



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, December 17, 2013
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, December 3, 2013.*



NEXT COMMITTEE MEETING DATE

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

COMMUNITY SERVICES DEPARTMENT

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

PLN-12

See Page **PLN-12** for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

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



PLANNING & DEVELOPMENT DEPARTMENT

2. **AGRICULTURAL LAND RESERVE NON-FARM USE
APPLICATION BY LOUISE NOON FOR 8160 NO. 5 ROAD**
(File Ref. No. AG 13-629877) (REDMS No. 4049602)

PLN-15

See Page **PLN-15** for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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



3. **APPLICATION BY VIRDI PACIFIC HOLDINGS LTD. FOR A
ZONING TEXT AMENDMENT TO THE LIGHT INDUSTRIAL (IL)
ZONING DISTRICT AT 16540 RIVER ROAD**
(File Ref. No. 12-8060-20-009089; ZT 13-636744) (REDMS No. 4048436)

PLN-72

See Page **PLN-72** for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

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



4. **APPLICATION BY KULWINDER POONI FOR REZONING AT 8951
HEATHER STREET FROM SINGLE DETACHED (RS1/B) TO
SINGLE DETACHED (RS2/A)**
(File Ref. No. 12-8060-20-009088; RZ 13-645746) (REDMS No. 4047652)

PLN-87

See Page **PLN-87** for full report

Designated Speaker: Wayne Craig

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ITEM

STAFF RECOMMENDATION

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

☐

5. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, December 3, 2013

Place: Anderson Room
Richmond City Hall

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

Also Present: Councillor Linda McPhail

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

MINUTES

The Chair commented on the minutes of the Planning Committee meeting held on November 19, 2013, noting that Committee wishes to see the minutes amended to reflect additional details regarding pre-loading. As a result, the following referral was introduced:

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on Tuesday, November 19, 2013, be referred back.

CARRIED

NEXT COMMITTEE MEETING DATE

Tuesday, December 17, 2013, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DEPARTMENT

1. LADNER STEVESTON LOCAL CHANNEL DREDGING 2013

(File Ref. No. 06-2345-00) (REDMS No. 4005692 v.4)

Mike Redpath, Senior Manager, Parks, provided background information and stated that the proposed project would be funded equally in partnership with Port Metro Vancouver, the Province, and the City.

Discussion ensued and the following Committee comments were noted:

- there is no need to dredge this section of the local channel;
- should the city fund a third of the proposed dredging works, it sets a precedent; and
- dredging and other waterfront-related matters in this area should be referred to the Britannia Building Committee.

In reply to queries from Committee, Mr. Redpath and John Irving, Director, Engineering, advised that (i) sediment builds up annually in the channel; (ii) staff is recommending that Imperial Landing waterfront be included as part of the proposed dredging works as the City would be able to secure preferred rates and capitalize on the mobilization of dredging equipment; therefore, it would significantly reduce the cost of dredging independently in the future should the city choose to do so; and (iii) staff have not examined the cost of future dredging work.

Discussion ensued and it was noted that dredging the Cannery Channel is critical as fleet are currently facing challenges in these waters due to low depth.

In reply to a query from Committee, Mr. Irving commented on the proposed three-way funding partnership agreement (one third of the total costs funded by each of the three partners), noting that staff are uncertain as to how the proposed works would be completed in the absence of one partner. Also, Mr. Redpath stated that the depth at the end of the pier at Imperial Landing is approximately 1.2 metres.

Discussion further ensued regarding the proposed three-way funding partnership agreement and Committee queried why the City would fund works that are under the Federal government's jurisdiction.

Dave Semple, General Manager, Community Services, spoke of the proposed three-way funding partnership agreement, stating that the City's contribution is for one-time only.

In response to a query from the Chair, Mr. Redpath spoke of options as to how Committee may wish to proceed with regard to the proposed project and funding agreement.

2.

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Discussion ensued and Committee reiterated that, should Council proceed with the proposed project and three-way funding partnership agreement (one third of the total costs funded by each of the three partners), this would be a one-time occurrence. Also, it was suggested that the dredging of the Imperial Landing waterfront be referred to the Britannia Building Committee.

Loren Slye, Chair of the Steveston Historical Society, spoke in favour of the proposed dredging works as he was of the opinion that if the City were not to proceed, the funding currently available from Port Metro Vancouver and the Province may be reallocated for works along another municipality's waterfront.

As a result of the discussions, the following motion was introduced:

It was moved and seconded

- (1) *That Council approve one-time funding of Phase 1 for dredging works under the terms of the Steveston Ladner Local Channel Dredging Contribution Agreement and Imperial Landing Dredging, as detailed in the staff report titled "Ladner Steveston Local Channel Dredging 2013," from the Senior Manager, Parks and Director, Engineering; and*
- (2) *That the staff report be referred to the Britannia Building Committee and that the Britannia Building Committee's terms of reference be amended to include 'dredging' as part of their mandate.*

CARRIED

PLANNING & DEVELOPMENT DEPARTMENT

2. APPLICATION BY 0868256 BC LTD FOR REZONING AT 7491 LINDSAY ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009082; RZ 13-645313) (REDMS No. 4034805)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9082, for the rezoning of 7491 Lindsay Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

3. APPLICATION BY YAMAMOTO ARCHITECTURE INC. FOR REZONING AT 9051 AND 9055 DAYTON AVENUE FROM THE "ASSEMBLY (ASY)" ZONE AND "LAND USE CONTRACT 165" TO THE "LOW DENSITY TOWNHOUSES (RTL2)" ZONE

(File Ref. No. 12-8060-20-009085/9086/9087; RLZ 11-589989) (REDMS No. 4041528 v.2)

Wayne Craig, Director, Development, provided background information and commented on the application's proposed Official Community Plan (OCP) amendments. He noted that the 2041 OCP states that proposals to rezone Community Institutional sites are to be reviewed on a case-by-case basis, without the need to retain assembly uses. As such, staff believe that the proposed Floor Area Ratio of 0.55 and transportation improvements best address the needs of the neighbourhood. Mr. Craig advised that the developer has agreed to provide road and intersection improvements, such as new sidewalks, illuminated street name signage, and a bicycle push button crosswalk, as community benefits.

In reply to a query from Committee, Mr. Craig spoke of the City's recourse with regard to the installation of driveway gates, noting that a restrictive covenant to prohibit such installations is included as part of the proposed application.

It was moved and seconded

- (1) *That Official Community Plan Bylaw 9000, Amendment Bylaw 9085, to redesignate 9051 Dayton Avenue from "Community Institutional" to "Neighbourhood Residential" in Official Community Plan Bylaw 9000 (Specific Richmond Neighbourhoods Policy) and 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 Bylaw 7100, Amendment Bylaw 9086, to redesignate 9051 Dayton Avenue from "Public, Institutional & Open Space" to "Low Density Residential" in Schedule 2.6A of Official Community Plan Bylaw 7100 (Ash Street Sub-Area Plan), be introduced and given first reading;*
- (3) *That Bylaw 9085 and 9086, 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.

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- (4) *That Bylaw 9085 and 9086, 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 9087,*
 - (a) *for the rezoning of 9051 and 9055 Dayton Avenue from the "Assembly (ASY)" zone and "Land Use Contract 165" to the "Low Density Townhouses (RTL2)" zone; and*
 - (b) *to authorize the termination, release and discharge of "Land Use Contract 165" entered into pursuant to "Main Street Meeting-Room Holdings Land Use Contract By-law No. 3372", as it affects 9055 Dayton Avenue;**be introduced and given first reading.*

CARRIED

Opposed: Cllrs. Barnes
 Steves

4. APPLICATION BY PACIFIC LAND GROUP FOR A ZONING TEXT AMENDMENT AT 11580 CAMBIE ROAD TO AMEND THE "COMMUNITY COMMERCIAL (CC)" ZONE TO PERMIT A TYPE 2 RETAIL LIQUOR STORE

(File Ref No. 12-8060-20-009083; ZT 13-630050) (REDMS No. 4034953)

Mr. Craig provided background information and advised that the proposed zoning text amendment limits the size of the liquor store to a maximum floor area of approximately 1,600 square feet.

In reply to a query from Committee regarding the relocation of the liquor licence, Al Arbutnot, proposed liquor store operator, advised that the Sheraton Four Points hotel no longer wishes to have a liquor store in its lobby.

Discussion ensued and it was noted that the proposed liquor store relocation does not comply with the City's policy on free-standing licensee retail store rezoning applications as it is within 500 metres of an elementary school and park. However, it was noted that the proposed location is effectively separated from both the elementary school and park by a major arterial road (No. 5 Road).

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9083, to amend the "Community Commercial (CC)" zone to allow a 147 m² type 2 retail liquor store at 11580 Cambie Road, be introduced and given first reading.

CARRIED

Opposed: Cllr. Au

5.

Discussion took place regarding the potential impact to the City's planning if the provincial government were to pass legislation that would permit the sale of liquor in grocery stores. As a result of the discussion, the following referral was introduced:

It was moved and seconded

That staff examine what other municipalities are doing with regard to the potential change in provincial legislation that would permit the sale of liquor in grocery stores as Council may wish to make recommendations to the Province prior to their reaching a decision on the matter, and report back.

The question on the referral was not called as discussion ensued and it was noted that such a referral may be premature as the Province has yet to make a decision on the matter.

The question on the referral was then called and it was **CARRIED** with Cllr. Halscy-Brandt opposed.

NEW BUSINESS

The Chair provided background information regarding development along King Road, noting that lot sizes vary in the area and queried the feasibility of smaller lots in the area. As a result, the following referral was introduced:

It was moved and seconded

That staff examine the possible future development along King Road with regard to whether smaller lots, as small as 33 feet, would be possible and report back.

The question on the referral was not called as discussion ensued.

Mr. Craig clarified that at the October 21, 2013 Public Hearing, Council approved that Single-Family Lot Size Policy 5409 be amended to (i) permit existing properties with duplexes to rezone and subdivide into a maximum of two lots and (ii) permit properties that are a minimum of 24 metres wide to rezone and subdivide.

Mr. Craig spoke of an application alternative for those wishing to rezone a property contrary to a lot size policy, and noted that staff would report to Council with such information at which point Council could deny the application or request that the entire lot size policy be reviewed.

As a result of the clarification, the referral was **WITHDRAWN**.

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5. MANAGER'S REPORT

Mr. Craig advised that a public information meeting will be held on December 18, 2013 regarding a proposed OCP amendment and rezoning application along Bridge Street and No. 4 Road in the McLennan South Area.

The Chair invited Mr. Slye, Chair of the Steveston Historical Society, to address Committee regarding his research on Steveston Village.

Mr. Slye spoke of the possible benefits of designating Steveston Village as a United Nations Education, Scientific and Cultural Organization (UNESCO) World Heritage Site and requested that the matter be referred to staff.

As a result, the following referral was introduced:

It was moved and seconded

That staff explore the possibility of a UNESCO designation for Steveston Village and report back.

CARRIED

ADJOURNMENT

It was moved and seconded

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

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, December 3, 2013.

Councillor Bill McNulty
Chair

Hanish Berg
Committee Clerk



City of Richmond

Report to Council

To: Planning Committee

Date: December 10, 2013

From: Cathryn Volkering Carlile
General Manager, Community Services

File: 07-3070-20-001/2013-
Vol 01

Re: Naming of Child Care Facility - 23591 Westminster Highway

Staff Recommendation

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

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

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER 	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:
APPROVED BY CAO 	

Staff Report

Origin

On December 22, 2009, Council approved the Richmond Zoning Bylaw 8500, Amendment Bylaw 8557 rezoning for a Bus Operations and Maintenance Facility being developed by Translink at Westminster Highway and Boundary (RZ 09-484669 adopted November 8, 2010). As part of the rezoning agreement, the City accepted 2.43 acre land parcel, plus financial contributions of \$1,770,000 for community amenities and \$50,000 for trail development.

On June 22, 2010, Council endorsed the use of the funds for the establishment of a 33 space, 3,400 sq. ft. City-owned child care facility. Council selected the Society of Richmond Children's Centres (SRCC) to be the facility operator as of December 19, 2011. Subsequently, on November 26, 2012, the land was rezoned to accommodate the child care facility (RZ 09-484669). With Council's approval on July 22, 2013, the project was revised from a modular building to wood frame construction.

Analysis

The child care facility is now under construction. The project is due to be completed by the summer of 2014. During the planning and development stage, the facility has been informally referred to as the Hamilton child care facility. Staff are proposing that a different name be chosen to distinguish it from the Hamilton Community Centre (HCC).

With the help of the City's archivist, a selection of potential names was compiled using references such as: "Volume 3 Richmond Neighbourhood Series – The Country: Richmond's Eastern Neighbourhoods", maps of the Hamilton area from the 1930s, previous property ownership records, and Joseph Trutch's 1859 field survey notes. Historically, the site was covered in wild cranberries, swamp cranberries, prairie grass, pine brush, crab apples, rose bushes, spruce, alder, birch, aspen and cedar. Landscape features close to the site include the north arm of the Fraser River, Tree Island and Queen's Canal. Presently, the dominant tree on the site today is cottonwood.

Based on a review of historical references, along with suggestions solicited from the Society for Richmond Children's Centres and the Hamilton Community Centre Association, three options were identified:

- Option 1: Cottonwood Children's Centre, a name derived from the dominant tree currently growing on the site;
- Option 2: Cranberry Children's Centre, a name generated from the plants listed in the 1859 field survey notes for the site; and
- Option 3: Fraser River Children's Centre, a name developed to reference the facility's proximity to the river and its historical significance to the Hamilton settlement.

Staff considered the following questions to help narrow the name selection to one recommendation: 1) Will the name have historical or current relevance to the site? 2) Will it distinguish the child care facility from others in the lower mainland? 3) Will the name resonate with Hamilton residents?

The Cottonwood Children's Centre option draws upon the tree that is most prevalent on the site. However, this tree variety is not endemic to the Hamilton area. It is not a tree variety that Hamilton residents readily identify as an important species that defines the area. Also, further confusion could result, as a similar name is currently used for the Cottonwoods Child Care Centre in Maple Ridge.

The Fraser River, while important to the settlement of the Hamilton area, is not readily visible from the site. Technically, the facility is closer to the North Arm of the Fraser River. While it would be geographically specific to use Fraser River in the name, it could lead to confusion with an existing Fraser River Child Care Centre operating in Mission.

The Cranberry Children's Centre option is based on a native plant historically found both on the site and in Hamilton area. Joseph Trutch's 1859 survey notes both wild cranberries and swamp cranberries were present in the area. Cranberries have been an important commercial influence in the Hamilton area going back to the days when the First Nations traded them with the Hudson's Bay Company. There is also a link to the area's namesake, Alexander Hamilton, who was a berry farmer. There is no other child care centre located in the Lower Mainland that uses this name.


The name recommendation put forward in the report is in keeping with the City's Naming Public Buildings – Parks and Places Policy 2016.

Financial Impact

There is no financial impact as a result of selecting a name for this City child care facility.

Conclusion

Staff are recommending that the child care facility currently under construction at 23591 Westminster Highway be named the Cranberry Children's Centre.



Coralys Cuthbert
Child Care Coordinator
(604-204-8621)

CEC:cec



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

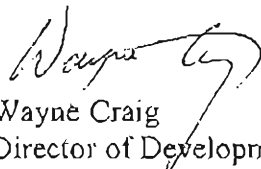
Date: December 9, 2013

File: AG 13-629877


Re: Agricultural Land Reserve Non-Farm Use Application by Louise Noon for
8160 No. 5 Road

Staff Recommendation

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


Wayne Craig
Director of Development

WC:ke
Att.

REPORT CONCURRENCE
CONCURRENCE OF GENERAL MANAGER 

Staff Report

Origin

Louise Noon has applied to the City of Richmond for an Agricultural Land Reserve (ALR) non-farm use application for permission to use the westerly 93 m (305 ft.) of 8160 No. 5 Road for an educational institution, outdoor religious statue display and off-street parking. Consolidation of 8160 and 8140 No. 5 Road is also recommended as part of this proposal (**Attachment 1** – Location Map).

Proposal Overview

The total area proposed to be utilized for non-farm uses is 3,558 sq. m (38,298 sq. ft.). The remaining area of the site (6,400 sq. m or 68,889 sq. ft.) will be actively farmed as outlined in this proposal. This non-farm use application would also facilitate the consolidation of 8160 and 8140 No. 5 Road, which are both owned by the Thrangu Monastery Association. The existing Thrangu Monastery temple is located at 8140 No. 5 Road and is split zoned “Assembly (ASY)” and “Agriculture (AG1)”. 8160 No. 5 Road was acquired by the congregation to facilitate future expansion of the temple facility; however, this remains a long-term objective and no proposals for temple expansion have been made to the City.

The temple congregation is proposing the following land uses for 8160 No. 5 Road, which require ALR non-farm use approval (refer to **Attachment 2** for a preliminary site plan):

- Educational institution – A farm school facility (261 sq. m or 2,809 sq. ft.) in a purpose-built and designed modular building to be constructed in two phases that can accommodate a total of 60 children.
 - Phase 1 (191 sq. m or 2,056 sq. ft.) to accommodate up to 30 children and other ancillary space.
 - Phase 2 (70 sq. m or 753 sq. ft.) for a second classroom to accommodate 30 additional children.
 - The educational institution is a proposed farm school campus adjunct to the proponent’s existing independent school, which currently operates in Vancouver. The curriculum has been developed with a focus on agricultural education, thus requiring the need for a supporting farm school campus and access to farmland.
- 34 stall parking lot.
 - The west portion of the property currently consists of a paved area (former parking lot). The proponent is proposing modifications to this area to accommodate parking for the proposed school and additional/surplus parking for the temple facility.
- Locate 8 religious statues for outside display along the north edge of the site.
 - Total area of the outside statue display, including observation area, is 353 sq. m (3,800 sq. ft.).
 - Each religious statue will be a total height of 3.89 m (12.8 ft.), which is well below the maximum permitted height for accessory structures. Therefore, no Development Variance Permit will be required.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in **Attachment 3**. Currently, the subject site consists of the following uses/activities:

- Front (west) 50 m (164 ft.) portion of the property is an existing paved parking lot area.
- A farm support building was constructed in 2010 and is located approximately 80 m east of No. 5 Road, which will be used to support the proposed agricultural activities on the backlands portion of the site.
- Other uses on the property consist of 6 small greenhouses, which are in the process of being reconstructed and repaired by the proponent.
- Limited agricultural activities have commenced in 4 of the repaired greenhouses and a small vegetable garden has been established at the north east portion of the site.

ALR Non-Farm Use Application Process

This proposal involves the following application review and processing requirements:

- Submission of an ALR non-farm use application for consideration by Council.
- If endorsed, the ALR non-farm use application is forwarded to the Agricultural Land Commission (ALC) for review.
- The ALC is the decision making authority on all applications forwarded to them.
- The ALC decision on the application is communicated to the proponent and City.

Forthcoming Rezoning Application

If the ALR non-farm use application is approved, a rezoning application will be required to rezone the area approved for non-farm uses to an appropriate zoning district. The rezoning application will:

- Implement appropriate regulations to allow only the land uses that are approved as part of this ALR non-farm use application. Restrictions on use and density will be examined through the rezoning and will likely be included as part of the zoning to be implemented on the site.
- Retain "Agricultural (AG1)" zoning on the backlands of the property to be actively farmed.
- Prohibit any construction on the site that would be associated with additional temple development.

8140 No. 5 Road – Background on Existing Temple Facility

The existing Thrangu Monastery Association temple facility at 8140 No. 5 Road received ALR non-farm use approval in 2005 (AG 04-265790) and rezoning approval in 2007 (RZ 04-279819), which allowed for the temple and supporting parking to location on the westerly 110 m (361 ft.) of the site.

Active farming on the remaining backlands of this site is being undertaken in the form of an orchard (consisting of approximately 90-100 fruit trees and a small amount of berry shrubs) that was planted in 2010. The congregation membership is generally responsible for maintaining the orchard and farm areas. In conjunction with the proposed farm school at 8160 No. 5 Road, continued active farming and maintenance of the fruit orchard at 8140 No. 5 Road by students

through programs and instruction run out of the school will occur and be coordinated with members of the congregation.

Future Plans for Additional Temple Development on 8140 and 8160 No. 5 Road

The current proposal for non-farm use at 8160 No. 5 is proposed by the congregation as an interim land use to facilitate limited use and development in conjunction with active farming on the remaining portions of the property. At this time, the Thrangu Monastery Association does not have any immediate plans to expand temple buildings onto 8160 No. 5 Road. If they choose to do so, another ALR non-farm use application and subsequent rezoning application will be required to be submitted and approved through the normal process.

Surrounding Development

To the North: At 8140 No. 5 Road, an existing building and off-street parking (owned by the same temple congregation) on the front portion of the site and fruit orchard on the remaining portions on a split zoned property with "Assembly (ASY)" zoning on the westerly 110 m (361 ft.) and "Agriculture (AG1)" on the remaining. The area to the north is contained in the ALR.

To the East: An existing "Assembly (ASY)" zoned property at 12300 Blundell Road containing a number of temple related buildings and off-street parking areas. Further east is Highway 99. The area to the east is contained in the ALR.

To the South: An existing temple building and off-street parking on the front portion of the site at 8200 No. 5 Road and farming on the remaining portions on a split zoned property with "Assembly (ASY)" zoning on the westerly 90 m (295 ft.) and "Agriculture (AG1)" on the remaining. The area to the south is contained in the ALR.

To the West: Across No. 5 Road, "Agriculture (AG1)" zoned properties. The area to the west is contained in the ALR.

Related Policies & Studies

2041 Official Community Plan (OCP)

The land use designations in the 2041 OCP and East Richmond McLennan Sub Area Plan both designate the westerly 110 m of the subject site for Community Institutional uses and Agriculture for the remaining. Please refer to **Attachment 4** for copy of the East Richmond McLennan Sub Area Plan land use map. The proposal for a school, outdoor religious statue display and off-street parking on the westerly 93 m (305 ft.) of the subject site complies with the existing OCP and Sub Area Plan land use designations and no amendment is required.

The subject site has an existing Environmentally Sensitive Area (ESA) designation on the eastern edge of the property (approximately 467 sq. m or 5,027 sq. ft. in area). The proponent is proposing a farm plan that will not encroach into this existing ESA. Staff support this approach as it complies with 2041 OCP objectives of actively farming while also recognizing Ecological Network values on agricultural land.

No. 5 Road Backlands Policy

The No. 5 Road Backlands Policy was approved by Council March 27, 2000 (refer to **Attachment 5** for a copy of the Policy). The provisions of this Policy allow for land uses permitted in the “Assembly (ASY)” zoning district and consistent with the Community Institutional 2041 OCP land use designation on the westerly 110 m (361 ft.) of the property. All proposals for lands subject to the Policy are required to:

- Submit farm plans for approval;
- Enter into legal agreements as deemed necessary to restrict uses to farm activities only on the site’s backlands.
- Submit an acceptable bond/security to ensure implementation of the farm plan.

The proposed non-farm use application outlined in this report complies with this Policy. The farm plan proposed for the backlands is discussed in later sections of this report.

Consultation

Agricultural Advisory Committee (AAC)

The AAC reviewed the subject ALR non-farm use application on July 18, 2013 (refer to **Attachment 6** for an excerpt of the meeting minutes). The AAC supported the application as follows:

That the ALR non-farm use application at 8160 No. 5 Road be endorsed by the AAC, subject to:

- *Consolidation of 8160 and 8140 No. 5 Road into one development parcel.*
- *Securing the appropriate legal agreement to ensure no temple related development beyond what is permitted in the City’s policy.*
- *No further fill activities or pre-load materials be brought or placed on the remaining agricultural portions of the subject site that do not directly support farming.*

Consolidation of 8160 and 8140 No. 5 Road and registration of an appropriate legal agreement to restrict use of the backland portion of the site will be secured through the forthcoming rezoning application. The proponent and their consulting agrologist have confirmed that no fill or related activities (i.e., preload or construction staging) will occur on the remaining agricultural portions of the site as part of this development.

Staff Comments

Planning and Land Use

Any conditions or requirements identified in the ALR non-farm use application will be followed-up through the rezoning application to ensure they have been completed and/or secured. No rezoning application has been submitted to the City for review; however the proponent is working to submit the application in the near future.

Engineering and Transportation

Engineering and Transportation staff have no objections to the ALR non-farm use application. All remaining technical and servicing issues, including any required upgrades, will be addressed through the forthcoming rezoning application. A 4 m dedication along the subject site’s entire

No. 5 Road frontage will be required at rezoning, which has been communicated to the proponent. This dedication has been included in the existing development plans.

Analysis

Agrologist Report – Proposed Farm Plan

A professional agrologist undertook an agricultural assessment of the subject site and developed a farm implementation plan for the portions of the property to be farmed. A copy of the site's farm plan is contained in **Attachment 7**. The supporting agrologist report is contained in **Attachment 8**.

A primary curriculum objective of the proposed school is to integrate instruction on ecology in a working farm context. The agrologist's report has been prepared based on the proponent's proposal of integrating the curriculum of the proposed school with the operations of a small scale commercial farm.

Student involvement in the farm operations is proposed as follows:

- Planting and growing of suitable crops for the site.
- Maintenance, pruning and harvesting activities.
- Through instruction and supervision, familiarize themselves with typical farm tools, equipment and organic agricultural practices.
- Gain experience in commercial activities and managing the revenue generated from sale/marketing of the agricultural produce.

The farm plan is summarized as follows:

- Site preparation activities involving tillage of soils and running irrigation lines (existing) to service the tilled areas fruit trees crops will be planted.
- Repair and upgrade the 6 existing small greenhouses on the agricultural backlands.
- Plant a variety of fruit trees, berry shrubs and annual vegetables on the agricultural backlands in accordance with the plan.
- Preserve the ESA at the east portion of the site. All proposed works to implement the farm plan will not impact the existing on-site ESA.

The proponent's consulting agrologist has identified that the proposal will cost approximately \$10,000 to undertake all necessary site preparation works, plant materials and installation. Staff recommend that a bond in the amount of \$10,000 be secured through the forthcoming rezoning application process to ensure implementation of the farm plan. The anticipated terms of the farm bond (to be finalized through the rezoning) will require confirmation that the agricultural backlands are in full farm production, which must be verified by a report submitted from their consulting agrologist prior to release of the bond.

Adjacency Between the Proposed Non-Farm Use and Farm Areas

Development of a specific landscape buffer treatment between the proposed farm school campus and agricultural activities is not necessary given the linkages and required interaction between these two land uses. An existing farm support building is located between the school and active farm areas and the eastern most extent of the school is approximately 20 m (66 ft.) from the

active farm areas. As a result, no landscape buffer treatment is necessary to separate the proposed school, parking and outdoor statue display area from the agricultural backlands.

Assessment of Proposed Additional Parking and Outdoor Religious Statue Display Activities

The additional parking area is intended to service the proposed school and to also provide additional off-street parking for the temple. The existing temple facility at 8140 No. 5 Road provides off-street parking in accordance with Zoning Bylaw 8500. The parking proposed on 8160 No. 5 Road would provide a total of 34 stalls, with 9 stalls dedicated to the school.

The 8 religious statues will all be located outside and no additional temple building area is required. The religious statues are an accessory component of the temple and are located in an area that will enable access to the congregation.

The consolidation of 8140 and 8160 No. 5 Road into one development parcel will facilitate the implementation of driveway and pedestrian access between the two sites.

Items to be Addressed Through the Rezoning Application

If the ALR non-farm use application is endorsed by Council and approved by the ALC, the following items will need to be addressed and/or secured through the rezoning application:

- Secure the consolidation of 8140 and 8160 No. 5 Road, including all necessary land dedication requirements.
- Finalize all engineering and transportation requirements including any necessary frontage improvements and infrastructure upgrades.
- Develop and finalize the zoning regulations to be applied to the subject site.
- Development of more detailed building information on the proposed farm school.
- Secure a bond (\$10,000 or other amount deemed sufficient by the ALC) to ensure implementation of the farm plan as proposed.
- Secure an appropriate legal agreement to ensure that the agricultural backlands will only be utilized for farm activities and supporting uses only and that no temple related development will occur.
- Follow-up on any other applicable conditions identified by the ALC as part of their consideration and approval of the ALR non-farm use application.

Financial Impact or Economic Impact



None anticipated.

Conclusion

The following ALR non-farm uses are being proposed through this application:

- Educational institution (farm school) campus in a 261 sq. m (2,809 sq. ft.) purpose built modular structure.
- Outdoor religious statue display.
- 34 stall parking lot to support the educational institution and serve as additional surplus parking for use by the temple.

Implementation of a farm plan in conjunction with the operation of the proposed school is also included in this proposal. Staff support the ALR non-farm use application at 8160 No. 5 Road and related consolidation of 8140 and 8160 No. 5 Road and recommend that Council authorize the application to be forwarded to the ALC for consideration.



Kevin Eng
Planner I

KE:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Site Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Richmond McLennan Sub Area Plan – Land Use Map
- Attachment 5: No. 5 Road Backlands Policy
- Attachment 6: Agricultural Advisory Committee Meeting Minutes (July 18, 2013)
- Attachment 7: Farm Plan – Site Plan
- Attachment 8: Agrologist Report

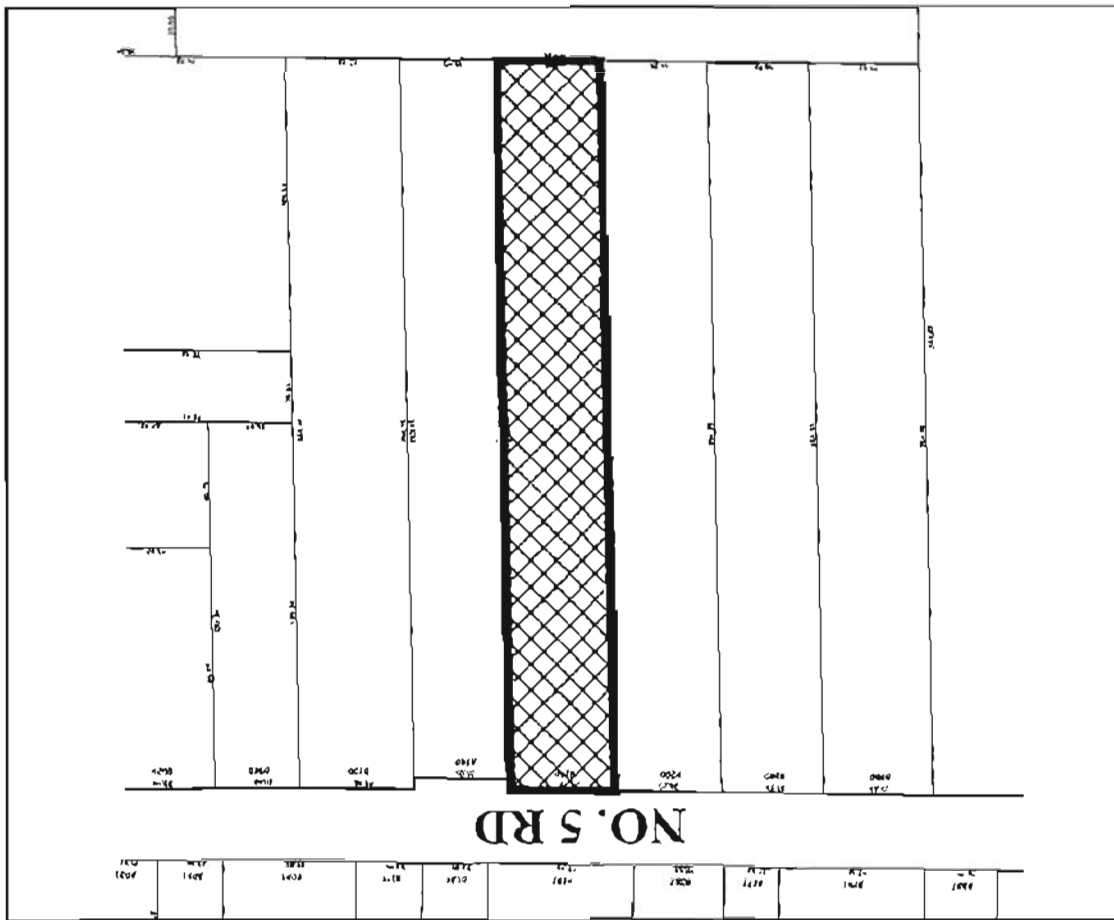
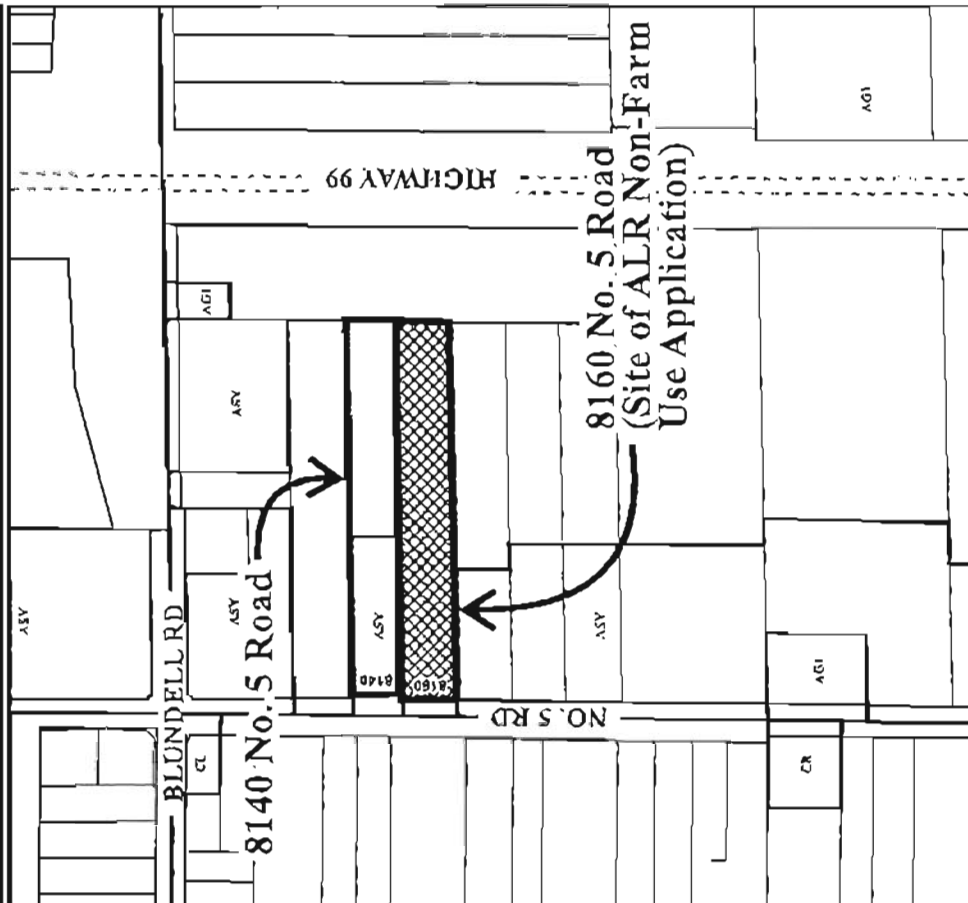


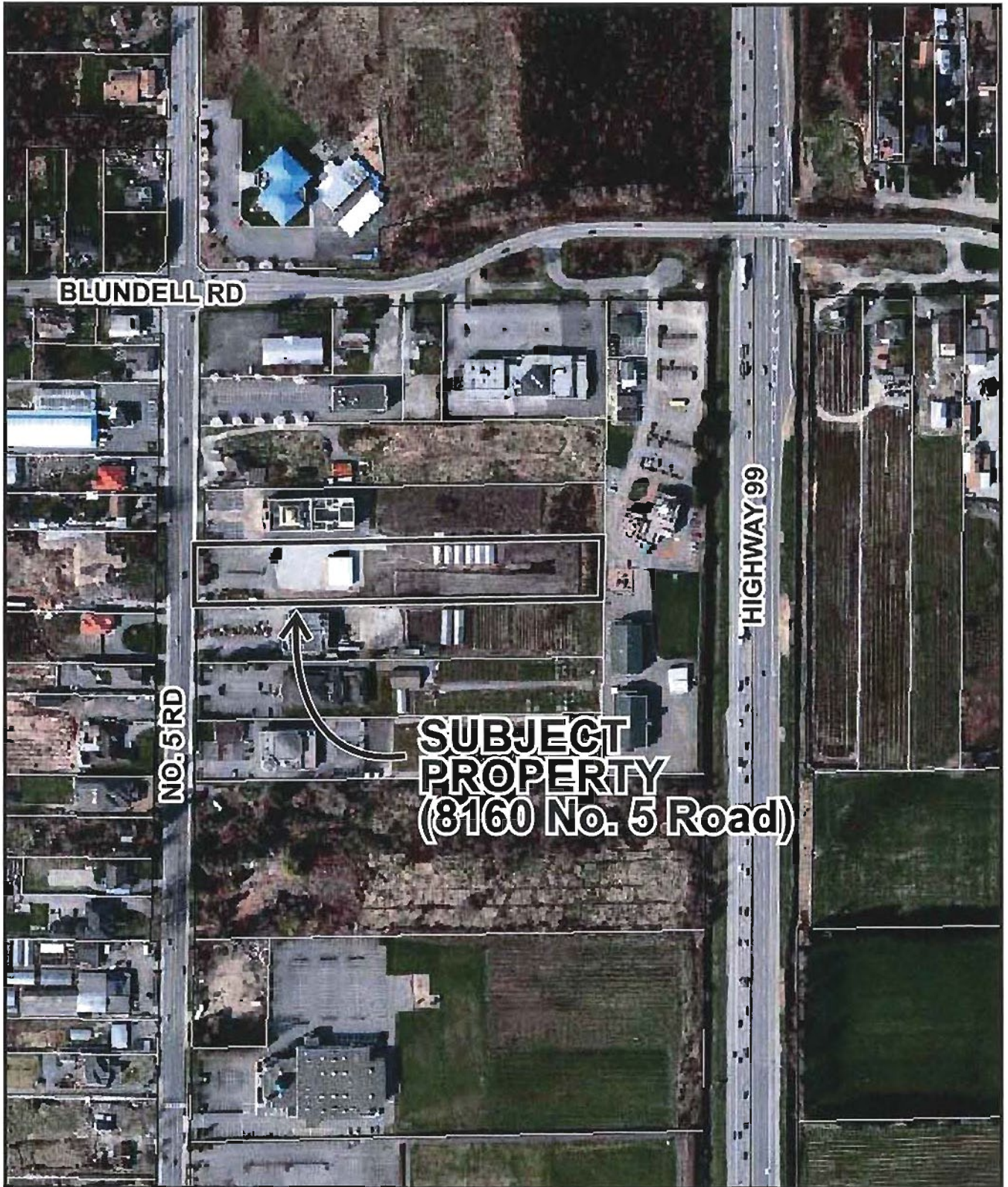
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Revision Date: 11/29/13
Note: Dimensions are in METRES

AG 13-629877



City of Richmond



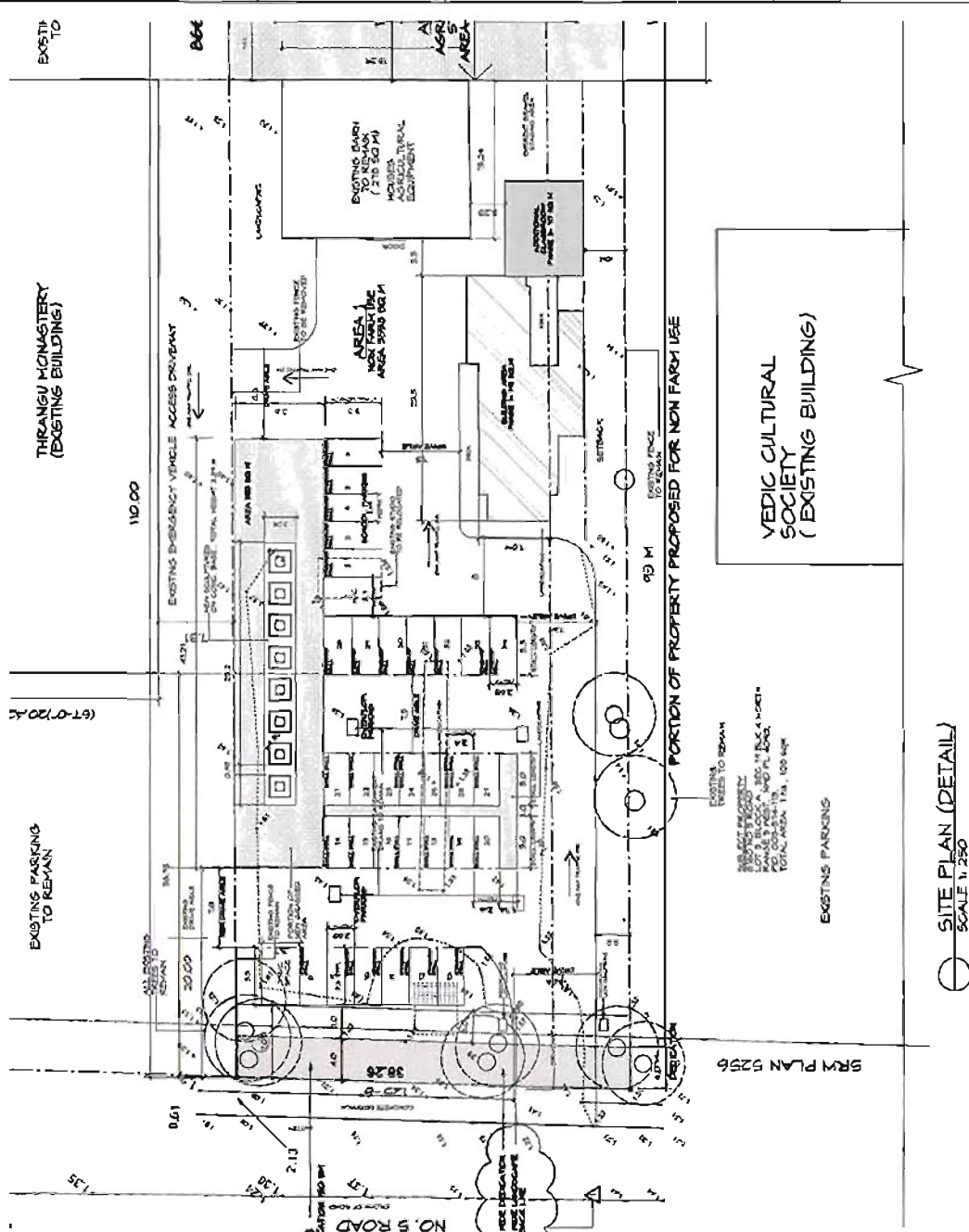


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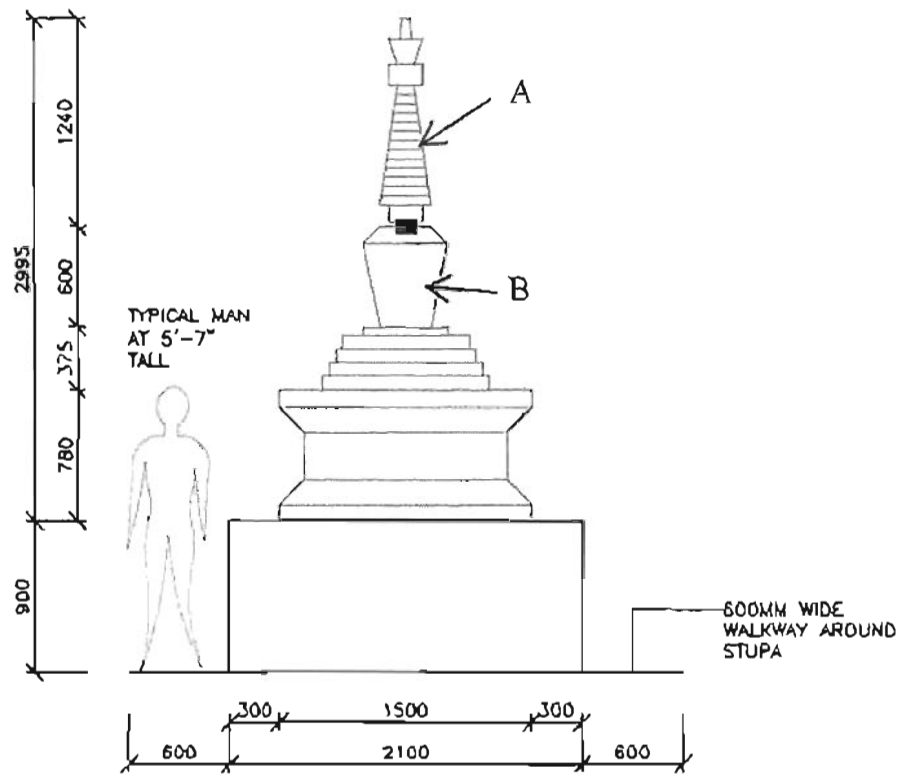
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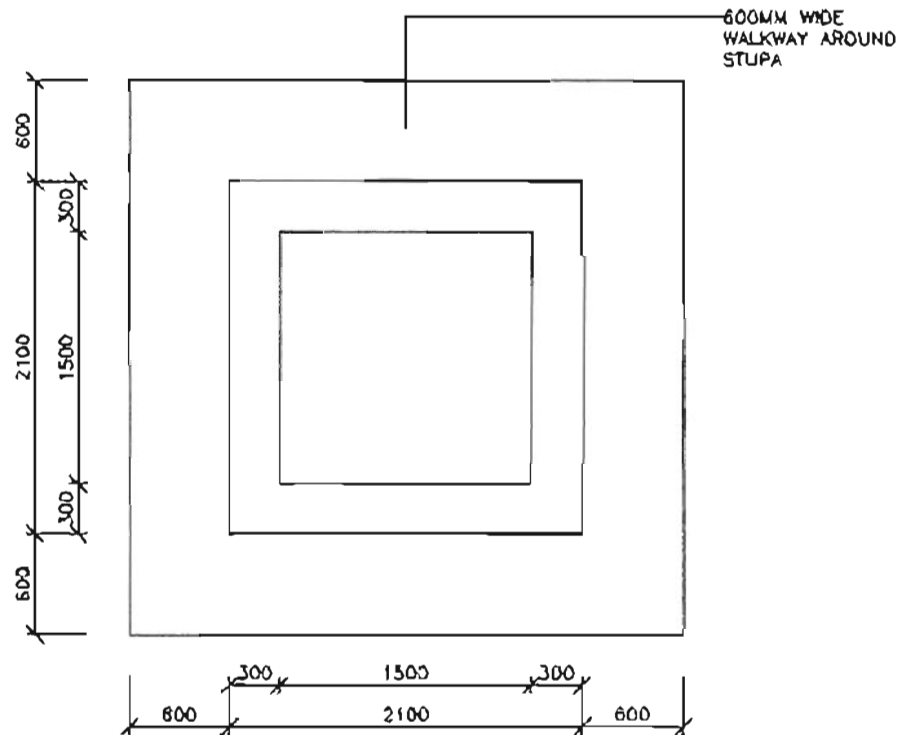
Note: Dimensions are in METRES



○ SITE PLAN (DETAIL)
SCALE 1:250



STUPA ELEVATION 1:50



STUPA BASE SIZE 1:50



AG 13-629877

Attachment 3

Address: 8160 No. 5 Road

Applicant: Louise Noon

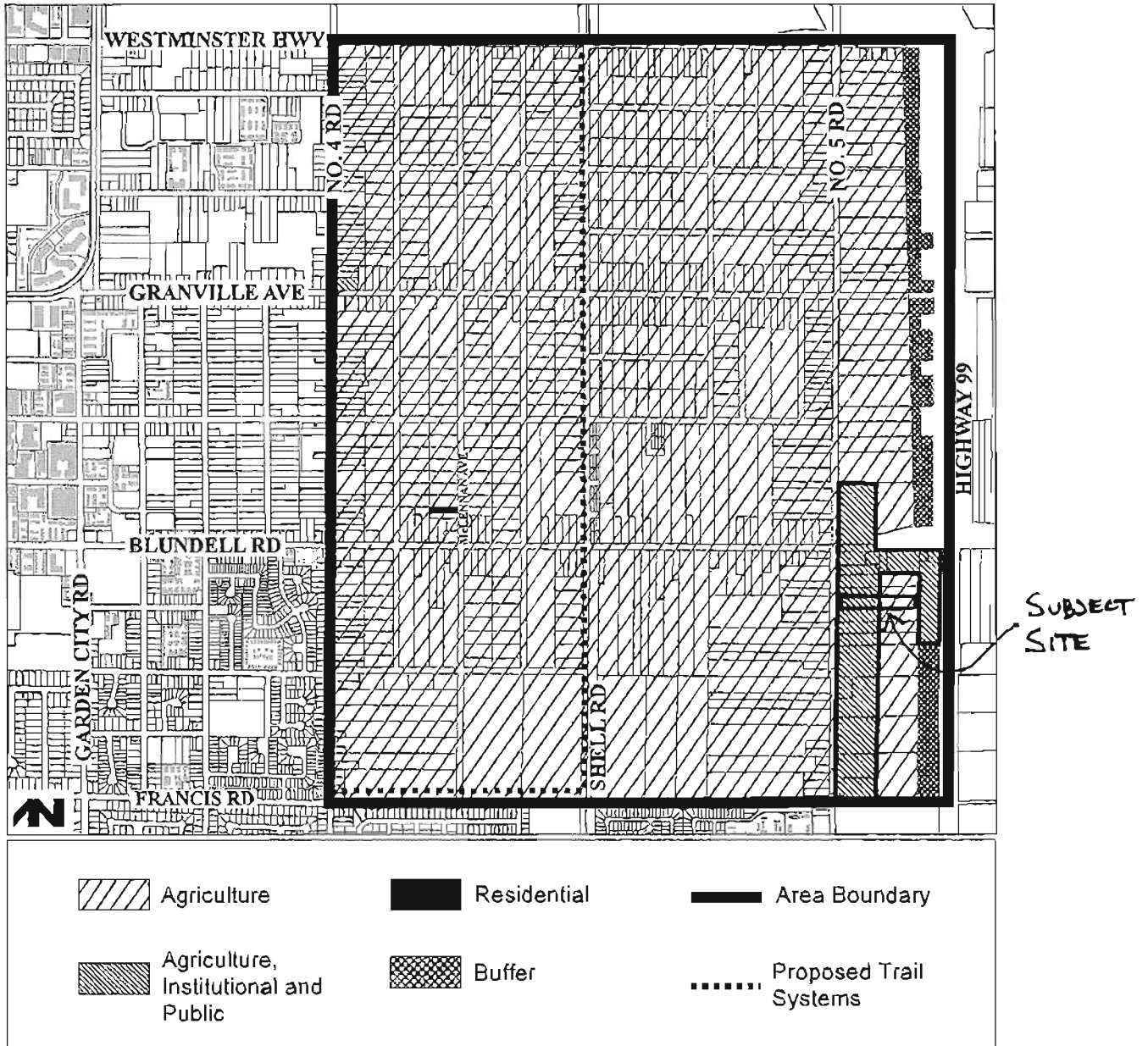
Planning Area(s): East Richmond McLennan Sub Area Plan

	Existing	Proposed
Owner:	Thrangu Monastery Association	No Change
Site Size (m ²):	10,108 m ²	Approximately 9,958 m ² (after 4 m road dedication)
Land Uses:	Currently vacant with a supporting farm building, small scale greenhouses and previous old paved parking lot on western portion of the lot.	On the westerly 95 m of the site: <ul style="list-style-type: none"> • Educational institution (261 sq. m). • 34 stall off-street parking lot. • 8 outdoor religious statues. Active farming (annual vegetable crops, fruit trees and small scale greenhouse production) on the remaining agricultural backlands portions of the site.
OCP Designation:	<ul style="list-style-type: none"> • Community Institutional on the westerly 110 m. ▪ Agriculture on remaining. 	No change – Proposal complies with designation.
East Richmond McLennan Sub Area Plan Designation:	<ul style="list-style-type: none"> • Agriculture, Institutional and Public on the westerly 110 m. • Agriculture on remaining. 	No change – Proposal complies with designation.
Zoning:	"Agriculture (AG1)"	<ul style="list-style-type: none"> • Property to be split zoned to allow non-farm uses on the west portion of the site and retain "Agriculture AG1" zoning on the remainder of the site. • Zoning regulations to be determined through the rezoning application.
Other Designations:	Environmentally Sensitive Area (ESA) designation on an approximate 467 m ² area located on the east portion of the site.	No change – The existing ESA will not be impacted by this development.

City of Richmond

Land Use Map

Bylaw B791
2012/09/10





City of Richmond

Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
 - "Assembly District" uses, and
 - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
 - a) prepare farm plans;
 - b) explore farm consolidation;
 - c) commit to do any necessary on-site infrastructure improvements;
 - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
 - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
 - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

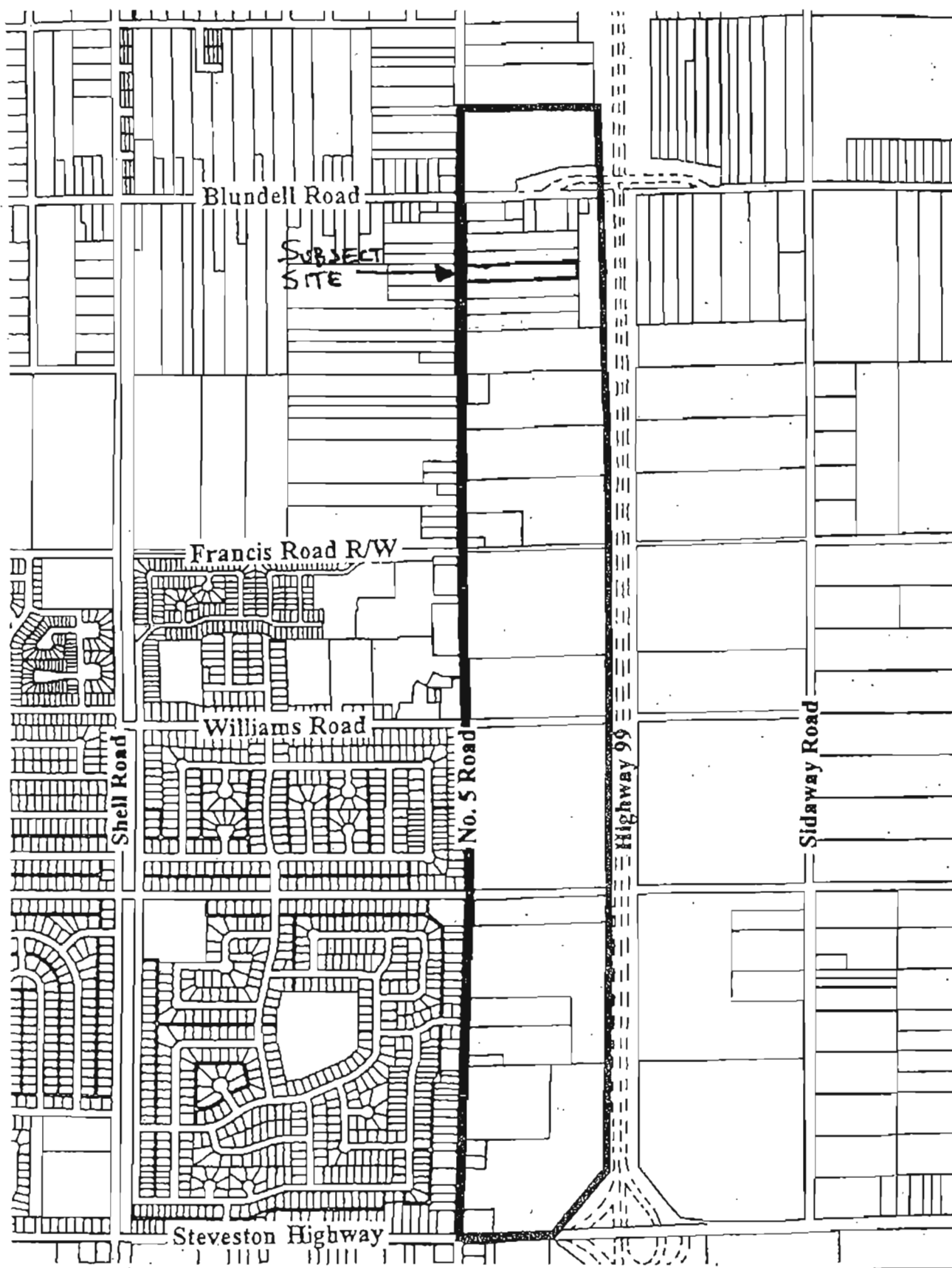
City approves rezoning application after proponent meets all City requirements.

Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

Co-ordination of review process

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



Area Proposed for Public
and Institutional Use

Date:
01/24/00

PLAN 032



City of Richmond

Minutes**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); Terry 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. Development Proposal (ALR non-farm use application) – 8160 NO. 5 Road

Staff summarized the non-farm use application at 8160 No. 5 Road, which involves the development of interim uses on the front portion of the subject site to accommodate a Montessori facility (with off-street parking), outside temple statues and off-street parking for the neighbouring temple to the north. Staff noted that the Thrangu Monastery Temple association, who have an existing temple facility at 8140 No. 5 Road to the north, also are the owners of 8160 No. 5 Road. Currently, the temple does not have any immediate plans to develop any additional temple facilities on 8160 No. 5 Road, but have forwarded applications for the above referenced interim land uses. A summary was also provided on the submitted agrologist assessment of the subject site and proposed farm activities to be undertaken by the temple and programming being run out of the proposed Montessori facility. Staff noted that preliminary discussions between the temple and the City about consolidation of 8160 and 8140 No. 5 Road had occurred, with the temple being amenable to this requirement.

AAC members had questions about the required parking and traffic studies for temple development along No. 5 Road. Staff confirmed that proposals are checked to confirm adherence with off-street parking requirements of the zoning bylaw and traffic impact assessments are submitted for site's involving temple facility development.

There were general questions about the implementation of the farm plan and what other requirements the City would typically require for these types of proposals. Staff highlighted that bonds would typically be secured to ensure implementation of the farm plan and required landscape buffering. Furthermore, legal agreements would be secured to restrict development on the remaining backlands to farming only.

There were questions on the upcoming application and approval process. As the proposed land uses are considered interim until the temple's ultimate development plans come forward, this specific land use application approach (and subsequent rezoning) will only be permitting the requested interim uses. Additional temple development will require approval through another ALR non-farm use and rezoning application.

The AAC moved and seconded the following motion:

That the ALR non-farm use application at 8160 No. 5 Road be endorsed by the AAC, subject to:

- Consolidation of 8160 and 8140 No. 5 Road into one development parcel.*
- Securing the appropriate legal agreement to ensure no temple related development beyond what is permitted in the City's policy.*
- No further fill activities or pre-load materials be brought or placed on the remaining agricultural portions of the subject site that do not directly support farming.*

Carried Unanimously.

The proponent (Lyle Weinstein) addressed Committee members and outlined the Montessori program's farming component.

3. Development Proposal (ALR non-farm use application) – 12300 Blundell Road

Staff noted that the applicant is proposing to build a small extension to the existing main mosque temple (372 sq. m or 4,000 sq. ft.) to accommodate the needs of the growing congregation. A brief history of the subject site and temple development was provided noting that the initial temple and supporting accessory buildings were approved by the ALC in the late 1970's, with construction of the facilities being completed in the early 1980's. The subject site is zoned entirely for Assembly (ASY) purposes; therefore, no rezoning application is required if the ALR application is approved.

When the City was developing the associated No. 5 Road Backlands policy in the early 1990's, the consultant report confirmed that the site had already been zoned for Assembly (ASY) purposes (including on-site temple development) and there had been no legal agreements to farm any portions of the subject site as part of the ALC's approval.

Currently, the subject site contains a main temple assembly hall and other buildings associated with a school run by the proponents and other supporting uses (administrative buildings; off-street parking; school yard). The proponent has confirmed with the ALC that

Revision December 2, 2013.

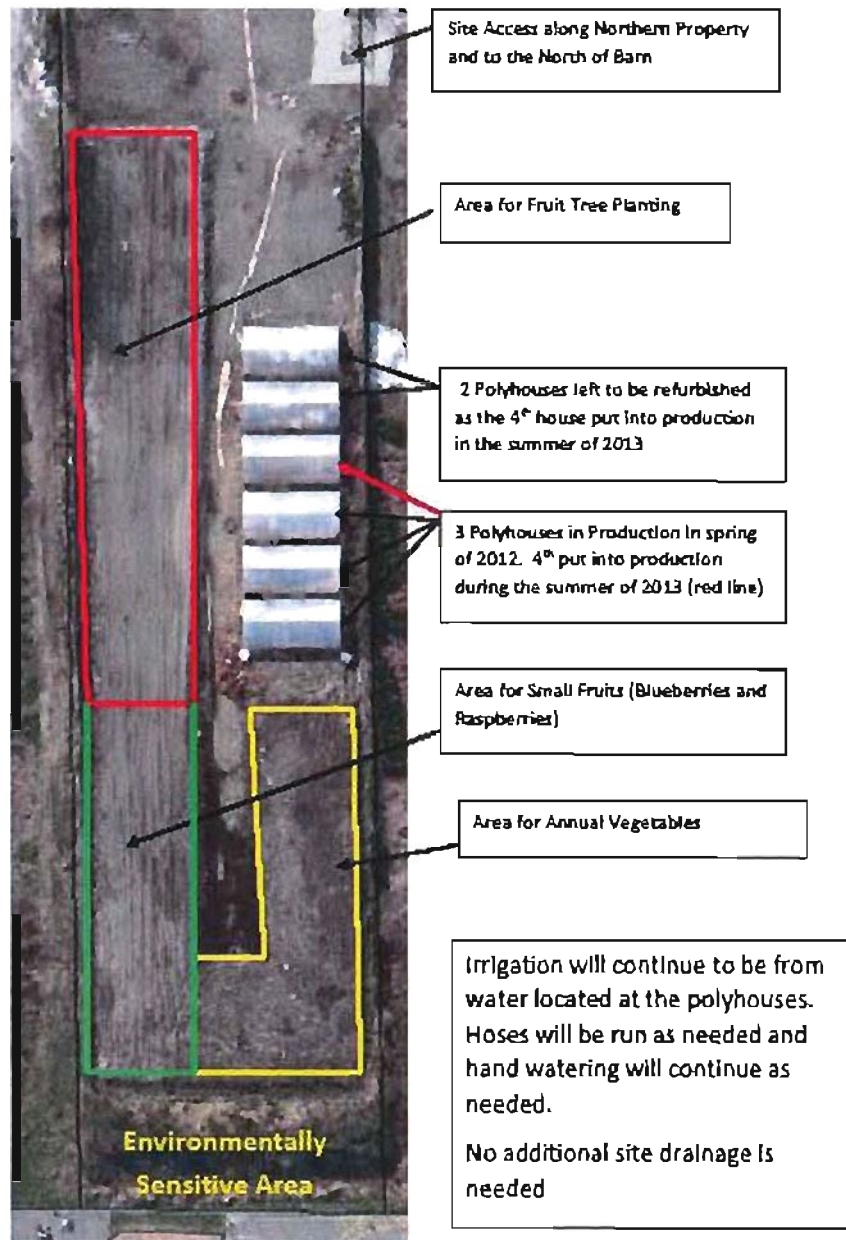


Figure 18 Proposed Farm Layout

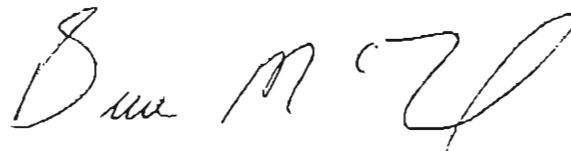
December 2, 2013.

Addendum II
Agricultural Site Assessment of Land Located at
8160 No. 5 Road Richmond B.C.
(Replaces Addendum Oct 4, 2013)

Prepared for:

Thrangu Monastery
8140 No 5 Road
Richmond, B.C.

Prepared by:

A handwritten signature in black ink, appearing to read 'Bruce McTavish', with a stylized flourish at the end.

Bruce McTavish, M.Sc., MBA, P.Ag., RPBio.
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bmct@intergate.ca

November 17, 2013

Revised December 2nd

December 2, 2013.

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1.0 Introduction

The following report is the second addendum to the Agricultural Site Assessment of Land Located at 8160 No.5 Road Richmond B.C. The report is prepared in response to questions posed by Kevin Eng, from the City of Richmond with respect to the cost of implementing the agricultural plan without the volunteer labour component that was factored into the original costing. This report includes the information provided in the first addendum so the reader has an understanding of the crops and proposed agricultural works.

2.0 Works to be Implemented

There are minor agricultural works that need to be implemented these include:

- tilling the raised area on the west side of the property as shown in figure 1;
- provide irrigation to the raised area where the fruit trees will be planted, this can be done by running several hoses from existing hose bibs at the polyhouses area on the west side of the property;
- upgrade the two polyhouses presently not in production
- obtaining and installing fruit trees, small fruits and vegetables



Figure 1: Raised Area In Need of Tilling

3.0 Farm Access

Access will be maintained by a roadway a minimum of 3m wide that will run along the side of the proposed new building. This will ensure there is adequate room for small tractors or trucks to enter the farm area in the future.

4.0 Proposed Crops

The temple wishes to continue with a similar planting of fruit trees as is presently installed on the eastern portion of the Temple property at 8140 #5 Road which is located to the North of the subject property. Although fruit trees are generally not grown in Richmond, an on-site inspect of the existing orchard indicates that the trees are healthy and bearing fruit. The raised area shown in figure 1 will provide good subsurface and surface drainage which is critical for fruit trees, thus it is recommended that this area be the location of the fruit tree orchard. Although final selection has not been made on the fruit trees, they will be selected for the west coast climate and for fungal disease resistance. The fruit trees will likely include but not be limited to Peaches, Apples, Nectarines and Figs and it is recommended that 5 rows of 10 trees per row be installed for a total of 50 trees.

December 2, 2013.

The southern portion of the raised area will have raspberries planted as well as a small planting of blueberries with 30 healthy plants presently growing in this area and they will be supplemented with 20 additional plants. The remaining unused polyhouses will be put into production.



Figure 2: Crop Layout

The south-eastern section will remain in annual vegetables as it has been for 2012 and 2013.

The polyhouses will continue to be used for the production of herbs and tomatoes.

5.0 Environmentally Sensitive Areas

There is an Environmentally Sensitive Area on the south-western portion of 8140 No. 5 Road that extends onto southern boundary of the subject property as seen in figure 3.



Figure 3: Environmentally Sensitive Areas

The tilling and other agricultural works that are recommended as part of the agricultural activities on this property do not encroach on the ESA area nor will there be any impacts from the agricultural activities on the ESA.

6.0 Program Implementation

There are two aspects to the implementation of the agricultural plan for the subject property; the initial work of tilling and planting, followed by the ongoing maintenance and crop harvesting.

The tillage and any other equipment work that may be needed to carry out the recommendations in the report will be contracted out to a local farm contractor with appropriate sized equipment. Planting will be done by volunteers from the temple (however the costing in section 7.0 reflect the in kind value of this labour). It should be noted that there is an existing operation being run by the temple on this site that includes the operation of 4 polyhouses and the production of annual vegetables.

The second phase of the agricultural plan is the maintenance and harvesting of the crops. This will be primarily be done as part of the curricular activities of the students at the school. Training and oversight will be by the staff of the school. Once of the staff has been trained in Biodynamic farming and another is a certified bee keeper. If outside expertise is needed professionals will be hired on an as need basis.

7.0 Cost Estimates

The site presently has 4 of the 6 polyhouses in production, and has planted vegetables and small fruits. The overall costs for the agricultural plan are therefore the incremental costs of adding to the existing plantings and upgrading the 2 polyhouses not in production.

The following cost estimate assumes no volunteer labour for planting, cultivation, maintenance, harvesting and upgrading polyhouses in year 1:

• Purchase of fruit trees which will be 50 trees x \$25.00	= \$1250.00
• Purchase of new raspberry canes	= \$ 50.00
• Purchase of 20 new blueberry plants	= \$ 80.00
• Hoses to the fruit trees for hand watering	= \$ 200.00
• Cultivation/tilling fruit tree area tractor + implements 8 hours	= \$ 1000.00
o Includes move in and move out charges	
• Upgrading two remaining polyhouses	= \$2,000.00
• Planting trees, staking trees and planting small fruits	= \$1,000.00
• Purchase of seed or plugs of vegetables and installation	= \$ 500.00
• Management of crops in year 1 including:	
o Fertility	
o Weeding	
o Pruning	
o Watering	
o Harvesting	= \$4,000.00

Total Estimated Costs \$10,080

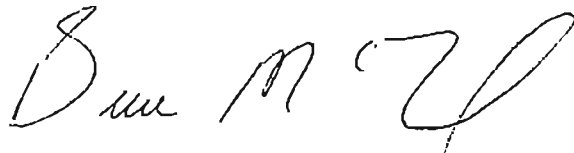
Revision December 2, 2013.

Agricultural Site Assessment of Land Located at 8160 No. 5 Road Richmond B.C.

Prepared for:

Thrangu Monastery
8140 No 5 Road
Richmond, B.C.

Prepared by:

A handwritten signature in black ink, appearing to read 'Bruce MCT', is centered on the page.

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May 22, 2013
Revised December 2, 2013

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1.0 Introduction

McTavish Resource & Management Consultants Ltd. was retained by the Thrangu Monastery to carry out an agricultural assessment on property located at 8160 No. 5 Road Richmond B.C. The purpose of the report is to determine the agricultural capability of the land, and to make recommendations that can be implemented on the subject property, to develop a productive agriculture operation. This report is provided as part of the package for a rezoning application from AG1 (Agriculture) to AGY (Assembly) to build a Montessori school on the west section of the property. It is the owners desire to provide education that is integrated with a commercial food production enterprise.

2.0 Site Location

The subject property is located at 8160 No. 5 Rd, Richmond, BC (see figure 1)



Figure 1 Site Location

2.1 Zoning and Present Land Use

The subject property is currently designated AG1 in the city of Richmond. The land is currently being used for minor agriculture activities including:

- Three functioning poly houses in the spring of 2013 with a 4th put into production in the summer of 2014 used for growing tomatoes and vegetables (see figure 2).
- A small area on the northeast section of the property used to grow kale.
- An assortment of annual vegetable crops.



Figure 2 Greenhouses on property

2.2 Land Use Adjacent Properties

To the south is a secondary school containing a small blueberry farm (see figure 3). To the north, is the Thrangu Monastery/temple which contains a tree fruit orchard on the eastern side of the property (see figure 4) and to the east is a Muslim secondary school (see figure 5).

The properties located to the north, south and east of the property are all zoned Assembly (ASY) (see figure 6).



Figure 3 Southern Blueberry operation



Figure 4 Thrangu Buddhist Monastery/temple Orchard



Figure 5 Secondary School to the Southeast



Figure 6 Subject Property in Relation to Adjacent Land Use

3.0 Soils

The native soils present on the western half of the subject property are in the Lumbum Triggs (LM – TR) soil complex and the eastern half is in the Richmond series. (see figure 7)

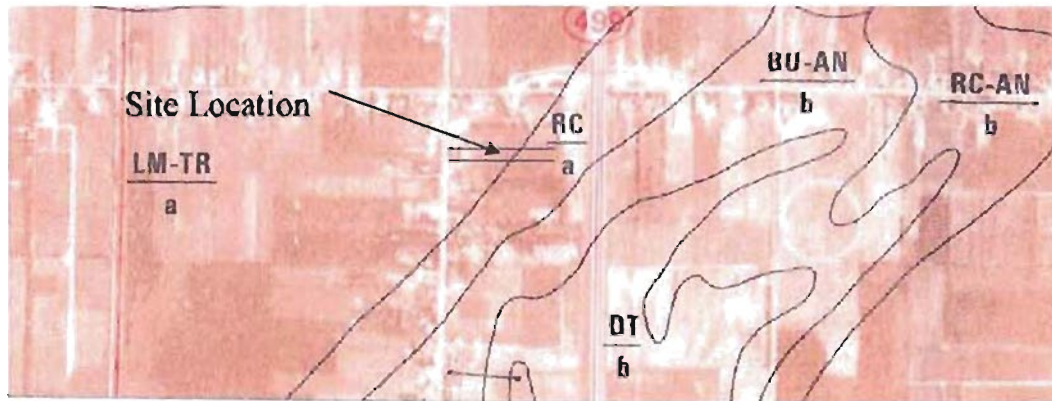


Figure 7 Property Soil Series

3.1 Lumbum Soil Description

Lumbum soils have developed from deep organic materials, mainly remains of moss and shrubs in the upper part and sedges and reeds at depth. The surface horizon is usually undecomposed and is underlain by moderately decomposed horizons to at least four feet. Occasional, thin, well decomposed layers occur. Lumbum soils are poorly drained due to their high organic matter which has high water holding capacity. Both surface and subsoil reaction is extremely acid. At depth, moderate salinity may sometimes be encountered¹

3.2 Triggs Soil Description

Triggs soils have developed from deep (greater than 2m) undecomposed organic deposits composed mainly of sphagnum and other mosses. Variable amounts of woody debris is commonly present in these soils. These soils are poorly drained, extremely acidic and are not generally suitable for agriculture unless extensive land reclamation takes place.²

3.3 Richmond Soil Description

Richmond soils occur mainly near the margins of the organic soil areas. The topography is flat to gently undulating and the elevation ranges from about four to seven feet. These soils are derived from organic deposits which are usually about three feet. In some areas, the organic material was probably several feet thicker but has been removed by mining. Subsurface horizons are well decomposed although the surface is moderately decomposed in most areas. The subsoil mineral soil is usually silty clay loam

¹ Luttmerding, H., & Sprout, P. British Columbia Department of Agriculture, (1969). *Soil survey of delta and Richmond municipalities*. Retrieved from Government of Canada website: http://sis.agr.gc.ca/cansis/publications/surveys/bc/bc10_pre/bc10_pre_report.pdf

² Luttmerding, H. A. 1981. Soils of the Langley-Vancouver Map Area B.C. Ministry of Environment

or silt loam mixture. Drainage is very poor. Water tables are at or near the surface during the winter and the early part of summer if artificial drainage is not provided.³

3.4 Anthropogenic disturbances

A review of historical aerial photos indicate that:

- The site was very disturbed by 2002 with polyhouses, and what seems to be sand or gravel based nursery beds covering the eastern half of the property. (figure 8 and 9)
- Pre load sand from construction of the northern adjacent property deposited on the property. (figure 8)

Site observations confirm the presence of sand ranging from 0-20cm of the soil profile (see figure 11 and 12). Under this sand is a sandy loam mixed with the pre load sand. It is suspected that the sand was leveled over the southern section of the property as the soil pit observations show the greatest amount of sand in this area. As soil pits were dug progressing eastward on the property, the amount of sand present in the soil profile was reduced. The combination of preload sand and soil being deposited on the southern section of the property has created an elevated section of land that runs the length of the eastern portion of the property (see figure 10).

The 2002 City of Richmond maps indicate that the subject property, was a greenhouse nursery operation as seen in figure 9. Based on the mapping, it is suspected that the original organic (peat) soils were excavated and replaced with sand or fill to support better drainage for nursery stock. In addition to the sand present on the subject property, a gravel road can be seen running the length of the property (figure 8 and 10). Given that the western portion of the property is in the Lumbum/Triggs soils complex these soils would have to be removed to allow for the greenhouses and parking that are evident from the City of Richmond mapping site and shown in figure 9.

³ Luttmerding IBID

Revision December 2, 2013.



Figure 8 Stockpiled sand on Subject Property (2009)



Figure 9 Greenhouse/Nursery Operation 2002

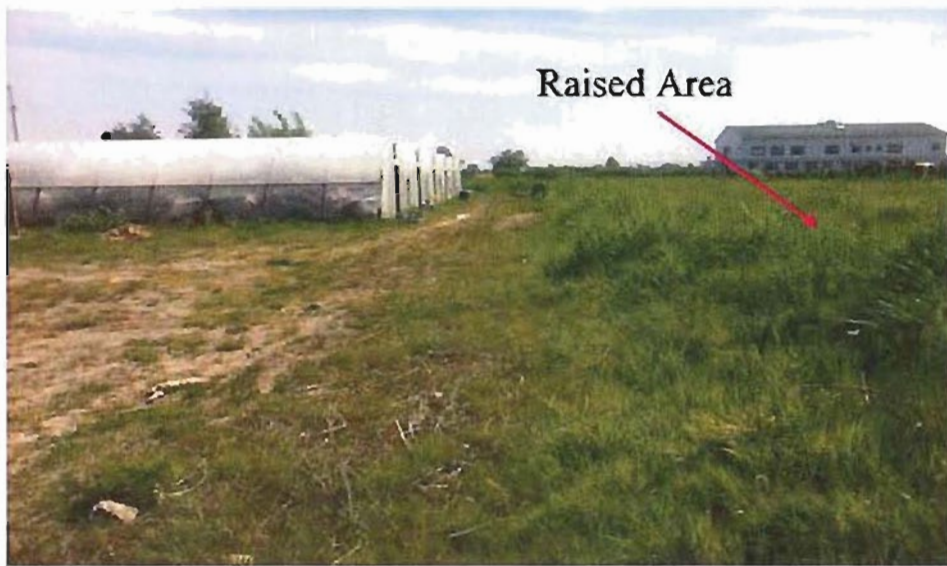


Figure 10 Raised Southern Section of Property

3.5 On Site Soil Observations

The soil pits installed on the site allowed observations to a depth of four feet and no native soils (Richmond, Lumbum or Triggs) were found to be present on the subject property.

A total of three aggregate soil samples were taken from the disturbed/imported soils found on the subject property. Aggregate samples were taken from the disturbed A and B horizon of the elevated southern section of the property, as well as the kale garden located on the northeast section of the property.



Figure 11 Sand at Soil Surface



Figure 12 Soil Profile Kale Bed Area

3.4.1 Soil Chemistry Raised Area

The sampled A horizon was found to be marginal to deficient in all macro nutrients (N,P,K). The micronutrient analysis shows marginal to deficient levels for all micronutrients excluding Calcium (see figure 13). The pH of the A horizon is slightly alkaline with a pH of 8.0 and has very low organic matter (0.6%). These test results are to be expected due to the high proportion of sand in the subject properties A horizon.

The B horizon results are provided in figure 14. The data shows that the soil contains marginal to deficient amounts of macro nutrients. Soil test results indicate that sulphur is excessive in the subject properties B horizon, however, for practical uses, sulphur toxicity is not an issue. The majority of micronutrients in the subject B horizon are considered optimum with the exception of boron and chlorine which are deficient. The pH of the B horizon soil is slightly acidic with a pH of 5.6, organic matter levels are considered high accounting for 7.8% of the soil sample.

3.4.2 Soil Chemistry Kale Garden

Soil test results taken from the Kale garden located on the northwest section of the property are provided in figure 15. These results show deficient amounts of nitrogen and optimum levels of phosphorus, potassium and sulphur. Calcium and magnesium levels are slightly excessive but are in acceptable ranges for agriculture production. Micronutrient levels are all within optimum range with the exception of boron and chlorine. This area is also very high in organic matter (17.4%) which indicates that this soil (though raised in elevations is originally from the subject property and was moved to this area during the historical nursery operation.

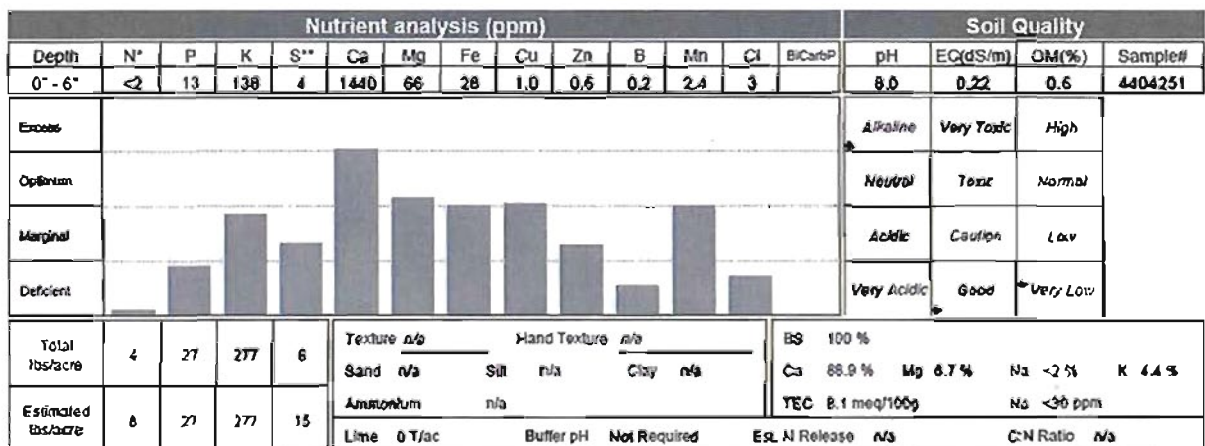


Figure 13 A Horizon Test Results

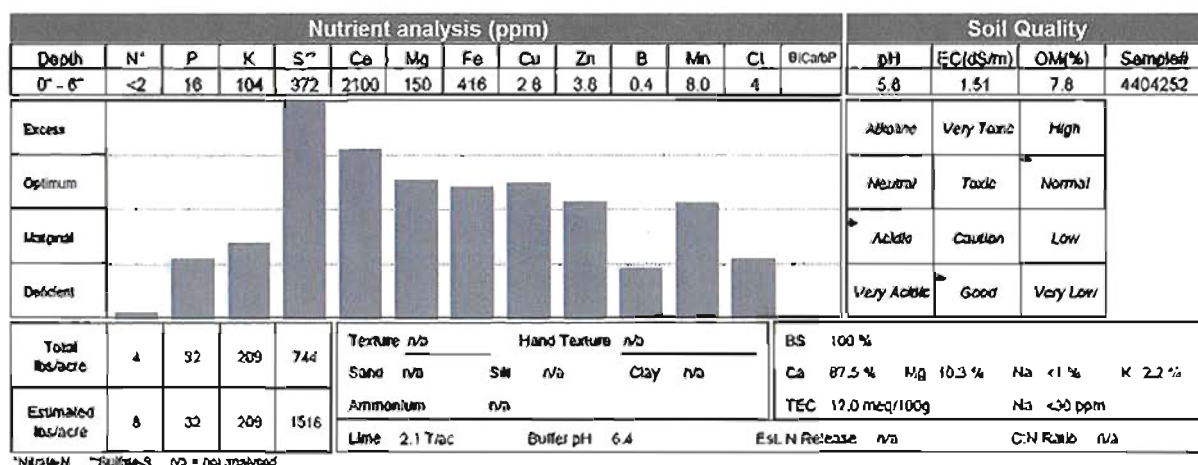


Figure 14 B Horizon Test Results

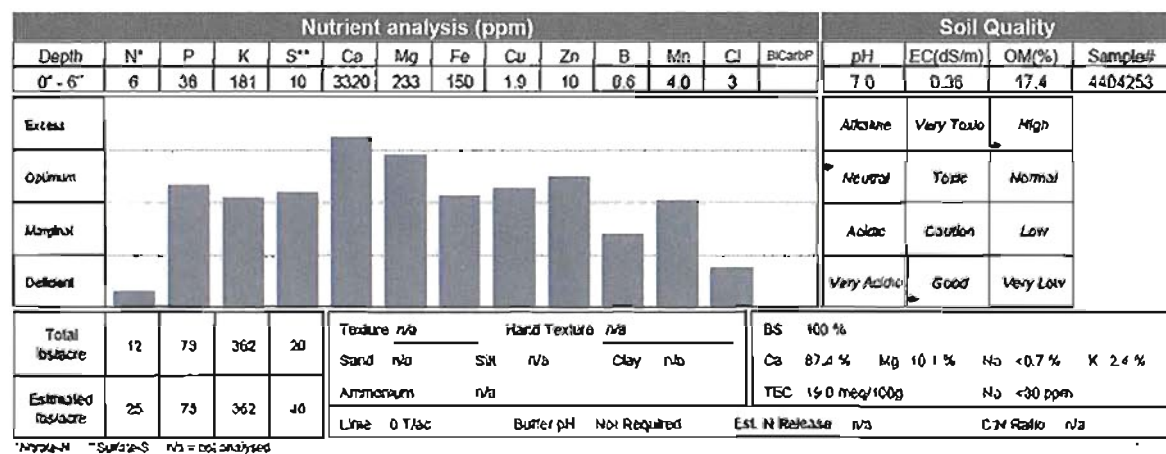


Figure 15 Kale Garden Soil Test Results

4.0 On Site Drainage and Topography

The site is relatively flat, however there are two distinct levels to the land base. The area where the polyhouses are located is approximately 0.75m below the rest of the land. As discussed in section 3.0 much of the site has been raised by previous owners operating the nursery greenhouse operation and the present owners moved pre-load sand onto the site.

Since most of the site has been raised the land is well drained. There are ditches south and east that collect water discharged from the site and there are no indication of any negative impacts to surrounding properties. Based on numerous site inspections all portions of the site proposed for agricultural production are well drained. The soil auger sites did not indicate any soil mottling that would be an indication of high water table on the site.

5.0 Land Capability for Agriculture

5.1 Land Capability based on existing Mapping

The land capability for agriculture base on existing mapping indicates that prior to disturbance the unimproved capability at the west end of the property is 70SWF 204W and on the east end of the property is 04W. The improved capability is 703LW 302W on the west and 03LW on the west end of the property.⁴

Class 2 indicates:

CLASS 2 LAND IN THIS CLASS HAS MINOR LIMITATIONS THAT REQUIRE GOOD ONGOING MANAGEMENT PRACTICES OR SLIGHTLY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 2 has limitations which constitute a continuous minor management problem or may cause lower crop yields or slightly smaller range of crops compared to Class 1 land but which do not pose a threat of crop loss under good management. The soils are deep, hold moisture well and can be managed and cropped with little difficulty.

Class 3 indicates:

CLASS 3 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE MODERATELY INTENSIVE MANAGEMENT PRACTICES OR MODERATELY RESTRICT THE RANGE OF CROPS, OR BOTH.

The limitations are more severe than for Class 2 land and management practices are more difficult to apply and maintain. The limitations may restrict the choice of suitable crops or affect one or more of the following practices: timing and ease of tillage, planting and harvesting; and methods of soil conservation.

⁴ Henk E., & I Colic. 1983. *Land Capability Classification for Agriculture in British Columbia*. BC Ministry of Environment & Ministry of Agriculture and Food. Kelowna, B.C.

Class 4 indicates:

CLASS 4 LAND IN THIS CLASS HAS LIMITATIONS THAT REQUIRE SPECIAL MANAGEMENT PRACTICES OR SEVERELY RESTRICT THE RANGE OF CROPS, OR BOTH.

Land in Class 4 has limitations which make it suitable for only a few crops, or the yield for a wide range of crops is low, or the risk of crop failure is high, or soil conditions are such that special development and management practices are required. The limitations may seriously affect one or more of the following practices: timing and ease of tillage, planting and harvesting; and methods of soil conservation. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 4 lands are not significant limitations to these crops. (Refer to Chapter 10).

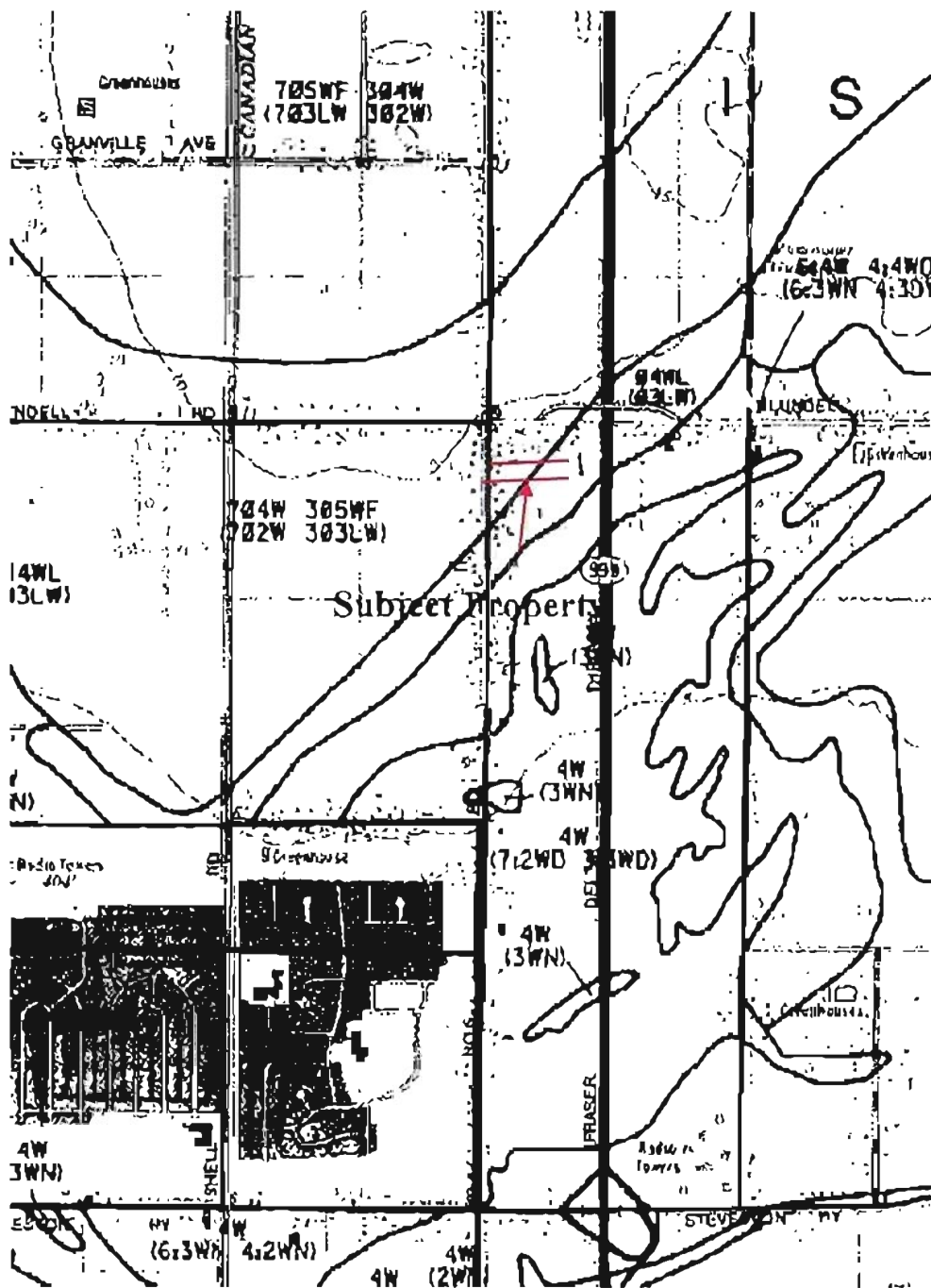
Class 5 indicates:

CLASS 5 LAND IN THIS CLASS HAS LIMITATIONS THAT RESTRICT ITS CAPABILITY TO PRODUCING PERENNIAL FORAGE CROPS OR OTHER SPECIALLY ADAPTED CROPS.

Land in Class 5 is generally limited to the production of perennial forage crops and specially adapted crops (crops such as cranberries suited to unique soil conditions not amenable to a wide range of common crops). Productivity of these suited crops may be high. Class 5 lands can be cultivated and some can be used for cultivated field crops provided unusually intensive management is employed and/or the crop is particularly adapted to the conditions peculiar to these lands. Cultivated field crops may be grown on some Class 5 land where adverse climate is the main limitation, but crop failure can be expected under average conditions. Note that in areas which are climatically suitable for growing tree fruits and grapes the limitations of stoniness and/or topography on some Class 5 lands are not significant limitations to these crops. (Refer to Chapter 10).

Restrictions indicated by the subject properties subclass are summarized below. A detailed description can be found in Appendix III

L- Degree of decomposition
W- Wetness
F- Fertility



5.2 Assessment of Land Capability based on Site Investigation

The site has been heavily disturbed as discussed earlier in this report so the existing mapping bears little resemblance to the actual soils and agriculture capability of the site. The following factors have influenced the capability:

- Elevation increase over natural grade.
- Importation of sand and off site soil.
- Historical relocation and mixing of on-site soil.
- Improved drainage due to elevation increase.

The southern portion of the subject property has been raised by the preload sand that was moved from the Thrangu Monastery (north of the subject property) as shown in figure 17. This sand has no chemical or physical restrictions to crop growth, especially if it is handled as described in section 6.1.

The eastern section of the site is also raised above the original ground level but this increase in elevation seems to be with on-site A horizon soil. It is suspected that the original nursery operation may have moved the soil from the polyhouses area and deposited it in this location and mixed it with off-site soil.

The elevation increases on the site have mitigated some of the unimproved wetness capability classification. Based on the site observations the classification of these areas would be Class 2 (after tillage). The L and F sub-classifications will no longer apply as there is no longer a humic, fibric, or muck limitation nor will there be an extreme acidic soil reaction. The W classification will most likely not apply as the elevation increase should ensure that wetness is not a limiting factor and most of the soils are no longer in the organic classification (other than the Kale bed area) so the O classification is removed. Appendix III provides details on sub-classifications.

6.0 Improvement of Site for Agriculture

The following management inputs are recommended to improve the site for agricultural production.

6.1 Tillage

The raised area has a sandy A horizon over a B horizon containing high organic matter and a higher amount of micronutrients relative to the overlaying sandy A horizon. It is recommended that the site be tilled on the southern section that was raised by sand (see figure 17); this will provide the following benefits:

- An increase in organic matter in the upper soil profile allowing for the mobilization of soil nutrients closer to the root zone

Revision December 2, 2013.

- Incorporating the organically enriched B horizon into the upper soil profile will increase the water holding capacity in the upper soil profile which will decrease the need for irrigation as well as decrease water deficit issues.
- Currently, the upper profile is slightly alkaline. By incorporating the B horizon in the upper profile, the soils pH will be stabilized by the slightly acidic B horizon
- Sandy soils have a low cation exchange capacity, by incorporating the organically enriched B horizon in the upper soil profile, the cation exchange capacity in the upper soil profile will be increased allowing for enhanced nutrient holding capabilities.

The area where tillage is recommended is shown in figure 17.



Figure 17 Raised Southern and Eastern Section

6.2 Nutrient Management

The owners of the property plan to run their agriculture operation organically. Although not seeking to be organically certified, the agriculture activities will be carried out in an organic manner. Based on the desire to grow organically, nutrient and pest management will have to be carried out without the use of chemical fertilizer/chemical pesticide. Taking into account the current nutrient availability of the soil present on the property, the author recommends the following organic soil amendments:

- Chicken manure to increase the currently low phosphorus and nitrogen.
- Compost to maintain adequate organic matter as well as provide macro/micro nutrients.
- Lime application. The use of lime should be considered after the recommendations in section 5.0 are put in place. Soil pH should be tested after tillage and lime used accordingly if soil pH is still acidic.

6.3 Pest Management

In addition to growing edible agriculture crops, the property owners have indicated that they would like to incorporate plant species to attract beneficial insects. The purpose of incorporating these plant species is for both pest management without the use of chemical applications, as well as for educational purposes. A list of recommended plants is included in appendix II.

7.0 Crop Recommendations and Site Layout

The subject property has very little restrictions with respect to the range of climatically suited crops that could be grown under irrigation and only moderate restrictions if not irrigated.

Suitable crops for the subject property include but are not limited to:

- Annual legumes
- Annual vegetables
- Cole crops
- Raspberries
- Strawberries
- Blueberries
- Grapes
- Tree Fruits

The protected growing structures (poly houses) can support a wide variety of crops and be used for early season vegetable production. Suitable crops in the poly houses include but are not limited to:

- Herbs
- Micro greens
- Annual vegetables including but not limited to;
 - Tomatoes
 - Cucumbers
 - Chili peppers
 - Egg plants
 - Lettuce

7.1 Proposed Farm Layout

The proposed farm layout takes into consideration the existing polyhouses and the expansion of farming to include an area of fruit trees and a separate area of small fruits and annual vegetables. Figure 18 shows the approximate layout of the farm.

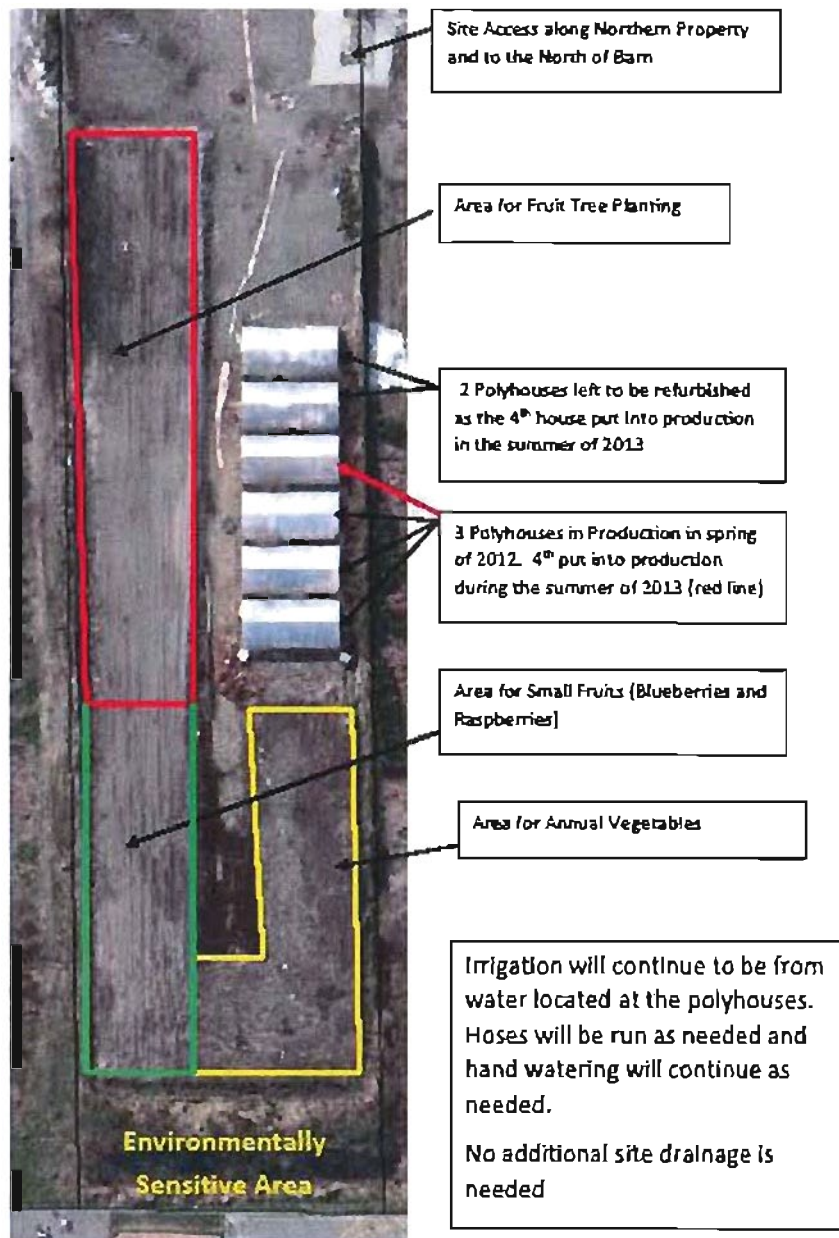


Figure 18 Proposed Farm Layout

8.0 References

Birdsall, F., & Wilson, C. (2010). *Pest control: Growing plants to attract beneficial insects*. Informally published manuscript, Colorado State University, Retrieved from <http://www.colostate.edu/Depts/CoopEx/4DMG/PHC/benefici.htm>

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Luttmerding, H., & Sprout, P. British Columbia Department of Agriculture, (1969). *Soil survey of delta and Richmond municipalities*. Retrieved from Government of Canada website: http://sis.agr.gc.ca/cansis/publications/surveys/bc/bc10_pre/bc10_pre_report.pdf

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Revision December 2, 2013.

Appendix I Soil Chemical Analysis

PLN - 63

Revision December 2, 2013.

Keena
#104, 1975-88 A Ave.
Surrey, British Columbia
V3T 2P8, Canada

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Exova

Farm Soil Analysis

Editor: Report To:	McTavish Resource & Management Consultants McTavish Resource & Management Consultants 2858 Bayview Street Surrey, BC, Canada V4A 2Z4	Grower Name: Client's Sample Id: Field Id: Access: Legal Location: Last Crop:	No. 5 Budburst A Herdman Crop not provided	Lot Number: Report Number: Date Received: Disposal Date: Report Date: Arrival Condition:	933463 1823432 May 03, 2013 Jun 02, 2013 May 07, 2013
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[illegible]

	Crop not provided				
	Yield	N	P ₂ O ₅	K ₂ O	S
Macro-nutrients					
Growing Condition					
Excellent					
Average					
Your Goal					
Removal Rate (Seed/Total)					
Micro-nutrients					
To be added (lb/acre)					
		Iron	Copper	Zinc	Boron
					Manganese

The crop is not provided.
 C = Corn
 S = Soybean
 W = Wheat

Comments:





Revision December 2, 2013.

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Exova

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 Surrey, British Columbia
 V3S 4P8, Canada
 Tel: +1 (604) 514-2222
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 E: Guram@erpc.com
 Web: www.erpc.com

Farm Soil Analysis

Bill To:	McTavish Resource & Management Consultants	Grower Name:	No. 5 Budgetist	Lot Number:	931453
Report To:	McTavish Resource & Management Consultants	Client's Sample Id:	B Horizon	Report Number:	1922433
	2558 Bayview Street	Field Id:		Date Received:	May 03, 2013
	Surrey, B.C., Canada	Acre:		Disposal Date:	Jun 02, 2013
	V4A 2Z4	Legal Location:		Report Date:	May 07, 2013
Agreement:	100024	Last Crop:	Crop not provided	Arival Condition:	

Nutrient analysis (ppm)														Soil Quality			
Depth	N*	P	K	S**	Ca	Mg	Fc	Cu	Zn	B	Mn	Cl	B/Ca ⁹⁸	pH	EC(μS/cm)	OM(%)	Sample#
0' - 6"	-2	10	104	372	2100	150	410	2.8	3.8	0.4	8.0	4		5.6	151	7.8	4404232
Erosion														Alkaline	Very Toxic	High	
Optimum														Neutral	Toxic	Normal	
Marginal														Acidic	Cautious	Low	
Dakota														Very Acidic	Good	Very Low	
Total Inorganic	4	32	200	744	Texture n/a			Sand n/a		Silt n/a		Clay n/a		BS 100 % Ca 87.5 % Mg 10.3 % K 1.4 %			
Estimated	8	32	200	1516	Ammonium n/a			Nitrate n/a		Buffer pH 6.4		Est. N Release n/a		TEC 12.0 meq/100g Na <80 ppm C:N Ratio n/a			

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

Plant components	Crop not provided		
	Yield	N	ProDs
Growing Condition			To be added (use tabs)
Excellent			
Average			
Year End			
Removal Rate (Seed Total)			
Micro-nutrients			
To be added (use tabs)	Iron	Copper	Zinc
			Boron
			Manganese

The crop is not provided.
Call to (800) 551-0000 for more information.

Comments:

Exova
 4104, 5605-55 Ave.
 Surrey, British Columbia
 V3S 8P6, Canada
 Tel: +1(604)514-3321
 Fax: +1(604)514-3321
 Email: sales@exova.com
 Web: www.exova.com



Farm Soil Analysis

Bill To: McTavish Resource & Management Consultants	Grower Name: No. 5 Buddhist	Lot Number: 530453
Report To: McTavish Resource & Management Consultants	Client's Sample Id: Kase Garden	Report Number: 1622434
2858 Bayview Street	Field Id: Acerz	Date Received: May 03, 2013
Surrey, BC, Canada	Legal Location:	Disposal Date: Jun 02, 2013
V4A 2Z6	Lot Crop: Crop not provided	Report Date: May 07, 2013
Agreement: 103024		Arrival Condition:

Nutrient analysis (ppm)												Soil Quality			
Depth	N*	P	K	S**	Ca	Mg	Fe	Cu	Zn	B	Cl	pH	ECdS(m)	OM(%)	Sample#
0" - 6"	6	36	181	80	3320	233	150	1.9	10	0.6	4.0	7.0	0.36	17.4	4404293
Excess												Alkaline	Very Toxic	High	
Optimum												Neutral	Toxic	Normal	
Marginal												Acidic	Cautious	Low	
Deficient												Very Acidic	Good	Very Low	
Total												BS 100%			
Balance												Ca	17.4%	Mg	10.1%
Estimated												TEC	19.2meq/100g	SS	<50 ppm
Balance												EC	11.1dS/m	C/N Ratio	N/S
Total												Ex. 11.1dS/m			

RECOMMENDATIONS FOR BALANCED CROP NUTRITION

Macro-nutrients	Yield				Crop not provided			
	N	P2O5	K2O	S	N	P2O5	K2O	S
Growing Condition								
Excellent								
Average								
Your Goal								
Removal Rate (Seed/Total)								
Micro-nutrients								
To be added (lb/acre)								
	Iron	Copper	Zinc	Boron	Manganese			

The crop is not provided.
 Call to request a crop-specific recommendation.

Comments:

Appendix II Plants selection for beneficial insects

Early blooming

Basket of Gold *Aurinia saxatilis*

Rocky Mountain penstemon *Penstemon strictus*

Native potentilla *Potentilla verna*

Creeping thyme *Thymus serpyllum*

Sweet alyssum *Lobularia maritima*

Columbine *Aquilegia x hybrida*

Carpet bugleweed *Ajuga reptans*

Midseason blooming

Common yarrow *Achillea filipendulina* 'Coronation Gold'

Dwarf alpine aster *Aster alpinus*

Spike speedwell *Veronica spicata*

Wine cups (Poppy mallow) *Callirhoe involucrata*

Cilantro (Coriander) *Coriandrum sativum*

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English lavender *Lavandula angustifolia*

Sulfur cinquefoil *Potentilla recta* 'Warrenii'

Edging Lobelia *Lobelia erinus*

Mint *Mentha* sp.

Stonecrop (various) *Sedum* sp.

Late blooming

Fernleaf yarrow *Achillea millefolium*

Lavender globe lily *Allium tanguticum*

Dill *Anethum graveolens*

Dyer's camomille *Anthemis tinctoria*

Fennel *Foeniculum vulgare*

Sea lavender *Limonium latifolium*⁵

⁵ Birdsall, J., & Wilson, C. (2010). *Pest control: Growing plants to attract beneficial insects*. Informally published manuscript, Colorado State University, Retrieved from <http://www.colostate.edu/Depts/CoopEx4DMG/PHC/benefici.htm>

Appendix III Agriculture Capability Subclass Descriptions

CLASS 5W: Frequent or continuous occurrence of excess water during the growing period making the land suitable for only perennial forage crops, and/or improved pasture. Water level is near the soil surface until early summer, or the maximum period the water level is less than 20 cm below the soil surface is 6 weeks during the growing period, or the soil is very poorly drained, commonly with shallow organic surface layers. Effective grazing period is longer than 10 weeks.

CLASS 5F: Includes soils with very severe nutrient imbalances, extreme acidity or alkalinity and/or extremely high levels of carbonates. Fertility status restricts the range of crops to perennial forages or other specially adapted crops such as cranberries. With very intensive, closely controlled and carefully monitored applications of fertilizers and/or other soil amendments, these soils are improvable in crop range, climate permitting. If expected crop range upon improvement is wide the Improved Rating is 2F, otherwise 3F.

CLASS 4W: Frequent or continuous occurrence of excess water during the growing period causing moderate crop damage and occasional crop loss. Water level is near the soil surface during most of the winter and/or until late spring preventing seeding in some years, or the soil is very poorly drained.

CLASS 3W: Occasional occurrence of excess water during the growing period causing minor crop damage, but no crop loss, or the occurrence of excess water during the winter months adversely affecting perennial crops. Water level is near the soil surface until mid-spring forcing late seeding, or the soil is poorly and in some cases imperfectly drained, or the water level is less than 20 cm below the soil surface for a continuous maximum period of 7 days during the growing period.

CLASS 2M: Occasional occurrence of excess water during the growing period causing slight crop damage, or the occurrence of excess water during

the winter months adversely affecting deep rooted perennial crops. Water level is rarely, if ever, at the surface and excess water is within the upper 50 cm for only short periods (less than 2 weeks) during the year.

CLASS 03L: Dominantly humic or fibric soil in the 30 to 150 cm depth and/or aquatic muck greater than 5 cm thick in the 100 to 150 cm depth of the profile and/or a cumulo or continuous layer of loamy soil greater than 5 cm thick occurring in the upper 150 cm.



City of Richmond

Report to Committee Planning and Development Department

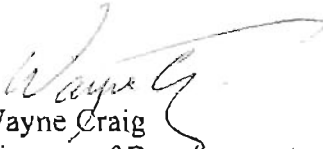
To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 9, 2013
File: ZT 13-636744

Re: Application by Viridi Pacific Holdings Ltd. for a Zoning Text Amendment to the
Light Industrial (IL) Zoning District at 16540 River Road

Staff Recommendation

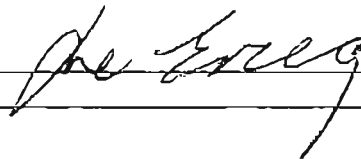
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9089, to amend the "Light Industrial (IL)" zoning district to permit outdoor storage at 16540 River Road, be introduced and given first reading.


Wayne Craig
Director of Development

WE:kc
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Virdi Pacific Holdings Ltd. has applied to the City of Richmond for a zoning text amendment (ZT 13-636744) to the “Light Industrial (IL)” zoning district to allow outdoor storage as a permitted use at 16540 River Road (**Attachment 1 – Location Map**).

Based on previous rezoning and zoning text amendment applications (RZ 10-524476; ZT 12-610945), the subject site is zoned to allow for light industrial development (limited density), standalone commercial vehicle parking/storage activities and supporting accessory uses (i.e., residential security/operator unit).

The proponent has received proposals from potential tenants to use the subject site for outdoor storage activities in addition to the standalone commercial vehicle parking/storage activities. In order to accommodate this use, a zoning text amendment is being requested by the proponent to allow for outdoor storage activities on the subject site. A preliminary site plan is contained in **Attachment 2**. The proponent has indicated that the range of outdoor storage activities would likely consist of packaged lumber and empty shipping containers stored on portions of the site where truck parking also takes place.

Findings of Fact

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

Rezoning Applications in the 16000 Block of River Road

A timeline outlining the development of the land use strategy in the 16000 block of River Road and subsequent rezoning applications for commercial vehicle parking/storage and outdoor storage activities is in **Attachment 4**. **Attachment 5** provides a map to identify the status of all rezoning applications submitted in the 16000 block of River Road.

Surrounding Development

To the North: River Road and the foreshore of the Fraser River.

To the East: One property zoned “Agriculture (AG1)” to the north-east of the subject site. The remaining eastern boundary abuts a property currently under application to rezone from “Agriculture (AG1)” to “Industrial Storage (IS1)” to allow for truck parking and outdoor storage. This neighbouring rezoning application at 16700 River Road (RZ 12-603740) received 3rd Reading on January 21, 2013 and the proponent is working on completing the rezoning considerations for the project.

To the South: An existing dedicated City road (unconstructed). Further south is an existing rail line and “Agricultural (AG1)” zoned properties.

To the West: One property zoned "Agriculture (AG1)" along a majority of the subject site's west property line. Further west is a "Light Industrial (IL)" zoned property, which was rezoned to allow for commercial vehicle parking/storage, outdoor storage and limited light industrial development (16360 River Road) (RZ 10-523713).

Related Policies & Studies

2041 Official Community Plan

The 2041 Official Community Plan (OCP) designates the subject site "Industrial". The proposed outdoor storage use complies with the 2041 OCP designation.

Agricultural Land Reserve Status

The subject site is not located in the Agricultural Land Reserve (ALR) as they were approved for exclusion from the ALR in 2000.

Interim and Long Term Action Plans for the 16,000 Block of River Road

Council approved the Interim and Long Term Action Plans for the 16,000 block of River Road initially in 2008 and again endorsed the above land use strategies in December 2012 to consider rezoning applications for interim uses involving commercial vehicle parking/storage, outdoor storage and light industrial development (limited density) (Attachment 6 – Interim and Long Term Action Plans).

The proposed addition of outdoor storage activities as part of the proposed zoning text amendment application complies with the provision of the Interim and Long Term Action Plans endorsed by Council.

Flood Plain Designation and Protection Bylaw

A Flood Plain Covenant has been registered previously on title identifying a minimum Flood Construction Level of 3.1 m GSC in accordance with the bylaw.

Staff Comments

Transportation

All transportation conditions and requirements for development of the site were addressed through the previous approved rezoning (RZ 10-524476) and zoning text amendment (ZT 12-610945) applications, which included:

- A 20 m wide road dedication along the south edge of the property for a future industrial road.
- Design and construction of a channelized controlled vehicle access from River Road to ensure trucks enter and exit the site from the west only.
- Registration of a legal agreement to ensure that the River Road access is removed once the new industrial road (south) servicing the property is operational.

The proposed addition of outdoor storage activities as a permitted use on the site will not result in any additional transportation related impacts on River Road.

Engineering

All engineering conditions and requirements were addressed through the previous approved rezoning (RZ 10-524476) and zoning text amendment (ZT 12-610945) applications, which included:

- A 10 m wide statutory right of way along the site's River Road frontage for future dyke and utility related works.
- Registration of a Flood Plain Covenant on the subject site, specifying a 3.1 m GSC Flood Construction Level elevation.

Analysis

Proposed Outdoor Storage Activities

The addition of outdoor storage activities on the subject site will not result in any additional requirements.

A landscape buffer screen previously secured and installed in 2011 along the subject site's River Road frontage provides for appropriate screening of truck parking and outdoor storage activities and also prevent incursions into or modification of the existing Riparian Management Area (RMA) (15 m) along the north edge of the site (River Road). Outdoor storage activities will not impact the existing landscape buffer or existing 15 m RMA.

Outdoor Storage Regulations to Apply

The following restrictions will be applicable to the subject site and consistent with other properties in this area that have received Council approval for outdoor storage uses:

- No outdoor storage of hazardous materials, food products, goods that can be transferred by the elements (i.e., wind, water) or wrecked/salvage goods.
- Outdoor storage activities are prohibited from emitting or discharging noise, odours, vibrations, radiation or electrical interference that would constitute a disturbance to neighbouring properties and surrounding activities.
- Servicing and repair of vehicles is not permitted.
- Maximum height of 4.5 m applicable to commercial vehicles and outdoor storage activities.

These restrictions are included in the site specific provisions of the "Light Industrial (IL)" zoning district and will apply to the subject site. The above restrictions have been reviewed by and agreed to by the proponent.

The proposed addition of outdoor storage activities on the subject site is consistent with uses approved through other rezoning applications in the 16,000 block of River Road processed under the Interim Action Plan. Of the 4 rezoning applications approved in this area (including the subject site), 3 have approval to conduct outdoor storage activities.

Rezoning Considerations

All necessary requirements and conditions were addressed and secured through previously approved applications for the subject site. Therefore, no rezoning considerations are required through this zoning text amendment application.

Financial Impact or Economic Impact

None anticipated.

Conclusion

The applicant is requesting a zoning text amendment to allow for outdoor storage on a site-specific basis for the property at 16540 River Road, which is currently zoned "Light Industrial (IL)" and allows for commercial vehicle parking/storage and a limited area light industrial building. The proposal to add outdoor storage activities is consistent with the uses that were considered in the Interim Action Plan. Three (3) other rezoning applications in the 16000 block of River Road have been approved or received 3rd reading to allow for outdoor storage activities, based on the same provisions and restrictions proposed in this application. On this basis, the land use proposal is consistent with other approved applications and staff support the requested zoning text amendment.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9089, be introduced and given first reading.



Kevin Eng
Planner 1

KE:cas

Attachment 1: Location Map

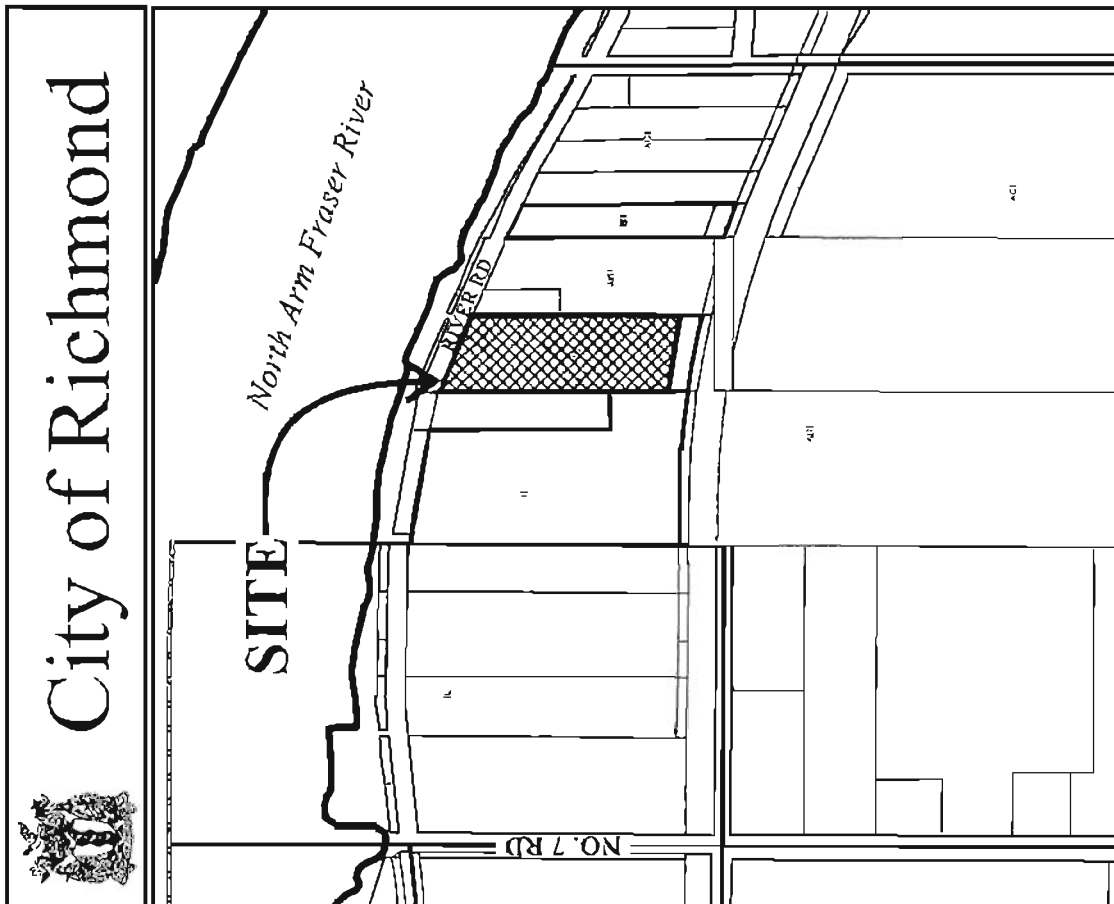
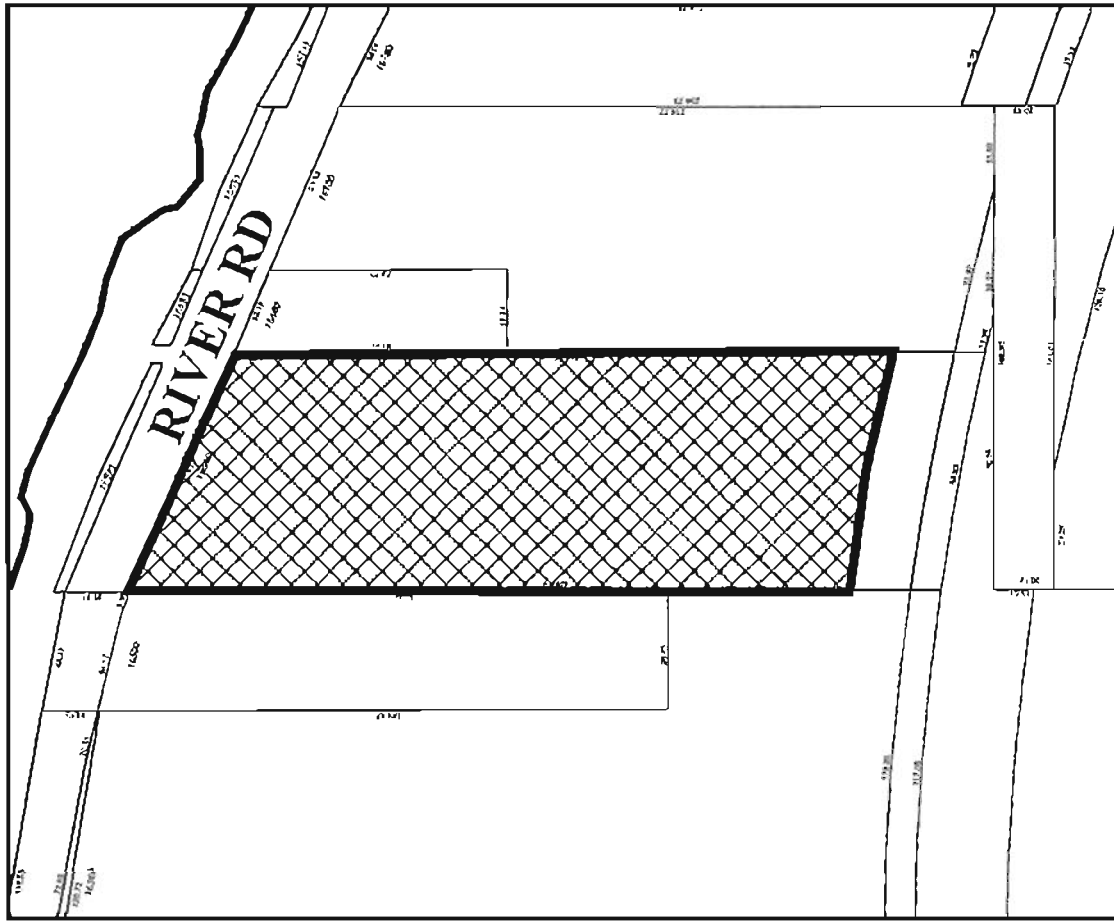
Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Timeline – 16000 Block of River Road

Attachment 5: Map of Rezoning Applications in the 16000 Block of River Road

Attachment 6: Interim and Long Term Action Plan



Original Date: 05/13/13
 Revision Date: 11/27/13
 Note: Dimensions are in METRES

ZT 13-636744





ZT 13-636744

Original Date: 05/13/13

Amended Date:

Note: Dimensions are in METRES





ZT 13-636744

Attachment 3

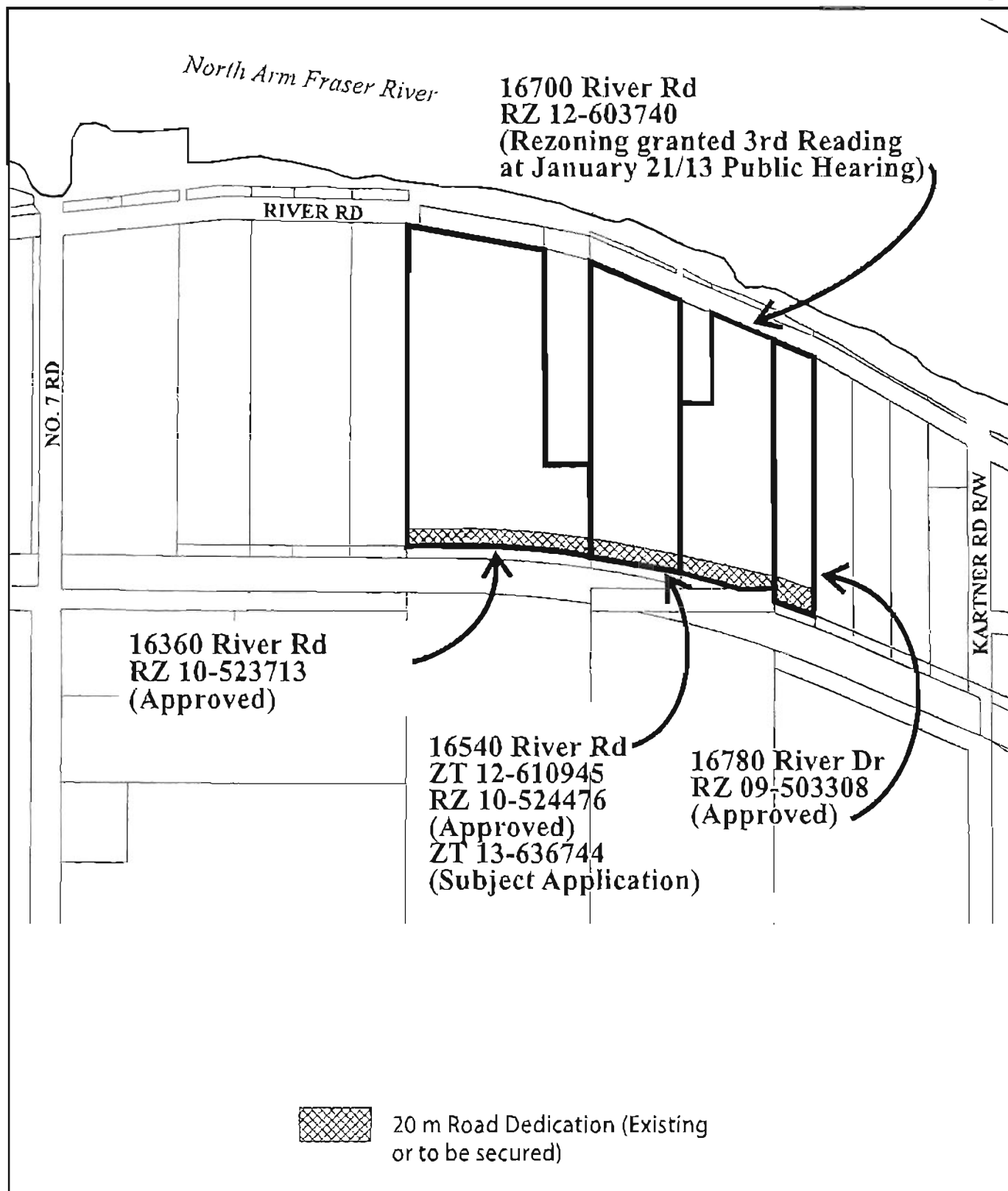
Address: 16540 River Road

Applicant: Viridi Pacific Holdings Ltd.

	Existing	Proposed
Owner:	Viridi Pacific Holdings Ltd.	No change
Site Size (m ²):	17,990 m ² (4.45 acres)	No change
Land Uses:	<ul style="list-style-type: none">• Single-family dwelling located on the north portion of the site used as a residential security/operator unit.• Commercial vehicle parking/storage in accordance with existing zoning on remaining vacant portions of the subject site.	<ul style="list-style-type: none">• Outdoor storage activities to accommodate storage of packaged lumber and empty shipping containers.• Outdoor storage activities to comply with existing restrictions prohibiting certain types of storage uses and maximum height (4.5 m).
OCP Designation:	Industrial	No change – Proposal complies
Zoning:	Light Industrial (IL) <ul style="list-style-type: none">• Allows for commercial vehicle parking and storage.• Allows for limited light industrial development (0.12 FAR Max).	<ul style="list-style-type: none">• Light Industrial (IL)• Zoning text amendment to allow outdoor storage as a permitted use on 16540 River Road only.
Other Designations:	15 m Riparian Management Area along the site's River Road frontage	No impact or change.

Timeline – 16000 Block of River Road

February 2008	Council approves the Interim Action Plan for the 16000 Block of River Road, outlining provisions for the consideration of commercial vehicle truck parking, outdoor storage and limited light industrial development as an interim use through individual rezoning applications. The Long-Term Action Plan is also approved for this portion of River Road, which is applicable for intensive light industrial redevelopment in the future when City service and infrastructure is available.
September 2010	16780 River Road (RZ 09-503308) receives rezoning approval for commercial vehicle parking/storage and outdoor storage.
2011	City staff undertakes a Council directed review of the Interim Action Plan.
November 2011	16540 River Road (RZ 10-524476)(Subject Site) receives rezoning approval for commercial vehicle parking (with restrictions on the type and number of commercial vehicles) and a limited area light industrial building.
January 2012	Council reaffirms the Interim Action Plan as a result of the staff review completed in 2011. Follow-up traffic counts to be undertaken throughout 2012 to monitor traffic along River Road and No. 7 Road. Traffic data to be reported back to Council by the end of 2012.
July 2012	16540 River Road (ZT 12-610945)(Subject Site) receives zoning text amendment approval that removed previous restrictions on the type and number of commercial vehicles that can be parked/stored on-site.
December 2012	Council endorses the Interim Action Plan to consider rezoning applications for commercial truck parking/storage, outdoor storage and limited light industrial development based on the traffic data collected in 2012. Traffic data collection to continue and be monitored by Transportation staff.
January 2013	16700 River Road (RZ 12-603740) receives Public Hearing, 2 nd and 3 rd reading for a rezoning application proposing commercial vehicle parking/storage and outdoor storage.
July 2013	16360 River Road (RZ 10-523713) receives rezoning approval for commercial vehicle parking/storage, outdoor storage and limited area light industrial development.



Rezoning Applications in the 16000 Block of River Road

Original Date: 03/31/09

Amended Date: 11/27/13

Note: Dimensions are in METRES

The City of Richmond
Interim Action Plan
16,000 Block of River Road
(Revised based on Public Consultation Feedback)

Land Use

- The 16,000 block of River Road:
 - Is currently designated for 'Business and Industry' in the City's Official Community Plan (OCP).
 - Outdoor parking and storage of vehicles and goods would be consistent with the existing OCP land use designation.
 - This land is not within the Agricultural Land Reserve.
 - Agri-Industrial service activities (operations that support or are directly related to a farm) can also be considered as a potential land use under the "Business and Industry" designation.
- The 17,000 block of River Road:
 - No land use changes are proposed as part of the Interim Action Plan as the properties are contained within the Agricultural Land Reserve and designated for "Agriculture" in the existing OCP.

Proposed Approach to Rezoning Applications

- The City is proposing a restrictive Comprehensive Development District zone in this area. This will allow (if permitted) outdoor storage and parking of vehicles and goods under a set of regulations and conditions – Fencing; Screening; Storage Setbacks; Permeable surface treatment.
- The proposed Comprehensive Development District zone will limit the uses and restrict the amount and size of buildings.

Technical Objectives and Issues*Engineering*

- The 16,000 block of River Road is currently **not** adequately serviced by City storm and sanitary systems to sufficiently support intensive light industrial activities involving warehousing/manufacturing buildings or agri-industrial service uses.
- Rezonings proposing outdoor vehicle storage and parking can be considered, as this use would have minimal impacts on City services.

Transportation

- Vehicle access for traffic generated from proposed uses (i.e., commercial vehicle parking and storage) is to be arranged to mitigate the use and related impact of truck traffic on River Road.
- City staff have recommended that the applicants explore a shared vehicle access across the properties under rezoning application to limit truck and vehicle use of River Road.
- Appropriate traffic assessments and upgrades to applicable portions of River Road and No. 7 Road must be undertaken.

Existing Soil/Fill Conditions

- Confirmation from the Ministry of Environment that any fill previously located on the sites does not pose a contamination risk or negative impact to surrounding areas. A report prepared by the appropriate professional is required to be submitted to the Ministry of Environment to confirm this. The rezoning applicants are to undertake this process, keeping City staff informed of progress and approvals.

Rezoning Considerations (To be completed by the rezoning applicants)

- ❑ Submit an acceptable fence and landscape buffer scheme.
- ❑ Registration on title legal agreements securing shared vehicle access by rezoned properties and restricting access to River Road based on the recommendations set out in the traffic assessment and approved by the City (*additional consideration based on public feedback*).
- ❑ Complete a traffic assessment of **River Road** from No. 7 Road to the eastern extent deemed to be impacted by traffic generated by properties along River Road (16,000 Block).
- ❑ Complete a traffic assessment of **No. 7 Road** from Westminster Highway to River Road by traffic generated by properties along River Road (16,000 Block)(*additional consideration based on public feedback*).
- ❑ Any traffic control measures, joint access infrastructure or road upgrades, including any traffic calming features to minimize the truck impacts in the area, identified as part of the traffic assessment of applicable portions of River Road and No.7 Road (reviewed and approved by City staff) will be the responsibility of the rezoning applicants to complete (*additional consideration based on public feedback*).
- ❑ Dedication of a 20 metre wide strip of land along the south property line of each property to facilitate the creation of a new road.

Forthcoming Process

- ❑ Rezoning applicants will be given a deadline of March 31, 2008 to complete the necessary studies and plans and submit the following materials to City staff for review:
 - Traffic assessments for applicable portions of River Road and No. 7 Road (*additional consideration based on public feedback*).
 - Geotechnical reports, which have been forwarded to the Ministry of Environment for review and approval, to confirm that the sites do not pose any contamination risk or negative impact to surrounding areas.
 - A buffer and landscaped screen plan for the properties under rezoning application.
- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.

The City of Richmond Long-Term Action Plan 16,000 Block of River Road

(Revised based on Public Consultation Feedback)

Land Use Examination

- ❑ Monitor outdoor vehicle and goods parking/storage to ensure compliance to regulations and Interim Action Plan provisions.
- ❑ Future rezoning applications will be required, should property owners wish to undertake more intensive light industrial activities or agri-industrial service activities.
- ❑ Intensive light industrial uses or agri-industrial service activities is consistent with the existing City's Official Community Plan (OCP) 'Business & Industry' land use designation.
- ❑ Review agri-industrial service operations to determine if specialized zoning provisions are required.

Technical Objectives and Issues

Traffic and Transportation

- ❑ Establishment of a new road access east of No. 7 Road to serve as the future vehicle access to potential light industrial activities.
- ❑ The proposed alignment for a new road east of No. 7 Road is along the south property line of the River Road properties (a 20 metre wide future road dedication will be secured through current rezoning applications).
- ❑ Design and construction of a new road east of No. 7 Road would be undertaken when the road can be made functional.

City Servicing

- ❑ Intensive light-industrial uses and agri-industrial service activities will require the appropriate servicing infrastructure (sanitary, storm and water systems), which entails significant works to be undertaken.
- ❑ Resolution of City servicing constraints will be required through future rezoning applications in this area to more intensive light industrial uses.

Forthcoming Process

- ❑ Should Council approve the staff recommendation, this decision will be integrated into the forthcoming City wide review of the OCP.



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9089 (ZT 13-636744)
16540 River Road**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing Section 12.2.11.3 in the "Light Industrial (IL)" zone and replacing it with the following:

"Outdoor storage shall only be permitted at the following sites and subject to the restrictions in Sections 12.2.11.4 and 12.2.11.5

16360 River Road

P.I.D. 023-325-178

Parcel D Section 14 Block 5 North Range 5 West New Westminster District Plan LMP
26319

16540 River Road

P.I.D. 028-709-632

Lot 1 Section 14 Block 5 North Range 5 West New Westminster District Plan BCP 49491"

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9089**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Fast Track Application Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: December 5, 2013

File: RZ 13-645746

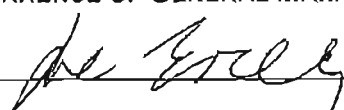
Re: Application by Kulwinder Pooni for Rezoning at 8951 Heather Street from Single Detached (RS1/B) to Single Detached (RS2/A)

Staff Recommendation

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


Wayne Craig
Director of Development

CL:kl
Att.

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

Staff Report

Item	Details	
Applicant	Kulwinder Pooni	
Location	8951 Heather Street (Attachment 1)	
Development Application Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/B)	
	Proposed: Single Detached (RS2/A)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Ash Street Sub-Area Plan Land Use Map Designation	Low Density Residential	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North: One (1) newer dwelling on a lot zoned "Single Detached (RS1/K)".	
	South: Three (3) dwellings on lots zoned "Single Detached (RS1/C)".	
	East: Two (2) dwellings on lots zoned "Single Detached (RS1/B)", fronting Dolphin Court.	
	West: One (1) dwelling on a lot that was recently rezoned to "Single Detached (RS2/A)", directly across Heather Street.	
Rezoning Considerations	See Attachment 3	

Staff CommentsBackground

The proposed rezoning would enable the creation of two (2) smaller lots from an existing large lot on the west side of Heather Street, just north of Francis Road. Each new lot would be a minimum of 9 m wide and 429 m² in area. The proposed subdivision plan is provided in **Attachment 4**.

The west side of this block of Heather Street has undergone redevelopment through rezoning and subdivision in recent years. The subject application is consistent with the pattern of redevelopment already begun on the block.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations for the two (2) bylaw-sized trees on-site, and the one (1) bylaw-sized tree on the adjacent property to the south at 8971 Heather Street. A list of tree species assessed as part of the Arborist's Report is included on the Tree Retention Plan (**Attachment 5**).

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

- Retain and protect the Gingko biloba tree located in the front yard of the subject site, which is in excellent condition (Tree #1).
- Remove the Cherry tree located in the rear yard, which has been historically topped and is experiencing decay as a result (Tree #3).

The Plum tree (Tree #2), located on the adjacent property to the south at 8971 Heather Street will not be impacted by proposed development on the subject site.

To ensure protection of the Gingko biloba tree (Tree #1), the following is required prior to rezoning:

- Submission of a site plan demonstrating that the driveway and dwelling on the proposed north lot will be designed outside of the required Tree Protection Zone for the tree.
- Submission of a contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to the Tree Protection Zone.
- Submission of a survival security in the amount of \$2,500 (based on the tree's replacement value). After construction and landscaping on the site is completed, 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.

Tree protection fencing must be installed to City standard around Tree #1 in accordance with the City's Tree Protection Bulletin (Tree-03) (i.e. min. 1.5 m from the base of the tree in all directions). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

The applicant proposes to plant and maintain three (3) trees on the proposed lots, which is consistent with City policy (min. 6 cm deciduous calliper or 3 m high conifer). With the protection of the Gingko biloba tree (Tree # 1) in the front yard of the subject site, there will be a total of four (4) trees on the proposed new lots.

Vehicle Access & Site Servicing

Vehicle access to the proposed lots will be from Heather Street. As mentioned above, the driveway and dwelling on the proposed north lot must be located outside of the Tree Protection Zone of Tree # 1.

A storm inspection chamber and connection is required along the common property line of the subdivided lots to service both lots. A sanitary inspection chamber and connection is required along the common property line of the subdivided lots to service both lots. New service connections complete with water meters are required to service both lots.

Through past redevelopment on the west side of Heather Street, from Dolpin Avenue to the south property line of 8875 Heather Street, road improvements were undertaken to widen the road and install curb, gutter, grass boulevard, street trees, and a concrete sidewalk.

Due to the sequence in which redevelopment occurred along the west side of Heather Street, no road improvements exist from the north property line of 8891 Heather Street to Francis Road. Through past redevelopment at 8891 to 8933 Heather Street, Neighbourhood Improvement Charges were collected for future road improvements.

Due to the location of the subject site within the middle of the block, Engineering Improvement Charges for future road improvements are required to be paid by the applicant at subdivision stage.

With this rezoning application at 8951 Heather Street, redevelopment of the west side of this block of Heather Street will be complete. Information provided by the City's Engineering department indicates that, with the funds secured through redevelopment, the City intends to complete the frontage improvements along the west side of Heather Street from the north property line of 8891 Heather Street to Francis Road in the near future.

Subdivision

At subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment fee, Servicing Costs, and Engineering Improvement Charges in the amount of \$19,100 for future road improvements (to include pavement widening, curb and gutter, boulevard landscape and trees, sidewalk and roadway lighting).

Conclusion

This rezoning application, to permit subdivision of an existing large lot into two (2) smaller lots, complies with applicable policies and land use designations contained within the OCP, and are consistent with the pattern of redevelopment that has already begun in the neighbourhood.

The list of rezoning considerations is included in Attachment 3, 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 9088 be introduced and given first reading.

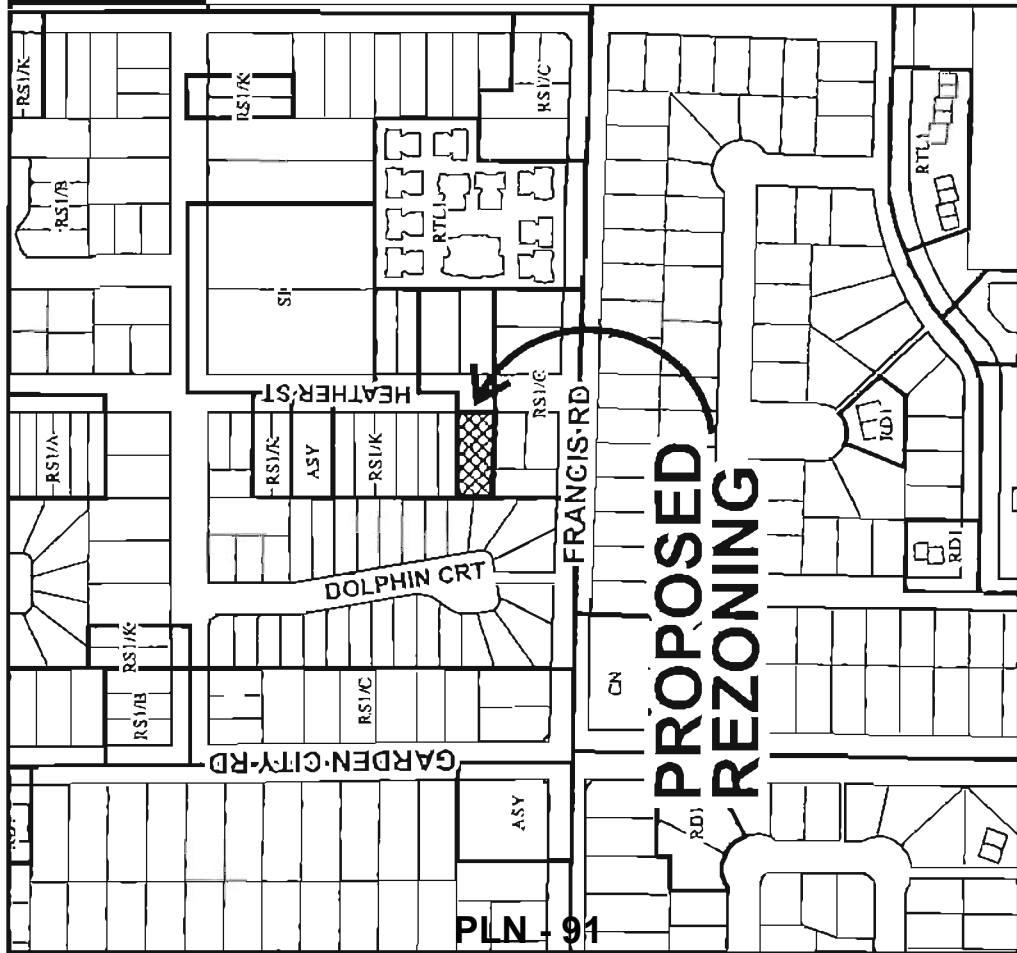


Cynthia Lussier
Planning Technician
(4108)
CL:kt

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



City of
Richmond



1		10.67	12.00	10.67	45.27	8933	8931	10.67	HEATHER ST		21.79	8940
14.00		10.67	14.00	15.25	45.27	8951	8951	10.67			18.29	8960
24.54		34.75	20.00	34.71	16.78	8971	8971	16.78			35.84	8988
15.25		15.25	17.84	17.93	30.03	9211	9231	29.99			25	
18.29		9200	18.29	18.29	9220	9240	9260	18.29			19.5	
9200		9200	9200	9200	9200	9200	9200	9200			92	

FRANCIS RD



RZ 13-645746

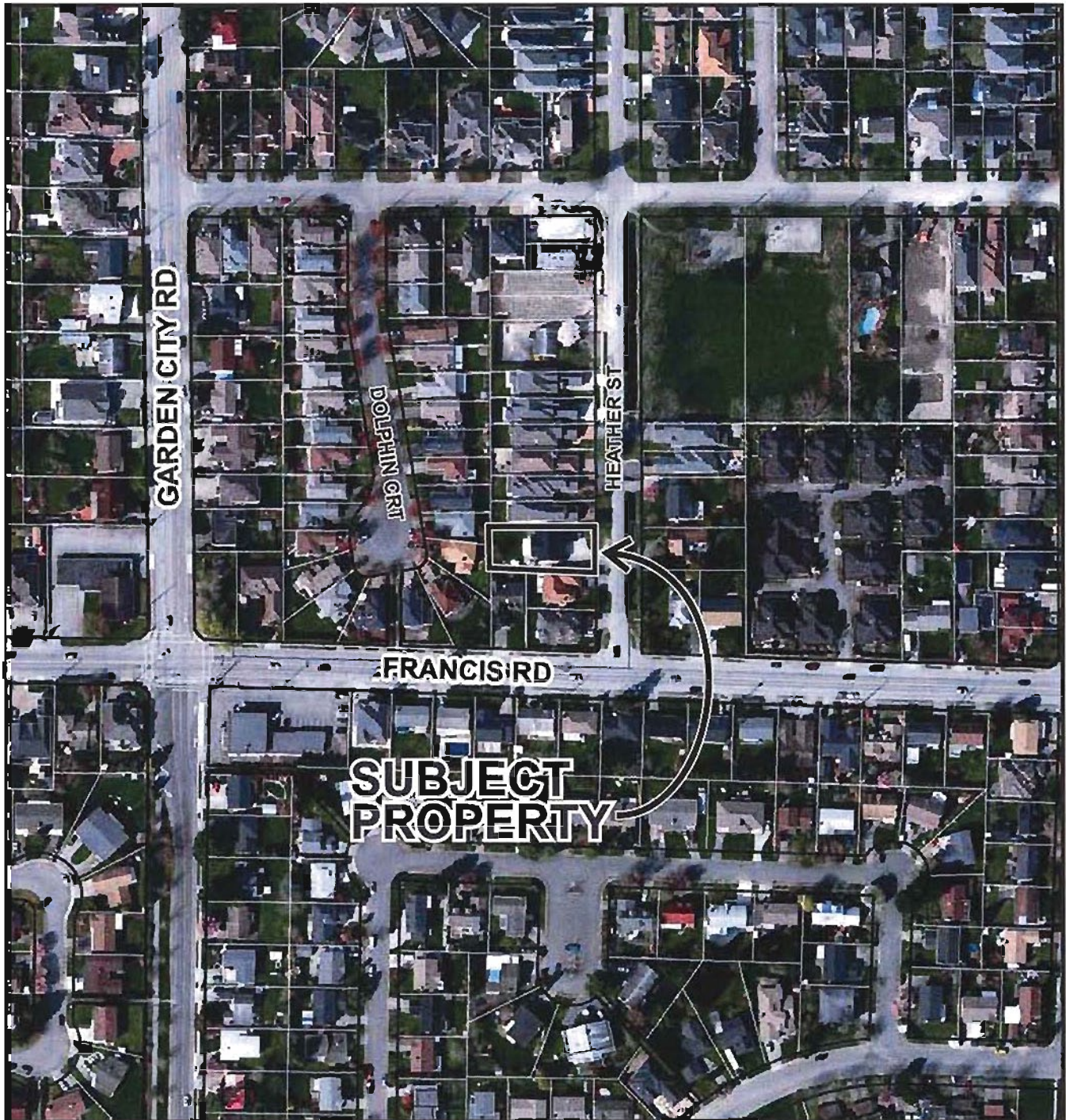
Original Date: 09/18/13

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 13-645746

Original Date: 09/18/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-645746

Attachment 2

Address: 8951 Heather Street

Applicant: Kulwinder Pooni

Date Received: September 13, 2013 Fast Track Compliance: October 21, 2013

	Existing	Proposed
Owner	Kulwinder Pooni Narinder Mann	To be determined
Site Size (m ²)	858 m ² (9,235 ft ²)	Two (2) lots, each 429 m ² (4,617 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) single detached dwellings
Zoning	Single Detached (RS1/B)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 20%	Min. 20%	none
Setback – Front & Rear Yards (m)	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Lot Size	Min. 270 m ²	Min. 429 m ²	none
Lot Width	Min. 9 m	Min. 9.48 m	none

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



City of Richmond

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

Address: 8951 Heather Street

File No.: RZ 13-645746

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9088, the developer is required to complete the following:

1. Submission of a site plan, which demonstrates how the driveway and dwelling on the proposed north lot will be designed outside of the Tree Protection Zone for the Gingko biloba tree in the front yard of the subject site (Tree #1).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the Tree Protection Zone of the Gingko biloba tree in the front yard of the subject site (Tree #1). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (to include driveway excavation and installation stage), 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 \$2,500 for the Gingko biloba tree to be retained (Tree #1). After construction and landscaping on the site is completed, 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.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,080) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

- Install tree protection fencing around the Gingko biloba tree in the front yard of the subject site (Tree #1). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Bulletin (Tree-03) (i.e. min. 1.5 m from the base of the tree in all directions), and must remain in place until construction and landscaping on the proposed lots is completed.

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

- 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:

- 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

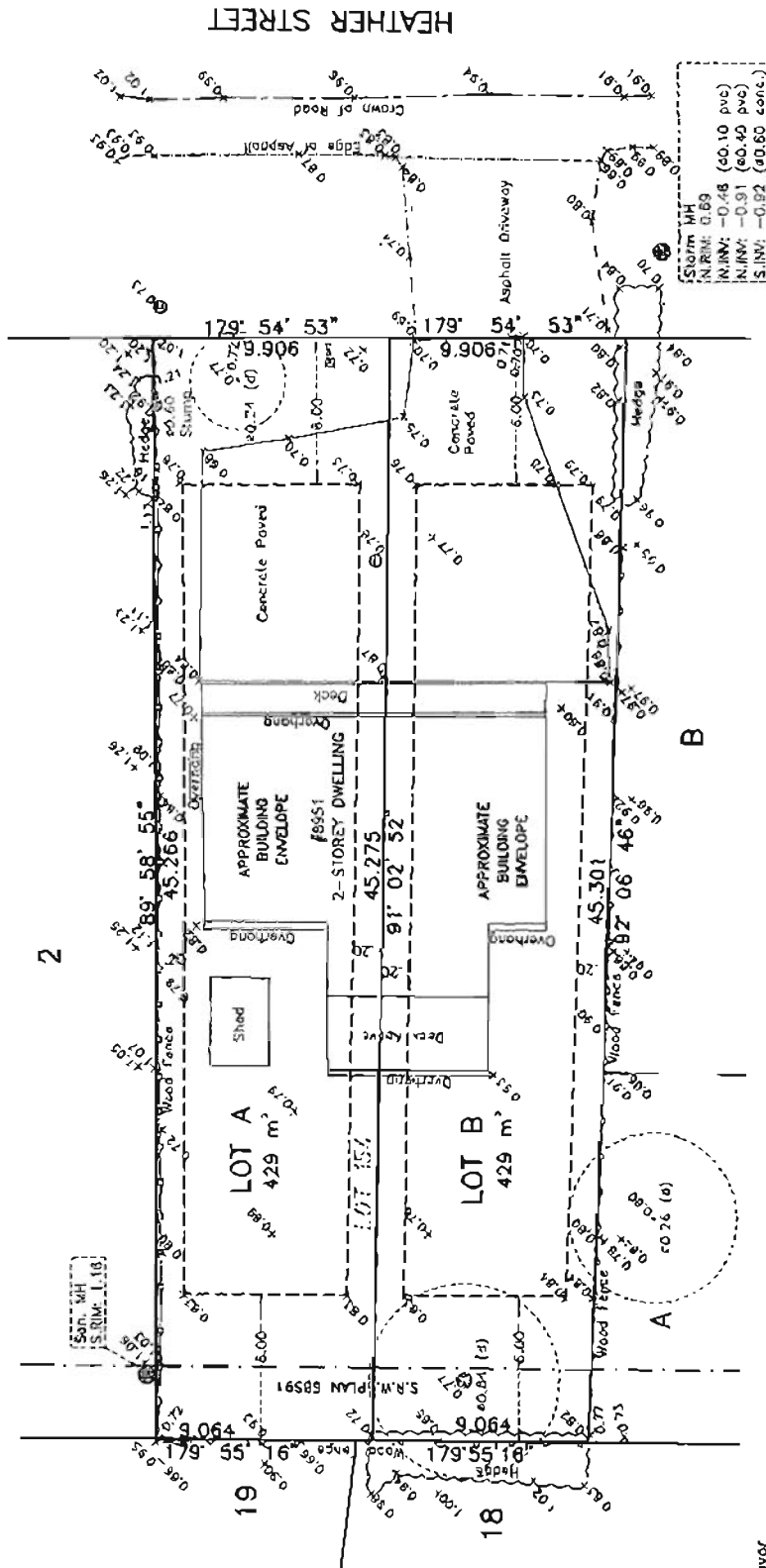
TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 154 SECTION 22 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 40408

#8951 HEATHER STREET,
RICHMOND, B.C.
P.L.D. 003-735-770

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



NOTES:

Elevations shown are based on City of
Richmond HPI Benchmark network.
Benchmark: HPI #202, Control Monument 77H4623
Located at CL S bound L turn lane @ No.3 Rd & Bennett Rd
Elevation = 1.452 metres

LEGEND:

- ⊙ denotes round catch basin
- ⊙ denotes manhole
- W denotes water meter
- = denotes water valve
- (d) denotes deciduous

© copyright
J. C. Tom and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3J7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5281
FB-235 P115-118
Drawn By: TH

DWG No. 5281-TOPO

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson C. Tam, B.C.L.S.
AUGUST 28th, 2013

PLN - 96

NTS

TREE RETENTION PLAN

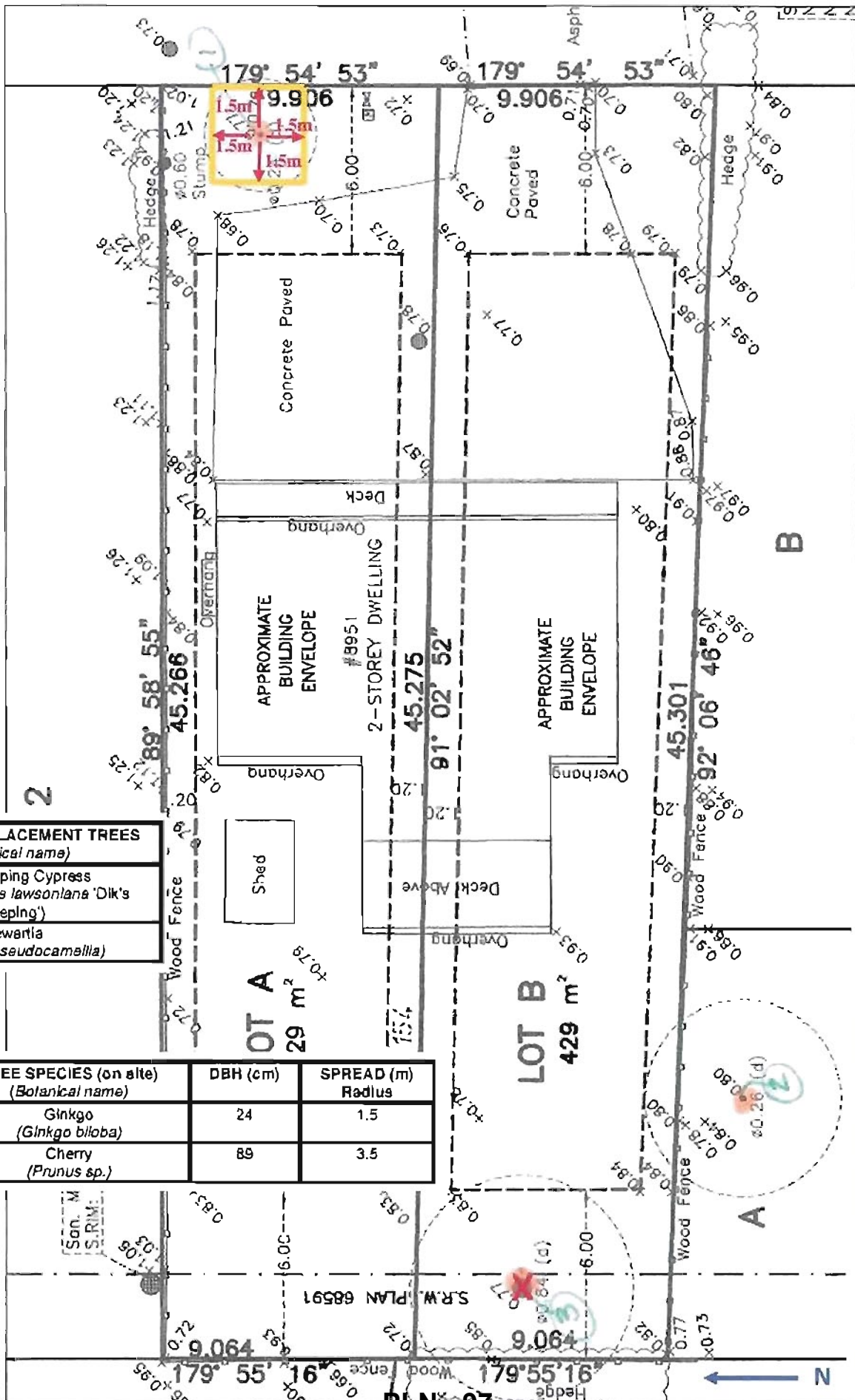
ATTACHMENT 5

SUITABLE REPLACEMENT TREES (Botanical name)

Dik's Weeping Cypress
(*Chamaecyparis lawsoniana* 'Dik's Weeping')

Stewartia
(*Stewartia pseudocamellia*)

TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Ginkgo (<i>Ginkgo biloba</i>)	24	1.5
3	Cherry (<i>Prunus sp.</i>)	89	3.5



NTS



Richmond Zoning Bylaw 8500
Amendment Bylaw 9088 (RZ 13-645746)
8951 Heather Street

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/A)**".

P.I.D. 003-735-770

Lot 154 Section 22 Block 4 North Range 6 West New Westminster District Plan 40408

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9088".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BIC
APPROVED by Director or Solicitor W

MAYOR

CORPORATE OFFICER