



Planning Committee

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

**Tuesday, December 6, 2016
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 22, 2016.*



NEXT COMMITTEE MEETING DATE

December 20, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RCSAC SOCIAL SERVICES FUNDING AND SPACE NEEDS**
(File Ref. No. 08-4040-01) (REDMS No. 5042552 v. 3)

PLN-52

See Page PLN-52 for full report

Designated Speaker: Lesley Sherlock

STAFF RECOMMENDATION

That the 2014/15 Richmond Community Services Advisory Committee (RCSAC) Social Services and Space Needs Survey Results, identified in Attachment 2 of the staff report titled, “RCSAC Social Services Funding and Space Needs”, dated November 17, 2016, from the General Manager, Community Services be received for information.



PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY 0731649 BC LTD. FOR REZONING AT 9491, 9511, 9531, 9551, 9591 ALEXANDRA ROAD FROM “SINGLE DETACHED (RS1/F)” AND “TWO-UNIT DWELLINGS (RD1)” TO “LOW RISE APARTMENT (ZLR30) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**

(File Ref. No. 12-8060-20-009638; RZ 16-734204) (REDMS No. 5195334 v. 3)

PLN-88

See Page PLN-88 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from “Single Detached (RS1/F) and Two-Unit Dwellings (RD1)” to “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading;*
- (2) *That 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance “donor” site; and*
- (3) *That the entire cash-in-lieu affordable housing contribution of \$892,634 for the rezoning of 9491, 9511, 9531, 9551, 9591 Alexandra Road (RZ 16-734204) be allocated to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*



3. **APPLICATION BY PETER HU FOR REZONING AT 6231 BLUNDELL ROAD FROM “SINGLE DETACHED (RS1/E)” TO “COACH HOUSES (RCH1)”**

(File Ref. No. 12-8060-20-009644; RZ 16-731320) (REDMS No. 5209527)

PLN-146

[See Page PLN-146 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, for the rezoning of 6231 Blundell Road from “Single Detached (RS1/E)” to “Coach Houses (RCH1)”, be introduced and given first reading.



4. **AGRICULTURAL LAND RESERVE APPEAL APPLICATION BY GURDIAL S. BADH FOR SUBDIVISION AT 15240 AND 15260 WESTMINSTER HIGHWAY**

(File Ref. No. AG 16-748982) (REDMS No. 5216005)

PLN-169

[See Page PLN-169 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That authorization for Gurdial S. Badh to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 15240 and 15260 Westminster Highway be denied.



5. **UPDATE: POSSIBLE CASINO IN DELTA**

(File Ref. No.) (REDMS No. 5233109)

PLN-193

[See Page PLN-193 for full report](#)

Designated Speaker: Terry Crowe

STAFF RECOMMENDATION

That the British Columbia Lottery Corporation (BCLC) and the Corporation of Delta (Delta) be advised that:

- (1) *the City of Richmond is opposed to any casino at the Town and Country Inn;*

- (2) *any casino in Delta should be located sufficiently away from Richmond, so as not to negatively affect the City (e.g., land use, infrastructure, policing costs, highway / tunnel traffic), or the existing River Rock Casino; and*
- (3) *the City of Richmond should be fully consulted and given at least 90 days, to respond to any future Gaming Control Act and Local Government Act (e.g., for Official Community Plan amendment) notices regarding the proposed casino.*

☐

6. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, November 22, 2016

Place: Anderson Room
Richmond City Hall

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

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

AGENDA ADDITION

It was moved and seconded
That House Size on the Agricultural Land Reserve be added to the agenda as Item No. 2A.

CARRIED

MINUTES

It was moved and seconded
That the minutes of the meeting of the Planning Committee held on November 8, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

December 6, 2016, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY 0868256 BC LTD. FOR REZONING AT 8360/8380 SIERPINA PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)

(File Ref. No. 12-8060-20-009642; RZ 16-737179) (REDMS No. 5197206)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9642, for the rezoning of 8360/8380 Sierpina Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

CARRIED

2. SINGLE-FAMILY DWELLING BUILDING MASSING REGULATION – SECOND PHASE

(File Ref. No. 08-4430-01) (REDMS No. 4958848 v. 12)

Wayne Craig, Director, Development, Barry Konkin, Program Coordinator, Development, and James Cooper, Manager, Plan Review, spoke on single-family dwelling building massing regulation, highlighting amendment options related to (i) rear yard setbacks, (ii) setbacks for accessory structures, (iii) side yard setbacks, (iv) second storey balconies, (v) building site coverage, (vi) increasing landscaped areas on-site, (vii) on-site tree planting requirements, (viii) fencing regulations, and (ix) the methodology of calculating building height.

Mr. Konkin noted that should the proposed information on potential zoning amendment options be received, the next step would be for the amendment options to go to public and stakeholder consultation. The proposed consultation process would include two public information sessions with notifications in the newspaper, social media and the City's website. Also, Mr. Konkin anticipates that public consultation could begin in early 2017 with a report on public feedback presented to Council in the late spring. Furthermore, he noted that additional public information sessions can be scheduled.

Discussion ensued with regard to (i) the retention of existing trees on-site, (ii) reviewing site coverage, (iii) subdivision and densification of large lots, (iv) increasing setback requirements, (v) options to increase green space on-site, (vi) the maximum floor area for garages and accessory buildings, and (vii) minimizing overlook from coach house balconies.

In reply to queries from Committee, Mr. Konkin noted that drawings can be refined to be more user-friendly and that staff will be available to answer queries at the information sessions.

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Discussion then ensued regarding (i) rear yard setbacks for single-storey dwellings, (ii) provisions for side yard setback projections, (iii) increasing green space in the front yard, and (iv) coach house balcony orientation.

Jim McGrath, 10131 Lawson Drive, expressed concern with regard to (i) the building height of new single-family dwellings, (ii) small building setbacks, (iii) overlook and loss of privacy, (iv) building shadowing, (v) loss of mature trees, (vi) inadequate green space, and (vi) the impact of large single-family dwellings on the surrounding neighbourhood.

██████████, ██████████, expressed concern with regard to (i) the loss of trees, (ii) reduction of green space, (iii) the effect of paved areas on rain runoff, and (iv) large garages.

Kathryn McCreary, 7560 Glacier Crescent, referenced speaking notes (attached to and forming part of these minutes as Schedule 1) and expressed concern with regard to (i) the City's rear yard setback requirements in comparison to other municipalities in Metro Vancouver, (ii) building site coverage, (iii) impervious area coverage, (iv) densification and subdivision of lots, and (v) side yard setback projections.

Jason Ma, 6220 Goldsmith Drive, spoke on single-family building massing regulations in the City and suggested that staff should be able to adjust minimum setback requirements relative to the configuration and character of existing dwellings in the neighbourhood.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that according to Provincial legislation, staff do not have any discretionary approval related to minimum zoning requirements.

Lynda Terborg, 5867 Sandpiper Court, referenced her speaking notes (attached to and forming part of these minutes as Schedule 2) and commented on single-family building massing regulations in the City.

In reply to queries from Committee, Mr. Craig noted that (i) public feedback will be compiled in a report and presented to Council, (ii) information on the matter will be available on the City's website, and (iii) Council will be able to preview the consultation material on proposed amendments prior to public consultation.

It was moved and seconded

- (1) *That the proposed amendments to Zoning Bylaw 8500 for further refinement of single-family residential massing be received for the purposes of public stakeholder consultation; and*

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- (2) *That staff be authorized to proceed to public and stakeholder consultation.*

The question in the motion was not called as discussion ensued with regard to the public consultation process. It was then suggested that staff collect contact information of residents in attendance at the meeting.

The question on the motion was then called and it was **CARRIED**.

2A. HOUSE SIZE ON THE AGRICULTURAL LAND RESERVE

(File Ref. No.)

Historical staff reports and Council minutes related to regulations on house size on the Agricultural Land Reserve (ALR) (attached to and forming part of these minutes as Schedule 3) along with the zoning bylaws from the Corporation of Delta (attached to and forming part of these minutes as Schedule 4) was distributed.

Discussion ensued regarding house size restrictions on the ALR and the subdivision of agricultural land.

As a result of the discussion, the following **referral** was introduced:

It was moved and seconded

That staff examine and prepare a report on limiting the size of homes in agricultural areas based on:

- (1) *the BC Ministry of Agriculture report "Bylaw standards for Residential Uses in the Agricultural Land Reserve"; and*
- (2) *the Corporation of Delta Zoning Bylaw, Part V A1 Zone Agriculture; and*

report back by the end of January 2017.

The question on the referral was not called as discussion ensued with regard to the maximum size of homes within the ALR in the Corporation of Delta and the average size of agricultural lots in Richmond.

The question on the motion was then called and it was **CARRIED**.

Mr. Erceg advised that the City has sent correspondence to the Ministry of Agriculture and the Agricultural Land Commission (ALC) regarding the regulation of house size on the ALR, noting that the Province has not expressed interest in pursuing the matter. He added that the ALC has expressed interest in working with City and that staff are scheduled to meet with the ALC CEO and Ministry staff next week.

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3. MANAGER'S REPORT

(i) *Delta Casino*

Mr. Erceg advised that the Corporation of Delta is considering development of a Casino and is seeking stakeholder input. He added that the City intends to bring a report regarding the matter to the December 6, 2016 Planning Committee meeting.

(ii) *Tree Bylaw Information Sessions*

Mr. Erceg advised that the next Tree Bylaw Information session is scheduled for November 24, 2016 at the West Richmond Community Centre. He further noted that previous information sessions were well attended.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:37 p.m.).

CARRIED

Certified a true and correct copy of the
Minutes of the meeting of the Planning
Committee of the Council of the City of
Richmond held on Tuesday, November
22, 2016.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Table 1. Zoning Bylaw 8500: Single Family Residential Massing - Nov. 22, 2016 - A Compromise between the City, Residents and Richmond Builders

	Current bylaw	Recommendations	Rationale
rear yard setback	6m (20ft)	7.5m (25ft)	Richmond has the smallest rear yard setback in Metro Vancouver as outlined in Table 2. A 1.5 m increase or 5ft increase would bring Richmond in line with the other average municipalities in Metro Vancouver such as Surrey which has a rear yard setback of 7.5 m. Ten municipalities have a rear yard set back that is either 7.5 or 7.6m. Comparable Cities such as West Vancouver and Burnaby have larger rear yard setback that are 9.1m and 9m respectively.
side yard setback	1.2m (4ft) with very generous 0.6m (2ft) projections often constructed in the sideyard permitted by the city	1.2m (4ft) with no projections in to the side yard	There are no wood burning fire places installed and therefore no need for protrusions into the side yard. If the west side of a house and the east side of an adjoining house both have generous long projections into the side yard, then there is little room between houses. A 1.2m side yard is the smallest sideyard within Metro Vancouver. (Table 3) Continuing to permit a projection into the sideyard is not practical unless there is some advantage???
impervious area	70% and pervious area coverage is 30%.	65% and pervious area coverage 35%	Impervious area is defined as lot area, which is area for all buildings, structures and non-porous surfaces combined. A reduction to the impervious area (hard surface) from 70 to 65 % on a 66 by 120 lot for example, is about 400 square feet of additional potential green space. Seven municipalities have an impervious area requirement. Three municipalities are at 65% or less. (Table 4) Not part of the scope of the original referral, but encourages more green space and is not costly or difficult.
site coverage	45%	45%	Not part of the scope of the original referral. Modifying this bylaw is a significant add on. The FAR is not changing.... Mass is just being redistributed.
height measurement	In Area A, The base datum for measurement is from <u>average</u> grade which is the average of 4 finished elevations at the corners of the lot and the average of the 4 corners of the proposed grade around the building. To be consistent with the flood plan elevation the base datum is located 0.3 to 0.6m above the highest crown of the road.	SAME AS THE CITY : the base datum for measurement of overall building height shall be from 0.3m above the highest crown of road facing the front yard.	A simplification of the current bylaw, with no room for manipulation. Richmond is generally flat anyways so keep it simple. Part of the scope of the referral as is was added by Harold Steves at the last public hearing regarding Mega homes in September 2015.
trees	The zoning bylaw says nothing about trees.	SAME AS THE CITY : plant one tree in the front yard and one tree in the back yard from an approved city tree list if there are no trees in either the front or back.	A simple way to enhance the tree canopy in Richmond. Not part of the scope of the referral, but it is simple, cheap and a good idea

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, November 22, 2016.

Table 2

Municipality	Rear Yard Setback	
	Metre	Feet
Richmond	6.0	20
Surrey	7.5	25
Langley Township	7.5	25
Port Coquitlam	7.5	25
Port Moody	7.5	25
Langley (City)	7.5	25
White Rock	7.5	25
Coquitlam	7.6	25
North Vancouver (Dist)	7.6	25
New Westminster	7.6	25
North Vancouver (City)	7.6	25
Maple Ridge	8.0	26
Burnaby	9.0	30
Delta	9.0	30
West Vancouver (Dist)	9.1	30
Vancouver	10.7	35

has a second floor setback

the vast majority of garages are placed within this setback

Table 3

Municipality	Side Yard Setback	
	Metre	Feet
Richmond	1.2	4
Port Coquitlam	1.2	4
Vancouver	1.5	5
Burnaby	1.5	5
Delta	1.5	5
Maple Ridge	1.5	5
Port Moody	1.5	5
Langley (City)	1.5	5
White Rock	1.5/1.2	5
Langley Township	1.5	5
North Vancouver (Dist)	1.5	5
New Westminster	1.5	5
West Vancouver (Dist)	1.5	5
North Vancouver (City)	1.5	5
Surrey	1.8	6
Coquitlam	1.8	6

Table 4

Municipality	Impervious Material Coverage
Vancouver	0.6
Delta	0.6
Port Coquitlam	0.65
Burnaby	0.7
North Vancouver (City)	0.7
Richmond	0.7
Surrey	0.7

Lynda Terborg

To: Lynda Terborg
Subject: Overlooking

When I looked over this staff report I was disappointed because I'm an optimist and only optimists can be disappointed when our community leaders continue to miss the message. Negotiations are a give and take but the review for Building Massing Second Phase is all take and not much give.

Richmond started with lots 66' x 120' and larger, with small homes on them. In the seventies the city introduced smaller lots 40 or 50' x 100' on the average. The houses got bigger and the backyards smaller but still often deeper than the minimum setback required. But the important difference between then and now is the lack of concern today for the impacts and how to mitigate and make it better for the old and new to live together in harmony. We are lacking empathy and a concern for our neighbours plight.

Processes such as this one proposed create more disharmony than you can ever appreciate

The pictures you use on the cover are an insult and show a "Leave it to Beaver life" long past. The lovely backyards in the pictures are overlooked and enjoyed by the new houses being built around. Certainly your pictures are what the new occupants see... but you failed to add the picture of what those old neighbours see when they look back. (I can lend you mine to use show picture "overlooked")

The Land use contracts of the seventies increased density, made homes more affordable and wedged people closer together. But the planning and regulations to do that transition used language and I quote:

"The purpose is to avoid "overlooking"... to lessen the visual impact to maximize privacy in yards, design of individual dwellings shall only be carried out in a comprehensive basis ... with regards to aesthetics, privacy, sunlight and function are considered."

I don't see those goals expressed in this report. Enhancing compatibility by giving a 4 ft side yard setback and taking it away with a 2 foot projection is not compatible. We no longer install wood burning fireplaces and we don't need projecting chimneys. Stating we have a 6 meter (20 ft) backyard setback and taking it away by allowing a three car garage (20 by 37 ft) to be built 4 feet off the back fence and calling it an 70 m2 accessory building is worse tactics than those used by sleight of hand snake oil salesmen.

This report is technically too cumbersome for a lay person to assimilate and respond intelligently in an evening walk session with poster boards and handouts. By time it gets to Public Hearing the die is cast and no changes are ever made.

The continuous wall spoken of in "maximum depth of house" is a direct result of the infamous Richmond special L shaped design. Including the front yard 20 foot setback, the three car garage, the auto court hard surface, and some with side door entrance...the front door of the house is now well back 50 to 60 feet from the front of the lot. Therefore 50% of the lot is devoted to the car culture. One solution could be to take 5 or 10 feet off the front yards and add it to the backyards. Also putting existing FAR on top of those 700 sq. ft. triple car garages could allow a dedication of an additional 5 feet to the backyard.

The major effects of our new rebuilds on residential properties is not seen when driving down the front of our roads. The catastrophic changes to the backyard and side yard perspectives is the what is most devastating to our well being. It is Richmond's dark secret.

In regards to the upper floor building envelope, today, I am submitting to Mr. Erceg three properties for review and formal complaint. I am also reminding him he has not responded to my last email regarding the deflected Elsmore complaint. In addition I will also file another formal complaint on the house at 4971 Foxglove that has projected the WHOLE garage LESS than 2 feet to the side fence and also has a Hydro meter planted in the driveway, as it is obvious there is no room for it to be installed safely on the side of the garage let alone room for the meter reader, a wheelbarrow, wheelchair, painter, or firefighter.

The last point I want to make today is around fire safety Air B&B's, hot plates, legal and non-conforming suites, attic conversions are adding to the angst.

In 2012, BC Fire Code was changed after the Kelowna fires. I witnessed the fire on No 1 Road just across from Hugh Boyd school. The firefighters were quick but not able to stop the fire jumping to the adjoining house to the south, against the prevailing wind. The only reason this fire didn't take more houses in a row was because the house next to it on the north was an older smaller house and the fire couldn't skip to the roof as easily. The code changed the requirements for the amount of sidewall window glazing, and emphasized the requirements to have a minimum of 4 foot separation between buildings. Our old Land Use Contract houses had reduced window openings and many had high clerestory windows in dining rooms and upper floor bedrooms to meet the glazing and privacy restrictions. Would the Building approvals department please let us know what are the guidelines and restrictions for side yard windows today in Richmond.

Thanks you.... I could say more.

ADJOINING SIDEYARD SETBACKS





3928 Pacemore Avenue - Non-conforming to vertical lot width envelope changes. Building permit issued September 2016.



3928 Pacemore Avenue - Non-conforming to vertical lot width envelope changes. Building permit issued September 2016.



3931 Tinmore Place - Non-conforming to vertical lot width envelope changes.
Building permit issued August 2016.



3931 Tinmore Place - Non-conforming to vertical lot width envelope changes.

Building permit issued August 2016.



4691 Cabot Drive - Non-conforming to vertical lot width envelope changes.
Building permit issued March 2016



4971 Foxglove Cres - Non-conforming encroachment into side yard setback (garage less than 0.6 m (2 ft) to fence). Building permit issued October 2015.



4971 Foxglove Cres - Non-conforming encroachment into side yard setback (garage less than 0.6 m (2 ft) to fence). Building permit issued October 2015.



4971 Foxglove Cres - Non-conforming encroachment into side yard setback (garage less than 0.6 m (2 ft) to fence). Building permit issued October 2015.





City of Richmond

Schedule 3 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, November 22, 2016.

Report to Committee

To: Planning Committee
From: Brian J. Jackson, MCIP
Director of Development

Date: May 4, 2010
File: 08-4430-03-07/2010-
Vol 01

Re: Agriculture (AG) Zone Setback and House Size Referrals

Staff Recommendation

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 8689, to amend the Agriculture (AG) zone to read:

"14.1.6.1. . . . No portion of a **single detached housing building**, including any additional dwelling units, shall be located further than 50.0 m from a constructed public road abutting the property.'

"14.1.6.2. No portion of a single detached housing garage or carport, and all other accessory buildings or accessory structures to the single detached housing, shall be located further than:

*70m setback
under 2 acres*

(a) 70.0 m from a constructed public road abutting the property if the property is:

- (i) less than 0.8 ha in lot area; or
- (ii) 0.8 ha or more in lot area and has a lot width or frontage of less than 50.0 m; or

*Keep 50m for
lots over 2 acres*

(b) 50.0 m from a constructed public road abutting the property if the property is:

- (i) 0.8 ha or more in lot area and has a lot width or frontage of 50.0 m or more.",

be introduced and given first reading.

2. That City staff hold a public open house before the Public Hearing to explain Richmond Zoning Bylaw 8500 Amendment Bylaw 8689 and that notice of this public open house be sent to all the Agriculture (AG) zoned property owners and tenants/leaseholders, in addition to being advertised in the local newspapers.
3. That the information in the Staff Report dated May 4, 2010 regarding the Agriculture (AG) zone house size referral be received for information and that no further action be taken at this time pending the results of Metro Vancouver's proposed new Regional Growth Strategy and the Ministry of Agriculture and Lands review of this issue.

Brian Jackson
Brian J. Jackson, MCIP
Director of Development
(604-276-4138)

Staff Report

Origin

The purpose of this report is to respond to the two following referral motions from Planning Committee:

"That staff: (1) investigate the implications of non farm use related structures, including septic fields, built on agriculture zoned property, as outlined in the Richmond Zoning Bylaw No. 8500; (2) meet with property owners who might be affected." (December 22, 2009)

"That staff: (1) examine limiting the size of homes in agricultural areas and in doing so, update the City's Agricultural profile to determine how many properties are left that could accommodate large homes; ... and report back." (October 20, 2009)

Findings Of Fact

Richmond Zoning Bylaw 8500

This bylaw, which was adopted on November 16, 2009, has the following maximum setback in the Agriculture (AG) zone:

"No portion of a single detached housing building, garage, carport or septic field, including any additional dwelling units and all other accessory buildings or accessory structures to the single detached housing, shall be located further than 50.0 m from all public roads abutting the property."

In other words, the new Zoning Bylaw requires all single detached houses, accessory residential buildings (e.g., garages, carports) and accessory residential structures (e.g., swimming pools, tennis courts, septic fields) to be within 50 m (164 feet) of a constructed road.

September 28, 2009 Staff Report re: Proposed New Richmond Zoning Bylaw 8500

In the Staff Report to Planning Committee on the proposed new Zoning Bylaw, City staff clearly noted that:

- It was proposed that accessory residential buildings and structures be required to be within 50 m (164 feet) of a road and the single detached house in order to protect the farmland in the Agriculture (AG) zone (see **Attachment 1**);

The proposal to introduce house size limits was considered but abandoned because of opposition and that this proposal should be subject to a separate public consultation process if Council directs staff to pursue this matter further (see **Attachment 1**).

Richmond Zoning & Development Bylaw No. 5300

The previous Zoning Bylaw, which was repealed on November 16, 2009 and replaced with Richmond Zoning Bylaw 8500, had a maximum setback for dwellings of 50 m (164 feet). However, it did not require accessory residential buildings (e.g., garages, carports) and accessory residential structures (e.g., swimming pools, tennis courts, septic fields) to be within 50 m (164 feet) of a constructed road.

It is interesting to note that the maximum setback was added to the Agricultural District (AG1) zone when Richmond Zoning & Development Bylaw No. 5300 was originally adopted in April 1989 (i.e., it was added as part of a large document that replaced the previous Richmond Zoning Bylaw No. 1430).



Regular Council Meeting
Tuesday, October 12, 2010

RES NO. ITEM

14. AGRICULTURE (AG) ZONE SETBACK

(File Ref. No.: 12-8060-20-8609) (REDMS No. 2969065, 2974133, 2970407)

R10/16-8

It was moved and seconded

That Richmond Zoning Bylaw Amendment Bylaw 8609, to return to the previous regulatory framework of Zoning Bylaw 5300 which had no setback limitation from a constructed public road for accessory residential buildings, structures and septic fields in the Agriculture (AG) zone (Option 1), be introduced and given first reading.

CARRIED

OPPOSED: Cllrs. S. Halsey-Brandt
 Steves

Item No. 14 – Agriculture (AG) Zone Setback

Timothy Webster, Resident of Vancouver, expressed his concerns related to the usage of agricultural land, stating that agricultural land needs to be preserved and not used for non-farming purposes.

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

Micheal Wolfe, 9731 Odlin Road, stated that he was representing the City Of Richmond Park Partners for Beautification, a program for adopting environmentally sensitive areas (ESA). He expressed his belief that the matter of ESAs needed more attention than an update, and made reference to the 2005 State of Environment document. Mr. Wolfe questioned if another State of Environment Plan had been undertaken in the five years that had elapsed. He made comments regarding the changes in demographics and the related impact on ESAs, and stated the need to find strategies that work to protect ESAs, as some of the best ESAs are being lost to development.

With regard to Item No. 14, Mr. Wolfe spoke in opposition to the recommendation to return to the previous Zoning Bylaw 5300 setback, stating that land will be taken out of farming and put into pools, garages and other similar uses.



Regular Council Meeting
Tuesday, October 12, 2010

RES NO. ITEM

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

Steve Guthrey, resident of Richmond, stated that he was strongly opposed to the recommendation to return to the previous Zoning Bylaw 5300 setback as it was the best way to lose land that would otherwise be used for productive farming. Mr. Guthrey expressed his belief that if the proposed recommendation is approved, it will result in country estates being occupied by non-farming residents.

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

David Pavititch, 12400 No. 3 Road, spoke in support of the recommendation to return to the previous Zoning Bylaw 5300 setback. He mentioned that his family had been living on their land for over 100 years, and that property owners should have the freedom to do what they choose on their land.

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

Roeland Hoegler, 6560 No. 4 Road, spoke in support of the recommendation to return to the previous Zoning Bylaw 5300 setback. He remarked that after attending Planning Committee meetings and an Open House, it was clear that there was an overwhelming support from the public to return back to the previous Agricultural Zoning. In conclusion, Mr. Hoegler commended the City for listening to the public's concerns and not ignoring the issue.

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

Arzina Hamir, 8480 Dayton Court, Coordinator of the Richmond Rood Security Society, spoke in opposition to the recommendation to return to the previous Zoning Bylaw 5300 setback. Ms. Hamir suggested that building of non-farm use buildings on ALR areas should be conditional and allowed only if there has been agricultural production on the land. She advised that the Ministry of Agriculture was currently giving consideration to the guidelines for housing in the Agricultural Land Reserve (ALR), and asked that the City wait for the Ministry to formulate its recommendations before proceeding with a decision on this matter.



Regular Council Meeting
Tuesday, October 12, 2010

RES NO. ITEM

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

Todd May, local Farmer and Co-Chair of the Agricultural Advisory Committee, advised that a majority of the Committee supported the staff recommendation to return to the previous Zoning Bylaw 5300 setback. He stated that consultations with members of Richmond's agricultural community raised many concerns about the impact of the new Zoning Bylaw No. 8500, and therefore the agricultural community strongly supports reverting back to Zoning Bylaw No. 5300.

Item No. 10 – The Methodology To Update OCP Environmentally Sensitive Areas (ESAS) and Item No. 14 Agriculture (AG) Zone Setback

Gurdial Badh, 7251 Ash Street, spoke in support of the recommendation to return to the previous Zoning Bylaw setback. He spoke on behalf of property owners who had been affected by the new bylaw, and stated that democratic process had not been followed in adopting the new Zoning Bylaw No. 8500.

- R10/16-4 4. It was moved and seconded
That Committee rise and report (9:47 p.m.).

CARRIED

CONSENT AGENDA

- R10/16-5 5. It was moved and seconded
That Item No. 13 be removed from the consent agenda and that Items 6 through 12 be adopted by general consent.

CARRIED

6. COMMITTEE MINUTES

- (1) *the Finance Committee meeting held on Monday, October 4, 2010;*
(2) *the General Purposes Committee meeting held on Monday, October 4, 2010; and*

505 Minimum 'Lot' Size:

1. The minimum 'Lot' size that may be created by subdivision is eight (8) hectares subject to approval under the *Agricultural Land Commission Act* if applicable.
2. The minimum 'Lot' size shall not apply to a home site severance in accordance with the *Agricultural Land Commission Act*, Policy No. 11 March 2003 as amended or superseded from time to time.

Amend.
BL 6367, 2006
Amend.
BL 6600, 2007

506 'Farm Home Plate' and 'Farm Home Plate' – 'Migrant Farm Worker Housing':

1. The maximum area of a 'Farm Home Plate' containing one 'Farm House' is 3,600 square metres.
2. The maximum area of a 'Farm Home Plate' containing a 'Farm House' and 'Additional Farm House' is 5,000 square metres.
3. Where a 'Farm Home Plate' and 'Farm Home Plate - Migrant Farm Worker Housing' are located on the same parcel of land, they shall be located so as to minimize loss of productive agricultural land.
4. The maximum area of a 'Farm Home Plate - Migrant Farm Worker Housing' is 1,400 square metres except for greenhouses, mushroom operations and berry/vegetable operations with "on-farm processing" or "on-farm product preparation", which are permitted up to 4,300 square metres based on a ratio of 33 square metres per worker.
5.
 - a) The maximum depth of a 'Farm Home Plate' is 60 metres measured from a dedicated or constructed road.
 - b) The maximum depth of a 'Farm Home Plate – Migrant Farm Worker Housing' where it does not adjoin a 'Farm Home Plate', is 60 metres measured from a dedicated or constructed road.
 - c) Where a 'Farm Home Plate' and 'Farm Home Plate - Migrant Farm Worker Housing' are adjoining and located on the same 'Lot', their maximum combined depth is 100 metres measured from a dedicated or constructed road.
 - d) In subsections (a) through (c), distance shall be measured to the closer of either the dedicated or constructed frontage road, abutting road, lane or Highway.
6. The rear face of a 'Farm House', 'Additional Farm House', 'Accessory Farm Residential Facilities', or 'Migrant Farm Worker Housing' shall not be located within 10 metres of the rear of the 'Farm Home Plate'. For the purposes of this section, the rear face of any 'Farm House', 'Additional Farm House', 'Accessory Farm Residential Facilities', or 'Migrant Farm Worker Housing' faces the 'Lot' line opposite the front 'Lot' line.
7. The sewerage septic tank for a dwelling on a 'Farm Home Plate' shall be located on the 'Farm Home Plate'.
8. The sewerage septic tank for 'Migrant Farm Worker Housing' shall be located on the same 'Farm Home Plate – Migrant Farm Worker Housing' as the 'Migrant Farm Worker Housing' that it serves.
9. Subsections 1 through 6 shall not apply to any 'Farm House', 'Additional Farm House' or 'Accessory Farm Residential Facilities' constructed prior to the adoption of 'Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005'. For greater certainty, after the adoption of 'Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005', any 'Farm House', 'Additional Farm House' or 'Accessory Farm Residential Facilities' shall be located on the same 'Farm Home Plate', unless varied by a Development Variance Permit.
10. A Development Variance Permit may be considered in order to vary subsections 1 through 8.

Amend.
BL 6798, 2010

Amend.
BL 6600, 2007

507

Area of a 'Farm House', 'Additional Farm House' or 'Migrant Farm Worker Housing':

1. The maximum 'Floor Area – Farm House' on a 'Lot' less than 8 hectares shall be 330 square metres.
2. The maximum 'Floor Area – Farm House' on a 'Lot' 8 hectares or greater shall be 465 square metres.
3. The maximum 'Floor Area – Additional Farm House' is a maximum of 180 square metres if located on a 'Lot' less than 8 hectares or a maximum of 233 square metres if located on a 'Lot' 8 hectares or greater.

Amend.
BL 6798, 2010

4. The maximum 'Floor Area – Migrant Farm Worker Housing' shall be 10 square metres per approved* 'Migrant Farm Worker'. If the building to be used exceeds the maximum allowable floor area per worker or per farm unit, the excess area must be made inaccessible to the workers.

*Approved by the recognized Federal Government program under which the workers are hired.

The regulations set out in relation to maximum Floor Area and numbers of workers shall be reviewed and amended to be consistent with guidelines for 'Migrant Farm Worker Housing' established by the Provincial Minister responsible for Agriculture and as amended from time to time.

5. An 'Additional Farm House' may only be used as 'Migrant Farm Worker Housing' where the 'Additional Farm House' legally existed prior to the adoption of Bylaw No. 6367 on May 31, 2006.

Amend.
BL 6600, 2007

508

A. 'Additional Farm House':

1. Not more than one 'Additional Farm House' is permitted on any 'Lot'.
2. An 'Additional Farm House' is only permitted if:
 - a) it is occupied by a retired person who worked full-time on the farm and is a member of the family that currently operates the farm and written approval of the Agricultural Land Commission has been obtained; or
 - b) it is occupied by 'Migrant Farm Workers' only. The 'Additional Farm House' used for 'Migrant Farm Worker Housing' shall meet the standards of this Zoning Bylaw, the *B.C. Health Act* and the *Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC*, all as amended or replaced from time to time; or
 - c)
 - (i) it is occupied by a full-time farm employee who is required for the farm operation and who provides a net benefit to the existing farm operation; and
 - (ii) The 'Additional Farm House' is sited so as not to have a negative effect on the existing farm operation; and
 - (iii) The net benefit of every 'Additional Farm House' is supported by a report prepared by a Professional Agrologist to be retained by The Corporation of Delta who is a full member of the British Columbia Institute of Agrologists describing:
 - the established level of farm operation;
 - detailed agricultural rationale of the necessity for a full-time farm employee living in the 'Additional Farm House';
 - an assessment of the impacts on the farm operation of the proposed 'Additional Farm House'; and



NEW COAST REALTY

新海岸地產

The Terra Nova sub-division, located west of No. 1 Road and Westminster in Richmond, used to be inexpensive agriculture land before 1980. However, its real estate market value multiplied after the request, made in 1980, for re-zoning it for residential, park, and business purposes got approved in 1988.

Compared with the other types of re-zoning, it is a much longer and more complicated process to re-zone an agriculture land for residential and business uses. First, the owner of the property submits an application to the city government, posts signs in front of the land to declare the intended change of usage, and advertises it on newspapers and other media. Then, he/she will have to prepare all the required documents and get audited by the city government before his/her application can be forwarded to the Agriculture Department for review and approval.

Even though this process consumes a lot of time and effort from the city government, the government would still opt to do it because more land for residential housing is in demand as the city population grows.

Investors who expect a high return in their investment should not only familiarize themselves with this process to plan ahead, but also conduct market research to make a wise decision on their investment.

In my experience, even if re-zoning is not possible, agriculture land would still be a good investment option, considering its much lower price. In addition, it seldom causes a loss. In the Greater Vancouver, residential area can locate in the same zone as farming field. In recent years many investors prefer to purchase agriculture land in Richmond, Surrey, and Langley for the size of land they can get with the price they pay. Some of the agriculture lands in Richmond (east of No. 4 Road, for example) are only 3-5 minutes driving distance to downtown Richmond. With a million dollars, you can purchase a big piece of land, build a luxurious house with beautiful woods surrounding it, and enjoy a relaxing life away from the busy world. You can also design the house the way you want it to fit your special needs; swimming pool, tennis court, green house, animal barn, you name it. However, with the same amount of money you can only get a 2000-square-foot house on a 4000-square-foot lot in other areas of Richmond.

No matter you purchase a piece of agriculture land as an investment choice or to build your own residence, you should have a basic understanding on its geographical location, permitted uses, property tax, water, waste and sewage system. Information about the government's assessment on the land, its market value, and estimated return rate is important to know as well. Enough research on such issues allows you to make a well-informed decision.

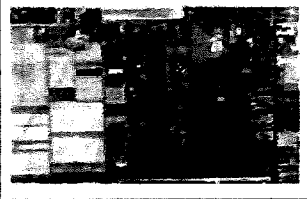
It is also recommended that you keep in mind the available fund and manpower you have. List all the potential problems you might encounter along the process and think about potential solutions in advance. An experienced real estate agent will not only help you identify a property with a good return but also ensure a smooth transaction for you.

For the sellers out there, if you want to get a better resale value on your agriculture land, make sure to pick one that is wide and open, sits on a plane, and close to all the conveniences.

AGRICULTURAL LAND POSSESSES GREAT POTENTIAL IN REAL ESTATE INVESTMENT



Realtor
Tracy Niu

[Further Property Details](#)**East Richmond, Richmond**[calculate mortgage](#)**Price \$6,999,900.00**

"Country Living with City Conveniences" Rarely available and very Unique property offers 20 Acres (19.8 & .2 acres) Blueberry Farm with 2 titles and 2 homes, Exceptional opportunity for the Right Buyer to do and Lot Alignment and Create 2 Similar 10 Acres parcels each. The property is Centrally located close Mayfair Lake Golf Course, Lulu Island Vinery, Peacefull Country setting with SSS\$Mountain view and easy access to, Sry, Bby, New West & Sry Delta. Airport or Vanc. Don't miss this Great Opportunity to Buy this high revenue producing Duke/Bluecrop Blueberry farm plus 2 homes for an extended family, Build your Dream Homes and work on your own farm. Owner will Lease back the Berries

[View additional pictures](#)**15240 15260 WESTMINSTER
HIGHWAY****MLS#**

R2079481

STYLE

NA

BEDRMS

3

BATHS

2

LOT SIZE

20.05 acre

REALTOR®: Badh, Gurdial S.(Dale) REMAX Real Estate Services. (604) 303-7653[Realtor's Email](#)[Realtor's Web Page](#)

Referral to Planning staff, Nov. 22, 2016

That staff examine and prepare a report on limiting the size of homes in agricultural areas based on :

the BC Ministry of Agriculture report "By-law standards for Residential Uses in the Agricultural Land Reserve", and

The Corporation of Delta Zoning By-law, Part V A1 Zone Agriculture, and
report back by the end of January, 2017.

Harold Steves,

City Councillor

Day,Carol

From: Carol Day <carol@carolday.net>
Sent: Tuesday, 22 November 2016 14:46
To: Day,Carol
Subject: Fwd: ALR House size limits in Delta
Attachments: A1 - Agricultural.pdf

----- Forwarded message -----

From: Lee Fraser <LFraser@delta.ca>
Date: Tue, Nov 22, 2016 at 11:31 AM
Subject: ALR House size limits in Delta
To: carol@carolday.net <carol@carolday.net>

Hi Carol,

Thank you for your inquiry regarding permitted house sizes on ALR land in Delta. Attached for your reference is our A1 Zone, but here is the information you specifically requested (see Sec.507 of the Delta Zoning Bylaw – pg 46):

Maximum size of farmhouse permitted:

- On a Lot less than 8 hectares: Maximum 330 sq m (3552 sq ft)
- On a lot more than 8 hectares: Maximum 465 sq m (5005 sq ft)

There is also information regarding the maximum size of an additional farmhouse and maximum floor area for Migrant farm workers housing.

Please let me know if you require anything further. Thank you.

Best Regards,

Lee Fraser| Application Centre Technician

Community Planning & Development

The Corporation of Delta

Direct: 604.946.3248

Check the status of your building permit application

Register for myCity today! Visit delta.ca/myCity

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PART V

A1 ZONE: AGRICULTURE

Amend. BL 6555, 2007	501	<p><u>Permitted Uses:</u></p> <p>'Farming'</p> <p>Breeding pets</p> <p>'Kennel'</p>
Amend. BL 6555, 2007 Amend. BL 7286, 2014		<p><u>Permitted Accessory Uses:</u></p> <p>Notwithstanding any other provision of this zoning Bylaw, "Accessory Uses" shall be permitted in this Zone as follows:</p> <p>'Accessory Farm Residential Facilities' accessory to a 'Farmhouse' or 'Additional Farmhouse',</p> <p>'Additional Farmhouse' accessory to 'Farming'</p> <p>'Agricultural Liquid Waste Storage Facility' accessory to 'Farming',</p> <p>'Agricultural Solid Waste Storage Facility' accessory to 'Farming',</p> <p>'Agri-tourism' accessory to 'Farming',</p> <p>'Cogeneration Facility' accessory to a 'Greenhouse Operation'</p> <p>'Farm House' accessory to 'Farming', breeding pets, or 'Kennel',</p> <p>'Farm Retail Sales' accessory to 'Farming'.</p> <p>'Home Occupation' accessory to a 'Farm House' or 'Additional Farm House',</p> <p>'Migrant Farm Worker Housing' accessory to 'Farming',</p> <p>'On-farm Composting' accessory to 'Farming',</p> <p>'On-farm Processing' accessory to 'Farming',</p> <p>'On-farm Product Preparation' accessory to 'Farming',</p> <p>'Soilless Medium' preparation and storage accessory to 'Farming'.</p> <p>Bed and Breakfast operation with a maximum of three (3) 'Bed and Breakfast Units' accessory to a 'Farm House',</p> <p>Horse riding, training and boarding with a maximum of 40 permanent stalls but not including a racetrack licensed by the Province of B.C. accessory to 'Farming',</p> <p>Keeping of 'Household Pets' accessory to a 'Farm House' or 'Additional Farm House',</p> <p>Office space, change rooms, lunchrooms, washrooms, storage and product preparation areas accessory to any "Permitted Use",</p> <p>Retail shop for equestrian-related goods that has a maximum retail 'Floor Area' of 50 square metres accessory to a horse riding, training and boarding facility.</p>
Amend. BL 6555, 2007	502	<p><u>Setbacks for 'Farm House', 'Additional Farm House' and 'Accessory Farm Residential Facilities' and 'Migrant Farm Worker Housing':</u></p>
Amend. BL 6600, 2007		<p>The regulations for setbacks as set out in this Section shall be reviewed and amended to be consistent with setbacks established by the Provincial Minister responsible for Agriculture when such guidelines are established.</p>

YOU HAVE REQUESTED A PORTION OF THIS BYLAW.
BEWARE THAT OTHER BYLAW PROVISIONS MAY
AFFECT THE PROPERTY.

1. 'Farm Houses', 'Additional Farm Houses', 'Accessory Farm Residential Facilities' and 'Migrant Farm Worker Housing' shall be no closer in horizontal distance to the front 'Lot' line or a 'Lot' line adjacent to a 'Flanking Street' or other 'Lot' lines than the distance specified below. Section 305 does not apply for 'Farm Houses', 'Additional Farm Houses', 'Accessory Farm Residential Facilities' and 'Migrant Farm Worker Housing' in this zone. Please refer to Section 510 in this zone for information on separation distances between 'Migrant Farm Worker Housing' and other agricultural uses.

The following front 'Lot' line and 'Flanking Street' setbacks apply to the closer of either, the dedicated or constructed frontage road, abutting road, lane or Highway:

	Front 'Lot' Line and a 'Lot' Line Adjacent to a 'Flanking Street'	Other 'Lot' Lines
'Farm House'	6 metres	15 metres
'Additional Farm House'		
'Accessory Farm Residential Facilities' except for decorative landscaping		
'Migrant Farm Worker Housing'		

2. No building or 'Amenity Open Space' used for 'Migrant Farm Worker Housing' shall be located closer than 30 metres from the nearest exterior wall of a 'Dwelling Unit' on another 'Lot'. Where this setback cannot be provided because of the existing configuration of farm buildings or the size of the 'Lot', landscape screening as set out below can be used instead.
3. Landscape screening used in lieu of the 30 metre setback described above shall be:
- located between the 'Migrant Farm Worker Housing' and the 'Dwelling Unit' in question;
 - located at least 6 metres from the nearest wall of the building used for 'Migrant Farm Worker Housing';
 - a minimum length equivalent to the longest side of the building used for 'Migrant Farm Worker Housing';
 - a minimum width of 1.5 metres; and
 - comprised of a thick hedge of hardy shrubs or evergreen trees not less than 1.8 metres in height and maintained in a healthy, growing condition.

Amend.
BL 6367, 2006

503

Maximum 'Height' of Structure:

The maximum 'height' of a 'Farm House', 'Additional Farm House', or 'Accessory Farm Residential Facilities' shall not exceed 2½ storeys as defined in Section 607 (1), measured from finished grade.

504

Other Regulations:

- The provisions of Section 603 'Home Occupations' apply to this zone except Sections 603 (8) and 603 (13).
- A maximum of four boarders or lodgers shall be permitted in a 'Farm House' or an 'Additional Farm House'.

505 Minimum 'Lot' Size:

1. The minimum 'Lot' size that may be created by subdivision is eight (8) hectares subject to approval under the *Agricultural Land Commission Act* if applicable.
2. The minimum 'Lot' size shall not apply to a home site severance in accordance with the *Agricultural Land Commission Act*, Policy No. 11 March 2003 as amended or superseded from time to time.

Amend.
BL 6367, 2006
Amend.
BL 6600, 2007

506 'Farm Home Plate' and 'Farm Home Plate' – 'Migrant Farm Worker Housing':

1. The maximum area of a 'Farm Home Plate' containing one 'Farm House' is 3,600 square metres.
2. The maximum area of a 'Farm Home Plate' containing a 'Farm House' and 'Additional Farm House' is 5,000 square metres.
3. Where a 'Farm Home Plate' and 'Farm Home Plate - Migrant Farm Worker Housing' are located on the same parcel of land, they shall be located so as to minimize loss of productive agricultural land.
4. The maximum area of a 'Farm Home Plate - Migrant Farm Worker Housing' is 1,400 square metres except for greenhouses, mushroom operations and berry/vegetable operations with "on-farm processing" or "on-farm product preparation", which are permitted up to 4,300 square metres based on a ratio of 33 square metres per worker.
5.
 - a) The maximum depth of a 'Farm Home Plate' is 60 metres measured from a dedicated or constructed road.
 - b) The maximum depth of a 'Farm Home Plate – Migrant Farm Worker Housing' where it does not adjoin a 'Farm Home Plate', is 60 metres measured from a dedicated or constructed road.
 - c) Where a 'Farm Home Plate' and 'Farm Home Plate - Migrant Farm Worker Housing' are adjoining and located on the same 'Lot', their maximum combined depth is 100 metres measured from a dedicated or constructed road.
 - d) In subsections (a) through (c), distance shall be measured to the closer of either the dedicated or constructed frontage road, abutting road, lane or Highway.
6. The rear face of a 'Farm House', 'Additional Farm House', 'Accessory Farm Residential Facilities', or 'Migrant Farm Worker Housing' shall not be located within 10 metres of the rear of the 'Farm Home Plate'. For the purposes of this section, the rear face of any 'Farm House', 'Additional Farm House', 'Accessory Farm Residential Facilities', or 'Migrant Farm Worker Housing' faces the 'Lot' line opposite the front 'Lot' line.
7. The sewerage septic tank for a dwelling on a 'Farm Home Plate' shall be located on the 'Farm Home Plate'.
8. The sewerage septic tank for 'Migrant Farm Worker Housing' shall be located on the same 'Farm Home Plate – Migrant Farm Worker Housing' as the 'Migrant Farm Worker Housing' that it serves.
9. Subsections 1 through 6 shall not apply to any 'Farm House', 'Additional Farm House' or 'Accessory Farm Residential Facilities' constructed prior to the adoption of 'Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005". For greater certainty, after the adoption of 'Delta Zoning Bylaw No. 2750, 1977, Amendment (Rural Residential Bylaw P03-17) Bylaw No. 6367, 2005", any 'Farm House', 'Additional Farm House' or 'Accessory Farm Residential Facilities' shall be located on the same 'Farm Home Plate', unless varied by a Development Variance Permit.
10. A Development Variance Permit may be considered in order to vary subsections 1 through 8.

Amend.
BL 6798, 2010

- | | | |
|-------------------------|-----|---|
| Amend.
BL 6600, 2007 | 507 | <p><u>Area of a 'Farm House', 'Additional Farm House' or 'Migrant Farm Worker Housing':</u></p> <ol style="list-style-type: none"> 1. The maximum 'Floor Area – Farm House' on a 'Lot' less than 8 hectares shall be 330 square metres. 2. The maximum 'Floor Area – Farm House' on a 'Lot' 8 hectares or greater shall be 465 square metres. 3. The maximum 'Floor Area – Additional Farm House' is a maximum of 180 square metres if located on a 'Lot' less than 8 hectares or a maximum of 233 square metres if located on a 'Lot' 8 hectares or greater. |
| Amend.
BL 6798, 2010 | | <ol style="list-style-type: none"> 4. The maximum 'Floor Area – Migrant Farm Worker Housing' shall be 10 square metres per approved* 'Migrant Farm Worker'. If the building to be used exceeds the maximum allowable floor area per worker or per farm unit, the excess area must be made inaccessible to the workers. <p>*Approved by the recognized Federal Government program under which the workers are hired.</p> <p>The regulations set out in relation to maximum Floor Area and numbers of workers shall be reviewed and amended to be consistent with guidelines for 'Migrant Farm Worker Housing' established by the Provincial Minister responsible for Agriculture and as amended from time to time.</p> <ol style="list-style-type: none"> 5. An 'Additional Farm House' may only be used as 'Migrant Farm Worker Housing' where the 'Additional Farm House' legally existed prior to the adoption of Bylaw No. 6367 on May 31, 2006. |
| Amend.
BL 6600, 2007 | 508 | <p>A. <u>'Additional Farm House':</u></p> <ol style="list-style-type: none"> 1. Not more than one 'Additional Farm House' is permitted on any 'Lot'. 2. An 'Additional Farm House' is only permitted if: <ol style="list-style-type: none"> a) it is occupied by a retired person who worked full-time on the farm and is a member of the family that currently operates the farm and written approval of the Agricultural Land Commission has been obtained; or b) it is occupied by 'Migrant Farm Workers' only. The 'Additional Farm House' used for 'Migrant Farm Worker Housing' shall meet the standards of this Zoning Bylaw, the <i>B.C. Health Act</i> and the <i>Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC</i>, all as amended or replaced from time to time; or c) <ol style="list-style-type: none"> (i) it is occupied by a full-time farm employee who is required for the farm operation and who provides a net benefit to the existing farm operation; and (ii) The 'Additional Farm House' is sited so as not to have a negative effect on the existing farm operation; and (iii) The net benefit of every 'Additional Farm House' is supported by a report prepared by a Professional Agrologist to be retained by The Corporation of Delta who is a full member of the British Columbia Institute of Agrologists describing: <ul style="list-style-type: none"> - the established level of farm operation; - detailed agricultural rationale of the necessity for a full-time farm employee living in the 'Additional Farm House'; - an assessment of the impacts on the farm operation of the proposed 'Additional Farm House'; and |

such report to be prepared to a standard acceptable to the Director of Community Planning & Development, contain sufficient and appropriate rationale for recommendations made, and completed at the cost of the applicant; or

- d) Written approval of the Agricultural Land Commission has been obtained.
- 3. A building permit for an 'Additional Farm House' shall not be unreasonably withheld.
- 508 B. 'Migrant Farm Worker Housing':
 - 1. 'Migrant Farm Worker Housing' shall only be permitted where all of the following criteria are met:
 - a) The 'Lot' is located in the Agricultural Land Reserve and has 'Farming' as a "Permitted Use".
 - b) The 'Lot' is classified as a 'Farm' under the *British Columbia Assessment Act* as amended or replaced from time to time.
 - c) The 'Farm' on which the 'Migrant Farm Workers' are employed is no less than 8 ha in area.
 - d) The 'Lot' on which the 'Migrant Farm Worker Housing' is located is no less than 4 ha in area.
 - 2. For 'Migrant Farm Worker Housing' the following conditions apply:
 - a) All 'Migrant Farm Worker Housing' shall meet the standards in the *B.C. Health Act* and the *Guidelines for the Provision of Seasonal Housing for Migrant Farm Workers in BC*, both as amended or replaced from time to time.
 - b) Not more than one 'Farm Home Plate - Migrant Farm Worker Housing' is permitted per 'Farm'.
 - c) Any new building for 'Migrant Farm Worker Housing' shall be a 'Dwelling, Manufactured Home' and may only be placed on a temporary foundation or footings.
 - d) If a 'Lot' contains two or more existing permanent dwellings, only one can be used for 'Migrant Farm Worker Housing'.
 - e) The total 'Floor Area – Migrant Farm Worker Housing' shall not exceed 420 m² per farm except for greenhouses, mushroom operations and berry/vegetable operations with 'on-farm processing' or 'on-farm product preparation', which are permitted a maximum of 1,300 square metres per farm based on one 'Migrant Farm Worker' per 1,000 square metres of 'Principal Farm Building'. This limit shall be reviewed and amended to be consistent with guidelines for migrant farm worker housing, established by the Provincial Minister responsible for Agriculture and as amended from time to time.
 - f) Not more than 42 'Migrant Farm Workers' per 'Farm' are permitted except for greenhouses, mushroom operations and berry/vegetable operations with 'on-farm processing' or 'on-farm product preparation', which are permitted one 'Migrant Farm Worker' per 1,000 square metres of 'Principal Farm Building' floor area, to a maximum of 130 workers per farm. This limit shall be reviewed and amended to be consistent with guidelines for migrant farm worker housing established by the Provincial Minister responsible for Agriculture and as amended from time to time.
 - g) The minimum 'Floor Area' per 'Migrant Farm Worker' in 'Migrant Farm Worker Housing' is 7.44 m², which includes living and sleeping areas but does not include:
 - a) any common laundry, washroom or storage areas and mechanical rooms;
 - b) open balconies, decks, terraces and exterior steps.

Amend.
BL 6798, 2010

Amend.
BL 6798, 2010

Amend.
BL 6798, 2010

Amend.
BL 6798, 2010

- h) The minimum volume per 'Migrant Farm Worker' is 8.5 m³ per person in the sleeping area of any 'Migrant Farm Worker Housing'.
- i) "Amenity Open Space" shall be provided on the same 'Farm Home Plate – Migrant Farm Worker Housing' as the 'Migrant Farm Worker Housing' at a minimum standard of 50 m² plus 5 m² per 'Migrant Farm Worker'. Where the 'Amenity Open Space' is subject to inundation by water or is otherwise unsuitable for leisure use, a deck or similar structure shall be provided at the minimum standard noted above. This requirement shall be reviewed and amended to be consistent with migrant farm worker housing guidelines when such guidelines are established by the Provincial Minister responsible for Agriculture.
- j) Where a 'Farm' accommodates more than 20 'Migrant Farm Workers', 'Amenity Indoor Space – Migrant Farm Worker Housing' may also be provided in a mobile, manufactured building to a maximum of 50 square metres floor area. This building shall be separate from the building(s) which contain workers' sleeping areas but included on the 'Farm Home Plate – Migrant Farm Worker Housing'. This space may also be provided in a mobile, manufactured building to a maximum of 50 square metres of floor area. This building shall be separate from the building(s) which contain workers' sleeping area but included on the 'Farm Home Plate – Migrant Farm Worker Housing'. This space may include one enclosed bathroom with a toilet and sink but may not include any other plumbing fixtures or wall partitions. Provision of 'Amenity Indoor Space – Migrant Farm Worker Housing' is optional and may only be provided in addition to the minimum requirement for 'Amenity Outdoor Space'.
- k) Prior to occupancy of the 'Migrant Farm Worker Housing' and annually thereafter, the operator of a 'Farm' shall deposit a statutory declaration with The Corporation of Delta, verifying:

Amend.
BL 6798, 2010

- the dates of proposed occupancy;
- the number of 'Migrant Farm Workers' approved for that farm in an employment confirmation provided through the Federal Migrant Agricultural Farm Worker Program or Pilot Project for Occupations Requiring Lower Levels of Formal Training, as amended or replaced from time to time;
- that the housing complies with all applicable Municipal regulations;
- that the housing has been inspected by an Inspector recommended by the Western Agriculture Labour Initiative (W.A.L.I.) and certified as being in compliance with the "Guidelines for the Provision of Housing for Seasonal Agricultural Workers in BC" as amended or replaced from time to time;
- that there is available by telephone twenty-four hours a day, a person who is fluent in English and who may be contacted by phone twenty-four hours a day, to answer enquiries from the municipality as to occupancy of 'Migrant Farm Worker Housing' on the farm;
- the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration;
- that the 'Migrant Farm Worker Housing' is covered by insurance for the dwelling; and
- that the 'Migrant Farm Worker Housing' shall be occupied only by workers hired through the Federal Migrant Agricultural Farm Worker Program or the Pilot Project for Occupations Requiring Lower Levels of Formal Training for that 'Farm'.

Amend.
BL 6798, 2010

Documentation shall be provided to support the statements made in the statutory declaration.

- l) 'Migrant Farm Worker Housing' shall not be occupied except during the time periods identified in the statutory declaration.
- m) The owner of the 'Lot' on which the 'Migrant Farm Worker Housing' is located shall register on the title of that 'Lot', a restrictive covenant against the title stating that:

Amend.
BL 6798, 2010

- the accommodation shall only be used for the accommodation of full-time 'Migrant Farm Workers' hired for that 'Farm' through the Federal programs specified in this Bylaw, as amended or replaced from time to time;
- the accommodation shall only be used during the periods of time approved by the Federal program under which the workers are hired;
- the 'Dwelling, Manufactured Home' used for 'Migrant Farm Worker Housing' shall be removed, at the owner's expense, by December 31st of the second year following the year when the most recent statutory declaration was submitted;
- an 'Additional Farm House' used for 'Migrant Farm Worker Housing' shall be removed or converted to a non-residential use, at the owner's expense, by December 31st of the second year following the year when the most recent statutory declaration was submitted;
- a minimum financial security, equal to the cost to remove a 'Dwelling, Manufactured Home' or to demolish or convert an 'Additional Farm House' as the case may be, shall be provided to Delta. This security may be drawn upon by the Municipality should the owner fail to remove, demolish or convert the 'Migrant Farm Worker Housing' as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted;
- a new estimated cost prepared by a qualified contractor to remove, demolish or convert as appropriate, the 'Migrant Farm Worker Housing' shall be provided to Delta every five years and the financial security deposited with Delta adjusted accordingly;
- if the security is not sufficient to cover the costs incurred by the Municipality, the Owners shall pay the balance owing to the Municipality. If the balance is not paid, the Municipality shall be authorized to recover the amount of the invoice, from the Lands in the same manner as it would be able to collect unpaid Municipal taxes;
- the owner shall provide Delta with current contact information for a person who is fluent in English and who may be contacted by phone twenty-four hours a day, to answer enquiries from the municipality as to occupancy of 'Migrant Farm Worker Housing' on the farm;

Amend.
BL 6798, 2010

Amend.
BL 6798, 2010

- the contact information for the appointed person shall be provided in the required annual statutory declaration and updated should it change prior to deposit of the next annual statutory declaration; and
- the operator of the 'Farm' shall indemnify and save Delta harmless for any loss or damage suffered as a result of Delta exercising any rights or enforcing any obligations in the covenant.

- n) The operator of the 'Farm' shall provide to Delta a minimum financial security, equal to the cost to remove a 'Dwelling, Manufactured Home' or to demolish or convert an 'Additional Farm House' as the case may be, which may be drawn upon by the Municipality should the owner fail to remove, demolish or convert the 'Migrant Farm Worker Housing' as required in this Bylaw by December 31st of the second year following the year when the most recent statutory declaration was submitted.

509 Special Requirements in Edge Planning Area*: - (Non-Residential Farm Use)

Notwithstanding Section 501, the following uses, buildings or structures are not permitted in the Edge Planning Area shown on Schedule I:

- a) Raising and keeping of swine and fur-bearing animals;
- b) 'Kennel', Breeding pets;
- c) Buildings, structures and outdoor areas containing 'Mushroom Growing Medium' or where 'Mushroom Growing Medium' is prepared or stored.

*The regulations set out in this section shall be reviewed and amended to be consistent with Edge-Planning Guidelines established by the Provincial Minister responsible for Agriculture when such guidelines are established.

Amend.
BL 6600, 2007
Amend.
BL 6798, 2010

510 Setbacks: Non-Residential Farm Use and 'Migrant Farm Worker Housing'*:

The uses, buildings and structures set out in Column 1 below shall be no closer in horizontal distance to the 'Lot' lines in Columns 2, 3 and 4 or to any point of a building used for 'Migrant Farm Worker Housing' in Column 5 below, than the distance specified in those columns. The 'front lot line' and 'Lot' line adjacent to flanking road setbacks in Column 2 applies to the frontage road and abutting roads, lanes or Highways. Column 4 applies in place of Column 2 or 3 for property lines along the ALR boundary in the Edge Planning Area shown on Schedule I. Section 305 does not apply to lands in this Zone.

The following 'front lot line' and flanking road setbacks apply to a frontage road, abutting road, lane or Highway. Where there is no dedicated road in place, distance shall be measured to the closer of either the dedicated or constructed frontage road, abutting road, lane or Highway.

Amend.
BL 6798, 2010

	Column 1	Column 2	Column 3	Column 4 (Edge Planning Area)	Column 5
	Use, Building or Structure	'Front Lot Line' and 'Lot' line adjacent to a flanking road	Other 'Lot' lines	Property within the area outlined in Schedule I	'Migrant Farm Worker Housing' Building
a.	Farm buildings, structures, or outdoor storage areas, except as provided in Rows (b) through (q) below.	7.5 metres	4.5 metres	7.5 m except for boilers and exterior fans where setback is 15 metres.	7.5 metres

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b.	Farm buildings, structures, or outdoor storage areas, including 'Confined Livestock Areas', containing animals other than swine and fur-bearing animals.	15 metres	15 metres	60 metres	30 metres
c.	Farm buildings, structures, or outdoor storage areas, including 'Confined Livestock Areas', containing swine and fur-bearing animals.	30 metres	30 metres	Not Permitted	30 metres
d.	'Agricultural Liquid Waste Storage Facility'	30 metres	30 metres	30 metres	30 metres
e.	'Agricultural Solid Waste Storage Facility'	15 metres	15 metres	30 metres	30 metres
f.	'Agricultural Solid Waste' Field Storage	30 metres	30 metres	30 metres	30metres
g.	'On-farm Composting', whether inside or outside of farm buildings or structures.	30 metres	30 metres	30 metres	30 metres
h.	'Mushroom Growing Medium' preparation and storage whether inside or outside of farm buildings or structures.	30 metres	30 metres	Not permitted	30 metres
i.	'Soilless Medium' Preparation	15 metres	15 metres	15 metres	30 metres
j.	'Soilless Medium' Storage	7.5 metres	7.5 metres	7.5 metres	7.5 metres
k.	'Detention Pond'	7.5 metres	4.5 metres	4.5 metres	4.5 metres
l.	Wood Waste Storage	7.5 metres	7.5 metres	7.5 metres	7.5 metres
m.	Silo	30 metres	30 metres	30 metres	30 metres
n.	Chemical Storage	7.5 metres	7.5 metres	15 metres	30 metres
o.	Incinerators	30 metres	30 metres	30 metres	30 metres

Amend.
BL 7286, 2014

Amend.
BL 6798, 2010

p.	Generator Shed or 'Cogeneration Facility'	15 metres	15 metres	15 metres	30 metres
q.	'Migrant Farm Worker Housing' building	6.0 metres	15 metres	15 metres	3 metres

*The regulations set out in Columns 4 and 5 above shall be reviewed and amended to be consistent with Edge Planning Guidelines established by the Provincial Minister responsible for Agriculture when such guidelines are established.

511 Additional 'Separation Distance' – Non-Residential Farm Use*:

- The uses, activities, buildings, and structures set out in Column 1 below shall be no closer in horizontal distance to a 'Natural Stream', 'Channelized Stream', or a 'Constructed Ditch', than the distance specified below:

	'Natural Stream'	'Channelized Stream'	'Constructed Ditch'
Seasonal Feeding areas, 'Agricultural Solid Waste' field storage facility with more than 2 weeks storage time, 'Confined livestock Area' with more than 10 agricultural units (1 agricultural unit = live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equalling 455 kg)	30 m	30 m	30 m
'Agricultural Solid Waste Storage Facility', 'Agricultural Liquid Waste Storage Facility', chemical storage, compost storage, composting, incinerator, silo, wood waste storage, mushroom barn, 'Confined Livestock Area' with less than 10 agricultural units (1 agricultural unit = live weight of 455 kg of livestock, poultry, or farmed game or any combination of them equalling 455 kg)	15 m	15 m	15 m
All other farm buildings and structures	15 m	10 m	5 m

*The regulations set out in the table above shall be reviewed and amended to be consistent with Streamside Protection Guidelines established by the Province of B.C. when such guidelines are established.

- A Development Variance Permit may be used to vary the setbacks in subsection 1 if supported by a report documenting the impacts of a reduced setback. The report shall be prepared at the cost of the applicant by a qualified environmental professional as defined in the Riparian Areas Regulation as amended from time to time. The report shall be prepared to a standard acceptable to the Director of Community Planning and contain sufficient and appropriate rationale for the recommendations made.

512 Maximum 'Agricultural Site Coverage' – Non-Residential Farm Use:

The 'Agricultural Site Coverage' associated with the following uses shall not exceed the percentage set out opposite thereto:

- | | | |
|----|---|-----|
| a) | Apiculture | 20% |
| b) | Nurseries, Specialty Wood Crops, and Turf Farms | 35% |

- c) Raising of Livestock, Poultry, Game, and Fur including 'Confined Livestock Areas' 35%
- d) Mushroom growing 35%
- e) Growing of Tree, Vine, Field & Forage Crops 25%

513 'Agricultural Product' and 'Mushroom Growing Medium' Storage, Processing and Preparation:

A minimum of 50% of the total volume of the 'Agricultural Products' or 'Mushroom Growing Medium' stored on a 'Lot' or processed or prepared by 'On-farm Processing' or 'On-Farm Product Preparation' on a 'Lot':

- a) must be consumed as animal feed or used in the production of mushrooms, on a farm owned or operated by the owner or lessee of the 'Lot': or
- b) must have been harvested, grown, raised, or produced on a farm owned or operated by the owner or lessee of the 'Lot'.

514 Agricultural Waste Management and 'On-Farm Composting':

1. Using, storing, and managing 'Agricultural Solid Waste' and 'Agricultural Liquid Waste' must conform to the Code of Agricultural Practice for Waste Management, April 1, 1992 established by the 'Agricultural Waste Control Regulation' of the *Environmental Management Act*, as amended from time to time.
2. All 'On-farm Composting', including but not limited to mushroom and manure composting, must conform to the Code of Agricultural Practice for Waste Management, April 1, 1992, established by the 'Agricultural Waste Control Regulation' of the *Environmental Management Act*, as amended from time to time, and the 'Organic Matter Recycling Regulation' of the *Environmental Management Act*, as amended from time to time. 'Mushroom Growing Medium' preparation and storage shall comply with the 'Mushroom Composting Pollution Prevention Regulation' of the *Environmental Management Act* as amended from time to time.
3. Notwithstanding the above, where 'On-farm Composting' takes place within the 'Edge Planning Area' identified in Schedule I, the following regulations apply:
 - a) Compost shall be maintained in a manner that allows aerobic decomposition.
 - b) Impermeable surfaces shall be required for all storage.
 - c) The total volume of compost production on site, including mixed and finished compost, shall be limited to 100 m³ at any one time.
4. Where more than 50% of the raw materials or 'Agricultural Solid Waste' used for 'On-farm Composting' originates from on the farm, then 100% of the finished compost may be distributed or sold off the farm.
5. Where less than 50% but more than 1% of the raw materials or 'Agricultural Solid Waste' used for 'On-farm Composting' originates from on the farm, then up to 50% of the finished compost may be distributed or sold off the farm.
6. Where 100% of the raw materials or 'Agricultural Solid Waste' used for 'On-farm Composting' originates from off the farm, then 100% of the finished compost must be used on that farm and shall not be distributed or sold off the farm.

515 Farm Retail Sales*:

1. Notwithstanding Section 501, 'Farm Retail Sales' shall only be permitted on a 'Lot' assessed as a farm pursuant to the *Assessment Act*.
2. Where all of the products offered for sale are produced on the farm on which the retail sales are taking place, the size of the 'Farm Retail Area' shall not be limited, but the location is subject to all applicable siting and setback provisions.
3. Where any of the products offered for sale are not produced on the farm on which the

retail sales are taking place:

- a) a 'Farm Retail Area' shall not exceed 300 m²; and
- b) a minimum of 50% of the 'Farm Retail Area' shall be limited to product produced on that farm.

*The regulations set out in this section shall be reviewed and amended to be consistent with amendments to any policies on farm retail uses established by the Provincial Minister responsible for Agriculture when such policies are amended.

516 Vehicle Storage, Parking and Loading:

1. Nothing in the regulations of this section shall be interpreted so as to restrict the parking, storage or numbers of "farm vehicles".
2. Off-Street parking shall be provided as per Part IX and Section 410 of this Bylaw.
3. For each 'Farm House' or 'Additional Farm House' overnight parking of a maximum of six recreational vehicles is permitted. For the purposes of this section, recreational vehicles include only utility trailers not exceeding 5,500 kilograms licensed gross vehicle weight, pleasure boats, motor homes and towable campers, all of which shall be uninhabited and are kept primarily for other than gain, rent or sale.
4. The storage or parking of any 'wrecked motor vehicles' is prohibited unless:
 - a) they are within an enclosed building or obscured from view from any property line; or
 - b) they are:
 - i) considered farm tractors or implements of husbandry under the *Motor Vehicle Act*, as amended from time to time;
 - ii) trucks over 5,500 kilograms licensed gross vehicle weight which are considered farm vehicles as defined in the 'Commercial Transport Regulation' of the *Commercial Transport Act* as amended from time to time;

and are kept for the purpose of salvaging parts to repair or maintain other farm tractors, implements of husbandry as defined in the *Motor Vehicle Act*, as amended from time to time or farm vehicles as defined in the 'Commercial Transport Regulation' of the *Commercial Transport Act* as amended from time to time on that farm.
5. Off-Street loading spaces shall be provided as per Part IV, Section 409 and 411 and Part IX, Section 902.

517 Facilities and Services to be Available:

Notwithstanding any other provision of this Bylaw, land may be used for those "Permitted Uses" and "Permitted Accessory Uses" set out in the A1-Agricultural Zone subject to immediate availability and adequacy of Municipal facilities and services to serve each parcel of land and each unit of every building, structure and use to be erected, placed, or carried out thereon. For the purposes of this section, 'facilities and services' means Sanitary sewer, waterworks, on-site fire protection, and drainage works to the standards set out in the current Delta Subdivision and Development Standards Bylaw.

Amend.
BL 7286, 2014

518 Criteria for 'Cogeneration Facility' in this zone

1. The 'Combined Heat and Power Engine' must be fueled by natural gas.
2. The 'Combined Heat and Power Engine' must be sized to be commensurate with the heat demand of the 'Greenhouse Operation'.
3. The hours of operation of the 'Cogeneration Facility' shall be determined by the thermal, electrical and/or CO₂ demands of the 'Greenhouse Operation' on the lands.
4. The 'Cogeneration Facility' shall be used to meet the thermal, electrical and/or CO₂ requirements for cultivation and production of agricultural products within the 'Greenhouse Operation' on the lands.

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5. The 'Combined Heat and Power Engine' capacity must not exceed 1.0 MW_e/ha of land in 'Greenhouse' crop production on the farm operation. A 'Combined Heat and Power Engine' with a capacity up to 1.5 MW_e/ha is permitted if high intensity lighting (greater than 10,000 lux) is used in the 'Greenhouse'.
6. The 'Combined Heat and Power Engine' must operate with an efficiency of at least 80 percent.
7. The farm must have capacity to store excess heat generated by the 'Combined Heat and Power Engine' for beneficial use by the 'Greenhouse Operation'.
8. The 'Combined Heat and Power Engine' operation must meet emission standards established by Metro Vancouver or as required in the *BC Environmental Management Act* or appropriate successor legislation.
9. The 'Cogeneration Facility' shall be disconnected from its natural gas fuel supply if it cannot be demonstrated that the criteria noted above are being met.



City of Richmond

Report to Committee

To: Planning Committee **Date:** November 17, 2016
From: Cathryn Volkering Carlile **File:** 08-4040-01/2016-Vol
General Manager, Community Services 01
Re: RCSAC Social Services Funding and Space Needs

Staff Recommendation

That the 2014/15 Richmond Community Services Advisory Committee (RCSAC) Social Services and Space Needs Survey Results, identified in Attachment 2 of the staff report titled, "RCSAC Social Services Funding and Space Needs", dated November 17, 2016, from the General Manager, Community Services be received for information.

Cathryn Volkering Carlile
General Manager, Community Services

Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On September 22, 2015, the Richmond Community Services Advisory Committee (RCSAC) delegated to Planning Committee to provide information about the results of their annual Social Services and Space Needs Survey (Attachment 1). Following discussion, Planning Committee resolved:

- (1) That the results and Communication Tool for the annual Richmond Community Services Advisory Committee Social Services and Space Needs Survey be referred to staff; and*
- (2) That staff examine the availability of space for use by non-profit community organizations within the City's inventory of buildings, and report back.*

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

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

2.2. Effective social service networks.

2.3. Outstanding places, programs and services that support active living, wellness and a sense of belonging.

This report also supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.

6.2. Infrastructure is reflective of and keeping pace with community need.

Findings of Fact

This section provides information relevant to the two parts of the September 22, 2015 Planning Committee referral, (1) RCSAC Social Services and Space Needs Survey results, and (2) availability of City inventory for use by non-profit community organizations. The results of two annual RCSAC Social Services and Space Needs Surveys are included in this report; the 2013/2014 survey, presented to Planning Committee in September 2015, resulting in the above referral; and the 2014/2015 survey which has subsequently been completed.

RCSAC 2013/2014 and 2014/2015 Social Services and Space Needs Survey Results

Since 2011, the RCSAC has conducted an annual survey of member agency funding gains and losses, including impact on client groups and services. In 2013, the funding survey was revised to be more comprehensive including the addition of a section regarding agency space needs. Results of the 2013/2014 and 2014/2015 surveys are attached (Attachments 1 and 2).

Key points from the two main sections of the survey, (1) social services funding and (2) space needs, are described below. Comparisons of results between the two years, as illustrated in the 2014/2015 report, are noted. Over the two-year period, participation increased from 18 to 22 organizations.

The following description of results focuses on information from the 2013/2014 survey because more information was generated due to the availability of funding for a research assistant to compile, analyze and report on the results.

1. Social Services Funding

1.1 2013/2014 Survey Results

The 2013/2014 survey results indicated that more than 13,000 clients were served and 1,200 referrals were made by the 18 agencies participating. All age groups, as well as individuals and families, were served. Target populations included those with addictions, disabilities, physical and mental health concerns, immigrants/refugees and the homeless. The largest number of agencies served immigrants and refugees (11) and the general population (11), while fewer addressed physical health (six), addictions (six) and homelessness (seven).

Funding changes, including increases and/or reductions directly impacting services to the community, were reported by 12 (67%) respondents. Of these, five agencies reported both growth and reduction simultaneously, while four added or increased services and three lost or reduced services. Overall, more personnel were gained (14.5 Full Time Equivalent) than lost (7.5 Full Time Equivalent). Client groups impacted by 2013/2014 funding changes are summarized in the following table (Table 1).

Table 1

Service Gains	Service Losses
Middle school years services	Specialized programs (unspecified)
Volunteer Ambassador Training	Youth and seniors services
New 9-bed site in North Vancouver for addictions treatment*	Workshop cancellations
Public education re: workplace violence, sexual offending and mental health	Full time positions (now part-time)
Subsidized before and after-school daycare	Evening programming (e.g., youth drop-in, music/art sessions)
Day and residential services for adults with developmental disabilities	Youth outreach and support
Mental health support to refugee parents, caregivers and children	Seniors ESL classes
Cultural brokers to assist in mental health projects	Settlement integration
	Seniors peer counseling
	Reduced hours of operation and summer closure

*While not located in Richmond, this gain was reported by a Richmond-based organization, as the services are available to Richmond residents as well as those from other municipalities.

While funding gains were reported for services supporting children, those with disabilities, addictions and mental health challenges, losses were reported for services for seniors and youth. However, funding losses reported for seniors' peer counseling and ESL classes were subsequently restored to the same agency.

Agencies reported extensive use of volunteers; in 2013/2014, a total of 1,481 volunteers provided more than 105,057 service hours. Agencies also supplemented resources through fundraising, donations, the use of practicum students and service partnerships.

1.2 2014/2015 Survey Results

As indicated above, the 2014/15 RCSAC Survey report provides less information than the 2013/2014 version due to the lack of funding for a research assistant to compile, analyze and report on results.

Results from 2014/2015 indicated that funding and service trends remained fairly stable, although an increase in referrals reported by nine agencies demonstrates increasing demand. Some funding gains were reported for services targeting immigrants, youth and children although language training for citizens was again identified as a loss. A RCSAC Task Group is monitoring this situation and will report to Council accordingly. Another loss noted in 2014/2015 was for federally funded employment services for people with disabilities; in 2015, a "national scope" criteria was introduced requiring that programs be delivered in two or more provinces/territories. Alternate funding sources are being pursued, although some impose narrower eligibility limits (e.g. to serve youth only).

2. Space Needs

2.1 2013/2014 Survey Results

While the RCSAC had surveyed member agencies regarding space needs intermittently since 2008, this had not been done on a regular basis. As members consistently expressed concern about the lack of appropriate, affordable, available space in which to offer their programs and services, the RCSAC added a space needs section to the annual survey beginning in 2013/2014. While the space needs section monitors trends, it does not provide agency-specific information.

As indicated in 2013/2014 survey results (Attachment 1), the top five considerations in selecting office and program space included access to transit, rental rates, location, accessibility and size. Space occupied per agency ranged from 250 to 35,000 sq. ft. (average of 8,347 sq. ft.). Several agencies (number unspecified) also offered programs at other venues, including community centres and schools. A number of agencies (seven) indicated needing additional space in their coming fiscal year (2014/2015), ranging from 100 to 11,000 sq. ft. for a total of 40,852 sq. ft. In 2014/2015, agencies reinforced the importance of location to their services, including access to transportation.

With respect to current space, half of respondents (8) reported that space limited, hindered, or inhibited the flow and progression of agency efforts. Of 16 respondents to questions regarding the strengths and challenges of office space, almost half (seven) felt that their current lease agreements did not provide stability. Some (four) were in month-to-month agreements, while others (three) had demolition clauses.

2.2 2014/2015 Survey Results

In 2014/2015, the importance of location was again identified, particularly with respect to transit access. While the majority of agencies reported having stable lease arrangements (13 of 16 respondents to this question), the need for additional space was emphasized. As noted above, Space Needs Survey results in 2014/2015 do not provide as much information as in the previous year.

2.3 RCSAC Non-Profit Organizations (NPO) Space Needs Action Group

Recognizing that further information is required to communicate agency-specific space needs, a RCSAC Action Group was established to develop an effective format for determining and communicating agency-specific needs. Action group members include the Richmond Society for Community Living, Richmond Family Place, Richmond Food Bank, Richmond Youth Services Agency and the Richmond Caring Place Society. Under agency auspices (Richmond Society for Community Living), a Richmond Community Foundation (RCF) seed grant was received for preliminary work on developing a comprehensive non-profit space needs assessment and survey. Once the format and process has been developed, a second RCF grant will be sought to complete the project in 2017 (Attachment 3).

City Inventory

At the September 22, 2015 Planning Committee, staff were directed to explore the availability of space for use by non-profit community organizations within the City's inventory of buildings. The City's inventory of suitable space is limited, as sites are purchased for future use as parks, roadways or other strategic purposes. City properties at 7080 River Road (office and warehouse space) and 7400 River Road (warehouse space) were identified and information was circulated to the RCSAC and other non-profit agencies seeking space. Real Estate Services staff and Dorset Realty have been available to show these properties to any interested parties (one non-profit has viewed these sites to date). Both properties are available for up to eight years when they will be converted to parkland.

While some agencies expressed interest, limitations of suitability include appropriate size, lack of transit proximity for clients with mobility challenges, lack of wheelchair access, cost of tenant improvements, limited duration of occupancy and the need for rezoning to accommodate program use. No non-profit social service agencies have entered into lease agreements for these properties to date.

Staff will continue to be available should any non-profits seek to view the identified properties, and will circulate information about other City inventory as it becomes available. Website listings of commercial properties in Richmond have also been circulated to assist agencies with their search for space. Richmond School District contact information has been provided in case empty classrooms may be available for lease.

Analysis

Key trends noted in the RCSAC 2014/2015 Survey Communication Tool (Attachment 2) are that, with a growing population and rapidly developing City Centre, demand for services is increasing while opportunities for secure, affordable and accessible space are diminishing for non-profit agencies. In spite of active, ongoing real estate searches, agencies have been unable to locate suitable properties to date. With respect to the social services funding section of the survey, the RCSAC will continue to monitor the situation on an annual basis and keep Council apprised of trends and developments.

Further work by a RCSAC Action Group will provide a clearer picture of agency space needs than available through the existing survey, as agency-specific information will be provided (Attachment 3). Community Services staff will meet with the RCSAC Action Group to determine how the City might best support this process. Once agency-specific space needs information is compiled, results will be presented to Council.

Staff will continue to monitor the availability of City properties and will keep the RCSAC and other non-profit agencies informed as suitable opportunities arise. While School District contact information has been circulated in case empty classrooms are available for lease, classroom space is not suitable for most social service purposes. Primarily office and meeting space is required and the cost of retrofitting classrooms, as reported by one agency, is prohibitive.

Financial Impact

None.

Conclusion

The RCSAC Social Services and Space Needs survey provides general information about trends impacting the non-profit agencies providing social services to Richmond residents. Some of these trends significantly impact the ability of agencies to provide needed services to the community. One recurring theme is agencies' need for secure, affordable, accessible and appropriate space to serve the community in the context of City Centre redevelopment and rapid population growth. Staff will continue to monitor City inventory as it becomes available and keep the RCSAC informed about suitable opportunities. A RCSAC Space Needs Action Group is currently working on gathering agency-specific information regarding space needs and results will be presented to Council once prepared.



Lesley Sherlock
Social Planner
(604-276-4220)

- Att. 1: RCSAC 2013/2014 Social Services and Space Needs Survey Report
2: RCSAC 2014/2015 Social Services and Space Needs Survey Report
3: RCSAC Space Needs Action Group Report



**Richmond Community Services
Advisory Committee**

To: Mayor Brodie and Councillors
 From: Daylene Marshall (Richmond Youth Service Agency) and Alex Nixon (Richmond Food Bank), Co-Chairs RCSAC
 CC: Cathy Carlile, Lesley Sherlock, and John Foster
 Date: July 1, 2015
 Re: Richmond Community Social Services Advisory Committee 2013/14 Survey and Space Needs Assessment

Objective	Potential Outcome	Agency or Individuals Affected	Suggested Action
1. To advise Council of the results of the Richmond Community Services Advisory Committee 2013/2014 Survey, including Space Needs Assessment	To provide information regarding gains and losses of services, funding, needs, and populations to ascertain changes in how resources are being utilized. To identify space usage and needs for community services in Richmond.	18 different community agencies participated in the survey and reported 13,000 clients served in Richmond. This is not a totality of all agencies or clients served in the community, but a significant representation to evaluate resources and needs.	To inform Richmond City Council of the impacts and needs in the City of Richmond for Community Services and the community members who access services. RCSAC requests to make a short presentation on the results of this survey and needs assessment to Planning Committee.
2. To summarize trends and needs for Richmond Community Services			

Summary Report of Richmond
Community Services Advisory
Committee 2013/2014 Survey and Space
Needs Assessment

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Introduction

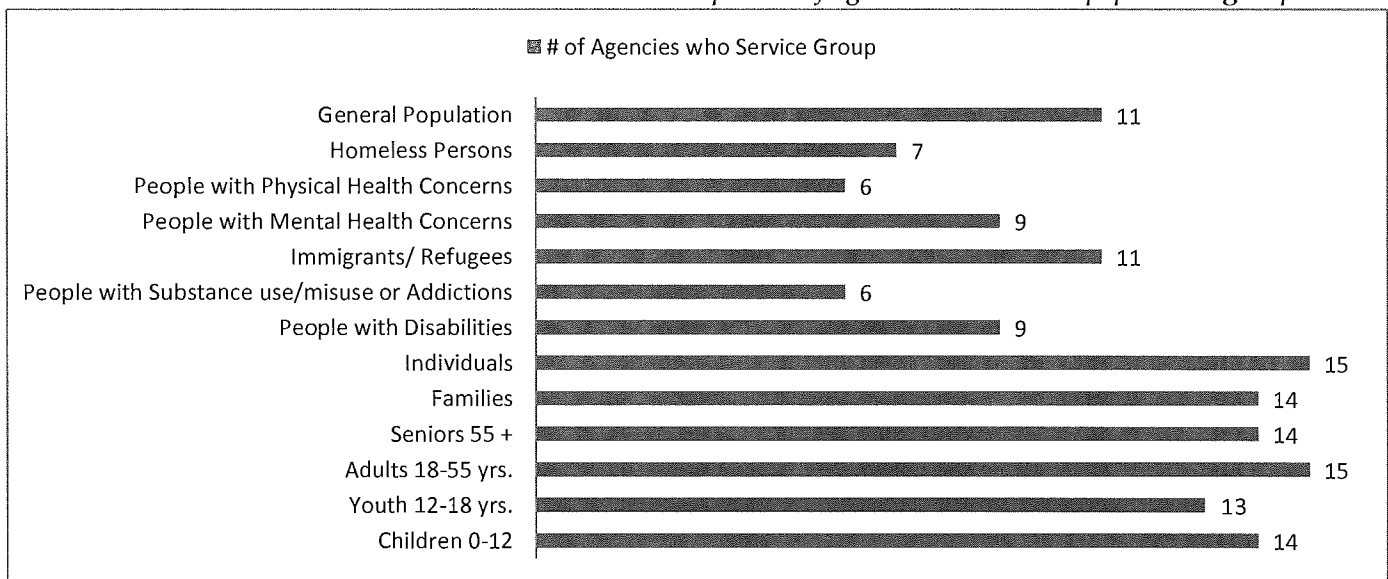
The Richmond Community Services Advisory Committee (RCSAC), funded by the City of Richmond, is an advisory body to Richmond City Council on social, health, and community matters. The RCSAC brings together a broad and diverse group of government, community and agency representatives concerned about the social well-being of the community. The objectives of the RCSAC include advising City Council on social policies and community planning issues, to identify and address emerging concerns, to create awareness of relevant issues, as appropriate, at the federal, provincial and municipal levels of government and to support local community-based initiatives.

In 2011 the member agencies of the RCSAC were asked to complete a survey to track impacts to the community and services of Richmond, BC on an annual basis. Gains and losses of services, funding, needs, and populations are evaluated to ascertain changes in how resources are being utilized. In 2014 the survey was modified to include a more comprehensive data comparison. That information is included in this report.

Survey Response Data

Survey participants were asked to indicate the population groups whom they service, specifically the programs and services offered to Richmond residents (Graph 1). It appears as though participating RCSAC agencies are making an effort to service individuals of all ages from children (0-12 yrs. old), to seniors (55+ yrs. old).

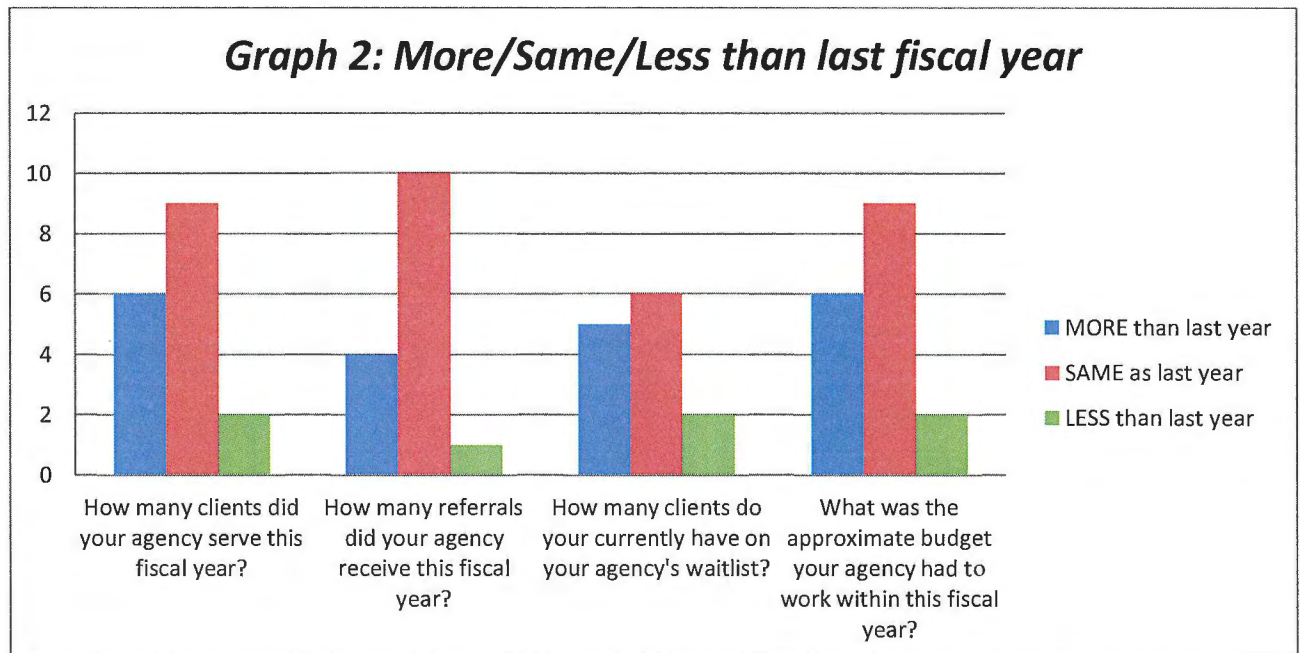
Graph 1: # of agencies who service population groups



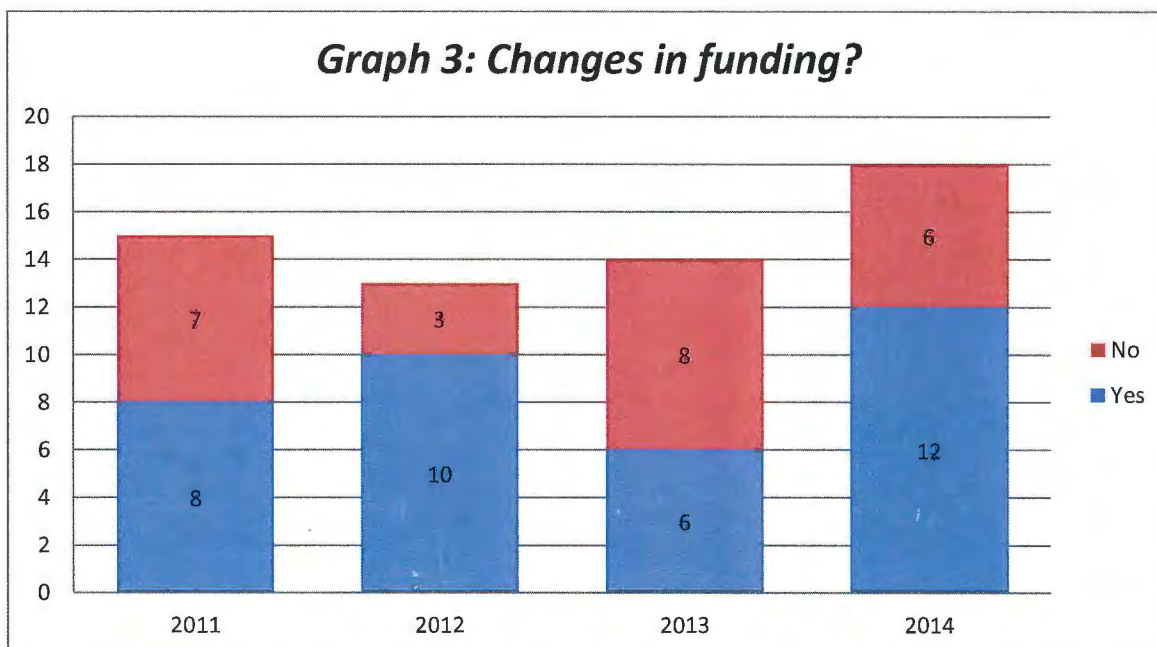
However, where an effort to service immigrants/refugees with the same attention as the general population; the homeless, people with physical health concerns, as well as people with addictions or substance misuse concerns are not as readily served. Since the members of the RCSAC are just a representative sample of service agencies in Richmond it's reasonable to assume that in Richmond there are limited agencies that are able to meet the needs of these individuals.

Survey participants were asked about clients served and referrals received to gauge gains and losses, as well as fluctuations, of service for the population of Richmond. The 18 participating agencies reported more than 13,000 clients served, more than 1,200 clients referred, and approximately 275 people were on waitlists waiting to receive services in the 2013/ 2014 fiscal year. When asked to compare these numbers to the previous fiscal year participants reported if there was an increase, decrease, or if the numbers remained stable this year (Graph 2). Participants were also asked to report on their operating budgets and how these totals varied from last fiscal year.

*Please note: the following data was not previously asked in the annual RCSAC survey and therefore can be reported upon but cannot be compared to previous years

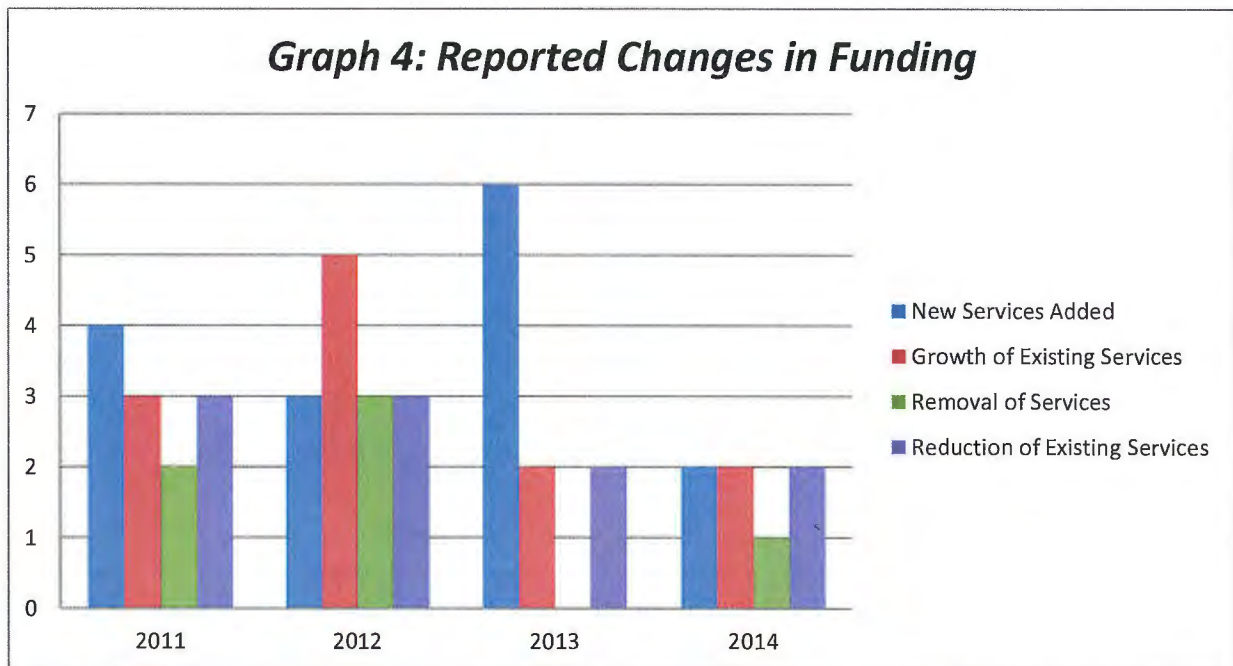


The participating agencies were asked, 'Has there been a change in your funding that will impact direct services to the community?' This question was held over from the previous RCSAC survey. Shown here are the previous survey responses with the addition of the 2014 responses.



This graph (Graph 3) shows that in 2014, 67% (12) of agencies who participated in the survey reported that they have experienced changes in funding that have directly impacted services to the community of Richmond. This percentage is an increase from the previous years (2011 & 2013), however; in 2012 approximately 77% of agencies reported impacts to funding.

While it is important to know the realities of funding fluctuations within the service agencies in Richmond; it is necessary to understand *what* those funding realities are. When asked what those impacts in funding were, in previous years, the following chart (Graph 4) identifies how many agencies reported either new services added, a growth of existing services, the removal of services, or the reduction of existing services. The chart also includes the responses from the 2014 survey.



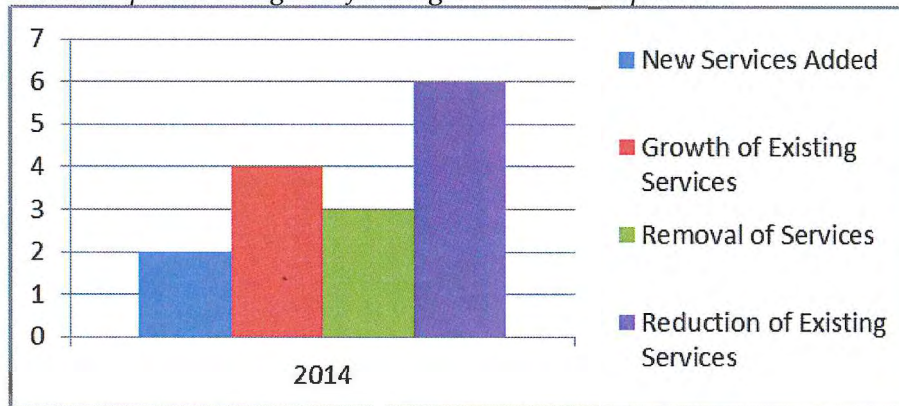
Of the 12 agencies in 2014 who reported changes in funding five chose “other” as an explanation to what those changes were; they were asked to “please specify.” A review of short answer write in’s shows that several of these agencies had both growth and reductions in services provided and programs offered, see below:

Table 1: Write-In’s

#1	Growth in Existing Services	Reduction of Services	
#2	Growth of Existing Services	Reduction of Services	Removal of Services
#3		Reduction of Services	Removal of Services
#4		Reduction of Services	
#5	No Response		

These write - in options show a more substantial picture of how these changes in funding have affected the participating agencies in the 2014 survey. Please consult Graph 5 for more accurate picture of 2014 funding changes.

Graph 5: 2014 Reported changes in funding with write-in options



In the 2014 survey these impacts to services were further asked about to gain a larger understanding of the changes in the 2013/2014 fiscal year. Participants were asked 'If your agency had to shift resources from one client service group to another, based on changing local, municipal, provincial or federal priorities, which client group did this benefit?;' 'If your agency had to shift resources from one client service group to another, based on changing local, municipal, provincial or federal priorities, which client group did this negatively impact?;' 'If applicable, what did adding new services for your agency consist of this year?;' and 'If applicable, what did removal of services for your agency consist of this year?'

The 18 agencies who participated in the 2014 survey identified these impacts as gains of 14.5+ FTE personnel and losses of 7.5+ FTE personnel. In addition:

Adding New Services/ Growth of Existing Services were identified as

- Services for middle school years
- Volunteer ambassador training
- We added a new 9-bed site in North Vancouver which increased capacity to treat addicted persons
- Public education: violence in the workplace, sexual offending and mental health
- Addition of a subsidized before and after school daycare
- Added new day and residential services for adults with a developmental disability
- Providing mental health support to refugee parents, caregivers, and children
- Training & staffing costs for cultural brokers to assist in mental health projects

Reduction/ Removal of Services were identified as

- Specialized programs reduced in frequency
- Lost services for youth and seniors
- Cancellation of some workshops
- Changing full time positions to part-time
- Reduced some targeted evening programming such as youth drop-in sessions or music/art sessions.
- Reduction of youth outreach and support services
- Removal of seniors ESL program
- Settlement integration services
- Senior peer counselling
- Reduced hours of operation and closed for summer

It appears that the impacts to community resources include reduction and/or removal of multiple youth and senior services and programs. In addition, it was reported that new and growing services addressed residential services for adults with disabilities, as well as adults with addictions, which was previously reported as populations that were not as sufficiently serviced as others. It's reasonable to assume that growths in services by the participating agencies were geared toward addressing the populations reported to be lesser served this fiscal year.

The agencies that reported losing resources were asked if to their knowledge was another agency providing those same services or programs, essentially, were these services still available to the city of Richmond? **7 agencies, approximately 40%**, reported *no other organization* provides this service, or *they were the only organization* in Richmond available to the population they serve.

Volunteer Services

Participants were asked to report on their use of volunteer services to help offset costs and encourage community involvement. Respondents offered that volunteer services were utilized in the following ways:

- | | |
|--|--|
| • Data entry | • To support the community at booths and community fairs |
| • Answering the telephone | handing out information |
| • Helping with research projects and collecting data | • To make referrals to agencies and help bridge people to needed resources |

- Workshop facilitators conducting workshops and participating in planning, monitoring, and improving workshop content and outcomes
- To leaflet and poster as well as staff information tables at the library and community events
- To drive residents to meetings and appointments
- Facilitate groups
- Cover shifts
- Provide peer mentoring and support
- Serve on the board
- Fundraising events
- To support and encourage community involvement
- In our programs for children and youth as we use a mentorship model
- Volunteers assist with fundraising, board, and some program activities
- Mail-outs
- Networking with seniors in the community
- To deliver telephone crisis intervention
- Assist clients with legal, housing, financial related problems
- Present and facilitate workshops in local high schools
- Chinese Help Lines
- Support Groups
- Assisted Living Residences
- Income Tax Clinic
- For special events and occasionally assisting staff
- Volunteers bring skill sets and languages that are incredibly valuable in the community
- Thrift store operations
- Cooks and food preparation
- Assistance within programs with the children and families

It appears as though the use of volunteer services by service agencies are necessary to day-to-day operations, as well as to tailored, and specific programs and outreaches for the people of Richmond. Many agencies reported they would not be able to function as they are without the use of volunteer services. The 18 agencies that participated in the 2014 survey reported a **total of 1,481 volunteers providing more than 105,057 hours of service in the 2013-2014 fiscal year alone!**

Lastly participating agencies were asked, **'Explain any other actions taken by your agency this fiscal year to meet the needs of clients that have not been asked about?'** Respondents spoke largely of their fundraising efforts, which appear to have become a

necessity of doing business, the use of practicum students, as well as community donations and collaborations with local businesses/providers to reduce costs and expand services were also suggested as lengths taken to meet needs and provide services to the citizens of Richmond, BC.

Conclusion

Response data from the 2014 RCSAC annual agency survey shows that while efforts are being made to service clients of all ages certain populations such as people with physical health concerns, people with addictions, and the homeless are not as *well* served as the general population and immigrants/refugees. Agencies reported gains in clients, referrals, and operating budgets, however; it appears as though largely, respondents are making do with the *same* resources, and sources of income as last fiscal year. When asked in more detail, the fact appears to be that many of the cuts in funding, and limits to program growth have challenged agencies to preserve services as best they can with reductions of existing services, and modifications in active programs. The use of volunteer services has been a necessary factor in maintaining services. Though efforts are being made to address the needs of underserved populations, a steady reduction of youth and senior based programs has been the trend in direct services to the community.

Client Stories and Program Illustrations

Examples of work done in Richmond from participating Agencies:

This is a part of the summary of findings from the final evaluation of the Community Action Ambassadors program:

It appears the CAA volunteers report feeling: “strengthened,” “enriched,” “informed,” “educated,” “confident,” and “prepared” in the training they received to go out into Richmond and Surrey and meet with seniors and competently make referrals to address their needs.

Volunteers in Richmond spoke about the gains of training in regards to learning from a position of multiculturalism and diversity. It was also commented on how the diversity of volunteers in the field attracted diverse seniors to speak with CAA’s where they may have just passed by the table if they didn’t see someone they identify as “like them” standing at the table or booth. This speaks to the success of recruitment initiatives that sought to limit language and cultural competence barriers to engage with the ethnic community.

These are quotes from participants in some of our programming:

" Know that Richmond has strong and readily available support for people caught up in addiction one way or another.....very impressed in the way you advocated for people with addiction. Will be forever grateful to you for introducing another way of looking at the problem." D.W.

"I think it was a good learning experience for me in the CATS program." CATS referral

"My experience was helpful, understanding myself. And what the outcome can be from drug . Thanks for the help & knowledge." CATS referral

"CATS was really helping. It helps me to think about myself, my body, my health, my family & my friends." CATS referral

"(Facilitator) was good help & very understanding." CATS referral

"I liked the CATS program far better than school. It was fun and relaxing." CATS referral

"It was better than I thought it would be. I thought it was just about telling you about drugs but my problems were focused." CATS referral

"I thought it was really beneficial and a very welcoming environment." CATS referral

"It was pretty interesting. At first the program was very intimidating but it was fun & informative." CATS referral

An article was written by Richmond Review: "A local mom and her three children will have one less thing to worry about for the next six months after turning to Nova House in search of a refuge from domestic violence. Thanks to a generous local developer, who offered up a home he's planning to demolish in six months, the family has a stable place to stay for just \$1 per month.

Furnishings at the home will be provided by Richmond Shares - a Richmond Women's Resource Centre program that assists locals in need -while donations received by CHIMO, including bikes and bike helmets, will be provided to the family.

The "Chen" Family had three children coming to the Richmond Club for some time. When all three children started with us, they displayed some extreme challenging behaviors but our staff worked closely with the kids to establish boundaries, model appropriate behaviours and supported the children to build positive relationships with other Club members.

Unfortunately, we learned that the family was moving away at the end of the school year. However, their mother said there was a Boys and Girls Clubs in the area that they were moving to, and she was excited about signing them up there since the children had learned and grown so much after being with us. She felt her kids would be fine going into a new school and Boys and Girls Club because they now had the skills and confidence to meet and keep new friends.

Brett, a university graduate, found himself addicted to drugs and living on the streets with no ability to earn an income or find a job. Seeking help, he entered Turning Point Richmond men's residential addiction recovery program. With assistance from Turning Point, he found a place to live after completing the program, allowing him to focus on overcoming his addiction.

Today, Brett is almost 10 years clean and sober; he is working with others who are experiencing what he faced and giving back to the community. "If I hadn't been able to get sober at Turning Point or secure longer term sober living arrangements in Richmond after I left, I am just not sure I would have made it," Brett says.

"Not having a roof over my head was one of the leading contributors of relapse for me. Since finding a home to call my own, I have been able to maintain my recovery and give back by helping others."

One youth client lived with her grandparents, but they were struggling to care for her due to being low income, our youth outreach program helped connect that youth to MCFD so she could be put on a youth agreement which helped give her grandparents money to care for her.

While we still are supporting youth, the loss of funding for youth outreach and support will mean not as many youth will have someone to help them navigate social and health services. This story is just one example, but we have helped many youth to find housing, employment, medical and mental health care, educational support and social connections.

There are many youth in our community who need this support because they don't have a support network.

Our Support Child Development (SCDP) waitlist continues to grow each year. We are now at a point that all children that have a disability in Richmond are not able to attend pre-school (3-5 years) because the SCDP program does not have the funds to provide the extra staff support that is required.

We have provided free educational workshops to over 100 participants on the rights and responsibilities of tenants and landlords under the Residential Tenancy Act.

We also established an on-line Rental Registry so workshop attendees can post their needs or their rental units. These workshops are useful to the public at large and they do not have to sign onto the registry.

In May of 2013 an art show was organized by the Executive Director to showcase the work of mental health clients' art work. The event was held at the Cultural Centre in Richmond and RCFC partnered with the city, CMHA Pathways, Vancouver Coastal Health and a committee member of RCSAC to put on the show.

The Mayor and one council member attended a wine and cheese party at the centre and 11 artists participated in a very successful event. This was held in Mental Health Awareness week.

Here is a story shared by one of our clients:

I consider myself extremely lucky to have found Richmond Women's Resource Center within two weeks after my arrival in Canada, because I found a community of sisterhood and no longer felt alone and lonely in a new land and new culture. From the first time I stepped into the office, I have always felt the inviting openness and friendliness which makes me keep coming back ever since, sometimes to get help, sometimes to volunteer my service to other newcomers, sometimes just because I miss the laughter and the fun there. I also joined the Work Ready Program and had a wonderful time not only learning new skills in Business English, computer, office administration and job hunting, but I have also benefitted immensely from the humorous, caring instructors. They are not only there to teach, but also ready to listen and offer advice to our frustrations in getting settled into the new culture.

I have also made new friends with classmates with whom I can share my experiences as a newcomer and enjoy a completely girls' time over a cup of coffee and a box of Tim Bits. On top of all that, during my work as volunteer for office support, I have seen women coming in and getting help in numerous ways: a tearful mother seeking help in dealing with bullying at her son's school, an anxious woman who lost her job and don't know how to start all over again, a single parent seeking consultation on how to apply for government subsidy, groups of women enjoying dancing lessons, grannies having fun meeting and talking to each other which keep them away from the "November Blues"

..... And then one day I saw a woman happily coming to the Centre and going away with several bags of donated new clothes for herself and her son because the breakup of her relationship left her homeless and possession less. It was only then that I became fully aware of the meaning and power of sisterhood. It means you won't ever have to stand all alone, in despair, in isolation, or in humiliation. As newcomers, one unkind word can draw tears to our eyes, one indifferent glance can make us shrink from asking for help, one trifle frustration can lead to sleepless nights, and I am glad to say that, being a member of the Richmond Women's Resource Centre has helped me through the most difficult times in my first three months here. I am not saying there will be no troubles and frustrations in the future, but you see, I am not scared, because deep in my heart, I always know there is a community to turn to, in that cozy, laughter-filled office in the Caring Place. Indeed, it is a caring place.

Space Needs Survey

The 2014 annual RCSAC member survey included a portion related to the office spaces used by the participating agencies. In assessing the needs of space by the member agencies a complete picture can be gathered in regards to service delivery in Richmond or, any factors of space that may be limiting the delivery of services to the community. The following data will speak directly to strengths and challenges of organizational office space for RCSAC member agencies.

Participants were asked, 'What are the main considerations for your agency when selecting new office or program space?' Responses were counted and listed here (Table 2) in order from most important to least important:

Table 2: Office space considerations

1. Access to Transit	6. Potential of Space	11. Efficiency of Layout
2. Rental Rates	7. Parking	12. Ability to Vacate
3. Location	8. Leasing Agreement	13. Expansion Capability
4. Accessibility	9. Length of Commitment	14. Signage
5. Square Footage	10. Landlord Flexibility	15. Owning vs. Renting

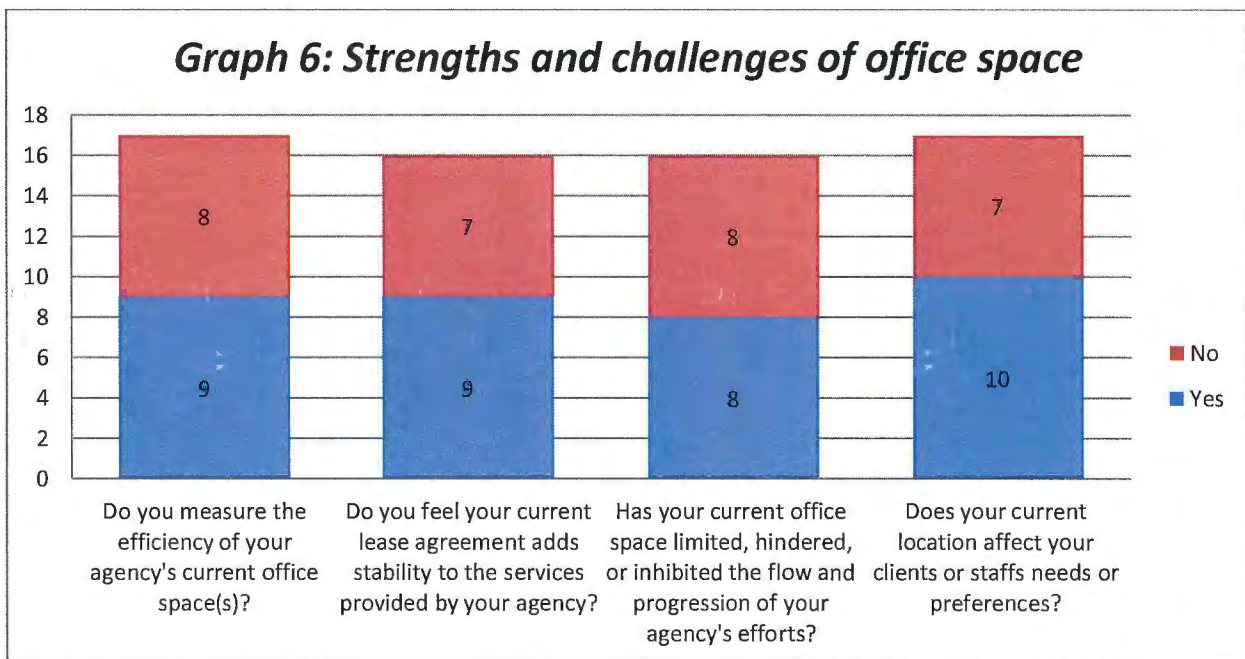
Participants were then asked about the current square footage of office space being used to conduct services; 12 agencies reported a range of office space from 250 sq. ft. to 35,000 sq. ft. This is an average of approximately 8,347 sq. ft. per agency who replied. While this estimate is much more than some agencies are in possession of, it is quite less than some agencies have reported.

Participants were further asked if any space they use to provide services have been in-kind from other organizations within the community. It appears as though most agencies regardless of square footage are in need of additional office space to deliver services to Richmond residents. In-kind space is being offered from locations such as:

- The caring place
- The public library
- Several community centers
- Various Richmond schools
- City Hall
- St. Albans

- Local learning centers
- Garrett wellness center
- Cultural center performance hall
- FSGV
- Many city parks for outdoor activities

In an effort to gain more understanding of the experiences individual agencies are having in their office spaces, participants were asked questions about efficiency of space, leasing agreements, limitations of space, and needs of staff and clients. Graph 6 offers insight about office spaces:



When asked to provide details about how efficiency of office space is measured participants offered:

"We use a usage rate to measure efficiency of space"

"...on a first come first serve basis, coordinators book the space they need in our annual planning"

"The ability to enlarge and shrink space is dependent upon the services being provided at the time"

"A space design consultant provided us with how much (space) we needed for our current level of service"

“...by shifting programs daily to maximize space”

“...by need and funding”

“We review use of space and financial cost/return on the space towards program costs”

When asked to provide details about the stability of current lease agreements respondents stated:

- Many expired lease agreements some have left month to month situations (4)
- Many reported demolition clauses (3)
- Inability to expand services due to limited space (1)
- Shared meeting rooms (2)
- Concessions from the city of Richmond to make rent affordable (1)
- 10 year lease (1)

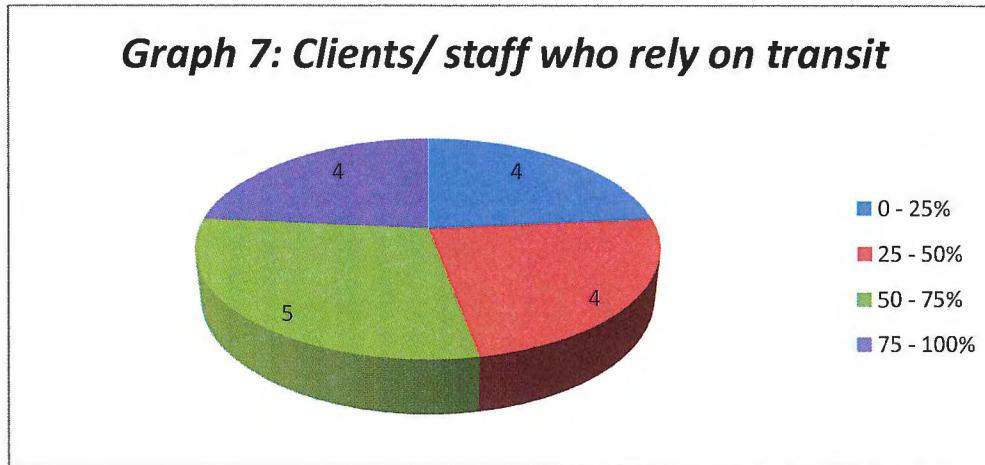
Participants were asked to provide details about any limitations or hindrances in agency efforts due to current office spaces. Respondents offered:

- Has limited expansion, not enough space for existing programs (4)
- Cost of rent has taken up a large portion of budget (2)
- Lacks privacy for clients and staff (1)

Participants were also asked to provide details as to how their current location may affect clients or staff's needs. Respondents reported:

- Good location, sufficiently meets needs (5)
- Limited space affects program scheduling (3)
- The building (noise and temperature) negatively affects clients and staff (2)
- Commute (2)
- Limited Parking (1)
- Lacks an elevator to 2nd floor (1)

To further learn about clients and staff needs and preferences participants were asked to indicate how many of their clients, staff, and volunteers use public transit to get to and from their office location, Graph 7 indicates their responses.



Lastly participants were asked to anticipate their space needs next fiscal year. When asked to provide an estimate for the amount of additional square footage they may need, 7 agencies reported an additional need for a range of space from 100 sq. ft. to 11,000 sq. ft. essentially an average of 5,836 more sq. ft. needed, approximately, to continue, expand, and deliver services.

Additionally participants were asked to consider their future office needs and report on how that space will differ from their current office locations. Member agencies disclosed that their ideal office spaces would include:

- More space/ more ability to serve more clients (9)
- Better working conditions for staff (3)
- Offices for staff (2)
- Larger group space (2)
- Improved parking for staff and clients (2)
- More energy efficient space (2)
- Owned instead of renting (1)
- Long-term lease without demolition clause (1)
- Sound proofing/ more privacy (1)
- Better accessibility for clients with mobility issues (1)
- To be closer to transit (1)

Conclusion

It is clear that the agencies reporting on the RCSAC Space Needs Survey are effectively utilizing the office space they have to provide a wide array of services in Richmond. Access to transit, rental rates, location and accessibility are identified as the most important considerations for new office space. Currently member agencies report utilizing anywhere from 250 to 35,000 sq. ft. of office space to conduct services, and in addition used in-kind space all over Richmond. While the majority of respondents report feeling their current lease agreement adds stability to services provided, many report expired leases, month-to-month situations, and demolition clauses. While services continue to go on in the face of funding and budgetary limitations, it is widely stated that the limitations in office space are limiting the services that are being, and could be, provided to the community of Richmond. Several agencies state their current office space sufficiently meets their needs; however many agencies state expansion efforts and program efficiency have been hindered by their current office space. It is clear that over half of clients, staff, and volunteers use transit to access the resources offered by the participating service agencies. In anticipation of next fiscal year agencies report needing an average of about 5,836 more sq. ft. to continue, expand and effectively deliver services to the residents of Richmond.



RCSAC | Richmond Community Services Advisory Committee

To: Mayor Brodie and Councillors
 From: Daylene Marshall & Alex Nixon, RCSAC Co-Chairs
 CC: Cathy Carlile, Lesley Sherlock & Kim Somerville
 Date: September 15, 2016
 Re: **Social Service and Space Needs Survey 2014-15 Results**

Purpose

The purpose of this Communication Tool is to inform City Council of Richmond Social Service Providers needs, gains and losses and that impact on the community through providing a summary from our annual Social Service and Space Needs Survey.

This Communication Tool reflects:

- Council Term Goal 1, A Safe Community: 1.4 Effective interagency relationships and partnerships.
- RCSAC 2016 Work Plan Actions re: Council Term Goal 1: “Advise Council if changes in social service programs and corresponding funding structures will impact the City of Richmond” and “Support initiatives that reduce barriers to accessing services in the community”.

Issue	Potential impact	Agency or individuals affected	Advice
<p>The 2014-15 fiscal year appeared to be a fairly good year for Social Service Agencies in Richmond with funding and services staying the same or increasing.</p> <p>Agencies are continually increasing fundraising efforts and rely heavily on volunteers to meet community needs.</p> <p>Finding affordable space for agency use continues to be an issue.</p>	<p>With limited funding available, agencies are often competing for money to meet needs of community.</p> <p>As the City Centre continues to develop, more community members will need access to Social Services, but with decreased space availability, this is becoming an issue to offer services where the need is growing. Future space need priorities are:</p> <ol style="list-style-type: none"> 1. Location being close to transportation 2. Childcare space 3. More space in general 	<p>22 Agencies completed the survey. The impact is on all client demographics. The survey indicated that Richmond Agencies serve a diverse population.</p>	<p>Currently there is an RCSAC sub-committee that is researching the future space needs issue further, and it would be helpful to have City Staff engaged in this process to help determine future space needs.</p>

Social Services and Space Needs Survey – 2014-2015 (Gains and Losses Survey)

A. Introduction

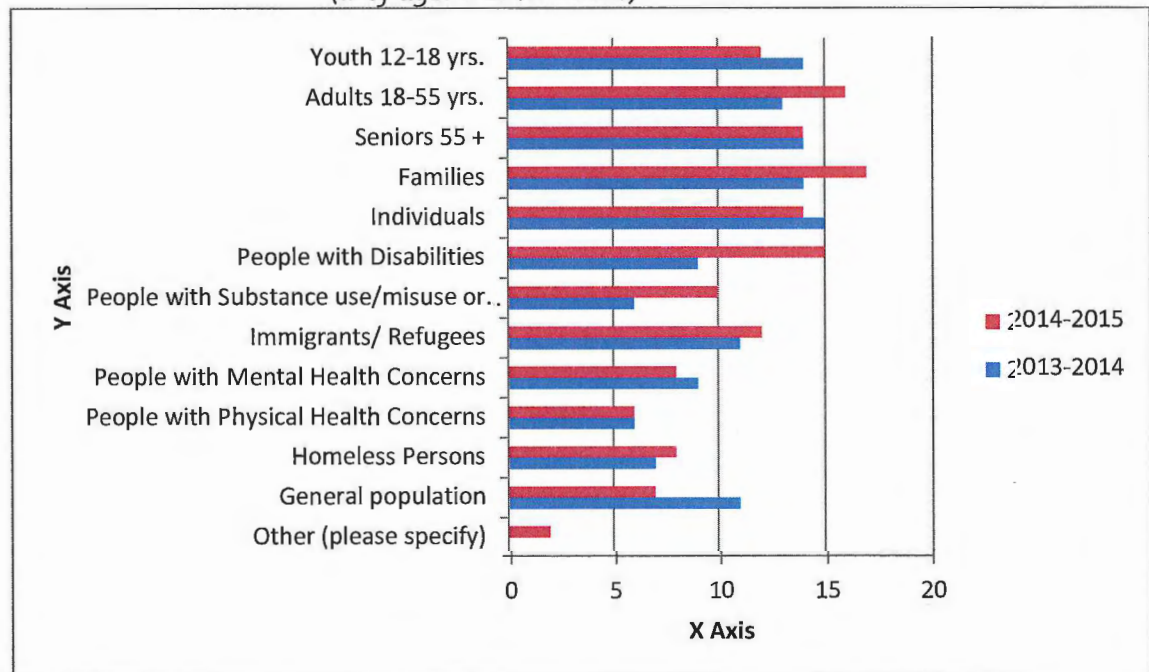
In 2011, the Richmond Community Services Advisory Committee (RCSAC) initiated a survey of member municipalities to track the impact of funding changes on the community and services of Richmond on an annual basis. Gains and losses of services, funding, needs and populations are evaluated to ascertain changes in how resources are being utilized. In 2013, a section on agency space needs was added and in 2014 the survey was revised to include more information.

This report summarizes the results of the 2014-15 survey, including some comparisons with previous years' results. A total of 22 agencies responded to this survey.

B. Social Services

1. Service Mandates of Responding Agencies

'The mandate that agencies serve, including only the specifically funded programs and services in Richmond'
(# of agencies on X Axis)

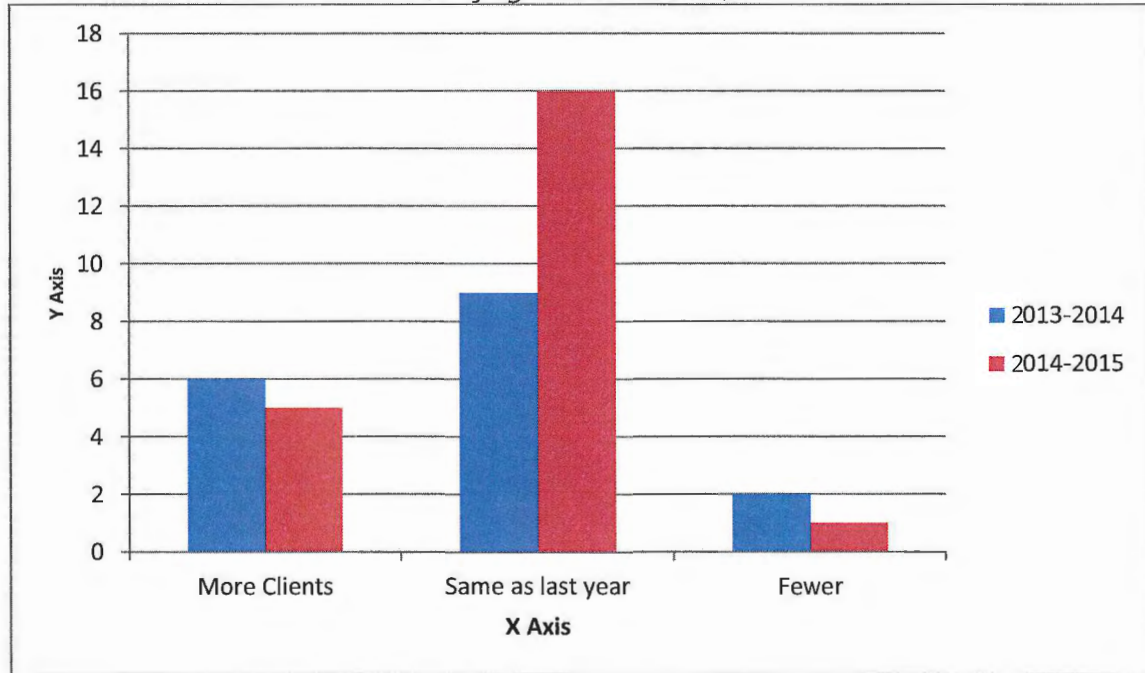


As four more agencies completed the survey in 2014-2015, this would account for some of the increased numbers serving different groups.

2. Numbers Served

***'Are you serving more or the same number of clients
as the previous fiscal year?'***

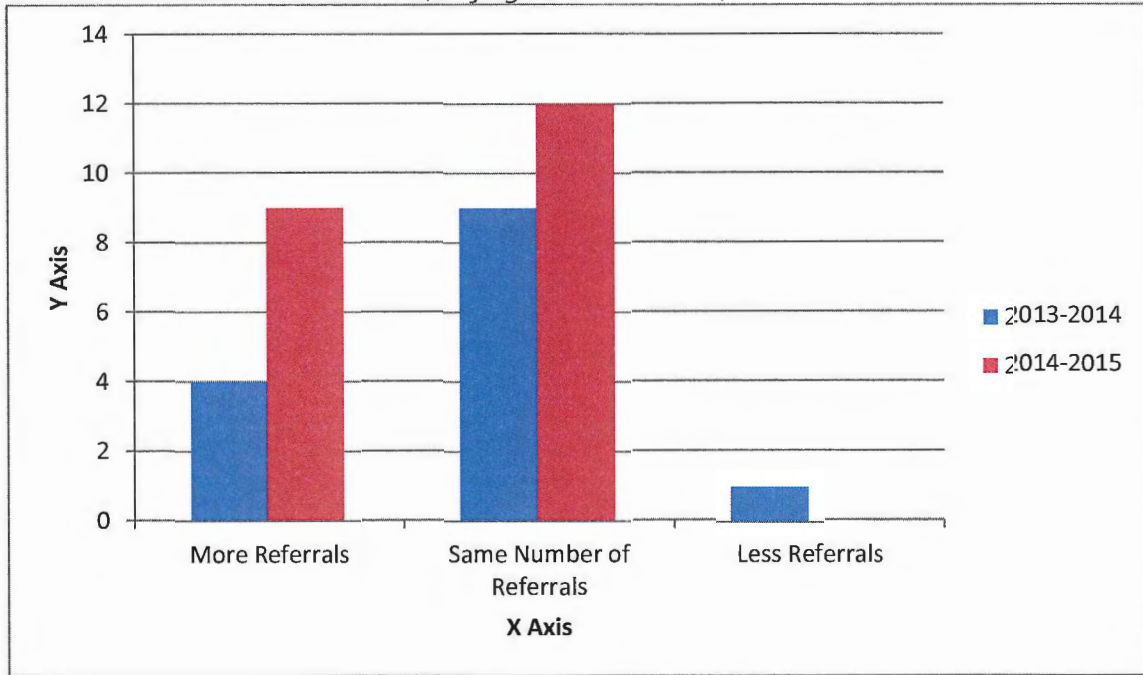
(# of agencies on Y Axis)



While the majority of agencies (16) are serving the same number, five agencies are serving more clients than last year. Only one agency is serving fewer clients.

3. Referrals Received

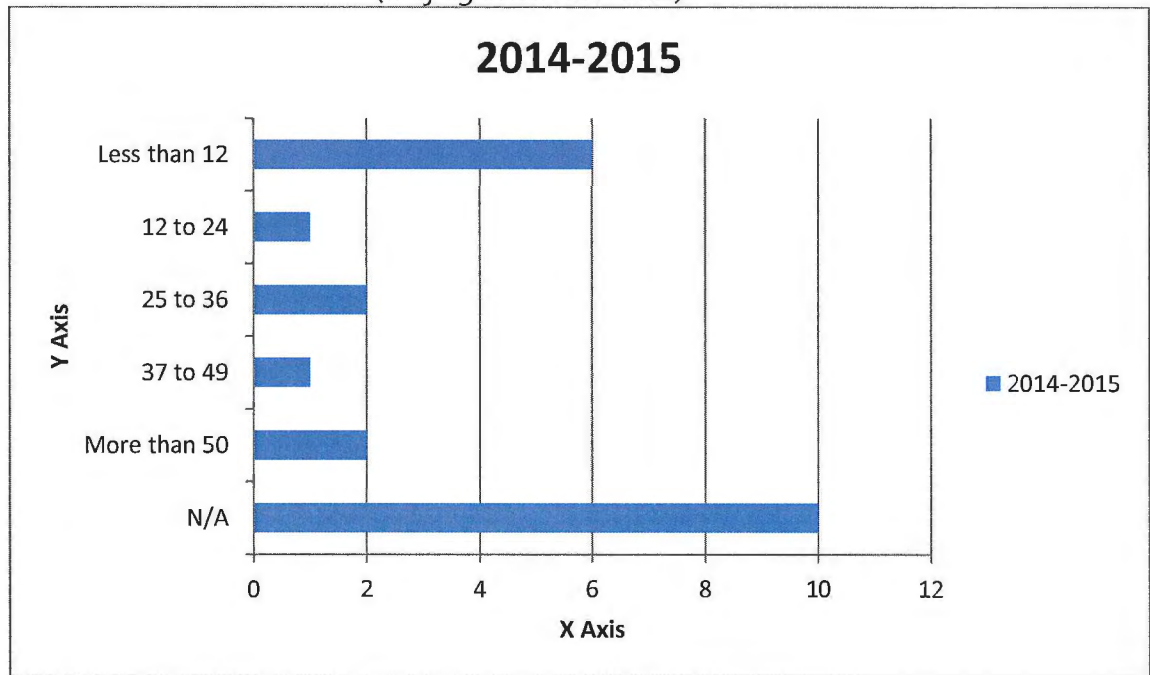
***'Are you receiving more or the same number of referrals
as the previous fiscal year?'***
(# of agencies on Y Axis)



While most agencies (12) received the same number of referrals as last year, more agencies reported receiving an increased number of referrals. Only one agency received less referrals.

4. Number of Clients

'How many clients do you currently have on your agency's waitlist?'
(# of agencies on X Axis)



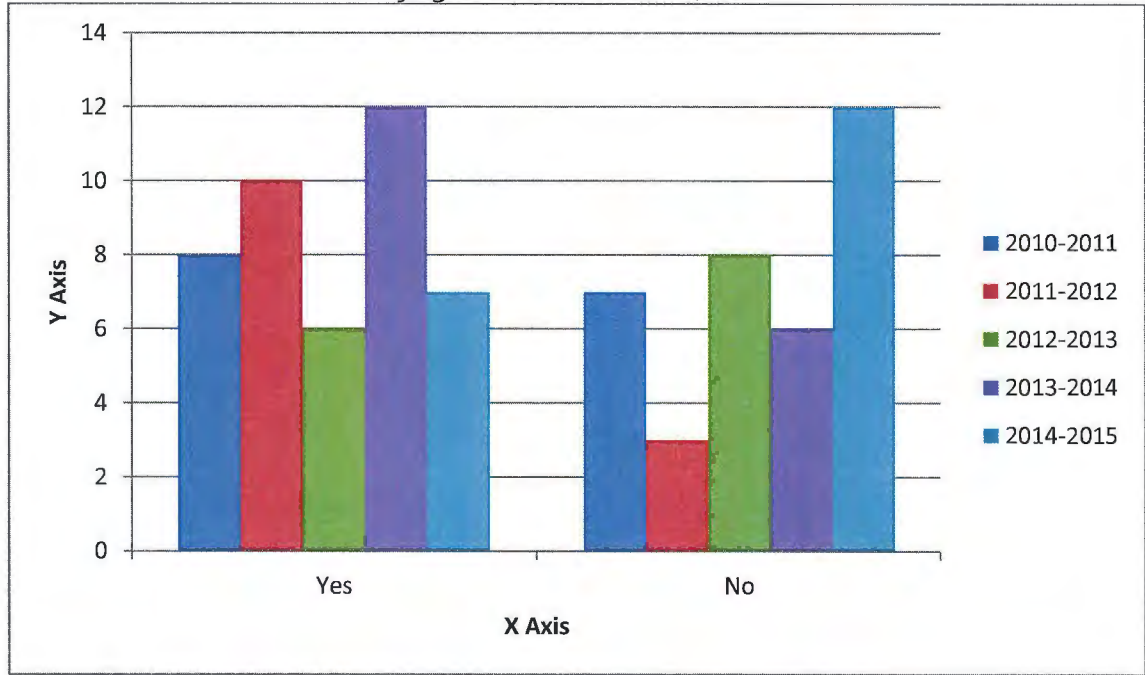
Most agencies (10) indicated that this question did not pertain to their agencies. Some do not keep waitlists. Others provide services for clients who are waitlisted by the funder or government agency, and are not privy to information regarding how many are waiting to receive their services. Future surveys will include a question as to whether or not an agency receives referrals from an externally-held waitlist.

Of those who do maintain waitlists, half (6) reported a waitlist of 12 or more. Of those with waitlists, 2 reported having over 50 waitlisted clients. Of relevance to this question would be the time represented by the waitlist, as smaller numbers do not necessarily signify shorter wait times.

5. Service Impact

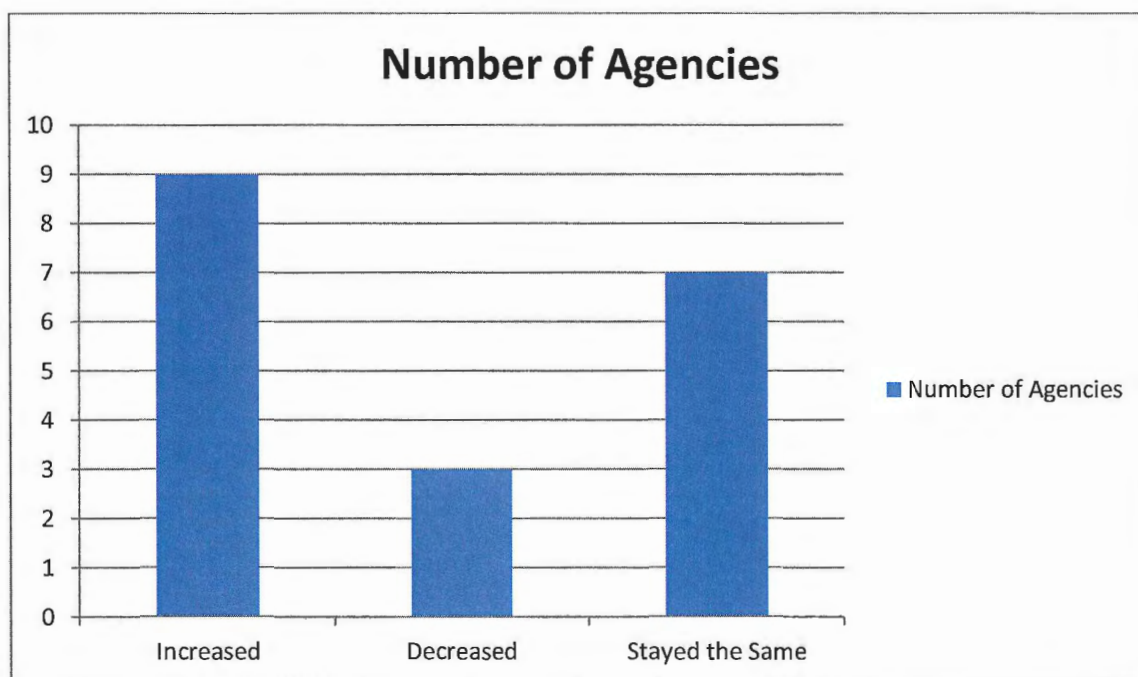
'Has there been a change in your funding that will impact direct services to the community?'

(# of agencies on the Y Axis)



'Has your annual operating budget increased, decreased, or stayed the same as last fiscal year'

(# of agencies on the Y Axis)



Results of this question were correlated with agency budget information. Of those agencies bringing in outside funding such as donations and grants, most report that budgets have either increased or stayed the same. Only 3 agencies of 22 said their budget was reduced.

The five-year comparison of whether or not funding changes are impacting services to the community indicates significant fluctuation year-to-year. In the last fiscal year, fewer agencies reported such an impact than during the previous year.

Impacts noted included:

- Richmond gained more staff than lost
- Immigrants, youth and children appeared to benefit the most from our community's changing priorities
- Canadian citizens no longer qualify for federal settlement services and therefore lost access to services, as well as persons with disabilities due to changing criteria for federal funding
- 18 of the agencies that responded rely on 1000's of hours of volunteer time to support their services
- Richmond agencies are continually creating new ways to engage and serve their clients

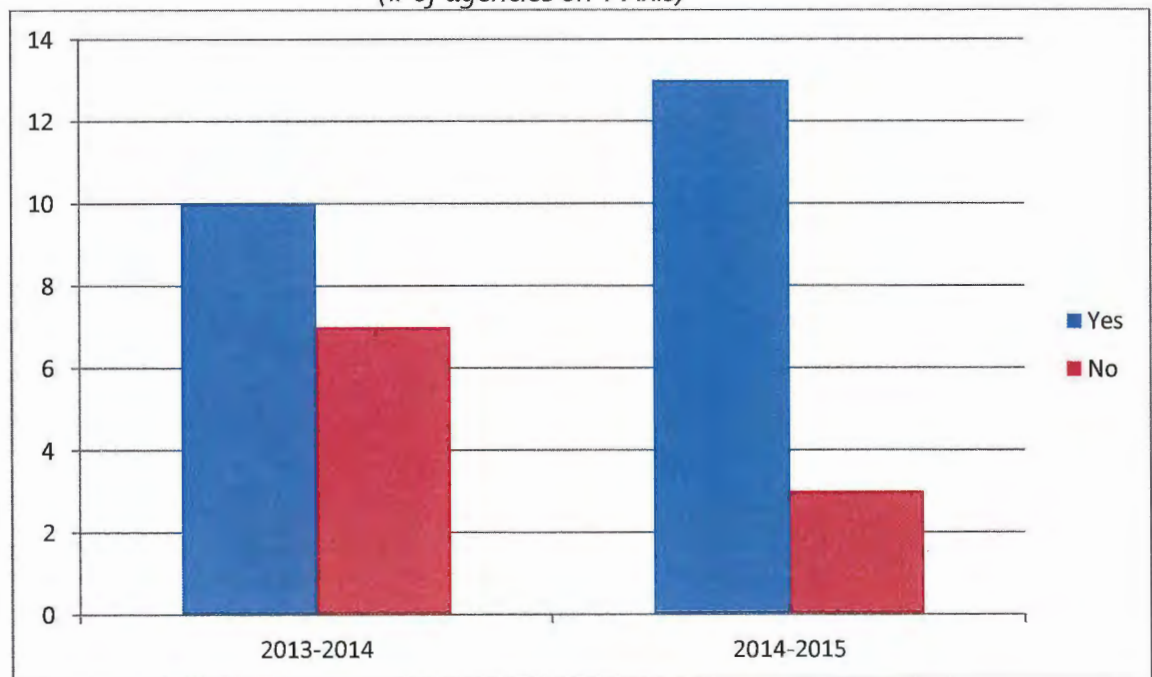
C. Space Needs

Fortunately, 13 of the 16 agencies that responded reported having lease agreements that provide stability to their operations. Another positive indicator is that 13 of 16 agencies that answered this question also use free or in-kind space. However, a common concern voiced at RCSAC meetings is about agencies with insufficient space or demolition clauses in current lease contracts.

1. Location Needs and Preferences

'Does your current location affect your clients or staffs needs or preferences?'

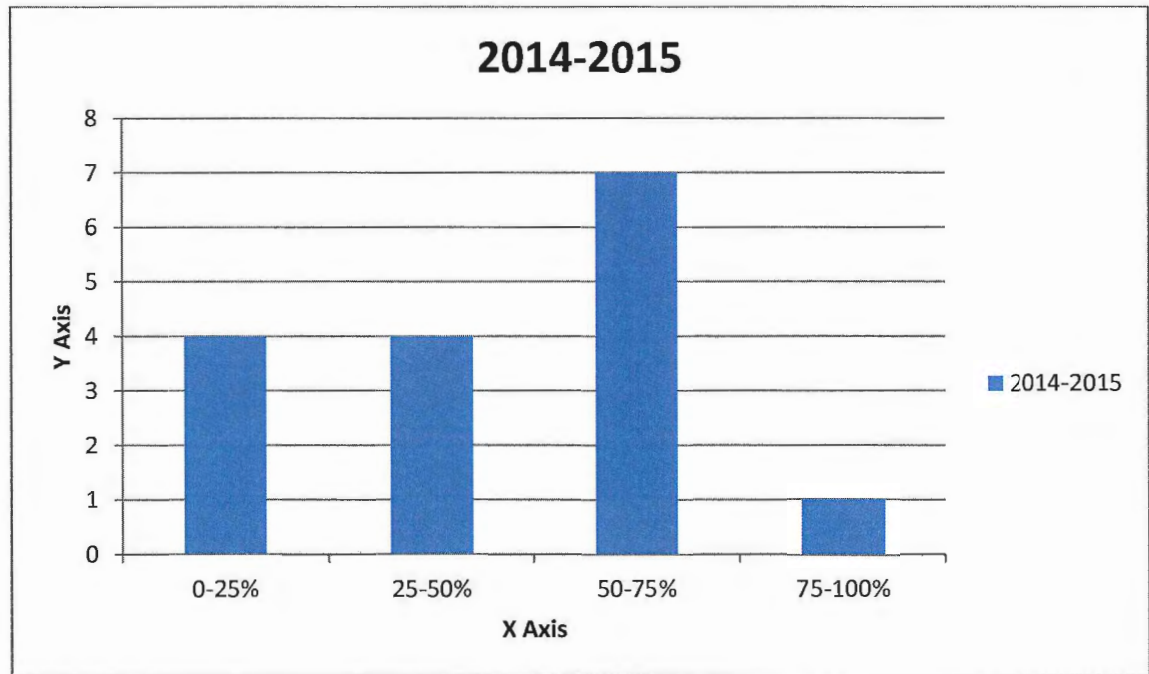
(# of agencies on Y Axis)



The majority of respondents (13 of 16) indicate that location impacts the client and staff needs or preferences.

2. Public Transit Use

***'What percentage of your clients/staff/volunteers
rely on public transit to move to and from this site?'***
(# of agencies on Y Axis; % of clients/staff/volunteers on X Axis)



Results indicate that between 50%-75% of staff, clients and volunteers rely on public transport to access agencies, supporting the fact that location is critical.

Richmond agencies need agency (office) space to offer programs and services and noted the following criteria:

1. Location close to transportation
2. Childcare space
3. More space in general is needed.

D. Conclusion

The RCSAC will continue to monitor space needs trends through its annual survey. A number of RCSAC member agencies are also meeting to provide more detailed, agency-specific information about their space needs. This will enable them to provide the City with more complete information and to enhance their space needs search capacity.



RCSAC | **Richmond Community Services
Advisory Committee**

Space Needs Action Group Report

Submitted by Janice Barr, ED of Richmond Society for Community Living

Increasingly, non-profit organizations (NPO) in Richmond are struggling to find affordable office and program space, especially in City Centre. If NPOs do not have space, they will be unable to provide their services to Richmond residents which will have a significant and detrimental impact on Richmond residents' quality of life. A group of five non-profit organizations (Richmond Society for Community Living, Richmond Family Place, Richmond Food Bank, Richmond Youth Service Agency, and Richmond Caring Place) have formed a committee to begin to try and address this issue. The Richmond Community Foundation has provided a small grant to contract a consultant to complete the preliminary work of designing a comprehensive NPO Space Needs Assessment/Survey; including setting the scope and choosing the methods to develop the report. This preliminary work will be completed by the end of 2016. Once we have determined the format/process of the assessment/survey, we will apply for a second (larger) grant from the Richmond Community Foundation to complete the project. The full assessment/survey will include relevant resource materials (e.g. OCP), a large sample of Richmond NPOs and other important stakeholders. We expect the second phase of this work and report to be completed by spring/summer 2017.

RCSAC, P.O. Box 97059, Richmond Main PO, Richmond, British Columbia V6X 8H3

Email: admin@rcsac.ca Web: www.rcsac.ca

PLN - 87



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

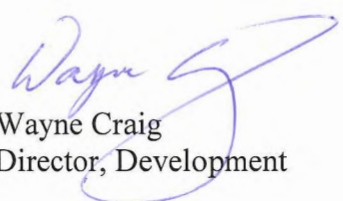
Date: November 25, 2016

File: RZ 16-734204

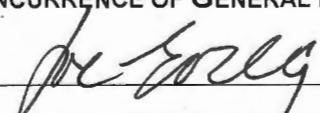
Re: Application by 0731649 BC Ltd. for Rezoning at 9491, 9511, 9531, 9551, 9591 Alexandra Road from "Single Detached (RS1/F)" and "Two-Unit Dwellings (RD1)" to "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from "Single Detached (RS1/F) and Two-Unit Dwellings (RD1)" to "Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.
2. That 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance "donor" site.
3. That the entire cash-in-lieu affordable housing contribution of \$892,634 for the rezoning of 9491, 9511, 9531, 9551, 9591 Alexandra Road (RZ 16-734204) be allocated to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.


Wayne Craig
Director, Development

DCB:blg
Att. 6

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

Staff Report

Origin

0731649 BC Ltd. has applied to the City of Richmond for permission to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road (Attachment 1) from the “Single Detached (RS1/F)” zone and the “Two-Unit Dwellings (RD1)” zone to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone. All five (5) lots are currently vacant; with all the buildings having been removed. The site is located in the Alexandra neighbourhood (Attachment 2).

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

Findings of Fact

The development proposal is to rezone the subject site to a new “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone in order to develop 263 residential units in two (2) four-storey residential apartment buildings over a single-level parkade.

The development will require the consolidation of five (5) lots into a single property; with a gross site area of 15,125.99 m² (162,814.90 ft²) before road dedications. The development is proposed to be built in two (2) phases; with the first phase (northern half of the site) to include 128 residential units, and the second phase (southern half of the site) to include 135 residential units. The two (2) apartment buildings will be built around a central common area; which will include a water feature, children’s play spaces, garden plots, trellised seating area, open grassed areas. The developer proposes to build six (6) affordable housing units on-site, plus provide a cash-in-lieu contribution to the City’s Affordable Housing Fund.

The proposed development will require road dedications along May Drive and the intersections of Tomicki Avenue and May Drive, as well as Alexandra Road and May Drive. Connection to the City’s District Energy Utility, various frontage improvements, design and construction of the greenway on the adjacent City-owned lot at 9591 Alexandra Road are some of the main off-site works required as part of this development and that will be addressed through one (1) or more Servicing Agreements. The off-site works requirements are included in the Rezoning Considerations (Attachment 6).

Surrounding Development

The subject site involves five (5) properties located between Alexandra Road and Tomicki Avenue immediately to the east of May Drive; all of which are within the Alexandra Neighbourhood of the West Cambie Planning Area. After road dedications of approximately 1,426 m² (15,349.33 ft²), the net site will be approximately 13,699.99 m² (147,465.57 ft²) in area.

Surrounding Development is as follows:

To the North:

- The City-owned future West Cambie park site located on the north side of Tomicki Avenue.

To the South (south side of Alexandra Road):

- A City-owned lot at 9540 Alexandra Road zoned “Single Detached (RS1/F)”; which will form part of the future Alexandra greenway running between Alexandra Road and Alderbridge Way.
- A 23-unit three-storey townhouse development under construction on a 0.4 ha (0.99 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9560 Alexandra Road (DP 15-700370).
- A 96-unit three-storey townhouse development under construction on a 1.61 ha (3.98 ac.) lot zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)” at 9680 Alexandra Road (DP 14-671600).

To the East:

- A City-owned 27 m wide lot which will be part of the future Alexandra greenway that will run between Alexandra Road and Tomicki Avenue.
- East of the greenway at 9566 Tomicki Avenue, is an existing three-storey townhouse development, consisting of 141 units within 26 buildings (known as “Wishing Tree” (DP 08-432203)), zoned “Town Housing (ZT67) – Alexandra Neighbourhood (West Cambie)”.

To the West (west side of May Drive):

- Four-storey and six-storey wood frame apartment buildings under construction on the west side at 9311 - 9399 Alexandra Road under DP 13-631492 and zoned “Low rise Apartment (ZLR25) – Alexandra Neighbourhood (West Cambie)”.
- A 2.86 ha (7.07 ac.) retail commercial shopping complex nearing completion (DP 13-650988) to the southwest at 9251 Alderbridge Way, zoned “Neighbourhood Commercial (ZC32) – West Cambie Area”.

Related Policies & Studies

Official Community Plan (OCP)/West Cambie Area Plan - Alexandra Neighbourhood

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

The subject site is also located in the Alexandra Neighbourhood of the West Cambie Area Plan (Attachment 2). The Area Plan’s Land Use designation for the site is “Residential Area 1”; which permits townhouses and low-rise apartments with a maximum floor area ratio (FAR) of 1.7 with contributions towards affordable housing. The Area Plan’s designation takes precedence over the generalized OCP Land Use designation. The proposed low-rise apartment

development conforms to the Alexandra Neighbourhood Land Use Map in terms of form of development and density.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

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

Analysis

Built Form and Architectural Character

The development proposal is for two (2) four-storey residential buildings over a single level parkade. Breaks will be provided through the east-west axis of the structure over the podium to partially expose the interior landscaped courtyard.

The style of the buildings is patterned after east-coast brownstones; with articulation to step back the building faces in areas and increasing the roof height in others. Double height entry lobbies will be centrally located along the block facing onto Tomicki Avenue and Alexandra Road; with internal connections leading from the lobbies to the central courtyard.

The facades incorporate punched window openings; with detailed fenestrations, decorative metal flower boxes and concrete lintels and sills. Board and batten siding is used to detail the top floor; complemented by dentils and corner brackets to detail roof overhangs.

Required indoor amenity space is proposed to be incorporated within the northern building (phase 1) with the intent that this creates a more open uninterrupted interior landscaped area and creates visual interest at the street front. The internal amenity area will include a badminton court, exercise studio, multi-purpose room, lounge, bar, games area and a kitchen.

Existing Legal Encumbrances

Two (2) covenants affecting the titles of several of the subject properties involved are to be discharged:

- Covenant BB1239772 involves a Statutory Right-of-Way granted to the City that will no longer be required as this Right-of-Way will be dedicated to the City for road as part of the proposed Rezoning Considerations. This Covenant affects the titles for 9491, 9551 and 9591 Alexandra Road.
- Covenant BB181577 will need to be removed from the title for 9491 Alexandra Road; as it limits the use on that property to only a two-family dwelling.

Discharge of both covenants has been included in the Rezoning Considerations to be completed prior to final adoption of Bylaw 9638.

Transportation and Site Access

The applicant has requested a reduced parking rate for the proposal. A "Parking Supply and TDM Review" was prepared by Bunt and Associates (dated October 11, 2016) in support of a reduction to the parking ratio applicable at the subject site. The report has been reviewed and accepted by the Transportation Department. Based on the technical findings from the report, staff recommend support of a parking rate of 1.44 stalls (1.26 stalls for residents + 0.18 stalls for visitors) per dwelling unit, which is equivalent to City Centre Zone 3 rate PLUS a 10% relaxation; if the following TDM measures are provided by the applicant:

- Provide 120V electric plug-in's for 20% of all parking stalls.
- Provide 120V electric plug-in's for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Make a voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the general surrounding area as determined by Transportation staff.
- Make a voluntary cash contribution of \$5,000 towards the provision of new public benches in the general area.

The proposed TDM measures are similar to those provided by other developments in the area. These conditions have been accepted by the developer and are incorporated into the Rezoning Considerations for Council's consideration.

Vehicle access to the development's common parking area will be provided from May Drive. On-site, drive aisles will have minimum widths of 6.7 m to accommodate two-way traffic. Two (2) loading spaces will be provided to address both loading and garbage/recycling pick needs.

Both Class 1 (secured at 1.25 spaces/unit) and Class 2 (unsecured at 0.2 spaces/unit) bicycle spaces are provided in accordance with the Zoning Bylaw, for a total of 382 spaces.

10 m wide road dedications are required along the western frontage of the site (along May Drive); with additional corner cuts at the intersections of Tomicki Avenue and May Drive and Alexandra Road and May Drive. New sidewalks and treed boulevards will be provided along the three (3) street frontages with May Drive, Tomicki Avenue and Alexandra Road. Details for these frontage improvements are included in the Rezoning Considerations.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure, health condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses seven (7) bylaw-sized trees on the subject property including one dead tree; an additional six (6) trees straddling the southern property boundary and are therefore shared with the City, and one (1) street tree entirely on City property.

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

- 13 trees identified as (tag# A, B, C, D, 440, 441, 445, 444, 444A, 444B, 444C, 444D and a dead tree with no tag) located on the development site; all in conflict with the proposed development such that they cannot be retained and should be replaced.
- Two (2) trees (tag# 442 and 443) located on City property (identified in very poor condition) to be assessed by Parks Arboriculture staff for either retention or removal and replacement.
- Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove 13 on-site trees (Trees # tag# A, B, C, D, 440, 441, 445, 444, 444A, 444B, 444C, 444D and a dead tree with no tag). The 2:1 replacement ratio would require a total of 26 replacement trees. The applicant has agreed to plant a total of 171 trees; including the 26 replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

DBH of Tree Cut or Removed	No. of Trees Removed	No. of Replacement Trees (2 for 1)	Minimum Height of Coniferous Replacement Tree	Minimum Caliper of Deciduous Replacement Tree
20 - 30 cm	9	18	3.5 m	6 cm
30 - 40 cm	1	2	4 m	8 cm
40 - 50 cm	2	4	5 m	9 cm
50 - 60 cm	1	2	5.5 m	10 cm

Affordable Housing Strategy

Staff recommend that the subject proposal for 9491, 9511, 9531, 9551, 9591 Alexandra Road be approved as an Affordable Housing Special Development Circumstance “donor” site, as the subject site is identified within the City’s Contribution Agreement between the City and Kiwanis Senior Citizens Housing Society. A staff report from the General Manager, Community Services dated May 20, 2014 states that the subject site, then known as “Alexandra East”, be a “donor” site towards a Council approved Affordable Housing Special Development Circumstance (i.e., Kiwanis Towers Affordable Housing Development at 7378 Gollner Avenue (formerly 6251 Minoru Boulevard). The subject site is the last of nine (9) “donor” projects associated with the Kiwanis development.

The developer proposes to make a \$892,634.00 voluntary “donor” contribution to the City’s Affordable Housing Reserve in lieu of constructing approximately 518.30 m² (5,579 ft²) of affordable housing on the subject site to reach the Council approved total contribution for the Kiwanis site. The developer will also construct six (6) affordable housing units (inclusive of 1 bachelor, 2 one-bedroom and 3 two bedroom units) totalling approximately 411.84 m² (4,433 ft²) in phase 1 of the project. Staff recommend that the entire “donor” contribution amount be placed into the Affordable Housing Reserve capital fund.

The proposed “Low Rise Apartment (ZLR30) – Alexandria Neighbourhood (West Cambie)” Zoning for the site incorporates the 0.20 FAR density bonus provided as per the Alexandria Neighbourhood Land Use Map, the affordable housing “donor” contribution (\$892,634.00), and the minimum affordable housing area (396.51 m² [4,268.04 ft²]) required to be built on-site. The Rezoning Considerations also include a requirement for registration of the City’s standard Housing Agreement to secure the affordable housing units.

West Cambie-Alexandra Amenity Contributions (Policy 5044)

Under Policy 5044, the applicant will be subject to the following contributions:

- community planning and engineering planning costs (\$17,548.41);
- child care (\$150,414.90); and,
- city beautification (\$150,414.90).

These contributions are included in the Rezoning Considerations.

District Energy Requirement

The subject site is required to connect to the City’s Alexandra District Energy Utility (ADEU). Connection to the DEU will be via the existing distribution piping system. The Rezoning Considerations include a requirement for the registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (ADEU); including the operation of and use of the DEU and all associated obligations and agreements as determined by the Director of Engineering.

Amenity Space

The Development Permit Guidelines under the Official Community Plan (OCP) require a minimum of 100 m² (1,076 ft²) of indoor amenity space and 1,578 m² (16,985.45 ft²) of outdoor amenity space for a multiple-family development of the size proposed. In addition, the outdoor space must be designed to facilitate children's play and include a play area of 600 m² (6,459 ft²) in area.

The proposed development will provide 563.8 m² (6,069.4 ft²) of indoor amenity space and 2,657.3 m² (28,603.1 ft²) of outdoor space including a children's play space. All the indoor space will be provided in the first phase of the development. Approximately 1,622.96 m² (17,469.4 ft²) of the total outdoor amenity space will be provided in the first phase of the development; with the balance provided in the second phase.

Site Servicing and Frontage Improvements

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

- Replace approximately 45 m of watermain located south of the subject site along Alexandra Road.
- Install approximately 120 m of a new 600 mm storm sewer along Alexandra Road.
- Coordinate the undergrounding of all third party service lines fronting the property.
- Provide land dedications including a 10 m wide strip along the Tomicki Avenue frontage, a 10 m wide strip along the May Drive frontage, and 4 m x 4 m corner cutes at the intersections of Tomicki Avenue/May Drive and Alexandra Road/May Drive.
- Design and construction of concrete sidewalks, curb and gutter, treed/grassed boulevards and paved roads along Tomicki Avenue from May Drive to Tomicki Avenue.
- Completing the road works along May Drive from Tomicki Avenue to Alexandra Road (concrete sidewalks, treed / grassed boulevards, curb/gutter and pavement).

West Cambie Greenway

Included in the Rezoning Considerations is a requirement for the developer to enter into a Servicing Agreement for the design and construction of the park greenway on the adjacent City-owned property to the east at 9591 Alexandra Road. The design is to incorporate a 3.5 m wide concrete meandering pathway, plaza entry features at Tomicki Avenue and Alexandra Road, native trees and shrubs, benches and lighting features. These works may be eligible for Development Cost Charge Credits.

Issues to be Addressed at Development Permit Stage

- The permeability measures for the site.
- Verification of projections into side yard spaces.
- Play space location, design and furnishings.
- Design adjustments to reduce impacts of exit stairs to the adjacent streetscapes.

- Site lighting and locations.
- Detailed landscaping plans and landscape security requirements.
- Building color scheme and verification of materials.
- Interface and connections with the adjacent park greenway to the east of the site.
- Interior space design for the affordable housing units.
- Verification that non-monetary TDM measures are incorporated into the design.
- Ensuring that 20% of resident parking spaces will be equipped with 120v electric plug-ins and that an additional 25% of the resident parking spaces will be pre-ducted for future wiring to accommodate the future installation of electric vehicle charging equipment.
- Grade interfaces with adjacent development sites.

Public Art

The developer will make a contribution to the City's Public Art Program in the amount of \$202,198.00 as required, based on the project's net buildable floor space of 23,191 m² (249,627 ft²).

Aircraft Noise

The subject site is located within Aircraft Noise Sensitive Area 2 within which all aircraft noise sensitive land uses may be considered. Registration of an aircraft noise sensitive use covenant is included in the Rezoning Considerations to be completed prior to final adoption of Bylaw 9638. Submission of an acceptable acoustical and thermal reports is required prior to the Development Permit being forwarded to the Development Permit Panel.

Alexandra Neighbourhood Development Agreement

The development site is subject to the Alexandra Neighbourhood Development Agreement which is an area wide charge on new development to recover the installation costs of storm and sanitary utilities. The Rezoning Considerations includes a requirement for a per dwelling payment plus applicable interest in accordance with the Alexandra Neighbourhood Development Agreement.

Financial Impact or Economic Impact

As a result of the proposed development, the City will take ownership of developer contributed assets such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals. The anticipated operating budget impact for the ongoing maintenance of these assets is estimated to be \$10,000. This will be considered as part of the 2017 Operating Budget.

Conclusion

The proposed development will result in 263 apartment residential units; including six (6) on-site affordable housing units within two (2) four-storey wood framed apartment buildings over a common parking podium. Generous indoor and outdoor amenity spaces are to be provided

inclusive of extensive play space, open space, water features, seating areas and landscaping elements.

The proposal generally conforms to the Official Community Plan, the West Cambie Area Plan and the Alexandra Neighbourhood Land Use Map designations. Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9638 to create the “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)” zone, and to rezone 9491, 9511, 9531, 9551, 9591 Alexandra Road from “Single Detached (RS1/F) and Two-Unit Dwellings (RD1)” to “Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)”, be introduced and given first reading.

Staff further recommend that the subject site be approved as an Affordable Housing Special Development Circumstance “donor” site as described in this report and that the cash-in-lieu affordable housing contribution of \$892,634 for the rezoning be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812



David Brownlee
Planner 2
(604-276-4200)

DCB:blg

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

PROPOSED REZONING

TOMICKI AVE

MAY DR

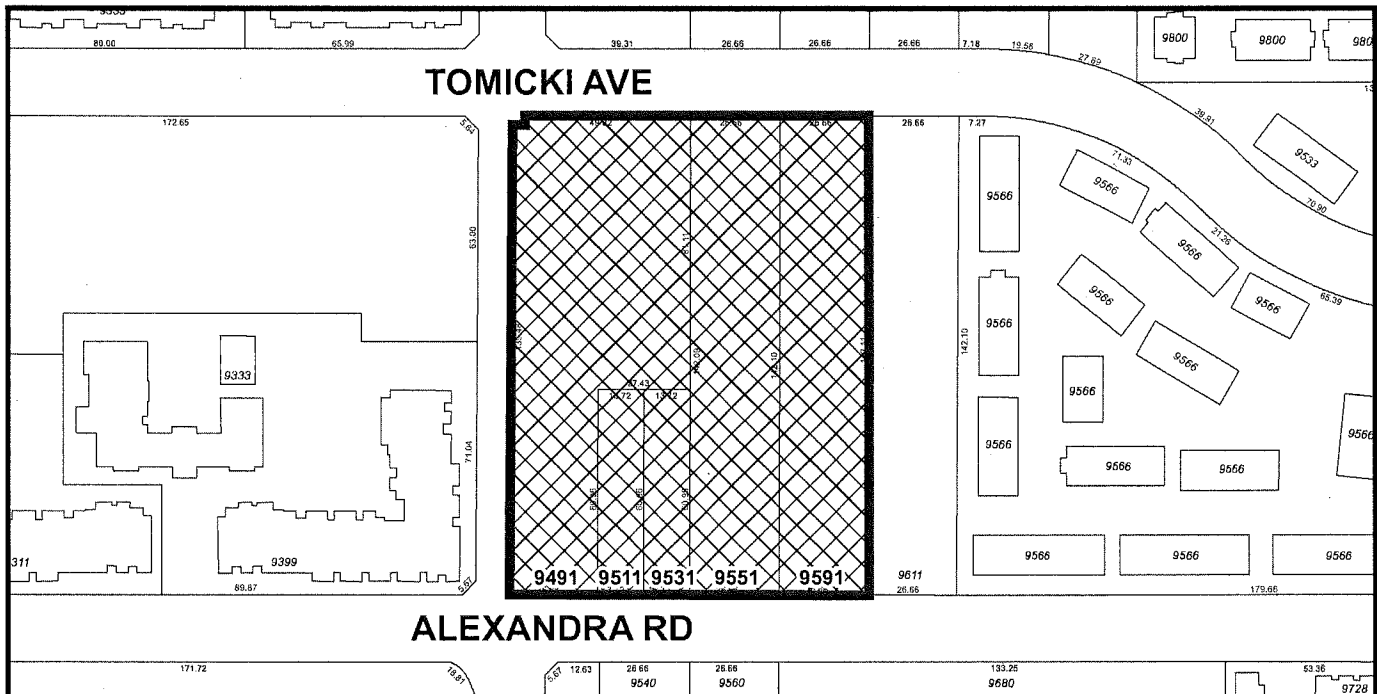
ALEXANDRA RD

MCCLELLAND RD

ALDERBRIDGE WAY

NO. 4 RD

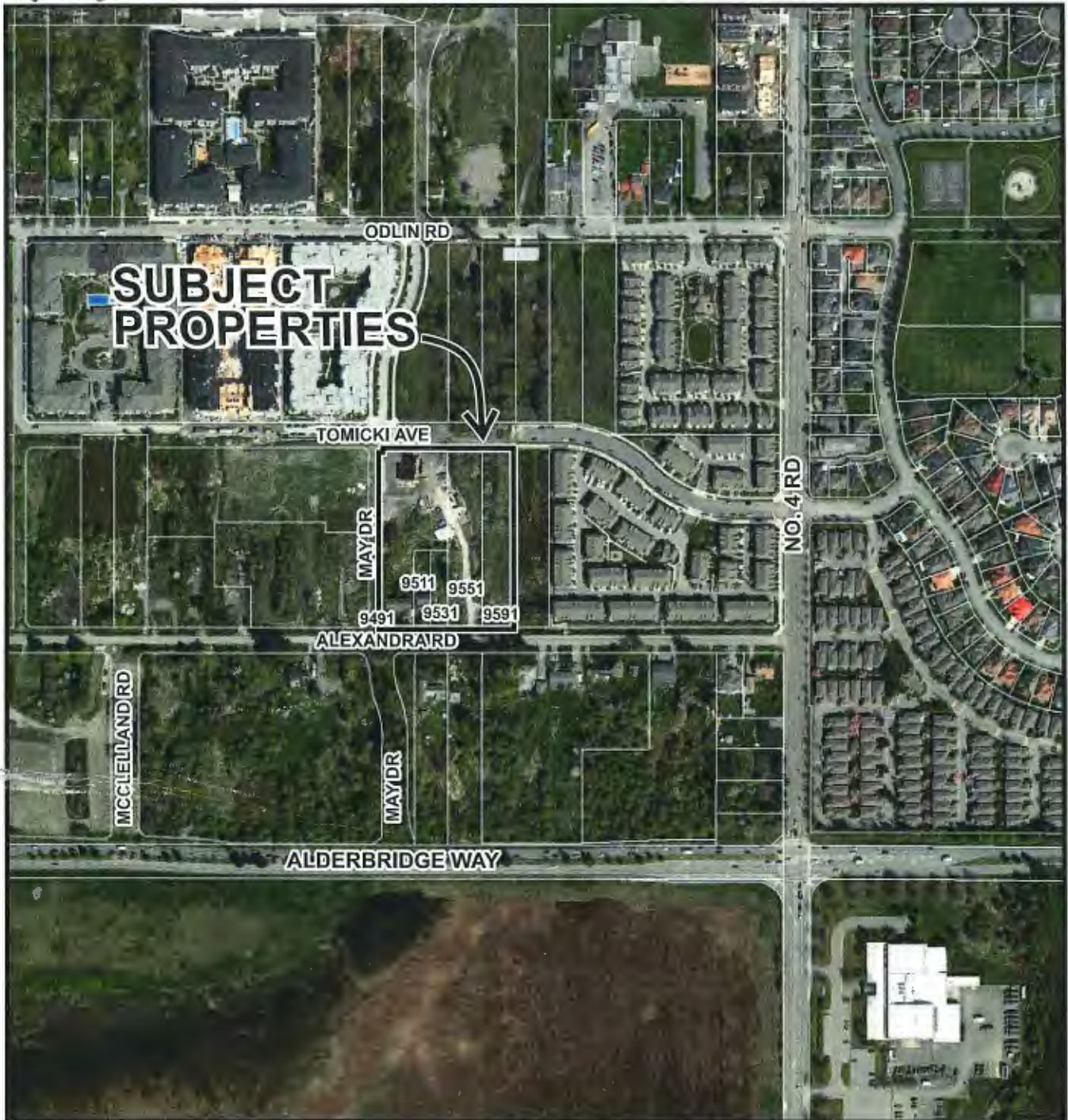
Zoning districts shown: RS1/F, ZLR20, ZLR24, ZT67, ZT71, ZC32, ZMU28, ZLR25, RD1, SI, RS1/B, RS1/C, RTL1, AG1.



Note: Dimensions are in METRES



City of Richmond



RZ 16-734204

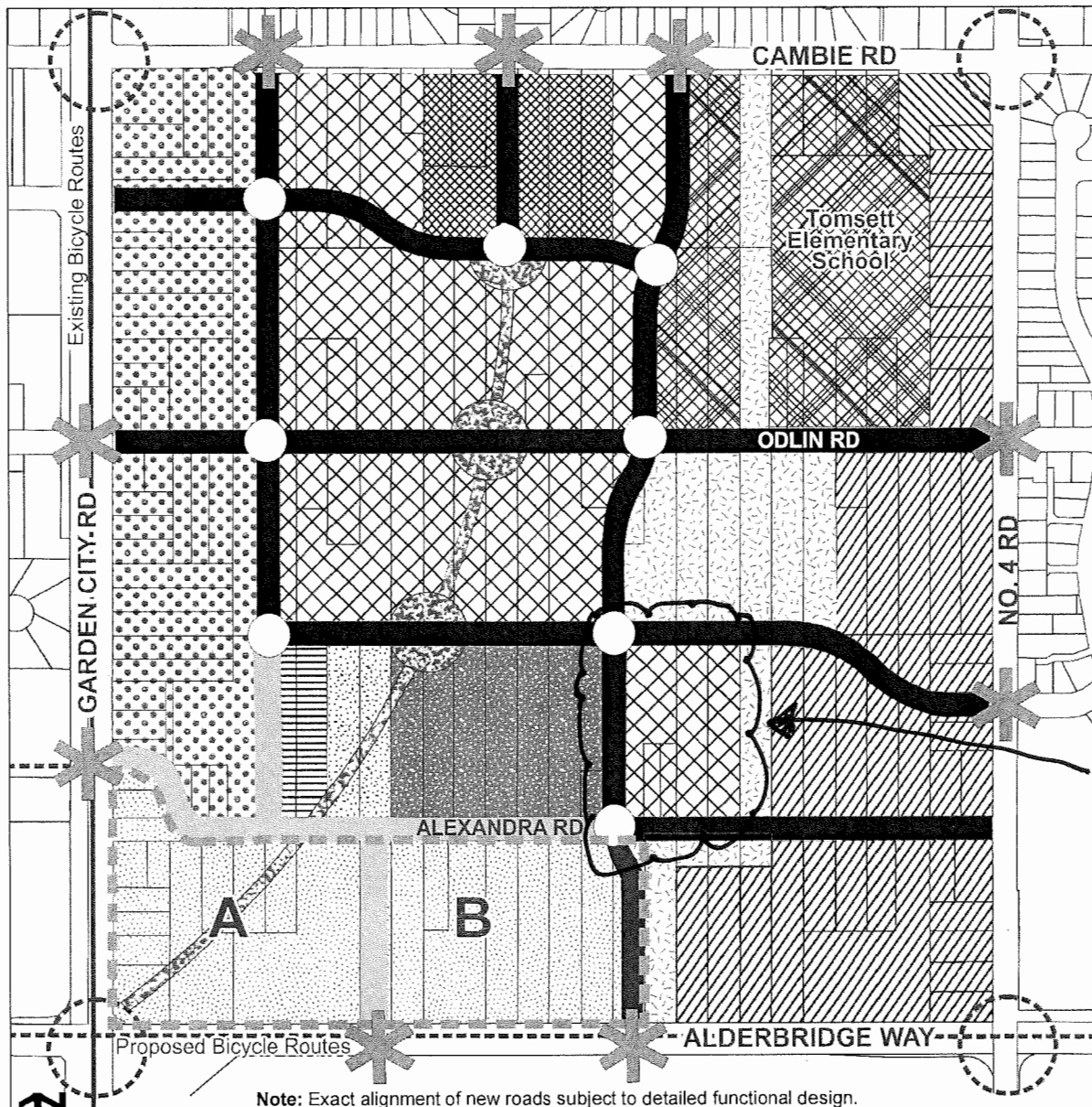
Original Date: 06/09/10

Revision Date:

Note: Dimensions are in METRES

City of Richmond

Alexandra Neighbourhood Land Use Map

Bylaw 9121
2015/06/15

Note: Exact alignment of new roads subject to detailed functional design.

<p>Area of No Housing Affected by Aircraft Noise</p> <p>Mixed Use Employment - Residential (Minimum 0.52 FAR Employment space) - base FAR of 0.52 (Maximum 1.8 FAR, subject to Section 8.2.1.)</p> <p>Convenience Commercial</p> <p>Residential Area 1 1.50 base FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (4-storey typical)</p> <p>Residential Area 1A 1.50 base FAR (Max. 1.75 FAR with density bonusing for affordable housing). Townhouse, low-rise Apts. (6-storey maximum).</p> <p>Residential Area 1B 1.68 base FAR (Max. 1.88 FAR with density bonusing for affordable housing) (6-storey maximum).</p>	<p>Residential Area 2 0.65 base FAR (Max. 0.75 FAR with density bonusing for affordable housing). 2 & 3-storey Townhouses.</p> <p>Residential Mixed Use • a mix of low to medium density residential over retail or live/work uses. Max. 1.25 FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing).</p> <p>Mixed Use: Hotel, office and streetfront retail commercial. Area A: Min. 0.60 FAR up to 2.0 Area B: Large and small floor plate up to 1.0 FAR</p>	<p>Mixed Use: • abutting the High Street, medium density residential over retail; • not abutting the High Street, medium density residential. 1.25 base FAR. Building heights low to mid-rise. (Max. 1.50 FAR with density bonusing for affordable housing)</p> <p>Community Institutional</p> <p>Park: North Park Way, Central Park, South Park Way</p> <p>Alexandra Way (Public Rights of Passage Right-of-way)</p> <p>Proposed Roadways</p> <p>High Street</p>	<p>New Traffic Signals</p> <p>Feature Intersections - details to be developed</p> <p>Feature Landmarks in Combination with Traffic Calming Measures</p>
--	--	---	--

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

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DATE: 11/11/2016
BY: [Signature]
FOR: [Signature]

DATE: 11/11/2016
BY: [Signature]
FOR: [Signature]

DATE: 11/11/2016
BY: [Signature]
FOR: [Signature]

CICCOZZI
ARCHITECTURE

200-239 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V6T 3T3
TEL: (604) 681-4741



POLYGON

TRAFALGAR

8500 ALEXANDRIA ROAD
RICHMOND, B.C.

DATE: 11/11/2016
BY: [Signature]
FOR: [Signature]

DATE: 11/11/2016
BY: [Signature]
FOR: [Signature]

TRAFALGAR
MULTI-FAMILY RESIDENTIAL PROPOSAL

CIVIC ADDRESS: 8401, 9501, 9501 & 9501 ALEXANDRIA ROAD, RICHMOND BC
LEGAL ADDRESS: SUBDIVISION PLAN OF LOT 20 EXCEPT PLANS 69645 AND 6922025, EAST HALF LOT 19 EXCEPT PLAN 6922025, WEST HALF LOT 19 EXCEPT PLAN 6922025, BLOCK 9 PLAN 1224
LOT 1 AND LOT 8 PLAN 69645, SECTION 34, BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT

REZONING / DEVELOPMENT PERMIT RESUBMISSION (ISSUED FOR PLANNING COMMITTEE)
Monday November 7th, 2016



PROJECT TEAM		DRAWING LIST		PROJECT TEAM	
CLIENT:		ARCHITECTURAL DRAWINGS:		CLIENT:	
POLYGON		COVER SHEET		POLYGON	
200-239 COLUMBIA STREET		A01		200-239 COLUMBIA STREET	
VANCOUVER, B.C.		A02		VANCOUVER, B.C.	
CANADA V6T 3T3		A03		CANADA V6T 3T3	
TEL: (604) 681-4741		A04		TEL: (604) 681-4741	
		A05			
		A06			
		A07			
		A08			
		A09			
		A10			
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		A99			
		A100			

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10		

REVISIONS	DATE	DESCRIPTION
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10		



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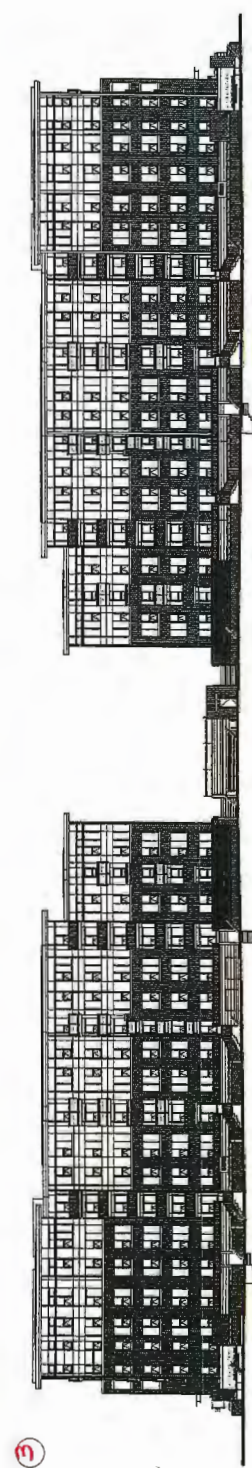
TRAPALGAR
5900 ALEXANDRIA ROAD
RICHMOND, BC

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REVISIONS	DATE	DESCRIPTION
1		
2		
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4		
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8		
9		
10		



1 CONTEXT: SITE PLAN
SCALE: 1:500



2 CONTEXT: VIEWS OF SITE
SCALE: 1:100

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NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BRITISH COLUMBIA BUILDING CODE AND ALL APPLICABLE BY-LAWS.

2. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

3. THE ARCHITECT HAS CONDUCTED VISUAL VERIFICATION OF THE SITE AND HAS FOUND IT TO BE SUITABLE FOR THE PROPOSED DEVELOPMENT.

ALEXANDRA ROAD

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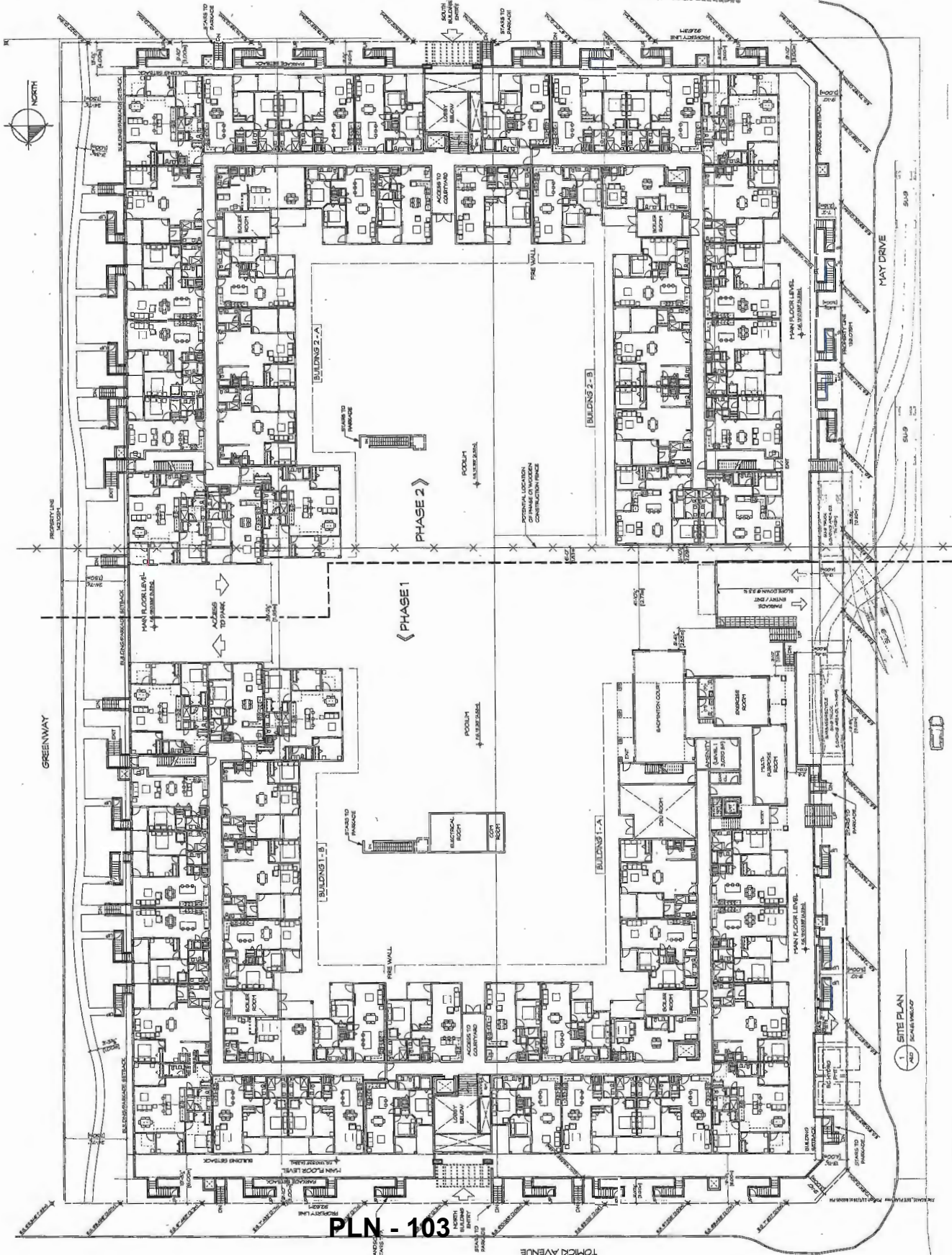
5500 ALEXANDRA ROAD
RICHMOND, B.C.

DATE	BY	FOR
01/11/2011	WKL	CAES

Site Plan

SCALE	1" = 100'
DATE	01/11/2011
BY	WKL
FOR	CAES

A1.0



PLN - 103

1 SITE PLAN AND SCALE

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REVISION	DATE	DESCRIPTION
1		

DATE: 10/10/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



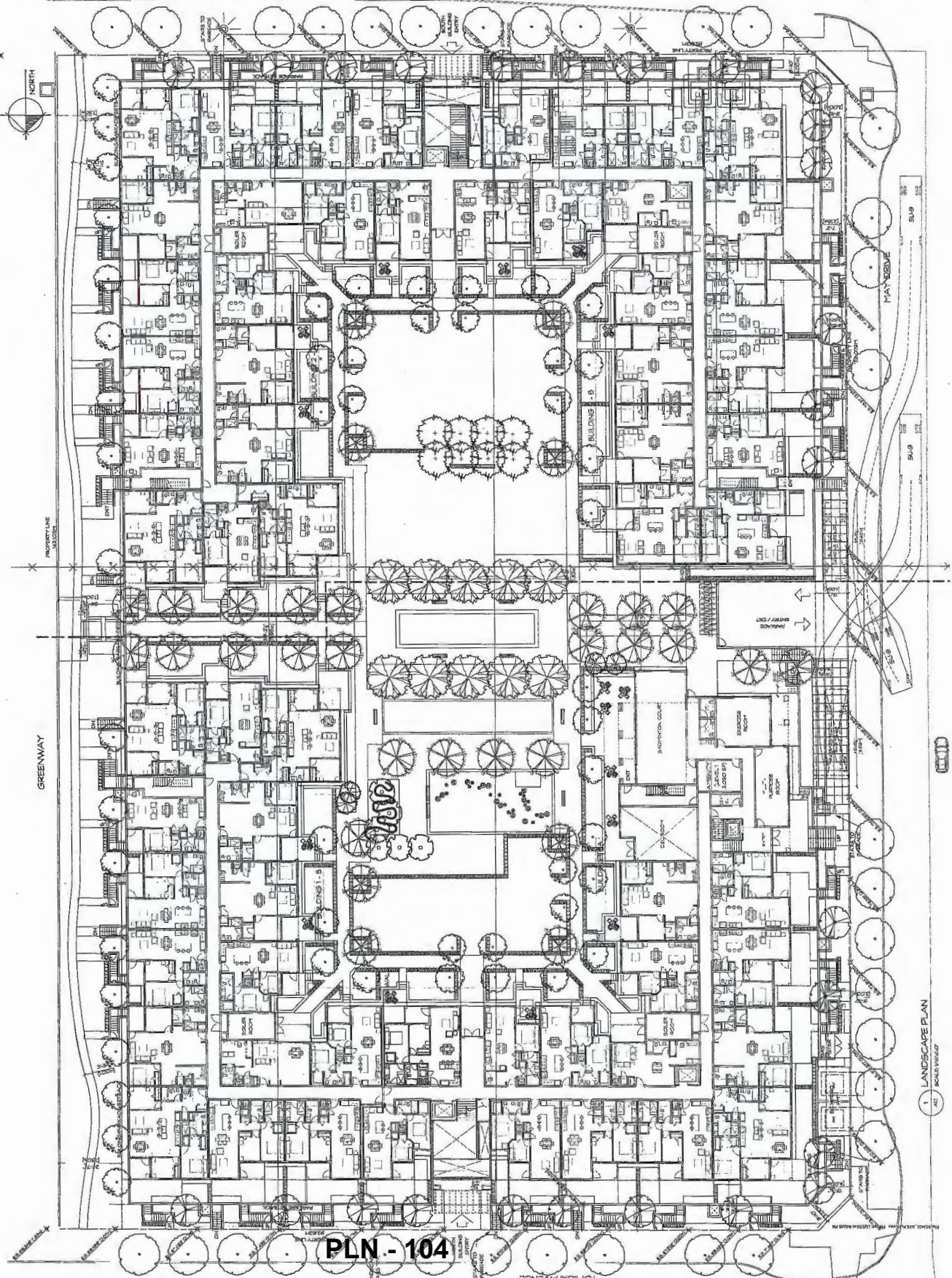
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 CANADA V5T 3T3
 TEL: (604) 681-4741



TRAFALGAR
 5500 ALEXANDRA ROAD
 RICHMOND, BC

DATE	BY	FOR
10/10/12	[Name]	OWNER

Landscape Plan
 A1.1



PLN - 104

1 LANDSCAPE PLAN
 SCALE 1/8" = 1'-0"

ALEXANDRA ROAD

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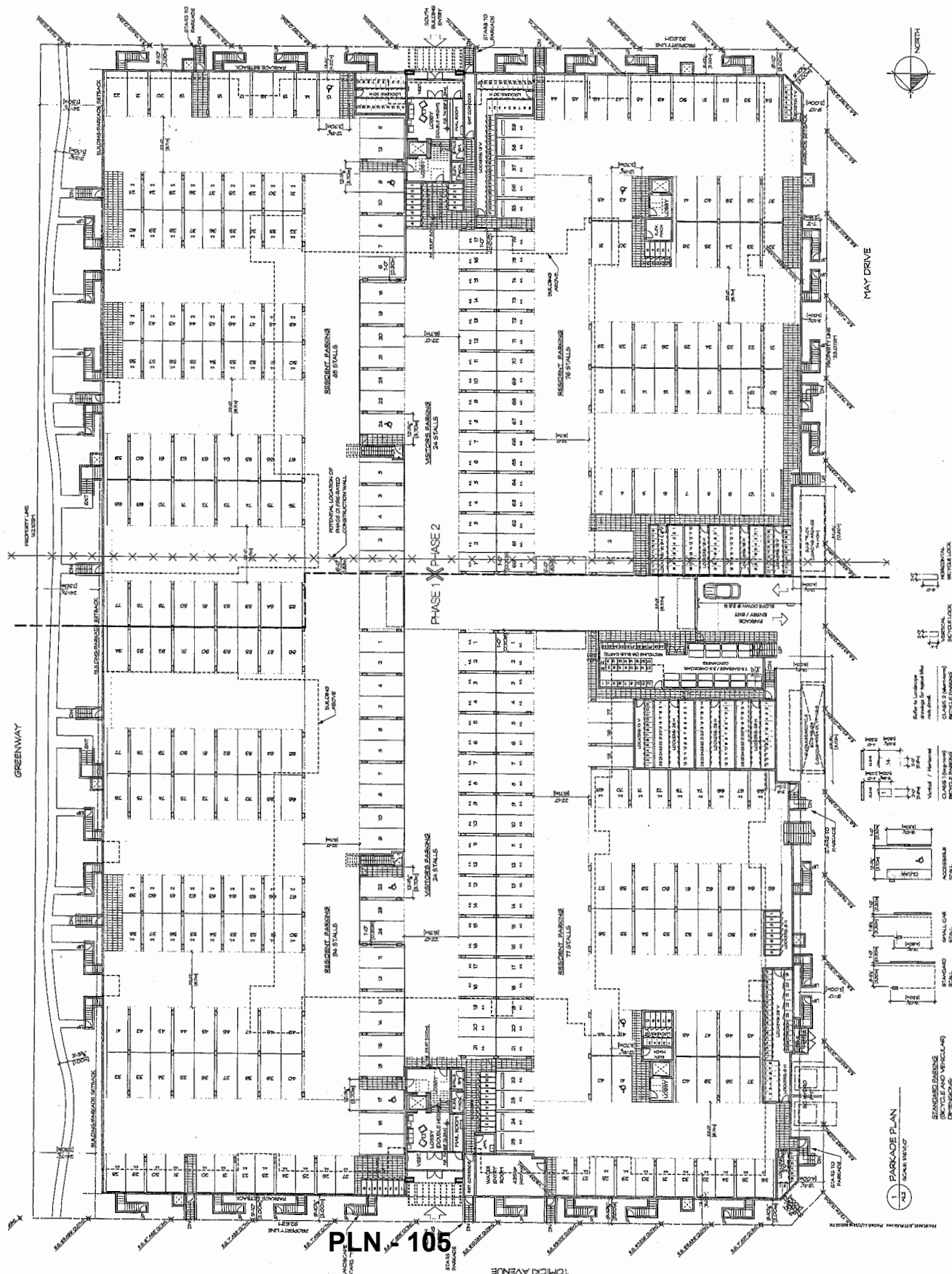
POLYGON

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9500 ALEXANDRA ROAD
RICHMOND, BC

DATE	01	CUSTOMER NO.	55
LAB	LAB 107	PROJECT NO.	C-435
TITLE			
PARKADE PLAN			

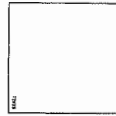
A1.2
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REVISION	DATE	DESCRIPTION



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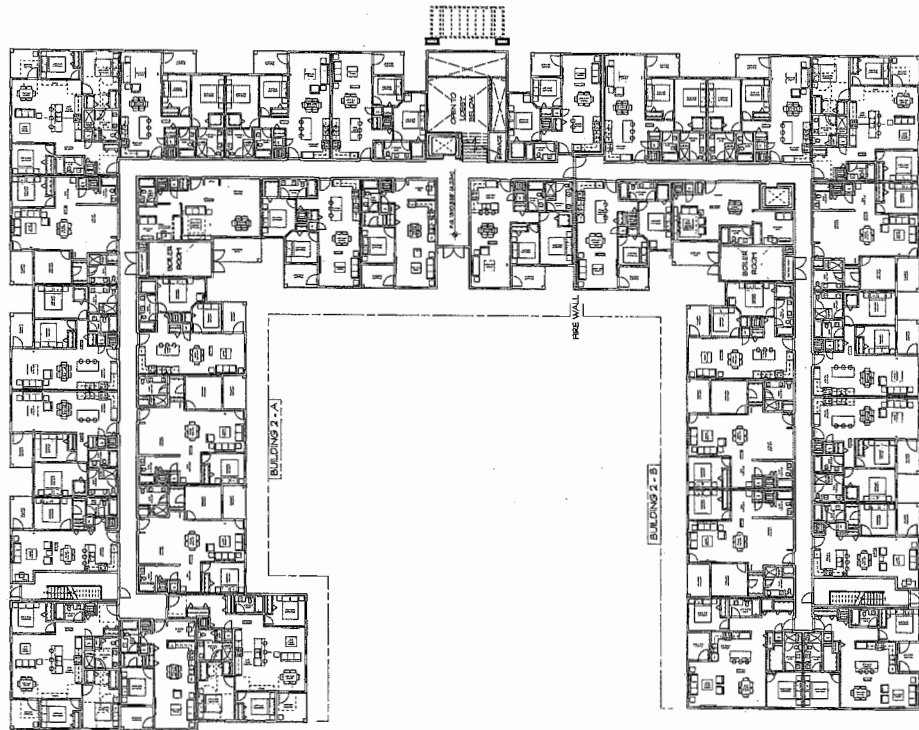


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TRAFALGAR
 2900 ALMA ROAD
 RICHMOND, B.C.

REVISION	DATE	DESCRIPTION

REVISION	DATE	DESCRIPTION

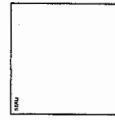


1 MAIN LEVEL PLAN
 SCALE: 1/8" = 1'-0"

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REVISION	DATE	DESCRIPTION
1	10/10/2010	ISSUED FOR PERMITTING
2	10/10/2010	ISSUED FOR PERMITTING
3	10/10/2010	ISSUED FOR PERMITTING
4	10/10/2010	ISSUED FOR PERMITTING
5	10/10/2010	ISSUED FOR PERMITTING
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10	10/10/2010	ISSUED FOR PERMITTING

REVISIONS
1. 10/10/2010
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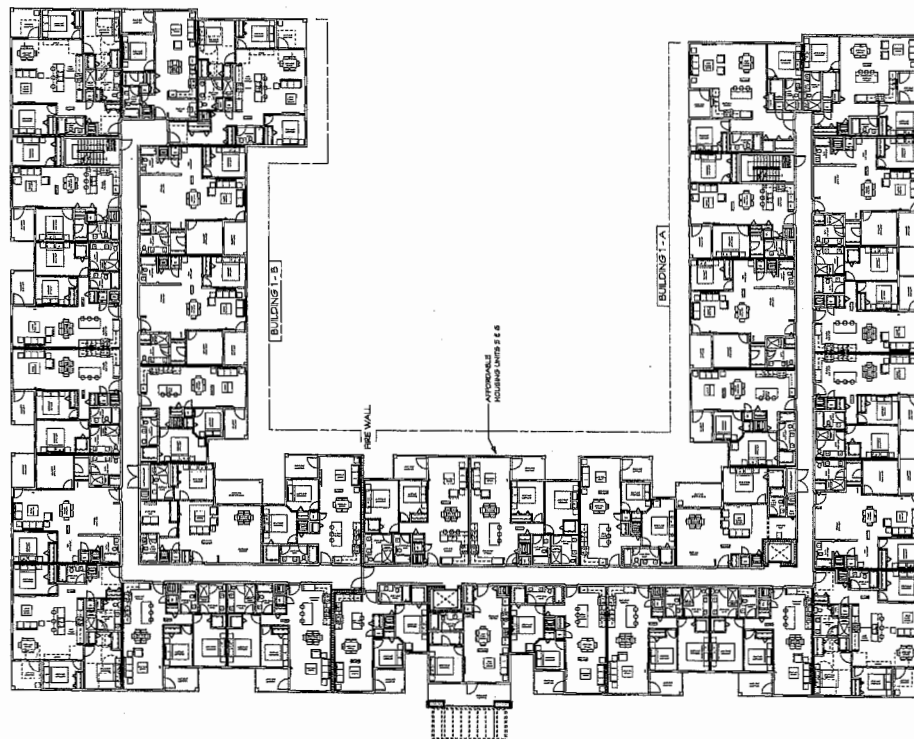
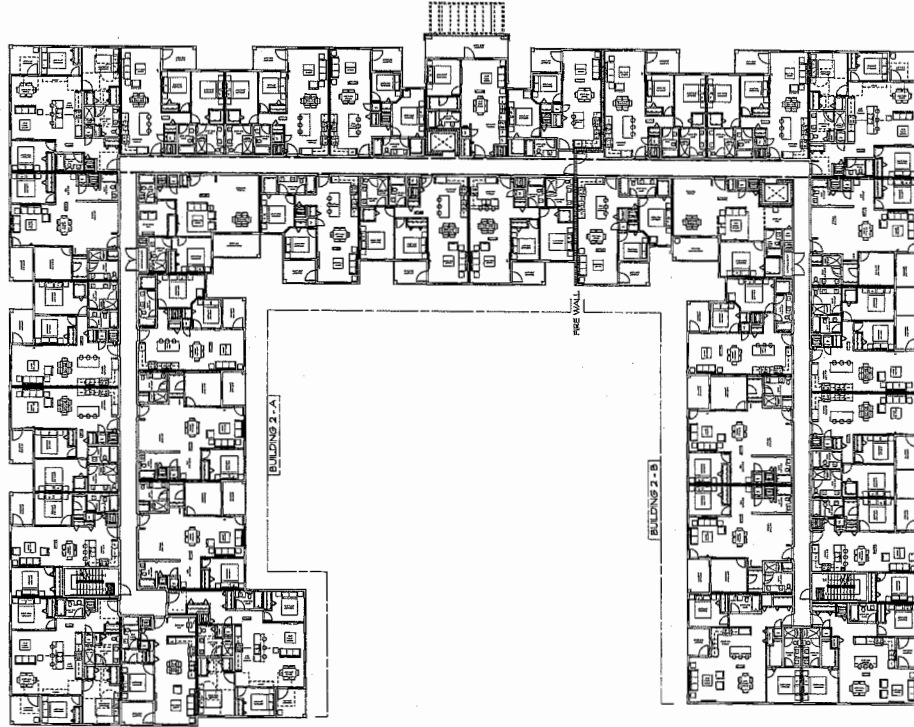
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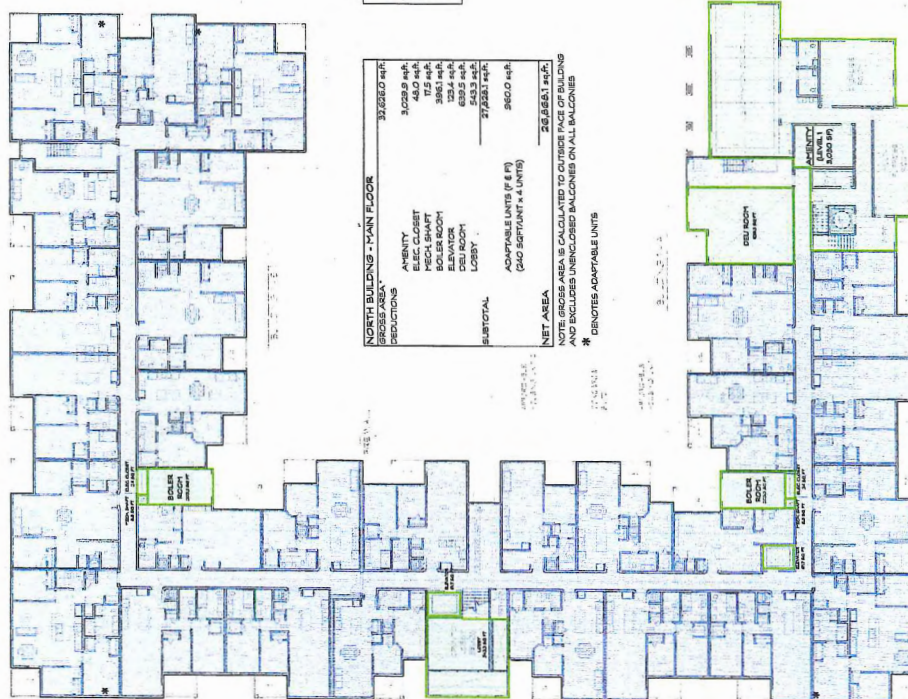
TRAFALGAR
3900 ALEXANDRA ROAD
RICHMOND, BC

DATE	BY	APP'D BY	SCALE
10/10/2010	10/10/2010	10/10/2010	10/10/2010

**3RD & 4TH LEVEL
BUILDING PLAN**



1
LEVEL 3 AND 4 PLAN
SCALE 1/8"=1'-0"



DATE	REMARKS
09/06/2016	ISSUED FOR DEVELOPMENT PERMIT
09/06/2016	RE-APPROVED FOR REZONING / DP
09/06/2016	ISSUED FOR PLANNING COMMITTEE

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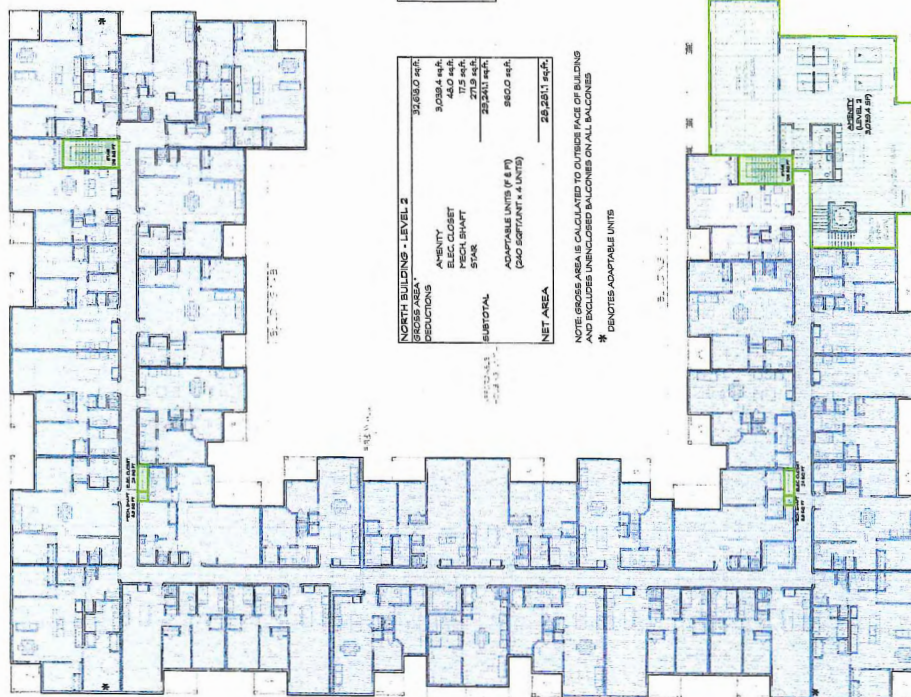
TRAFALGAR

2 ALEXANDRA ROAD
RICHMOND, BC

DATE	2/1	DATE	5/5
TIME	10:30	TIME	10:30

2ND LEVEL
AREA OVERLAY

A2.4



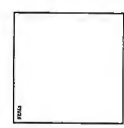
NOTE: GROSS AREA IS CALCULATED TO OUTSIDE FACE OF BUILDING AND EXCLUDES UNENCLOSED BALCONIES ON ALL BALCONIES

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REVISION	DATE	DESCRIPTION
1	10/10/2018	ISSUED FOR PLANNING COMMITTEE

DATE: 10/10/2018
 PROJECT: 3RD & 4TH LEVEL
 CLIENT: TRAFALGAR
 DRAWN BY: CICCOTZI ARCHITECTURE INC.



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POLYGON

TRAFALGAR
 8500 ALVARADO ROAD
 RICHMOND, BC

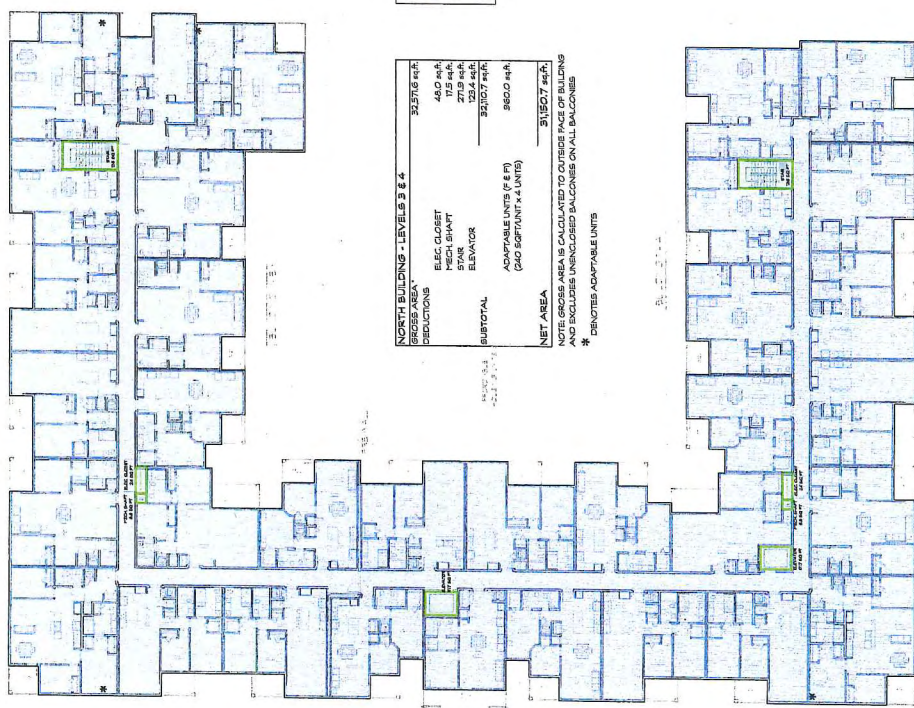
DATE	10/10/2018
BY	10/10/2018
PROJECT	3RD & 4TH LEVEL
AREA	AREA OVERLAY

PROJECT	3RD & 4TH LEVEL
AREA	AREA OVERLAY
DATE	10/10/2018
BY	10/10/2018



SOUTH BUILDING - LEVELS 3 & 4	
AREA	33,978 sq ft
AREA	44.0 sq ft
AREA	17.0 sq ft
AREA	27.0 sq ft
AREA	12.0 sq ft
AREA	33,107 sq ft
AREA	360.0 sq ft
AREA	33,467 sq ft
AREA	33,467 sq ft

LEGEND	
[Blue Box]	NORTH BUILDING
[Yellow Box]	SOUTH BUILDING
[Green Box]	EXCLUSIONS



NORTH BUILDING - LEVELS 3 & 4	
AREA	33,978 sq ft
AREA	44.0 sq ft
AREA	17.0 sq ft
AREA	27.0 sq ft
AREA	12.0 sq ft
AREA	33,107 sq ft
AREA	360.0 sq ft
AREA	33,467 sq ft
AREA	33,467 sq ft

LEGEND	
[Blue Box]	NORTH BUILDING
[Yellow Box]	SOUTH BUILDING
[Green Box]	EXCLUSIONS

MAIN LEVEL PLAN
 10/10/2018

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REVISION	DATE	DESCRIPTION

DATE	DESCRIPTION



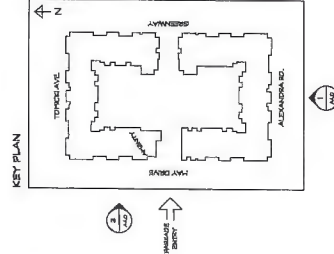
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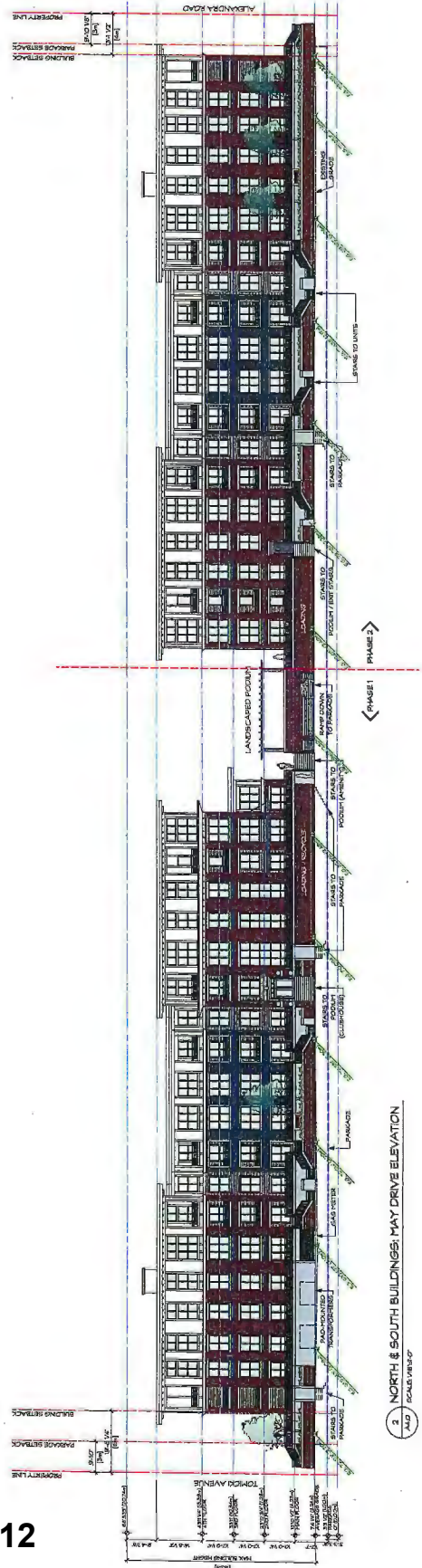
TRAFALGAR
5500 ALEXANDRA ROAD
RICHMOND, BC

DATE	EC	REVISION	DESCRIPTION

DATE	EC	REVISION	DESCRIPTION



1 SOUTH BUILDING SOUTH ELEVATION (ALEXANDRA ROAD)
SCALE 1/8" = 1'-0"



2 NORTH & SOUTH BUILDINGS, MAY DRIVE ELEVATION
SCALE 1/8" = 1'-0"

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1	2023.04.10	ISSUED FOR PERMITS

DATE	DESCRIPTION
2023.04.10	ISSUED FOR PERMITS
2023.04.10	ISSUED FOR PERMITS
2023.04.10	ISSUED FOR PERMITS



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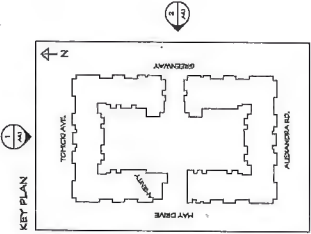


POLYGON

TRAFALGAR
5800 ALEXANDRA ROAD
RICHMOND, BC

NAME	EC	DATE	BY
NAME	EC	DATE	BY
NAME	EC	DATE	BY

NAME	EC	DATE	BY
NAME	EC	DATE	BY
NAME	EC	DATE	BY



1 NORTH BUILDING NORTH ELEVATION (TORCH AVENUE)
A4.1 SCALE 1/8" = 1'-0"

PLN - 113



2 NORTH & SOUTH BUILDINGS EAST-FACING ELEVATION AT GREENWAY
A4.1 SCALE 1/8" = 1'-0"

3 NORTH BUILDING; COURTYARD - WEST-FACING ELEVATION
ANZ SCALE 1/8" = 1'-0"

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REVISION	DATE	DESCRIPTION

DATE	DESCRIPTION
2023.08.01	ISSUED FOR DEVELOPMENT PERMIT
2023.08.01	RE-DESIGNED FOR BUILDING / DP
2023.08.01	ISSUED FOR PLANNING COMMITTEE



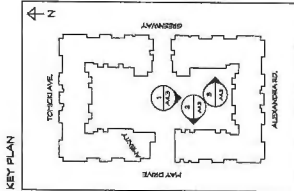
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VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 887-4741



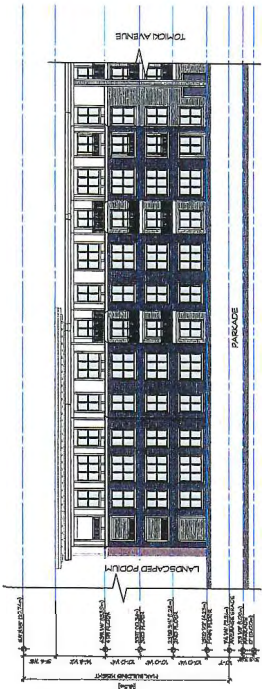
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9500 ALEXANDRIA ROAD
RICHMOND, BC

DATE	2023.08.01
BY	SE
CHECKED BY	CA
PROJECT NO.	CA 405
SOUTH BUILDING COURTYARD ELEVATIONS	

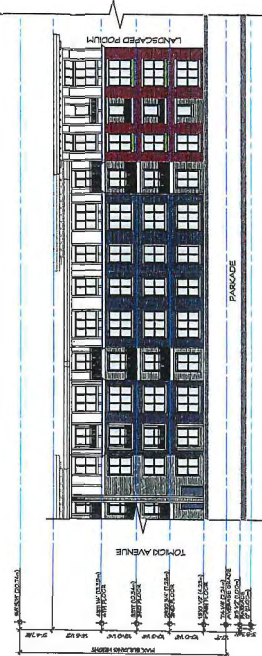
SCALE	-
PROJECT	A4.3



1 SOUTH BUILDING: COURTYARD - NORTH-FACING ELEVATION
A4.3 / SCALE 1/8" = 1'-0"



3 SOUTH BUILDING: COURTYARD - WEST-FACING ELEVATION
A4.3 / SCALE 1/8" = 1'-0"



2 SOUTH BUILDING: COURTYARD - EAST-FACING ELEVATION
A4.3 / SCALE 1/8" = 1'-0"



HARDIE HORIZONTAL SIDING

BENJAMIN MOORE
HC-166 KENDALL CHARCOAL®

HARDIE HORIZONTAL SIDING

BENJAMIN MOORE
OGIO SEAPEARL

HARDIE PANEL SIDING
W/ WOOD BATTENS

BENJAMIN MOORE
CC-0 SEAPLASL'

BRICK CLADDING

MUTUAL MATERIALS
'INCA' MISSION

CAST IN PLACE CONCRETE

UNPAINTED SMOOTH FINISH

PRECAST CONCRETE

UNPAINTED SMOOTH FINISH

PAINTED WOOD TRIM

BENJAMIN MOORE
 OCCO SEAPEASEL

ALUMINUM RAILINGS

PREPARED BY ALUMINUM
BLACK

VINYL DOORS & WINDOWS

REFINISHED VINYL FRAME
BLACK

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REVISION:	DATE:	STATUS/REMARKS:
-----------	-------	-----------------

ISSUE:	DATE:	DESCRIPTION:
	07.07.2016	ISSUED FOR DEVELOPMENT PERMIT
	07.09.2016	RE-APPEAL FOR REZONING / DSR
	07.12.2016	ISSUED FOR PLANNING COMMITTEE

1000

CICCOZZI
ARCHITECTURE

200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



POLYGON

TRAFAL-GAR

600 ALEXANDRA ROAD
RICHMOND, BC

DATE	TIME	CASE NO.	CHARGE

COLOUR BOARD

1

A4.4

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REVISION	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMITTING

REVISION	DATE	DESCRIPTION
1	2024-01-15	ISSUED FOR PERMITTING



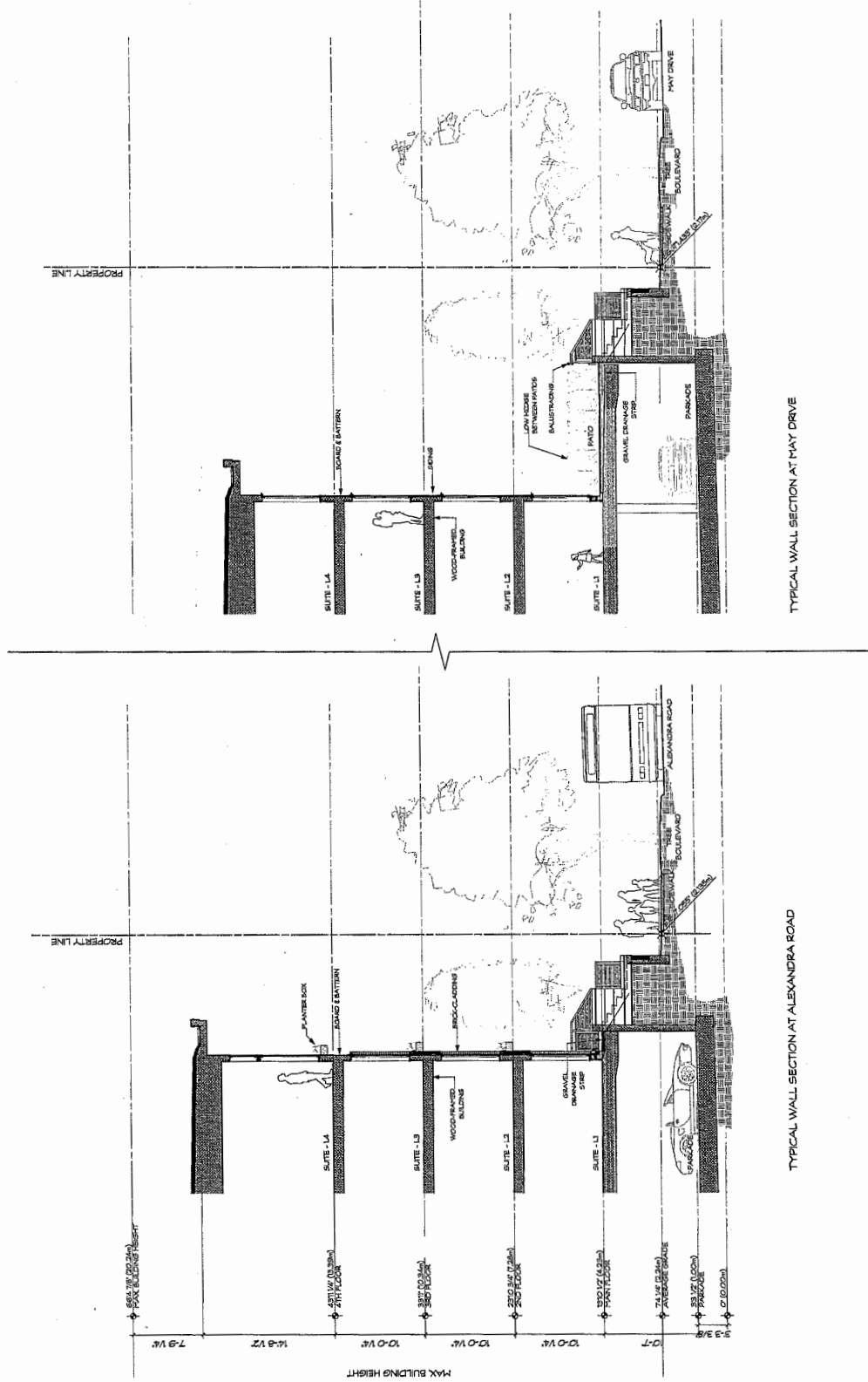
CICCOZZI
ARCHITECTURE
200 - 2338 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5T 3T3
TEL: (604) 681-4741



TRAFALGAR
3500 ALEXANDRA ROAD
RICHMOND, BC

PROJECT	DATE	REVISION
TRAFALGAR	2024-01-15	1

Building Sections
EDGE TREATMENT



PLN - 117

REVISION:

date	enter
------	-------

 RESUBMITTING

DATE	DESCRIPTION	RE-ISSUED FOR REZONING / DP	ISSUED FOR PLANNING COMMITTEE
08/05/2016			



CICCOZZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741



POLYGON

TRAFALGAR

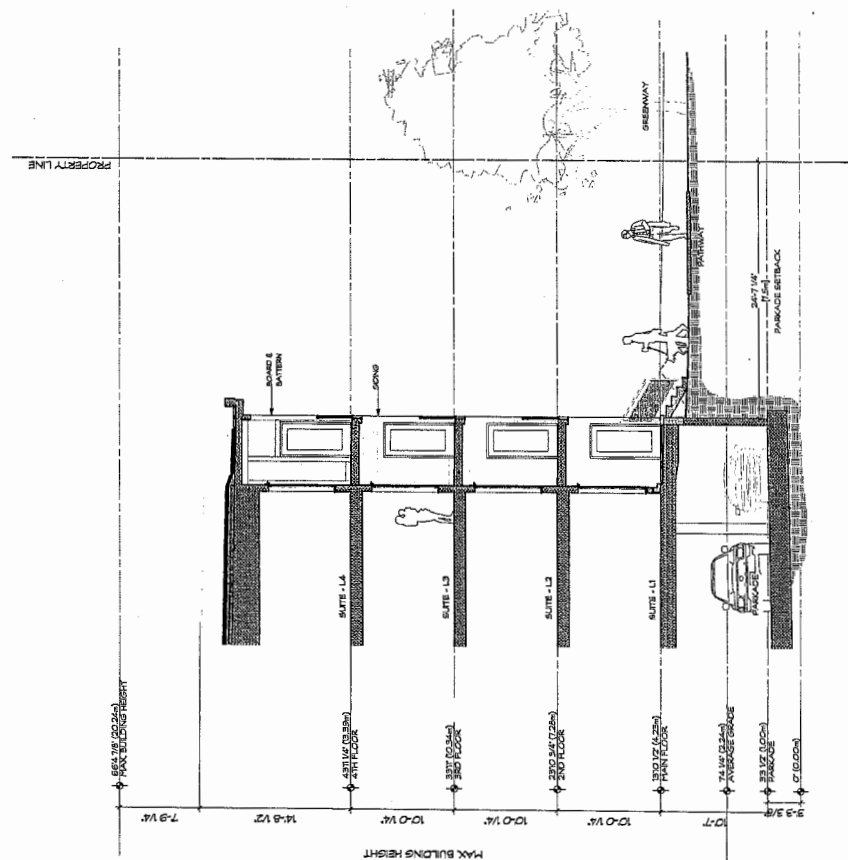
9500 ALEXANDRA ROAD
RICHMOND, BC

NUMBER	EM	TYPE/APP	SS
DATE	3-10-77	PROJECT NO.	
SHEET NO.		CA-235	

Building Sections

EDGE TREATMENT

A5.1



TYPICAL WALL SECTION AT GREENWAY

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

TRAFALGAR SQUARE

LANDSCAPE ARCHITECTURAL SET — ISSUED FOR PLANNING COMMITTEE

PROJECT INFORMATION

CLIENT:
POLYGON DEVELOPMENT
CONTACT NAME: ROBIN GLOVER
EMAIL: RGLGLOVER@POLYOMES.COM
PH: (604) 973-4335

LANDSCAPE ARCHITECT:

CONNECT LANDSCAPE ARCHITECTURE INC.,
CONTACT NAME: DAVID STODKO / MARINA ROMMEL
EMAIL: DSTODKO@CONNECTLCA.COM / MROMMEL@CONNECTLCA.COM
VANCOUVER, BRITISH COLUMBIA, V6H 2Y1
EMAIL: DAVID@CONNECTLCA.COM / MARINA@CONNECTLCA.COM
PH: (604) 881-3883

LANDSCAPE DRAWING INDEX

SHEET No.	SHEET NAME	DRAWING INDEX
L0.0	COVER SHEET AND DRAWING LIST	
L1.0	SITE PLAN	
L1.1	ENLARGEMENT PLANS	
L1.2	PRECEDENT IMAGES	
L1.3	GRADING PLAN	
L2.0	PLANT MATERIALS	
L2.1	PLANTING PLAN	
L2.2	PLANTING PLAN	
L2.3	PLANTING PLAN	
L2.4	PLANTING PLAN	
L2.5	DETAILS - SOFTSCAPE	
L2.6	DETAILS - HARDSCAPE	
L2.7	DETAILS - FURNISHINGS	
L2.8	DETAILS - WALLS	
L2.9	DETAILS - FEATURES	
L3.0	DETAILS - PLAY AREAS	

GENERAL NOTES

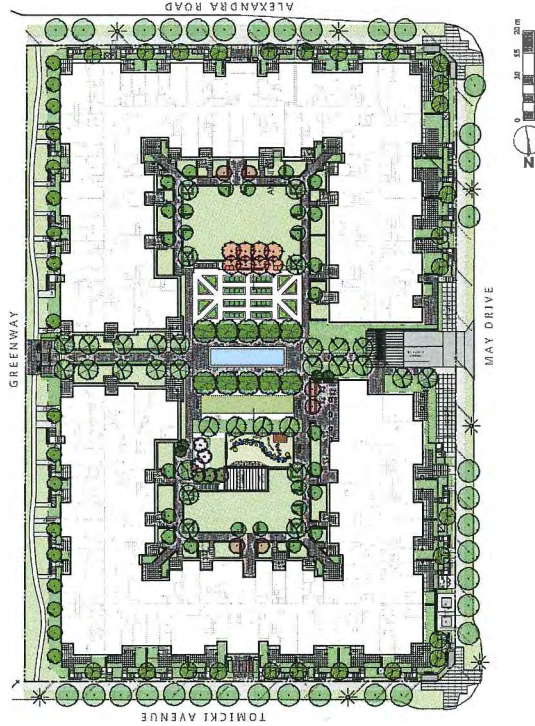
ALL LANDSCAPE ARCHITECTURAL DRAWINGS IN THIS PACKAGE SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT DRAWINGS, DETAILS, SPECIFICATIONS, AND CORRESPONDENCE THAT MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. IF A DISCREPANCY OCCURS BETWEEN THE DRAWINGS AND THE SPECIFICATIONS OR ANY OTHER DOCUMENT ASSOCIATED WITH THE PROJECT, THE CONTRACTOR SHALL BE REPORTED IN WRITING TO THE LANDSCAPE ARCHITECT TO OBTAIN CLARIFICATION AND APPROVAL BEFORE PROCEEDING WITH WORKS.

THE CONTRACTOR SHALL VISIT THE SITE TO VERIFY THE TRUE EXISTING CONDITIONS. ANY UNCLEAR ISSUES SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT. NO CLAIM SHALL BE ALLOWED FOR EXTRAS WHICH MAY ARISE THROUGH NEGLIGENCE OF THIS ADVISE.

THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND ELEVATION OF ALL UTILITIES, AND CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

ALL EXISTING INFORMATION IS BASED ON AVAILABLE RECORDS AND SHALL NOT BE CONSTRUED TO BE COMPLETE OR ACCURATE. LAYOUT OF HARDSCAPE, SITE FURNITURE, SOIL, PLANTING, AND ALL OTHER LANDSCAPE MATERIALS ARE TO BE STAKED OUT AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

ALL PUBLIC REALM DETAILS, AND FINAL SELECTION / APPROVAL OF ALL STREET TREES TO BE APPROVED BY THE MUNICIPALITY.



5	ISSUED FOR PLANNING COMMITTEE	16-11-08
4	ISSUED FOR RECORDING & DP	16-09-23
3	ISSUED FOR DP APPLICATION	16-07-27
2	ISSUED FOR RECORDING	16-05-18
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



TRAFALGAR SQUARE

9461, 9531, 9551, 9551 ALEXANDRA ROAD
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / JAR
Reviewed:	DS
Project No.	06-469

COVER SHEET

L0.0

CONTRACT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

Legend

- 1 Central Waterfeature, Fencing and Seating
- 2 Amenity Plaza with BBQ
- 3 Amenity Area with Trellis and Seating
- 4 Outdoor Chess
- 5 Bocce Court
- 6 Play Area (3Dons Child Friendly Play)
- 7 Orchard
- 8 Garden Plaza with Central Herb Garden
- 9 Bike Parking (33 Class 2)
- 10 Multi-function Lawn
- 11 Seating and Trellis

5	ISSUED FOR PLANNING COMMITTEE	19-11-08
4	ISSUED FOR RECORDING & OF	16-03-23
3	ISSUED FOR DP APPLICATION	16-01-27
2	ISSUED FOR RECORDING	16-03-18
1	ISSUED FOR REVIEW	16-03-14
REVISIONS		



POLYGON
THE POLYGON GROUP
LANDSCAPE ARCHITECTS
Vancouver, British Columbia

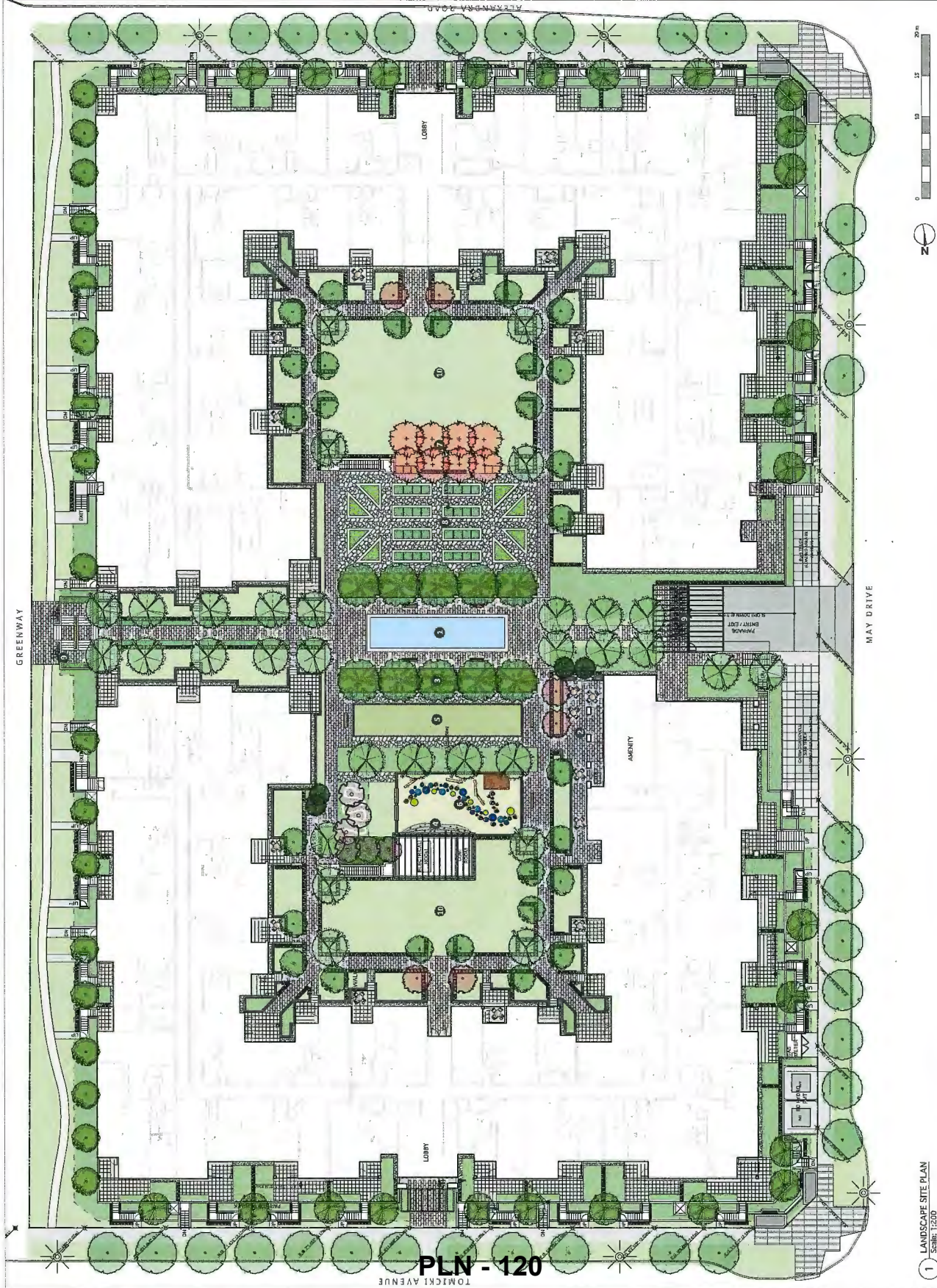
TRAFALGAR SQUARE

9491, 9511, 9531, 9551, 9571 ALEXANDRIA ROAD
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE SITE PLAN

L1.0



PLN - 120

1 LANDSCAPE SITE PLAN
Scale: 1:200

3	ISSUED FOR PLANNING COMMITTEE	14-12-08
4	ISSUED FOR REDLINING & UP	14-02-09
5	ISSUED FOR DP APPLICATION	14-02-09
6	ISSUED FOR REDLINING	14-02-10
7	ISSUED FOR REVIEW	14-02-14



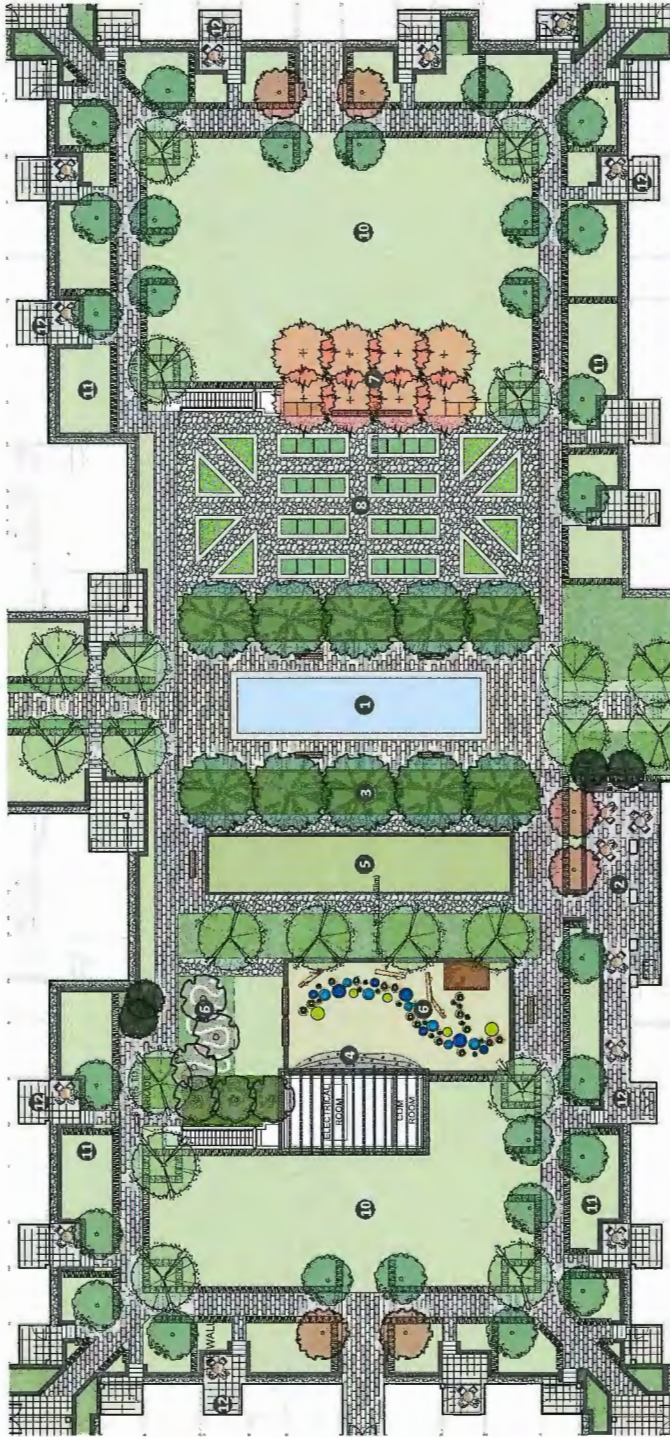
TRAFALGAR SQUARE

9481, 9511, 9551, 9591 ALEXANDRIA ROAD
Richmond, British Columbia

Scale:	1:150
Drawn:	KD / MR
Reviewed:	DS
Project No.:	06-409

LANDSCAPE ENLARGEMENTS

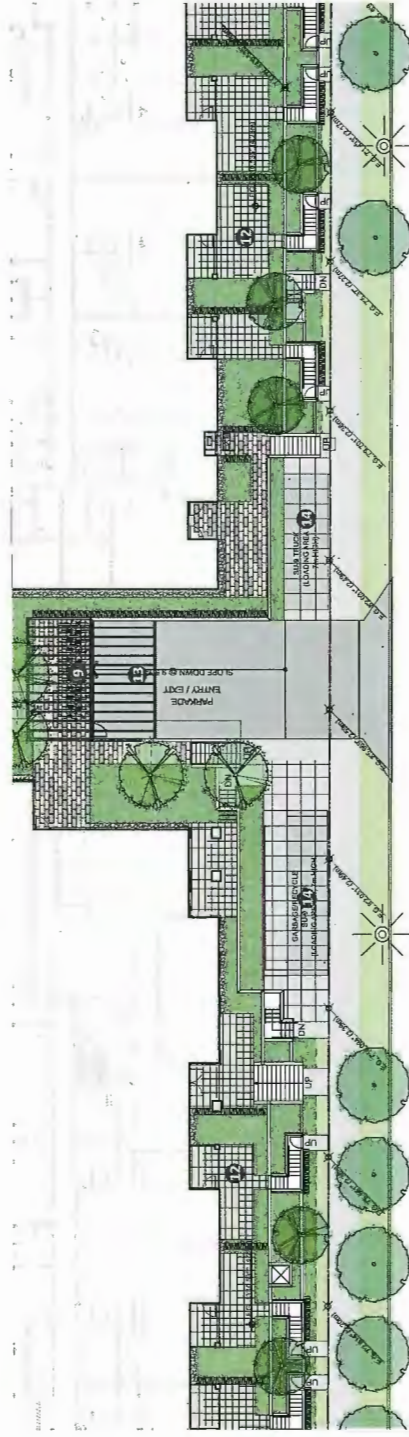
L1.1



CENTRAL COURTYARD

- Legend**
- 1 Central Waterfeature, Paving and Sealing
 - 2 Amenity Patio with BBQ
 - 3 Amenity Area with Planting Beds
 - 4 Climbing Wall
 - 5 Terrace Court
 - 6 Play Area (910m2 of Child Friendly Play)
 - 7 Orchard
 - 8 Garden Plots with Herb Garden
 - 9 Bike Parking (50 Class 2)
 - 10 Multi-function Lawn
 - 11 Private Lawns
 - 12 Private Patios
 - 13 Trellis Over Paradise Entry
 - 14 Loading / Staging Zone

PLN - 121



TYPICAL STREET EDGE



CONNECT LANDSCAPE ARCHITECTURE, INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND ELEVATION OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE.

THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION, EXISTENCE, AND ELEVATION OF ALL UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

5	ISSUED FOR PLANNING COMMITTEE	10-01-08
4	ISSUED FOR RECONING & DP	10-09-02
3	ISSUED FOR DP APPLICATION	10-07-02
2	ISSUED FOR RECONING	10-05-18
1	ISSUED FOR REVIEW	10-05-14

REVISIONS



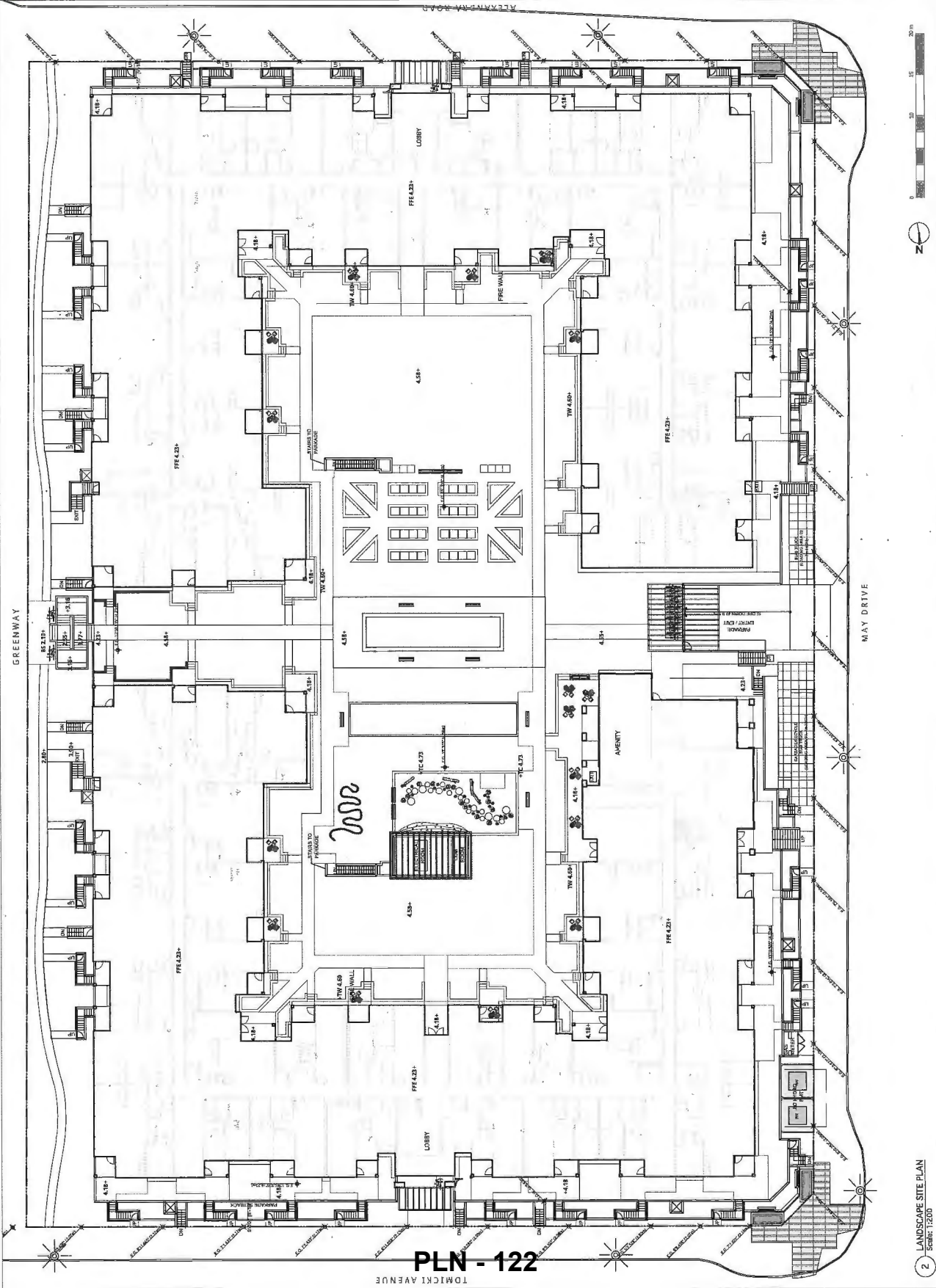
TRAFALGAR SQUARE

9401, 9531, 9534, 9535, 9536 ALEXANDRA ROAD
RICHMOND, BRISTOL Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE
GRADING PLAN

L1.3



PLN - 122

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, AND RELIABILITY OF UTILITIES AND/OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND RELIABILITY OF UTILITIES AND/OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

TREES QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
48	Acer griseum	Paper Bark Maple	5cm cal., B&B	as shown
31	Cercidiphyllum japonicum	Katsura Tree	7cm cal., B&B	as shown
10	Davidia involucriata	Dove Tree	6cm cal., B&B	as shown
8	Magnolia stellata	Star Magnolia	7cm cal., B&B	as shown
4	Picea omorika	Serbian Spruce	3.5M Ht., B&B	as shown
8	Prunus pissardi nigra	Flowering Plum	6cm cal., B&B	as shown
6	Prunus serrulata 'Amanagawa'	Amanagawa Flowering Cherry	6cm cal., B&B	as shown
26	Styrax japonica	Japanese Syrax	6cm cal., B&B	as shown
34	Street Tree per City of Richmond Specification			per City
SHRUBS				
	Abutilon unido 'Compact'	Strawberry Bush	#5 pot	18" o.c.
	Buxus macrophylla 'Winter Gem'	Korean Boxwood	#3 pot	18" o.c.
	Ceanothus thyrsiflorus 'Victoria'	Victoria California Lilac	#5 pot	36" o.c.
	Choisyia x dewitteana 'Aristoc Pearl'	Mexican Mock Orange	#3 pot	36" o.c.
	Cornus sericea Kelsy	Dwarf Red Osier Dogwood	#3 pot	36" o.c.
	Ilex Cranata	Japanese Holly	#1 pot	24" o.c.
	Lavandula angustifolia	English Lavender	#1 pot	18" o.c.
	Polystichum munifolium	Western Sword Fern	#2 pot	24" o.c.
	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Laurel	#3 pot	24" o.c.
	Rhododendron 'Creta'	Pink Rhododendron	#5 pot	36" o.c.
	Rhododendron 'Ken Janeck'	Pink Yaku Rhododendron	#2 pot	24" o.c.
	Rhododendron 'P.J.M.'	PJM Hybrid Rhododendron	#2 pot	24" o.c.
	Sarcococca hookerana 'Humilis'	Himalayan Sweet Box	#2 pot	24" o.c.
	Skimmia japonica	Japanese Skimmia	#2 pot	24" o.c.
	Spiraea x bumulda 'Goldflame'	Goldflame Spiraea	#1 pot	24" o.c.
	Thuja occidentalis 'emeragd'	Emerald Cedar	#5 pot	24" o.c.
GROUND COVERS AND VINES				
	Akebia quinata	Chocolate Vine	#1 pot	15" o.c.
	Ceanothus griseus horizontalis	Creeping Ceanothus	#1 pot	15" o.c.
	Clematis amandii	Evergreen Clematis	#1 pot	15" o.c.
	Fragaria chiloensis	Beech Strawberry	4" (10cm) pot	15" o.c.
	Pachysandra terminalis	Japanese Spurge	4" (10cm) pot	15" o.c.
	Rubus pentalobus 'Emerald Carpet'	Emerald Carpet	#1 pot	15" o.c.
PERENNIALS, GRASSES, BULBS, AND ANNUALS				
	Echinacea purpurea	Purple Coneflower	#1 pot	18" o.c.
	Hosta 'Blue Angel'	Blue Angel Hosta	#1 pot	24" o.c.
	Origanum vulgare	Oregano	#1 pot	18" o.c.
	Thymus pseudolanuginosus	Wild Thyme	#1 pot	18" o.c.
	Rudbeckia hirta	Black-eyed Susan	#1 pot	24" o.c.
	Sedum 'Autumn Joy'	Autumn Joy Sedum	#1 pot	24" o.c.



TRAFALGAR SQUARE

5481, 5511, 5531, 5551, 5571 ALEXANDRA ROAD
Richmond, British Columbia

Scale: 1:200

Drawn: KD / MR

Reviewed: DS

Project No. 06-466

PLANTING MATERIALS

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION AND ELEVATION OF UTILITIES AND / OR CONCEALED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND DEPTH OF UTILITIES AND / OR CONCEALED STRUCTURES, AND IS RESPONSIBLE FOR NOTIFYING THE APPROPRIATE COMPANY, DEPARTMENT OR PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



POLYGON
POLYMER CONCRETE
LANDSCAPE ARCHITECTURE
VANCOUVER, BC V6H 4C7
TEL: 604.681.1400

TRAFALGAR SQUARE

9461, 9531, 9551, 9561 ALEXANDRA ROAD
Richmond, British Columbia

Scale: 1:200
Drawn: KD / MR
Reviewed: DS
Project No. 08-468

LANDSCAPE PLANTING PLAN

L2.1



PLN - 124

CONNECT LANDSCAPE ARCHITECTURE INC. DESIGNS
LANDSCAPE ARCHITECTURE, PLANTING, IRRIGATION,
AND ELEVATION OF TERRACES AND FOR
CONCEALED STRUCTURES AT THE PROJECT SITE.
THE CONTRACTOR IS RESPONSIBLE FOR
DETERMINING THE EXISTENCE, LOCATION, AND
ELEVATION OF ALL UTILITIES AND FOR
OBTAINING THE NECESSARY PERMITS AND
FOR NOTIFYING THE APPROPRIATE COMPANY,
DEPARTMENT OR PERSONS OF ITS INTENTION
TO CARRY OUT ITS OPERATIONS.

REVISIONS	
5	ISSUED FOR PLANNING COMMITTEE 16-11-18
4	ISSUED FOR HIGHWAY A.P. 16-03-17
3	ISSUED FOR DP APPLICATION 16-07-17
2	ISSUED FOR REZONING 16-03-16
1	ISSUED FOR REVIEW 16-03-14



TRAFALGAR SQUARE

9481, 9531, 9551, 9551 ALEXANDRIA ROAD
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.	06-469

LANDSCAPE PLANTING PLAN

L2.2



CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT WARRANT THE ACCURACY OF THE INFORMATION, AND RELEVANT UTILITIES AND CONSULTED STRUCTURES AT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTHS OF ALL UTILITIES AND FOR OBTAINING THE APPROPRIATE COMPANY, FOR NOTING THE PERSON(S) OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.



TRAFALGAR SQUARE

9481, 9511, 9531, 9551, 9591 ALEXANDRA ROAD
Richmond, British Columbia

Scale:	1:200
Drawn:	KD / MR
Reviewed:	DS
Project No.:	06-489

LANDSCAPE PLANTING PLAN

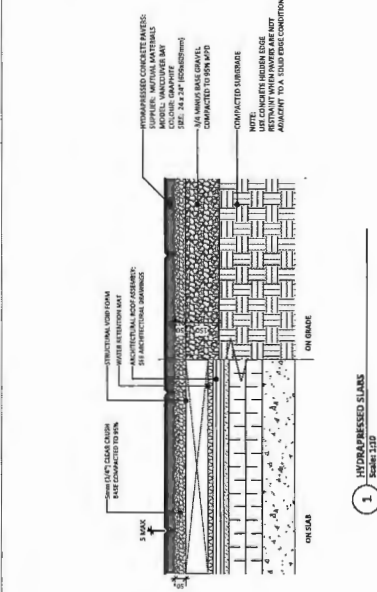
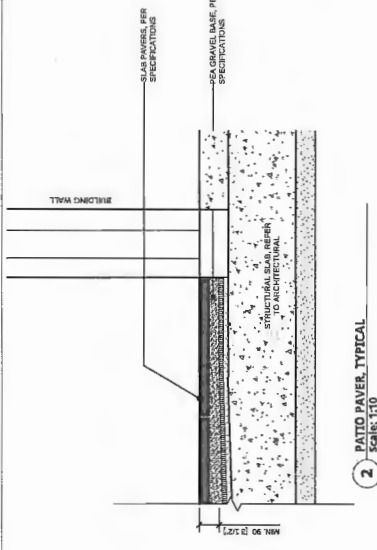
L2.3



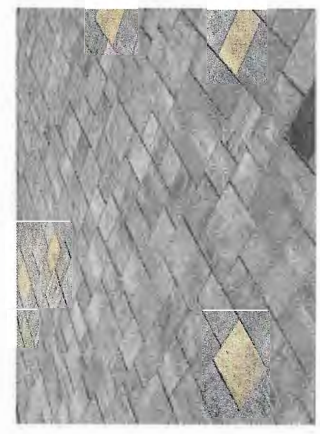
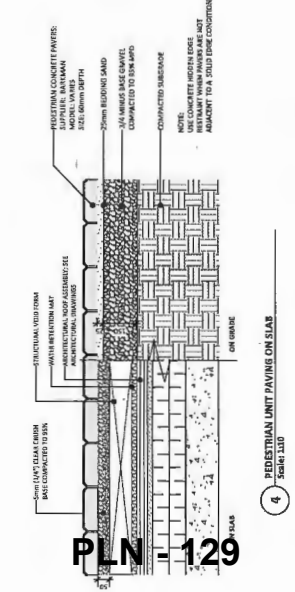
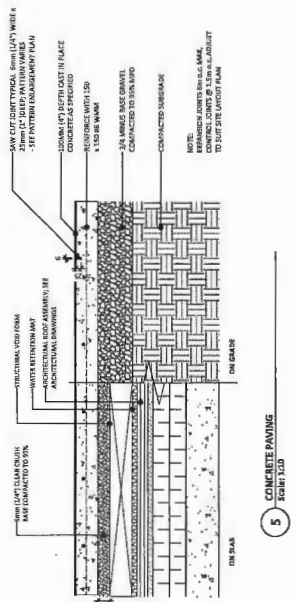


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TEXADA HYDRA-PRESSED SLAB
SIZE: STANDARD SIZE 12'X12' & 18'X18'
(605MM X 305MM X 50MM & 450MM X 450MM X 50MM)
COLOR: NATURAL
PATTERN: GRID
SUPPLIED BY ABBOTSFORD CONCRETE PRODUCTS
LABORATORY



3 STEPPING PAVERS FOR LAWN (TYPICAL)
Scale: 1:10



UNIT PAVING PATTERN AND SPECIFICATION
UNIT PAVING: 150MM X 150MM X 38MM (6\"/>



TRAFALGAR SQUARE

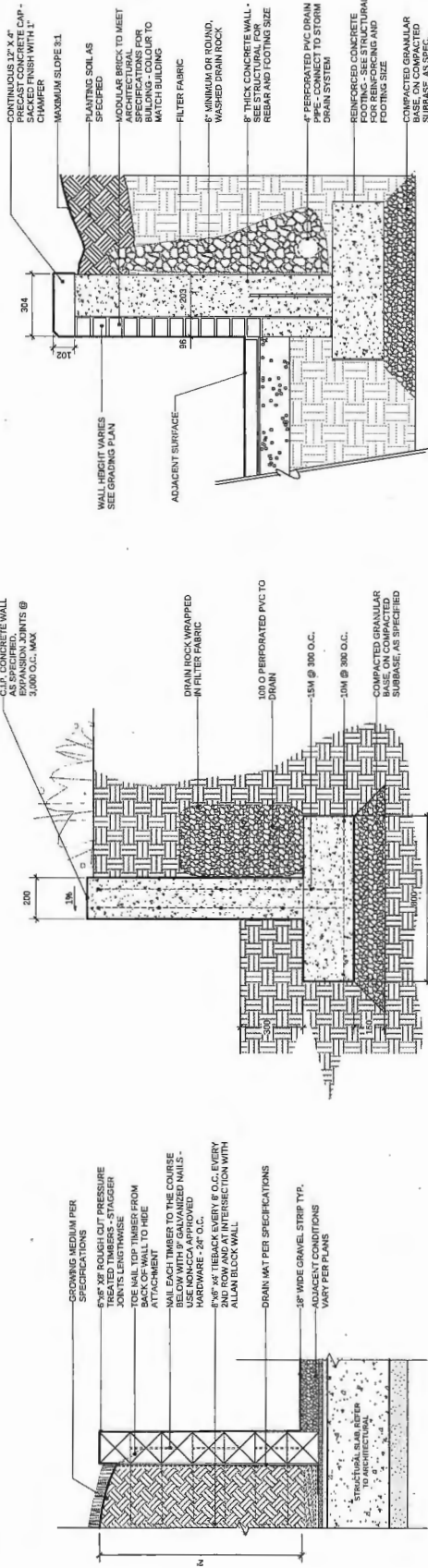
9491, 9511, 9531, 9551, 9571 ALEXANDRA ROAD
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No:	06-469

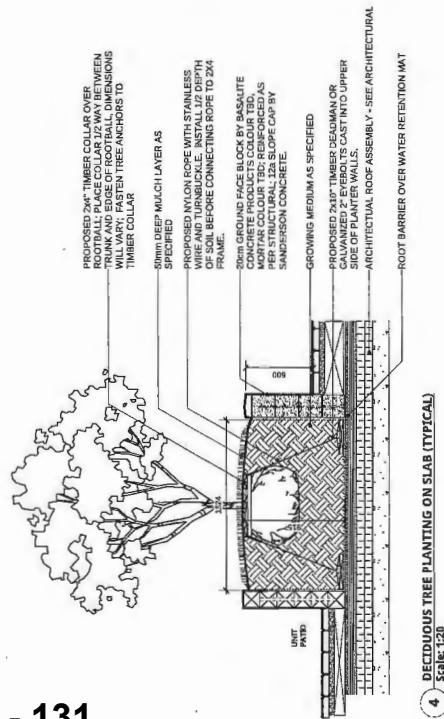
**LANDSCAPE DETAILS
HARDSCAPE**

L3.1

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, OR CONDITION OF ANY UTILITIES OR STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION, AND DEPTH OF ALL UTILITIES AND FOR NOTIFYING THE APPROPRIATE COMPANIES FOR ANY NECESSARY RELOCATION PRIOR TO CARRY OUT ITS OPERATIONS.



PLN - 131



TRAFALGAR SQUARE

5451, 9511, 8531, 8551, 9531 ALEXANDRIA ROAD
Richmond, British Columbia

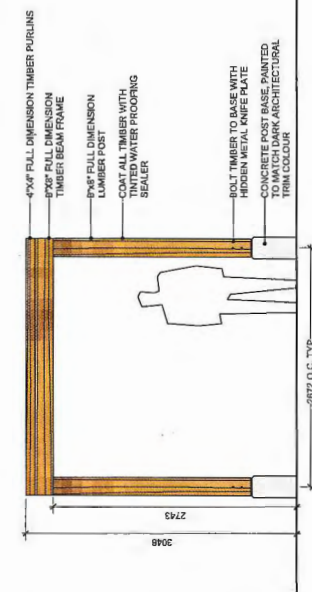
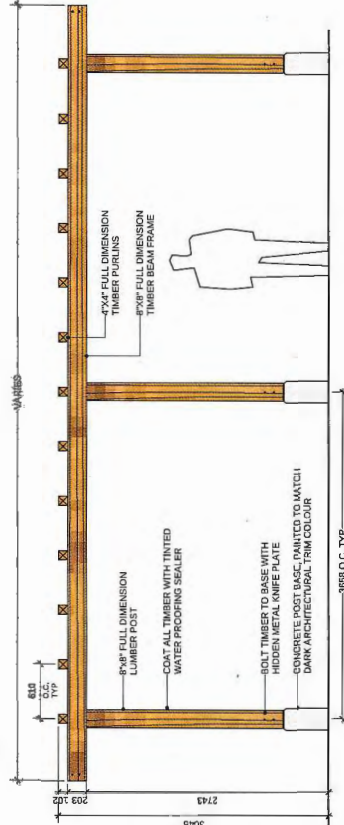
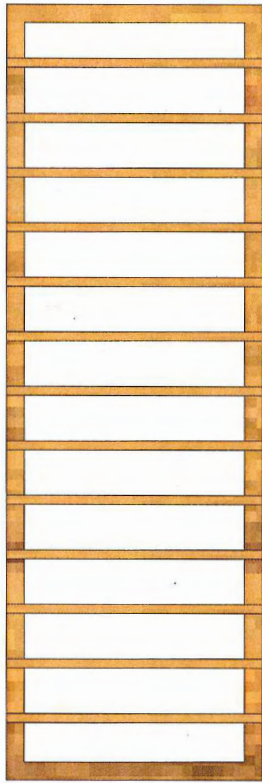
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Drawn:	DS / KD
Reviewed:	DS
Project No.	05-459

LANDSCAPE DETAILS
WALLS

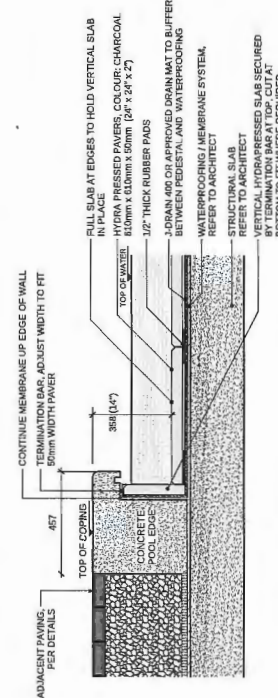
L3.3

CONNECT LANDSCAPE ARCHITECTURE INC. DOES NOT GUARANTEE THE EXISTENCE, LOCATION, ACCURACY OR COMPLETION OF ANY INFORMATION CONTAINED HEREIN. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE, LOCATION AND ELEVATION OF ALL UTILITIES AND/OR OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE GOVERNMENT DEPARTMENT OR PERSONS OF ITS INTENTION TO CARRY OUT ITS OPERATIONS.

PLN - 132



1 TYPICAL TRELLIS DETAILS



TRAFALGAR SQUARE
9491, 9511, 9531, 9551, 9571 ALEXANDRA ROAD
Richmond, British Columbia

Scale:	AS SHOWN
Drawn:	DS / KD
Reviewed:	DS
Project No.	DC-489

LANDSCAPE DETAILS
HARDSCAPE



RZ 16-734204

Attachment 4

Address: 9491, 9511, 9531, 9551, 9591 Alexandra Road

Applicant: 0731649 BC Ltd.

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

	Existing	Proposed
Owner:	Polygon Trafalgar Square (South) Ltd., Inc. No. 0731649	Same
Site Size (m²):	15,125.99 m ² (162,814.90 ft ²)	13,699.99 m ² (147,465.57 ft ²) after dedications
Land Uses:	Vacant	Multi-Family Residential (Low Rise Apartment)
OCP Designation:	"Apartment Residential"	Same
Area Plan Designation:	Residential Area 1 which permits a "base density of 1.50 FAR (Max. 1.70 FAR with density bonusing for affordable housing). Townhouse, low-rise apartments (4-storey typical)."	Same
Zoning:	"Single Detached (RS1/F) and Two-Unit Dwellings (RD1)"	"Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)"
Number of Units:	Vacant Site	263 Apartment Residential Units

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	1.5 FAR plus 0.2 FAR with Affordable Housing Contribution	1.7 FAR with Affordable Housing Contribution	none permitted
Buildable Floor Area (m ²):*	Max: 23,290 m ² with Affordable Housing Contribution	Max: 23,191 m ² with Affordable Housing Contribution	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 40% Total: Max. 80%	Building: Max. 40% Non-porous Surfaces: Max. 37% Total: Max. 77%	none
Lot Size:	none	13,699.99 m ² (147,465.57 ft ²) after dedications	none
Lot Dimensions (m):	none	Approx: 140 m x 97 m	none
Setbacks (m) – Alexandra Road Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m) – May Drive Street Parkade	4.0 m Min. 3.0 m Min.	4.0 m Min. 3.0 m Min.	none
Setbacks (m) – Tomicki Avenue Street Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Setbacks (m) – eastern property line Eastern Property Line Parkade	6.0 m Min. 3.0 m Min.	6.0 m Min. 3.0 m Min.	none
Height (m):	18.5 m and no more than 4 storeys	18.5 m and no more than 4 storeys	none
Off-street Parking Spaces – Regular (R) / Visitor (V): For 263 dwelling units As per TDM Measures	332 (R) and 48 (V) per unit	332 (R) and 48 (V) per unit	none
Off-street Parking Spaces – Total: As per TDM Measures	380	380	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	None	none
Amenity Space – Indoor:	100 m ² (1,076 ft ²)	563.8 m ² (6,069.4 ft ²)	none
Amenity Space – Outdoor:	1,578 m ² (16,985.45 ft ²)	2,657.3 m ² (28,603.1 ft ²)	none

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

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

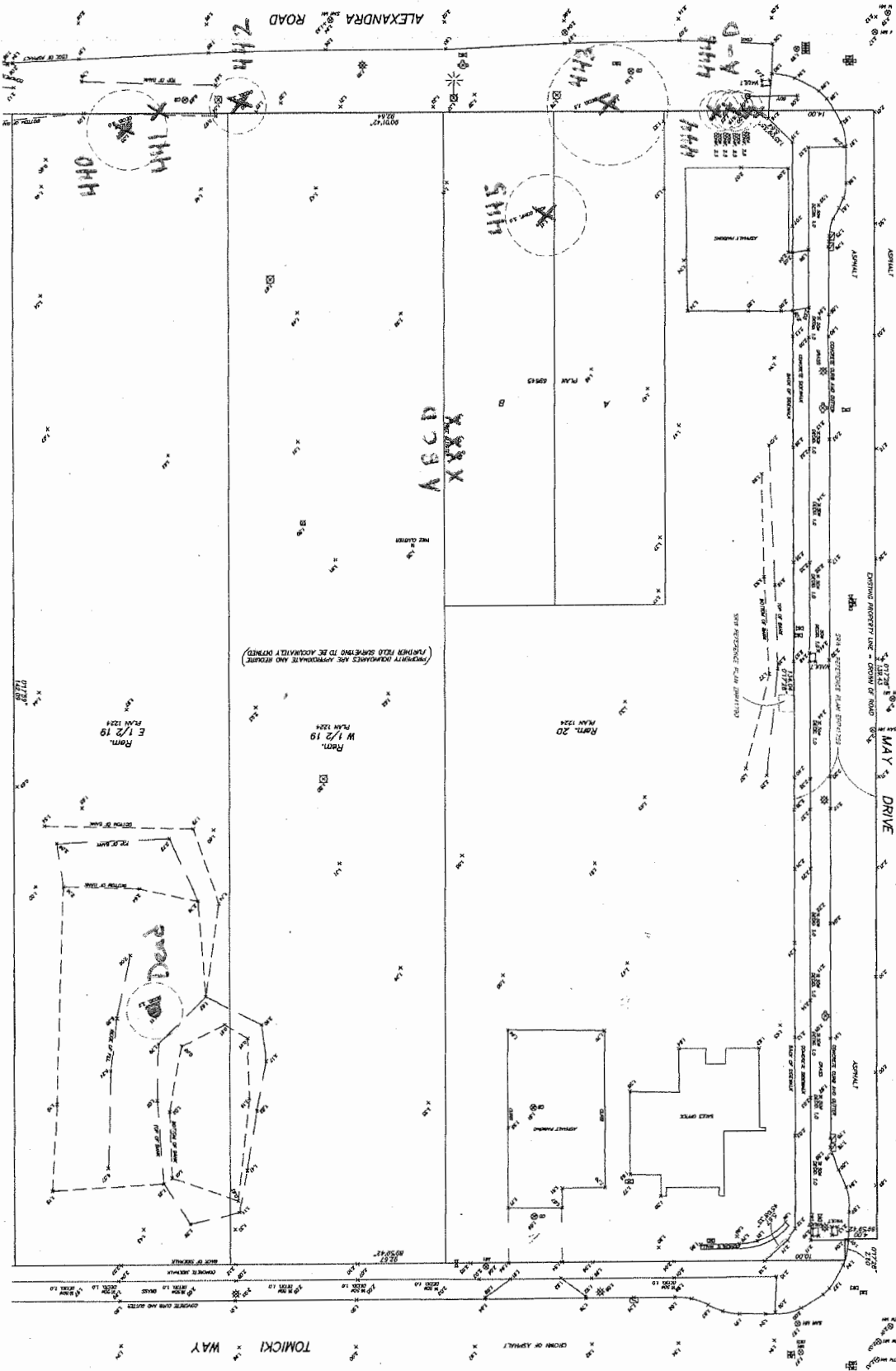
TDM Measures to include the following:

- Provide 120V electric plug-ins for 20% of all parking stalls.
- Provide 120V electric plug-ins for electric bikes, one (1) for every 40 bicycle storage racks (if there are fewer than 40 bicycle racks in a storage compound, one (1) 120V electric plug-in is required for the same compound).
- Provide minimum a bench along each of the three (3) street frontages (or equivalent cash contribution of \$6,000 total).
- Voluntary cash contribution of \$30,000 towards a bus shelter and an accessible landing pad in the area.
- Voluntary cash contribution of \$5,000 towards the provision of new benches in the area.

Tree Management Plan - Trafalgar Square - Sept 20, 2016

D.A.

Remove Tree X 101





Address: 9491, 9511, 9531, 9551, 9591 Alexandra Road

File No.: RZ 16-734204

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9638, the developer is required to complete the following:

1. A 10 m wide road dedication along the entire May Drive frontage.
2. 4 m x 4 m corner cut dedications at the Tomicki Avenue/May Drive and Alexandra Road/May Drive intersections, measured from the new property lines.
3. Consolidation of all the lots into one (1) development parcel.
4. Registration of an aircraft noise sensitive use covenant on Title.
5. Registration of a flood plain covenant on Title identifying a minimum habitable elevation of 2.6 m GSC.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$202,198.00) to the Public Art fund.
8. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$150,414.90) for City's beautification as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
9. City acceptance of the developer's offer to voluntarily contribute \$0.60 per buildable square foot (e.g. \$150,414.90) for City's Child Care as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
10. City acceptance of the developer's offer to voluntarily contribute \$0.07 per buildable square foot (e.g. \$17,548.41) for Planning Costs fund as per the West Cambie – Alexandra Interim Guidelines Policy 5044.
11. City acceptance of the developer's offer to voluntarily contribute \$892,634.00 to the City's affordable housing reserve fund (capital account) as an Affordable Housing Special Development Circumstance "donor".
12. Registration of the City's standard Housing Agreement to secure six (6) affordable housing units; the combined habitable floor area of which shall comprise at least 396.51 m² (4,268.04 ft²) of built space. Occupants of the affordable housing units subject to the Housing Agreement shall enjoy full and unlimited access to and use of all on-site indoor and outdoor amenity spaces. The terms of the Housing Agreements shall indicate that they apply in perpetuity and provide for the following:

Unit Type	Number of Units	Minimum Unit Area	Maximum Monthly Unit Rent**	Total Maximum Household Income**
Bachelor	1	37 m ² (400 ft ²)	\$850	\$34,000 or less
One bedroom	2	50 m ² (535 ft ²)	\$950	\$38,000 or less
Two bedroom	3	80 m ² (860 ft ²)	\$1,162	\$46,500 or less

** May be adjusted periodically as provided for under adopted City policy.

13. The discharge of Statutory right-of-way Covenant BB1239772 from the titles for Lots 19 west, 19 east and Lot 20.
14. The discharge of Covenant BB181577 from the title for Lot 20 as it currently restricts redevelopment to only a two-family dwelling.
15. Voluntary contribution of \$30,000 towards development of a bus shelter and an accessible landing pad in the area (TDM).
16. Voluntary contribution of \$5,000 towards the provision of new benches in the area (TDM).
17. \$6,000 toward the purchase of, or agree to provide one bench along each of the three (3) street frontages (TDM).

18. Registration of a legal agreement(s) regarding the developer's commitment to connect to the Alexandra District Energy Utility (ADEU), including the operation of and use of the DEU and all associated obligations and agreement as determined by the Director of Engineering.
19. Payment of the \$1,836.72 per unit plus applicable interest, in accordance with the Alexandra Neighbourhood Development Agreement.
20. Enter into a Servicing Agreement* for the design and construction of the park greenway on 9591 Alexandra Road. Works may be eligible for Parks Construction Development Cost Charge Credits. Works include, but may not be limited to, the following:
 - a) 3.5 m wide concrete meandering path plus soldier course to Parks Department approval.
 - b) Unit paved plaza at the entry to the greenway along Tomicki Avenue and Alexandra Road.
 - c) Design to include the temporary sales centre along Tomicki Avenue and the ultimate design with the sales centre removed.
 - d) Supply a minimum of 50% native trees & planting within the greenway design.
 - e) All planting to support CPTED principles (For example add lighting, 2 m clear stemmed trees, low planting around paths etc.).
 - f) Add benches and other furniture as directed by the Parks Department.
21. Enter into a Servicing Agreement* for the design and construction of frontage and utility works. Works include, but may not be limited to, the following:

Engineering Related Items:

1. Water Works:

- a) Using the OCP Model, there is 353 L/s of water available at a 20 psi residual at the May Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
 - Utilize the existing 200 mm PVC water service connection along the Tomicki Avenue frontage.
 - Replace approximately 45 m of 200 mm AC watermain located to the south of the subject site along Alexandra Road with 200 mm PVC watermain.

2. Storm Sewer Works:

- a) The Developer is required to:
 - Install a new 600 mm storm sewer along Alexandra Road from existing manhole STMH129396 extending east approximately 120 m and terminate line with a new manhole. Remove existing manhole STMH129396 and tie-in new sewer system to existing.
 - Utilize the existing 375 mm storm service connection and Type III inspection chamber on the Tomicki Avenue frontage.

3. Sanitary Sewer Works:

- a) The Developer is required to:
 - Utilize the existing 300 mm PVC sanitary service connection on the May Drive frontage.

4. Frontage Improvements:

- a) The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers to underground all third party service lines fronting the property.
 - Submit a functional plan showing conceptual locations for above ground structures (example list below) prior to the Staff report progressing to Development Permit Panel. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City.

The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:

1. BC Hydro PMT – 4 mW x 5 m (deep)
 2. BC Hydro LPT – 3.5 mW x 3.5 m (deep)
 3. Street light kiosk – 1.5 mW x 1.5 m (deep)
 4. Traffic signal kiosk – 1 mW x 1 m (deep)
 5. Traffic signal UPS – 2 mW x 1.5 m (deep)
 6. Shaw cable kiosk – 1 mW x 1 m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1 mW x 1 m (deep) – show possible location in functional plan
- Complete other frontage improvements as per Transportation's requirements.
 - All boulevard, sidewalk, cycle lane, and similar linear improvements will require land dedication.

5. General Items:

- a) The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, 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.
 - Provide a pre-load plan and geotechnical assessment of impact to existing surrounding utilities and recommendations to mitigate the impact.

Transportation Related Items:

1. Required land dedication as per Area Plan:
 - Tomicki Avenue: 10 m wide strip appears to have been provided along the full northern frontage achieving the ultimate 20 m wide road right-of-way.
 - May Drive: 10 m wide strip along the full western frontage.
 - 4 m x 4 m corner cuts required at the Tomicki Avenue/May Drive & Alexandra Road/May Drive intersections, measured from new property lines.
2. Applicant responsible for the design and construction of the following frontage improvements (note that some of the works appear to have been completed, the exact scope subject to SA designs):
 - a) Tomicki Avenue (from May Drive to existing Tomicki Avenue to the east): construct the road to include the following ultimate cross-section:
 - 2 m wide concrete sidewalks on both sides.
 - 2.25 m wide treed/grassed boulevard on both sides.
 - Curb/gutter on both sides.
 - Minimum 11.2 m pavement width.
 - b) May Drive (from Tomicki Avenue to Alexandra Road): coordinate with the offsite works via. RZ 12-598503 to complete to the road to the ultimate standards, which include 2 m wide concrete sidewalks, minimum 2.0 m wide treed/grassed boulevards, and curb/gutter on both sides of the road and minimum 11.2 m wide pavement width.
 - c) Alexandra Road (from May Drive to eastern edge of 9611 Alexandra Road): widen the road to accommodate the following (from north to south):
 - Minimum 2 m wide concrete sidewalks.
 - 2.25 m wide treed/grassed boulevard.
 - 0.15 m wide curb/gutter.
 - Widen to achieve the ultimate pavement width of 11.2 m.

This work should coordinate with other adjacent offsite works by others and proper tie-in's (transition) are to be provided.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

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

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

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9638 (RZ16-734204)
9491, 9511, 9531, 9551, 9591 Alexandra Road**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting Section 18.30 thereof the following:

“18.30 Low Rise Apartment (ZLR30) – Alexandra Neighbourhood (West Cambie)

18.30.1 Purpose

The **zone** provides for a medium density residential apartment **development** with a **density bonus** for a monetary contribution to the City’s capital **Affordable Housing Reserve** Fund and the construction of affordable housing.

18.30.2 Permitted Uses

- **housing, apartment**

18.30.3 Secondary Uses

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

18.30.4 Permitted Density

1. The maximum **floor area ratio** is 1.50, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 18.30.4.1, the reference to “1.50” is increased to a higher **density** of “1.70” if the **owner** has paid or secured to the satisfaction of the **City** a monetary contribution of \$892,634.00 to the City’s capital **Affordable Housing Reserve** Fund established pursuant to *Reserve Fund Establishment Bylaw No. 7812* and provides a minimum of 396.51 m² (4,268.04 ft²) of affordable housing in six **dwelling units** within the first phase of the **development**.

18.30.5 Permitted Lot Coverage

1. Maximum **Lot Coverage** is 40% for **buildings**.

18.30.6 Yards & Setbacks

1. The minimum public **road setback** is:
 - a) 4.0 m from Alexandra Road;
 - b) 4.0 m from May Drive; and
 - c) 6.0 m from Tomicki Avenue.
2. The minimum **property line setback** is:
 - a) 6.0 m from the eastern **property line**.
3. Entry canopies may project into the public **road setback** along the southern **property line** for a maximum distance of 3.0 m and along the northern **property line** for a maximum distance of 1.2 m.
4. Common entry features may project into the public **road setback** along both the northern and southern **property lines** for a maximum distance of 1.25 m.
5. Unenclosed **balconies** above the main north and south entries to the **building** may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 1.15 m.
6. Mechanical venting structures may project into the public **road setback** or the eastern **property line setback** for a maximum distance of 2.5 m.
7. A parking **structure** may project into the public **road setback** or the eastern **property line setback**, provided that such encroachment is landscaped or screened by a combination of trees, shrubs, ornamental plants or lawn as specified by a Development Permit approved by the **City**, but no closer than 3.0 m to Alexandra Road, May Drive, Tomicki Avenue or the eastern **property line**.

18.30.7 Permitted Heights

1. The maximum **height** for **Buildings** is 18.5 m.
2. The maximum **height** for **Accessory Buildings & Structures** is 9.0 m.

18.30.8 Subdivision Provisions/Minimum Lot Size

1. There are no minimum **lot width**, **lot depth** or **lot area** requirements.

18.30.9 Landscaping & Screening

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

18.30.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0, except that the number of on-site **parking spaces** required for **apartment housing** shall be:
 - a) 1.26 spaces per **dwelling unit** for residents; and
 - b) 0.18 spaces per **dwelling unit** for visitors.

18.30.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.”
2. 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 designating it **LOW RISE APARTMENT (ZLR30) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**:

P.I.D. 001-718-240

Lot 20 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except Plans 69645 and EPP28285

P.I.D. 001-732-242

Lot “A” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 001-732-269

Lot “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 69645

P.I.D. 003-961-648

West Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

P.I.D. 004-239-237

East Half Lot 19 Block “B” Section 34 Block 5 North Range 6 West New Westminster District Plan 1224 Except: Plan EPP 28285

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9638”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>PK</i>
APPROVED by Director or Solicitor <i>JW</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 21, 2016

File: RZ 16-73132 0

Re: Application by Peter Hu for Rezoning at 6231 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)"

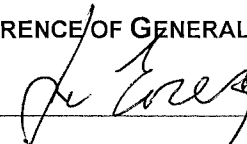
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, for the rezoning of 6231 Blundell Road from "Single Detached (RS1/E)" to "Coach Houses (RCH1)", be introduced and given first reading.



Wayne Craig
Director, Development

SDS:blg
Att. 8

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

Staff Report

Origin

Peter Hu has applied to the City of Richmond for permission to rezone the property at 6231 Blundell Road from the “Single Detached (RS1/E)” zone to the “Coach Houses (RCH1)” zone, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from a new rear lane (Attachment 1). The site is currently occupied by a single-family dwelling; which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Cheviot Place.

To the South: Across Blundell Road, a residential care home for seniors on a lot zoned “Health Care (HC)” fronting Blundell Road.

To the East: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Blundell Road.

To the West: Single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting Blundell Road, with vehicle access from the rear lane.

Related Policies & Studies

Official Community Plan/Arterial Road Policy

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The subject property is not designated in the existing Arterial Road Policy; however, the development proposal meets the criteria for additional new compact lot and coach house areas, and a precedent for this type of development has been set with the construction of the rear lane to the west. The proposed Arterial Road Policy update (considered by Council on November 14, 2016 and scheduled for Public Hearing on December 19, 2016) identifies the subject site for redevelopment as “Compact Lot Coach House”. The proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5408/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5408 (adopted by Council on April 10, 1989 and last amended in 2006) (Attachment 4). The Policy

permits the property to be rezoned and subdivided in accordance with the provisions of the "Compact Single Detached (RC2)" zone or the "Coach Houses (RCH1)" zone, provided access is to be from a constructed lane and not from the arterial road. The proposed rezoning and subdivision would comply with the requirements of the "Coach Houses (RCH1)" zone and Single-Family Lot Size Policy 5408.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. In response to the sign, staff have received two (2) phone calls with general questions regarding the application and the following concerns (staff responses in ***bold italics***):

- Privacy concerns for the adjacent property to the east; including potential overlook from the coach house into the property's rear yard.
The applicant has revised the coach house design to reduce privacy concerns; including eliminating windows on the wall facing the adjacent property to the east, reducing the size of the balcony, and positioning the balcony towards the west property line, increasing the distance between the balcony and the adjacent property to the east. Both coach house balconies will be positioned towards the common shared property line between the proposed lots.
- Traffic concerns along Cheviot Place as a result of the proposed development.
The Transportation Department has reviewed the development proposal and confirmed the traffic generation from this development is expected to be minimal, as the lane access to the site is located 36 m from Blundell Road.

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

Analysis

Existing Legal Encumbrances

There is an existing restrictive covenant registered on Title, restricting development of the subject property if not fully serviced (Document No. RD130801). The covenant will be discharged from Title as a condition of rezoning.

Transportation and Site Access

Consistent with the requirements of the “Coach Houses (RCH1)” zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both Blundell Road and the rear lane.

Vehicle access to the proposed lots is to be from the new rear lane only; with no access permitted to Blundell Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage and carport in accordance with the Zoning Bylaw and consists of two (2) parking spaces for the principal dwelling provided in a tandem arrangement (one (1) parking space in a garage and one parking (1) space in an open carport), along with one (1) parking space for the coach house to the side in a garage (Note: tandem parking for the principal dwelling is permitted in the “Coach Houses (RCH1)” zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the garage and carport into habitable space.

Tree Retention and Replacement

A Certified Arborist’s Report was submitted by the applicant; which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses three (3) bylaw-sized trees located on the subject site, and one (1) tree and one (1) hedge located on neighbouring property.

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

- Remove one (1) Honey Locust tree (tag# T30) located on the development site due to poor condition from being historically topped (47 cm dbh).
- Remove two (2) fruit trees (tag# T32 & T33) located on the development site due to poor condition from being historically topped and cavities in the upper canopy (60 & 20 cm dbh).
- Retain and protect one (1) tree (tag# OS1) located on the neighbouring property to the west (45 cm dbh).
- Retain and protect one (1) hedge (tag# OS2-OS6) located on the neighbouring property to the east, which will not be impacted by the proposed development.

Tree Protection

The proposed Tree Management Diagram is shown in Attachment 5; which outlines the protection of the one (1) tree on the neighbouring property (tag# OS1). To ensure protection the applicant is required to complete the following:

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

protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

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

Tree Replacement

For the removal of the three (3) trees on-site, the OCP tree replacement ratio goal of 2:1 requires six (6) replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain six (6) replacement trees on-site, three (3) trees on each lot.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 47 & 60 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	9 cm		5 m
2	10 cm		5.5 m

To ensure that six (6) replacement trees are planted on-site at development stage, and that the front yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Policy, the applicant will provide a Landscape Plan and a landscape security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$3,000 for the six (6) replacement trees), prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one (1) year maintenance period from the date of the landscape inspection.

Built Form, Architectural Character & Landscaping

The preliminary conceptual plans proposed for the subject site have addressed the staff comments identified as part of the rezoning application review process (Attachment 6).

The proposed site plan involves a principal dwelling on the south side of each lot proposed and an accessory coach house above a detached garage on the north side of each lot; with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the RCH1 zone.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building, a small balcony facing north to the rear lane, and appropriate window placement to

minimize overlook of adjacent properties; while still allowing for passive surveillance of the rear lane.

The applicant has also submitted a preliminary Landscape Plan, prepared by a Registered Landscape Architect, for the front and back yards of the proposed lots (Attachment 7). As stated above, the applicant will provide a landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line in accordance with the RCH1 zone. Screening of on-site garbage and recycling will be reviewed through the required Landscape Plan for the site prior to final adoption of the rezoning bylaw.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 6. Furthermore, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the preliminary conceptual plans included in Attachment 6.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the Affordable Housing Reserve Fund for the remaining new lots, or a 100% cash-in-lieu contribution if no secondary suites can be accommodated.

The proposed rezoning is consistent with the Affordable Housing Strategy as it involves the creation of two (2) new lots; each with a principle dwelling and an accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of required servicing works and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- A new 6.0 m-wide lane along the entire north property line, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
- Existing driveway on Blundell Road to be removed and replaced with barrier curb and gutter, boulevard and sidewalk to match the existing frontage treatments to the east and west.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge,

and the cost associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 6231 Blundell Road from the "Single Detached (RS1/E)" zone to the "Coach Houses (RCH1)" zone, to permit the property to be subdivided to create two (2) lots, each with a principle dwelling and an accessory coach house above a detached garage.

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

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9644 be introduced and given first reading.



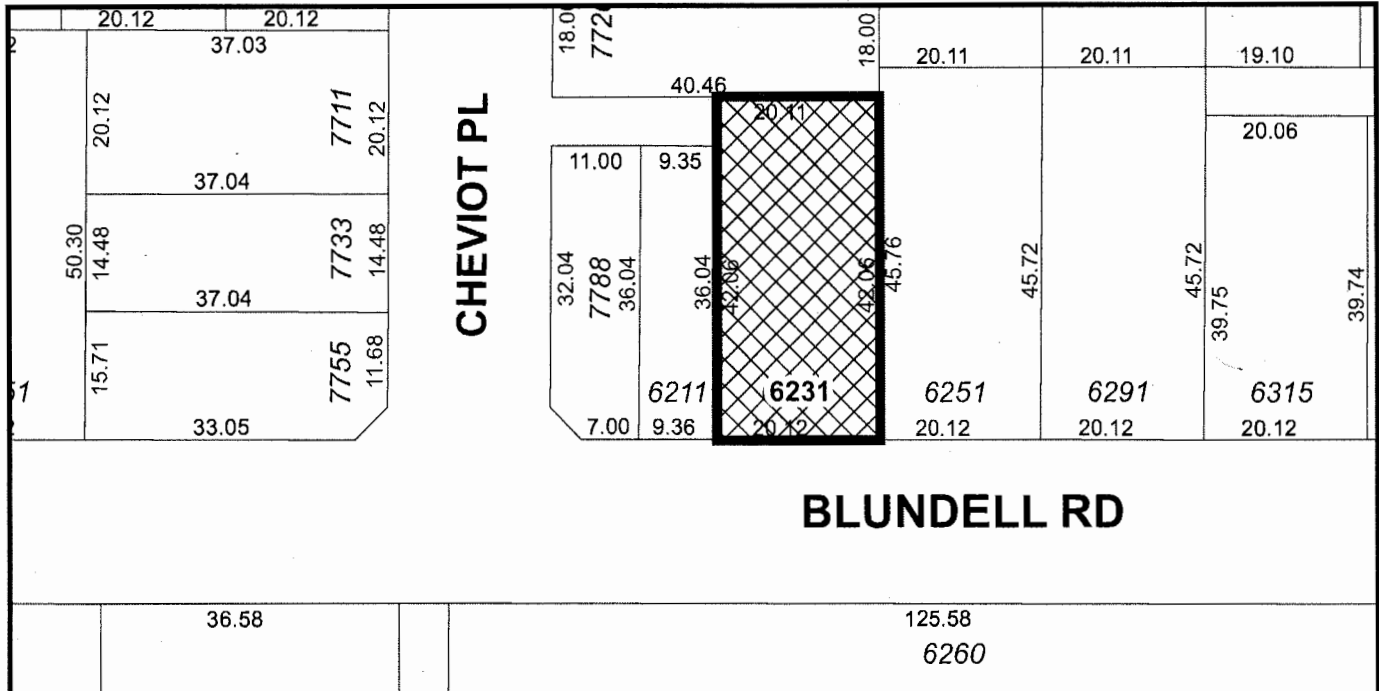
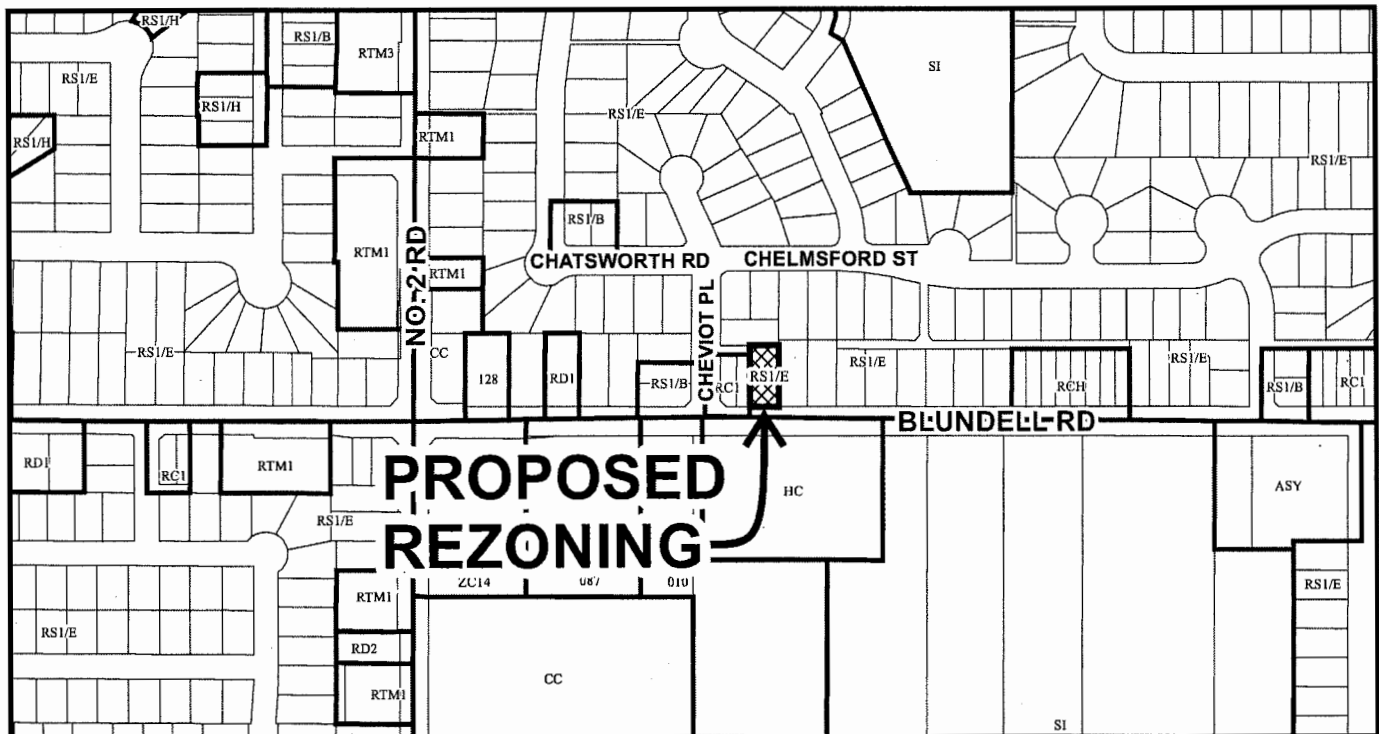
Steven De Sousa
Planning Technician – Design
(604-286-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5408
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Conceptual Plans
- Attachment 7: Preliminary Landscape Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-731320

Original Date: 05/12/16

Revision Date:

Note: Dimensions are in METRES

PLN - 153



City of
Richmond



RZ 16-731320

Original Date: 05/12/16

Revision Date:

Note: Dimensions are in METRES

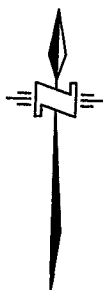
PROPOSED SUBDIVISION AND TOPOGRAPHIC SURVEY OF LOT 229, SECTION 18 BLK. 4 N., RGE. 6 W., N.W.D., PLAN 60382

SCALE 1 : 200

0 5 10 15 20 m

ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

PID: 002-504-324

CIVIC ADDRESS: 6231 BLUNDELL ROAD,
RICHMOND, B.C.PROPERTY LINE BASE ON FIELD SURVEY
AND LAND TITLE OFFICE RECORDS.

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND SECONDARY
BENCH MARK #476
ELEVATION = 1.193 METRE
GEODETIC DATUM = CVD28GVRD

LEGEND:

- GROUND ELEVATION
- TREE WITH DRIPLINE
(TIED AT POINT OF ENTRY INTO THE GROUND)
- MANHOLE
- FENCE
- LIGHT STANDARD
- DED DECIDUOUS
- RTW RETAINING WALL
- WM WATER METER

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 14TH DAY OF APRIL, 2016.

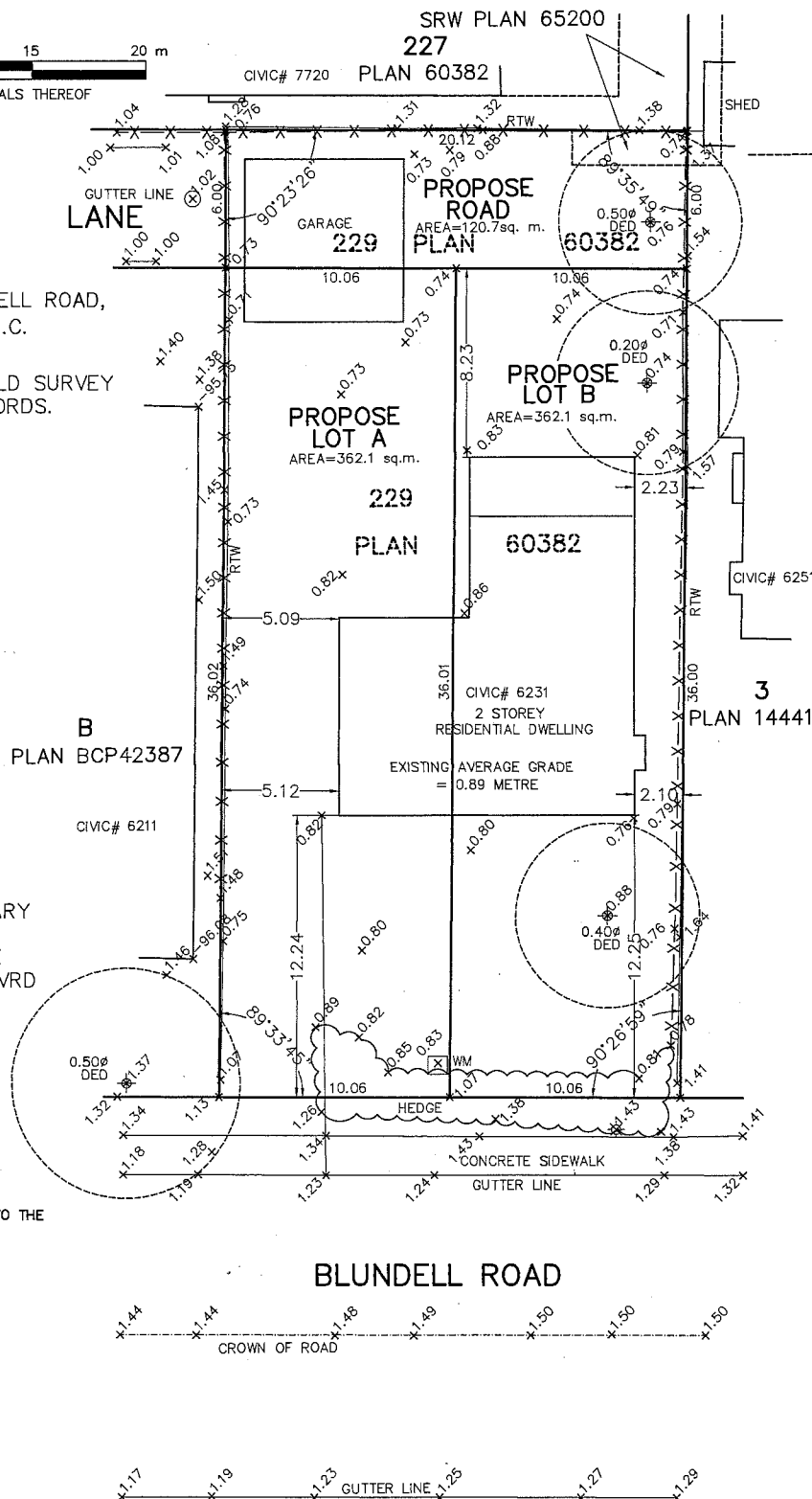
Richard S Fu
RICHARD S FU B.C.L.S.

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

PLN - 155



3817 McKay PLACE
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1604-005





City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 16-731320

Attachment 3

Address: 6231 Blundell Road

Applicant: Peter Hu

Planning Area(s): Blundell

	Existing	Proposed
Owner:	D. & P. Martin	To be determined
Site Size:	844.9 m ² (9,094 ft ²)	Lot A: 362.1 m ² (3,897 ft ²) Lot B: 362.1 m ² (3,897 ft ²) Lane dedication: 120.7 m ² (1,300 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Arterial Road Policy Designation:	Compact Lot Coach House	Complies
Zoning:	Single Detached (RS1/E)	Coach Houses (RCH1)

Future Subdivided Lots	Bylaw Requirement (RCH1)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None Permitted
Principle Dwelling Floor Area:*	Max. 184.2 m ² (1,982 ft ²) (depending on size of coach house)	172.6 m ² (1,857 ft ²)	None Permitted
Coach House Floor Area:*	Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²)	44.6 m ² (480 ft ²)	None Permitted
Total Buildable Floor Area:*	Max. 217.2 m ² (2,338 ft ²)	Max. 217.2 m ² (2,338 ft ²)	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 20%	Building: 45% Non-porous: 64% Landscaping: 36%	None
Lot Size:	Min. 315.0 m ²	362.1 m ²	None
Lot Dimensions:	Width: Min. 9 m Depth: Min. 35 m	Width: 10 m Depth: 36 m	None
Principle Dwelling Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: 6 m Rear: 15 m Interior Side: 1.2 m	None
Coach House Dwelling Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 24 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.8 m	None
Principle Dwelling Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None
Coach House Height:	Max. 6.5 m measured from the highest elevation of the crown of the lane	Max. 6.5 m measured from the highest elevation of the crown of the lane	None

On-Site Parking Spaces:	Principle Dwelling: 2 Coach House: 1	Principle Dwelling: 2 Coach House: 1	None
Tandem Parking Spaces:	Permitted for Principle Dwelling	2 for Principle Dwelling	None
Outdoor Amenity Space:	Principle Dwelling: Min. 30 m ² Coach House: No minimum	Principle Dwelling: 30 m ² Coach House: 30 m ²	None
Coach House Balcony:	Max. 8.0 m ²	4.6 m ²	None

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

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



Page 1 of 2

Adopted by Council: April 10, 1989

Policy 5408

Amended by Council: January 15, 2001*

Amended by Council: May 15, 2006 *

File Ref: 4045-00

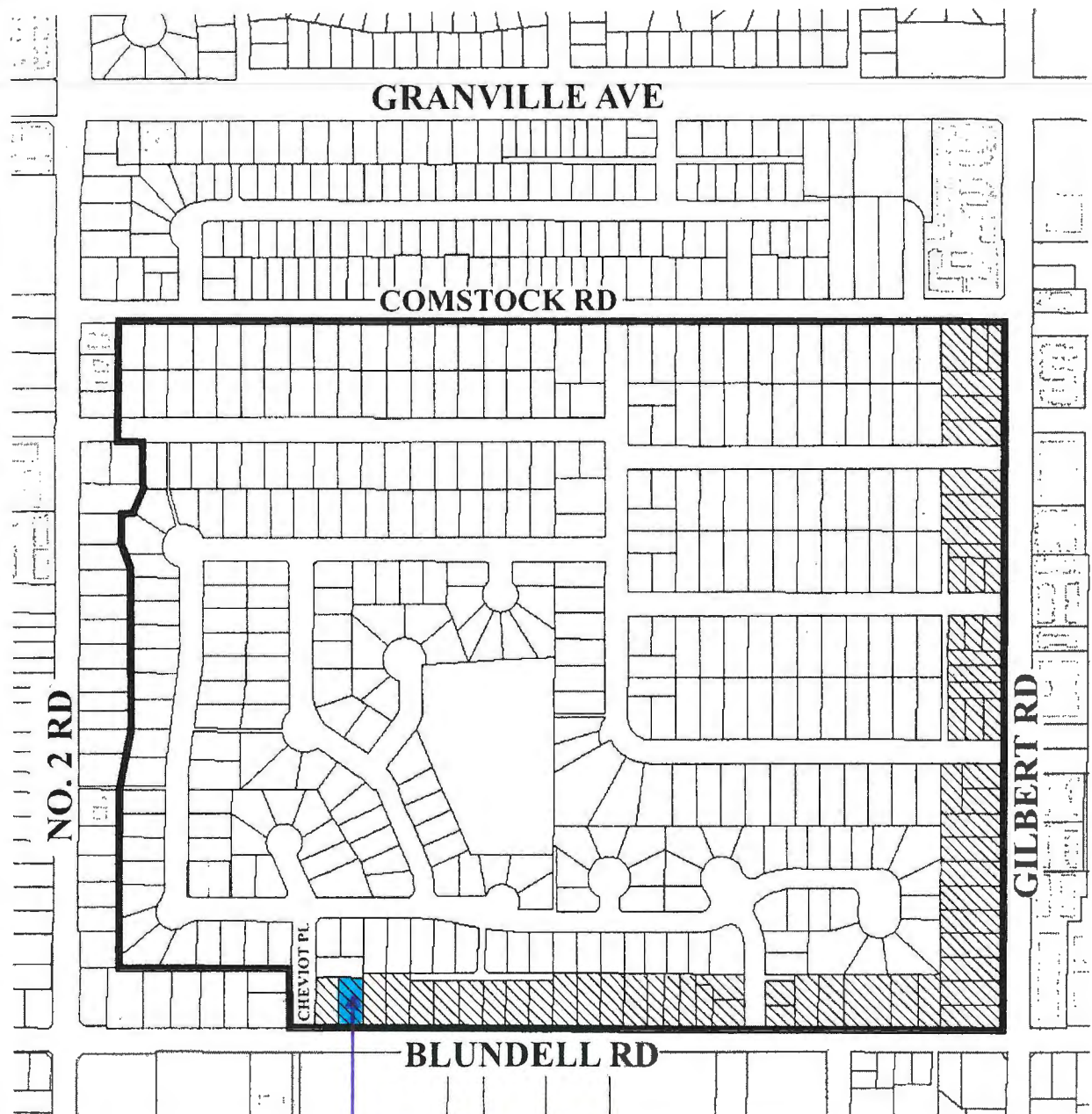
SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6

Policy 5408:

The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date in Effect



Subdivision Permitted as Per **R1-0.6** or **R/9** provided that access is to a constructed lane and not to the arterial roads.



Subdivision Permitted as Per **R1/E**

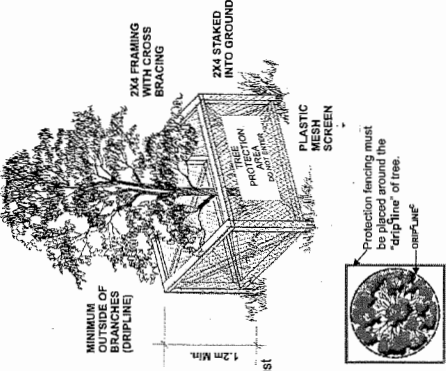


Policy 5408 Section 18-4-6

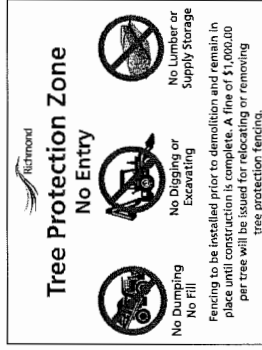
Adopted Date: 04/10/89

Amended Date: 05/15/06

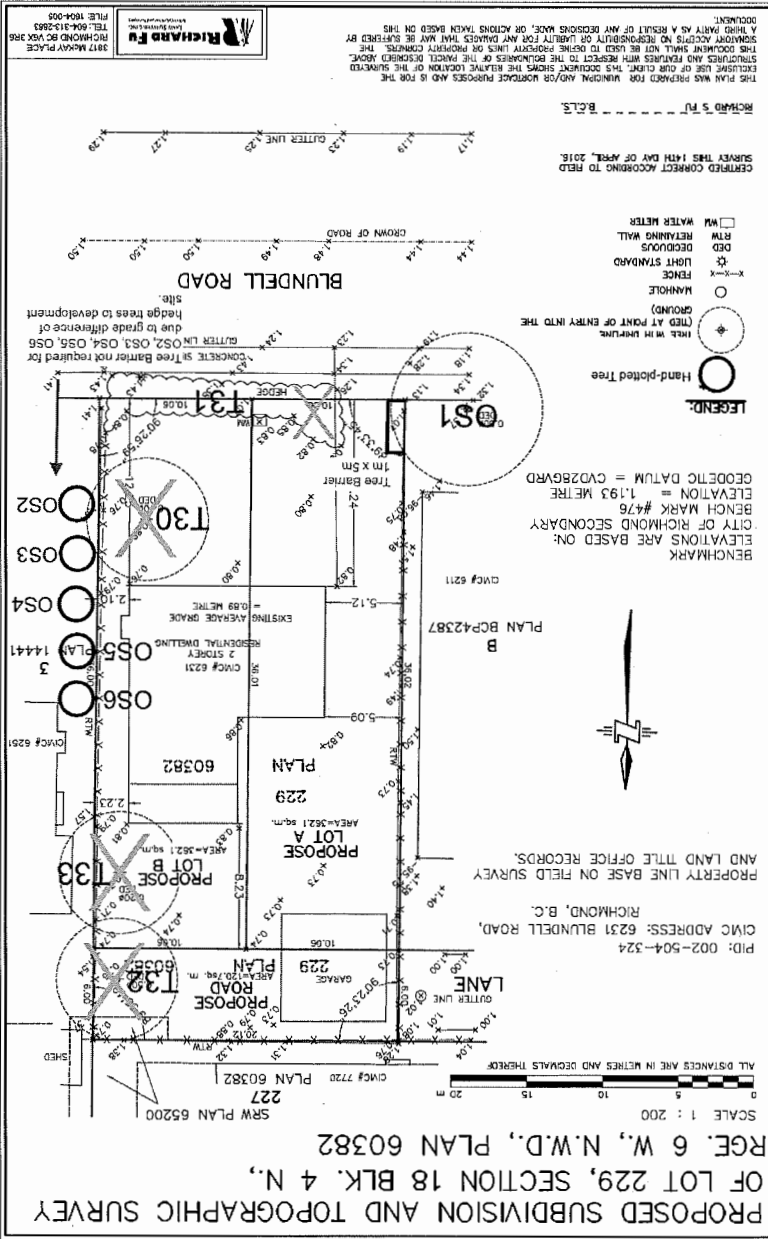
TREE PROTECTION BARRIER
PER RICHMOND BYLAW



TREE PROTECTION ZONE
NO ENTRY SIGN



2 Oct. 25, 2015	Review
1 Sept. 1, 2015	Review
CONTRACTOR'S REVIEW AND SIGNATURE REQUIRED. All trees shown on this plan are the property of SW Landscape Architects Inc. and are to be protected during the construction of the project. The written consent of SW Landscape Architects is required for any removal or relocation of trees.	
PETER HU PROJECT 6231 Blundell Road, Richmond, B.C.	
SW Landscape Architect North Vancouver, B.C.	
Design: 778-834-8859	Checked:
Drawn: S.W.	DATE:
Scale: N.T.S.	DATE:
L3	TREE RETENTION PLAN



TREE PROTECTION AND REMOVAL DRAWING

The Tree Protection Zone (TPZ) encompasses the drip line of the tree as illustrated in Fig. 1a and 1b.

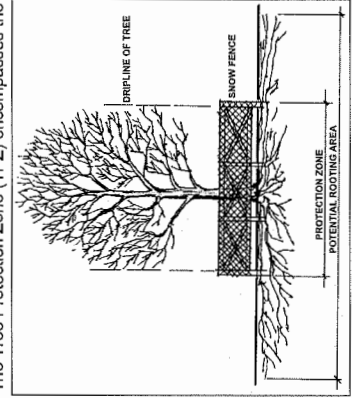
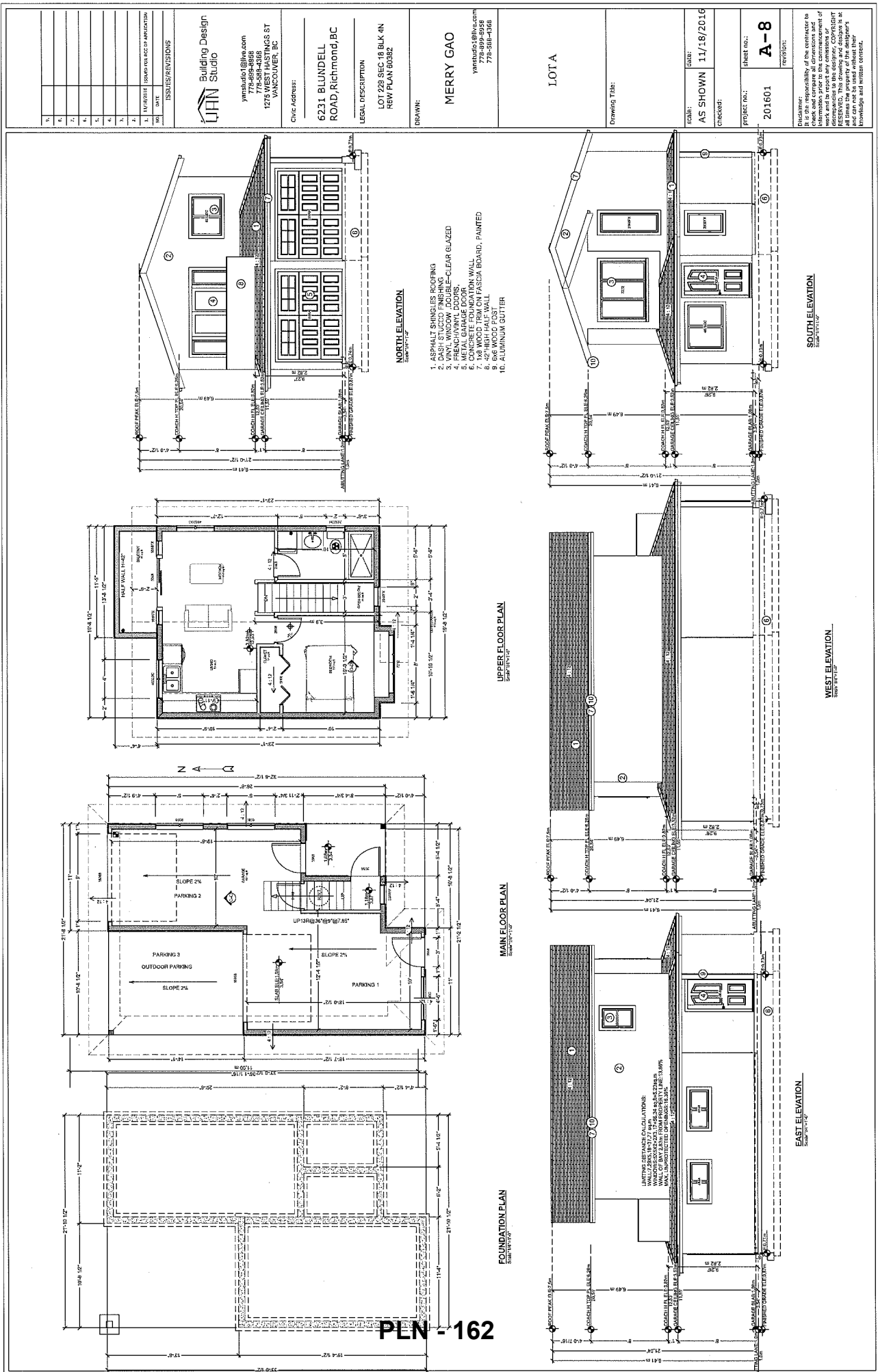


Fig. 1a Example of a Tree Protection Zone (TPZ) encompassing the drip line of the tree as illustrated in Fig. 1a and 1b.

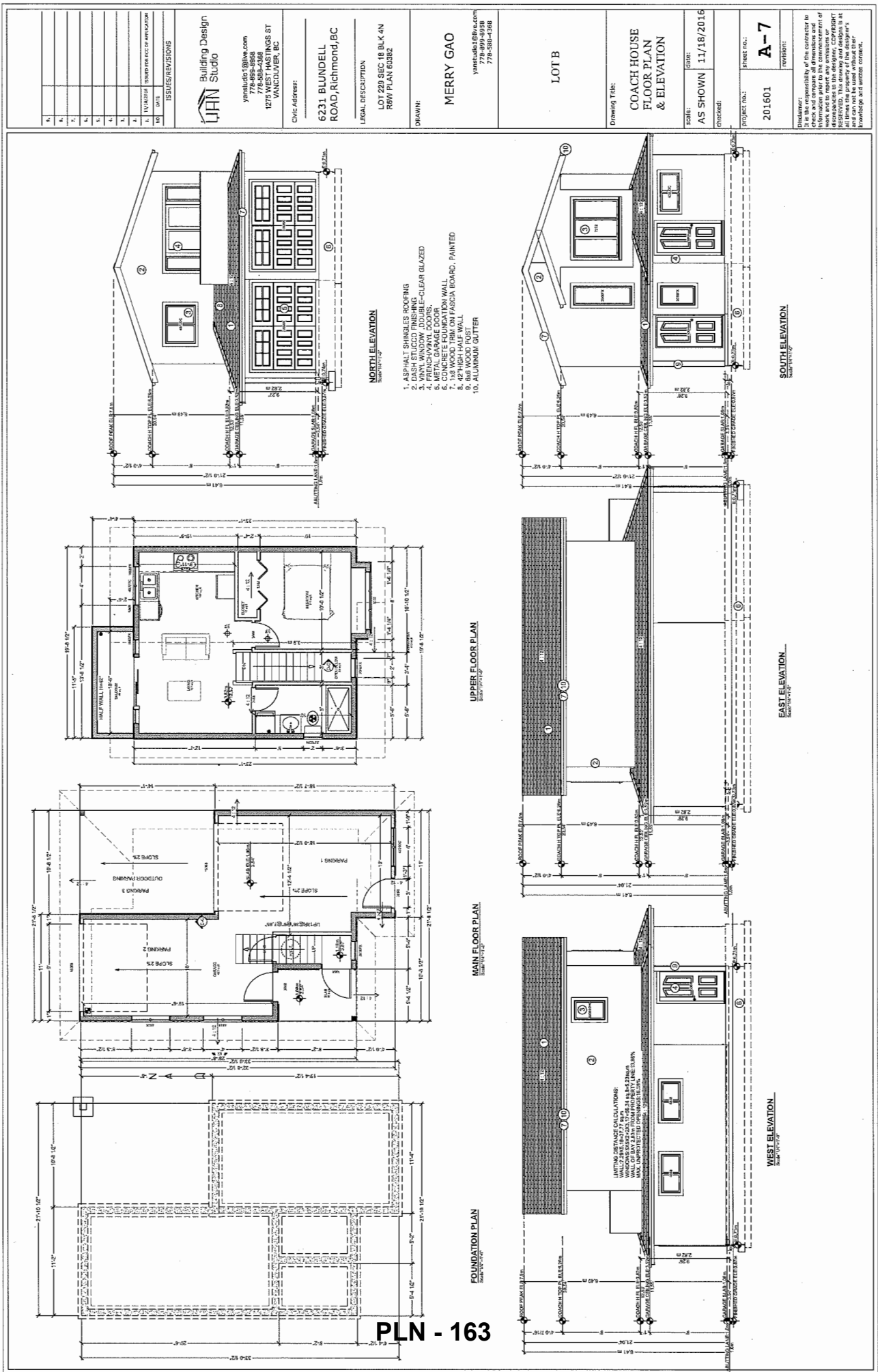
TREE PROTECTION ZONE

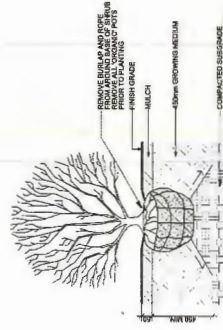
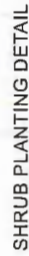
Botanical Name	Common Name	No.	Size	Spacing	Symbol
TREES TO BE REMOVED					
Gleditsia triacanthos 'Sumburst'	Honey locust	1	17 m DBH		T30
Malus spp.	Fruiting apple	1	160 m DBH		T32
Prunus spp.	Fruiting plum	1	20 m DBH		T33
TREES TO BE RETAINED					
Prunus serrulata 'Kwanzan'	Flowering cherry	1	45 m DBH		OS1
Cupressus spp.	Cypress	5	130 m DBH		OS2-OS6
REPLACEMENT TREES					
Acer palmatum 'Senkaki'	Japanese maple	4	6 cm	as shown	AP
Chamaecyparis obtusa 'Gracilis'	Hinko false cypress	2	3.5 m	as shown	CO
Prunus yedoensis 'Aebono'	Japanese Cherry	2	9 cm	as shown	PY

NOTE: For tree removals and retentions, see Arborist Report. For tree installations, contractor to be certified by BCNITA. All plants and installation to meet or exceed latest BCNITA #1 standards. Contractor to verify numbers and placement of plants prior to installation.



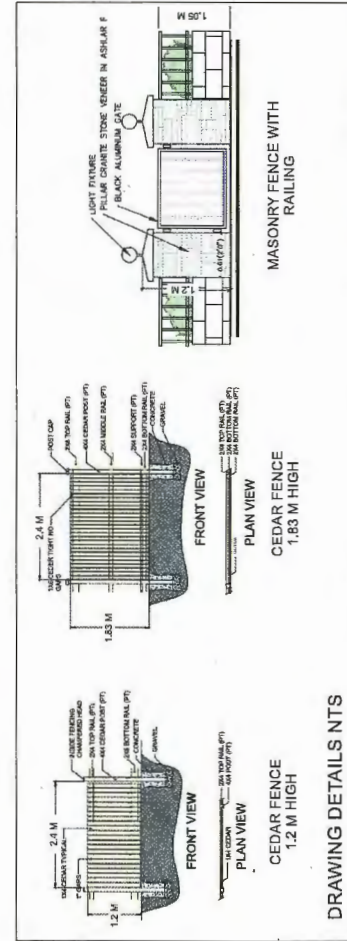
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NOTE 2:

1. SHRUBS TO BE PLANTED WITH ELEVATION OF TOP OF ROOTBALL OR POT LEVEL WITH FINISH GRADE OF GROUNDING MEDIUM.
2. COMPOSTED BARK MULCH AT 50mm DEPTH TO BE KEPT AT LEAST 50mm AWAY FROM STEMS OF SHRUBS.
3. PLANTING NOT TO BE DONE PRELIMINARY.

[illegible]

Scale: 1: 100 metric

Botanical Name	Common Name	No. Size	Spacing	Symbol
TREES				
<i>Acer palmatum 'Sensu'</i>	Japanese maple	4 6 cm	as shown	AP
<i>Chamaecyparis obtusa 'Gracile'</i>	Hindoi fast cypress	2 3.5 m	as shown	CO
<i>Prunus yedoensis 'Akebono'</i>	Japanese Cherry	2 9 cm	as shown	PR
SHRUBS				
<i>Azalea 'Girard Fuchiya'</i>	Azalea	32 #2 pot	as shown	AGF
<i>Buxus microphylla 'Green Beauty'</i>	Boxwood	24 #5 pot	as shown	Bm
<i>Cornus stolonifera</i>	Rectwing dogwood	34 #2 pot	as shown	Cs
<i>Nandia domestica 'Gulf Stream'</i>	Heavenly bamboo	26 #2 pot	as shown	Nd
<i>Rhododendron 'PJM'</i>	Rhododendron	12 #5 pot	as shown	RPJM
<i>Rhododendron 'Roseum Elegans'</i>	Rhododendron	11 #5 pot	as shown	RRE
<i>Sapiracocca boeberiana humilis</i>	Sweet box	10 #2 pot	as shown	Sh
<i>Spiraea japonica 'Goldflame'</i>	Spiraea	4 #2 pot	as shown	SJ
<i>Viburnum plicatum 'S. Snowflake'</i>	Viburnum	22 #5 pot	as shown	Vp
VINES, GROUND COVERS AND HERBACEOUS PERENNIALS				
<i>Eleagnus armandii</i>	Evergreen oleaster	14 #1 pot	as shown	Ca
<i>Hamamelis macra</i>	Japanese forest grass	42 #1 pot	as shown	Hm
<i>Pachyandra terminalis</i>	Japanese spurge	128 #1 pot	as shown	Pt

NOTE: For tree removals and retentions, see Arborist Report

All plants to be certified by BCLNTA

Contractor to install and installation to meet or exceed latest BCLMA #1 standards

Contractor to verify numbers and placement of plants prior to installation

NOTE: For tree removals and retentions, see Arborist Report

Contractor to be certified by BCLNTA

All plants and installation to meet or exceed latest BCLNA #1 standards

Contractor to verify numbers and placement of plants prior to installation. All plants and installation to meet or exceed latest ECOWA #1 standards.



City of Richmond

Rezoning Considerations

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

Address: 6231 Blundell Road

File No.: RZ 16-731320

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9644, the developer is required to complete the following:

1. 6.0 m wide lane dedication along the entire north property line.
2. Submission of a Landscape Plan for the front and rear yards of the proposed lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and \$3,000 for the six (6) replacement trees. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy and "Coach Houses (RCH1)" zone and should not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the six (6) required replacement trees (three (3) per lot) with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	9 cm		5 m
2	10 cm		5.5 m

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

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
6. Registration of a legal agreement on Title, prohibiting the conversion of the tandem parking area into habitable space.
7. Registration of a legal agreement on Title, to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary concept plans included in Attachment 6 to this report.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. RD130801); which restricts the development of the subject property if not fully serviced.

Prior to Demolition Permit* issuance, the developer is required to complete the following:

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

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 695 L/s of water available at a 20 psi residual at the Blundell Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Developer's cost, the City is to:
 - Install two (2) new water service connections, off of the existing 300 mm AC watermain on Blundell Road complete with meter and meter box.
 - Cut and cap at main, the existing water service connection at the Blundell Road frontage.

Storm Sewer Works:

- At the Developers cost, the City is to:
 - Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots, off of the existing 600mm storm sewer on Blundell Road.
 - Cut and cap the existing storm service connection servicing Lot 6231.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 55 m of 200 mm sanitary main aligned in the proposed lane complete with tie-in to the existing 200 mm sanitary sewer on Cheviot Place and two (2) new manholes. Subject to funding approval, the City will fund approximately 36 m of sewer, 1 manhole and the redirection/capping of services for surrounding lots 6211, 6251 Blundell Road and 7788, 7720 Cheviot Place.
 - Install a new sanitary service connection complete with inspection chamber and dual service leads at the adjoining property line of the newly subdivided lots, with tie-in to the proposed sanitary main in the lane.
- At the Developer's cost, the City is to:
 - Cut and cap at inspection chamber, the existing sanitary service connection at the northeast corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Provide a new 6.0 m wide lane along the entire north property line, complete with asphalt pavement, rollover curb and gutter on both sides, lighting, and drainage.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Complete other frontage improvements as per Transportation's requirements.
- Frontage improvements as per Transportation's requirements include, but are not limited to, the following:
 - Vehicle access to be provided via the rear lane.
 - Existing driveway on Blundell Road to be closed permanently, and removed and replaced with barrier curb and gutter, boulevard and sidewalk to match existing frontage treatments to the east and west.
 - Construct the east-west lane along the rear of the site to full City lane standards, including rollover curb and lighting, as per Engineering's requirements.
 - On-site vehicle parking to be consistent with the City's Zoning Bylaw 8500 requirements.

General Items:

- a. The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring,

site preparation, 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.

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

1. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
2. If applicable, Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9644 (RZ 16-731320)
6231 Blundell Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COACH HOUSES (RCH1)"**.

P.I.D. 002-504-324

Lot 229 Section 18 Block 4 North Range 6 West New Westminster District Plan 60382

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9644"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor HL

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: November 24, 2016

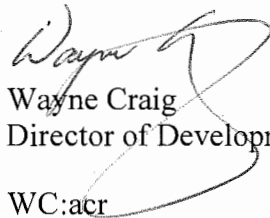
From: Wayne Craig
Director of Development

File: AG 16-748982

Re: Agricultural Land Reserve Appeal Application by Gurdial S. Badh for Subdivision
at 15240 & 15260 Westminster Highway

Staff Recommendation

That authorization for Gurdial S. Badh to make a non-farm use application to the Agricultural Land Commission to allow a subdivision to adjust the lot lines at 15240 and 15260 Westminster Highway be denied.

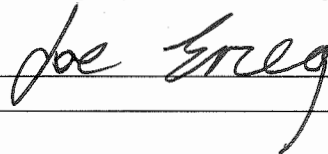


Wayne Craig
Director of Development

WC:acr
Att. 5

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Gurdial S. Badh has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use (subdivision) for the properties at 15240 and 15260 Westminster Highway (Attachment 1), which are located within the Agricultural Land Reserve (ALR). The applicant states that the purpose of this application is to create two evenly sized parcels to allow for more affordable purchase prices for smaller farm parcels.

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

Findings of Fact

The property at 15240 Westminster Hwy is 0.09 ha in area, while the property at 15260 Westminster Hwy is 8.03 ha in area. The proposed subdivision will result in two lots, each 4.06 ha in area as shown in Attachment 2A and 2B. The Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

The property at 15240 Westminster Hwy was created in 1970, prior to the formation of the ALR, and is exempted from ALC regulations. It is occupied by a single detached dwelling while the property at 15260 Westminster Highway is occupied by a single detached dwelling and a blueberry farm. The subject property is surrounded by properties with various agricultural activities zoned Agriculture (AG1) within the Agricultural Land Reserve.

Related Policies & Studies

2041 Official Community Plan (OCP)

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

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

The proposed subdivision is not consistent with the Richmond OCP as the fragmentation of the larger parcel may lead to the termination of the existing farming operation and the non-farm use of both the proposed parcels. The proposed subdivision will also result in lots with the potential

for large single family dwellings, which would negatively impact the long-term viability of agriculture on the lands.

Richmond Agricultural Viability Strategy

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

Contrary to the AVS, the proposal reduces an existing 8.03 ha parcel of farmland to two smaller 4.06 ha parcels, which would not allow for farm expansion or enhance farming viability in the Agricultural Land Reserve.

Zoning – Agricultural (AG1)

The Richmond Zoning Bylaw section 14.1.8 states that subdivision of land in the Agricultural Land Reserve shall not be permitted, unless approved by the Agricultural Land Commission.

Agricultural Advisory Committee (AAC)

The proposed subdivision was reviewed by the City's Agricultural Advisory Committee (AAC) who approved the following motion (Attachment 4 – Excerpt of November 2, 2016 AAC draft meeting minutes):

That the non-farm use (subdivision) application at 15240 & 15260 Westminster Highway not be supported as the proposal does not enhance agricultural viability.

Carried Unanimously

Planning Committee Referral

On November 22, 2016, Planning Committee made a referral for staff to investigate establishing a maximum house size on agricultural properties in the ALR, and referenced the subject properties as an example where large single family dwelling development may occur. Included in the referral package was a real estate advertisement for the properties at 15240 and 15260 Westminster Highway as shown in Attachment 5.

Staff are working on the referral and will report back to Planning Committee with information in response to this referral by the end of January 2017. While staff are of the opinion that this application does not provide a benefit to agriculture, should Council wish to consider this non-farm use application, staff recommend that the application be referred back to staff until the referral is addressed.

Analysis

15260 Westminster Highway

The property at 15260 Westminster Highway is actively farmed for blueberries and has been in blueberry production for the last 20 years. The applicant has provided an agrologist report indicating that realignment of the property line will not adversely affect the agricultural capability, suitability or ability to farm the subject properties (Attachment 6). Although the proposed parcels may continue to have the ability to be farmed, either as a single unit or by different land owners, the applicant did not guarantee that the blueberry farm would remain in full operation once the properties are subdivided and if ownership changes.

The agrologist report also did not comment on the implications single family dwelling development on either of the proposed lots may have on agricultural viability.

15240 Westminster Highway

The proposed subdivision will result in 15240 Westminster Highway having two houses on the property. The Agricultural (AG1) zone only allows one additional dwelling unit for full-time farm workers if properties are between 8.0 ha and 25.0 ha in area. The proposed new lots will be smaller in area (4.03 ha) and would only be permitted to accommodate one single family dwelling on each lot. As such, the applicant would have to ensure that only one single family dwelling would be on the proposed property at 15240 Westminster Highway if the proposed subdivision was to be approved. The applicant has indicated that if the subdivision was to be approved, a Building Permit would be submitted to integrate the two dwellings into one single family dwelling. If the Building Permit is not viable, then one of the houses must be removed or converted to non-residential use.

Proposed Subdivision

The applicant asserts that the benefits of the proposed smaller parcels would be that the purchase price for farmland would be more affordable, and that investments in smaller-scale farm operations would also be more affordable. However, the applicant did not provide evidence to demonstrate that a smaller agricultural parcel would have fewer total farming costs compared with a larger agricultural parcel.

The proposed subdivision would provide additional residential development potential than what currently exists. Each new parcel would allow for one single family dwelling with a buildable area of up to 0.6 FAR and a maximum building site coverage of up to 20,943 ft², much larger than what would be allowed for the current property at 15240 Westminster Highway (up to 0.6 FAR with a building site coverage of up to 5,778.3 ft²). The proposed subdivision does not contribute to the long-term viability of agriculture.

A Related ALC Decision

For background information, earlier this year, the ALC rejected a non-farm use application for subdivision (AG 14-676391), which would have severed a 29.5 ha property into one 16 ha lot and one 13 ha lot. The application was endorsed by Council because it would have facilitated a more intensive use of the farm and a heritage property on site would have been protected through the subdivision process. However, the ALC rejected the proposal based on the outcome of a reduction in agricultural lot area and the creation of an additional parcel, both of which are not consistent with the Agricultural Land Reserve Use, Subdivision and Procedure Regulations.

Although the subject subdivision proposal will not create any new lots, it will result in a lot area reduction at 15260 Westminster Hwy to 4.06 ha, which is much smaller than the resulting 13 ha lot of the non-farm use application submitted earlier this year. The similarities between the previous rejected application and the subject application indicate that the ALC would likely also be opposed to the proposed subdivision and that it should not be supported.

Financial Impact

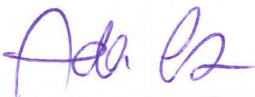
None.

Conclusion

The proposed subdivision is not consistent with the Richmond OCP and ALC policies, which protect and enhance farm viability, and minimize farmland subdivision in the ALR. In addition, the AAC did not support the proposal.

Staff recommend that the ALR non-farm use subdivision application at 15240 and 15260 Westminster Highway to adjust the lot lines to create two evenly sized properties as outlined in this report be denied and that the ALR non-farm use application not be forwarded to the ALC.

If Council wishes to consider the proposal, staff recommend that the application be referred back until the recent Planning Committee referral to investigate house size limitations on agricultural properties in the ALR are addressed.



Ada Chan Russell
Planner I
604-276-4188



Terry Crowe
Manager, Policy Planning
604-276-4139

ACR:cas

Attachment 1: Location Map

Attachment 2A and 2B: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

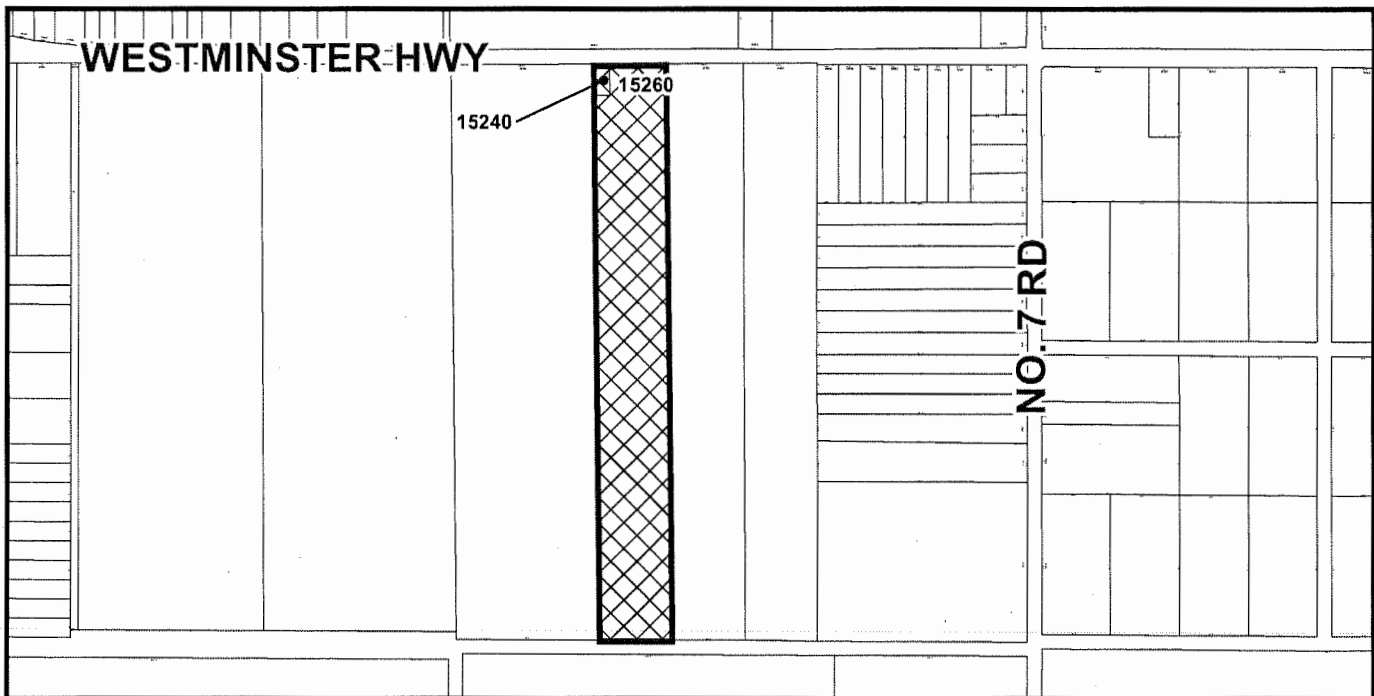
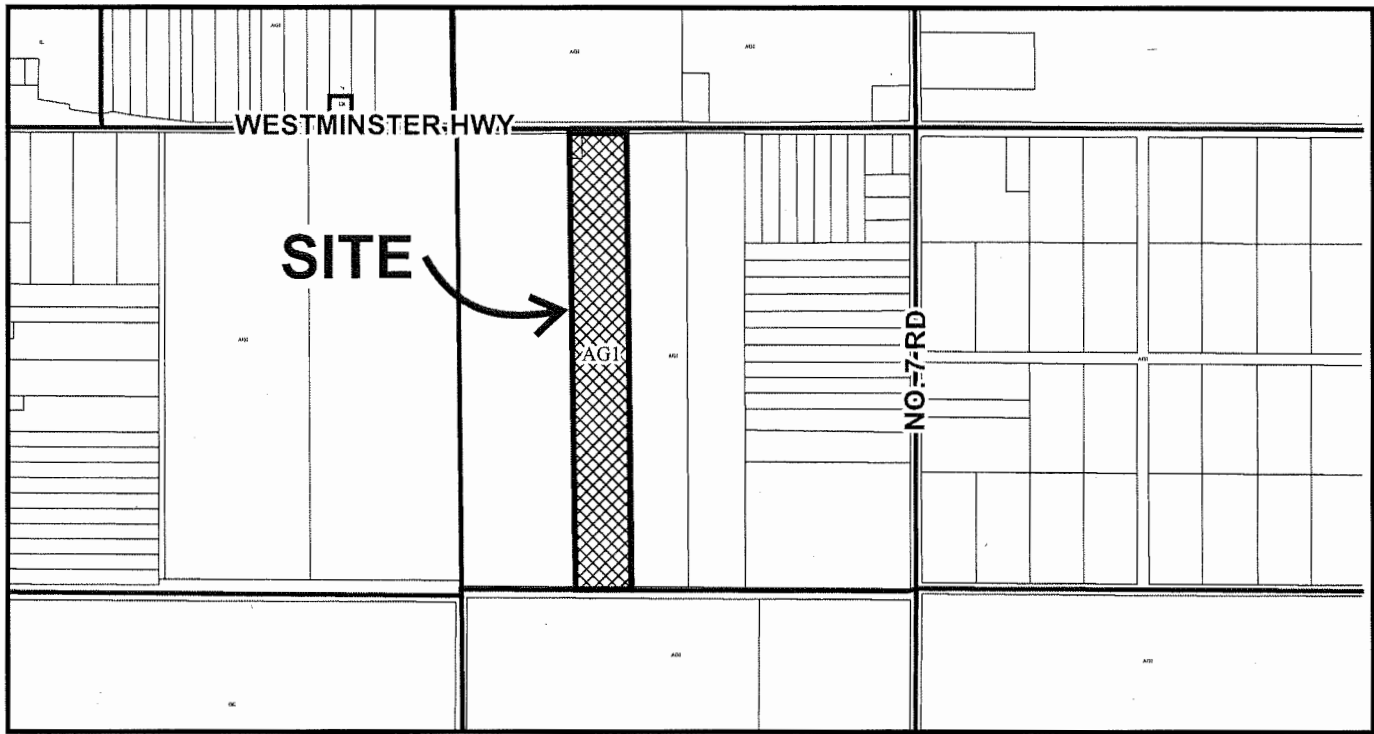
Attachment 4: Excerpt of Agricultural Advisory Committee Draft Meeting Minutes

Attachment 5: Real Estate Advertisement – Referral package

Attachment 6: Agrologist Report



City of
Richmond



AG 16-748982

Original Date: 10/25/16

Revision Date: 10/25/16

Note: Dimensions are in METRES



City of
Richmond



AG 16-748982

Original Date: 10/25/16

Revision Date: 10/25/16

Note: Dimensions are in METRES

PLN - 175



THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES
OR LOSSES OF ANY KIND THAT MAY BE INCURRED AS A RESULT OF ANY DECISIONS
MADE ON ACTIONS TAKEN BASED ON THIS DOCUMENT.

THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SURVEYED STRUCTURES
AND FEATURES IN RESPECT TO THE ROADSIDE OF THE PARCELS DESCRIBED
HEREIN. THESE PARCELS SHALL ONLY BE USED TO DEFINE PROPERTY LINES OF
PROPERTY OWNERS.

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PARTY WITHOUT THE CONSENT OF THE SIGNATORY.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND
IS FOR THE USE OF THE LOCAL GOVERNMENT. IT IS NOT
TO BE USED FOR ANY OTHER TYPE OF SIGNATURE.

B. C. LAND SURVEYOR'S - LOCATION CERTIFICATE ON
SHOWING BUILDINGS, TREES AND PROPOSED SUBDIVISION OF
LOT 28; PLAN 37432 AND LOT 25; PLAN 34237 EXCEPT: PART
SUBDIVIDED BY PLAN 37432 BOTH OF SECTION 10
BLOCK 4 NORTH, RANGE 5 WEST, NMD PLOS 007-419-0311
007-600-7646

CLIENT REFERENCE: D. SAND FILE: 11639
MAP:

TREE TABLE				
TREE No.	SPECIES AND/OR DESCRIPTION	TRUNK DIA. (in.)	DRIP LINE (in.)	
173	DECIDUOUS	0.4	3.5	
200	DECIDUOUS	0.40	4	
201	DECIDUOUS	0.20	2	
202	DECIDUOUS	0.20	3	
203	DECIDUOUS	1.00	7	
206	ORNAMENTAL CEDAR	0.50	1.5	
241	CONIFER	0.80	6	
242	CONIFER	0.50	5	
243	CONIFER	0.50	5	
244	CONIFER	0.70	5	
258	DECIDUOUS	0.40	5	
259	DECIDUOUS	0.20	4	

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:

ZONING REGULATIONS UNDER THE AERONAUTICS ACT (24/06/2000 117084 PLAN 61216)

MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT; SEE AGRICULTURAL LAND COMMISSION PLAN NO. 5, DATED 1972, REV. 30, 1974.

STEPHEN D. MILNER
B.C. LAND SURVEYOR
1102-5007 47A AVENUE
ELTA, B.C. V4K 1T9
TEL: (604) 946-1708
FAX: (604) 946-1789



THE SIGNATORY ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF ANY DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS DOCUMENT.

PROPERTY CORNERS.

ALL RIGHTS RESERVED. NO PERSON MAY COPY, REPRODUCE, TRANSMIT OR ALTER THIS DOCUMENT IN WHOLE OR IN PART WITHOUT THE CONSENT OF THE SIGNATORY.

THIS PLAN WAS PREPARED FOR MUNICIPAL PURPOSES AND IS FOR THE USE EXCLUSIVE USE OF OUR CLIENT. WITHOUT THE CONSENT OF THE SIGNATORY.

SHOWING BUILDINGS, TREES AND PROPOSED SUBDIVISION OF
LOT 28; PLAN 37432 AND LOT 25; PLAN 34237 EXCEPT: PART
SUBDIVIDED BY PLAN 37432 BOTH OF SECTION 10
BLOCK 4 NORTH, RANGE 5 WEST, NMD
P100: 097-649-031
097-600-766

SCALE: 1:500

15240/15260 - WESTMINSTER HIGHWAY, RICHMOND, B. C.



CLIENT REFERENCE: FILE: 11639

TREE TABLE			
TREE No.	SPECIES AND/OR DESCRIPTION	TRUNK DIA. (in)	DRIP LINE DIA. (in)
173	DECIDUOUS	0. 6. 15	3. 5
200	DECIDUOUS	0. 40	4
201	DECIDUOUS	0. 20	3
202	DECIDUOUS	0. 20	3
203	DECIDUOUS	1. 00	7
206	ORNAMENTAL CEDAR	0. 50	1. 5
241	CONIFER	0. 80	6
242	CONIFER	0. 50	5
243	CONIFER	0. 50	5
244	CONIFER	0. 70	5
258	DECIDUOUS	0. 40	5
259	DECIDUOUS	0. 20	4

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS.

STEPHEN D. MILLER
B.C. LAND SURVEYOR
#102-5007 47A AVENUE
DELTA, B.C. V4K 1T9
TEL: (604) 946-1708
FAX: (604) 946-1789



City of
Richmond

Development Application Data Sheet
Development Applications Department

AG 16-745803

Attachment 3

Address: 15240 & 15260 Westminster Highway

Applicant: Gurdial S. Badh

	Existing	Proposed
Owner:	Gurdial S. Badh	No Change
Site Size (m ²):	15240: 0.09 ha 15260: 8.03 ha	15240: 4.06 ha 15260: 4.06 ha
Land Uses:	15240: Single Family Dwelling 15260: Single Family Dwelling and Agricultural Use	15240: Single Family Dwelling and Agricultural Use 15260: Agricultural Use
OCP Designation:	Agriculture	No Change: Complies
ALR Designation	The property is contained within the ALR boundary	No Change: Complies
Area Plan Designation:	East Richmond McLennan	No Change: Complies
Zoning:	Agriculture (AG1)	No Change: Complies
Other Designation	A small area designated as ESA on the south side of the subject property	No impacts to ESA as a result of proposed rezoning

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

**Thursday, November 2, 2016 – 7:00 p.m.
Anderson Room
Richmond City Hall**

5. Development Proposal – Non-Farm Use (Subdivision) at 15240 & 15260 Westminster Highway (Gurdial S. Badh)

Staff provided an overview of the non-farm use (subdivision) application at 15240 & 15260 Westminster Highway to adjust the existing lot line to create two evenly sized 4 ha parcels. As a result of the proposed subdivision, the property may accommodate two single family homes with over 20,000 ft² buildable footprint. The Chair invited the applicants to the table.



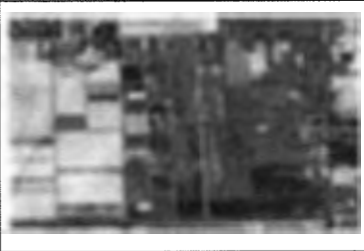



The Committee had the following questions and comments:

- The AAC asked the proponent how the proposal would benefit the ALR by creating smaller parcels. The applicant explained how he has been investing in the blueberry farm and improving its farmability for future farming. He also explained how large parcels are unaffordable and how smaller farms are more manageable and economical. The applicant explained that smaller farms may enable more diversification, providing options for farm operations other than blueberries.
- The AAC asked why the diversification could not occur on a larger parcel and as an alternative, whether the proponent could sell the larger site and find two small properties that would suit them better. The proposed subdivision may not benefit future owners in the ALR.
- The AAC was concerned that a potential large house on 15260 Westminster Highway and a potential new house at 15240 Westminster Highway would take away agricultural land from the ALR.

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

That the non-farm use (subdivision) application at 15240 & 15260 Westminster Highway not be supported as the proposal does not enhance agricultural viability.

Carried Unanimously

 Further Property Details	East Richmond, Richmond					calculate mortgage 									
 <p>Price \$6,999,900.00</p>	<p>"Country Living with City Conveniences" Rarely available and very Unique property offers 20 Acres (19.8 & .2 acres) Blueberry Farm with 2 titles and 2 homes, Exceptional opportunity for the Right Buyer to do and Lot Alignment and Create 2 Similar 10 Acres parcels each. The property is Centrally located close Mayfair Lake Golf Course, Lulu Island Vinery, Peacefull Country setting with \$\$\$\$Mountain view and easy access to, Sry, Bby, New West & Sry Delta. Airport or Vanc. Don't miss this Great Opportunity to Buy this high revenue producing Duke/Bluecrop Blueberry farm plus 2 homes for an extended family, Build your Dream Homes and work on your own farm. Owner will Lease back the Berries</p> <p> View additional pictures</p>														
15240 15260 WESTMINSTER HIGHWAY	<table border="1"> <thead> <tr> <th>MLS®</th> </tr> </thead> <tbody> <tr> <td>R2079481</td> </tr> </tbody> </table>	MLS®	R2079481	<table border="1"> <thead> <tr> <th>STYLE</th> </tr> </thead> <tbody> <tr> <td>NA</td> </tr> </tbody> </table>	STYLE	NA	<table border="1"> <thead> <tr> <th>BEDRMS</th> </tr> </thead> <tbody> <tr> <td>3</td> </tr> </tbody> </table>	BEDRMS	3	<table border="1"> <thead> <tr> <th>BATHS</th> </tr> </thead> <tbody> <tr> <td>2</td> </tr> </tbody> </table>	BATHS	2	<table border="1"> <thead> <tr> <th>LOT SIZE</th> </tr> </thead> <tbody> <tr> <td>20.05 acre</td> </tr> </tbody> </table>	LOT SIZE	20.05 acre
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R2079481															
STYLE															
NA															
BEDRMS															
3															
BATHS															
2															
LOT SIZE															
20.05 acre															
REALTOR®: Badh, Gurdial S.(Dale) RE/MAX Real Estate Services, (604) 303-7653															
 Realtor's Email		 Realtor's Web Page													



1200 – 1185 West Georgia Street
 Vancouver BC V6E 4E6
 604 682 3707
pggroup.com

October 28, 2016
 PGL File: 4965-01.01

Via E-mail: dalebadh@gmail.com

Gurdial Badh Group
 #410N – 650 West 41st Avenue
 Vancouver, BC
 V5Z 2M9

Attention: Dale Badh

RE: ASSESSMENT OF POTENTIAL IMPACTS – 15240 AND 15260 WESTMINSTER HIGHWAY, RICHMOND, BC

Gurdial Badh Group retained PGL Environmental Consultants (PGL) to prepare an objective, professional assessment of potential impacts of the proposed subdivision and realignment of the property line for 15240 and 15260 Westminister Highway, Richmond, BC (the Site) to create two 4.06ha parcels. PGL's assessment is intended to identify any potential impacts as well as how the subdivision may or may not affect the properties farmability and future potential for farming on the property.

Our assessment includes a description of the Site and environmental features, a desktop review of the Site soils' agricultural capability, and a review of crop suitability.

Site Description

The subject properties are currently improved with single family dwellings and sheds, are actively farmed for blueberries (Photographs in Appendix 1), and have been in blueberry production for the last 20 years. Both properties are zoned AG1 by the City of Richmond and are located within the Agricultural Land Reserve. AG1 zoned land includes traditional sites zoned for agricultural purposes and provides for a wide range of farming and compatible uses consistent with the provisions of the Agricultural Land Reserve.

The southern portion of 15260 Westminister Highway is undeveloped and classified as an Environmentally Sensitive Area (ESA) by the City of Richmond. The ESA is intended to protect significant natural features, including native vegetation, fish and wildlife habitat, and important geological or physiographic features. ESAs generally do not limit agricultural practices.

The legal descriptions of the parcels are provided below:

Parcel Size	893m ²
Civic Address	15240 Westminister Highway, Richmond, BC
Legal Description	Lot 28 Section 10 Block 4 North Range 5 West New Westminister District, Plan 37432
Property Identifier	PID # 007-619-031
Registered Owner	Gurdial Sing Badh

Parcel Size	80,256m ²
Civic Address	15260 Westminster Highway, Richmond, BC
Legal Description	Lot 25 Except: Part Subdivided by plan 37432, Section 10 Block 4 North Range 5 West New Westminster District, Plan 34237
Property Identifier	PID # 007-000-766
Registered Owner	Gurdial Sing Badh

Site Soils and Crop Suitability

The soils on the subject property and the surrounding area consist primarily of six complexes of similar aerial extent. Soils occur in distinct bands that run across the Site in a west to east orientation. These soils were classified and originally mapped by Luttmending¹ (1980) and include Delta, Blundell, Annis, Lulu, Richmond, and Triggs soils.

While soils vary across the site, suitable crops identified for each soil series are consistent across the site and include a very wide range of crops². Climatically adapted crops have been placed into one of three groups depending on the level of management required to achieve an acceptable level of production, which include:

- **Well Suited Crops** – a low to moderate level of management inputs are required to achieve an acceptable level of production;
- **Suited Crops** – a moderate to high level of management inputs are required to achieve an acceptable level of production; and
- **Unsuited Crops** – the crops are not suited to the particular soil management group.

No well-suited crops are associated with any of the site soils. Well suited, suited, and unsuited crops for each soil series are summarized below.

Soil Series	Well Suited Crops	Suited Crops	Unsuited Crops
Blundell, Annis	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops and shallow rooted annual vegetables	Nursery and Christmas trees, raspberries, strawberries and tree fruits
Richmond, Lulu	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops and shallow rooted annual vegetables	Nursery and Christmas trees, raspberries, strawberries and tree fruits
Delta	None	Annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops (except carrots), shallow rooted annual vegetables (except celery) and strawberries.	Carrots, celery, nursery and Christmas trees, raspberries and tree fruits.

¹ Luttmending, H.A. Soils of the Langley-Vancouver map area. BC Ministry of Environment. 1980.

² Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The Triggs soil group consists of deep fibric peat deposits. These soils have a reduced range of suitable crops and where cultivated are planted with blueberries and/or cranberries. Where these crops are not being cultivated, the peat soils have either been mined or used for industrial or construction landfill.

Agricultural Capability

Land capability for agriculture in BC rates the capability of the land and climate to grow a wide range of crops. The scientifically based process assesses limitations to agricultural production in relation to crop growth and management, and assigns a rating from 1 to 7 based on the number of limitations - with class 1 soils having no limitations and class 7 soils having many limitations and no capability for agriculture. An explanation for agricultural capability classes is attached in Appendix 1.

The agricultural capability usually provides both an: unimproved and improved rating. Unimproved ratings describe the land in its native condition without any improvements to the site or soil, such as drainage and irrigation. Improved ratings indicate soil capability with appropriate management practices. Not all agricultural lands are similar and not all agricultural land are capable or suitable for producing all agricultural products, regardless of the level of management applied.

Typically, the Agricultural Land Commission considers soils with class 1 to 4 ratings as sites being capable of agricultural production. although even soils that are not suitable for most crops may be highly suitable for a single crop such blueberries.

Historical surveys indicate the main agricultural limitation of the soils in the area is excess water, undesirable structure, and salinity. The existing, less-detailed historical survey had mapped the Site with:

- An improved agricultural capability classification of 70% 2WDN³ and 30% 3WN and an unimproved rating of 100% 4W in the northern portion of the Site⁴;
- An improved agricultural capability classification of 60% 3WN and 40% 2WDT⁵ an unimproved rating of 100% 4W in the northern part of the central portion of the Site;
- An improved agricultural capability classification of 60% 3DW and 40% 3WN and an unimproved rating of 60% 4WD and 40% 4W in the southern part of the central portion of the Site; and
- An improved agricultural capability classification of 100% Ø3LW⁶ and an unimproved rating of 100% Ø4W in the south eastern part of the Site

Analysis

Realignment of the property line will not adversely affect the agricultural capability, suitability or ability to farm the properties located at 15240 or 15260 Westminster Highway following realignment

³ Excess water (W), Nutrient deficiency (N) and Undesirable soil structure (D)

⁴ Interpretation of the mapping for soils in the northern part of the Site (an improved agricultural capability classification of 70% 2WDN and 30% 3WN and an unimproved rating of 100% 4W) is as follows:

- 70% of the polygon has an improved agricultural capability of Class 2 with limitations of excess water (W) undesirable structure (D) and nutrient deficiency (N).
- The remaining 30% of the polygon has an improved agricultural capability of Class 3 with a limitation of excess water and nutrient deficiency.
- When considering the unimproved agricultural capability, the entire polygon (100%) has an agricultural capability of Class 4 with excess water limitations.

⁵ Topography (T)

⁶ Organic soil (Ø) and Soil structure (L)

of the property line. In the current configuration, the property at 15240 Westminster Highway, which has a parcel size of 893m² does not have enough land to afford any farming opportunities and does not meet the intention of the AG1 zoning or Agricultural Land Reserve. Realignment of the property boundaries will result in the formation of two parcels that will continue to have the ability to be farmed for their current crop (blueberries) or for a variety of other suited crops in the future, whether they are farmed as a single unit or by different land owners.

Subdivision of land in the Agricultural Land Reserve within the City of Richmond is not be permitted unless approved by the Provincial Agricultural Land Commission. Where the approval of the Provincial Agricultural Land Commission is not required, the minimum lot area required by the City of Richmond is 2.0ha. The proposed realignment will result in two properties, each 4.06ha in size.

Realignment of the property line will result in the two existing residences being located on a single property, which will be out of compliance with current zoning requirements. The property owner and City of Richmond will be required to resolve the issue.

While subdivision will result in a reduction of size for 15260 Westminster Highway, the proposed lot sizes will still be larger than some similarly AG1 zoned properties located in the vicinity of the Site including:

- Properties east of the sites on Westminister Highway (lots 6051 through 6531) which have an average lot size of 0.58 ha, and
- Properties on the west side of No. 7 Road (lots 6051 through 6531) which have an average size between 0.31- 0.87ha.

CONCLUSION

Realignment of the existing property line will result in formation of two 4.06 ha parcels with improved agricultural capability ratings between Class 2 and 3, with a wide selection of suited crops. Based on PGL's assessment of the capability and suitability of the sites and the range of crops that can be grown on site, we conclude that realignment will not affect the current agricultural suitability of the properties, nor their future potential.

CLOSING

We trust that this meets your needs. If you have any questions or require clarification, please contact Stewart Brown or Ned Pottinger at 604-895-7612 and 604-895-7600, respectively.

PGL ENVIRONMENTAL CONSULTANTS

Per:



Stewart Brown, M.Sc. P.Ag., R.P.Bio.
Lead Consultant



E.L. (Ned) Pottinger, M.Sc., P.Geo., P.Ag.
Chairman

CSB/ELP/slr

\\pgl-van-file1\Project Files\4900-4999\4965 - Gurdial S. (Dale) Badh\01-01_Client Docs\4965-01-01-Oct16.docx

Attachments:	Appendix 1	Site Photographs
	Appendix 2	Agricultural Capability Classes
	Appendix 3	Land Survey

Appendix 1
Site Photographs



Photograph 1:

**Residence located at
15260 Westminster Highway**



Photograph 2:

**Residence located at
15240 Westminster Highway**



Photograph 3:

**Existing blueberry operations
looking south**



Photograph 4:

**Existing blueberry operations
looking north**



Photograph 5:

**Blueberry production
extending south towards the
ESA (forested area)**

Appendix 2
Agricultural Capability Classes

Agriculture Capability Classes

Class 1 land is capable of producing the very widest range of crops. Soil and climate conditions are optimum, resulting in easy management.

Class 2 land is capable of producing a wide range of crops. Minor restrictions of soil or climate may reduce capability but pose no major difficulties in management.

Class 3 land is capable of producing a fairly wide range of crops under good management practices. Soil and/or climate limitations are somewhat restrictive.

Class 4 land is capable of a restricted range of crops. Soil and climate conditions require special management considerations.

Class 5 land is capable of production of cultivated perennial forage crops and specially adapted crops. Soil and/or climate conditions severely limit capability.

Class 6 land is important in its natural state as grazing land. These lands cannot be cultivated due to soil and/or climate limitations.

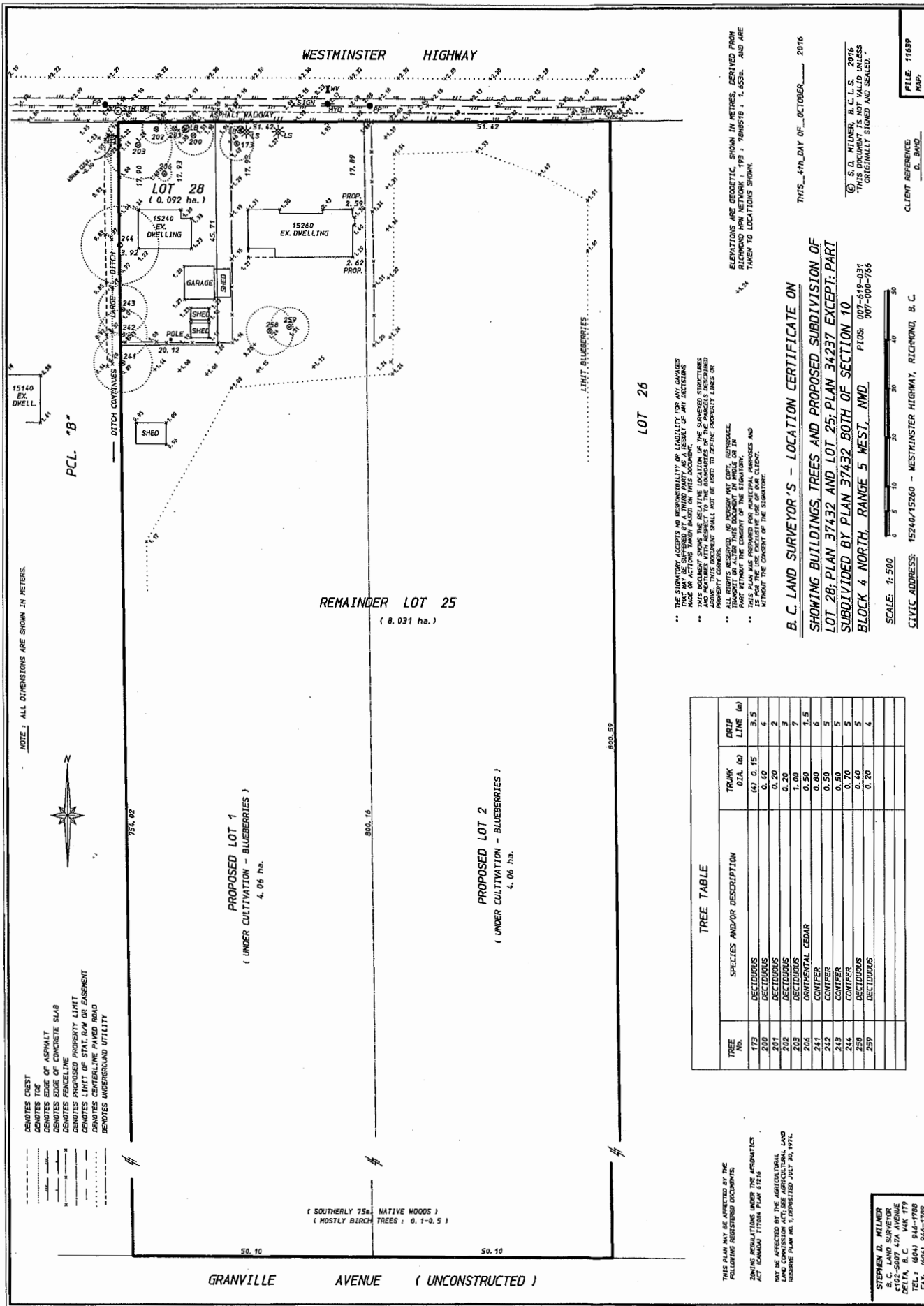
Class 7 land has no capability for soil bound agriculture.

Agriculture Capability Subclasses

A & M	Soil moisture deficiency	N	Salinity
C	Adverse climate (excluding precipitation)	P	Stoniness
D	Undesirable soil structure	R	Shallow soil over bedrock and/or bedrock outcropping
E	Erosion	S & X	Cumulative and minor characteristics
F	Low fertility	T	Topography
I	Inundation adverse (flooding by streams, etc.)	W	Excess water

Unimproved ratings describe the land in its native condition without any improvements to the soil.

Appendix 3
Land Survey



NOTE: ALL DIMENSIONS ARE SHOWN IN METERS.

- DENOTES CREST
- DENOTES TIE
- DENOTES EDGE OF ASPHALT
- DENOTES EDGE OF CONCRETE SLAB
- DENOTES PROPOSED PROPERTY LIMIT
- DENOTES LIMIT OF STAT. R/W OR EASEMENT
- DENOTES CENTERLINE PAVED ROAD
- DENOTES UNDERGROUND UTILITY



PROPOSED LOT 1
(UNDER CULTIVATION - BLUEBERRIES)
4.06 ha.

PROPOSED LOT 2
(UNDER CULTIVATION - BLUEBERRIES)
4.06 ha.

(SOUTHERLY 75% NATIVE WOODS)
(MOSTLY BIRCH TREES : 0.1-0.5)

GRANVILLE AVENUE (UNCONSTRUCTED)

REMAINDER LOT 25
(8.031 ha.)

LOT 26

- ** THE SIGNATORY ACCEPTS NO RESPONSIBILITY OF LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY ANY THIRD PARTY AS A RESULT OF ANY DECISIONS MADE BY ANY OF THE PARTIES TO THIS PLAN.
- ** THIS DOCUMENT SHOWS THE RELATIVE LOCATION OF THE SHOWN STRUCTURES AND FEATURES WITH RESPECT TO THE BOUNDARIES OF THE PARCELS DESCRIBED HEREIN. IT DOES NOT GUARANTEE THE ACCURACY OF THE DATA OR THE LOCATION OF THE PROPERTY CORNERS.
- ** ALL RIGHTS IN THE LAND AND ANY OTHER RIGHTS OR INTERESTS IN THE LAND ARE RESERVED BY THE SIGNATORY AND SHALL BE USED TO DEFINE PROPERTY LINES ON THE PLAN.
- ** THIS PLAN WAS PREPARED FOR ARCHITECTURAL PURPOSES AND WITHOUT THE CONSENT OF THE SIGNATORY.

B.C. LAND SURVEYOR'S - LOCATION CERTIFICATE ON
SHOWING BUILDINGS, TREES AND PROPOSED SUBDIVISION OF
LOT 28, PLAN 37432 AND LOT 25, PLAN 34237 EXCEPT PART
SUBDIVIDED BY PLAN 37432 BOTH OF SECTION 10
BLOCK 4 NORTH RANGE 5 WEST, NMD
PLOS 007-448-031
007-800-766

SCALE: 1:500
CIVIC ADDRESS: 15240/15260 - WESTMINSTER HIGHWAY, RICHMOND, B.C.

THIS PLAN DAY OF OCTOBER 2016

© S.D. MILNER, B.C.L.S., 2016
THIS PLAN IS THE PROPERTY OF S.D. MILNER
AND IS NOT TO BE REPRODUCED OR COPIED
WITHOUT THE WRITTEN CONSENT OF S.D. MILNER.

CLIENT REFERENCE
D. BMS

FILE 11639
MAP

TREE No.	SPECIES AND/OR DESCRIPTION	TRUNK DIA. (m)	DRIP LINE (m)
173	DECIDUOUS	(6) 0.15	3.5
200	DECIDUOUS	0.40	4
201	DECIDUOUS	0.20	2
202	DECIDUOUS	0.20	3
203	DECIDUOUS	1.00	7
204	ORIENTAL CEDAR	0.50	1.5
241	CONIFER	0.80	6
242	CONIFER	0.50	5
243	CONIFER	0.70	5
244	CONIFER	0.40	5
259	DECIDUOUS	0.20	4

THIS PLAN MAY BE AFFECTED BY THE FOLLOWING REGISTERED DOCUMENTS:
ZONING REGULATIONS UNDER THE ARDINACTS ACT (LOCALITY 11034 PLAN 0216)
MAY BE AFFECTED BY THE AGRICULTURAL LAND COMMISSION ACT (SIC AGRICULTURAL LAND RESERVE PLAN NO. 1, DATED 1947, 1948, 1949)

STEPHEN D. MILNER
B.C. LAND SURVEYOR
6102-5007 47A AVENUE
DELTA, B.C. V4K 1T9
TEL: 604-944-1888
FAX: 604-944-1889



City of Richmond

Report to Committee

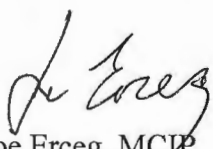
To: Planning Committee
From: Joe Erceg, MCIP
General Manager, Planning and Development
Re: **Update: Possible Casino in Delta**

Date: November 25, 2016
File:

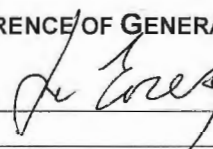
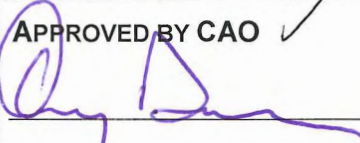
Staff Recommendation

That the British Columbia Lottery Corporation (BCLC) and the Corporation of Delta (Delta) be advised that:

- (1) The City of Richmond is opposed to any casino at the Town and Country Inn;
- (2) Any casino in Delta should be located sufficiently away from Richmond, so as not to negatively affect the City (e.g., land use, infrastructure, policing costs, highway / tunnel traffic), or the existing River Rock Casino; and
- (3) The City of Richmond should be fully consulted and given at least 90 days, to respond to any future *Gaming Control Act* and *Local Government Act* (e.g., for Official Community Plan amendment) notices regarding the proposed casino.


Joe Erceg, MCIP
General Manager, Planning and Development

Att. 2

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

Staff Report

Origin

The purpose of this report is to advise Council of the November 9, 2016 letter from the British Columbia Lottery Corporation (BCLC) regarding a possible casino in Delta and to recommend a response to protect the City's interests (Attachment 1).

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

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

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report supports Council's 2014-2018 Term Goals #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

5.1. Advancement of City priorities through strong intergovernmental relationships.

Findings of Fact

The letter advises that, earlier this year when the BCLC asked Surrey, Delta and the Tsawwassen First Nation, if they wanted a casino:

- Surrey said "No",
- Delta said "Yes" and that they wanted it at the Town and Country Inn just south of the George Massey Tunnel (Attachment 2); and
- The Tsawwassen First Nation (TFN) said "Yes".

The BCLC has selected Delta as its preferred host for a possible casino, which in the end, may or may not be approved. If approved, the casino would be a relocation and expansion of the Gateway Casinos & Entertainment's existing Newton Community Gaming Centre and they would be the private-sector Service Provider to own or lease and operate the casino on behalf of the BCLC.

The BCLC letter advised that they are committed to hearing from their stakeholders and in addition, there will also be many opportunities for input during the approval process. As well, before Delta can approve a casino, it is an obligation under the *Gaming Control Act*, that they seek and consider input from the community and to consult on certain prescribed matters (i.e., infrastructure, policing costs, traffic, highway use) with local governments whose borders fall within 5 km of the proposed gaming facility.

Analysis

A Separate Casino Market South of the Fraser River

Greg Walker, Director of Public Affairs, BCLC has advised that the BCLC is not interested in having the casino negatively affect Richmond, or disrupt or take customers away from the existing River Rock Casino, as they will be looking to develop a separate casino market in north Delta, south of the Fraser River.

A Possible Casino and Location

Mr. Walker also advised that the casino may not be constructed for several reasons including: BCLC's Expression of Interest process is non-binding and they may not find a site that will adequately serve the market, and Delta can back out of the process and/or may reject any sites which the BCLC puts forward.

Although Delta wants a casino at the Town and Country Inn just south of the George Massey Tunnel, Mr. Walker said it may be located in an area east of Hwy 91, south of the Perimeter Road, west of King George Highway and north of Highway 10 (e.g., near the Nordel area) (Attachment 2).

Consultation

- *The Gaming Control Act (GCA)*
Mr. Walker stated that, under the *Gaming Control Act* (GCA), before it can be approved, Delta is obligated to seek and consider input from local governments on the following prescribed matters (i.e., infrastructure, policing costs, traffic, highway use), whose borders fall within 5 km of the proposed gaming facility. (Delta's proposed Town and Country Inn site is 1.8 km south of Richmond's boundary: the centre of the Fraser River). Mr. Walker was unsure of when Delta would consult with Richmond.
- *The Local Government Act (LGA)*
Under the *Local Government Act* (LGA), Section 879 (2) (b) (iii), if Delta requires an OCP amendment to accommodate a casino, they must consider if consultation is required with the council of any municipality that is adjacent to the area covered by the OCP amendment (e.g., Richmond). At this point, it is not known if Delta will undertake such an OCP amendment or, if they will notify Richmond.
- *Ample Time Needed To Respond to Casino Notices*
The November 9, 2016 BCLC letter does not require a response. However, future notices regarding proposed casinos, set a very short response time, usually 30 days, which is too tight of a timeline for Richmond Council to respond, as municipal procedures need to be followed.

As Richmond wants to be fully consulted and would like to have a more adequate comment response timeframe, staff recommend that Council request the BCLC and Delta to fully

consult with Richmond and allow the City (and others) at least 90 days to respond to any future *Gaming Control Act* and / or *Local Government Act* (e.g., an Official Community Plan amendment) notices regarding the proposed casino.

Summary

In summary, a casino may be built in Delta, however, at this time, neither its location nor impacts on the City or the River Rock Casino are known. As the status of Delta's request to have a casino at the Town and Country Inn is unclear, Council should take a clear position as being opposed to the casino now, as it would negatively affect Richmond (e.g., policing costs, highway and tunnel traffic; land use and possible infrastructure north of the Tunnel; drawing customers away from the existing River Rock Casino).

To proactively protect the City's interest, staff recommend that Council advise the BCLC and Delta that, if there is a casino in Delta, it be located sufficiently away from the City of Richmond so as not to negatively affect the City or the existing River Rock Casino, and Council be fully consulted and given ample time to respond to any future notices regarding the proposed casino.

Financial Impact

None

Conclusion

As the BCLC has advised Richmond that there may be a casino in Delta around the Nordel area, to proactively protect the City's interests, staff recommend that the City advise the BCLC and Delta that: a casino not be located at the Town and Country Inn, any casino in Delta be located sufficiently away from Richmond, so as not to negatively affect the City and the existing River Rock Casino, and Richmond should be fully consulted with a longer GCA and LGA / OCP notice response time.



Terry Crowe, Manager
Policy Planning Department
604-276-4139

TTC:cas

Att. 1: BCLC Letter (dated November 9, 2016)

Att. 2: Map of Delta's Proposed Town and Country Inn Site and BCLC's Possible Delta Casino Site: the Nordel area

November 9, 2016

His Worship Malcolm Brodie
Mayor, City of Richmond
6911 No. 3 Road
Richmond, B.C.
V6Y 2C1



Dear Mayor Brodie,

The intent of this letter is to share information about BCLC's potential plans for the South of the Fraser marketplace.

BCLC initiated an Expression of Interest (EOI) process in June 2016 with three local governments to determine gaming interest. In July 2016, BCLC received responses indicating interest from the Corporation of Delta and Tsawwassen First Nation. The City of Surrey declined to participate.

74 West Seymour Street
Kamloops, BC V2C 1E2

T 250.828.5500
F 250.828.5631

BCLC has now concluded its EOI process, and has selected the Corporation of Delta as its preferred host local government for a potential new gaming facility. This decision was made as part of a rigorous assessment process that was overseen by a third-party fairness monitor, and based on factors including market potential, community plans and transportation access.

2940 Virtual Way
Vancouver, BC V5M 0A6

T 604.215.0649
F 604.225.6424
bclc.com

Gateway Casinos & Entertainment Ltd. is the private-sector Service Provider which would own or lease the potential gaming facility on our behalf, and operate it on a day-to-day basis. The potential new Delta facility would be a relocation of Gateway's Newton Community Gaming Centre, which would also be expanded to include more gambling and entertainment options.

BCLC is committed to hearing from our stakeholders and understanding what's important to them. There will be many opportunities for community input throughout the approval process.

In addition, before the Corporation of Delta could approve a gaming proposal put forward by BCLC, the Corporation of Delta is obligated under the *Gaming Control Act* to seek and consider input from the community and to consult on certain prescribed matters with local governments whose borders fall within 5 km of the proposed gaming facility.

If you have any questions or require further information, please contact:

Greg Walker
Director of Public Affairs, BCLC
2940 Virtual Way
Vancouver, BC V5M 0A6
gwalker@bclc.com

Finally, it's important to note that neither BCLC nor the Corporation of Delta is committed to developing a gaming facility. Either may choose to not proceed with a facility at any time.

We look forward to sharing more information as we move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Desmarais", with a stylized circular flourish at the beginning.

Brad Desmarais
Vice President, Casino and Community Gaming
BCLC

cc: Susan Dolinski, BCLC
Jerry Williamson, BCLC
Greg Walker, BCLC



City of
Richmond



BCLC Proposed Sites

Original Date: 11/29/16

Revision Date:

Note: Dimensions are in METRES