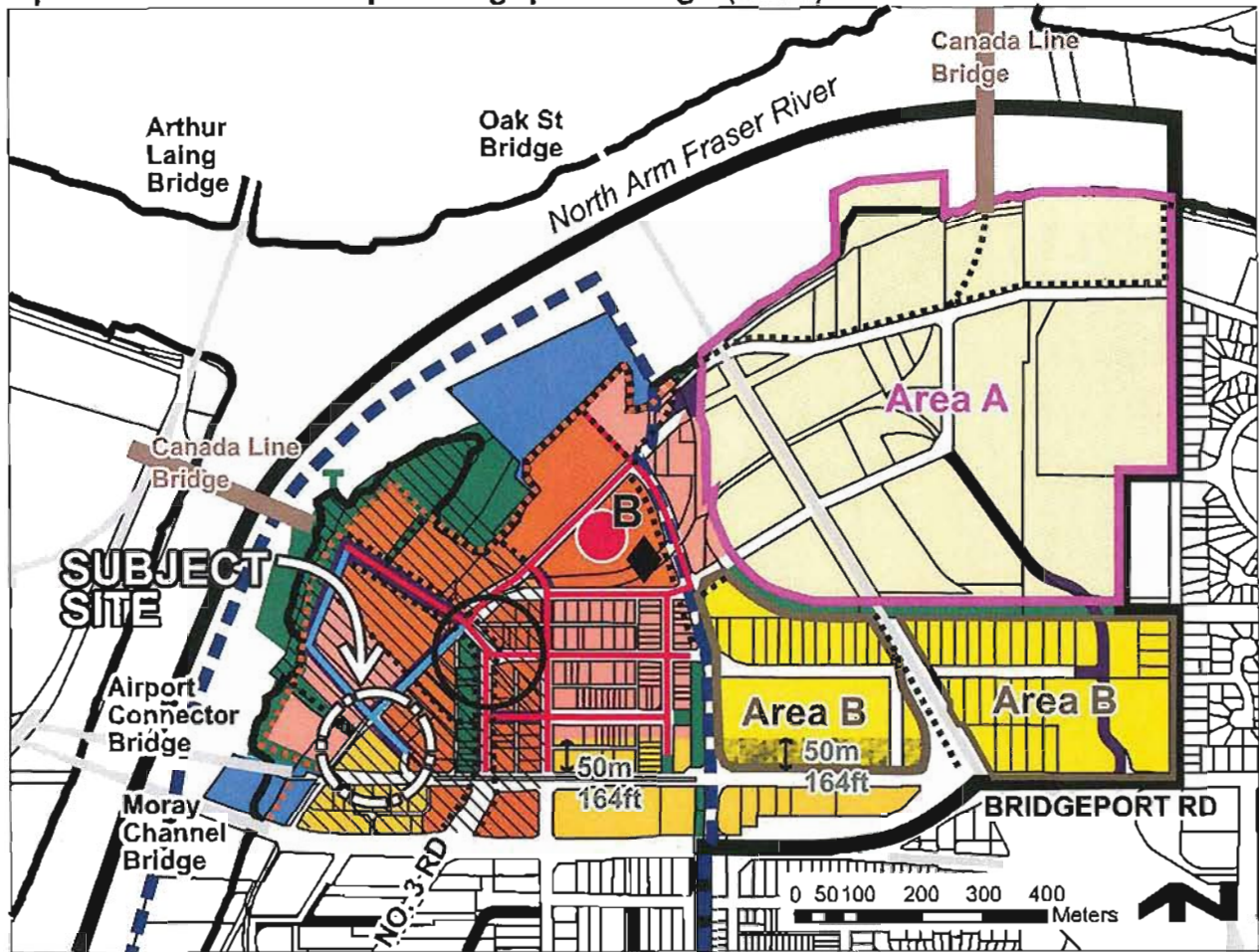
Original Date: 04/23/12

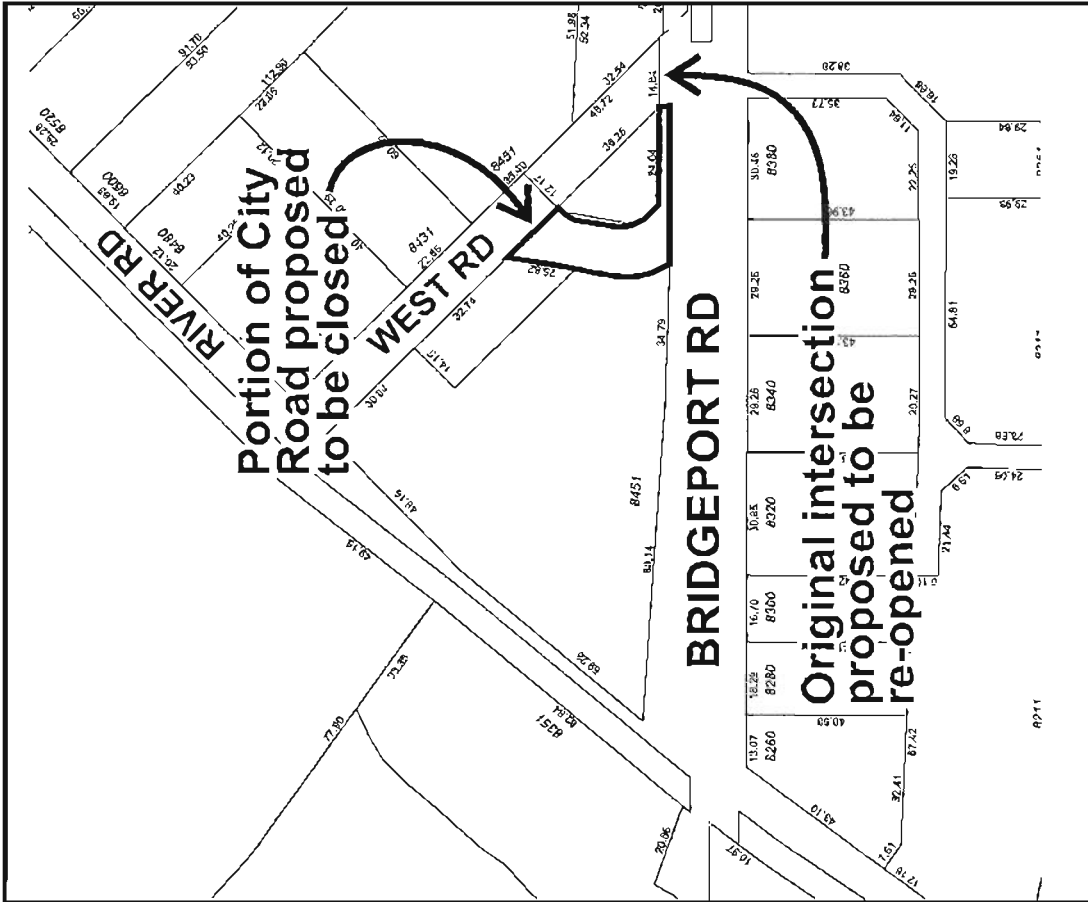
Amended Date: 10/02/13

Note: Dimensions are in METRES



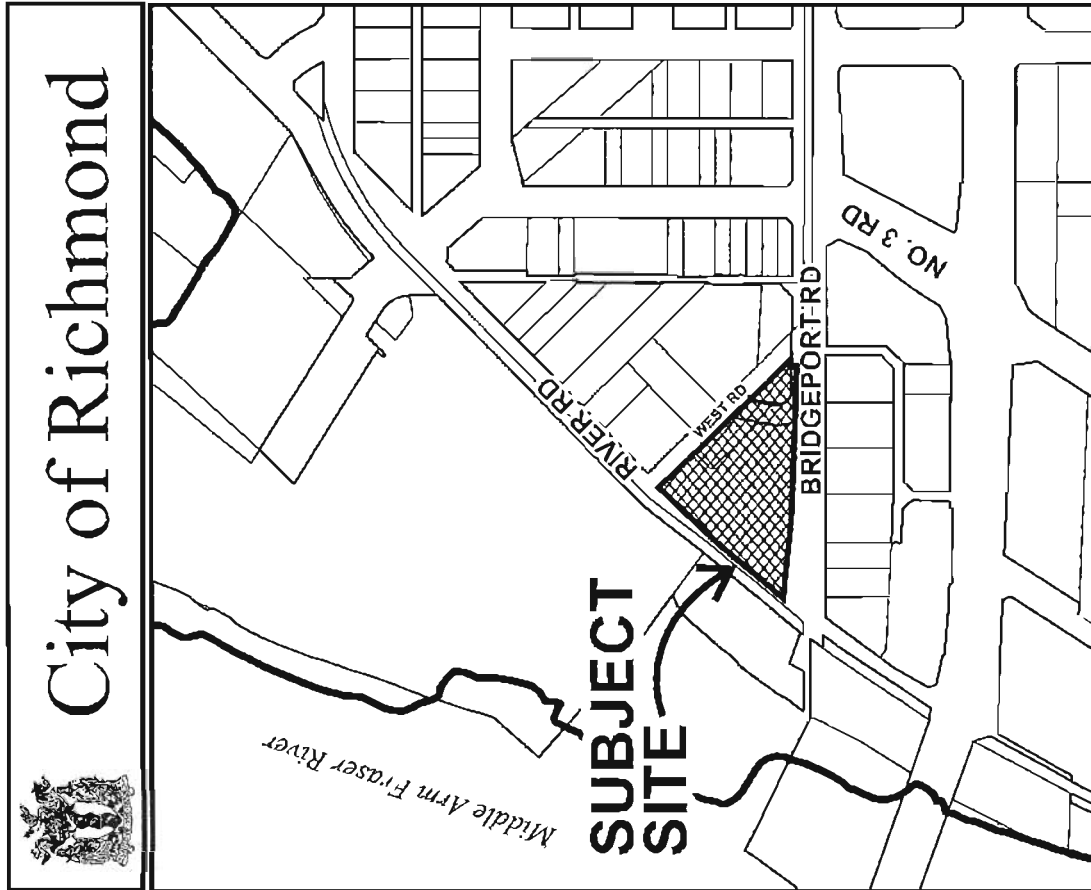
City Centre Area Plan  
 Specific Land Use Map: Bridgeport Village (2013)





Original Date: 10/01/13  
 Revision Date: 10/18/13  
 Note: Dimensions are in METRES

West Road Diagram  
 RZ 12-605272





**RZ 12-605272**

**Attachment 5**

Address: 8451 Bridgeport Road

Applicant: Hotel Versante Ltd.

Planning Area(s): Bridgeport Village (City Centre)

	Existing		Proposed	
Owner:	Hotel Versante Ltd.		Same	
Site Size (m <sup>2</sup> ):	8451 Bridgeport Road Surplus West Road Total	6,263.4 m <sup>2</sup> 548.8 m <sup>2</sup> 6,812.2 m <sup>2</sup>	Development site Road dedication Total	6,628.3 m <sup>2</sup> 183.9 m <sup>2</sup> 6,812.2 m <sup>2</sup>
Land Uses:	Vacant		Hotel, Office, Commercial	
OCP Designation:	Commercial		Complies	
Area Plan Designation:	Urban Centre T5 (45 m) Urban Centre T5 (35 m) Road		Complies as amended to Urban Centre T5 (45 m)	
Aircraft Noise Sensitive Development Policy:	Area 1a Restricted Area		Complies	
Zoning:	Light Industrial (IL)		High Rise Office Commercial (ZC33) – (City Centre)	
Number of Units:	Vacant		19,882.6 m <sup>2</sup> development including: 7,726.5 m <sup>2</sup> 110-room hotel, 9,071.1 m <sup>2</sup> office space, and 3,084.9 m <sup>2</sup> commercial space	
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio:	Max. 3.0 including Village Centre bonus: Min. 1.0 office		3.0, including 1.37 office	None permitted
Lot Coverage – Building:	Max. 90%		Less than 50%	None
Setbacks: Bridgeport Rd West Rd River Rd	Min. 1.7 m at grade Min. 0.1 m above Min. 1.7 m at grade Min. 0.1 m above Min. 1.7 m at grade Min. 0.1 m above		Min. 9.1 m Min. 5.8 m Min. 1.7 m Min. 0.1 m Min. 3.9 m Min. 1.5 m	None
Height:	Max. 47.0 m geodetic		Max. 47 m geodetic	None
Off-street Parking Spaces: Hotel Office Commercial Total	139 121 72 332		139 122 72 333	None
Accessible Parking Spaces:	Min. 2% (7 spaces)		3% (10 spaces)	None
Small Car Parking Spaces:	Max. 50% (166 spaces)		Max 50% (166 spaces)	None



## Rezoning Considerations

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

**Address:** 8451 Bridgeport Road and Surplus City Road

**File No.:** RZ 12-605272

**Prior to considering adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9066, the developer is required to complete the following:**

1. Abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032.
2. Final Adoption of Official Community Plan Bylaw 7100, Amendment Bylaw 9065.
3. Provincial Ministry of Transportation & Infrastructure approval.
4. Council approval of the road closure bylaw for the surplus city road. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
5. Consolidation of the lands into one development parcel.
6. Road dedication (as per Schedule A, or as approved by the Director of Transportation):
  - a) River Road – Up to 2 m wide dedication along the entire River Road frontage for a new 2 m wide sidewalk.
  - b) Corner cuts, measured from the new property line and/or edge of PROP, whichever is further into the site:
    - i) 4m x 4m corner cut dedication at the corner of Bridgeport Road and West Road.
    - ii) 4m x 4m corner cut dedication at the corner of Bridgeport Road and River Road.
    - iii) 4m x 4m corner cut dedication at the corner of West Road and River Road.
7. The granting of statutory PROP rights-of-way (as per Schedule A, or as approved by the Director of Transportation):
  - a) West Road – 2 m wide PROP required along the entire West Road frontage for a new 2 m wide sidewalk. The ROW will include City maintenance and liability.
  - b) Drive Aisle – Approximately 7.9 m wide PROP required along the entire Bridgeport Road frontage to accommodate public passage over the 6.1 m wide travel lanes of the internal drive aisle, which passes underneath portions of the building. The ROW will include owner maintenance and liability.
8. Registration of an aircraft noise indemnity covenant for non-sensitive uses on title (Area 1A of the OCP Aircraft Noise Sensitive Development Map).
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
  - c) If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
    - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;

- ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
  - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
  - iv) if required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
11. City acceptance of the developer's offer to voluntarily contribute \$0.41 per buildable square foot (e.g. \$87,756) to the City's public art reserve fund (to City account 7750-80-000-00000-0000).
  12. City acceptance of the developer's voluntary contribution in the amount of \$0.25 per buildable square foot (e.g. \$53,510) to future City community planning studies, as set out in the City Centre Area Plan.
  13. City acceptance of the developer's voluntary contribution in the amount of \$1,605,150 to the City's Leisure Facilities fund for arts & culture facilities in City Centre.
  14. City acceptance of the developer's voluntary contribution in the amount of \$81,960.00 for downstream sanitary sewer upgrades from the development site to the Van Horne pump station and/or City identified upgrades within the Van Horne pump station catchment area (to City account 2253-10-000-14912).
  15. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
  16. Enter into a Servicing Agreement\* for the design and construction of road and infrastructure improvement works. Works include, but may not be limited to providing the general road cross-sections described below and as per Schedule A, or as approved by the Director of Transportation:
    - a) River Road – New road construction between West Road and Bridgeport Road to provide (from east to west): 2.0 m wide concrete sidewalk, 1.5 m wide grass boulevard with street trees, 0.15 m wide curb and gutter, 6.0 m wide asphalt travel lanes, and a 1.0 m wide shoulder, with appropriate intersection improvements and City Centre street lighting.
    - b) West Road – Road widening between Bridgeport Road to River Road to provide (from south to north): 2.0 m wide concrete sidewalk, 1.5 m wide grass boulevard with street trees, 0.15 m wide curb and gutter, 7.88 m to 8.6 m wide asphalt travel lanes, 0.15 m wide curb and gutter, and a 1.5 m wide interim sidewalk, with appropriate intersection improvements and City Centre street lighting.
    - c) Bridgeport Road – Road widening between West Road and new River Road to provide (from south to north): 1.5 m wide grass boulevard with street trees behind the existing curb and gutter, 2.0 m wide concrete sidewalk, varying width of buffer zone, and 6.1m wide asphalt travel lanes, with appropriate City Centre street lighting.
    - d) Storm sewer improvements to:
      - i) Install appropriate storm sewer system in new River Road between Bridgeport Road and West Road.
      - ii) Upgrade storm sewer along West Road frontage to minimum 600 mm diameter from Bridgeport Road (manhole STMH6195) to 8431 West Road (manhole STMH6197) (approximately 72 m length).
      - iii) Upgrade storm sewer along West Road frontage to minimum 675 mm diameter from 8431 West Road (manhole STMH6197) to River Road (manhole STMH6173) (approximately 68 m length).
    - e) Water system improvement: Upgrade water main along West Road frontage from 150 mm diameter asbestos concrete pipe to minimum 200 mm diameter PVC pipe from Bridgeport Road to River Road (approximately 120 m length).
    - f) Sanitary sewer improvement: Upgrade sanitary sewer along West Road frontage to minimum 300 mm diameter from Bridgeport Road (manhole SMH5761) to River Road (manhole SMH5758) (approximately 120 m length).
    - g) Private Utilities improvements:
      - i) Under-grounding of existing private utility pole lines along West Road and River Road frontages, except for BC Hydro Transmission poles (BC Hydro Transmission poles requiring relocation to accommodate road and utility improvements will be at the developer's cost).

- ii) Confirmation of approval from the applicable private utility companies (e.g. BC Hydro, Telus, Shaw) regarding the location(s) of above ground private utility structures (e.g. vista, pad mounted transformers, LPTs, GPON cabinet, Shaw kiosk). All above ground private utility structures shall be located on-site, and shall not be located within City statutory rights-of-way.
- iii) Granting of any rights-of-way required by private utility companies to accommodate their above ground structures and future under-grounding of overhead lines.

Servicing Agreement works are subject to Provincial Inspector of Dikes, MOTI, Trans Mountain Pipeline (Jet Fuel) and Kinder Morgan Canada confirmation as part of the Servicing Agreement process, and additional agreements and security may be required.

**Prior to Building Permit\* Issuance, the developer is required to complete the following:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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 Division at 604-276-4285.

**Note:**

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

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

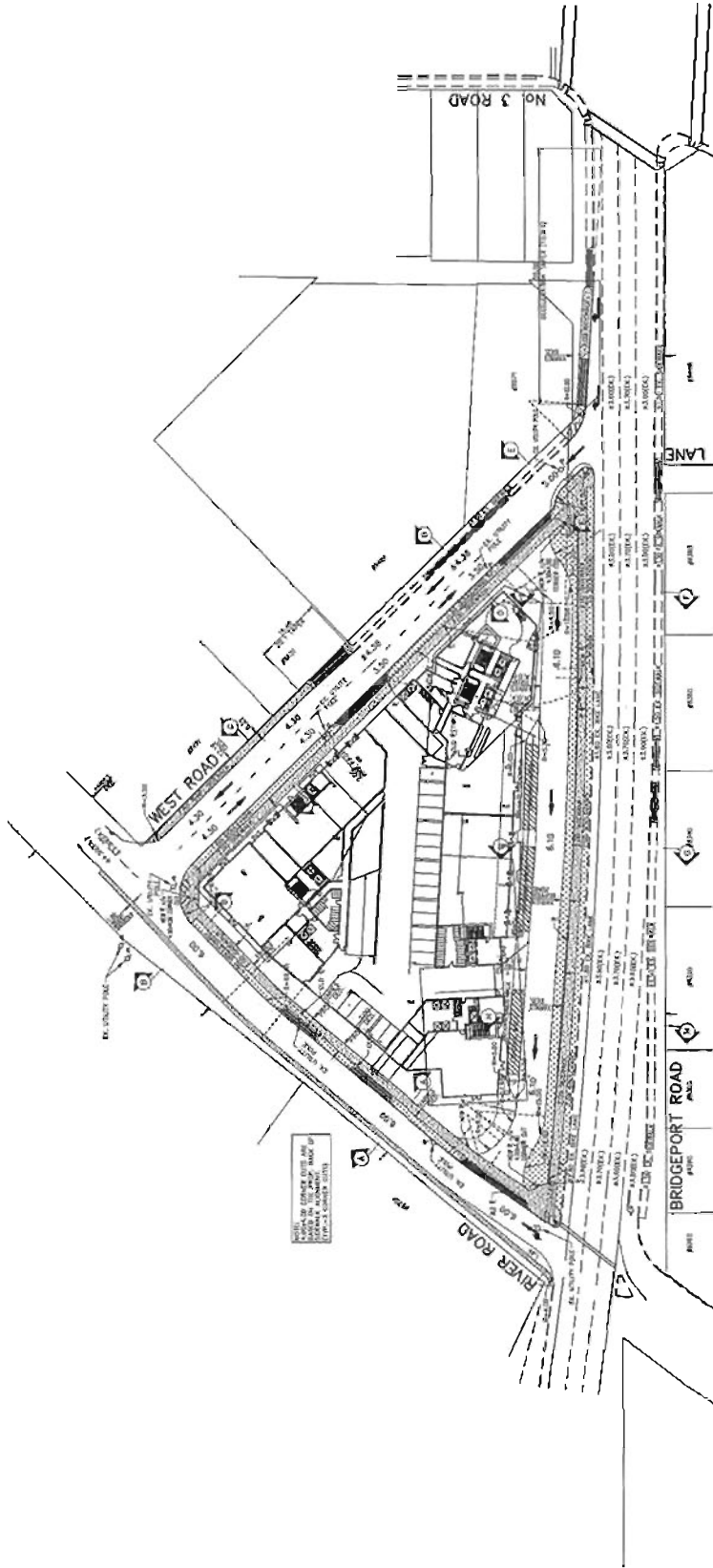
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director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

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

# Schedule A



PLN - 55

3936839

City of Richmond  
 1911 L.L. ST. 2ND FLOOR  
 RICHMOND, VA 23219

FUNCTIONAL PLAN  
 'INTERIM'

8451 BRIDGEPORT ROAD  
 CITY FILE: RZ 12-002272

REGION	WPT
DIVISION	WPT
PROJECT	WPT
DATE	10/7/12
SCALE	AS SHOWN
DATE	10/7/12
PROJECT	WPT
DATE	10/7/12

NO.	DATE	BY	DESCRIPTION
1	10/7/12	WPT	PRELIMINARY PLAN
2	10/7/12	WPT	REVISED PLAN
3	10/7/12	WPT	REVISED PLAN
4	10/7/12	WPT	REVISED PLAN
5	10/7/12	WPT	REVISED PLAN
6	10/7/12	WPT	REVISED PLAN
7	10/7/12	WPT	REVISED PLAN
8	10/7/12	WPT	REVISED PLAN
9	10/7/12	WPT	REVISED PLAN
10	10/7/12	WPT	REVISED PLAN

**MPT ENGINEERING CO. LTD.**  
 10000 UNIVERSITY DRIVE, SUITE 100, RICHMOND, VA 23234  
 MYE HOTELING INTERNATIONAL ENTERPRISES LTD.

MPT CIVIL No.: MPE1864-PP  
 SHEET No. 1 OF 4

**NOTES:**

- ALL ELEVATIONS ARE TO GEODETIC DATUM AND ARE DERIVED FROM CITY OF RICHMOND 1985-1986 SURVEY DATA (7/1985).
- CONTRACTOR TO VERIFY BENCHMARK WITH MPT ENGINEERING PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS WITH MPT ENGINEERING PRIOR TO CONSTRUCTION.
- ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT WALTER SANDY CONSTRUCTION DOCUMENTS (MPT) AND THE CURRENT CITY OF RICHMOND DEPARTMENTAL SPECIFICATIONS AND LOCAL ORDINANCES.

FOR MORE INFORMATION CONTACT MPT ENGINEERING CO. LTD.  
 10000 UNIVERSITY DRIVE, SUITE 100, RICHMOND, VA 23234  
 TEL: 804-281-8888  
 FAX: 804-281-8889

THIS DOCUMENT IS THE PROPERTY OF MPT ENGINEERING CO. LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MPT ENGINEERING CO. LTD.

September 23, 2013

**HOTEL VERSANTE & OFFICE DEVELOPMENT**  
ALL AREAS ARE PRELIMINARY; SITE LAYOUT SUBJECT TO CITY'S APPROVAL

**LEGAL DESCRIPTION:**

LOT 215, BLOCK 3 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35992

**CIVIC ADDRESS:**

8451 BRIDGEPORT ROAD, RICHMOND B.C.

CONCEPT ONLY

<b>GROSS SITE AREA BEFORE ADJUSTMENTS:</b>	73,325 SF	6,812 m <sup>2</sup>
RIVER RD & WEST RD DEDICATION:	1,876 SF	184 m <sup>2</sup>
PUBLIC SIDEWALK ROW	4,101 SF	381 m <sup>2</sup>
SITE AREA:	67,248 SF	6,247 m <sup>2</sup>
<b>NET SITE AREA AFTER ADJUSTMENTS:</b>	71,349 SF	6,628 m <sup>2</sup>
<b>GROSS BUILDABLE AREA:</b>	236,231 SF	21,946 m <sup>2</sup>
FSR ALLOWED	3.00	214,047 SF
FSR PROPOSED	3.00	214,014 SF
COMMERCIAL	0.47	33,206 SF
OFFICE	1.37	97,641 SF
HOTEL	1.17	83,167 SF

	HOTEL PH 1	OFFICE PH 1	OFFICE PH 2	COMMERCIAL	NET AREA FAR	HOTEL ROOMS	CORE HOTEL	CORE OFF. 1	CORE OFF. 2	CORE COMM	GROSS AREA TOTAL
GROUND FL.	12,038	718	1,232	9,277	23,265	0	0	0	0	0	23,265
2ND FLOOR	3,769	406	346	4,975	9,496	0	767	660	581	213	11,719
3RD FLOOR	4,573	407	346	5,452	10,780	0	767	590	581	213	13,002
4TH FLOOR	4,833	7,514	348	0	12,695	8	767	590	581	142	14,772
5TH FLOOR	4,687	10,415	348	0	15,450	8	767	590	581	142	17,330
6TH FLOOR	5,988	10,415	0	6,751	23,154	8	767	590	581	142	26,234
7TH FLOOR	6,233	10,415	0	6,751	23,999	13	767	590	581	142	25,479
8TH FLOOR	6,233	10,042	7,004	0	23,279	13	767	590	591	0	25,217
9TH FLOOR	6,233	10,415	6,754	0	23,402	13	767	590	581	0	25,340
10TH FLOOR	6,233	0	6,754	0	12,987	13	767	0	581	0	14,333
11TH FLOOR	6,233	0	6,754	0	12,987	13	767	0	581	0	14,333
12TH FLOOR	5,778	0	7,004	0	12,782	8	787	0	581	0	14,130
13TH FLOOR	4,103	0	0	0	4,103	8	767	0	0	0	4,870
14TH FLOOR	8,233	0	0	0	6,233	4	767	0	0	0	7,000
<b>TOTAL</b>	<b>83,167</b>	<b>60,747</b>	<b>36,894</b>	<b>33,206</b>	<b>214,014</b>	<b>110</b>	<b>9,971</b>	<b>4,790</b>	<b>6,391</b>	<b>894</b>	<b>236,231</b>
<b>TOTAL OFFICE</b>			<b>97,641</b>								

**PARKING CALCULATION:**

<b>HOTEL:</b>			
10 SPACES PER GROSS 100m <sup>2</sup> OF HOTEL FACILITIES		SEE DETAILED CALCULATION	TO
1 SPACE PER 2 ROOMS		THE RIGHT	
3 SPACES FOR GROSS 100m <sup>2</sup> OF GENERAL RETAIL			
15% RELAXATION AS PER 7.0.5.1.			
<b>TOTAL HOTEL REQUIRED</b>			<b>198</b>
<b>OFFICE:</b>			
3.75 SPACES PER GROSS 100m <sup>2</sup> ON FIRST 2 LEVELS	2,704	SF	9
1.5 SPACES PER GROSS 100m <sup>2</sup> ABOVE FIRST 2 LEVELS	93,883	SF	131
15% RELAXATION ABOVE 2ND FLOOR 7.0.5.1.			20
<b>TOTAL OFFICE</b>			<b>121</b>
<b>COMMERCIAL:</b>			
1.75 SPACES PER 100m <sup>2</sup> ON FIRST 2 FLOORS	14,252	SF	50
1.5 SPACES PER GROSS 100m <sup>2</sup> ABOVE FIRST 2 LEVELS	18,954	SF	28
15% RELAXATION AS PER 7.0.5.1.			4
<b>TOTAL COMMERCIAL REQUIRED</b>			<b>72</b>
<b>TOTAL REQUIRED PARKING</b>			<b>333</b>
<b>TOTAL PROPOSED PARKING</b>		incl. 16 H/C stalls	<b>333</b>
<b>LOADING:</b>			
1 MED SPACE + 1 PER EACH 5000m <sup>2</sup> OVER 1880m <sup>2</sup>			4
1 LARGE SPACE + 1 PER EACH 5000m <sup>2</sup> OVER 1860m <sup>2</sup>			5
<b>TOTAL REQUIRED LOADING</b>			<b>9</b>
<b>TOTAL PROPOSED LOADING</b>		RELAXATION REQUESTED	<b>7</b>
<b>BICYCLE PARKING:</b>			
Class 1 Long term			
Class 2 Short term			
<b>HOTEL:</b>			
0.27 CLASS 1 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	12,627	SF	3
0.27 CLASS 2 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	12,627	SF	3
<b>TOTAL HOTEL</b>			<b>6</b>
<b>OFFICE:</b>			
0.27 CLASS 1 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	97,641	SF	24
0.4 CLASS 2 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	8,971	m <sup>2</sup>	36
<b>TOTAL OFFICE</b>			<b>60</b>
<b>COMMERCIAL:</b>			
0.27 CLASS 1 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	33,206	SF	8
0.4 CLASS 2 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	33,206	SF	8
<b>TOTAL COMMERCIAL</b>			<b>16</b>
<b>TOTAL REQUIRED BICYCLE PARKING</b>			
class 1- 35		class 2- 47	
0.33 vertical allowed			
<b>TOTAL PROPOSED BICYCLE PARKING</b>			<b>48</b>
class 1- hor.	40	class 2-	48
class 1- vert	8	4 x 6 pl two-way (10'-0"x62')	48
	96		48

REQUIRED	2% H/C cars	Allowed	PROVIDED
		7	10
ALLOWED	50.00% small cars	167	149
<b>TOTAL PARKING COUNT PROVIDED</b>			
REG	SM	H/C	TOTAL
on grade			0
LVL1	15	2	19
LVL2	30	36	66
LVL3	41	34	81
LVL4	45	37	82
LVL5	43	40	85
<b>TOTAL</b>	<b>174</b>	<b>148</b>	<b>333</b>

AREA	Retail	Bar/ Restaurant	Conference Lounge	Spa/ Fitness	# of ROOMS
GROUND	3,805	2,637	2,105		
2ND FLOOR	844		473		
3RD FLOOR			3,656		
4TH FLOOR					9
5TH FLOOR					9
6TH FLOOR	815				9
7TH FLOOR					13
8TH FLOOR					13
9TH FLOOR					13
10TH FLOOR					13
11TH FLOOR					13
12TH FLOOR		2,488			6
13TH FLOOR					8
14TH FLOOR					4
<b>TOTAL</b>	<b>5,584</b>	<b>5,125</b>	<b>6,234</b>		<b>110</b>
<b>TOTAL</b>	<b>8,722 SF</b>		<b>819.27 m<sup>2</sup></b>		<b>81.03</b>
<b>TOTAL</b>	<b>3,805 SF</b>		<b>362.77 m<sup>2</sup></b>		<b>10.88</b>
<b>TOTAL</b>	<b>stalls/guest rooms</b>				<b>55.00</b>
<b>TOTAL</b>	<b>2,637 SF</b>		<b>244.98 m<sup>2</sup></b>		<b>9.19</b>
<b>PARKING REQ'D</b>					<b>156.10</b>
<b>PARKING REQ'D ABOVE 2ND LEVEL</b>					<b>114.35</b>
Allowed Relaxation		15 % above 2nd floor			17.15
<b>Total Parking Required</b>					<b>138.94</b>

Parking Requirements	100 m <sup>2</sup>	restaurant/meeting/conference lounge
3 Spaces/	100 m <sup>2</sup>	Retail/General Commerce
1 Space/	2 rooms	
3.75 Spaces/	100 m <sup>2</sup>	Gross Leasable Floor Area - Restaurant





SITE PLAN



AERIAL PHOTO

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

ROCK MYTIL LTD  
 SITE INFORMATION

PROJECT NO. 1145  
 SHEET NO. A-1.01

**A-1.01**

**gBL**

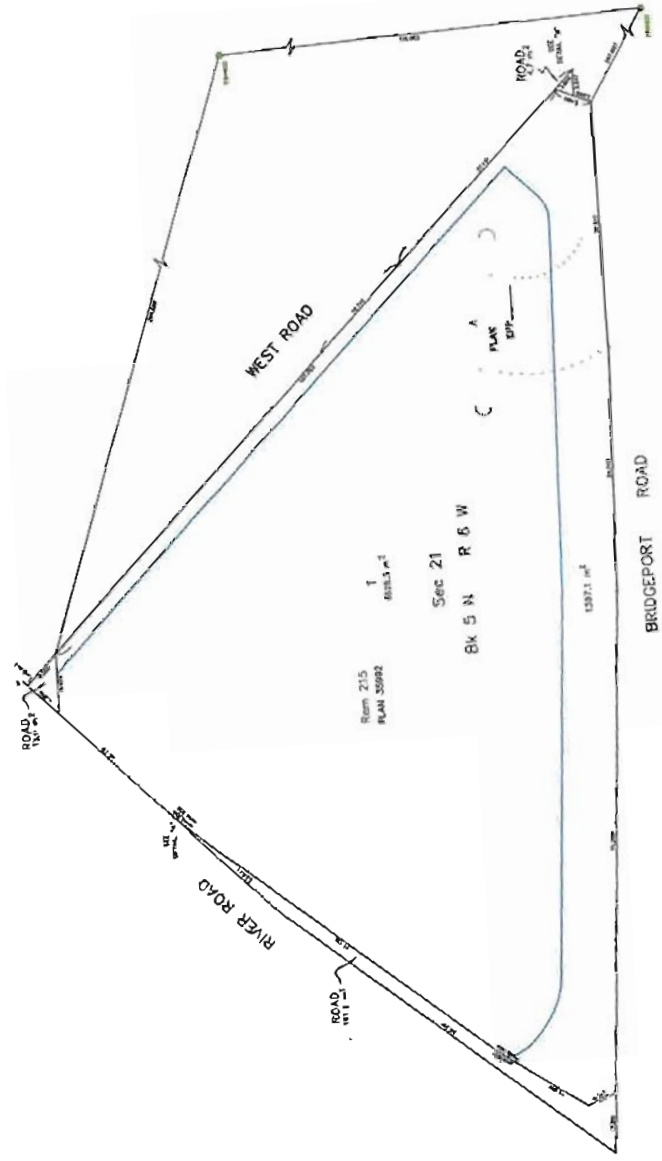
Geomatics & Surveying Ltd.  
 12300 West 104th Avenue, Suite 100  
 Edmonton, Alberta T5H 0G4  
 Phone: 780-443-8888  
 Fax: 780-443-8889  
 Email: info@gbl.ca  
 Website: www.gbl.ca

**NOTES**

1. All dimensions are in meters unless otherwise stated.  
 2. All bearings are in degrees, minutes and seconds.  
 3. The survey was conducted in accordance with the Survey Act and the Survey Regulations.

**LEGEND**

--- Existing Boundary  
 --- Proposed Boundary  
 --- Proposed Right-of-Way  
 --- Proposed Road



**BASI BRIDGEPORT ROAD**  
**RICHMOND, BC**

**FOR MYTEL LTD**  
**SURVEY**

DATE: 15/04/2014  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:145  
 SHEETS: 1/145

**A-1.03**



MAR / SEP 21ST - 12.00PM



MAR / SEP 21ST - 10.00AM



MAR / SEP 21ST - 2.00PM

**gbl**  
Geotechnical & Building Ltd.  
1000 West Broadway, Suite 100  
Vancouver, BC V6H 1G5  
Tel: 604-681-1145  
Fax: 604-681-1146  
www.gbl.ca



NOT TO SCALE

NOTES:  
1. ALL DIMENSIONS ARE IN METERS.  
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
3. ALL DIMENSIONS ARE TO BE VERIFIED BY THE CONTRACTOR.

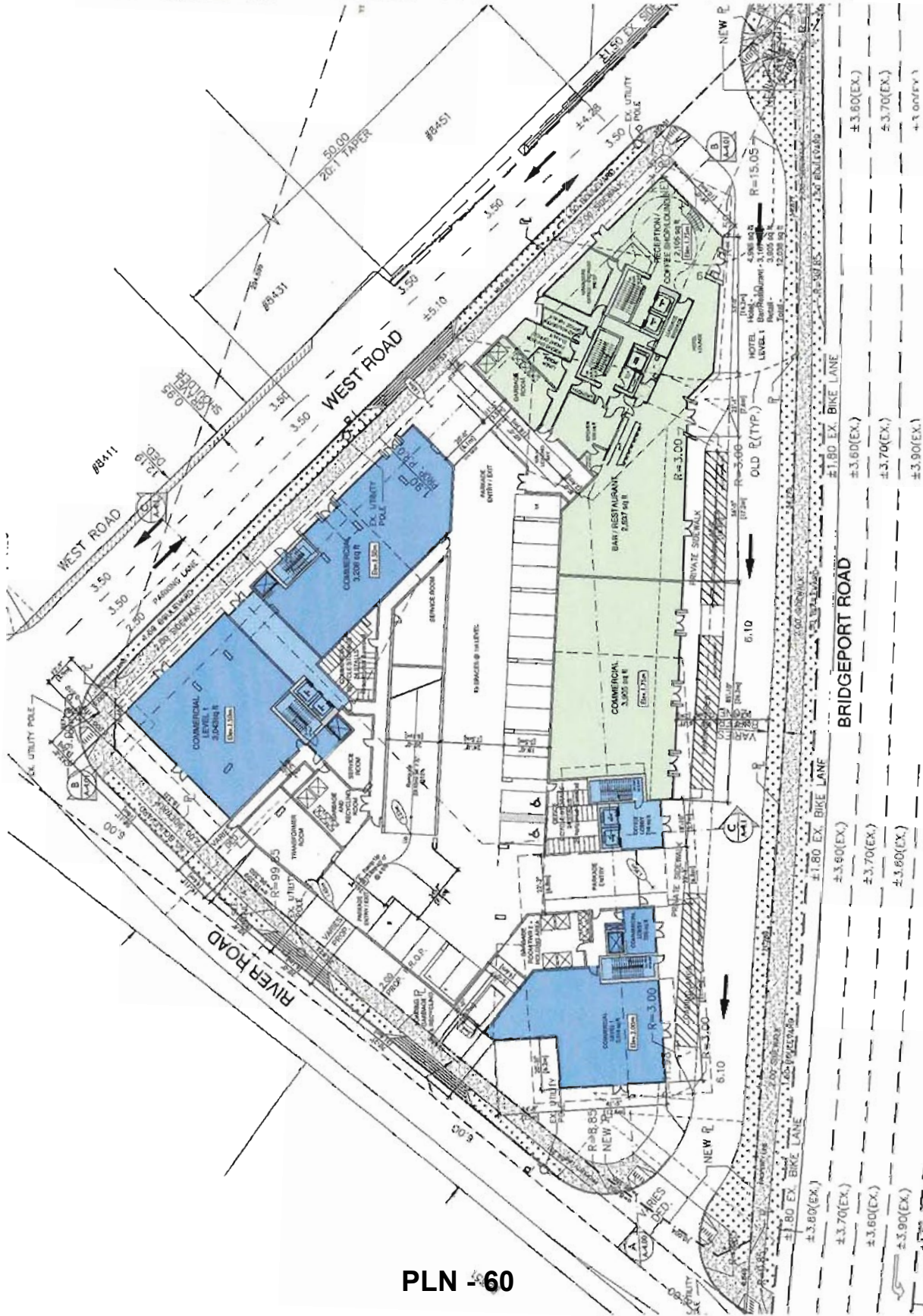
8451 BRIDGEPORT ROAD  
RICHMOND, BC  
FOR MYIE LTD  
SHADOW ANALYSIS  
DATE: 03/21/2018  
DRAWN BY: J. SMITH  
CHECKED BY: J. SMITH  
PROJECT NO: 1145

A-1.05

**NOTES:**

- 1. ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.
- 2. REFER TO ALL RELATED DRAWINGS FOR COMPLETE INFORMATION.
- 3. VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE BC BUILDING ACT AND REGULATIONS.
- 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
- 7. ALL UTILITIES SHALL BE PROTECTED AND DEEPLY REPAIRED OR REPLACED AS NECESSARY.
- 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- 10. ALL WASTE MATERIALS SHALL BE PROPERLY DISPOSED AT AN APPROVED FACILITY.
- 11. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
- 13. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF CANADA.
- 14. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE OF CANADA.
- 15. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL PLUMBING AND MECHANICAL CODES OF CANADA.
- 16. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE CODE OF CANADA.
- 17. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SAFETY CODE OF CANADA.
- 18. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENVIRONMENTAL CODE OF CANADA.
- 19. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ACCESSIBILITY CODE OF CANADA.
- 20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ENERGY CODE OF CANADA.
- 21. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOUND AND VIBRATION CODE OF CANADA.
- 22. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL POLLUTION CONTROL CODE OF CANADA.
- 23. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CLIMATE CHANGE CODE OF CANADA.
- 24. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL WATER AND WASTE MANAGEMENT CODE OF CANADA.
- 25. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL AIR QUALITY CODE OF CANADA.
- 26. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL SOIL CONSERVATION CODE OF CANADA.
- 27. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL WATERSHED PROTECTION CODE OF CANADA.
- 28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BIODIVERSITY CODE OF CANADA.
- 29. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CULTURAL HERITAGE CODE OF CANADA.
- 30. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HISTORIC PRESERVATION CODE OF CANADA.
- 31. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ARCHITECTURAL HERITAGE CODE OF CANADA.
- 32. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL MONUMENTS AND HISTORIC SITES ACT.
- 33. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HERITAGE ACT.
- 34. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CULTURAL PATRIOTISM ACT.
- 35. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HISTORIC MONUMENTS ACT.
- 36. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HERITAGE MONUMENTS ACT.
- 37. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CULTURAL MONUMENTS ACT.
- 38. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HISTORIC MONUMENTS ACT.
- 39. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL HERITAGE MONUMENTS ACT.
- 40. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL CULTURAL MONUMENTS ACT.

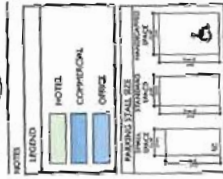
9451 BRIDGEPORT ROAD  
 RICHMOND, BC  
 FOR MYLE LTD  
 LEVEL 1  
 1145  
 A-2.01



PLN -60



GBL  
 1000 WEST 10TH AVENUE  
 SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.GBLINC.COM



REVISIONS:  
 1. 11/14/14  
 2. 11/14/14  
 3. 11/14/14

6851 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYTE LTD  
 LEVEL 2:

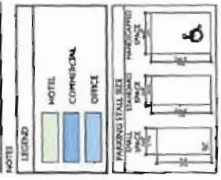
DATE: 11/14/14  
 DRAWN BY: J145  
 CHECKED BY: J145

A-2.02





G.B.L. ENGINEERING INC.  
 1100 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1T6  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW.GBL-INC.COM



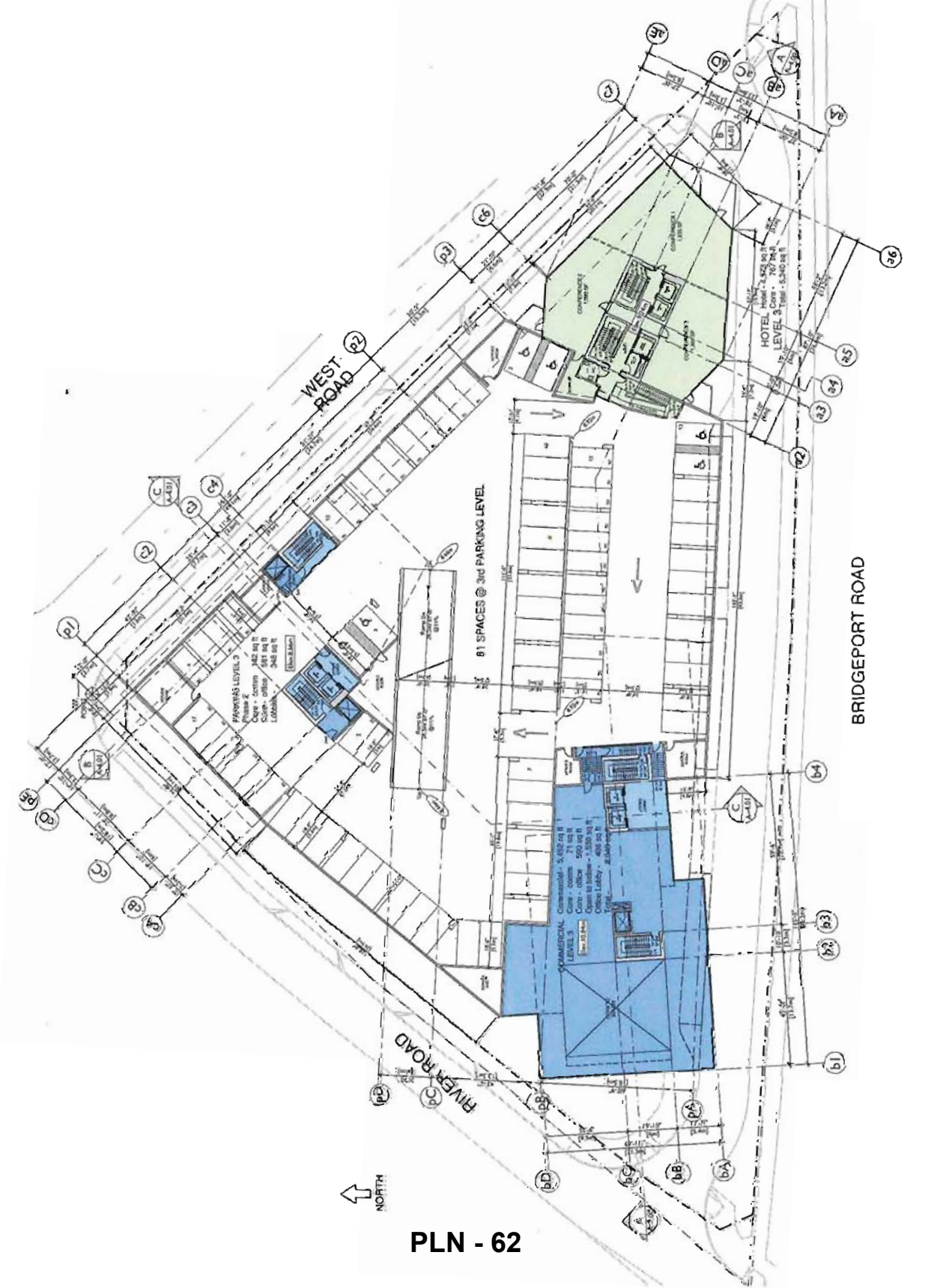
ADVISORY:  
 1. ALL DIMENSIONS ARE IN METERS.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYIE LTD  
 LEVEL 3

DATE: 10/20/2011  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT: 1145

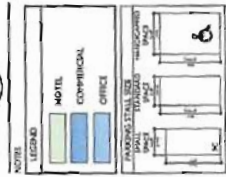
A-2.03



PLN - 62



gbl  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1T1  
 TEL: 604-278-8888  
 FAX: 604-278-8889  
 WWW.GBL.COM



REVISIONS

DATE

DESCRIPTION

BY

CHECKED

DATE

DESCRIPTION

BY

CHECKED

DATE

DESCRIPTION

BY

CHECKED

DATE

DESCRIPTION

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR FYTIE LTD  
 LEVEL 4

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

DATE

REVISION

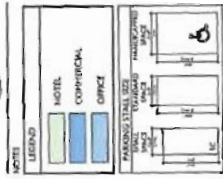
A-2.04



PLN - 63



GBL  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 3G7  
 TEL: 604-271-1111  
 FAX: 604-271-1112  
 WWW.GBL.COM



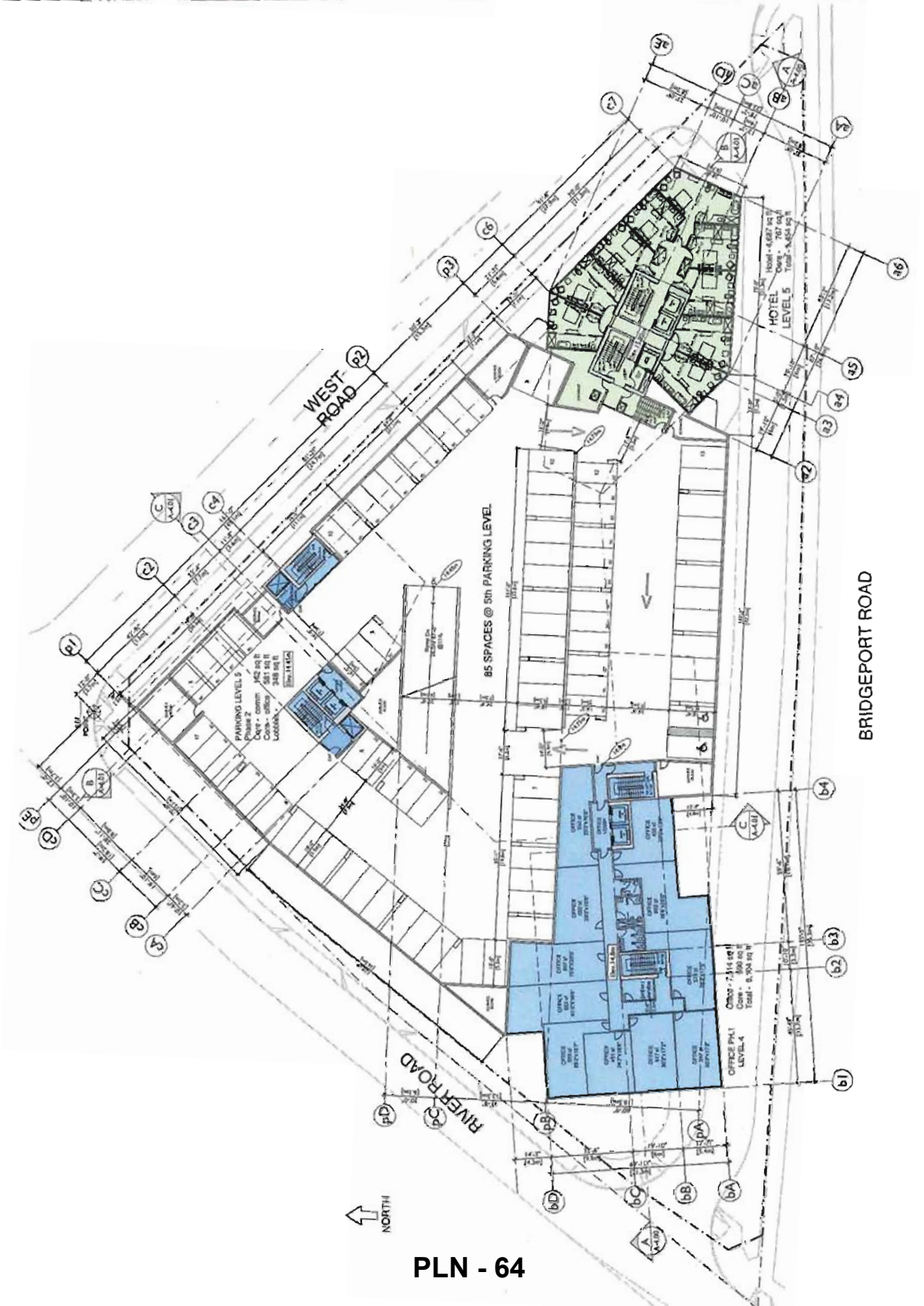
REVISIONS  
 NO. DATE BY  
 1 10/10/10 JLM  
 2 10/10/10 JLM  
 3 10/10/10 JLM

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYTIE LTD.  
 LEVEL 5

DATE: 10/10/10  
 DRAWN BY: JLM  
 CHECKED BY: IMS  
 PROJECT:

A-2.05



PLN - 64





BL  
 1145  
 1145  
 1145



NOTES

LEGEND
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> HOTEL
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> COMMERCIAL
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OFFICE

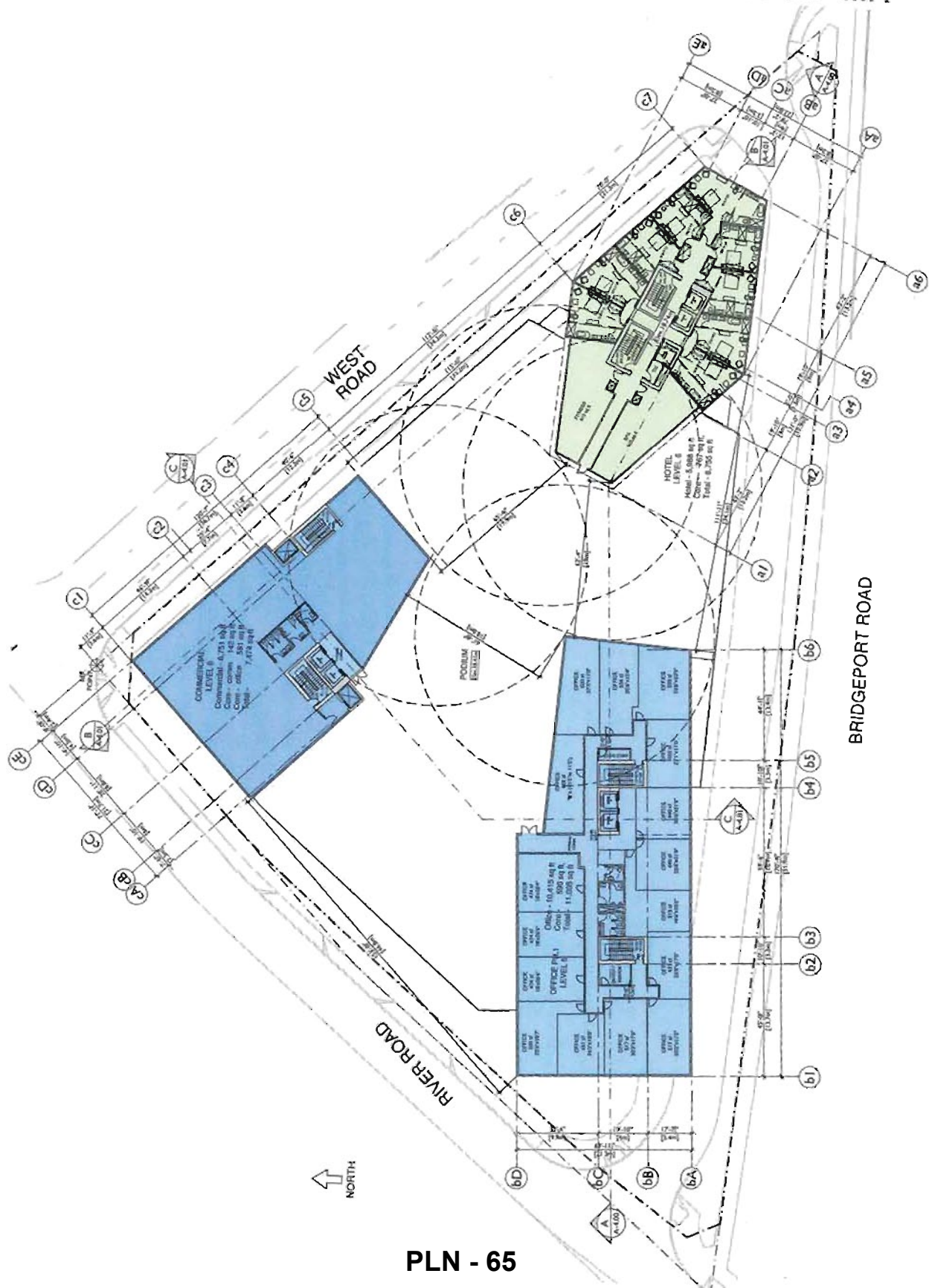
INTENTIONS  
 1. TO SHOW THE LOCATION OF THE PROPOSED BUILDING ON THE SITE.  
 2. TO SHOW THE PROPOSED BUILDING FOOTPRINT AND THE PROPOSED EXTERIOR FINISHES.  
 3. TO SHOW THE PROPOSED EXTERIOR FINISHES AND THE PROPOSED EXTERIOR FINISHES.

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYTEL LTD  
 LEVEL 6

DATE: 11/14/00  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:145

A-2.06



PLN - 65



1145 Bridgeport Road  
 Richmond, BC  
 1145 BRIDGEPORT ROAD  
 RICHMOND, BC  
 1145

NOTE

LEGEND
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> HOTEL
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> COMMERCIAL
<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OFFICE

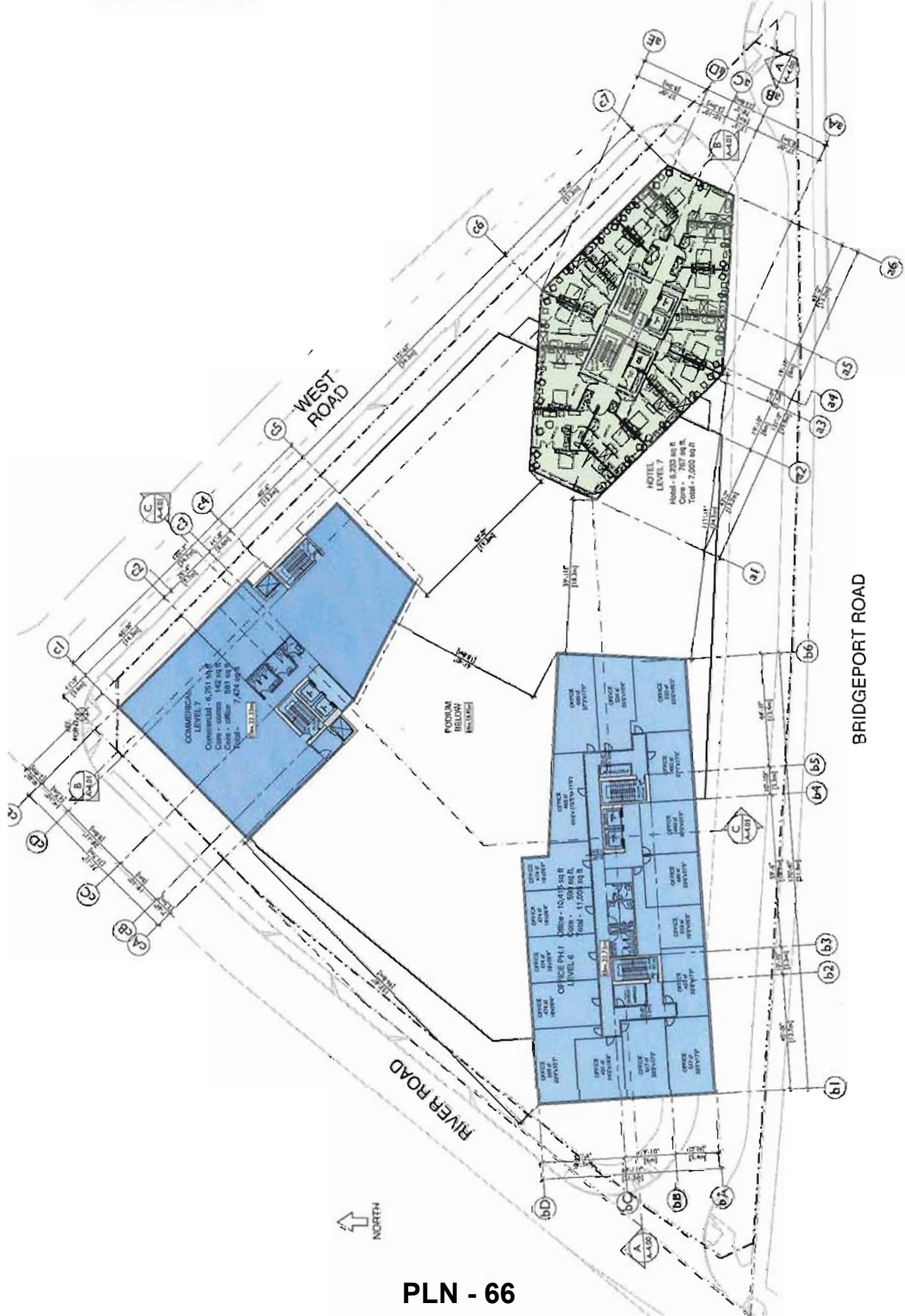
REVISIONS  
 NO. DATE BY  
 1 11/15/11 JLM  
 2 01/10/12 JLM  
 3 01/10/12 JLM  
 4 01/10/12 JLM  
 5 01/10/12 JLM  
 6 01/10/12 JLM  
 7 01/10/12 JLM  
 8 01/10/12 JLM  
 9 01/10/12 JLM  
 10 01/10/12 JLM  
 11 01/10/12 JLM  
 12 01/10/12 JLM  
 13 01/10/12 JLM  
 14 01/10/12 JLM  
 15 01/10/12 JLM  
 16 01/10/12 JLM  
 17 01/10/12 JLM  
 18 01/10/12 JLM  
 19 01/10/12 JLM  
 20 01/10/12 JLM  
 21 01/10/12 JLM  
 22 01/10/12 JLM  
 23 01/10/12 JLM  
 24 01/10/12 JLM  
 25 01/10/12 JLM  
 26 01/10/12 JLM  
 27 01/10/12 JLM  
 28 01/10/12 JLM  
 29 01/10/12 JLM  
 30 01/10/12 JLM  
 31 01/10/12 JLM  
 32 01/10/12 JLM  
 33 01/10/12 JLM  
 34 01/10/12 JLM  
 35 01/10/12 JLM  
 36 01/10/12 JLM  
 37 01/10/12 JLM  
 38 01/10/12 JLM  
 39 01/10/12 JLM  
 40 01/10/12 JLM  
 41 01/10/12 JLM  
 42 01/10/12 JLM  
 43 01/10/12 JLM  
 44 01/10/12 JLM  
 45 01/10/12 JLM  
 46 01/10/12 JLM  
 47 01/10/12 JLM  
 48 01/10/12 JLM  
 49 01/10/12 JLM  
 50 01/10/12 JLM  
 51 01/10/12 JLM  
 52 01/10/12 JLM  
 53 01/10/12 JLM  
 54 01/10/12 JLM  
 55 01/10/12 JLM  
 56 01/10/12 JLM  
 57 01/10/12 JLM  
 58 01/10/12 JLM  
 59 01/10/12 JLM  
 60 01/10/12 JLM  
 61 01/10/12 JLM  
 62 01/10/12 JLM  
 63 01/10/12 JLM  
 64 01/10/12 JLM  
 65 01/10/12 JLM  
 66 01/10/12 JLM  
 67 01/10/12 JLM  
 68 01/10/12 JLM  
 69 01/10/12 JLM  
 70 01/10/12 JLM  
 71 01/10/12 JLM  
 72 01/10/12 JLM  
 73 01/10/12 JLM  
 74 01/10/12 JLM  
 75 01/10/12 JLM  
 76 01/10/12 JLM  
 77 01/10/12 JLM  
 78 01/10/12 JLM  
 79 01/10/12 JLM  
 80 01/10/12 JLM  
 81 01/10/12 JLM  
 82 01/10/12 JLM  
 83 01/10/12 JLM  
 84 01/10/12 JLM  
 85 01/10/12 JLM  
 86 01/10/12 JLM  
 87 01/10/12 JLM  
 88 01/10/12 JLM  
 89 01/10/12 JLM  
 90 01/10/12 JLM  
 91 01/10/12 JLM  
 92 01/10/12 JLM  
 93 01/10/12 JLM  
 94 01/10/12 JLM  
 95 01/10/12 JLM  
 96 01/10/12 JLM  
 97 01/10/12 JLM  
 98 01/10/12 JLM  
 99 01/10/12 JLM  
 100 01/10/12 JLM

9451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYIE LTD  
 LEVEL 7

SHEET NO. 1145  
 DATE 11/15/11

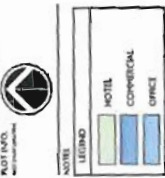
A-2.07



PLN - 66



gBL  
 GEOTECHNICAL  
 CONSULTANTS LTD.  
 1000 WESTERN AVENUE  
 VANCOUVER, BC V6C 3R8  
 TEL: 604-681-1111  
 FAX: 604-681-1112  
 WWW.GBLCONSULTANTS.COM



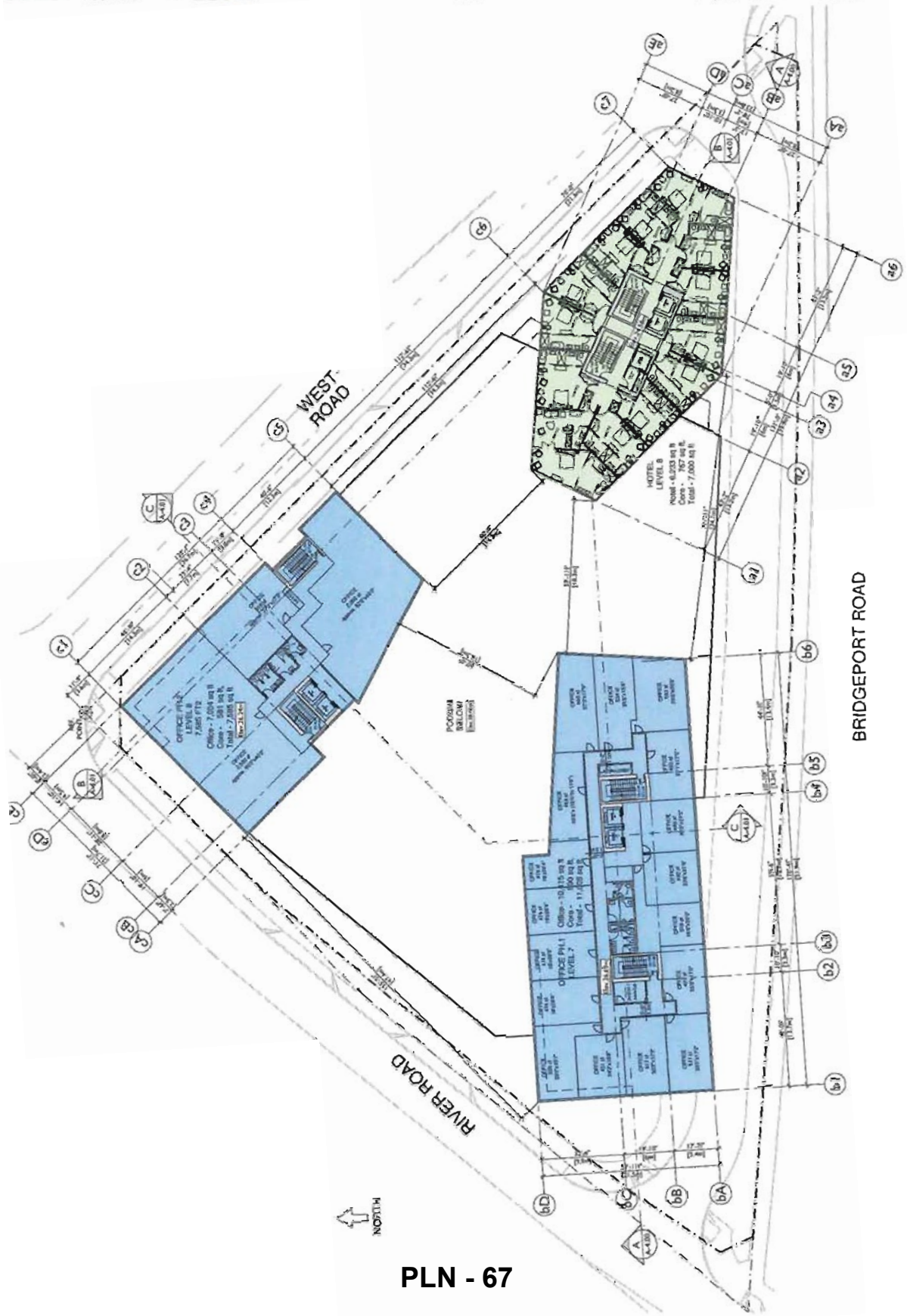
NOTES  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FON MYIE LTD  
 LEVEL 8

DATE: 11/15/2011  
 DRAWING NO.: 1145  
 PROJECT NO.: 1145

A-2.08



PLN - 67



G. B. L. ARCHITECTS  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 1T5  
 TEL: 604-681-1111  
 FAX: 604-681-1112  
 WWW.GBLARCHITECTS.COM

NOTES

LEGEND	
	MOTEL
	COMMERCIAL
	OFFICE

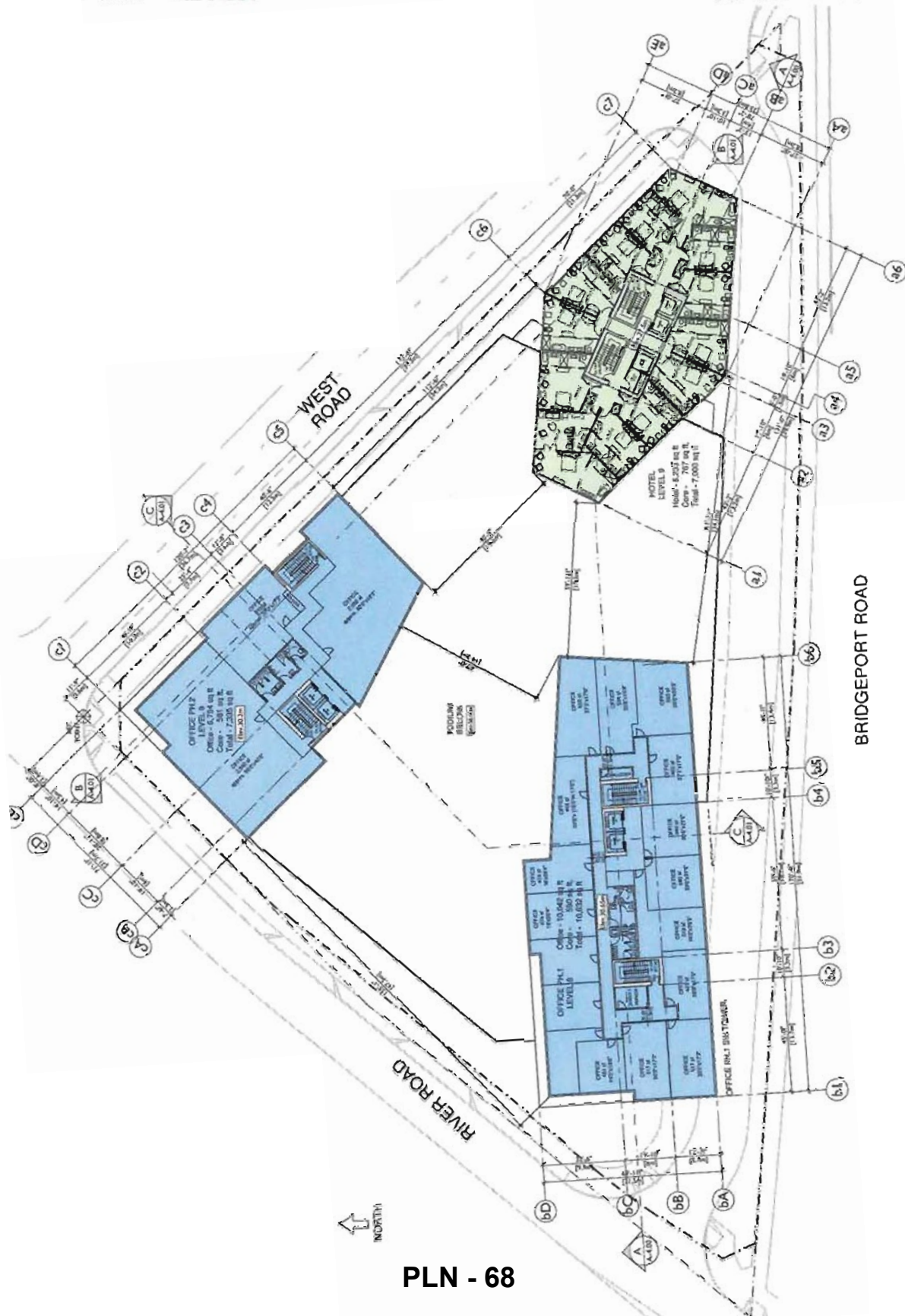
APPROVED  
 PROJECT NO.  
 SHEET NO.  
 DATE

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOUR STAR LTD  
 LEVEL 9

DATE  
 CHECKED  
 SCALE  
 1:145

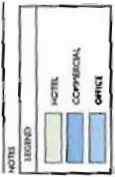
A-2.09



PLN - 68



gBL  
 1000 WEST 10TH AVENUE  
 VANCOUVER, BC V6H 2G6  
 TEL: 604-278-8888  
 FAX: 604-278-8889  
 WWW.GBL.COM



REVISIONS

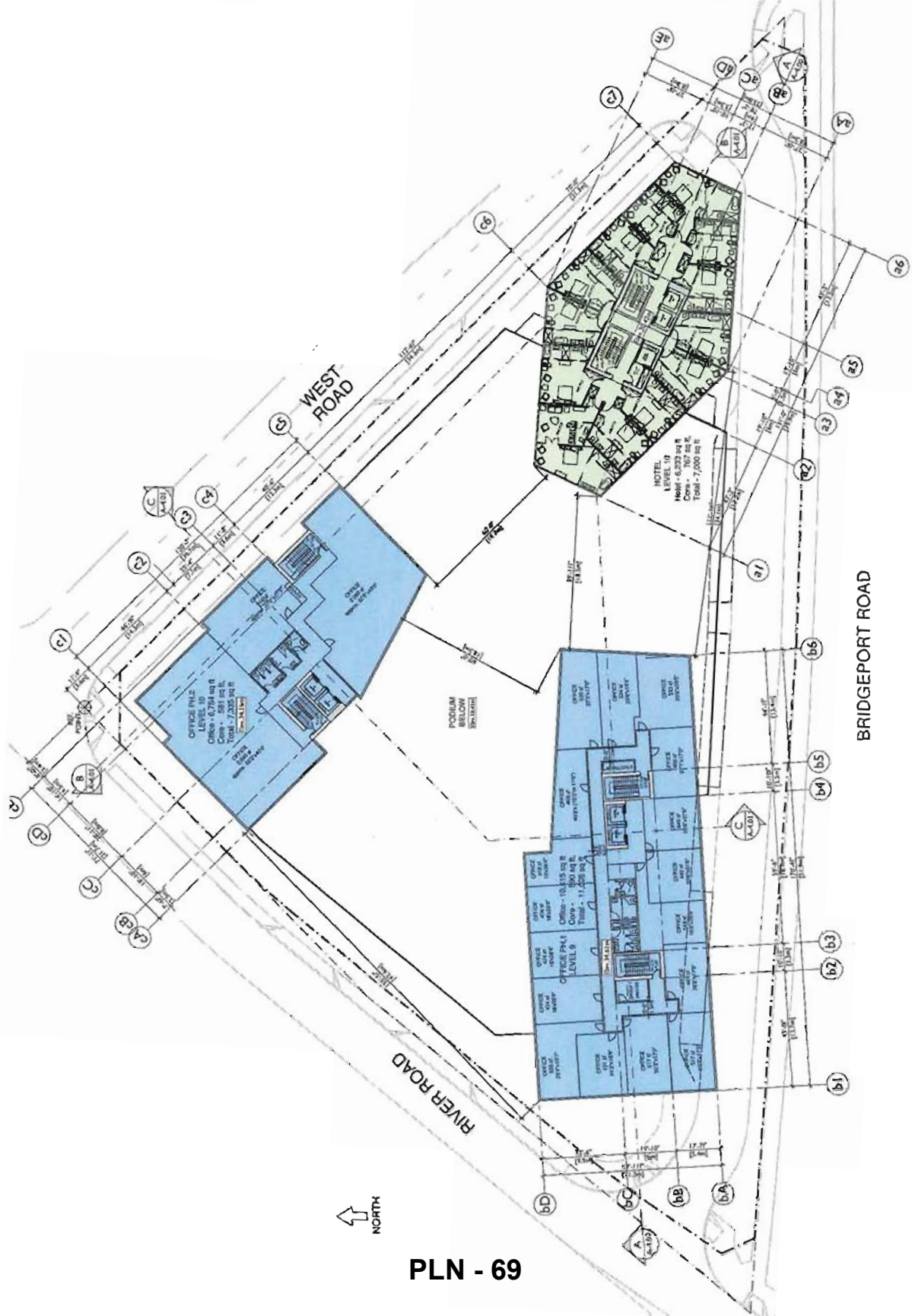
NO.	DATE	DESCRIPTION
1		

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR HYVE LTD  
 LEVEL 10

DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1/4" = 1'-0"  
 SHEET NO: 1145

A-2.10



PLN - 69

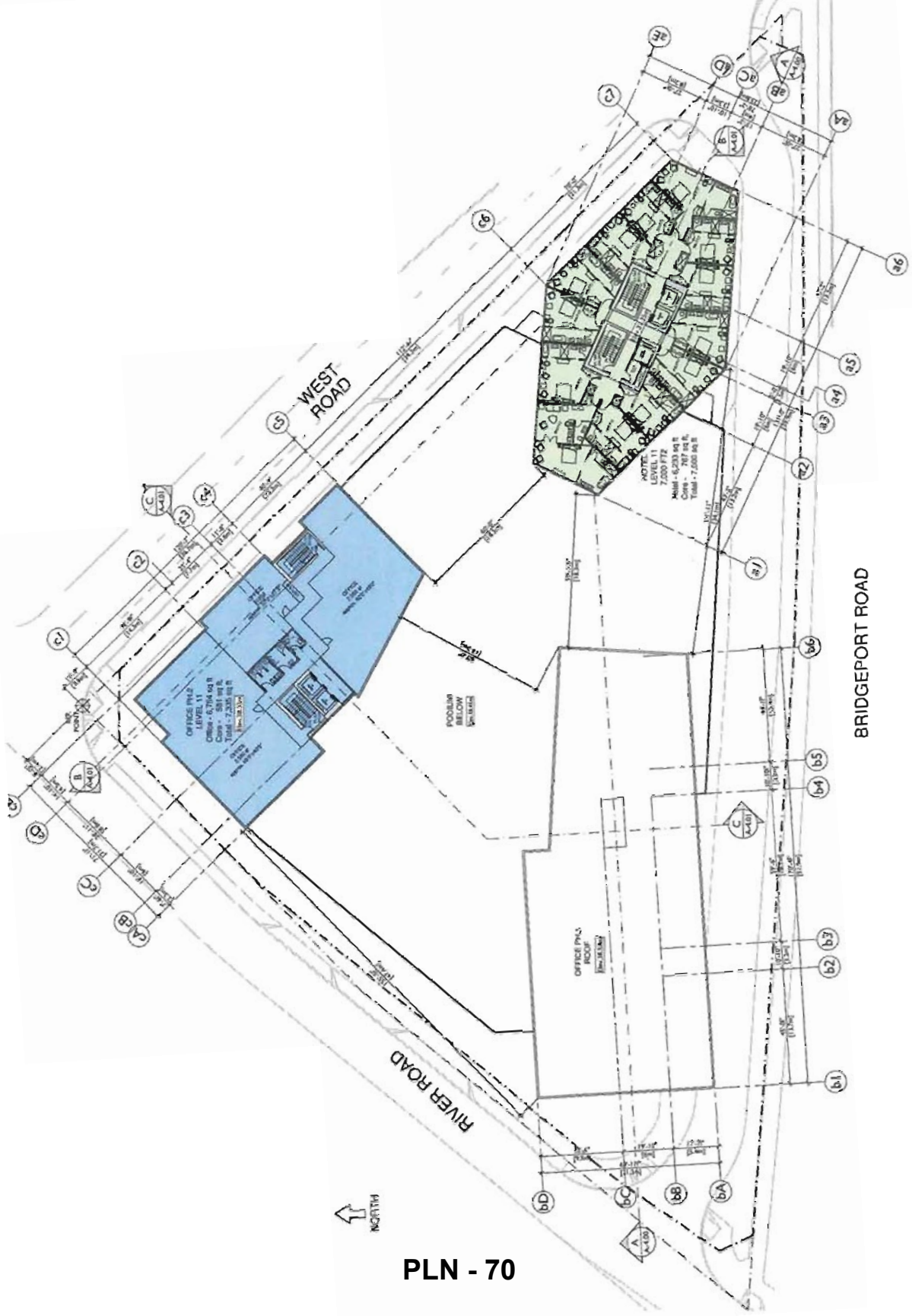


NOTES
LEGEND
HOTEL
COMMERCIAL
OFFICE

REVISIONS
NO. DATE DESCRIPTION
1 10/10/10
2 11/10/10
3 12/10/10
4 01/11/11
5 02/11/11
6 03/11/11
7 04/11/11
8 05/11/11
9 06/11/11
10 07/11/11
11 08/11/11
12 09/11/11
13 10/11/11
14 11/11/11
15 12/11/11
16 01/12/12
17 02/12/12
18 03/12/12
19 04/12/12
20 05/12/12
21 06/12/12
22 07/12/12
23 08/12/12
24 09/12/12
25 10/12/12
26 11/12/12
27 12/12/12
28 01/13/13
29 02/13/13
30 03/13/13
31 04/13/13
32 05/13/13
33 06/13/13
34 07/13/13
35 08/13/13
36 09/13/13
37 10/13/13
38 11/13/13
39 12/13/13
40 01/14/14
41 02/14/14
42 03/14/14
43 04/14/14
44 05/14/14
45 06/14/14
46 07/14/14
47 08/14/14
48 09/14/14
49 10/14/14
50 11/14/14
51 12/14/14
52 01/15/15
53 02/15/15
54 03/15/15
55 04/15/15
56 05/15/15
57 06/15/15
58 07/15/15
59 08/15/15
60 09/15/15
61 10/15/15
62 11/15/15
63 12/15/15
64 01/16/16
65 02/16/16
66 03/16/16
67 04/16/16
68 05/16/16
69 06/16/16
70 07/16/16
71 08/16/16
72 09/16/16
73 10/16/16
74 11/16/16
75 12/16/16
76 01/17/17
77 02/17/17
78 03/17/17
79 04/17/17
80 05/17/17
81 06/17/17
82 07/17/17
83 08/17/17
84 09/17/17
85 10/17/17
86 11/17/17
87 12/17/17
88 01/18/18
89 02/18/18
90 03/18/18
91 04/18/18
92 05/18/18
93 06/18/18
94 07/18/18
95 08/18/18
96 09/18/18
97 10/18/18
98 11/18/18
99 12/18/18
100 01/19/19
101 02/19/19
102 03/19/19
103 04/19/19
104 05/19/19
105 06/19/19
106 07/19/19
107 08/19/19
108 09/19/19
109 10/19/19
110 11/19/19
111 12/19/19
112 01/20/20
113 02/20/20
114 03/20/20
115 04/20/20
116 05/20/20
117 06/20/20
118 07/20/20
119 08/20/20
120 09/20/20
121 10/20/20
122 11/20/20
123 12/20/20
124 01/21/21
125 02/21/21
126 03/21/21
127 04/21/21
128 05/21/21
129 06/21/21
130 07/21/21
131 08/21/21
132 09/21/21
133 10/21/21
134 11/21/21
135 12/21/21
136 01/22/22
137 02/22/22
138 03/22/22
139 04/22/22
140 05/22/22
141 06/22/22
142 07/22/22
143 08/22/22
144 09/22/22
145 10/22/22
146 11/22/22
147 12/22/22
148 01/23/23
149 02/23/23
150 03/23/23
151 04/23/23
152 05/23/23
153 06/23/23
154 07/23/23
155 08/23/23
156 09/23/23
157 10/23/23
158 11/23/23
159 12/23/23
160 01/24/24
161 02/24/24
162 03/24/24
163 04/24/24
164 05/24/24
165 06/24/24
166 07/24/24
167 08/24/24
168 09/24/24
169 10/24/24
170 11/24/24
171 12/24/24
172 01/25/25
173 02/25/25
174 03/25/25
175 04/25/25
176 05/25/25
177 06/25/25
178 07/25/25
179 08/25/25
180 09/25/25
181 10/25/25
182 11/25/25
183 12/25/25
184 01/26/26
185 02/26/26
186 03/26/26
187 04/26/26
188 05/26/26
189 06/26/26
190 07/26/26
191 08/26/26
192 09/26/26
193 10/26/26
194 11/26/26
195 12/26/26
196 01/27/27
197 02/27/27
198 03/27/27
199 04/27/27
200 05/27/27
201 06/27/27
202 07/27/27
203 08/27/27
204 09/27/27
205 10/27/27
206 11/27/27
207 12/27/27
208 01/28/28
209 02/28/28
210 03/28/28
211 04/28/28
212 05/28/28
213 06/28/28
214 07/28/28
215 08/28/28
216 09/28/28
217 10/28/28
218 11/28/28
219 12/28/28
220 01/29/29
221 02/29/29
222 03/29/29
223 04/29/29
224 05/29/29
225 06/29/29
226 07/29/29
227 08/29/29
228 09/29/29
229 10/29/29
230 11/29/29
231 12/29/29
232 01/30/30
233 02/30/30
234 03/30/30
235 04/30/30
236 05/30/30
237 06/30/30
238 07/30/30
239 08/30/30
240 09/30/30
241 10/30/30
242 11/30/30
243 12/30/30
244 01/31/31
245 02/31/31
246 03/31/31
247 04/31/31
248 05/31/31
249 06/31/31
250 07/31/31
251 08/31/31
252 09/31/31
253 10/31/31
254 11/31/31
255 12/31/31

8451 BRIDGEPORT ROAD  
 RICHMOND, BC  
 FCAH PRIVATE LTD  
 LEVEL J1  
 DATE: FEBRUARY 2017  
 DRAWING NO: 1145  
 SHEET NO: 1145

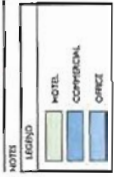
A-2.11



PLN - 70



4100 UNIVERSITY AVENUE  
 VANCOUVER, BC V6T 1W6  
 TEL: 604.276.8888  
 FAX: 604.276.8889  
 WWW.GBI.COM



REVISIONS

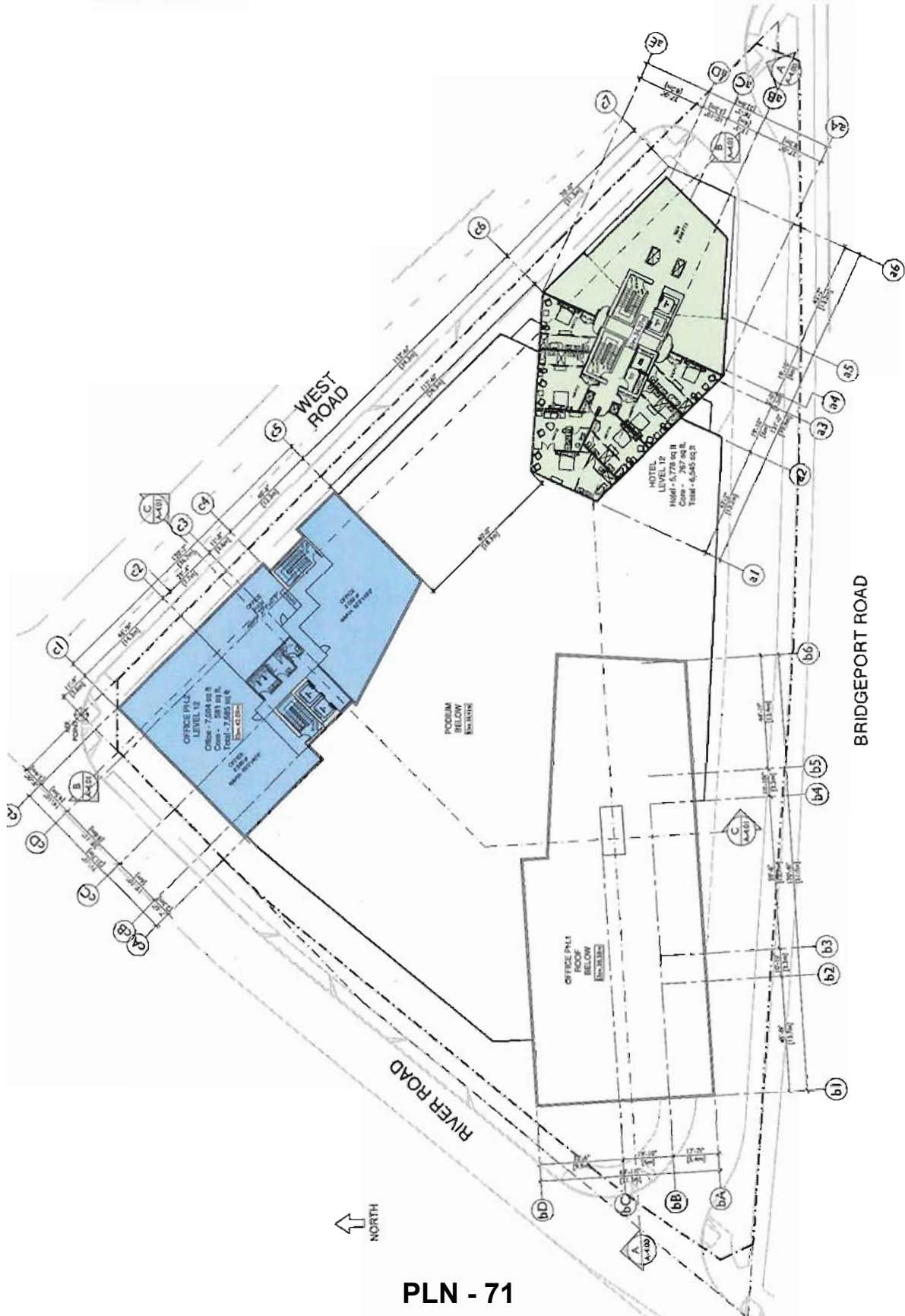
NO.	DATE	DESCRIPTION

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYIE LTD  
 LEVEL 12

DATE: 11/11/12  
 PROJECT: 1145  
 DRAWING: 1145

A-2.12



PLN - 71



404 BRIDGEPORT RD  
 RICHMOND, BC  
 V6X 1A6  
 TEL: 604-273-1145  
 FAX: 604-273-1146  
 WWW.GBL.COM

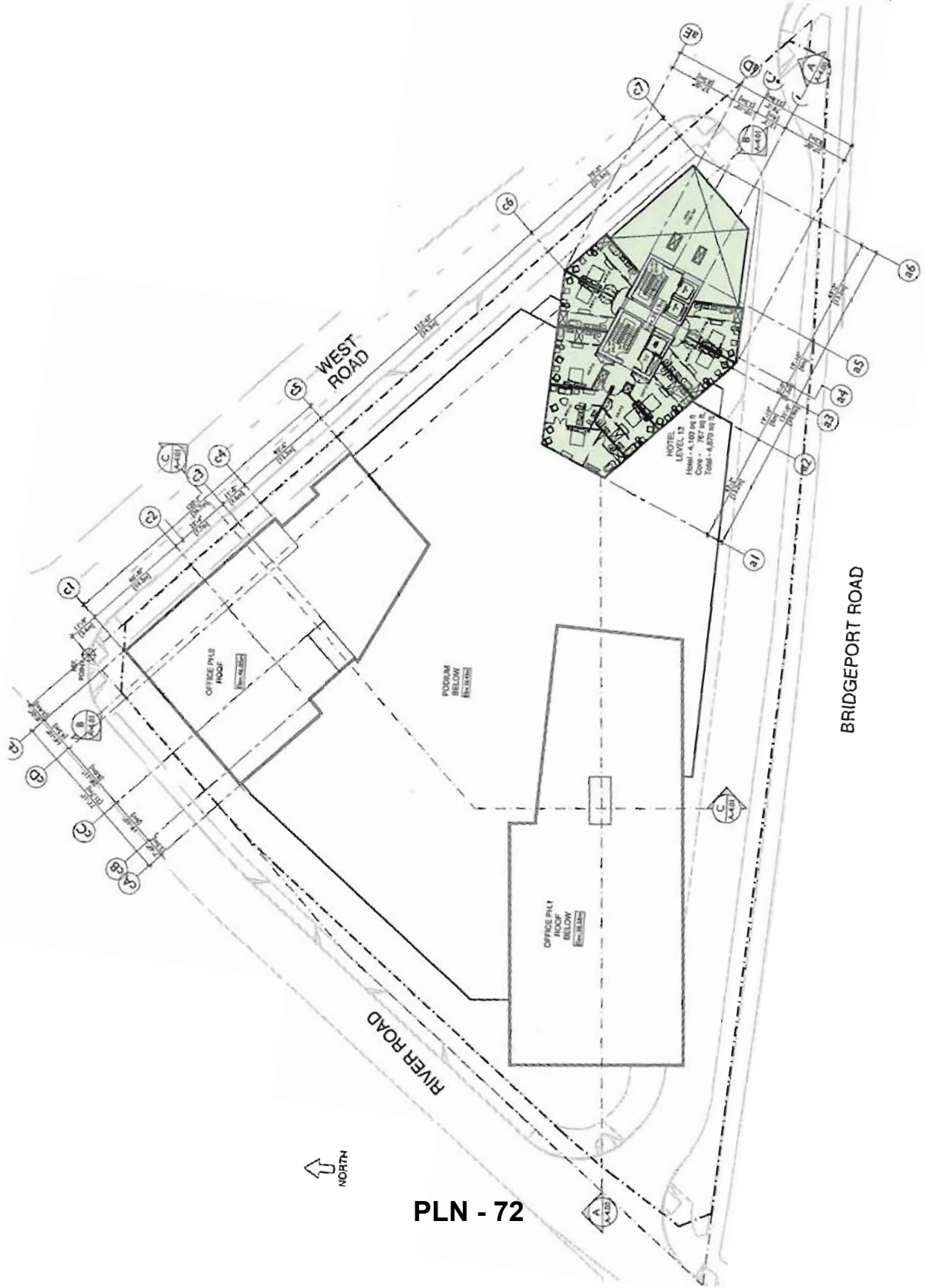
LEGEND  
 HOTEL  
 COMMERCE  
 OFFICE

REVISIONS  
 1. DATE: 10/10/03  
 2. DATE: 10/10/03  
 3. DATE: 10/10/03

8451 BRIDGEPORT ROAD  
 RICHMOND, BC  
 FOR MYIE LTD  
 LEVEL 13

DATE: 10/10/03  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 SCALE: 1:145

**A-2.13**



PLN - 72





gBL  
 8501 BRIDGEPORT ROAD  
 RICHMOND, BC V6X 1A7  
 TEL: 604-273-8888  
 FAX: 604-273-8889  
 WWW.GBL.COM



REFERENCES

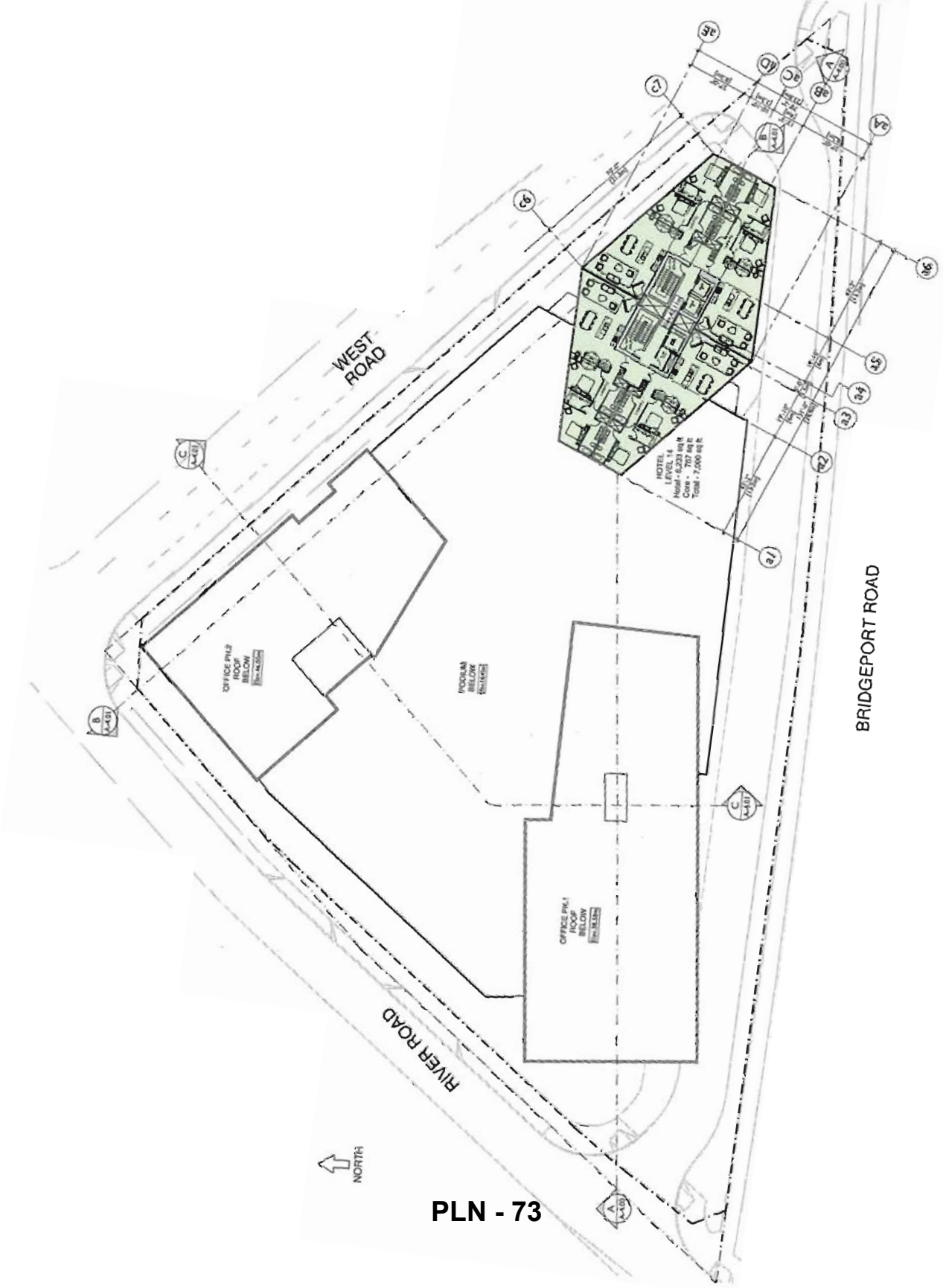
1. [unclear]  
 2. [unclear]  
 3. [unclear]

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOUR MYIE LTD  
 LEVEL 14

DATE: [unclear]  
 DRAWN BY: [unclear]  
 CHECKED BY: [unclear]  
 PROJECT NO: 1145

A-2.14



**gbl**  
 4 Pk. UNIVERSITY TRL.  
 RICHMOND, BC V6V 2K9  
 TEL: 604-273-8888  
 FAX: 604-273-8889  
 WWW: www.gbl.com

**NOTES**

LEGEND

[Green Box]	HOTEL
[Blue Box]	CONCRETE
[Light Blue Box]	OFFICE

REVISIONS

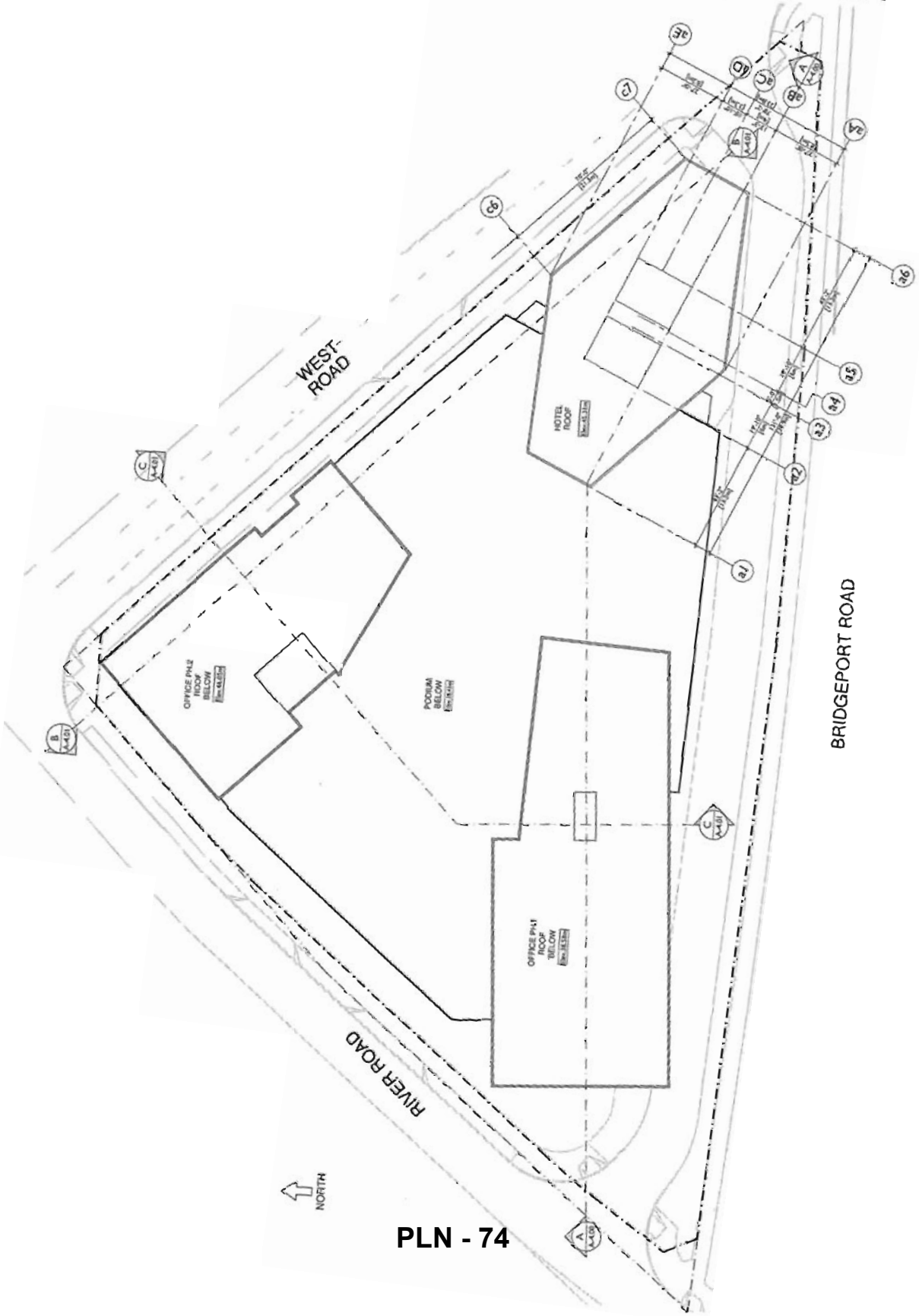
NO.	DATE	DESCRIPTION
1	11/15/11	ISSUED FOR PERMIT
2	11/15/11	ISSUED FOR PERMIT
3	11/15/11	ISSUED FOR PERMIT
4	11/15/11	ISSUED FOR PERMIT

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR MYIE LTD  
 ROOF LEVEL

DATE: 11/15/11  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 DATE: 11/15/11  
 ELEVATION: 1145

**A-2.15**



**PLN - 74**



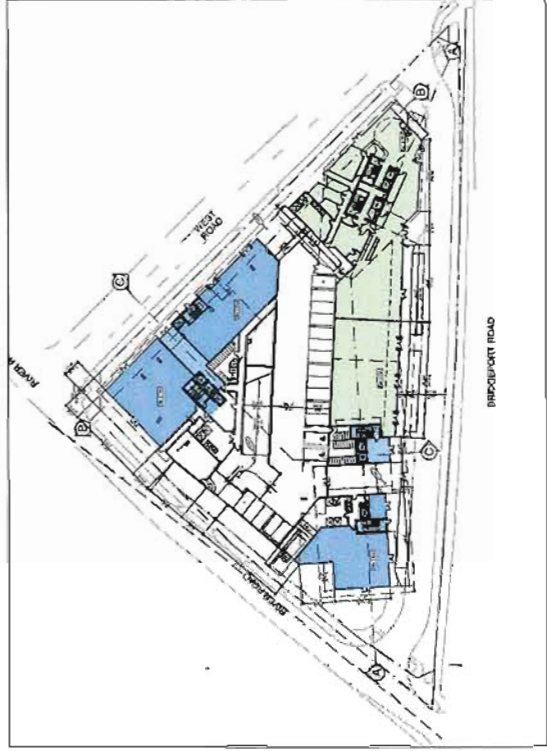
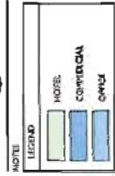




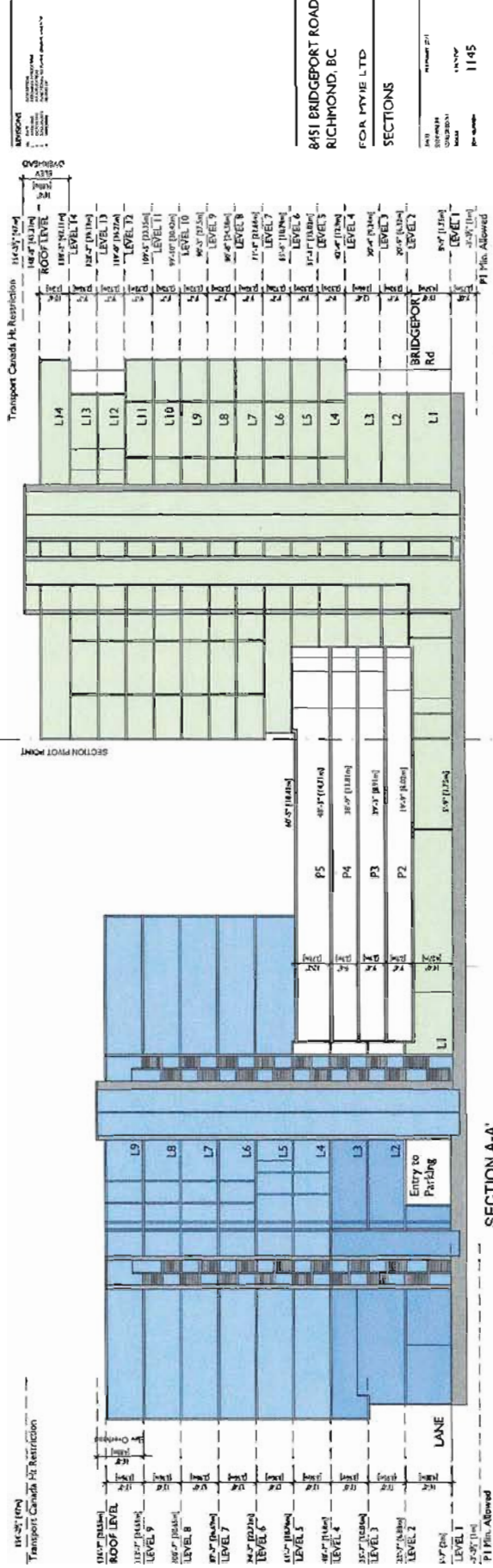
**RIVER ROAD ELEVATION**



G. B. BRIDGEPORT INC.  
 11450 BRIDGEPORT ROAD  
 RICHMOND, BC V6X 1A7  
 TEL: (604) 273-1145  
 FAX: (604) 273-1146  
 WWW.GBLINC.COM



KEY PLAN



8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR PLYE LTD  
 SECTIONS

SHEET 2/1  
 11450  
 1145  
 1145

A-4.00



NOTES

PROVISIONS  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 2. FINISHES TO BE DETERMINED AT LATER STAGE.  
 3. MATERIALS TO BE DETERMINED AT LATER STAGE.

8451 BRIDGEPORT ROAD  
 RICHMOND, BC

FOR HYVE LTD  
 3D VIEWS

DATE: 01/20/2024  
 DRAWN BY: J. SMITH  
 CHECKED BY: J. SMITH  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 24-0001

A-5.00



VIEW SOUTH WEST ALONG WEST ROAD





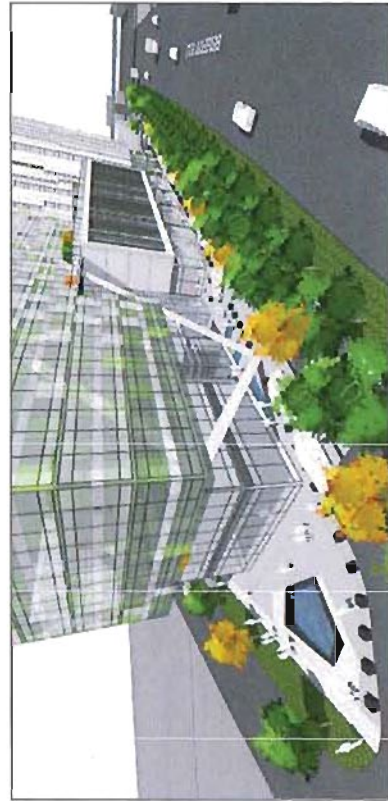
VIEW WEST ALONG HOTEL ATRIUM AND COMMERCIAL FRONTAGE



VIEW SOUTH WEST ALONG WEST ROAD



STREET VIEW LOOKING NORTH WEST



VIEW NORTH EAST OF THE COMMERCIAL BASE AND OFFICE COMPONENT

508-2770 KENNA ROAD  
 SUITE 100  
 WESTPORT, MA 01886  
 TEL: 978-368-4424  
 WWW.CONSIDEREDDESIGN.COM

**GENERAL NOTES**

THIS DRAWING IS AN INSTRUMENT OF SERVICE. IT IS THE PROPERTY OF CONSIDERED DESIGN, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONSIDERED DESIGN, INC.

DO NOT SCALE FROM THIS DRAWING.  
 DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.  
 ALL DIMENSIONS SHALL BE TO THE CENTERLINE UNLESS OTHERWISE NOTED.

DATE: 06/11/19  
 DRAWN BY: J.P.  
 CHECKED BY: J.P.

PROJECT: 2001 BRIDGEPORT ROAD DEVELOPMENT  
 CLIENT: NEW WEST DISTRICT PLANNING  
 DRAWING: LEVEL 1 GENERAL ARRANGEMENT  
 SHEET: 11 OF 11



SCALE: 1"=50' METRIC  
 SHEET: 11 OF 11  
 DATE: 06/11/19



605-2775 WILSON BLVD  
 SUITE 100  
 WILSONVILLE, OR 97158  
 TEL: 503-261-1111  
 WWW.CONSIDEREDDESIGN.COM

**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 6. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 7. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 8. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 9. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/10/13	ISSUED FOR PERMIT

**PROJECT**  
 841 BEREDONTH ROAD DEVELOPMENT  
 LOT 216, BLOCK 5, NORTH RANGE 6, WEST,  
 NEW WEST DISTRICT, PLUM 30622

**DATE**  
 02/10/13

**SCALE**  
 AS SHOWN

**PROJECT**  
 841 BEREDONTH ROAD DEVELOPMENT

**DATE**  
 02/10/13

**SCALE**  
 AS SHOWN

**PROJECT**  
 841 BEREDONTH ROAD DEVELOPMENT

**DATE**  
 02/10/13

**SCALE**  
 AS SHOWN

**PROJECT**  
 841 BEREDONTH ROAD DEVELOPMENT

**DATE**  
 02/10/13

**SCALE**  
 AS SHOWN

**PROJECT**  
 841 BEREDONTH ROAD DEVELOPMENT

**DATE**  
 02/10/13

**SCALE**  
 AS SHOWN



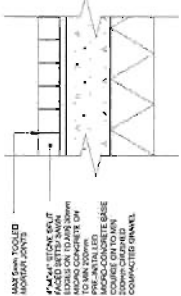
**PLANT SCHEDULE LEVEL 1**

ID	QTY	Botanical Name	Common Name	Scheduled Size	Remarks
CM 158	158	Chamaecyparis nivalis 'Nivalis'	Small Evergreen Broad Crown	4.0' DI	For Entry
MR 1973	1973	Malva sylvestris	Moroccan	4.0' DI	For Entry
OB 51	51	Quercus laevis	Pin Oak	4.0' DI	Along Front and Crown
OB 52	52	Quercus laevis 'Green Wave'	Pin Oak	4.0' DI	Along Front and Crown

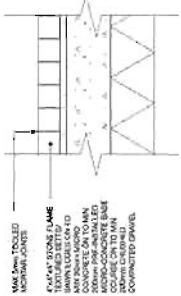
101 2775 Hayes Street  
 San Francisco, CA 94133  
 415.774.8100  
 www.considereddesign.com

**DATE:** 08/11/18  
**PROJECT:** 5401 BROADSPUR ROAD DISTRICT 09-00-01  
**DESIGNER:** JEFFREY J. HARRIS, ARCHITECT  
**SCALE:** AS SHOWN  
**DATE:** 08/11/18

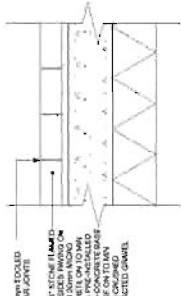
**REVISION:** A  
**DATE:** 08/11/18



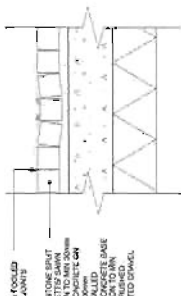
4" SQUARE SPUT SETTS  
 Scale: 1:10



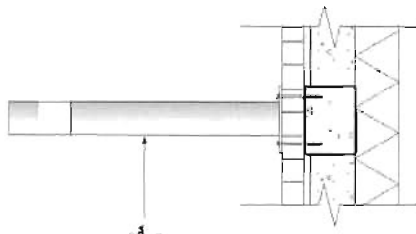
4" SQUARE FLANGE TEXTURED SETTS  
 Scale: 1:10



4" SQUARE STONE TINNING  
 Scale: 1:10

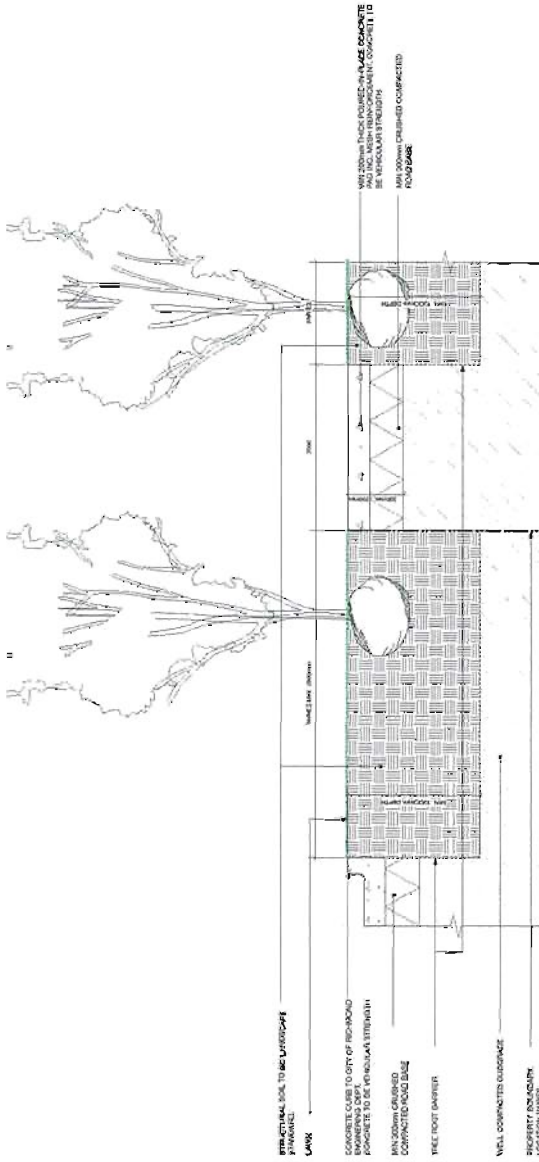


4" SQUARE SPUT SETTS DRAINAGE CHANNEL  
 Scale: 1:10

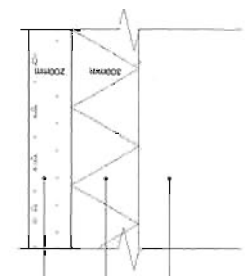


STEEL BOLLARD  
 Scale: 1:10

PLN - 84



TYPICAL DETAIL SECTION THROUGH BOULEVARD  
 Scale: 1:30



INSITU CONCRETE  
 Scale: 1:10



**PROJECT:** 5401 BROADSPUR ROAD DISTRICT 09-00-01  
**LOCATION:** 5401 BROADSPUR ROAD, DISTRICT 09-00-01, NEW WEST DISTRICT PLAN 2002  
**DATE:** 08/11/18  
**SCALE:** AS SHOWN  
**DATE:** 08/11/18

L1\_L6

1175 208 4674  
 2011-2012  
 2011-2012  
 2011-2012  
 2011-2012

**GENERAL NOTES**  
 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.  
 2. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER CONSULTANTS.  
 3. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER CONSULTANTS.  
 4. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER CONSULTANTS.

**REVISIONS**

NO.	DATE	DESCRIPTION
01	20.10.12	
02	20.10.12	
03	20.10.12	

**PROJECT**  
 BENT BRIDGEPOINT ROAD DEVELOPMENT

**LOCATION**  
 LOT 17 AND 18 BLOCK 4 NORTH BRIDGE & WEST, BENT BRIDGE DISTRICT PLAN 3388

**DESIGNING**  
 LEVELS 5, GENERAL ARRANGEMENT

**SCALE**



**SCALE**  
 1:200 METERS  
**DATE**  
 20.10.12  
**PROJECT**  
 BENT BRIDGEPOINT ROAD DEVELOPMENT  
**LEVEL**  
 5, GENERAL ARRANGEMENT  
**SCALE**  
 1:200 METERS



**PLN - 85**

**GENERAL ARRANGEMENT**  
 5, 85-86, 85-89

1000 W. 47th STREET, SUITE 200  
 DENVER, CO 80202  
 303.733.8114  
 www.considereddesign.com

**General Notes**  
 1. All dimensions are in feet and inches unless otherwise noted.  
 2. All materials are to be selected by the architect, with the exception of the landscape materials which shall be selected by the landscape architect.  
 3. All materials are to be selected by the architect, with the exception of the landscape materials which shall be selected by the landscape architect.  
 4. All materials are to be selected by the architect, with the exception of the landscape materials which shall be selected by the landscape architect.

**Scale**  
 1" = 10'-0"

**Date**  
 10/13/13

**Project**  
 ARTS BRIDGEPORT HOME DEVELOPMENT

**Sheet**  
 L6\_L4

**Drawn by**  
 JF

**Checked by**  
 JF

**Reviewed by**  
 JF

**Number**  
 L6\_L4

**PLANT SCHEDULE, LEVEL 8**

ID	City	Botanical Name	Common Name	Scheduled Size	Remarks
01	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
02	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
03	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
04	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
05	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
06	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
07	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
08	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
09	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady
10	CA	Colonycoccinia	Art's Gardenia	1.5 x 1.5	Full & Shady



PLN - 86

1000 - 2072 4th Ave S  
 Suite 100  
 Seattle, WA 98148  
 206.461.1111  
 www.considereddesign.com

**GENERAL NOTES**

- 1. All dimensions are to be verified by the contractor with field measurements. Any discrepancy shall be the responsibility of the contractor.
- 2. All materials are to be installed in accordance with the manufacturer's instructions.
- 3. All materials are to be installed in accordance with the manufacturer's instructions.
- 4. All materials are to be installed in accordance with the manufacturer's instructions.
- 5. All materials are to be installed in accordance with the manufacturer's instructions.

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

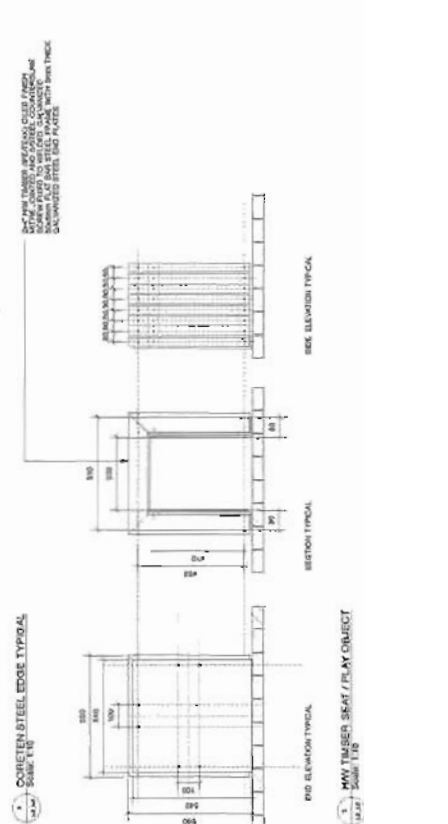
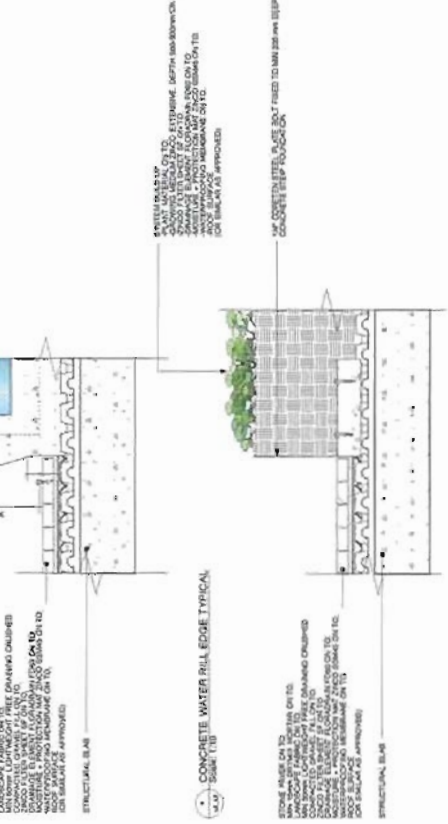
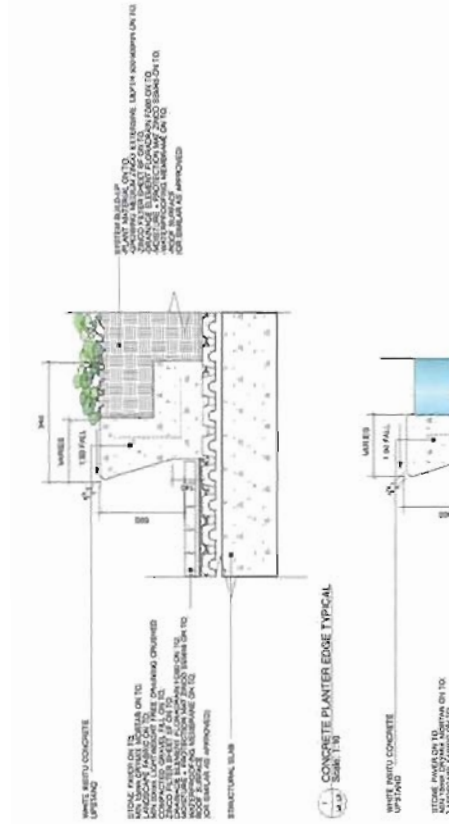
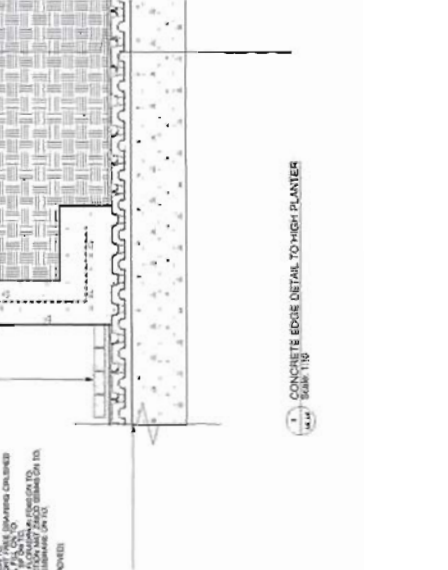
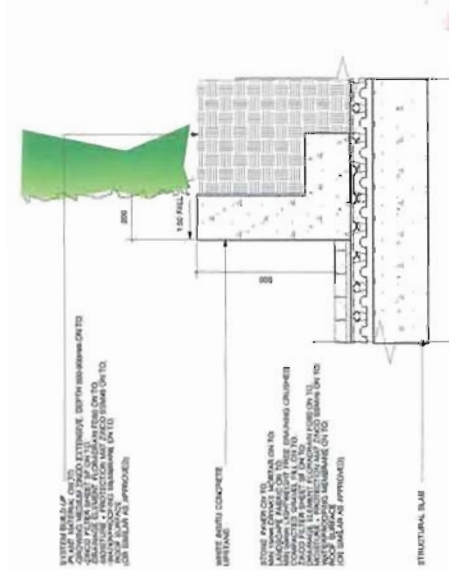
**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT

**DATE**  
 04.10.13

**BY**  
 [Signature]

**PROJECT**  
 6451 BRIDGEVIEW ROAD DEVELOPMENT



5001 - 2770 Highway 102 West  
 Suite 100  
 Victoria, BC V8N 4A4  
 Tel: 250-363-4444  
 www.considereddesign.com

**GENERAL NOTES**

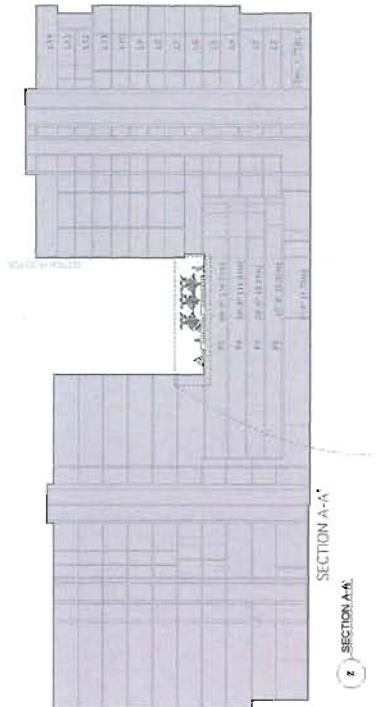
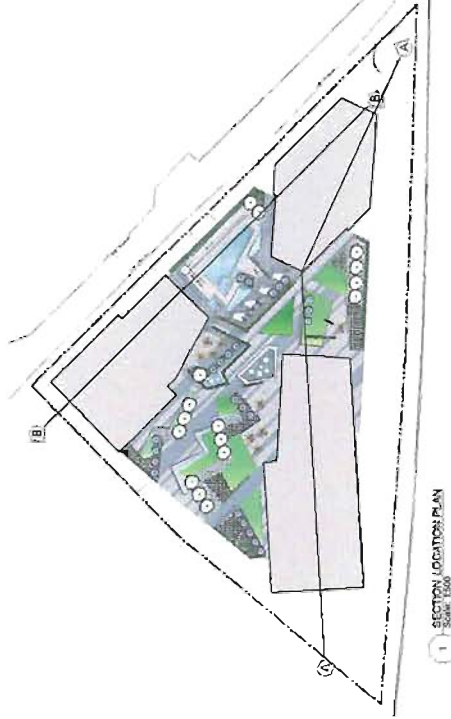
The drawings are the property of Considered Design Inc. and shall remain the property of Considered Design Inc. No part of these drawings shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Considered Design Inc.

**DATE OF PREPARATION**

DATE OF PREPARATION: 06.10.12  
 DATE OF REVISION: 06.10.12

**DATE OF ISSUE**

DATE OF ISSUE: 06.10.12



SECTION A-A'

**PROJECT**  
 MAY BRIDGEPORT ROAD DEVELOPMENT

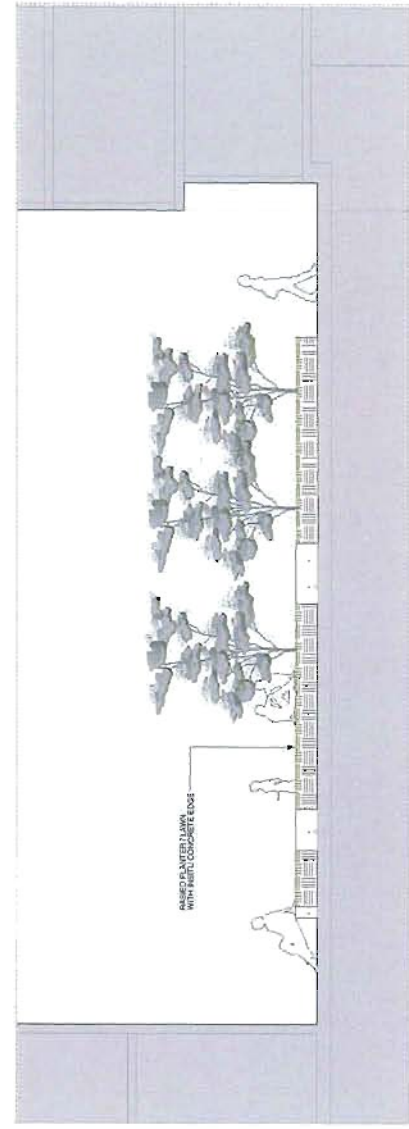
**LOCATION**  
 LOT 218, B. COX LINDOTT, BRIDGE B WEST,  
 RICHMOND DISTRICT PLAN 03592

**DRAWING**  
 LEVELS, LANDSCAPE SECTIONS

**DATE**



DESIGNER	AS SHOWN
DRAWN	JP
CHECKED	JP
DATE	2011.11.02
NUMBER	



SECTION A-A' DETAIL

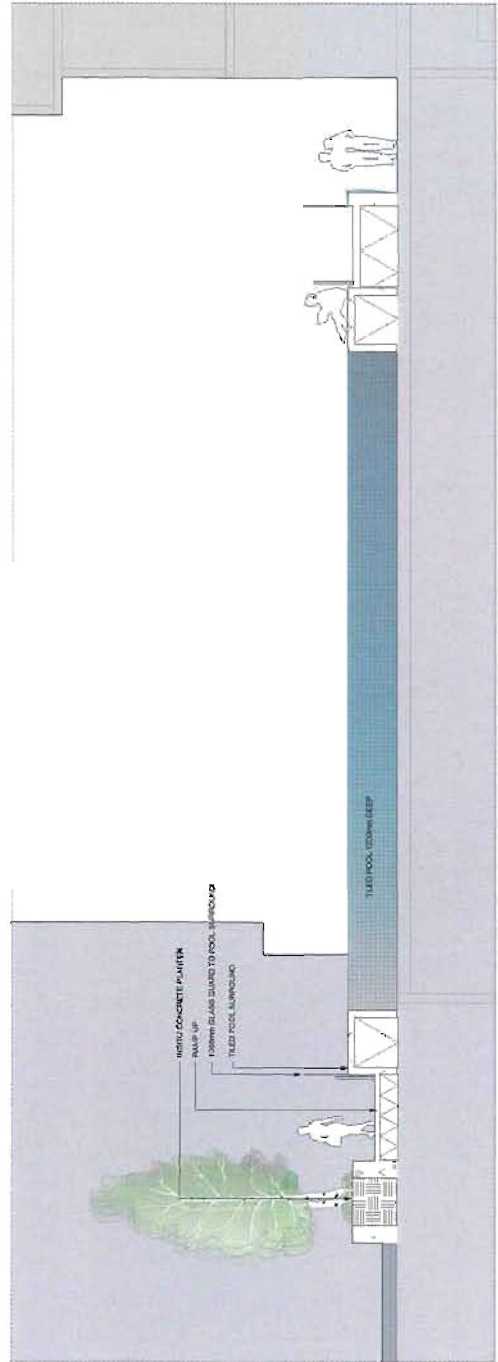
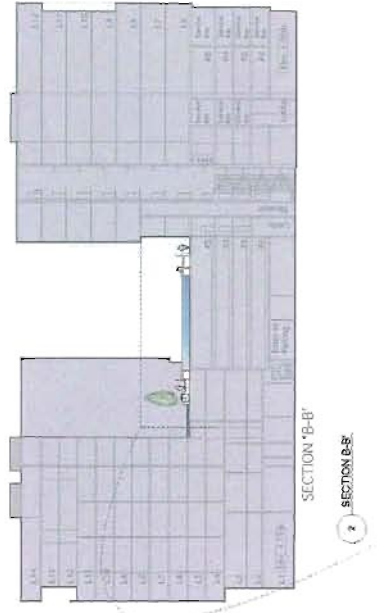
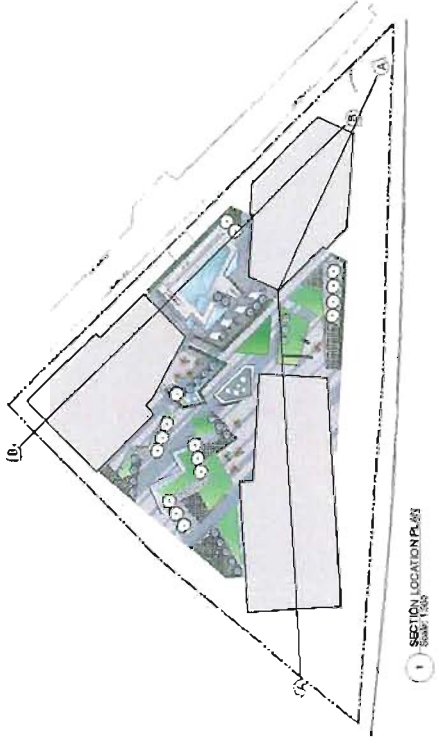


600 - 270 Haight Street  
 San Francisco, CA 94102  
 415-778-3900  
 www.considered.com

**General Notes**  
 This drawing is an extension of services rendered for the project and is not to be used for any other project without the permission of Considered Design Inc. All work shall be done in accordance with the current edition of the applicable building codes and standards. Considered Design Inc. is not responsible for any errors or omissions in this drawing. All dimensions shall be taken from the approved site plan unless otherwise noted.

**DATE**  
 07/10/13  
 02/14/13  
 03/14/13

**REVISION**  
 01/10/13



**PROJECT**  
 3401 BRIDGEPORT BLVD DEVELOPMENT

**LOCATION**  
 LOT 215, BLOCK A NORTH, PARCELS 8 WEST,  
 NEW WEST DISTRICT PLAN 35842

**DRAWING**  
 LEVEL & LANDSCAPE SECTIONS



**DATE**  
 07/10/13  
 02/14/13  
 03/14/13

L6\_L7.1



**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9065 (RZ 12-605272)  
8451 Bridgeport Road and Surplus City Road**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
  - a) Repealing the existing land use designation in the Generalized Land Use Map (2031) thereof for that area shown cross-hatched on “Schedule “A” attached to and forming part of Bylaw 9065”, and by designating it “Urban Centre T5”.
  - b) In the Generalized Land Use Map (2031) thereof, designating along the west and east property lines of 8451 Bridgeport Road “Proposed Streets”.
  - c) Repealing the existing land use designation in the Specific Land Use Map: Bridgeport Village (2031) thereof for that area shown cross-hatched on “Schedule “A” attached to and forming part of Bylaw 9065”, and by designating it “Urban Centre T5 (45m)”.
  - d) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the west and east property lines of 8451 Bridgeport Road “Proposed Streets”.
  - e) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the east property line of 8451 Bridgeport Road “Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages”.
  - f) Making various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended.

- 2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9065".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

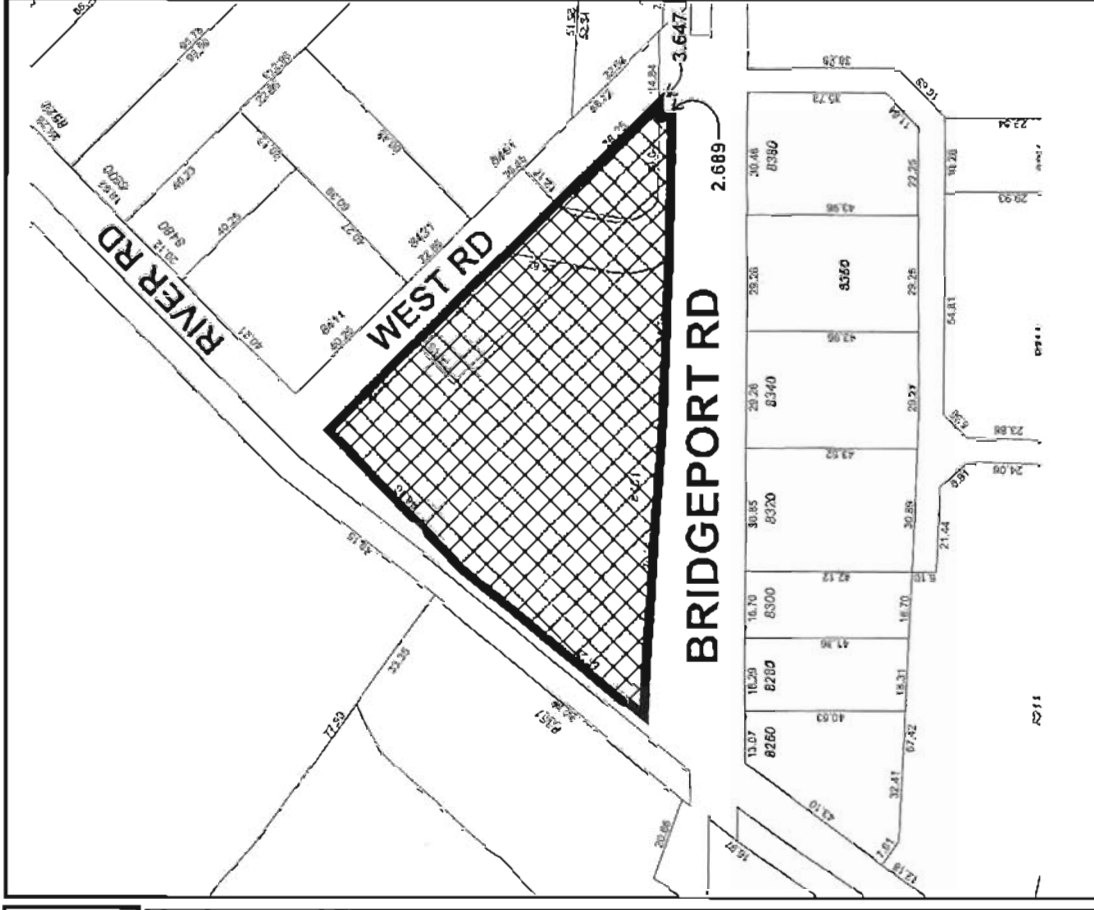
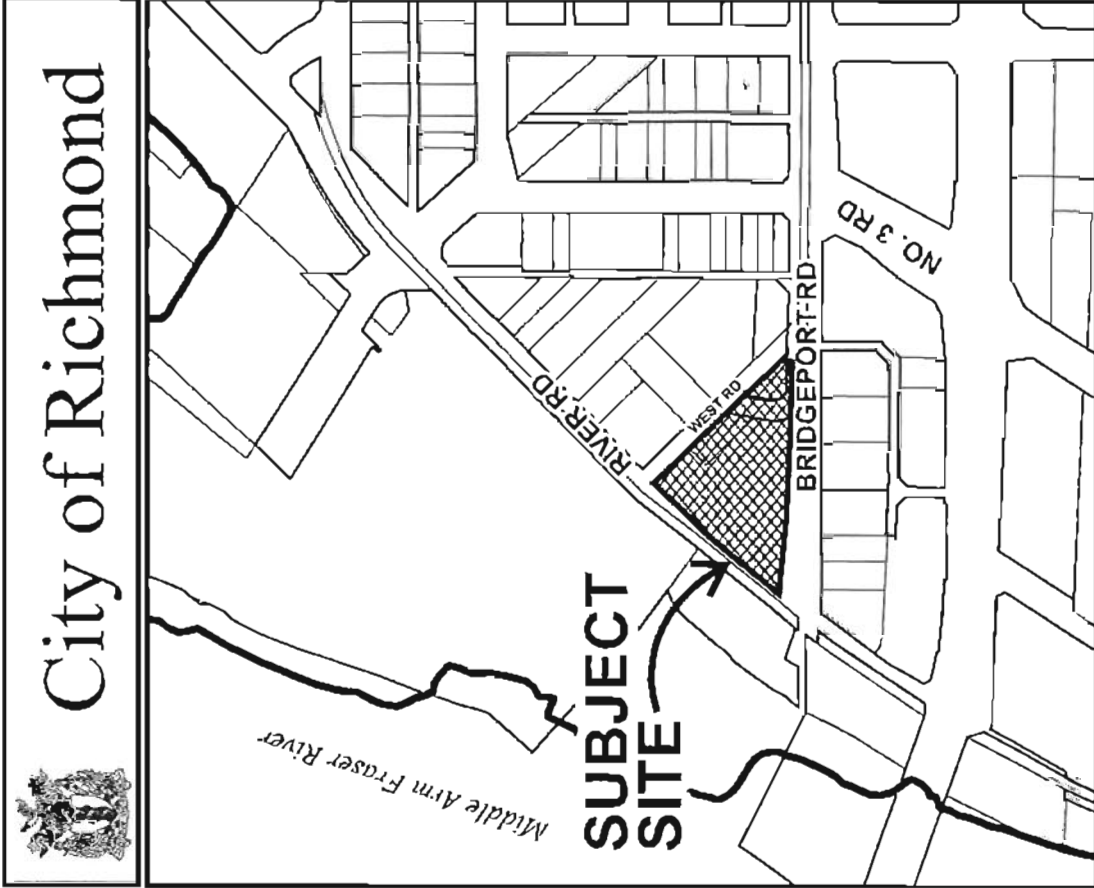
\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

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



**RZ 12-605272**

Original Date: 10/01/13  
 Revision Date:  
 Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9066 (RZ 12-605272)  
8451 Bridgeport Road and Surplus City Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 22.33 thereof the following:

**“22.33 High Rise Office Commercial (ZC33) – (City Centre)**

**22.33.1 Purpose**

The **zone** provides for high-**density**, transit-supportive, non-residential, central **business** district **development** in an area affected by aircraft noise. The zone provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve **City** objectives.

**22.33.2 Permitted Uses**

- hotel
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general

- **retail, secondhand**
- **service, business support**
- **service, financial**
- **service, household repair**
- **service, personal**
- **studio**
- **veterinary service**

### 22.33.3 Secondary Uses

- n/a

### 22.33.4 Permitted Density

1. The maximum **floor area ratio** of the site is 2.0.
2. Notwithstanding Section 22.33.4.1, the reference to a maximum **floor area ratio** of "2.0" is increased to a higher **density** of "3.0" provided that the lot is located in the Village Centre Bonus Area designated by the City Centre Area Plan and the owner uses the additional 1.0 **density bonus floor area ratio** only for **office** purposes.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a principal use.

### 22.33.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 90% for **buildings** and **landscaped roofs over parking spaces**.

### 22.33.6 Yards & Setbacks

1. The minimum **setback** of a **building** to a public road is 1.7 m for the **first storey** of a **building**, and 0.1 m for all other **storeys** of a **building**.

### 22.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 12.0 m.

### 22.33.8 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

### 22.33.9 On-site Parking and Loading

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

**22.33.10 Other Regulations**

- 1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) zone.
- 2. 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. 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 "**HIGH RISE OFFICE COMMERCIAL (ZC33) – (CITY CENTRE)**".

That area shown cross-hatched on "Schedule "A" attached to and forming part of Bylaw No. 9066"

- 3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9066**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



\_\_\_\_\_  
MAYOR

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







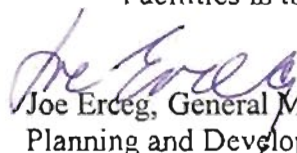
---

**To:** Planning Committee **Date:** October 30, 2013  
**From:** Joe Erceg **File:**  
General Manager, Planning and Development  
**Re:** **Managing Medical Marihuana Production Facilities, and Research and  
Development Facilities in Agricultural and Urban Areas**

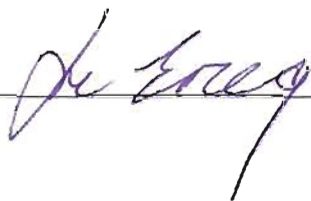

---

**Staff Recommendation**

1. That the City of Richmond request Health Canada to only consider issuing licences under the federal Marihuana for Medical Purposes Regulations (MMPR) in compliance with the City's Strategic Facility Management Approach contained in this report;
2. That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9072 that adds Land Use Policies in Section 3.0 of the OCP, to establish a Strategic Facility Management Approach regarding Health Canada Licensed Medical Marihuana Production Facilities, and Research and Development Facilities in Urban and Agricultural Areas, be introduced and given first reading;
3. That Bylaw 9072, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program;
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
4. That Bylaw 9072, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing, along with Zoning Bylaw 9070 below; and
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9070 proposing Regulations to better manage Medical Marihuana Production Facilities and, Research & Development Facilities in the City, be introduced and given first reading.

  
Joe Erceg, General Manager,  
Planning and Development

JE:tc  
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Fleet & Environmental Programs	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
APPROVED BY CAO (DEPUTY) 		

## Staff Report

### Origin

This report responds to the following medical marijuana facility management issues: (1) Health Canada's June 2013 Marijuana for Medical Purposes Regulations (MMPR), (2) the BC Agricultural Land Commission's (ALC) October 2013 bulletin (**Attachment 1**), regarding how the ALC will manage facilities in the Agricultural Land Reserve (ALR), (3) the City's recent external advice regarding issuance of a Building Permit for a licensed Research and Development Facility, and (4) the importance for the City to establish a medical marijuana facility policy in a timely manner, as Health Canada may issue MMPR facility licenses in Richmond at any time.

### 2011- 2014 Council Term Goals

This report addresses the following Council Term Goal:

- 7 - Manage Growth and Development.

### Background

#### (1) Terms

In this report, to better manage newly licensed Health Canada medical marijuana facilities, the following terms are used:

- "Licensed Commercial Medical Marijuana Production Facility" (Production Facilities) which primarily focus on growing, researching and developing, processing, and distributing medical marijuana;
- "Licensed Medical Marijuana Research and Development Facility" (R&D Facilities) which primarily focuses on medical marijuana research and development;
- "Agricultural Area": means land contained in Agricultural Land Reserve (ALR) and land outside the ALR and that is zoned to allow for "Farm Business" as a permitted use, namely, in the Agriculture (AG1), Golf Course (GC), Roadside Stand (CR), Agriculture and Truck Parking - No 6 Road (East Richmond) (ZA1), Agriculture and Park - Terra Nova (ZA2) and Agriculture and Botanical Show Garden -Fantasy Gardens (Ironwood Area) (ZA3) zoning districts;
- "Urban Area": means lands not in the Agricultural Area.

These distinctions are important because Health Canada licenses two types of facilities, namely: "Production Facilities" and "Research and Development Facilities". The Agricultural Land Commission (ALC), in its recent bulletin (**Attachment 1**), has stated that "Production Facilities" are defined as "farm use" and do not require ALC approval, while the "Research and Development Facilities", as they are not specifically related to the growing of an agricultural product, require an application to the ALC for non-farm use approval. By recognizing the two types of Facilities, the City can establish effective medical marijuana facility policies in Urban and Agricultural Areas.

#### (2) Existing MMAR Program

In 2001, the Federal government introduced the *Marijuana Medical Access Regulations* (MMAR) Program to enable Canadians to access marijuana for medical purposes, by applying to Health Canada for an Authorization To Possess (ATP) and, if applicable, a license to grow it.

Federal data indicates that under the MMAR, in 2001 there were 500 ATPs, in August 2012, there were 21,986 ATP persons, and by 2014 this may increase to 40,000 ATP persons.

Currently, British Columbia and Nova Scotia have shares of MMAR participation that exceed their population shares, while Quebec's MMAR participation is disproportionately lower than its population share. In 2011, the Government of Canada proposed program changes and held public consultations. Concerns raised included: land use, crime, health, building safety and environmental matters. On February 25, 2013, Council directed staff to provide comments to Health Canada on the proposed MMAR with specific direction that, under the new program, compliance with applicable provincial and municipal laws be required (**Attachment 2**).

**(3) Summary: Proposed Federal Marihuana for Medical Purposes Regulations (MMPR)**

A.) General: The existing MMAR Program with its approximately 40,000 ATP licences will be replaced by the new Federal Marihuana for Medical Purposes Regulations (MMPR) in March 2014. The aim is to reduce health and safety risks, while achieving a more quality-controlled and secure product for medical use. Individuals would not access medical marihuana from Health Canada, but by obtaining the support of a health care practitioner (a physician or, potentially a nurse practitioner) and then purchasing it from licensed commercial producers.

The highlights of Health Canada new MMPR program include:

- Production in residential dwellings will no longer be permitted.
- All aspects of medical marihuana growth, cultivation, processing, storage, research and development, shipping/distribution and administrative office functions are to be centralized and contained in a secured Facility, which must contain a restricted-access area and 24/7 video surveillance monitoring.
- A commercial licensed producer will have the ability to conduct research and development, test and produce a variety of product strains.
- Storefronts and retail outlets will not be permitted.
- All medical marihuana distribution will be by a secured courier to a registered client.
- Key Facility personnel must hold valid security clearance, issued by Health Canada.
- Applicants for a commercial medical marihuana production license must provide notice (including location details) to the local government, and police and fire authorities.
- Health Canada will ensure that a Facility meets security, safety, quality control, record keeping, inventory and monitoring requirements to avoid product theft.

B.) Summary: While, Health Canada is not bound by the City zoning bylaws when issuing licenses, the City will encourage licensees to meet all City bylaws and zoning requirements. The new MMAR will move Canada from having many small producers, to fewer larger commercial producers.

**(4) Summary of the Agricultural Land Commission's Position**

A.) General: In response to Health Canada's new MMPR, the Agricultural Land Commission (ALC) published an August 2013 information bulletin titled "Medical Marihuana Production in the Agricultural Land Reserve" (**Attachment 1**).

The ALC advises that in the ALR:

- Licensed Commercial Medical Marijuana “Production Facilities” which may include accessory uses like processing, storage, packaging, testing, shipping, distribution and basic supporting office functions, are consistent with the definition of a “farm use” and do not require the ALC to approve the Facilities though an ALR farm use application;
- License Medical Marijuana “Research and Development Facilities”, as they do not focus on plant production, are not a permitted farm use and require an ALR non-farm use application and approval;
- Local governments should consult with the ALC in the preparation of any zoning amendment bylaws that propose to regulate medical marijuana production facilities in the ALR.

B.) Summary: City staff consulted with the ALC in preparing this report. As per the Local Government Act, section 882 (3) (c), which states that any proposed OCP amendment bylaw which applies to ALR land be referred to the ALC for comment, staff recommend that the proposed Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9072, be referred to the ALC for comment, along with the proposed Zoning Bylaw 8500, Amendment Bylaw 9070, in advance of the Public Hearing.

#### **(5) City Approach to Managing Medical Marijuana Current New Facility Inquiries**

A.) Inquiries: Since the introduction of Health Canada’s MMPR program in June 2013, City staff have received approximately a dozen inquiries and/or notifications, as required by the new MMPR, all for Production Facilities and most in Urban Areas. The City's response to all new MMPR Facility inquiries has been that: (1) all facilities are not a permitted use in the Zoning Bylaw and (2) a rezoning application is required.

As the City's understanding of how to manage Facilities is changing and as Health Canada may issue Facility licences at any time, it is best if the City establish a Facility management approach and policies soon.

B.) Summary: This report presents an approach to better manage proposed Facilities.

### **Analysis**

#### **(1) Research**

A.) Metro Municipalities: As in Metro Vancouver, there will not be one common municipal facility management approach (**Attachment 3**), staff suggest that Richmond establish its own approach and policies to meet its unique needs and priorities. It is noted that Chilliwack prohibits Production Facilities in all zones, on private lands, except in one special zone. Surrey allows only one Production Facility in a special zone on a city owned property. On October 28, 2013, Abbotsford voted to prepare a bylaw to stop the operation of commercial “grow- ops”.

While this report does not propose to prohibit all Facilities in the whole City, if Council wishes to prohibit all Facilities in the City, staff have included draft Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marijuana Regulation), for Council’s consideration in

**Attachment 6.** If Council approves Bylaw 9071: no change to the OCP would be required, and the proposed 2041 OCP Bylaw 9072 and Zoning Bylaw 9070 would not be approved.

B.) Richmond Agricultural Advisory Committee Consultation (AAC): On July 18, 2013, the AAC advised that they do not support licensed commercial medical marijuana Production Facilities in the Agricultural Land Reserve (**Attachment 4**). It is noted that the AAC position is at odds with the ALC's position and the City has limitations on its ability to prohibit Production Facilities in the ALR.

C.) October 2013, Health Canada Information: On October 22, 2013, Health Canada provided the following requested information:

- Approvals To Date: To date, Health Canada has approved two new Facilities, both are in Saskatchewan and both are Production Facilities;
- Projected Applications: Over the next 10 years, it is very difficult for Health Canada to say how many applications Richmond may receive. To date, Health Canada has 220 applications across Canada, mostly in Ontario and BC, and all are for Production Facilities as they can include R&D activities. Health Canada has four (4) Production Facility applications from Richmond, with one being partway through its review process and the other three just starting their review processes.
- Crime: Regarding evidence of any increased in crime near facilities, Health Canada advises that there is no evidence which is specific to marijuana production facilities. Health Canada growers and manufacturers who work with other controlled substances including narcotics don't have notable issues. The small scale growers under Health Canada's old regulations have had some home invasions and thefts, which is part of the reason why Health Canada is moving to the new secure facilities.
- Facility Description: Health Canada advises that there is a huge range in Facility sizes, from as small as a few thousand square feet, to industrial buildings as large as 40,000 square feet, to very large green houses. All have grow areas, storage vaults, processing/packaging areas and shipping. Some have call centres. A pure R&D Facility would generally be much smaller scale.
- Servicing and Transportation: Health Canada has no insights regarding facility servicing (e.g., water, sanitary, drainage, solid waste activity) and transportation activity (e.g., daily worker, truck and courier traffic to and from Facilities). Shipping and vehicular traffic will vary with business size, and different Production Facilities are making different arrangements to consolidate their outbound shipments with Canada Post or other shippers. There should be no foot traffic other than staff - no retail sales.

D.) Richmond Findings - Existing Regulations and Issues:

General: Staff researched the main concerns which will likely be generated by both types of Facilities and how they may be addressed. A summary of these concerns and possible responses is presented in **Attachment 5**. Staff has learned that there is much uncertainty regarding what type, how many, where and with what requirements and restrictions Health Canada will license Facilities in Richmond. As well, there are many land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure

(e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Ecological Network, Environmentally Sensitive Areas, Riparian Management Areas), nuisance (e.g., noise, odour and emissions) and financial concerns and uncertainties, in managing Facilities, as well as unknown cumulative effects. Health Canada advises that it focuses on enabling access to medical marijuana and is not required to follow City bylaws.

- IN THE URBAN AREA:

- R&D Facilities are currently allowed in all zones which permit "office" uses as currently defined in the Zoning Bylaw. As this is not desirable, as too many such Facilities may occur with uncertain impacts, staff recommend amending the definition of "office" in the Zoning Bylaw to exclude R&D Facilities.
- With this approach, Council can require a rezoning for both types of Facilities, and potential problems, uncertainties and their cumulative effects regarding the type, number and location of Facilities can be better managed.
- Suitable areas in which to accommodate both types of Facilities include OCP Mixed Employment and Industrial designations, as it is anticipated that these may avoid many Facility conflicts and have the necessary transportation and infrastructure.
- In allowing Facilities in these Urban Areas, care must be taken not to displace needed Mixed Employment or Industrial uses.
- This approach may avoid having Facilities locate in the Agricultural Area, thus preserving agricultural land.

- IN THE AGRICULTURAL AREA:

- In Richmond, long term Agricultural Area viability is very important to achieve;
- As Health Canada requires that all Facilities be enclosed in buildings which will occupy, but not use valuable agricultural soils, any Facilities allowed in the Agricultural Area need to be carefully limited and managed to preserve the valuable agricultural soils for long term agricultural use and future generations;
- As the ALC has determined that Production Facilities are a "farm use" and the City may not be able to prohibit them, staff recommend a very rigorous regulatory approach (i.e., a minimum site size of 100 acres). A large minimum size will, it is suggested, assist in accommodating the anticipated large Facility buildings and, as many buildings could be placed on a large site, this arrangement may avoid having many smaller licensed Facility sites scattered throughout the Agricultural Area creating an inefficient arrangement. For reference, it is estimated that: with a 100 acre minimum site size, four (4) sites may be eligible to accommodate a Production Facility in the Agricultural Area, all east of Highway 99; with a 50 acre minimum site size, 16 sites may be eligible in the whole Agricultural Area, and with a five (5) acre minimum lot size, over 40 sites may be eligible in the whole Agricultural Area;
- Staff suggest that the fewer Facilities - the better, in view of the principle of equitable distribution, and physical and economic impacts.

E.) Financial Considerations: The Finance Department advises that BC Assessment has indicated that: (1) as the licensing of medical marihuana Facilities is still new to them, there will most likely be more changes to the rules, as more Facility licenses are issued, and (2) the percentage of farm classification attributed to each type of Facility will be determined on a case by case basis. The BC Assessment policies are summarized below:

<b>Tax Implication If A Licensed Marihuana Facility Meets The Farming Requirements As Set Out By The BC Assessment Act</b>	
<b>1. In the ALR:</b>	
<b>(1) For Production Facilities</b>	<ul style="list-style-type: none"> <li>- If a property was previously used as an active farm and was given a farm classification, there will be minimal tax impact if the facility was used for growing marihuana;</li> <li>- If a property did not previously qualify for farming, there would be a reduction in taxes if the new facility was used to grow marihuana and if it meets the farming requirement. Using a sample 104 acre property in the ALR, municipal taxes dropped by 87% from \$20K to \$2.6K.</li> </ul>
<b>(2) For R&amp;D Facilities</b>	<ul style="list-style-type: none"> <li>- If a property was previously used as an active farm and was given a farm classification, there will be minimal tax impact if the facility was used for growing marihuana;</li> <li>- If a property did not previously qualify for farming, there would be a reduction in taxes if the new facility was used to grow marihuana and if it meets the farming requirement. Using a sample 104 acre property in the ALR, municipal taxes dropped by 87% from \$20K to \$2.6K.</li> </ul>
<b>2. In Urban Areas</b>	
<b>(1) For Production Facilities</b>	<ul style="list-style-type: none"> <li>- If a Facility meets the farming requirements as set out by the Assessment Act, the assessed property value could potentially be reduced to \$3,720/acre;</li> <li>- Any improvements on the property will receive an exemption of up to \$50,000 or 87.5% of the assessed value, whichever is greater;</li> <li>- This will result in substantially reduced taxes for the property and the tax burden will be shifted to other taxpayers. In this scenario, a 1 acre industrial property was sampled and municipal taxes reduced by 87% from approximately \$24K to \$2.7K. Comparing this to the ALR example, a similar 104 acre property in an urban setting would result in municipal taxes reduced from \$2.496M to \$280</li> </ul>
<b>(2) For R&amp;D Facilities</b>	<ul style="list-style-type: none"> <li>- If the property is used entirely for a R&amp;D Facility and does not qualify for a farm classification, the property will be assessed as Class 06 – Business.</li> </ul>

This means that, if BC Assessment decisions involve lower farm assessment rates, fewer taxes may be collected and the tax burden would be shifted to other tax payers. If Facilities in these areas require expensive infrastructure, or create a high demand for City services (e.g., police, fire, emergency response), the City may have less revenue to provide them.

F.) Summary: As there are many concerns and uncertainties regarding Facilities, staff recommend that Council manage them in a strategic, limited and cautious manner with rigorous regulatory requirements in the Agricultural and Urban Areas.



**(2) Recommended Strategic Facility Management Approach**

**A.) Overall (These policies would apply on a City – wide basis)**

Staff recommend that Council adopt the following “Strategic Facility Management Approach” aimed at limiting the type, number and location of licensed Facilities by establishing rigorous, regulatory requirements which involve:

- Requesting Health Canada: (1) not to issue any Facility licenses in the City of Richmond, under the federal Marihuana for Medical Purposes Regulations (MMPR), until the City has established a Strategic Facility Management Approach (Approach), and (2) once the City has established an Approach, to issue any Facility licenses in compliance with the Approach;
- Encourage only one Production Facility, within the City of Richmond, as it can include R&D activities;
- Discourage any Facility in the Agricultural Area;
- In the Urban Area, use the rezoning process to review and ensure that an application for a Facility meets all City policies and requirements (e.g., meet minimum site size); and
- In Agricultural Area, notwithstanding that the City has limits on its power to prohibit, require that any Facility application, prior to the issuance of a Building Permit, undergo a rigorous review, as outlined in Section C below.

**B.) In the Urban Area**

The following policies shall apply to any application to accommodate a Production or R&D Facility. Requirements will be refined in conjunction with any rezoning application.

- Land Use Considerations
  - Require all Facility proposals to undergo a rezoning process;
  - Consider accommodating a Facility only in an OCP Mixed Employment and Industrial designated area;
  - Any Facility is to avoid proximity to sensitive land uses involving residential, schools, parks, conservation areas, and community institutional uses; and
  - To minimize potential negative impacts with other land uses and businesses, a licensed Facility must be located in a stand alone building, which does not contain any other businesses or adjoining non-licensed unit.
- Developer Plans:
  - A Facility applicant must meet all federal, provincial and regional requirements;
  - A Facility applicant must adequately address City land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage) , solid waste management, environmental (e.g., Ecological Network, Environmentally Sensitive Areas, Riparian Management Areas), nuisance (e.g., noise, odour and emissions), financial and other technical issues for the site and surrounding area;
  - A Facility applicant shall submit reports and plans prepared by qualified professionals to address all City issues including land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage) , solid waste management, environmental (e.g.,

- Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions), financial and other technical issues for the site and surrounding area; and
- Facility applicant prepared reports and plans are to be reviewed, as Council determines, by the Advisory Committee on the Environment, RCMP, Richmond Fire-Rescue and others, prior to a rezoning.
  - Transportation Requirements:
    - All City transportation policies and requirements must be met.
  - Infrastructure and Emergency Response Considerations
    - To address infrastructure servicing requirements and emergency response requirements, a licensed Facility must have frontage on an existing, opened and constructed City road; and
    - A Facility applicant shall consult with Health Canada and other agencies, where appropriate, as determined by Council.
  - Environmental Considerations
    - A Facility applicant shall address all environmental concerns and comply with all applicable City environmental policies (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network); and
    - A Facility applicant shall consult with the Advisory Committee on the Environment and other Advisory Committees where appropriate, as determined by Council.
  - Life Safety, Nuisances Concerns
    - All Facilities must comply with current BC Building Code, BC Fire Code, BC Fire Services Act, BC Electrical Code and other related codes or standards;
    - All Facilities must comply with the City's Building Regulation Bylaw, Noise Regulation Bylaw and other City Bylaws;
    - All Facility applicants must prepare emergency response, safety/security and fire and life safety plans prepared by the appropriate professional consultants for review and approval by the City; and
    - Facilities shall not emit any offensive odours, emissions and lighting to minimize negative impacts to surrounding areas.

**C.) In The Agricultural Area:**

Prior to consideration for the issuance of a Building Permit, the following policies and requirements must be addressed:

- Land Use Considerations
  - Facility applications will be reviewed on a case-by-case basis;
  - Consider only on land zoned to allow for "Farm Business" as a permitted use within and outside of the Agricultural Land Reserve (ALR);
  - Allow only on land designated "Agriculture" in the 2041 OCP;
  - Require a 100 acre (40.5 hectares) minimum lot area;
  - Require a 200 m minimum property line separation distance from lands designated in the Official Community Plan or zoned to allow for school, park, conservation area and/or community institutional land uses;
  - Require a 200 m minimum property line separation distance from lands designated in the Official Community Plan or zoned to allow for residential uses;

- Require a 50 m minimum frontage on an opened and constructed public road;
- Require a 15 m minimum yard setback to all property lines;
- Require a 15 m minimum separation distance to any single-detached housing located on the same lot;
- No portion of the Facility building, including any supporting structures, parking spaces, loading spaces, drive-aisles areas and on-site sanitary septic disposal system shall be located further than 100 m from a constructed public road abutting the property;
- On a corner lot or double fronting lot, the 100 m setback from a constructed public road abutting the property shall be determined based on the location of the permitted access to the lot;
- A Facility must be located in a standalone building that contains no other uses; and
- A Facility must comply with all regulations contained in the applicable zone.
- Developer Plans
  - A Facility shall demonstrate compliance with all federal, provincial, regional and City regulations and requirements;
  - A Facility must adequately address City land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other technical issues specific to each proposal; and
  - A Facility applicant shall submit reports and plans prepared by qualified professionals to address all City issues including land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other technical issues specific to each proposal.
- Transportation Requirements:
  - All City transportation polices and standards are met.
- Infrastructure Servicing and Emergency Response
  - To address infrastructure servicing requirements and emergency response requirements, a Licensed Facility must have frontage on an existing, opened and constructed City road;
  - A Facility applicant shall consult with Health Canada, the Agricultural Land Commission and other agencies where appropriate, as determined by Council; and
  - A Facility applicant shall consult with the Agricultural Advisory Committee, the Advisory Committee on the Environment and other Advisory Committees where appropriate, as determined by Council.
- Environmental Considerations
  - A Facility applicant shall comply with all applicable City environmental policies (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network);
- Managing Soils: To carefully manage soils, the following policies shall be followed:

- Illegal soil fill activities, or intentionally modifying farm land to reduce its agricultural capability for the purposes of developing a Facility is not permitted;
- It is preferred that a Facility locate on agricultural lands that have low soil capability (e.g., already modified due to past activities or site-specific conditions, which must be verified by an external, independent consulting professional);
- A Facility applicant shall specify permeable surface treatments for Facility parking, loading and drive-aisle areas;
- A Facility applicant shall submit information prepared by an appropriate qualified professional consultant (e.g., agrologist, soil scientist, geotechnical engineer or other), to confirm how native soils will be retained on site and protected, the quality and quantity of fill, how any soil/site contamination will be prevented and that the proposed Facility will not negatively impact the viability of farmland and supporting infrastructure on the site and in the neighbourhood (e.g., on-site drainage);
- A Facility applicant will be required to provide: (1) a soil estimate from a qualified professional to rehabilitate the site back to its original agricultural capability and (2) provide security for the full cost of the rehabilitation; and
- A proposed Facility which involves soil fill and / or removal may be required to apply to and receive approval from the ALC through an ALR non-farm use application, as determined by Council and the ALC.
- Fencing: As a Facility may implement fencing and other security perimeter measures to meet federal requirements, all security measures that impact farm land are to be reviewed, as Council determines, by the City's Agricultural Advisory Committee (AAC), Advisory Committee on the Environment (ACE) and other authorities, to ensure that agricultural and environmental concerns are minimized.
- Life Safety, Nuisances Concerns
  - A Facility located in the Agricultural Areas must comply with BC Building Code (Division B, Part 3);
  - A Facility must comply with current BC Fire Code, BC Fire Services Act, BC Electrical Code and other related codes or standards;
  - A Facility must comply with the City's Building Regulation Bylaw, Noise Regulation Bylaw and other City Bylaws;
  - A Facility must prepare emergency response, safety/security and fire and life safety plans prepared by the appropriate professional consultants for review and approval by the City; and
  - A Facility shall not emit any offensive odours, emissions and lighting to minimize negative impacts to surrounding areas.

D.) Summary: The proposed Strategic Facility Management Approach aims to protect the City's interests and address Facility uncertainties and any unwanted cumulative effects.

### **(3) Recommended 2041 Official Community Plan and Zoning Bylaw Amendments**

To achieve the Strategic Facility Management Approach, staff propose the following:

- OCP Bylaw 9000, Amendment Bylaw 9072 to establish a Strategic Facility Management Approach, as outlined above;

- Richmond Zoning Bylaw 8500, Amendment Bylaw 9070 (Medical Marijuana Regulation) to:
  - Define - Medical Marijuana Production Facility and R&D facility;
  - In order to rigorously regulate a Production Facility in the Agricultural Area, acknowledge the use as a “farm business”;
  - Exclude Medical Marijuana R&D facility from a farm business;
  - Exclude Medical Marijuana R&D facility from office;
  - Clarify that the agriculture as secondary use in all zones does not include a Medical Marijuana Production Facility and/or Medical Marijuana R&D facility;
  - Introduce specific regulations for Medical Marijuana Production Facilities in Agriculture Areas, which only permits them on sites zoned to allow for “Farm Business” as a permitted use within and outside of the ALR.

**(4) Prohibiting all Medical Marijuana Facilities**

As an alternative, if Council wishes to prohibit Production Facilities and R&D Facilities in the City, staff have presented draft Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marijuana Regulation), for Council’s consideration in **Attachment 6**. If Council approves Bylaw 9071: (1) no change to the OCP would be required, and (2) the proposed 2041 OCP Bylaw 9072 and Zoning Bylaw 9070 not be approved.

**(5) OCP Consultation**

The proposed OCP Bylaw 9072 has been prepared in consideration of the City’s OCP Bylaw Preparation Consultation Policy No 5043. Staff have considered if the following entities needed or will be need to be consulted regarding the proposed OCP Bylaw 9072: the Metro Vancouver Broad, adjacent municipal councils, First Nations (e.g., Sto:lo, Tsawwassen, Musqueam), TransLink, Port Metro Vancouver, Steveston Harbour Authority, Vancouver International Airport Authority (VIAA), Richmond School Board, Richmond Coastal Health Authority, community groups and neighbours, other relevant Federal and Provincial Government Agencies.

Staff advise that early discussions have already been held with the ALC and that the proposed OCP Bylaw 9070 be forwarded to the ALC for comment in advance of the Public Hearing, along with Zoning Bylaw 9070, as it affects the ALR. Staff consider that no further consultation regarding the proposed OCP Bylaw 9070 is required, as other entities are not directly affected.

**(6) Next Steps**


If acceptable, Council may initiate the proposed OCP and Zoning Bylaw amendments.

**Financial Impact**

Finance advises that, if BC Assessment decisions involve lower farm assessment rates, fewer taxes may be collected and the tax burden would be shifted to other tax payers. If Facilities in these areas require expensive infrastructure, or create a high demand for City police, fire, emergency response), the City may have less revenue than otherwise to provide them.

### Conclusion

To enable the City to respond to recent Health Canada, BC Agricultural Land Commission and external advice, this report recommends that Council establish a Strategic Facility Management Approach by adopting OCP and Zoning Bylaw amendments.



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



Kevin Eng,  
Planner I  
(604-247-4626)

KE:ttc

- |                     |   |
|---------------------|---|
| <b>Attachment 1</b> | August 2013, Agricultural Land Commission (ALC) Information Bulletin titled "Medical Marihuana Production in the Agricultural Land Reserve" |
| <b>Attachment 2</b> | February 25, 2013, Council resolution   |
| <b>Attachment 3</b> | Summary of Research of Metro Vancouver Municipalities' Land use Approaches  |
| <b>Attachment 4</b> | July 18, 2013, AAC Minutes Excerpt  |
| <b>Attachment 5</b> | Summary of Research of Land Management Issues and Responses   |
| <b>Attachment 6</b> | Drafted Zoning Bylaw amendment To Prohibit Licensed Medical Marihuana Production Facilities in Agricultural Areas                           |



**INFORMATION BULLETIN  
MEDICAL MARIHUANA PRODUCTION  
IN THE AGRICULTURAL LAND RESERVE**

Updated October 2013

Health Canada has proposed the Marihuana for Medical Purposes Regulation (MMPR). It is expected that the current system of personal use licenses and designated person licenses will be phased out by April 1, 2014. In its place, new Federal licenses are anticipated, geared to larger scale production facilities. For further information about the proposed changes see the following websites <http://www.hc-sc.gc.ca/dhp-mps/marihuana/index-eng.php> and <http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/reg4-eng.html>.

Various local governments in British Columbia are looking at their zoning bylaws to determine where these larger scale commercial production facilities should be directed. A number of local governments are considering industrial, commercial and agricultural zones, within purpose built structures and with siting regulations from property lines and residential uses.

*The Agricultural Land Commission Act* and regulations determine land use in the Agricultural Land Reserve (ALR). Due to the number of inquiries from local governments and Medical Marihuana production proponents, the ALC provides this information bulletin with regard to Medical Marihuana production in the ALR.

Section 1 of the *Agricultural Land Commission Act* defines "farm use" as:

An occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the *Farm Practices Protection (Right to Farm) Act*.

Based on the above definition, if a land owner is lawfully sanctioned to produce marihuana for medical purposes, the farming of said plant in the Agricultural Land Reserve (ALR) is permitted and would be interpreted by the Agricultural Land Commission as being consistent with the definition of "farm use" under the *ALC Act*.

Notwithstanding the farming of land for the production of medical marihuana, not all activities associated with its production would necessarily be given the same "farm use" consideration. Accessory uses associated with the farm use include a small business office, testing lab, processing and drying, packaging shipping areas, cloning room and anything else directly related to the growing and processing of the plant. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the property/building to produce an agricultural product. If a land use activity is proposed that is not specifically related to the growing of an agricultural product including a stand-alone research and development facility, an application to the ALC for non-farm use would be required.

The ALC has reviewed several proposed facilities and is satisfied that the majority of proposed sites focus on the activity of growing the plant and thus no longer requires proponents to submit a proposal for review. However, proponents of medical marihuana production facilities should contact local government to determine the applicability of zoning bylaws.



City of  
Richmond

Minutes

Regular Council Meeting  
Monday, February 25, 2013

**CONSENT AGENDA**

- R13/4-4 5. It was moved and seconded  
*That Items 5 through 17 be adopted by general consent.*

CARRIED

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on Wednesday, February 13, 2013;*
- (2) *the Special General Purposes Committee meeting held on Monday, February 12, 2013 and the General Purposes Committee meeting held on Monday, February 18, 2013;*
- (3) *the Planning Committee meeting held on Tuesday, February 19, 2013;*
- (4) *the Public Works & Transportation Committee meeting held on Wednesday, February 20, 2013;*

*be received for information.*

ADOPTED ON CONSENT

7. **PROPOSED MEDICAL MARIHUANA ACCESS REGULATIONS**  
(File Ref. No. 03-1240-02-01, XIR: 10-6600-10-01) (RFEDMS No. 3768844)

- (1) *That the Minister of Health be advised, by way of comments through the Health Canada website, that the proposed Medical Marijuana Access Regulations require compliance with applicable Provincial and Municipal laws in order to obtain a license; and*
- (2) *That a letter be sent to the Federal and Provincial Ministers of Health, Richmond MPs, and Richmond MLAs requesting that the proposed Medical Marijuana Access Regulations require compliance with applicable Provincial and Municipal laws in order to obtain a license.*

ADOPTED ON CONSENT

4.



Summary of Research of Metro Vancouver Municipalities' Land Use Approaches in Relation to Medical Marihuana Production Facilities			
Municipality	Applicable Zoning Regulations	Overall Approach to Medical Marihuana Production Facilities Licensed by Health Canada Under the New MMPR	Status
Abbotsford	None	Considering a bylaw to prohibit "grow-ops"	Under review
Burnaby	No specific zoning regulations for medical marihuana production and/or facilities	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Coquitlam	<ul style="list-style-type: none"> <li>- Zoning regulations based on previous Health Canada MMAR.</li> <li>- Use definitions included for medical marihuana grow operation, medical marihuana dispensary and controlled substance.</li> <li>- Definition of agriculture excludes a medical marihuana grow operation.</li> </ul>	No land use response in relation to the recently enacted Health Canada MMPR.	Zoning regulations approved in July 2012.
Delta	No specific zoning regulations for medical marihuana production and/or facilities	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Langley City	Zoning regulations to control medical marihuana dispensaries under the previous MMAR	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Langley Township	Zoning regulations to prohibit the unlawful selling, distributing and trading of marihuana except as permitted and authorized under the previous MMAR.	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Maple Ridge	<ul style="list-style-type: none"> <li>- Zoning regulations currently being considered.</li> <li>- Zoning regulations proposed to allow the production of medical marihuana in the ALR only.</li> <li>- Zoning regulations proposed to establish minimum parcel sizes, separation requirements and siting/setback restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>- Proposed land use approach is in direct response to the recently enacted Health Canada MMPR.</li> <li>- Allow medical marihuana production facilities only in the ALR and subject to compliance with locational and siting criteria.</li> <li>- Do not permit the use on any lands outside of the ALR.</li> <li>- Their approach identifies the ALC to be the lead agency in determining whether a medical marihuana production facility complies as a permitted farm use, or whether accessory uses require ALC application and approval.</li> </ul>	Proposed zoning bylaw amendments are to be: 1 referred to the ALC for comment. 2 considered at a future Public Hearing, once ALC comments are received.
Pitt Meadows	Zoning use definition of agriculture does not allow for the cultivation of a controlled substance as defined in the Controlled Drugs and Substances Act	No land use response in relation to the recently enacted Health Canada MMPR.	Approved
Surrey	<ul style="list-style-type: none"> <li>- Zoning use definitions for marihuana and medicinal marihuana.</li> </ul>	<ul style="list-style-type: none"> <li>- Land use approach is in direct response to the recently enacted Health Canada MMPR.</li> </ul>	Approved in early 2013.

Summary of Research of Metro Vancouver Municipalities' Land Use Approaches in Relation to Medical Marihuana Production Facilities			
Municipality	Applicable Zoning Regulations	Overall Approach to Medical Marihuana Production Facilities Licensed by Health Canada Under the New MMPR	Status
	<ul style="list-style-type: none"> <li>- Zoning use definition for horticulture specifically excludes the growing of medical marihuana.</li> <li>- Zoning use definition for growing of medical marihuana included as a permitted use in a specific zoning district.</li> </ul>	<ul style="list-style-type: none"> <li>- Prohibitive approach taken as land use regulations only permit the growing of medical marihuana City-wide to one zoning district only on a property owned by the municipality.</li> </ul>	
<b>Vancouver</b>	No specific zoning regulations for medical marihuana production and/or facilities.	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
<b>Chilliwack (Not a Metro Vancouver member municipality)</b>	<ul style="list-style-type: none"> <li>- Zoning defines a medical marihuana grow operation and prohibits this use in all zones, except a select few zones;</li> <li>- A medical marihuana grow operation is not a permitted use in the Agricultural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>- Land use approach is in direct response to the recently enacted Health Canada MMPR.</li> <li>- Defines medical marihuana production and prohibits this use in all zones, except for a special zoning district.</li> <li>- Requires rezoning applications</li> </ul>	Zoning Bylaw amendments adopted in September 3, 2013



City of Richmond

Minutes

**EXCERPT – ITEM 4**  
**AGRICULTURAL ADVISORY COMMITTEE (AAC)**  
 Held Thursday, July 18, 2013 (7:00 pm to 9:15 pm)  
 M.1.003  
 Richmond City Hall

**In Attendance:**

Bill Zylmans (Chair) Todd May; Scott May; Danny Chen; Kyle May; Colin Dring; Krishna Sharma; Steve Easterbrook; Kevin Eng (Policy Planning); Teny Crowe (Policy Planning);

**Regrets:**

Dave Sandhu; Bill Jones; Councillor Harold Steves; Kathleen Zimmerman (Ministry of Agriculture and Lands); Tony Pellett (Agricultural Land Commission)

**Guests:**

Lyle Weinstein; Saeed Jhatam

**1. Adoption of the Agenda**

AAC members adopted the July 18, 2013 AAC agenda.

2.

3.

**4. Medical Marihuana Production in the ALR**

In conjunction with recent changes to Federal regulations relating to the licensing and production of medical marihuana and an information bulletin published by the ALC about medical marihuana production in the ALR, staff is requesting feedback and comments from the AAC on this land use issue in Richmond. The following background information was provided by City staff.

- The Federal government has implemented regulations intended to phase out the previous program allowing for the production and distribution of medical marihuana to those in medical need and implement a new regulatory process and commercial industry under the Marihuana for Medicinal Purposes Regulations (MMPR).
- The MMPR involves a shift from medical marihuana being provided by licensed individuals (often in private residences) to a commercial industry where the regulations

and issued licenses will ensure access to quality controlled marihuana for medical purposes, produced under secure and sanitary conditions.

- Based on a review of the Federal regulations, staff identified that commercially licensed producers of marihuana for medical purposes will be contained in fully enclosed secured buildings that also are involved in secondary, processing, storage, packaging, office/administration and shipping/distribution functions.
- The ALC has recently published an information bulletin entitled “Medical Marihuana Production in the Agricultural Land Reserve”. This bulletin confirms that an individual/company who is lawfully sanctioned to produce medical marihuana for commercial purposes, the farming of the plant is considered a permitted farm use under the ALC act.
- City staff also sought additional clarification from ALC staff on the accessory uses (processing, packaging, office/administration, storage, shipping/distribution) to a federally licensed medical marihuana facility in the ALR. ALC staff confirmed that so long as the primary purpose of such a facility is to produce an agricultural crop, these accessory uses would be permitted.
- As noted in the information bulletin, ALC recommends that all local government’s contemplating changes to their zoning bylaw regarding medical marihuana production in the ALR should contact the ALC for review and comment.
- Staff identified that a medical marihuana production facility is not a defined use in the zoning bylaw.

Based on this background information, staff were in the process of developing some preliminary options for medical marihuana production in the ALR. General discussion ensued amongst committee members and staff about the legal issues, ALR jurisdiction, examples of prohibitive approaches in other Lower Mainland municipalities (Surrey and Chilliwack) and how other Provincial legislation (Right to Farm Act) factors in. Staff will be examining these issues are part of the review currently being undertaken.

The following comments were forwarded by individual AAC members:

- Does not support medical marihuana production on any lands contained in the ALR as these facilities will likely be fully enclosed, high-security, concrete bunkers occupying farmland with significant negative impacts to existing farm operators and residents in the ALR.
- A key question for this land use issue is how medical marihuana facilities in the ALR will impact the agricultural viability of existing farm business operations.
- Although the concerns about security, servicing and impacts to land are all valid, one member viewed the emergence of centralized, commercial medical marihuana production as a new business sector with associated economic benefits to Richmond. Reference was

also made to non-viable ALR land in Richmond that had already been filled or negatively altered and suggested that this land could be more suitable ALR land to locate medical marihuana production facilities.

- Security of such facilities and mechanisms to inspect and enforce regulations to ensure compliance remains a primary concern.
- A member felt that a federally licensed commercial medical marihuana production facility did not belong in the ALR and is more appropriate to be located in industrial areas.
- A member noted it was a difficult land use issue to tackle given the ALC's determination of it being a farm use and other concerns about such a facilities negative impact on farm land.
- One member questioned what the actual benefits to farmers would be in Richmond from a proposed medical marihuana production facility locating on ALR land.
- One member stated his opposition to an overly prohibitive approach of not permitting this use on agricultural land, without having more information from the federal government about operations. Economic opportunities and diversification can arise from the development of this new industrial sector that may warrant further exploration on agricultural lands under specific circumstances.

As a result, the following motion was moved and seconded:

*That the Agricultural Advisory Committee does not support the development of federally licensed commercial medical marihuana production facilities in the Agricultural Land Reserve.*

The following discussion ensued amongst Committee members on the motion:

- General concerns about taking an overly prohibitive approach.
- Whether for properties with good or poor soils, pertaining to agricultural capability, commercial medical marihuana facilities do not belong in the farm areas.
- Comments were echoed about if this use is permitted in the ALR, consideration for medical marihuana facilities to locate on agricultural sites that had been previously degraded (i.e., through previous filling).

*The AAC carried the motion as proposed*

*C. Dring, T. May, D. Chen, K. Sharma, K. May, S. May – Support  
S. Easterbrook – Abstained  
B. Zylmans – Opposed*

**Richmond Land Use Issues and Responses  
For Licensed Medical Marihuana Production Facilities**

**Purpose**

This table summarizes the anticipated land use issues for a licensed commercial medical marihuana Production Facility in the City's Agricultural and Urban Areas, and outlines possible responses (e.g., through zoning or other regulations), to address planning, safety and servicing objectives of the City.

<b>AGRICULTURAL AREAS: 1. LAND IN THE AGRICULTURAL LAND RESERVE (ALR), AND 2. AGRICULTURAL ZONE (AG1) LAND WITHIN THE ALR WHICH PERMITS A "FARM BUSINESS"</b>	
Issue	Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)
1. <u>Management Model</u> A licensed Health Canada commercial medical marihuana production facility may be regarded as being similar to a light industrial building.	Noted.
2. Proceed with a Strategic, Cautious, Rigorous Regulatory Facility Management Approach	<ol style="list-style-type: none"> <li>1. <u>2041 OCP Policies</u>: Amend the 2041 OCP to establish a Strategic Facility Management Approach;</li> <li>2. <u>Zoning Bylaw</u>: Amend the Zoning Bylaw as necessary.</li> <li>3. <u>Other</u>: Apply other requirements (e.g., Building Bylaw and codes, the Business License Bylaw, and Business Regulation. Bylaw).</li> </ol>
3. <u>Ensure Inter-Governmental Compliance</u> A.) Ensure federal compliance with Health Canada's MMPR. B.) Ensure ALC compliance.	Request all relevant Health Canada and ALC documentation and approvals
4. <u>Avoid General Land Use Conflicts</u> A.) Avoid locating Facilities in close proximity to OCP designated or zoned sensitive land uses like residential, school, park, community institutional, assembly and similar uses; B.) Avoid potential negative impacts to existing residential uses (primarily single-family homes) on the site or nearby.	<ol style="list-style-type: none"> <li>1. Establish minimum separation distances from the property containing the Facility to sensitive uses.</li> <li>2. Establish minimum: <ul style="list-style-type: none"> <li>- setbacks for a Facility to a lot's property lines to enable sufficient separation to mitigate any negative impacts;</li> <li>- setbacks for a Facility to any existing residential dwellings located on the same site to mitigate any negative impacts;</li> <li>- site size, frontage, yard and road frontage requirements to ensure that a site can accommodate setbacks.</li> </ul> </li> </ol>
5. <u>Avoid Compounding Potential Problems With Several Facilities</u> Avoid concentrating medical marihuana production facilities in close proximity to one another to avoid compounding any potential negative impacts in one area.	Establish minimum separation distances between such facilities.
6. <u>Ensure Facility Building and Use Compatibility</u> Ensure that medical marihuana production facilities do not occur in residential buildings, or share a building with other, unrelated uses.	<ul style="list-style-type: none"> <li>- Health Canada MMPR regulations do not permit the production of medicinal marihuana in any type of residential dwelling.</li> <li>- Require that a proposed Facility: <ul style="list-style-type: none"> <li>- be located in a stand-alone building,</li> <li>- containing no other uses except those which are considered accessory, and</li> </ul> </li> </ul>

<b>AGRICULTURAL AREAS:                      1. LAND IN THE AGRICULTURAL LAND RESERVE (ALR), AND                      2. AGRICULTURAL ZONE (AG1) LAND WITHIN THE ALR WHICH PERMITS A "FARM BUSINESS"</b>	
Issue	Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)
	<ul style="list-style-type: none"> <li>- meet all Federal, Provincial, Regional and City requirements and codes.</li> </ul>
7. <u>Avoid Potential Nuisances</u> Avoid potential nuisances caused by Facility lighting, odour, noise, ventilation and vehicle traffic.	<ul style="list-style-type: none"> <li>- Establish minimum setbacks for a Facility to a lot's property lines and/or separation distances to other sensitive land uses located on-site, to enable sufficient separation to mitigate any negative impacts;</li> <li>- Require the submission of appropriate professional reports to confirm that nuisances caused by a Facility (e.g., lighting, odour, noise, ventilation and vehicle traffic) will be avoided or minimized.</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul>
8. <u>Ensure Appropriate Transportation Services</u> Ensure that adequate transportation services are available and manage traffic.	<ul style="list-style-type: none"> <li>- Require the submission of appropriate professional report(s) to confirm that a proposed Facility:                             <ul style="list-style-type: none"> <li>- can be adequately serviced by appropriate transportation services;</li> <li>- that traffic is well managed;</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul> </li> </ul>
9. <u>Ensure Appropriate Services and Infrastructure</u>	<ul style="list-style-type: none"> <li>- Require the submission of appropriate professional report(s) to confirm that a proposed Facility can be adequately serviced by:                             <ul style="list-style-type: none"> <li>- City storm and water systems, and</li> <li>- an on-site sanitary sewer septic system approved by Vancouver Coastal Health.</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul> </li> </ul>
10. <u>Ensure Appropriate Solid Waste Management</u>	<ul style="list-style-type: none"> <li>- Require a Solid Waste Management Plan which meets City requirements, for example:                             <ul style="list-style-type: none"> <li>- it should target 70% waste diversion and support the waste reduction hierarchy to minimize waste generation,</li> <li>- maximize reuse, recycling and material recovery, and dispose of any remaining waste in accordance with approved practices.</li> <li>- all recyclable materials banned from disposal (in addition to organics) are not permitted in the waste disposal stream.</li> </ul> </li> <li>- Incorporate into 2041 OCP Policy</li> </ul>
11. <u>Ensure Community Life Safety And Security</u>	Ensure that: <ul style="list-style-type: none"> <li>- physical security measures implemented on-site are regulated through Health Canada's MMFR and that all facilities comply with these provisions;</li> <li>- City fire and life safety issues are addressed by the applicable building, fire and electrical code requirements;</li> <li>- that Emergency Response Plans are approved by the RCMP and Richmond Fire-Rescue;</li> <li>- Inspections of a Facility are undertaken, as determined by City, RCMP and Richmond Fire Rescue staff,</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul>

URBAN AREAS: LANDS OUTSIDE AGRICULTURAL AREAS	
Issue	Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)
1. <u>Management Model</u> A licensed Health Canada commercial medical marihuana production facility may be regarded as being similar to a light industrial building.	Noted.
2. Proceed with a Strategic, Cautious, Rigorous Regulatory Facility Management Approach	<ol style="list-style-type: none"> <li>1. <u>2041 OCP Policies</u>: Amend the 2041 OCP to establish a Strategic Facility Management Approach;</li> <li>2. <u>Zoning Bylaw</u>: Amend the Zoning Bylaw as necessary.</li> <li>3. <u>Other</u>: Apply other requirements (e.g., Building Bylaw and codes, the Business License Bylaw, and Business Regulation. Bylaw).</li> </ol>
3. <u>Ensure Inter-Governmental Compliance</u> <ul style="list-style-type: none"> <li>- Ensure federal compliance with Health Canada's MMPR.</li> <li>- Ensure ALC compliance.</li> </ul>	Request all relevant Health Canada and ALC documentation and approvals
4. <u>Avoid General Land Use Conflicts</u> Avoid locating facilities in close proximity to OCP designated or zoned sensitive land uses like residential, school, park, community institutional, assembly and similar uses.	<ul style="list-style-type: none"> <li>- Establish minimum separation distances from the property containing the Facility to sensitive uses.</li> <li>- Review each rezoning application on a case-by-case basis to ensure land use conflicts are minimized.</li> </ul>
5. <u>Avoid Compounding Potential Problems With Several Facilities</u> Avoid concentrating medical marihuana production facilities in close proximity to one another to avoid compounding any potential negative impacts in one area.	Establish minimum separation distances between such facilities.
6. <u>Ensure Facility Building and Use Compatibility</u> Ensure that medical marihuana production facilities do not occur in residential buildings, or share a building with other, unrelated uses and limit the impacts on a multi-tenanted and stratified industrial site/building.	<ul style="list-style-type: none"> <li>- Health Canada MMPR regulations do not permit the production of medicinal marihuana in any type of residential dwelling.</li> <li>- Require that a proposed Facility: <ul style="list-style-type: none"> <li>- be located in a stand-alone building,</li> <li>- containing no other uses except those which are considered accessory, and</li> <li>- meet all Federal, Provincial and City requirements and codes.</li> </ul> </li> </ul>
7. <u>Avoid Potential Nuisances</u> Avoid potential nuisances caused by Facility lighting, odour, noise, ventilation and vehicle traffic.	<ul style="list-style-type: none"> <li>- Through the rezoning application, review all potential nuisances and secure appropriate responses and mitigation measures.</li> <li>- Require the submission of appropriate professional reports to confirm that nuisances caused by a Facility (lighting, odour, noise, ventilation and vehicle traffic) will be avoided or minimized.</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul>
8. <u>Ensure Appropriate Transportation Services</u> Ensure that adequate transportation services are available and manage traffic.	<ul style="list-style-type: none"> <li>- Through the rezoning application, review each proposal on a case-by-case basis, to ensure appropriate transportation and traffic management.</li> <li>- Require the submission of appropriate professional report(s) to confirm that a proposed Facility can be</li> </ul>



URBAN AREAS: LANDS OUTSIDE AGRICULTURAL AREAS	
Issue	Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)
	adequately serviced by appropriate transportation services and that traffic is well managed. - Incorporate into 2041 OCP Policy.
9. <u>Ensure Appropriate Services and Infrastructure</u> Ensure adequate City services and supporting infrastructure similar to a light industrial type development.	- Through the rezoning application, review each proposal on a case-by-case basis, to ensure appropriate water, sanitary and drainage infrastructure - Through the rezoning application, require the submission of the appropriate professional consultant reports to confirm the ability of the Facility to be serviced by appropriate City infrastructure. - Incorporate into 2041 OCP Policy.
10. <u>Ensure Appropriate Solid waste Management</u>	<u>Ensure Appropriate Solid Waste Management</u> - Require an adequate Solid Waste Management Plan The Plan meet City requirements for example, it should target 70% waste diversion and support the waste reduction hierarchy to minimize waste generation, maximize reuse, recycling and material recovery, and dispose of any remaining waste in accordance with approved practices. All recyclable materials banned from disposal (in addition to organics) are not permitted in the waste disposal stream. - Incorporate into 2041 OCP Policy
11. <u>Ensure Community Life Safety And Security</u>	Ensure that: - physical security measures implemented on-site are regulated through Health Canada's MMPR and that all facilities comply with these provisions. - City fire and life safety issues are addressed by the applicable building, fire and electrical code requirements. - that Emergency Response Plans are approved by the RCMP and Richmond Fire - Rescue. - Inspections of a Facility are undertaken, as determined by City, RCMP and Richmond Fire Rescue staff. - Incorporate into 2041 OCP Policy.

**Bylaw to prohibit Medical Marihuana Facilities  
in all areas of the City of Richmond**



**City of  
Richmond**

**Bylaw 9071**

---

**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9071 (Medical Marihuana Regulation)**

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following text into Section 3.4 – Use and Term Definitions:

**“Medical Marihuana Production Facility**

Means a facility for the growing and production of medical marihuana in a fully enclosed **building** as licensed and lawfully sanctioned under Health Canada’s *Marihuana for Medical Purposes Regulations* (as amended from time to time), including the necessary supporting accessory uses related to processing, testing, research and development, packaging, storage, distribution and **office** functions that are directly related to and in support of growing and cultivation activities.

**Medical Marihuana Research and Development Facility**

Means a facility for the research and development of medical marihuana only in a fully enclosed **building** as lawfully sanctioned by Health Canada under the *Controlled Drugs and Substances Act* (as amended from time to time).”

ii. Repeal the definition of **farm business** in Section 3.4 – Use and Term Definitions and replace it with the following:

**“Farm business**

Means a business in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities:

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and

**structures;**

- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;
- f) intensively cultivating in plantations, any
  - i) specialty wood crops, or
  - ii) specialty fibre crops prescribed by a Minister of the Province of BC;
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under part 3 of that Act, to carry on the **business** of aquaculture;
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act;
- k) processing or direct marketing by a farmer of one or both of
  - i) the products of a farm owned or operated by the farmer, and
  - ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm,to the extent that the processing or marketing of those products is conducted on the farmer's farm, but

**farm business** does not include:

- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
- b) breeding pets or operating a kennel;
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of

the Province of BC;

- d) a **medical marihuana production facility**; and
- e) a **medical marihuana research and development facility.**”

iii. In Section 3.4 – Use and Term Definitions, repeal the existing definition of **office** and replace with the following text:

**“Office**

Means a facility that provides professional, management, administrative, consulting or monetary services in an **office** setting, including research and development, which includes **offices** of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies, but excludes the servicing and repair of goods, the sale of goods to the customer on the site, the manufacture or handling of product and a **medical marihuana research and development facility.**”

iv. Insert the following text into Section 5.13.4 – Uses Permitted in All Zones:

- “c) A **medical marihuana production facility** and **medical marihuana research and development facility** is not permitted.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9071**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9070 (Medical Marihuana Regulation)**

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following text into Section 3.4 – Use and Term Definitions:

**“Medical Marihuana Production Facility**

Means a facility for the growing and production of medical marihuana in a fully enclosed **building** as licensed and lawfully sanctioned under Health Canada’s *Marihuana for Medical Purposes Regulations* (as amended from time to time), including the necessary supporting accessory uses related to processing, testing, research and development, packaging, storage, distribution and **office** functions that are directly related to and in support of growing and cultivation activities.

**Medical Marihuana Research and Development Facility**

Means a facility for the research and development of medical marihuana only in a fully enclosed **building** as lawfully sanctioned by Health Canada under the *Controlled Drugs and Substances Act* (as amended from time to time).”

ii. Repeal the definition of **farm business** in Section 3.4 – Use and Term Definitions and replace it with the following:

**“Farm business**

Means a business in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities:

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and structures;

- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;
- f) intensively cultivating in plantations, any
  - i) specialty wood crops, or
  - ii) specialty fibre crops prescribed by a Minister of the Province of BC;
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under part 3 of that Act, to carry on the **business** of aquaculture;
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act;
- k) processing or direct marketing by a farmer of one or both of
  - i) the products of a farm owned or operated by the farmer, and
  - ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm,
 to the extent that the processing or marketing of those products is conducted on the farmer's farm,
- l) **a medical marihuana production facility**, but

**farm business** does not include:

- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
- b) breeding pets or operating a kennel;
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of

the Province of BC; and

d) **a medical marihuana research and development facility.**”

- iii. In Section 3.4 – Use and Term Definitions, repeal the existing definition of office and replace with the following text:

**“Office**

Means a facility that provides professional, management, administrative, consulting or monetary services in an **office** setting, including research and development, which includes **offices** of lawyers, accountants, travel agents, real estate and insurance firms, planners, clerical and secretarial agencies, but excludes the servicing and repair of goods, the sale of goods to the customer on the **site**, the manufacture or handling of product and a **medical marihuana research and development facility.**”

- iv. Insert the following text into Section 5.13.4 – Uses Permitted in All Zones

“c) A **medical marihuana production facility** and **medical marihuana research and development facility** is not permitted.”

- v. Inserting the following text into Section 5 – Specific Use Regulations

**“5.20 Medical Marihuana Production Facility**

5.20.1 A **medical marihuana production facility** can only be considered on land zoned to allow for **Farm Business** as a permitted use.

5.20.2 For land zoned to allow **Farm Business** as a permitted use, a **medical marihuana production facility** must comply with the following regulations:

- (a) Must be located on land designated in the **Official Community Plan** for **Agriculture**.
- (b) 200 m minimum property line separation distance from lands designated in the **Official Community Plan** or zoned to allow for school, **park**, conservation area and/or community institutional land uses.
- (c) 200 m minimum property line separation distance from lands designated in the **Official Community Plan** or zoned to allow for residential land uses.
- (d) 50 m minimum **frontage** on an opened and constructed public **road**.

- (e) 100 acres (40.5 hectares) minimum lot area.
- (f) 15 m minimum **yard setback** to all **property lines**.
- (g) 15 m minimum building separation distance to any **single-detached housing** located on the same lot.
- (h) The maximum **height** for a **medical marihuana production facility** is 12 m.
- (i) No portion of the **medical marihuana production facility building**, including any supporting **structures, parking spaces, loading spaces**, drive-aisles areas and on-site sanitary septic disposal system shall be located further than 100 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 100 m from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the lot.
- (j) A **medical marihuana production facility** must be located in a standalone **building** that contains no other **uses**.
- (k) A **medical marihuana production facility** must comply with the British Columbia Building Code (Division B, Part 3).
- (l) In addition to the regulations listed above, a **medical marihuana production facility** must also comply with all regulations contained on a **lot's existing zone.**"

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9070".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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







**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9072  
(Health Canada Licensed Medical Marihuana Production Facilities)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text to Section 3.0 Connected Neighbourhoods with Special Places:

**“3.6.5 Health Canada Licensed Medical Marihuana Production and Research and Development Facilities**

**OVERVIEW**

Health Canada enacted the *Marihuana for Medical Purposes Regulations (MMPR)* to manage the production and distribution of medical marihuana. The Federal regulation permits research and development and production of medical marihuana by approved licensed producers in “Production Facilities” and “Research and Development Facilities” (Facilities).

It is important to protect the City’s social, community safety, land use, infrastructure, environmental and financial interests, by establishing a Strategic Facility Management Approach aimed at limiting the number and type of Facilities, and requiring high performance requirements for Facilities.

**TERMINOLOGY**

For this section, the following terms apply:

- “Agricultural Area” means land in the Agricultural Land Reserve (ALR) and land outside the Agricultural Land Reserve (ALR) zoned to allow a “Farm Business” as a permitted use;
- “Urban Areas” means all lands not in the above Agricultural Area;
- “Medical Marihuana Production Facility” (Production Facility) – means a commercial medical marihuana production facility which primarily focuses on growing, researching and developing, processing, and distributing medical marihuana; and
- “Medical Marihuana Research and Development Facility” (Research and Development Facility) – means a medical marihuana research and development facility which primarily focuses on medical marihuana research and development.

**OBJECTIVE 1**

To control the distribution of Facilities across the City and mitigate potential negative impacts.

**POLICIES**

Adopt a Strategic Facility Management Approach regarding both types of Facilities which involves:

- a) City-wide, at any one time, encourage only one (1) Production Facility, and avoiding any separate Research and Development Facility.
- b) Discourage a Facility in Agricultural Areas.
- c) In the Urban Area, use the rezoning process to review and ensure that A Facility meets all City policies and requirements (e.g., are appropriately located, have adequate site size).
- d) In the Agricultural Area, require that any Facility application, prior to the issuance of a Building Permit, undergo a rigorous review (see below).

**OBJECTIVE 2**

Establish clear Facility application criteria and information requirements.

**POLICIES:**

- a) A proposal shall demonstrate compliance with all federal, provincial, regional and City regulations and requirements.
- b) A proposal must adequately address City land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other technical issues specific to each proposal.
- c) Proponents shall submit reports and plans prepared by qualified professionals to address all City issues including land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other technical issues specific to each proposal.
- d) All applicant prepared Facility plans are to be reviewed, as Council determines, by the Advisory Committee on the Environment, RCMP, Richmond Fire-Rescue and others, prior to a rezoning.

**OBJECTIVE 3**

Establish Facility review and consultation requirements.

**POLICIES**

- a) Facility applications will be reviewed on a case-by-case basis.
- b) A Facility is to avoid proximity to sensitive land uses involving residential, schools, parks, conservation areas, and community institutional uses.

- c) To minimize potential negative impacts and conflict with other land use activities and businesses a licensed Facility must be located in a stand alone building, which does not contain any other businesses or non-licensed adjoining units.
- d) To address infrastructure servicing requirements and emergency response requirements, a Licensed Facility must have frontage on an existing, opened and constructed City road.
- e) Consult with Health Canada, the Agricultural Land Commission and other agencies where appropriate.
- f) Consult with the Agricultural Advisory Committee, the Advisory Committee on the Environment and other Advisory Committees where appropriate.
- g) Ensure environmental concerns are addressed and require a Facility to comply with all applicable City management policies (e.g., Ecological Network, Environmentally Sensitive Areas, Riparian Management Areas).

#### **OBJECTIVE 4**

Establish Facility location and development requirements in Urban and Agricultural Areas.

#### **POLICIES**

- a) Apply the following Urban Area Facility policies:
  - i. Require a Facility to undergo a rezoning process; and
  - ii. Consider accommodating a Facility in OCP Mixed Employment and Industrial designated areas.
- b) For Agricultural Areas, prior to consideration for the issuance of a Building Permit, the following Facility policies and requirements must be addressed:
  - i. Consider only on land in the Agricultural Land Reserve (ALR) and zoned Agriculture (AG1) where a “Farm Business” is permitted.
  - ii. Allow only on land designated “Agriculture” in the 2041 OCP.
  - iii. Require large minimum site sizes (e.g., 100 acres);
  - iv. Establish high minimum property line separation distances (e.g., 200 m) to sensitive land uses designated in the 2041 OCP or zoned for school, park, conservation area, community institution and residential uses.
  - v. Establish minimum setbacks (e.g., 15 m) for a Facility to the property lines and a maximum height regulation (e.g., 12 m) to ensure adjacencies to surrounding areas are addressed in a sensitive manner and based on site specific conditions.
  - vi. Establish maximum setback requirements for a Facility, related structures, off-street parking, loading areas, drive-aisles, perimeter fencing and on-site servicing (i.e., sanitary septic disposal system) from an opened, constructed road (e.g., 100 m).
  - vii. A Facility must be located in a standalone building that contains no other uses.
  - viii. A Facility must comply with all regulations contained in the applicable zone.

- c) To carefully manage soils in the Agricultural Areas, the following policies shall be followed:
- i. Illegal soil fill activities, or intentionally modifying farm land to reduce its agricultural capability for the purposes of developing a Facility is not permitted.
  - ii. It is preferred that a Facility locate on agricultural lands that have low soil capability (e.g., already modified due to past activities or site-specific conditions, which must be verified by an external, independent consulting professional).
  - iii. Specified permeable surface treatments for Facility parking, loading and drive-aisle areas are required.
  - iv. Information is to be submitted by an appropriate qualified professional consultant (e.g., agrologist, soil scientist, geotechnical engineer or other) to confirm how native soils will be retained on site and protected, the quality and quantity of fill, how any soil/site contamination will be prevented and ensure that any proposed Facility will not impact the viability of farmland and supporting infrastructure in the neighbourhood, (e.g., on-site drainage).
  - v. An applicant will be required to provide a soil estimate from a qualified professional to rehabilitate that site back to its original agricultural capability. A security for the full cost of the rehabilitation will be required.
  - vi. Application and approval from the ALC through an ALR non-farm use application may be required for activities involving soil fill and/removal activities, which must be confirmed by the ALC.
- d) A Facility may implement fencing and other security perimeter measures to meet federal requirements, all security measures that impact farm land are to be reviewed, as Council determines, by the City's Agricultural Advisory Committee (AAC), Advisory Committee on the Environment (ACE) and other authorities, to ensure that agricultural and environmental concerns are minimized.

## **OBJECTIVE 5**

Ensure community safety by carefully managing the Facility.

## **POLICIES**

- a) A Facility must comply with current BC Building Code, BC Fire Code, BC Fire Services Act, BC Electrical Code and other related codes or standards.
- b) A Facility must comply with the City's Building Regulation Bylaw, Noise Regulation Bylaw and other City Bylaws.
- c) A Facility located in the Agricultural Areas must comply with BC Building Code (Division B, Part 3).
- d) A Facility must prepare emergency response, safety/security and fire and life safety plans prepared by the appropriate professional consultants for review and approval by the City.
- e) A Facility shall not emit any offensive odours, emissions and lighting to minimize negative impacts to surrounding areas.

**OBJECTIVE 6**

Address specific and special considerations as necessary.

**POLICIES**

- a) For a Facility that has been decommissioned or ceased operations, confirmation is required that the building and site has been fully remediated to a condition acceptable to the City and verified by an appropriate professional consultant.
- b) A Facility and site shall meet all environmental decontamination requirements."

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9072"**.


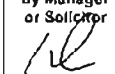
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

\_\_\_\_\_  
MAYOR

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