



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Tuesday, February 17, 2015  
4:00 p.m.

Pg. #      ITEM

### MINUTES

PLN-5      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on Tuesday, February 3, 2015.*



### NEXT COMMITTEE MEETING DATE

Tuesday, March 3, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DIVISION

1. **RICHMOND INTERCULTURAL ADVISORY COMMITTEE (RIAC)  
2014 ANNUAL REPORT AND 2015 WORK PROGRAM**  
(File Ref. No. 08-4055-01) (REDMS No. 4461009)

PLN-16

**See Page PLN-16 for full report**

*Designated Speaker: Alan Hill*

### STAFF RECOMMENDATION

*That the Richmond Intercultural Advisory Committee (RIAC) 2014 Annual Report and 2015 Work Program be approved.*



## PLANNING & DEVELOPMENT DIVISION

2.    **APPLICATION BY STEVESTON NO. 6 LP FOR REZONING AT 13751 AND 13851 STEVESTON HIGHWAY, 10651 NO. 6 ROAD, A PORTION OF 13760 STEVESTON HIGHWAY AND A PORTION OF THE ROAD ALLOWANCE ADJACENT TO AND NORTH OF 13760 STEVESTON HIGHWAY FROM ENTERTAINMENT & ATHLETICS (CEA), LIGHT INDUSTRIAL (IL) AND AGRICULTURE (AG1) ZONING TO LIGHT INDUSTRIAL AND LIMITED ACCESSORY RETAIL – RIVERPORT (ZI12)**  
(File Ref. No. 12-8060-20-009210; 12-8060-20-009211; RZ 13-630280 ) (REDMS No. 4490338)

PLN-30

See Page PLN-30 for full report

*Designated Speaker: Wayne Craig*

### STAFF RECOMMENDATION

- (1)    *That Richmond 2041 Official Community Plan Amendment Bylaw 9210, to redesignate 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Commercial" and "Industrial" to "Mixed Employment" in Attachment 1 to Schedule 1 of Richmond 2041 Official Community Plan Bylaw 9000, be introduced and given first reading;*
- (2)    *That Bylaw 9210, having been considered in conjunction with:*
- (a)    *the City's Financial Plan and Capital Program; and*
- (b)    *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*
- is hereby found to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3)    *That Bylaw 9210, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 to create the “Light Industrial and Limited Accessory Retail – Riverport (ZI12)” zone, and to rezone 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from “Entertainment & Athletics (CEA)”, “Light Industrial (IL)” and “Agriculture (AG1)” to “Light Industrial and Limited Accessory Retail – Riverport (ZI12)”, be introduced and given first reading.*



3. **APPLICATION BY ECOWASTE INDUSTRIES LTD. FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE (CONTINUATION OF LANDFILL ACTIVITIES AND RELOCATION OF SOIL PROCESSING OPERATIONS) FOR THE LANDS BOUNDED BY THE GRANVILLE AVENUE, NO. 7 ROAD, BLUNDELL ROAD AND SAVAGE ROAD ALLOWANCES**  
(File Ref. No. NF 14-654364; AG 14-654361) (REDMS No. 4496539)

PLN-75

[See Page PLN-75 for full report](#)

*Designated Speaker: Wayne Craig*

**STAFF RECOMMENDATION**

- (1) *That the Agricultural Land Reserve non-farm use application (NF 14-654364) by Ecowaste Industries Ltd. for a non-farm use to allow the continued operation of the existing landfill activities for a period of 20 years to achieve a finished elevation as outlined in the current Design Operation and Closure Plan approved by the Ministry of Environment on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances be endorsed and forwarded to the Agricultural Land Commission;*
- (2) *That the endorsed Agricultural Land Reserve non-farm use application (NF 14-654364) be forwarded with the staff recommendation that the Agricultural Land Commission incorporate all prior conditions specified in its original approval granted on April 23, 1993 under ALC resolution #173/93; and*

- (3) *That the Agricultural Land Reserve application (AG 14-654361) by Ecowaste Industries Ltd. for a non-farm use to allow the location of four (4) soil processing operations on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances for a period of 20 years be endorsed and forwarded to the Agricultural Land Commission.*



4. **APPLICATION BY JM ARCHITECTURE INC. FOR A ZONING TEXT AMENDMENT TO CONGREGATE HOUSING AND CHILD CARE - MCLENNAN (ZR8) ZONING DISTRICT AT 10019 GRANVILLE AVENUE**

(File Ref. No. 12-8060-20-009209; RZ 14-671974) (REDMS No. 4488521)

PLN-163

See Page PLN-163 for full report

*Designated Speaker: Wayne Craig*

**STAFF RECOMMENDATION**

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, to amend the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to remove “congregate housing” from the permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88, be introduced and given first reading.*



5. **MANAGER’S REPORT**

**ADJOURNMENT**







## Planning Committee

Date: Tuesday, February 3, 2015

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Alexa Loo

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

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, January 20, 2015, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

Tuesday, February 17, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

The Chair advised that the order of the agenda would be varied to consider Item No. 6 after Item No. 2.

## **COMMUNITY SERVICES DIVISION**

**1. RICHMOND SENIORS ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PROGRAM**

(File Ref. No. 01-0100-30-SADV1-01) (REDMS No. 4461428)

In reply to queries from Committee with regard to monthly meetings organized by the faith based communities, Sean Davies, Diversity Services Coordinator, noted that the meetings are an opportunity for senior residents to be involved in the community and exchange information.

Discussion ensued with regard to the distribution of the Newcomers Guide in other languages.

In reply to queries regarding isolated seniors, Mr. Davies noted that the City is making an effort to seek opportunities to engage seniors in available program services. He added that the City is working with partner organizations to develop further opportunities.

Discussion ensued with regard to (i) putting an emphasis on programming for seniors, (ii) new home construction in the city, and (iii) the availability of housing for seniors.

In reply to queries from Committee, Mr. Davies noted that staff can examine options to promote the programming available for senior residents.

Discussion ensued with respect to senior abuse in the city, and in reply to queries, Mr. Davies noted that the Richmond Seniors Advisory Committee (RSAC) is not aware of a senior abuse trend in the city. He added that the RSAC had guest speakers from the RCMP speak about senior abuse.

Committee thanked the RSAC for their work.

It was moved and seconded

***That the Richmond Seniors Advisory Committee 2014 Annual Report and 2015 Work Program be approved.***

**CARRIED**

**2. RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE 2014 ANNUAL REPORT AND 2015 WORK PROGRAM**

(File Ref. No. 11-7000-01) (REDMS No. 4457839)

Discussion ensued with regard to the meeting with Richmond MLAs on the RCSAC's Addictions and Mental Health Gap Analysis. Lisa Whittaker and Colin Dring, Co-Chairs, Richmond Community Services Advisory Committee (RCSAC) noted that the Province has not committed to funding, however communication channels remain open.

2.

**Planning Committee**  
**Tuesday, February 3, 2015**

---

In reply to queries from Committee, Ms. Whittaker spoke of the trending complex social issues facing RCSAC clients and the social services available.

In reply to queries, Mr. Dring noted that income disparity has increased in the community and demands for social services such as the Richmond Food Bank have doubled.

Discussion ensued regarding instances where individuals misuse the available social services. Mr. Dring noted that individuals are referred to a social service by an agency or community organization and that the number of individuals suspected of misusing the social services is small relative to the number of individuals who require assistance.

Committee thanked the RCSAC for their work in raising awareness of social issues in the community.

It was moved and seconded

***That the Richmond Community Services Advisory Committee's 2015 Work Program be approved.***

**CARRIED**

## **PLANNING & DEVELOPMENT DIVISION**

**6. APPLICATION BY ALAN KWOK AND ANGELINA KWOK FOR REZONING AT 11760 SEATON ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009182; RZ 14-666216) (REDMS No. 4475035)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that the rezoning is consistent with the lot size policy in the area.

In reply to queries from Committee, Andrew Yu, Planning Technician, advised that the proposed frontage on each lot is approximately six metres and that the subdivision plans will meet all applicable City regulations.

In reply to queries from Committee, Mr. Craig noted that parking along the cul-de-sac is not being proposed at this time.

Discussion ensued with regard to subdivision requirements and Mr. Craig advised that introducing a bylaw to require subdivision of a large lot would be difficult.

It was moved and seconded

***That Richmond Zoning Bylaw 8500, Amendment Bylaw 9182, for the rezoning of 11760 Seaton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.***

**CARRIED**

3.

## **COMMUNITY SERVICES DIVISION**

**3. INTERIM SINGLE FAMILY SUBDIVISION REZONING POLICY – AFFORDABLE HOUSING CONSIDERATIONS AND PROPOSED AMENDMENTS**

(File Ref. No. 08-4057-01) (REDMS No. 4460491)

John Foster, Manager, Community Social Development, and Dena Kae Beno, Affordable Housing Coordinator, briefed Committee on the proposed amendments to the Single Family Subdivision Rezoning Policy and affordable housing contribution rates.

In reply to queries from Committee, Mr. Foster noted that the proposed recommendations would have provisions for builders to provide a cash-in-lieu contribution if physical limitations prohibit the addition of a secondary suite.

Discussion ensued with regard to the income qualification requirements for subsidized affordable housing.

In reply to queries with regard to the projected affordable housing funds, Ms. Beno noted that economic analysis was used to determine appropriate contribution rates.

Discussion ensued regarding (i) the effect of proposed rates on small builders, (ii) waiving contribution rates on smaller single family homes, (iii) promoting smaller building lot coverage, (iv) incomes required for home ownership, (v) looking at other options to contribute to the Affordable Housing Fund, and (vi) exploring options for an affordable housing operating fund in addition to the Affordable Housing Fund to support low income residents.

In reply to queries from Committee, Mr. Craig spoke on the zoning bylaw structure, noting that the cash-in-lieu contribution would be tied to the density bonus, so the developer would have an option to build a smaller house.

Discussion ensued with regard to large new single family homes in the city and housing policies that would help middle-class residents. Mr. Foster noted that City policies currently focus on three areas, (i) low income subsidies, (ii) low income housing, and (iii) affordable ownership.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted the following:

- Council may direct a policy review on lot and house size;
- some large homes were built on lots under land use contracts;
- the City is currently reviewing the process for the removal of land use contracts; and

## Planning Committee

### Tuesday, February 3, 2015

---

- rezoning policies promote affordable housing through the creation of secondary suites or a cash-in-lieu contribution towards affordable housing units.

Discussion ensued regarding (i) rezoning policy to encourage smaller lots, (ii) the effect of market forces on lot size, and (iii) the affordability of smaller single family homes.

In reply to queries from Committee, Mr. Craig noted that floor area ratio, lot coverage and building height regulations limit the size of homes in the city.

Discussion ensued with regard to the proposed increase in the affordable housing contribution rates and additional fees to builders, and Mr. Craig noted that the additional fees would depend on the size of the lot and the inclusion of suites.

Amit Sandhu, Ampri Real Estate Development Group, read from his submission expressing concern about the proposed amendments to the Single Family Subdivision Rezoning Policy and affordable housing contribution rates (copy on file, City Clerk's Office) and was of the opinion that:

- affordable housing policy should not use a blanket approach and should be linked to market conditions;
- there is demand for compact single family housing;
- the amendments may adversely affect residents transitioning into single family housing; and
- current income levels may not support ownership of single family homes in the city.

Mr. Sandhu spoke of the different housing options available for families in the city, noting that the costs of single family homes may deter prospective buyers.

Discussion ensued with respect to housing options for residents who prefer to rent and in reply to queries, Mr. Sandhu noted that he was of the opinion that market rental housing is more appropriate in more densely populated areas where infrastructure and transportation options are more readily available.

Discussion then ensued with regard to the proposed amendments and the potential added costs to home development. Mr. Sandhu expressed that the affordable housing policy should be varied to account for the varying circumstances of each neighbourhood in the city.

Raman Kooner, introduced himself as a representative for single family home builders, and spoke in favour of the Hybrid Contribution (Option 3) as part of the proposed Affordable Housing Policy amendments.

**Planning Committee**  
**Tuesday, February 3, 2015**

---

In reply from queries, Mr. Craig advised that the developer retains the ability to choose the affordable housing contribution for the development, however Council has the option of directing a specific option if required. Mr. Craig noted that he is not aware of any instances where a developer's contribution preferences were not accepted by Council.

Dana Westermarck, Urban Design Institute (UDI), spoke of the Affordable Housing Strategy's positive impact in the city and noted the following:

- Option 3 offers the appropriate provisions to allow for alternative contributions if building secondary suites is not possible;
- incentives for developers such as bonus density and an increase in Floor Area Ratios (FAR) could be incorporated in the Affordable Housing Strategy amendments;
- affordable housing is a complex issue and requires extensive consultation with all stakeholders; and
- the Affordable Housing Strategy can be supported by using market forces.

Cathryn Volkering Carlile, General Manager, Community Services, noted that the proposed amendments to the Affordable Housing Policy can be brought forward to Council and that there will be additional consultation opportunities regarding the matter.

In reply to queries from Committee, Ms. Beno noted that a report regarding the proposed Affordable Housing Policy amendments and feedback from stakeholders is anticipated to be presented by April 2015. Ms. Carlile noted that a broader examination of the Affordable Housing Strategy will require more time.

Discussion ensued with regard to the consultation for the proposed amendments to the Affordable Housing Policy and in reply to queries, Mr. Craig noted that the amendments will not apply to pending applications prior to the final approval of the said amendments.

Mr. Craig summarized the proposed amendments including the options for developers to build secondary suites and increasing the cash-in-lieu contribution rates to \$2.00. He added that Option 3 addresses concerns raised by developers.

Ms. Carlile commented on the consultation framework that will be used to review the Affordable Housing Policy.

In reply to queries from Committee, Ms. Carlile advised (i) that staff can examine how market forces can be used to encourage the subdivision of large lots into smaller lots, and (ii) the consultation will focus on the proposed amendments and not a broad examination of the Affordable Housing Strategy.

**Planning Committee**  
**Tuesday, February 3, 2015**

---

Discussion ensued regarding (i) the consultation process, (ii) the timeline of the consultation and reporting back in six months time, and (iii) and having a broad discussion on affordable housing policies.

In reply to queries from Committee, Mr. Foster noted that applications already received and being processed will be grandfathered with existing affordable housing contribution rates prior to adoption of the proposed amendments. He added that there will be additional opportunities for consultation on the proposed affordable housing contribution rates.

Discussion ensued with respect to the affordable housing contribution rates of other municipalities and in reply to queries from Committee, Mr. Erceg noted that comparison of rates between municipalities is difficult to assess because each municipality uses different metrics to calculate rates.

Discussion then ensued with regard to the densification along arterial roads and established neighbourhoods. Mr. Erceg advised that most densification would occur along arterial roads and established neighbourhoods would not see excess densification.

It was moved and seconded

- (1) *That, as per the staff report titled Interim Single Family Subdivision Rezoning Policy – Affordable Housing Considerations and Proposed Amendments, dated January 16, 2015, from the General Manager of Community Services, the City's secondary suite policy for single family rezoning applications, where the density bonusing approach is taken in exchange for a higher density, all the lots that are being rezoned, be amended to require developers to either:*
- (a) *build a suite on 100% of the single family lots subdivided through rezoning applications; or*
  - (b) *provide a built unit on 50% of the single family lots subdivided through rezoning applications and a cash-in-lieu contribution of \$2 per square foot per total buildable area from the remaining lot; or*
  - (c) *provide a 100% cash-in-lieu contribution of \$2.00 per square foot per total buildable area on lots subdivided through rezoning applications that cannot accommodate the provision of built secondary suites; and*

**Planning Committee**  
**Tuesday, February 3, 2015**

---

- (2) *That the \$2.00 per square foot interim contribution rate be implemented and is subject to final adoption when the contribution rates for all development types identified in the report "Richmond Affordable Housing Contribution Rate and Reserve Fund Analysis" be adopted.*

The question on the motion was not called as discussion ensued with regard to house size and density along arterial roads.

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

4. **RICHMOND AFFORDABLE HOUSING CONTRIBUTION RATE  
AND RESERVE FUND STRATEGY REVIEW -  
RECOMMENDATIONS FOR STAKEHOLDER CONSULTATION**  
(File Ref. No. 08-4057-01) (REDMS No. 4479632)

It was moved and seconded

- (1) *That the staff report titled Richmond Affordable Housing Contribution Rate and Reserve Fund Strategy Review, dated January 13, 2015, from the General Manager of Community Services be received for information;*
- (2) *That staff be directed to seek comments from the development community and other key stakeholders regarding the recommended Affordable Housing Contribution rates and report back to Planning Committee;*
- (3) *That development applications already received and being processed by the City, prior to adoption of the proposed rates, be grandfathered with existing Affordable Housing Contribution rates; and*
- (4) *That approved rates undergo periodic review to account for current market conditions and affordable housing demands.*

The question on the motion was not called as discussion ensued with regard to (i) grandfathering current affordable housing contribution rates to received applications, (ii) consultation with neighbourhoods, and (iii) time line of consultation with stakeholders, completed within six months.

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

*Cllr. Loo left the meeting (5:38 p.m.) and did not return.*



## **PLANNING & DEVELOPMENT DIVISION**

**5. RICHMOND RESPONSE: ADOPTED PORT METRO VANCOUVER LAND USE PLAN**

(File Ref. No. 01-0140-20-PMVA1) (REDMS No. 4460917)

Amarjeet Rattan, Director, Intergovernmental Relations and Protocol Unit and Terry Crowe, Manager, Policy Planning, briefed Committee on the City's response to the Adopted Port Metro Vancouver (PMV) Land Use Plan and noted the following:

- the PMV Land Use Plan does not take into account the protection of agricultural lands;
- a request can be made to the federal Minister of Environment to reinstate an inter-governmental agency similar to the former Fraser River Estuary Management Program (FREMP); and
- collaborative action can be taken with other municipalities to oppose the adopted PMV Land Use Plan at the federal level.

Discussion ensued with regard to (i) taking a legal action towards the adopted PMV Land Use Plan, (ii) reinstating an inter-governmental agency similar to FREMP, and (iii) exploring alternatives to mainstream shipping activities such as short sea shipping and using inland ports.

In reply to queries from Committee, Mr. Rattan noted that dispute resolution mechanism models were previously in place which included members of the former Greater Vancouver Regional District Port Cities Committee. He added that the agencies such as the PMV fall under federal jurisdiction, which limits options for municipalities to resolve expressed concerns.

Discussion ensued with regard to the amalgamation of the previous three port authorities into the current PMV model. Mr. Rattan noted that the PMV operates via federal Letters of Patent and that the current PMV consultation process is insufficient.

Mr. Rattan advised that instead of seeking legislative solutions, it may be more practical to explore regulatory changes to PMV operations. Staff will be pursuing collaborative efforts with other municipalities and groups with similar port concerns, to garner support from the Union of British Columbia Municipalities and Federation of Canadian Municipalities.

In reply to queries from Committee, Mr. Erceg spoke of the positive working relationship with the former Fraser River Port Authority and noted that since the amalgamation, the City's partnership with the PMV has eroded.

**Planning Committee**  
**Tuesday, February 3, 2015**

---

Discussion ensued with regard to (i) collaborating with other municipalities and agencies, (ii) reinstating dispute resolution mechanisms, (iii) environmentally risky PMV activities such as coal, jet fuel and oil shipments, (iv) high river traffic, (v) PMV expansion, and (vi) political and legal options for resolution.

In reply to queries from Committee, Mr. Rattan noted that he is not aware of any examples where a federal decision which was of concern to a municipality was reversed in favour of a municipality.

It was moved and seconded

***That:***

- (1) Port Metro Vancouver be advised that the City of Richmond continues to strongly object to the Port Metro Vancouver Land Use Plan, as it does not protect agricultural land and that the Port Metro Vancouver Board be requested to delete the 'Special Study Areas' located within the City of Richmond and add a policy which prohibits the expansion of Port uses on all agricultural lands;***
- (2) Port Metro Vancouver prepare an annual work plan in consultation with the City of Richmond and other affected stakeholders indicating how Port Metro Vancouver will implement and consult regarding the implementation of their Land Use Plan;***
- (3) the Minister of Environment Canada be requested to establish an inter-governmental agency similar to the former Fraser River Estuary Management Program (FREMP), to better protect the environment for all major projects including proposals from Port Metro Vancouver;***
- (4) all Richmond Members of Parliament and the Legislative Assembly, the Minister of Transport Canada, BC Ministry of Transportation and Infrastructure, BC Ministry of the Environment, the BC Minister of Agriculture, the Chair of the BC Agricultural Land Commission, the Metro Vancouver Board and all Metro Vancouver municipalities be advised of the above recommendations; and***
- (5) a resolution be sent to the Lower Mainland Local Government Association for submission to the Union of British Columbia Municipalities and the Federation of Canadian Municipalities.***

**CARRIED**

**Planning Committee**  
**Tuesday, February 3, 2015**

---

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (6:12 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, February 3, 2015.

---

Councillor Linda McPhail  
Chair

---

Evangel Biason  
Auxiliary Committee Clerk



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Cathryn Volkering Carlile  
General Manager, Community Services  
**Date:** January 30, 2015  
**File:** 08-4055-01/2015-Vol  
01  
**Re:** **Richmond Intercultural Advisory Committee (RIAC) 2014 Annual Report and  
2015 Work Program**

### Staff Recommendation

That the Richmond Intercultural Advisory Committee (RIAC) 2014 Annual Report and 2015 Work Program be approved.

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

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Communications Administration & Compliance Human Resources	<b>CONCURRENCE</b>  <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 

## Staff Report

### Origin

This report presents the Richmond Intercultural Advisory Committee (RIAC) 2014 Annual Report to Council, describing RIAC activities and accomplishments for the year 2014, and the proposed RIAC 2015 Work Program (Attachment 1).

This report supports Council's 2011 – 2014 Term Goal #2 Community Social Services:

*To develop and implement an updated social services strategy that clearly articulates and communicates the City's roles, priorities and limitations with respect to social services issues and needs.*

*2.1. Completion of the development and implementation of a clear City social services strategy that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to our advisory committees, community partners, and the public in order to appropriately target resources and help manage expectations.*

### Analysis

#### 2014 Annual Report

Highlights of RIAC's activities for 2014, as summarized in the Annual Report, include:

- The development and launch of the first edition of a Russian language version of the Richmond Newcomers Guide.
- The development of a Newcomers Guide Planning Protocol, which will be used as template to frame all aspects of future Guide development.
- Providing input into the development of diversity training modules for City staff. Assisting with planning the first City of Richmond Diversity Symposium- being held January 30, 2015.
- Working, in partnership with Richmond Community Social-Services Advisory Committee (RCSAC), to respond to a Council referral to research and advise on funding changes within the immigrant settlement and English language provision sectors.

Proposed 2015 Work Program

RIAC has identified four strategic directions from the “2012 – 2015 Richmond Intercultural Strategic Plan and Work Program”, and specific initiatives pertaining to each to implement in 2015. Planned initiatives include:

- The revising and updating of all four language versions of the Richmond Newcomers Guide and identification of future funding sources for new editions.
- Continuing to work with City staff to assist with the planning and implementation of the City of Richmond Diversity Symposium project.
- Through the continued development of the ‘Hi Neighbour’ project, promote civic engagement education with new immigrant groups and build links and understanding between neighbours.
- Continuing to assist with implementation and feedback on the City of Richmond Social Development Strategy, as and when required.

In addition, RIAC will continue with its primary function: serving as a resource to Council on intercultural matters, providing information and advice as required.

Staff will support the RIAC 2015 Work Program as City policies, work programs, time and resources permit.

**Financial Impact**

The RIAC budget for 2015 is \$2,500.

**Conclusion**

RIAC’s 2015 Work Program presents steps to further achieve the Council approved vision for intercultural life in the City: “for Richmond to be the most welcoming, inclusive and harmonious community in Canada”.

Staff recommend that the Richmond Intercultural Advisory Committee 2014 Annual Report and 2015 Work Program (Attachment 1) be approved.



Alan Hill  
Cultural Diversity Coordinator  
(604-276-4391)

AH:ah

Att. 1: RIAC 2014 Annual Report and 2015 Work Program

---

---

## **Richmond Intercultural Advisory Committee**

### **2014 Annual Report and 2015 Work Program**

---

---

#### **1. INTRODUCTION**

Richmond City Council established the Richmond Intercultural Advisory Committee (RIAC) in February 2002 to assist the City in working towards its Corporate Vision of making Richmond the “most appealing, liveable, and well-managed city in Canada”. The mandate of RIAC, as outlined in its Terms of Reference, is to “enhance intercultural harmony and strengthen intercultural co-operation in Richmond”. In 2014 the RIAC continued to work to achieve its goals as laid out in the 2012 - 2015 Richmond Intercultural Strategic Plan and Work Program.

Throughout 2014, the Committee invited guest speakers to present on current intercultural issues in our city as well as organized events and activities with the aim of assisting diverse cultures in integrating and assisting communication between communities and City of Richmond staff and elected officials.

Newly appointed members, who replaced the outgoing members, were welcomed and the collaboration between the new and the continuing members made 2014 a successful year.

In keeping with the committee's rotational system, Chairs and Vice-Chairs were elected in January 2014 for six-month terms.

#### **2. RIAC's 2014 ACTIVITIES**

##### **2.1 Guest Speakers**

##### **2.1.1 February Guest Speaker**

###### **Andrea Davidson, District Administrator SD38**

A speaker from the Richmond School District gave an overview of social and community issues for First Nations/ Aboriginal people and the history of First Nations in British Columbia. Andrea Davidson and her colleagues at the School District are endeavouring to increase the profile of Aboriginal/First Nations students in the district. Out of about 22,000 students in the district, about 225 students are given aboriginal support. First Nations/Aboriginal people believe each child has a gift that must be nurtured for the benefit of everyone and that community and a sense of community are incredibly important to identity. Most First Nations students in Richmond are 'Urban Aboriginals'. Andrea Davidson spoke of the fact that many Aboriginal people feel they do not see themselves represented in the community and can feel quite invisible in Richmond.

### **2.1.2 March Guest Speaker**

#### **Colin Dring, Executive Director, Richmond Food Security Society (RFSS)**

Colin spoke about one of RFSS's main objectives, which is to undertake an Intercultural Food Security Study, looking at how we can move towards supporting local food contributors and bringing them into the conversation about food security (whereas current conversations revolve around things such as Farmer's Markets, where farmers/contributors of color are largely absent). Second, he spoke about another major undertaking, which is the creation of a Richmond Food Charter. He asked that RIAC members consider inviting RFSS to run workshops with their respective organizations in order to provide maximum intercultural stakeholder input into the Food Charter – what are our food values (i.e. health) and issues (i.e. accessibility) in Richmond? He also invited RIAC to invite RFSS back to do a workshop that would take our input and incorporate it into the Charter.

### **2.1.3 April Guest Speaker**

#### **Guest Speaker: Carole Sauro – Manager of Special Projects, VCH.**

Carole spoke of the project at VCH to overhaul 'way-finding' (signage) at the Richmond Hospital in public areas. Richmond Hospital hopes to improve people's ability to find their way around the site while addressing multi-lingual and cultural needs. Some ideas for improving 'way-finding' at the hospital put forward by RIAC members included colour coding, the improved use of volunteers, multilingual signage and the use of on-line directories and maps. The use of "universal symbols" was also suggested and RIAC members also debated the merits of translating into Simplified versus Traditional Chinese characters.

### **2.1.4 May Guest Speakers**

#### **Councillor Bill McNulty and Irena Vodchen**

Councillor McNulty and Irena Vodchen have been working together to develop a version of the Newcomers Guide in Russian. This version of the guide is now neatly complete and RIAC were asked by Councillor McNulty to endorse the project.

#### **Lee Anne- Smith – Richmond Public Library- Coordinator, Learning Place Services**

Lee- Anne Smith introduced the innovative programming planned for 'Multiculturalism Week' which is to be the third week of November. She asked for RIAC ideas for activities for the week and discussed how RIAC could potentially be involved in some of the dialogue events planned. It is hoped that the week will feature events and dialogue that explore cross cultural ideas for community building and involvement in civic life.

### **2.1.5 June Guest Speakers**

#### **Michael Yu and Olga Scherbina – Diversity Clues**

Diversity Clues have been contracted by the City of Richmond to carry out diversity training with City staff that work directly with the public. They have carried out two sessions for a 'pilot' which will now be evaluated by City staff. Diversity Clues fed back on these sessions and shared course material- which they asked for input on. This course material will be shared with RIAC members by email. Diversity training for front line City staff is an action in



both the Richmond Intercultural Strategic Plan- 2012-15 and in the Council endorsed Social Development Strategy. Diversity Clues will continue to keep RIAC informed of their work and seek input as the training package continues to be fine tuned.

#### **2.1.6 September Guest Speaker**

##### **Sabrina Cordeiro- Bank of Canada-Senior Analyst**

Ms. Cordeiro introduced the work of the Bank of Canada. The Bank of Canada has 1,400 employees nation-wide and is a regulatory authority for the financial industry. The Bank works in this role by partnering with other governments, police authorities, and central banks to ensure legitimate and legal banking and financial practice.

One of the roles of the Bank of Canada is to educate the community on counterfeit money detection. Newcomers to Canada can be the target of counterfeiters and often are not aware of how to spot fraud and counterfeit bank notes. Ms. Cordeiro showed a visual presentation on currency fraud and asked committee members to distribute information on the topic to their contacts.

#### **2.1.7 October Guest Speaker**

##### **Sheila Yamamoto RCMP Crime Prevention Section**

Sheila introduced their recently released "Crime Prevention Guide". This document is designed to replace Block Watch Manual which was 25 years old and Provincial in scope. The RCMP wanted something with local content and were inspired by the RIAC City of Richmond Newcomers Guide. The Crime Prevention Guide supports local RCMP and City priorities

It's an entirely new type of Guide for the City. There has been a Richmond News article supporting the Guide and its content and the Guide is now available throughout Richmond City facilities. Top date the Guide is available in English and Chinese. The Nelson BC Police Department (Chief Falcone) have asked to use the Guide as a template for a similar Guide for their community.

RIAC were asked to provide feedback on the Guide and help publicize it in different cultural communities across Richmond.

#### **2.1.8 November Guest Speaker**

##### **Mei Lan Fang, MPH- Gerontology Research Centre, Simon Frazer University**

Mei Lang Fang introduced the SFU research study into 'placemaking' at the currently being developed affordable housing development in the Kiwanis towers complex. RIAC members were introduced to the study and were asked for questions and feedback. Community consultation has identified the need for housing interventions that build 'sense of place', ascribed through access to supports to keep tenants mentally and physically active, opportunities to build social capital and also by facilitating an enhanced role for seniors in the design process. To address these needs this research will: (i) understand how sense of place is experienced by older adults transitioning into affordable housing (ii) translate lived experiences into formal and informal supports that foster meaningful aspects of place, and (iii) create a role for older people as active 'placemakers' in community planning and development.

## **2.2 Major Projects for 2014**

### **2.2.1 Newcomers' Guide**

A Russian language version of the Newcomers Guide was produced and launched in October 2014. The launch event was a great success with participation from Russian speaking newcomers and the more established Russian speaking community in Richmond.

A 'Newcomers Guide' protocol/planning document was developed to assist with all aspects of the planning of City of Richmond Newcomers Guides.

The existing English Language version of the Guide was extensively redesigned and edited and corporate sponsorship secured. This will allow the re-launch of both the English and Chinese versions of the Guide in 2015.

## **3. RIAC SUB-COMMITTEES**

The following sub-committees are actively working on issues pertaining to their areas (please see sub-committee reports below):

- Newcomers Guide
- Civic Engagement
- Intercultural Vision and Outreach
- Youth Integration

## **4. RIAC 2015 WORK PROGRAM**

The 2015 work program is based on an extensive evaluation and review of the 2012-2015 RIAC Intercultural Plan, adopted by Council in February 2012. The main focus areas of this new plan are civic engagement and fulfilment of the RIAC intercultural vision and these priorities are reflected in the 2015 Work program.

## **5. RIAC 2015 PROPOSED BUDGET**

RIAC is requesting an operating budget of \$2,500 for 2015. This will cover costs incurred by meetings, forums, interpretation/translation of materials and consultant fees (should these be required) associated with the implementation of the 2015 Work Program.

## **6. ACKNOWLEDGEMENTS**

I would like to take this opportunity to thank all RIAC members who have worked so diligently with great enthusiasm throughout the year, Mayor and Council for their ongoing support and Councillor Derek Dang (RIAC Council Liaison) for attending the meetings and supporting us. I would also like to extend our greatest appreciation to Alan Hill, Staff Liaison, for undertaking extensive work to ensure that committee needs are met and its goals reached.

Prepared by: Diane Tijman  
Chair, Richmond Intercultural Advisory Committee  
December 2014

## **RIAC 2014 Membership**

### **Citizen Appointees**

Joe Greenholtz  
Shawkat Hasan  
Diane Jubinville  
Lawrence Lim  
Philip He  
Jamie Hudson  
Mohinder Grewal  
Joan Verwoord

### **Organizational Representatives**

Diane Bissenden, Vancouver Coastal Health- Richmond  
Shashi Assanand, Ministry of Children & Family Development  
David Purgart, RCMP Richmond Detachment  
Richard Lee, Richmond Community Services Advisory Committee  
Nick Chopra, Richmond Community Services Advisory Committee  
Parm Grewal, Richmond Community Services Advisory Committee  
Aileen Cormack, Richmond Seniors Advisory Committee  
Connie Clark, Richmond Community Services Advisory Committee  
Viet Vu, Richmond Centre for Disability  
Diane Tijman, School District #38

## **RIAC 2014 SUBCOMMITTEE REPORTS**

### **RIAC - Newcomer's Guide Sub-Committee**

The First Edition of the Newcomers' Guide in Russian was launched in October, 2014. This Guide largely came about through the hard work of a number of dedicated volunteers from the Russian community itself.

During the course of 2014 the existing English language version of the Newcomers Guide was completely updated and redesigned. It is hoped to re-launch the English Language version and also the Chinese language version of the Guide in early 2015. Corporate sponsorship has been secured for this purpose.

During 2014 a protocol document was developed and endorsed by RIAC. This document will guide RIAC in the future development of the Guide by providing a rationale and critical pathway for decision making and development.

Lawrence Lim  
Chair, Newcomer's Guide Subcommittee

## **Youth Integration**

After a very busy 2013, 2014 was a very quiet year. The Youth Integration Committee will be regrouping in 2014 and preparing for the update of the RIAC Intercultural Strategic Plan.

Diane Tijman  
Chair, Youth Integration Subcommittee

## **Civic Engagement**

For the Civic Engagement Committee, 2014 was a very successful year.

The committee spent the year building on the positive community participation in the Intercultural Dialogues of 2013 and continued to facilitate positive contacts among and between Richmond residents. With this in mind, the Civic Engagement committee initiated a campaign called "Hi Neighbor". Research, with assistance by community volunteers, is to be undertaken to identify common barriers' to community involvement. It is planned that the "Hi Neighbor" campaign will be implemented in early 2015.

Shawkat Hasan  
Chair, Civic Engagement

## **Intercultural Vision and Outreach**

This was the first full year of this sub group. The group held a planning meeting in the summer and are getting ready to have input in the update process for the RIAC Intercultural Strategic Plan.

Joan Verwoord-  
Chair, Intercultural Vision and Outreach

## RIAC 2014 SUBCOMMITTEES

Committee/RIAC Actions	Members
<p><b>Civic Engagement</b>  <i>Participation in governance:</i></p> <ul style="list-style-type: none"> <li>- Advise RIAC re: research and information</li> <li>- Advise RIAC re: research initiatives</li> <li>- Advise Council as appropriate</li> </ul> <p><i>Information re: rights and responsibilities:</i></p> <ul style="list-style-type: none"> <li>- Advise RIAC and community partners re: existing awareness materials and information campaigns</li> <li>- Advise Council as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Shawkat Hasan*</b></li> <li>- Lawrence Lim</li> <li>- Shashi Assanand</li> <li>- Jamie Hudson</li> <li>- Aileen Cormack</li> <li>- Nick Chopra</li> <li>- David Purghart</li> <li>- Connie Clark</li> </ul>
<p><b>Intercultural Vision and Outreach</b></p> <ul style="list-style-type: none"> <li>- Expand on civic engagement exercise in partnership with community civic groups</li> <li>- Annual meeting with Richmond newcomers</li> <li>- Annual meeting with help providers for newcomers in need in Richmond. Better statistical and evaluation processes will be encouraged.</li> <li>- Promote a more "open door" policy among community religious and ethnic groups</li> <li>- Direct community feedback to Council, recommendations as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Joan Verwoord *</b></li> <li>- Joe Greenholtz</li> <li>- Shashi Assanand</li> <li>- Richard Lee</li> </ul>
<p><b>Newcomer's Guide</b></p> <ul style="list-style-type: none"> <li>- Continue updating the Newcomers' Guide</li> <li>- Seek corporate sponsorship and governmental support for translation (e.g., Punjabi, Tagalog)</li> <li>- Oversee the development of 2<sup>nd</sup> editions of English and Chinese versions and seek corporate sponsorship for updates to Punjabi, Russian and Tagalog editions.</li> <li>- Explore possible role for Volunteer Richmond Information Services (VRIS) and advise Council</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Lawrence Lim*</b></li> <li>- Nick Chopra</li> <li>- Mohinder Grewal</li> <li>- Diane Bissenden</li> </ul>
<p><b>Youth Integration</b></p> <ul style="list-style-type: none"> <li>- Continue to explore opportunities for youth to participate in open and respectful dialogue in a variety of venues</li> <li>- Support and promote access to information that addresses the understanding of intercultural issues in the community</li> <li>- Encourage access to cultural events for youth and their families</li> <li>- Advise Council as appropriate</li> </ul>	<ul style="list-style-type: none"> <li>- <b>Diane Tijman *</b></li> <li>- Philip Tse</li> <li>- Jamie Hudson</li> </ul>

**\*Sub Committee Chairs**

## Council Term Goals 2011-2014

This Work Program supports the following Council Term Goals (2011-2014). RIAC will give priority to providing Council with advice regarding the following Council Community Services Goals in 2015. Topics monitored by RIAC are outlined in the table below.

2.1 - Completion of the development and implementation of a clear social service strategy for the City that articulates the City's role, priorities and policies, as well as ensures these are effectively communicated to the public in order to appropriately target resources and help manage expectations.

2.9 - Encourage the development of community volunteer programs and strategies that build a broad, knowledgeable and keen volunteer base and that provide positive and meaningful opportunities for volunteers to utilize their talents while helping to provide important services to the community.

<b>Draft RIAC 2015 Work Program</b>					
<b>Strategy/Initiative</b>	<b>RIAC Actions/Steps</b>	<b>Expected Outcome of RIAC Actions</b>	<b>Indicator of RIAC Success</b>	<b>RIAC Lead/ Sub-cte</b>	<b>Partners</b>
<b>1. Address language and information and cultural barriers.</b>					
1. Encourage civic involvement by actively exploring community understanding of Remembrance Day and shared cultural heritage around war remembrance.	Meet with immigrant groups to discuss strategies and educational opportunities to create shared understanding of Canadian war remembrance and 'Remembrance Day'	Greater community connection and awareness around shared Canadian values	Increased turn out at Remembrance Day events – shared protocols observed.	Intercultural Vision	Royal Canadian Legion/ Immigrant Serving Agencies
2. Civic education program to encourage greater participation in civic and community life	Meet with civic education groups to identify strategies for the encouragement of newcomers in community and civic life	More new Canadians and underrepresented groups involved in civic and community life	Civic education project identified and implemented	Civic Engagement	Immigrant serving agencies/ Civic education groups
3. The continuing development and updating of the Richmond Newcomers Guides.	Identify future languages for the Guide and funding sources. Re-launch and rebrand the Guide and continue to seek corporate sponsorship	Public empowered and able to make more informed choices concerning their settlement in Richmond	Newcomers Guides updated and new versions identified and funded if and as required.	Newcomers	Corporate partners/ Immigrant serving agencies.

**Draft RIAC 2015 Work Program**

<b>Strategy/Initiative</b>	<b>RIAC Actions/Steps</b>	<b>Expected Outcome of RIAC Actions</b>	<b>Indicator of RIAC Success</b>	<b>RIAC Lead/ Sub-cte</b>	<b>Partners</b>
4. Breakdown language barriers by supporting the City and its partners in their plans to develop clear translation guidelines	Work with City staff to offer ongoing advice and review on translation guidelines for the City	Clear lines of communication between the City and all section of the Richmond community.	City Translation and Interpretation Guidelines developed.	Civic Engagement	City of Richmond Corporate Communications
5. Support the City initiative regarding language and signage	Attend workshops and offer other assistance as required	Additional City tools to enhance intercultural understanding	Community workshop and staff report to Council	Civic Engagement	City of Richmond Administration and Compliance
<b>2. Address racism and misconceptions.</b>					
1. Investigate options for encouraging workplaces to consider allowing newcomers to gain Canadian experience through volunteering and job shadowing.	Research and develop 'best practice' examples of volunteering and job shadowing for new immigrants.	New Canadians empowered and gaining work and volunteering experience.	Job shadowing and volunteer work opportunities identified	Civic Engagement	Immigrant Serving Agencies / statutory partners
2. Develop, promote and assist with implementation of the "Hi Neighbour" project- a project to connect and build shared community between neighbours.	Develop a project proposal for the 'Hi Neighbour' project.  Meet with City and partner programming staff to investigate opportunities for the development of a pilot project.	Neighbours connected- newcomers and more established Richmond residents connected around common goals	Project plan developed/ partnership sought.	Civic Engagement	Immigrant serving agencies RCSAC/ City of Richmond Community Services.
3. Encourage intercultural activities with an emphasis on aboriginal groups and cultures.	Partner with non-profit and statutory agencies to develop a National Aboriginal Day celebration for 2015.	Aboriginal culture celebrated and links made between aboriginal and non-aboriginal communities	Aboriginal day planned and successfully implemented.	Youth	SD38/ Richmond Youth Service Agency.

**Draft RIAC 2015 Work Program**

<b>Strategy/Initiative</b>	<b>RIAC Actions/Steps</b>	<b>Expected Outcome of RIAC Actions</b>	<b>Indicator of RIAC Success</b>	<b>RIAC Lead/ Sub-cte</b>	<b>Partners</b>
4. Share information about RIAC mandate and plans amongst City departments	Intercultural Strategic Plan and 2015 Work Plan distributed to all City departments	Intercultural vision and mandate understand and incorporated across all City Departments	Intercultural Work plans distributed to all City departments.	Civic Engagement	City of Richmond- various departments
<b>3. Ensure that City &amp; other governmental and stakeholder systems, policies and planning processes are aligned with the Intercultural Vision</b>					
1. Work with City of Richmond Community Social Development and Community partners assist with the implementing of the City of Richmond Social Development Strategy.	Assist and advise on implementation as required.	Actions identified and advise given to assist City of Richmond staff and community partners implement the Social Development Strategy	Practical actions identified and implemented and advise given as and when requested.	Civic Engagement	City of Richmond – Community Social Development and others
2. Respond in a timely and thorough manner to referrals and requests from City Council , as and when required	Assist and advise City Council as and when requested	Referrals and requests responded to in a manner that meet Council needs	Number of Council referrals and requests responded to.	Intercultural Vision	City of Richmond- various departments.
3. Working to actively encourage intercultural education and understanding.	Assist with planning and development of the City of Richmond Diversity Symposium 2015 and ensure the City of Richmond Intercultural Vision is incorporated into the event.	Attendees actively more aware, understanding and supportive of the City of Richmond Intercultural Vision.	Practical actions identified and implemented to encourage intercultural education, planning and programming.	Intercultural Vision	City of Richmond Community Social Development



**Draft RIAC 2015 Work Program**

<b>Strategy/Initiative</b>	<b>RIAC Actions/Steps</b>	<b>Expected Outcome of RIAC Actions</b>	<b>Indicator of RIAC Success</b>	<b>RIAC Lead/ Sub-cte</b>	<b>Partners</b>
4. Informed outreach to immigrant communities and visible minorities	Work with community partners to develop outreach strategies to immigrant communities	Immigrants connected – lines of communication secured with underrepresented communities.	Outreach strategies planned and partnerships identified and developed.	Intercultural Vision	City of Richmond Community Services/ Immigrant Serving Agencies
5. Intercultural education and the encouragement/ and endorsement of cultural programs to celebrate diversity.	Meet with Community Service programmers to discuss City of Richmond Intercultural Vision.	City programmers designing and delivering programs that incorporate the City of Richmond Intercultural Vision.	Meeting held with City of Richmond programming staff.	Civic Engagement	City of Richmond Community Services
<b>4. To support the development and integration of Richmond's immigrants while doing this in a way that respects family and cultural traditions.</b>					
1. Intercultural media/education campaign to put Richmond on the map as the first intercultural City.	Investigate sponsorship opportunities, plan out media education campaign and present draft campaign to City Council for input and approval.	Interculturalism and the City of Richmond's role in promoting it promoted and understood by Metro Vancouver wide audience.	Media campaign planned.	Civic Engagement	City of Richmond Corporate Communications
2. Encourage cross cultural bridging and understanding through celebrations and events.	Establish RIAC presence at various Richmond cultural events (e.g. Salmon Festival). Investigate feasibility of initiating a 'Richmond Day' for possible presentation to Council for consideration.	Broaden community awareness of, and support for, interculturalism.	RIAC presence at events. Proposal re: Richmond Day developed.	Civic Engagement	City of Richmond Community Services



**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development  
**Date:** February 5, 2015  
**File:** RZ 13-630280  
**Re:** **Application by Steveston No. 6 LP for Rezoning at 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and North of 13760 Steveston Highway from Entertainment & Athletics (CEA), Light Industrial (IL) and Agriculture (AG1) Zoning to Light Industrial and Limited Accessory Retail – Riverport (Z112)**

---

**Staff Recommendation**

1. That Richmond 2041 Official Community Plan Amendment Bylaw 9210, to redesignate 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Commercial" and "Industrial" to "Mixed Employment" in Attachment 1 to Schedule 1 of Richmond 2041 Official Community Plan Bylaw 9000, be introduced and given first reading.
2. That Bylaw 9210, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program;
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

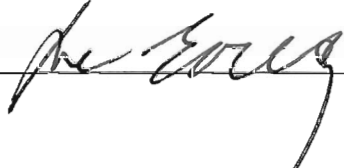
3. That Bylaw 9210, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.

4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9211 to create the "Light Industrial and Limited Accessory Retail – Riverport (ZI12)" zone, and to rezone 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and north of 13760 Steveston Highway from "Entertainment & Athletics (CEA)", "Light Industrial (IL)" and "Agriculture (AG1)" to "Light Industrial and Limited Accessory Retail – Riverport (ZI12)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:ke

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	

## **Staff Report**

### **Origin**

Steveston No. 6 LP has applied to the City of Richmond for permission to rezone 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the road allowance adjacent to and north of 13760 Steveston Highway from “Entertainment & Athletics (CEA)”, “Light Industrial (IL)” and “Agriculture (AG1)” to a new proposed “Light Industrial and Limited Accessory Retail – Riverport (ZI12)” zoning district in order to permit the development of a light industrial business park. This project also includes a proposal to permit limited accessory retail activities that are linked to the industrial businesses on the site (Attachment 1 – Location Map).

The proposed development includes the acquisition of City land (A portion of 13760 Steveston Highway and a portion of the road allowance adjacent to and north of 13760 Steveston Highway) on the Steveston Highway frontage of the subject site. Additional information on the land acquisition is contained in the Financial Impact section of this report.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 2.

### **Surrounding Development**

To the North: A property in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)” that contains a single-family dwelling.

To the East: Across No. 6 Road properties zoned “Entertainment & Athletics (CEA)” that contain a movie theatre complex, hotel and the Richmond Ice Centre.

To the South: Across No. 6 Road a property zoned “Light Industrial (IL)” that is owned by Port Metro Vancouver.

To the West: A property in the ALR zoned “Agriculture (AG1)” that contains a single-family dwelling.

### **Related Policies & Studies**

#### 2041 Official Community Plan (OCP)

A majority of the development site is currently designated “Commercial” in the 2041 OCP. A portion of 13760 Steveston Highway (City lands proposed to be included in this development) is designated “Industrial”. The applicant proposes an amendment to the 2041 OCP to designate the site “Mixed Employment”. This proposed amendment will accommodate the proposed land uses including the accessory uses (i.e., supporting offices to the industrial operations) and limited accessory retail activities.

The proposed amendment to the 2041 OCP is supported by staff on the following basis:

- Given the location of the site and surrounding land use context (primarily agriculture with limited commercial/entertainment activities and industrial activities), the site is better suited to accommodate the proposed light industrial development.
- The light industrial proposal supports the City's Employment Lands Strategy and the 2041 OCP policies which ensure an adequate supply of employment lands to meet current and long term community economic needs.

#### 2040 Regional Growth Strategy (RGS)

The proposed 2041 OCP amendment is consistent with the 2040 Metro Vancouver Regional Growth Strategy (RGS). The site is located within the RGS "Urban Containment Boundary" and is designated a RGS "General Urban" area which allows a range of urban uses including mixed employment and support uses which have a minimal impact on urban and agricultural activities. For these reasons, it is not necessary to amend the 2040 RGS, or refer the proposed OCP amendment Metro Vancouver for comment.

#### Development Permit Area – ALR Buffer

A Development Permit application is required due to the subject site's adjacency to the ALR. A Development Permit application (DP 14-676456) has been submitted by the applicant.

In accordance with the 2041 OCP policies on developments which are directly adjacent to the ALR, the proposal incorporates a 15 m (50 ft.) wide area along the west and north edges of the site. The applicant's conceptual landscape plan for the ALR buffer incorporates a double row of deciduous and coniferous trees, shrubs and groundcovers, and a bioswale/on-site storm water management system within the 15 m (50 ft.) space. This conceptual plan complies with OCP and ALR guidelines on buffers between agricultural and development areas (Attachment 3).

A rezoning consideration for this project is the registration of a legal agreement on title of the consolidated property to ensure that the landscaped buffer cannot be removed or modified and are for the purposes of mitigating typical farm activities. Additional detailing and refinement of the ALR buffer will be undertaken through the forthcoming Development Permit application that is required for developments with a direct adjacency to the ALR, including submission of an appropriate bond to secure implementation of the plan.

Through the processing of the Development Permit application, discussions with the developer will also address the general exterior form and character of the buildings in coordination with the on-site landscape plan to ensure a high standard of design and enhanced architectural detailing is implemented in the proposed industrial business park.

#### Green Roofs and Other Options Involving Industrial and Office Buildings Outside the City Centre Bylaw (8385)

This bylaw applies to the proposed industrial development and will require the applicant/developer to demonstrate appropriate on-site storm water retention methods (via green roof or alternative option), to reduce the site's overall discharge to the City's storm sewer system.

Details on compliance with the provisions of the bylaw will be provided through the subsequent Development Permit application and secured through the building permit for the development.

#### Public Art Program Policy (8703)

The applicant will be participating in the City's Public Art Program and will be making a voluntary contribution (\$90,994) based on the provisions of the policy. The applicant will work with Public Art staff to identify an artist and suitable art installation for this development site. This voluntary contribution will be secured as a rezoning consideration.

#### Flood Plain Designation and Protection Bylaw (8204)

The proposed development must meet the requirements of Flood Plain Designation and Protection Bylaw (8204). Registration of a Flood Plain Covenant on title is a rezoning consideration for this project.

#### Noise Regulation Bylaw (8856)

As the proposed light industrial development is directly adjacent to "Agriculture (AG1)" zoned properties that permit a residential use, a legal agreement will be required to be registered on title of the consolidated site, to ensure that noise generated from the development complies with the City's Noise Regulation Bylaw (8856).

#### Richmond Agricultural Advisory Committee (AAC)

The rezoning was reviewed by the AAC on September 13, 2013. In response to comments and requests for additional information by the AAC, the proposal was presented to the AAC again on May 22, 2014, where the AAC supported the rezoning application (Attachment 4).

#### Traffic, Access and Off-Street Parking

Vehicular access to the site will consist of one access along Steveston Highway (south west corner of the site) and one access on No. 6 Road (midpoint of site). A legal agreement will be secured through the rezoning to restrict commercial vehicles (over a specified weight limit) from entering or exiting the site from No. 6 Road to prevent commercial vehicle traffic on No. 6 Road north of the proposed access location.

The applicant's consultant submitted a Traffic Impact Assessment (TIA) for the proposed light industrial business park and limited accessory retail activities that was reviewed and approved by Transportation staff.

Based on the proposed site plan, a total of 398 off-street parking stalls can be provided on the development site, which complies with requirements contained in the Zoning Bylaw and provides 101 surplus parking stalls. The proposed parking is also sufficient to accommodate the required dedicating parking associated with the accessory retail uses proposed for this site.

## **Consultation**

Signage has been posted on the site in compliance with rezoning requirements. Staff have responded to emails from the resident directly to the north of the site and have provided updates and information to the individual on the overall project. The applicant has also contacted the neighbouring resident to answer questions about the proposal and provided copies of the proposed conceptual site plan to the individual. To date, no additional comments or concerns have been communicated to staff by this resident.

## **Analysis**

### Project Description

The proposal involves development of the 14.3 acre (57,880 sq. m) consolidated site into a light industrial multi-tenant complex (Attachment 3 – preliminary site and landscape plans). The conceptual plans for the site involve two separate buildings with a central loading bay area in between. Remaining areas around the perimeter of the subject site are utilized for off-street parking, drive-aisles and a 15 m (50 ft.) wide landscaped ALR buffer along the north and west edges of the site. The buildings will contain a variety of typical light industrial businesses and include accessory supporting office space. The applicant has also requested the allowance for limited retail uses in the development that are restricted to the retailing of goods that are directly associated with the industrial businesses in the development. Further information on this accessory retail component of the project is contained in the Analysis section of the report.

### Site Planning and Overall Design

The preliminary plan indicates two industrial buildings on the site with loading bays in between the buildings, which minimizes their visibility to the public street. Parking areas are primarily along the south, east and north edges of the site and are separated from the public roads (Steveston Highway and No. 6 Road) and neighbouring properties by a significant landscape buffer strip that also can accommodate any required parking setbacks (Attachment 3 – Preliminary site and landscape plan).

### Riparian Management Area

There is an existing open watercourse located on the subject site east edge along No. 6 Road, which also has a 5 m (16.4 ft.) Riparian Management Area (RMA) designation. The proponent's environmental consultant has submitted a plan proposing the following RMA response (Attachment 5 – Environmental Consultant Report):

- Daylights portions of the watercourse that are currently contained in a covered culvert.
- Undertake appropriate works to install a new driveway crossing into the site and pedestrian crossing across the existing RMA designated watercourse.
- Compensation plantings in the RMA based on the consultant's submitted plan.

Environmental Programs has reviewed and support the proposed RMA revisions and compensation plan proposed as part of this development. Detailed planting information will be addressed through the forthcoming Development Permit application.

### Proposed New Zoning District

A new light industrial zoning district is proposed to allow primarily for a range of industrial activities and limited accessory retail activity. The permitted uses, density and site coverage is generally consistent with zoning for other light industrial multi-tenant complexes throughout the City. Specific regulations proposed to be included in this zone are detailed in this section.

#### *Permitted Uses and Density*

The permitted uses proposed for the proposed new “Light Industrial and Limited Accessory Retail – Riverport (ZI12)” zone include light industrial and manufacturing activities, industrial/manufacturing services and some limited commercial services, all of which must be contained in a building, which are consistent with light industrial business activities. The proposed accessory retail activity must be accessory to and will support the primary industrial business. Standalone retail is not permitted in the proposed zone.

A density of 0.75 Floor Area Ratio (FAR) and 60% site coverage is proposed to be included in this zone to accommodate future industrial tenancy needs. The current conceptual site plan has been submitted to demonstrate that the necessary off-street parking stalls can be provided on site and includes a parking surplus compared to what the Zoning Bylaw requires.

#### *Accessory Retail Limitations*

The zone has been drafted to include limitations on the accessory retail activities that restrict the retailing of goods manufactured, assembled, fabricated, stored and/or distributed on-site. Floor area limitations are also proposed to place a maximum of 2,350 sq. m (25,295 sq. ft.) of floor area over the entire site and restrict the maximum size of an accessory retail unit to the lesser of 10% of the floor area of an industrial unit to a maximum of 186 sq. m (2,000 sq. ft.).

Additional restrictions for the accessory retail activity relate to requiring it to be owned and operated by the primary industrial business, capping the total number of accessory retail units (25 maximum) and ensuring that retail activities must be in a building and defined by walls and is located with direct access to the public entrance to a unit. Dedicated off-street parking is required to be provided for the accessory retail activities in addition to providing necessary off-street parking for the primary industrial use.

### Sanitary Sewer

The site is not serviced by a City sanitary sewer system. The project proposes to connect to a private sanitary sewer utility, located on the existing Riverport development site to the east across No. 6 Road, which was implemented when that group of properties was redeveloped. The applicant has received confirmation from the existing private sanitary sewer utility that the system has sufficient capacity to accommodate the proposed development and will be able to service the subject site. An existing private legal agreement (private easement) registered on the group of properties east of No. 6 Road allows the project site to connect to the private sanitary service utility. The following is a summary of requirements associated with service by a private sanitary sewer utility:

- As the private sanitary sewer infrastructure has to cross a City road allowance (No. 6 Road) – A legal agreement between the proponent and the City of Richmond for the purpose of locating, constructing, operating and maintaining private sanitary sewer infrastructure within a dedicated City road allowance is required.



- A legal agreement is required on the consolidated development site to identifying that the subject site is not serviced by a City sanitary sewer system and the City will not permit the development site to be serviced by sanitary sewer. This legal agreement will also identify that the development site is required to be serviced by the private sanitary sewer utility system, to be maintained and operated by the utility provider at the developer and/or utility provider's sole cost.

### Site Servicing

General upgrades and scope of works to be completed as part of this development involve the following:

- No. 6 Road frontage – Implementation of an on-site pedestrian pathway, RMA compensation and enhancement works to daylight portions of the watercourse, new pedestrian cross-walk, new driveway access and implementation of a northbound left turn lane into the subject site.
- Steveston Highway (generally between No. 6 Road to Palmberg Road) – Road widening, shared pedestrian/bicycle sidewalk, implementation of an on-street dedicated bike lane, implementation of a east bound turning lane to the development site and modification to the existing median as needed.

A detailed list of identified works for this development is contained in the rezoning considerations (Attachment 6). All works will be completed through a Servicing Agreement application, which is a rezoning consideration for this development.

### **Financial Impact**

#### Developer's Acquisition of City Lands



To facilitate the subject rezoning application proposal, the applicant proposes to acquire a portion of 13760 Steveston Highway (owned by the City of Richmond) and a portion of an unopened road allowance to the north of 13760 Steveston Highway for inclusion in the applicant's consolidated development site. The total approximate area of City lands proposed to be included in the development site is 3,400 sq. m (36,597 sq. ft.). As identified in the rezoning considerations for this project, the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement, and road closure bylaw with respect to the unopened road allowance, will be brought forward by Council in a separate report from the Manager, Real Estate Services.

### **Conclusion**

This application proposes to create a new "Light Industrial and Limited Accessory Retail (ZI12)" zoning district and rezone the consolidated 14.3 acre (57,880 sq. m) site to this new zone to allow for the development of a light industrial business park that would also permit limited accessory retail activities. Concurrent with this rezoning application, an amendment to the 2041 OCP is required to designate the site from "Industrial" and "Commercial" to "Mixed Employment".

Staff support the proposed 2041 OCP amendment and rezoning application to facilitate development of a light industrial business park on the subject site as it provides for additional employment lands and job generation in support of the 2041 Employment Lands Strategy. The proposed new “Light Industrial and Limited Accessory Retail – Riverport (ZI12)” zoning district has been developed to provide a range of uses that will accommodate light industrial businesses within a building that fits into the surrounding area.

On this basis, It is recommended that Richmond 2041 Official Community Plan Amendment Bylaw 9210 and Zoning Bylaw 8500, Amendment Bylaw 9211 be introduced and given first reading.



Kevin Eng  
Planner 2

KE:cas

Attachment 1: Location Map

Attachment 2: Development Application Data Sheet

Attachment 3: Preliminary Site and Landscape Plans

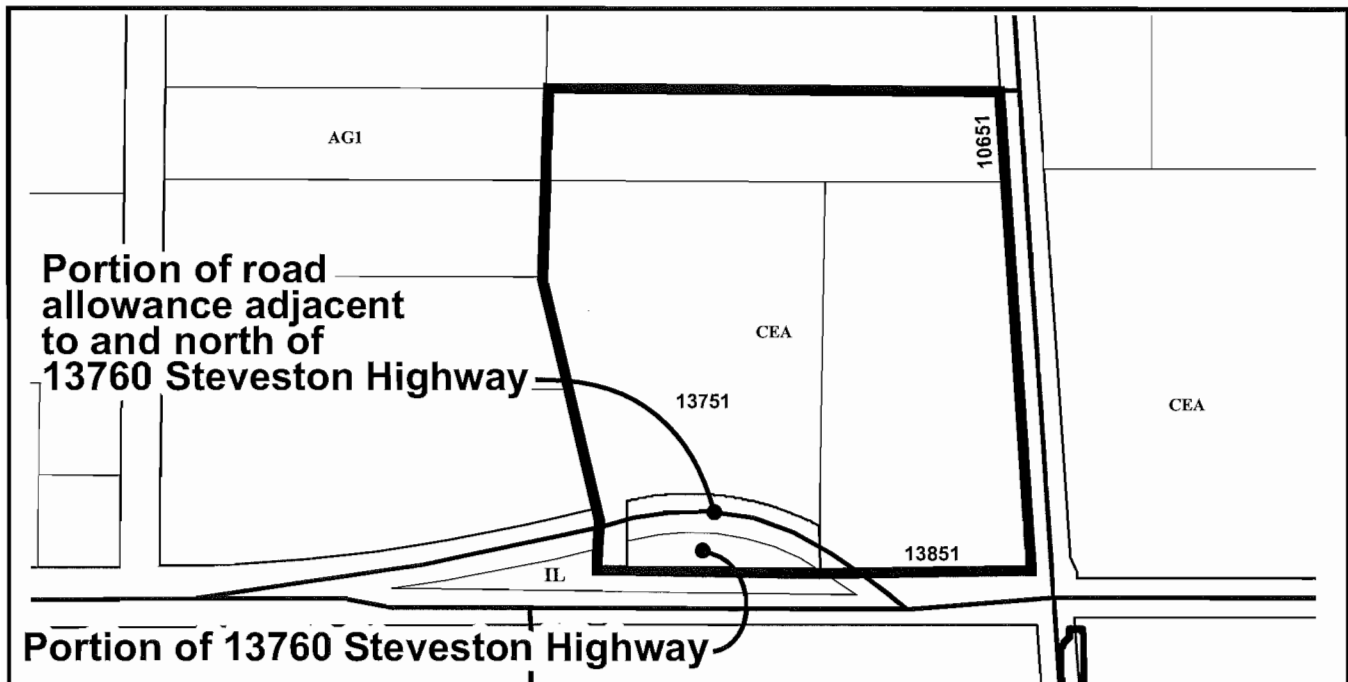
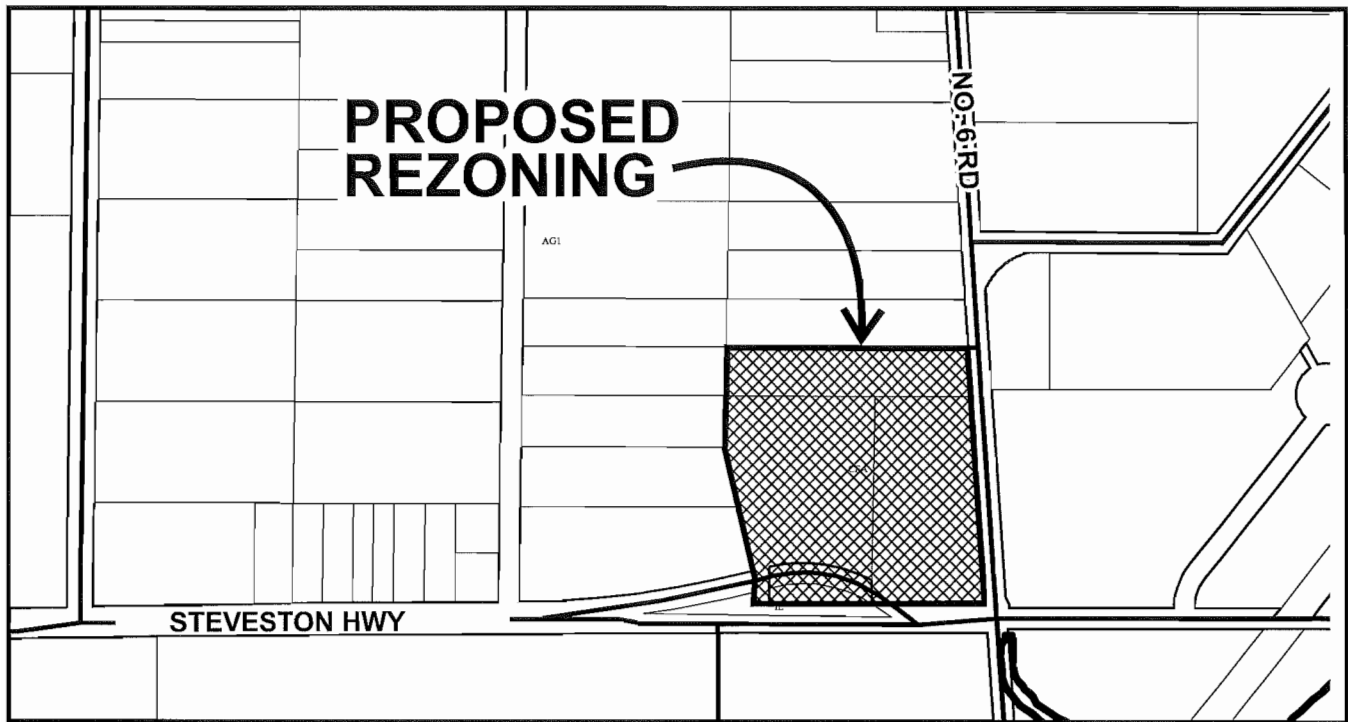
Attachment 4: Excerpt of AAC Meeting Minutes (September 13, 2013 and May 22, 2014)

Attachment 5: Environmental Consultant Report – Riparian Management Area

Attachment 6: Rezoning Considerations



City of  
Richmond



RZ 13-630280

Original Date: 01/23/15

Revision Date: 01/27/15

Note: Dimensions are in METRES





# City of Richmond



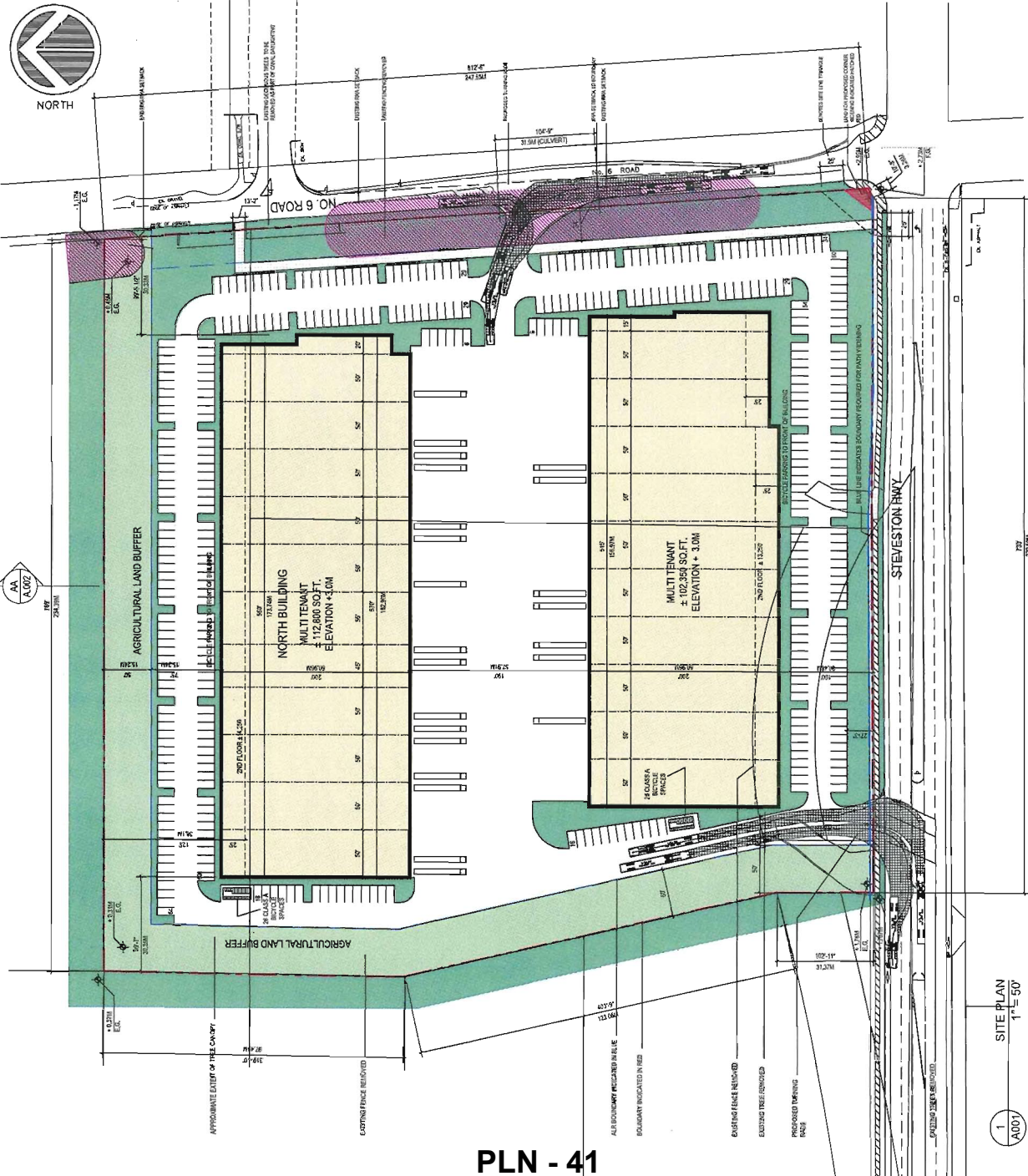
RZ 13-630280

Original Date: 01/23/15

Revision Date 01/27/15

Note: Dimensions are in METRES



[illegible]

15	00/24/34	RESEARCH CONTRACTING
16	00/24/35	RESEARCH CONTRACTING
17	00/24/36	RESEARCH CONTRACTING
18	00/24/37	RESEARCH CONTRACTING
19	00/24/38	RESEARCH CONTRACTING
20	00/24/39	RESEARCH CONTRACTING
21	00/24/40	RESEARCH CONTRACTING
22	00/24/41	RESEARCH CONTRACTING
23	00/24/42	RESEARCH CONTRACTING
24	00/24/43	RESEARCH CONTRACTING
25	00/24/44	RESEARCH CONTRACTING
26	00/24/45	RESEARCH CONTRACTING
27	00/24/46	RESEARCH CONTRACTING
28	00/24/47	RESEARCH CONTRACTING
29	00/24/48	RESEARCH CONTRACTING
30	00/24/49	RESEARCH CONTRACTING
31	00/24/50	RESEARCH CONTRACTING
32	00/24/51	RESEARCH CONTRACTING
33	00/24/52	RESEARCH CONTRACTING
34	00/24/53	RESEARCH CONTRACTING
35	00/24/54	RESEARCH CONTRACTING
36	00/24/55	RESEARCH CONTRACTING
37	00/24/56	RESEARCH CONTRACTING
38	00/24/57	RESEARCH CONTRACTING
39	00/24/58	RESEARCH CONTRACTING
40	00/24/59	RESEARCH CONTRACTING
41	00/24/60	RESEARCH CONTRACTING
42	00/24/61	RESEARCH CONTRACTING
43	00/24/62	RESEARCH CONTRACTING
44	00/24/63	RESEARCH CONTRACTING
45	00/24/64	RESEARCH CONTRACTING
46	00/24/65	RESEARCH CONTRACTING
47	00/24/66	RESEARCH CONTRACTING
48	00/24/67	RESEARCH CONTRACTING
49	00/24/68	RESEARCH CONTRACTING
50	00/24/69	RESEARCH CONTRACTING
51	00/24/70	RESEARCH CONTRACTING
52	00/24/71	RESEARCH CONTRACTING
53	00/24/72	RESEARCH CONTRACTING
54	00/24/73	RESEARCH CONTRACTING
55	00/24/74	RESEARCH CONTRACTING
56	00/24/75	RESEARCH CONTRACTING
57	00/24/76	RESEARCH CONTRACTING
58	00/24/77	RESEARCH CONTRACTING
59	00/24/78	RESEARCH CONTRACTING
60	00/24/79	RESEARCH CONTRACTING
61	00/24/80	RESEARCH CONTRACTING
62	00/24/81	RESEARCH CONTRACTING
63	00/24/82	RESEARCH CONTRACTING
64	00/24/83	RESEARCH CONTRACTING
65	00/24/84	RESEARCH CONTRACTING
66	00/24/85	RESEARCH CONTRACTING
67	00/24/86	RESEARCH CONTRACTING
68	00/24/87	RESEARCH CONTRACTING
69	00/24/88	RESEARCH CONTRACTING
70	00/24/89	RESEARCH CONTRACTING
71	00/24/90	RESEARCH CONTRACTING
72	00/24/91	RESEARCH CONTRACTING
73	00/24/92	RESEARCH CONTRACTING
74	00/24/93	RESEARCH CONTRACTING
75	00/24/94	RESEARCH CONTRACTING
76	00/24/95	RESEARCH CONTRACTING
77	00/24/96	RESEARCH CONTRACTING
78	00/24/97	RESEARCH CONTRACTING
79	00/24/98	RESEARCH CONTRACTING
80	00/24/99	RESEARCH CONTRACTING
81	00/24/00	RESEARCH CONTRACTING
82	00/24/01	RESEARCH CONTRACTING
83	00/24/02	RESEARCH CONTRACTING
84	00/24/03	RESEARCH CONTRACTING
85	00/24/04	RESEARCH CONTRACTING
86	00/24/05	RESEARCH CONTRACTING
87	00/24/06	RESEARCH CONTRACTING
88	00/24/07	RESEARCH CONTRACTING
89	00/24/08	RESEARCH CONTRACTING
90	00/24/09	RESEARCH CONTRACTING
91	00/24/10	RESEARCH CONTRACTING
92	00/24/11	RESEARCH CONTRACTING
93	00/24/12	RESEARCH CONTRACTING
94	00/24/13	RESEARCH CONTRACTING
95	00/24/14	RESEARCH CONTRACTING
96	00/24/15	RESEARCH CONTRACTING
97	00/24/16	RESEARCH CONTRACTING
98	00/24/17	RESEARCH CONTRACTING
99	00/24/18	RESEARCH CONTRACTING
100	00/24/19	RESEARCH CONTRACTING
101	00/24/20	RESEARCH CONTRACTING
102	00/24/21	RESEARCH CONTRACTING
103	00/24/22	RESEARCH CONTRACTING
104	00/24/23	RESEARCH CONTRACTING
105	00/24/24	RESEARCH CONTRACTING
106	00/24/25	RESEARCH CONTRACTING
107	00/24/26	RESEARCH CONTRACTING
108	00/24/27	RESEARCH CONTRACTING
109	00/24/28	RESEARCH CONTRACTING
110	00/24/29	RESEARCH CONTRACTING
111	00/24/30	RESEARCH CONTRACTING
112	00/24/31	RESEARCH CONTRACTING
113	00/24/32	RESEARCH CONTRACTING
114	00/24/33	RESEARCH CONTRACTING
115	00/24/34	RESEARCH CONTRACTING
116	00/24/35	RESEARCH CONTRACTING
117	00/24/36	RESEARCH CONTRACTING
118	00/24/37	RESEARCH CONTRACTING
119	00/24/38	RESEARCH CONTRACTING
120	00/24/39	RESEARCH CONTRACTING
121	00/24/40	RESEARCH CONTRACTING
122	00/24/41	RESEARCH CONTRACTING
123	00/24/42	RESEARCH CONTRACTING
124	00/24/43	RESEARCH CONTRACTING
125	00/24/44	RESEARCH CONTRACTING
126	00/24/45	RESEARCH CONTRACTING
127	00/24/46	RESEARCH CONTRACTING
128	00/24/47	RESEARCH CONTRACTING
129	00/24/48	RESEARCH CONTRACTING
130	00/24/49	RESEARCH CONTRACTING
131	00/24/50	RESEARCH CONTRACTING
132	00/24/51	RESEARCH CONTRACTING
133	00/24/52	RESEARCH CONTRACTING
134	00/24/53	RESEARCH CONTRACTING
135	00/24/54	RESEARCH CONTRACTING
136	00/24/55	RESEARCH CONTRACTING
137	00/24/56	RESEARCH CONTRACTING
138	00/24/57	RESEARCH CONTRACTING
139	00/24/58	RESEARCH CONTRACTING
140	00/24/59	RESEARCH CONTRACTING
141	00/24/60	RESEARCH CONTRACTING
142	00/24/61	RESEARCH CONTRACTING
143	00/24/62	RESEARCH CONTRACTING
144	00/24/63	RESEARCH CONTRACTING
145	00/24/64	RESEARCH CONTRACTING
146	00/24/65	RESEARCH CONTRACTING
147	00/24/66	RESEARCH CONTRACTING
148	00/24/67	RESEARCH CONTRACTING
149	00/24/68	RESEARCH CONTRACTING
150	00/24/69	RESEARCH CONTRACTING
151	00/24/70	RESEARCH CONTRACTING
152	00/24/71	RESEARCH CONTRACTING
153	00/24/72	RESEARCH CONTRACTING
154	00/24/73	RESEARCH CONTRACTING
155	00/24/74	RESEARCH CONTRACTING
156	00/24/75	RESEARCH CONTRACTING
157	00/24/76	RESEARCH CONTRACTING
158	00/24/77	RESEARCH CONTRACTING
159	00/24/78	RESEARCH CONTRACTING
160	00/24/79	RESEARCH CONTRACTING
161	00/24/80	RESEARCH CONTRACTING
162	00/24/81	RESEARCH CONTRACTING
163	00/24/82	RESEARCH CONTRACTING
164	00/24/83	RESEARCH CONTRACTING
165	00/24/84	RESEARCH CONTRACTING
166	00/24/85	RESEARCH CONTRACTING
167	00/24/86	RESEARCH CONTRACTING
168	00/24/87	RESEARCH CONTRACTING
169	00/24/88	RESEARCH CONTRACTING
170	00/24/89	RESEARCH CONTRACTING
171	00/24/90	RESEARCH CONTRACTING
172	00/24/91	RESEARCH CONTRACTING
173	00/24/92	RESEARCH CONTRACTING
174	00/24/93	RESEARCH CONTRACTING
175	00/24/94	RESEARCH CONTRACTING
176	00/24/95	RESEARCH CONTRACTING
177	00/24/96	RESEARCH CONTRACTING
178	00/24/97	RESEARCH CONTRACTING
179	00/24/98	RESEARCH CONTRACTING
180	00/24/99	RESEARCH CONTRACTING
181	00/24/00	RESEARCH CONTRACTING
182	00/24/01	RESEARCH CONTRACTING
183	00/24/02	RESEARCH CONTRACTING
184	00/24/03	RESEARCH CONTRACTING
185	00/24/04	RESEARCH CONTRACTING
186	00/24/05	RESEARCH CONTRACTING
187	00/24/06	RESEARCH CONTRACTING
188	00/24/07	RESEARCH CONTRACTING
189	00/24/08	RESEARCH CONTRACTING
190	00/24/09	RESEARCH CONTRACTING
191	00/24/10	RESEARCH CONTRACTING
192	00/24/11	RESEARCH CONTRACTING
193	00/24/12	RESEARCH CONTRACTING
194	00/24/13	RESEARCH CONTRACTING
195	00/24/14	RESEARCH CONTRACTING
196	00/24/15	RESEARCH CONTRACTING
197	00/24/16	RESEARCH CONTRACTING
198	00/24/17	RESEARCH CONTRACTING
199	00/24/18	RESEARCH CONTRACTING
200	00/24/19	RESEARCH CONTRACTING

**STEVESTON  
HIGHWAY /  
NO.6 ROAD**

## SITE PLAN

COLE: 1757 DATE: FEB. 13 DAY: 104: 108



GENERAL LEGEND

PROPERTY LINE

ALR SETBACK

EXISTING 5M RWMA SETBACK (APPROX.)

BIOSWALE/CANAL LOW POINT

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREES

EXISTING TREE (TO BE RETAINED)

EXISTING TREE (TO BE REMOVED)

NOTE ON TREE REMOVAL/REPLACEMENT:  
A TOTAL OF TEN (10) TREES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE DOWNSIGHTING OF SITE. ALONG EAST EDGE OF SITE, 10 TREES ARE PROPOSED TO BE REMOVED. 10 NEW TREES ARE PROPOSED TO BE PLANTED ON SITE.

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
ALR PLANTINGS				
TREES	23	QUERCUS PALustris	PIN OAK	2m CAL.
AC	20	ACER GLABRUM VAR. DOUGLASSII	DOUGLAS MAPLE	2m HT. (N)
PM	18	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	2m HT. (N)
TH	33	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	2m HT. (N)
SHRUBS				
Fe	358	PHYSCOCARPUS CAPITATUS	PACIFIC NINEBARK	#3 POT. (N), 4" O.C.
Fe	640	RYNCHOSPORA ALBIS	SNOWING CURRENT	#2 POT. (N), 3" O.C.
Fe	641	SYMPLOCARPA ALBIS	SNOWBUSH	#2 POT. (N), 3" O.C.
Fe	641	CEANOTHUS VELUTINUS	OREGON GRAPE	#5 POT. (N), 3" O.C.
Fe	1649	MAHONIA AQUIFOLIUM		#5 POT. (N), 3" O.C.
GRASSES				
Fe	286241.001*	HYDRANGEA NATIVE GRASSMIX	SEED MIX	
Fe		CALAMAGROSTIS CANADENSIS	BLUEJOINT	
Fe		ELYNUS GLAUDEUS	BLUE MOUNTAIN	
Fe		FESTUCA GODEFRII	WESTERN FESCUE	

PLN - 43

HAPA

LANDSCAPE ARCHITECTURE

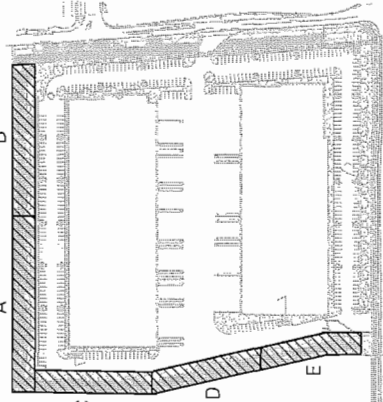
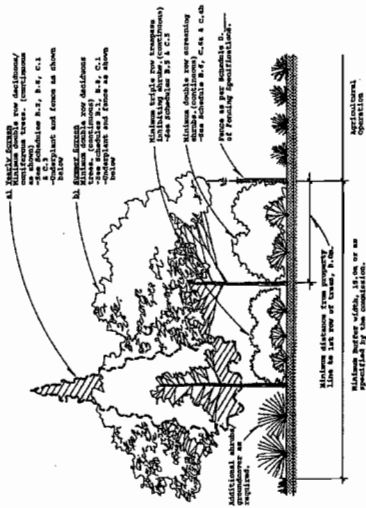
URBAN DESIGN

4021 - 275 West 10th Avenue

Vancouver BC V6T 1A6

604.681.8888

hapa.ca



KEY PLAN- ALR AREA

1 ALR BUFFER GUIDELINES (FOR REFERENCE ONLY)

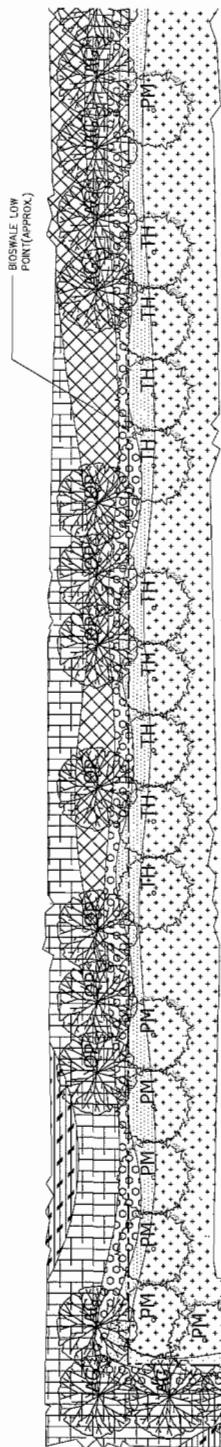
1	REVISION	DATE
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE
6	REVISION	DATE
7	REVISION	DATE
8	REVISION	DATE
9	REVISION	DATE
10	REVISION	DATE

Copyright Reserved: This drawing and contents are the property of HAPA and shall not be reproduced without the written consent of HAPA.

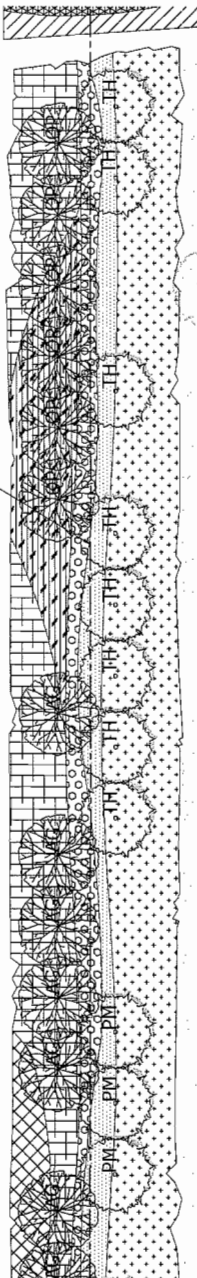
Steveston Hwy. & No. 6 Rd.

ALR DETAILED PLANTING PLAN

Date: 2023-05-08  
Project No.: 20230202  
Scale: AS NOTED  
Drawing No.: 11.2



2 ALR PLANTING PLAN DETAIL A



3 ALR PLANTING PLAN DETAIL B

## GENERAL LEGEND

PROPERTY LINE

ALR SETBACK

EXISTING 3M RMA SETBACK (APPROX.)

BOSWALE/CANAL LOW POINT

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREES

EXISTING TREE (TO BE RETAINED)

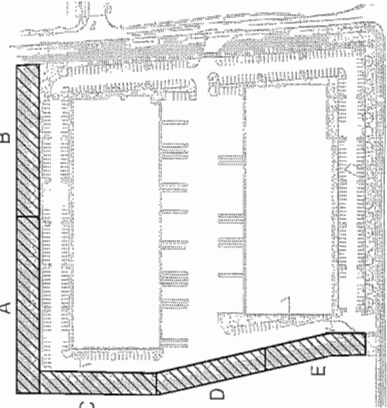
EXISTING TREE (TO BE REMOVED)

NOTE ON TREE REMOVAL/REPLACEMENT:  
A TOTAL OF TEN (10) TREES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE THE PROPOSED CULVERT ALONG EAST EDGE OF SITE NORTH OF DRIVEWAY. THESE TREE REMOVALS WILL BE OFFSET BY OVER 150 NEW TREES PLANTED ON SITE.

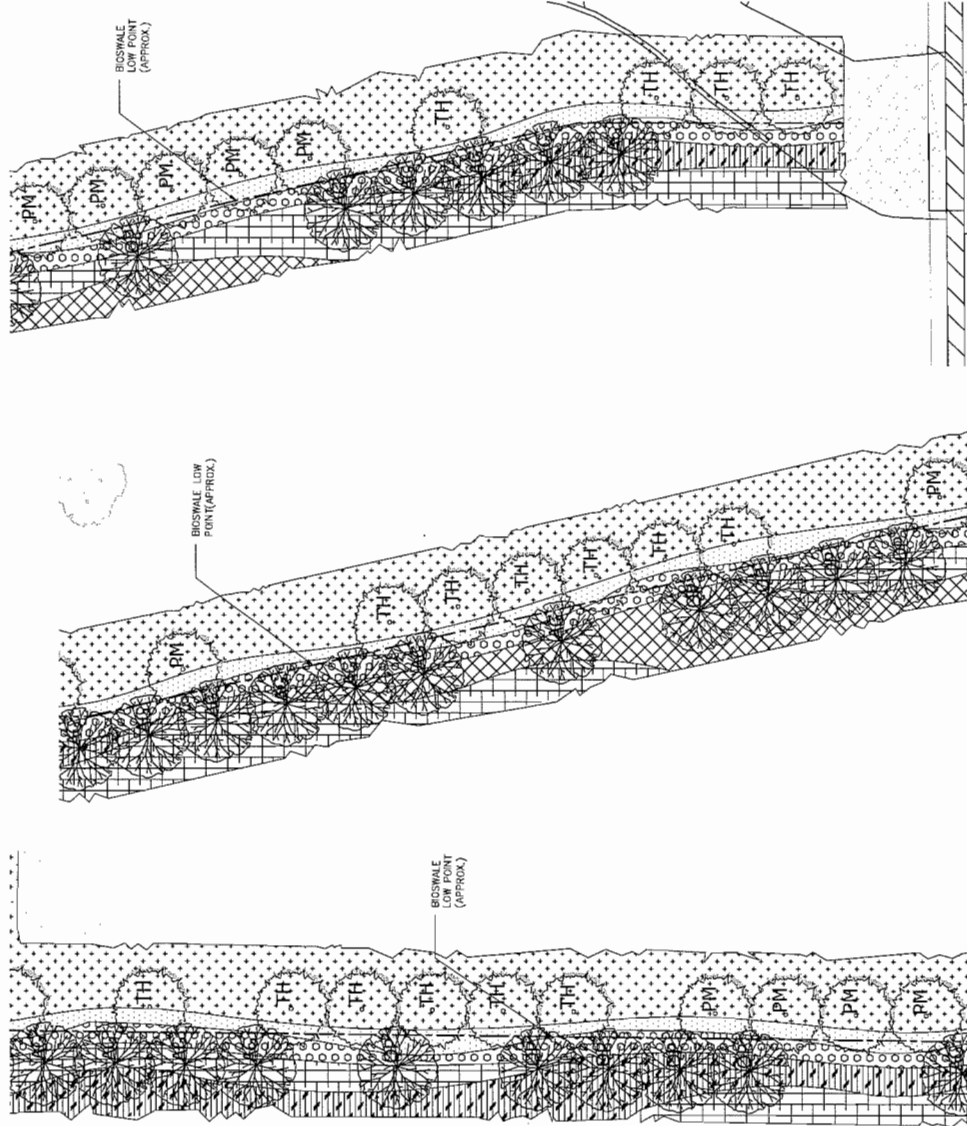
PLN-144

## PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
TREES				
Q1	21	QUERCUS PALMERUS	PIN OAK	20m CAL
Q2	21	QUERCUS GLABRA VAR. DOUGLASSI	DOUGLAS MAPLE	20m HT. (N)
Q3	18	PSUDOTSUGA MENZIESII	DOUGLAS FIR	20m HT. (N)
Q4	33	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	20m HT. (N)
SHRUBS				
SH1	258	PHYSCOCARPUS CAPITATUS	PACIFIC NINEBARK	#5 POT. (N), 4' O.C.
SH2	840	RIBES SANGUINEUM	FLOWERING CURRENT	#2 POT. (N), 3' O.C.
SH3	408	SYMPHYCARPUS ALBUS	SNOWBERRY	#5 POT. (N), 3' O.C.
SH4	1649	MAHONIA AQUIFOLIUM	OREGON GRAPE	#5 POT. (N), 3' O.C.
GRASSES				
G1	25824	HYDRANGEA NIVIDA	SEED MA	
G2	1104	HYDRANGEA NIVIDA	SEED MA	
G3	1104	HYDRANGEA NIVIDA	SEED MA	
G4	1104	HYDRANGEA NIVIDA	SEED MA	
G5	1104	HYDRANGEA NIVIDA	SEED MA	
G6	1104	HYDRANGEA NIVIDA	SEED MA	
G7	1104	HYDRANGEA NIVIDA	SEED MA	
G8	1104	HYDRANGEA NIVIDA	SEED MA	
G9	1104	HYDRANGEA NIVIDA	SEED MA	
G10	1104	HYDRANGEA NIVIDA	SEED MA	
G11	1104	HYDRANGEA NIVIDA	SEED MA	
G12	1104	HYDRANGEA NIVIDA	SEED MA	
G13	1104	HYDRANGEA NIVIDA	SEED MA	
G14	1104	HYDRANGEA NIVIDA	SEED MA	
G15	1104	HYDRANGEA NIVIDA	SEED MA	
G16	1104	HYDRANGEA NIVIDA	SEED MA	
G17	1104	HYDRANGEA NIVIDA	SEED MA	
G18	1104	HYDRANGEA NIVIDA	SEED MA	
G19	1104	HYDRANGEA NIVIDA	SEED MA	
G20	1104	HYDRANGEA NIVIDA	SEED MA	
G21	1104	HYDRANGEA NIVIDA	SEED MA	
G22	1104	HYDRANGEA NIVIDA	SEED MA	
G23	1104	HYDRANGEA NIVIDA	SEED MA	
G24	1104	HYDRANGEA NIVIDA	SEED MA	
G25	1104	HYDRANGEA NIVIDA	SEED MA	
G26	1104	HYDRANGEA NIVIDA	SEED MA	
G27	1104	HYDRANGEA NIVIDA	SEED MA	
G28	1104	HYDRANGEA NIVIDA	SEED MA	
G29	1104	HYDRANGEA NIVIDA	SEED MA	
G30	1104	HYDRANGEA NIVIDA	SEED MA	
G31	1104	HYDRANGEA NIVIDA	SEED MA	
G32	1104	HYDRANGEA NIVIDA	SEED MA	
G33	1104	HYDRANGEA NIVIDA	SEED MA	
G34	1104	HYDRANGEA NIVIDA	SEED MA	
G35	1104	HYDRANGEA NIVIDA	SEED MA	
G36	1104	HYDRANGEA NIVIDA	SEED MA	
G37	1104	HYDRANGEA NIVIDA	SEED MA	
G38	1104	HYDRANGEA NIVIDA	SEED MA	
G39	1104	HYDRANGEA NIVIDA	SEED MA	
G40	1104	HYDRANGEA NIVIDA	SEED MA	
G41	1104	HYDRANGEA NIVIDA	SEED MA	
G42	1104	HYDRANGEA NIVIDA	SEED MA	
G43	1104	HYDRANGEA NIVIDA	SEED MA	
G44	1104	HYDRANGEA NIVIDA	SEED MA	
G45	1104	HYDRANGEA NIVIDA	SEED MA	
G46	1104	HYDRANGEA NIVIDA	SEED MA	
G47	1104	HYDRANGEA NIVIDA	SEED MA	
G48	1104	HYDRANGEA NIVIDA	SEED MA	
G49	1104	HYDRANGEA NIVIDA	SEED MA	
G50	1104	HYDRANGEA NIVIDA	SEED MA	
G51	1104	HYDRANGEA NIVIDA	SEED MA	
G52	1104	HYDRANGEA NIVIDA	SEED MA	
G53	1104	HYDRANGEA NIVIDA	SEED MA	
G54	1104	HYDRANGEA NIVIDA	SEED MA	
G55	1104	HYDRANGEA NIVIDA	SEED MA	
G56	1104	HYDRANGEA NIVIDA	SEED MA	
G57	1104	HYDRANGEA NIVIDA	SEED MA	
G58	1104	HYDRANGEA NIVIDA	SEED MA	
G59	1104	HYDRANGEA NIVIDA	SEED MA	
G60	1104	HYDRANGEA NIVIDA	SEED MA	
G61	1104	HYDRANGEA NIVIDA	SEED MA	
G62	1104	HYDRANGEA NIVIDA	SEED MA	
G63	1104	HYDRANGEA NIVIDA	SEED MA	
G64	1104	HYDRANGEA NIVIDA	SEED MA	
G65	1104	HYDRANGEA NIVIDA	SEED MA	
G66	1104	HYDRANGEA NIVIDA	SEED MA	
G67	1104	HYDRANGEA NIVIDA	SEED MA	
G68	1104	HYDRANGEA NIVIDA	SEED MA	
G69	1104	HYDRANGEA NIVIDA	SEED MA	
G70	1104	HYDRANGEA NIVIDA	SEED MA	
G71	1104	HYDRANGEA NIVIDA	SEED MA	
G72	1104	HYDRANGEA NIVIDA	SEED MA	
G73	1104	HYDRANGEA NIVIDA	SEED MA	
G74	1104	HYDRANGEA NIVIDA	SEED MA	
G75	1104	HYDRANGEA NIVIDA	SEED MA	
G76	1104	HYDRANGEA NIVIDA	SEED MA	
G77	1104	HYDRANGEA NIVIDA	SEED MA	
G78	1104	HYDRANGEA NIVIDA	SEED MA	
G79	1104	HYDRANGEA NIVIDA	SEED MA	
G80	1104	HYDRANGEA NIVIDA	SEED MA	
G81	1104	HYDRANGEA NIVIDA	SEED MA	
G82	1104	HYDRANGEA NIVIDA	SEED MA	
G83	1104	HYDRANGEA NIVIDA	SEED MA	
G84	1104	HYDRANGEA NIVIDA	SEED MA	
G85	1104	HYDRANGEA NIVIDA	SEED MA	
G86	1104	HYDRANGEA NIVIDA	SEED MA	
G87	1104	HYDRANGEA NIVIDA	SEED MA	
G88	1104	HYDRANGEA NIVIDA	SEED MA	
G89	1104	HYDRANGEA NIVIDA	SEED MA	
G90	1104	HYDRANGEA NIVIDA	SEED MA	
G91	1104	HYDRANGEA NIVIDA	SEED MA	
G92	1104	HYDRANGEA NIVIDA	SEED MA	
G93	1104	HYDRANGEA NIVIDA	SEED MA	
G94	1104	HYDRANGEA NIVIDA	SEED MA	
G95	1104	HYDRANGEA NIVIDA	SEED MA	
G96	1104	HYDRANGEA NIVIDA	SEED MA	
G97	1104	HYDRANGEA NIVIDA	SEED MA	
G98	1104	HYDRANGEA NIVIDA	SEED MA	
G99	1104	HYDRANGEA NIVIDA	SEED MA	
G100	1104	HYDRANGEA NIVIDA	SEED MA	



KEY PLAN - ALR AREA



1 ALR PLANTING PLAN DETAIL C

2 ALR PLANTING PLAN DETAIL D

3 ALR PLANTING PLAN DETAIL E

Stoveston Hwy. &  
No. 6 Rd.

ALR DETAILED  
PLANTING PLAN

Date: 2023-06-08  
Project No.: 2023002  
Scale: AS NOTED  
Drawn by: TH | INC | ES  
L1.3







**RZ 13-630280**

**Attachment 3**

13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and North of  
Address: 13760 Steveston Highway  
Applicant: Steveston No. 6 Road LP

	Existing	Proposed
<b>Owner:</b>	0767606 B.C Ltd., Inc. No. 0767606	To be determined
<b>Site Size (m<sup>2</sup>):</b>	Combined lots (including City lands) – Approximately 58,053 m <sup>2</sup>	Consolidated net site area – Approximately 57,880 m <sup>2</sup>
<b>Land Uses:</b>	Vacant site	Light industrial business park, limited accessory retail and supporting off-street parking and loading areas
<b>OCP Designation:</b>	Commercial and Industrial	Mixed Employment
<b>Zoning:</b>	Entertainment & Athletics(CEA) Light Industrial (IL) Agriculture (AG1)	Light Industrial and Limited Accessory Retail (ZI12) – Proposed new zone
<b>Other Designations:</b>	5 m Riparian Management Area (RMA) along No. 6 Road	Modifications and enhancements to the RMA in accordance with the environmental consultant's recommendations.

On Future Subdivided Lots	Proposed New Zoning District	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.39	none permitted
Lot Coverage – Building:	Max. 60%	35%	none
Lot Size (Area):	Min 5 ha (50,000 m <sup>2</sup> )	5.78 ha (57,880 m <sup>2</sup> )	none
Setback – Public Roads (m):	Min. 3 m	Approximately 30 m along Steveston Highway and No. 6 Road	none
Setback – North & West Yard (m):	Not Applicable	Approximately 30 m	none
Height (m):	12 m	12 m	none
Off-street Parking Spaces – Permitted Uses (Industrial)	1 space required per 100 m <sup>2</sup> of general industrial use (203 stalls required)	304 stalls	none
Off-street Parking Spaces – Limited Accessory Retail	4 spaces required per 100 m <sup>2</sup> of gross leasable floor area (94 stalls required for retail)	94 stalls	none
Off-street Parking Spaces (primary industrial use plus accessory retail) – Total:	297	398	none

**Excerpt of Agricultural Advisory Committee Meeting  
September 19, 2013**

**Development Proposal – Rezoning (ALR Adjacency) 13751 and 13851 Steveston Highway  
and 10651 No. 6 Road**

Staff summarized the rezoning proposal for a light industrial redevelopment at the corner of No. 6 Road and Steveston Highway (summary table is attached to the AAC agenda package). The subject site has a direct abutting ALR adjacency along the north and west property line. At this stage, the land use proposal involves primarily light industrial uses with supporting services and potentially limited commercial and office functions. Staff noted that the developer and staff are working to confirm the ultimate land uses proposed for the rezoning. As the site has a direct abutting ALR adjacency to the north and west, an ALR Development Permit application is also required.

In response to questions from the Committee, staff noted that Engineering staff were in the process of reviewing the project to determine impacts on related City services and infrastructure in the area. A traffic impact study was also being reviewed by Transportation staff in relation to the development.

City staff identified that in review of the 2041 Official Community Plan, the conversion and redevelopment of the subject site to facilitate industrial and mixed employment land uses is supported.

AAC members noted specific concerns about the developments overall impact on storm drainage in the surrounding area, which also was servicing agricultural areas. Questions were asked about what City drainage canal will the subject site be utilizing and if it there are any downstream impacts to drainage infrastructure that also services farm land, with concerns noted about capacity and work being done to update the East Richmond Agricultural Water Supply Study. The proponents noted that they were currently examining some stormwater source control management and on-site retention measures to reduce the impact to the City's system. City staff also noted that Engineering staff are in the process of reviewing the storm drainage impacts. As a result, Committee members requested that Staff provide appropriate information on Engineering's review related to storm drainage and impacts to City infrastructure for the proposed redevelopment at future meeting prior to the AAC considering the project further.

**Excerpt of Agricultural Advisory Committee Meeting  
May 22, 2014**

**Development Proposal – Rezoning (ALR Adjacency) 13751 and 13851 Steveston Highway & 10651 No. 6 Road**

Kevin Eng introduced the development proposal which is adjacent to the Agricultural Land Reserve (ALR) along the western and northern property lines. This proposal was considered by the Committee at the September 19, 2013 AAC meeting. At that meeting, the Committee requested additional information.

The proposal consists of approximately 250,000 square feet of light industrial/warehousing uses. The proposal includes a box culvert at the No. 6 Road and Steveston Highway intersection with the connection to be as close to the existing pump as possible. There will also be an on-site detention pond and swales along No. 6 Road. The application is still at the rezoning stage; there will be further landscaping detail when the proposal is at the Development Permit stage. The proposal will be forwarded to Committee once those details are known.

Committee members had the following questions and comments on the proposal:

- Committee members asked how many storeys the buildings will be. The buildings will be primarily a single storey, but in some cases may include a mezzanine level.
- Committee members asked about the possibilities of including a green roof. The proposal does not include a green roof. Committee members encouraged the proposal to have innovative ideas for the roof including solar panels.
- Committee members asked about the impacts to traffic. Traffic is proposed to exit on Steveston Highway. A traffic impact study will have to be updated as part of the Development Permit application.
- Committee members asked about the irrigation and landscaping plan and how it will be maintained. A legal agreement along with a landscaping bond will ensure that the proper landscaping is planted and maintained for a period of time.

The following motion was moved and seconded by Committee members:

*That the Agricultural Advisory Committee endorse the rezoning proposal at 13751 and 13851 Steveston Highway & 10651 No. 6 Road subject to resolving the details of the landscaping buffer along the edge of the Agricultural Land Reserve and truck and traffic issues, and ensuring the appropriate legal agreements are in place.*

*Carried*



September 26, 2014

Community Services Department  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

ISSUED FOR USE  
704-ENVIND03353-01  
Via Email: keng@richmond.ca

**Attention:** Kevin Eng  
Policy Planning

Dear Mr. Eng,

**Subject:** Proposed Ledcor Properties Inc. Development at Steveston Highway and No. 6 Road  
Riparian Area Modifications

## 1.0 INTRODUCTION

Ledcor Properties Inc. (Ledcor) is proposing to develop its property (the 'Property') immediately northwest of the Steveston Highway and No. 6 Road intersection in Richmond, BC. The development will require the construction of driveway access to the site from No. 6 Road across a north-south running ditch and riparian leave strip. Currently, the ditch within this Property is partly open and partly enclosed within culverts. The proposed access would cross the riparian area and ditch about half way along the eastern boundary of the Property. Consequently, Ledcor has retained Tetra Tech EBA Inc. (Tetra Tech EBA) to assess the potential environmental effects of constructing this road access and to provide the services of a Qualified Environmental Professional (D. Morantz, R.P. Bio.) to prepare and justify a suitable compensation plan respecting the City of Richmond's Riparian Management Approach. That approach was established to satisfy the requirements of the British Columbia Riparian Areas Regulation (RAR). The RAR, which has been in effect since 2006, is intended to provide protection for riparian features and functions, which are necessary to maintain healthy, productive aquatic systems. Richmond has identified Riparian Management Areas (RMA) along watercourses that meet the specifications of the RAR. Developments within these RMAs are generally restricted to achieve the objectives of the RAR.

This letter-report replaces the one issued on September 17, 2014, due to changes in the dimensions of the proposed driveway and pedestrian access to the site.

## 2.0 SITE DESCRIPTION

The ditch on the east side of the Property drains to the south under Steveston Highway and then through a pumping station to the Fraser River. Based on provincial records identified on iMap BC, only Threespine Stickleback (*Gasterosteus aculeatus*) have been recorded in this ditch, but only about 1.5 km north of the Property. Threespine Stickleback are common species in ditch networks due to their ability to withstand low flows, silted substrates, low oxygen levels, and relatively high water temperatures. Although the ditch does support this fish species in places, Richmond interactive resource mapping does not classify the ditch as a fish habitat upstream of Steveston Highway.

The City of Richmond subscribes to the provincial RAR, which requires the maintenance of suitably sized riparian zones along designated watercourses within municipal jurisdictions. In adherence to the RAR, the City of Richmond has established a 5 m wide setback along No. 6 Road at the east side of the Property. However, the regulated riparian area along the ditch on the west side of No. 6 Road is discontinuous, in that it does not fully

extend to the north or south of the Property boundaries (Figure 1). The gap near the north of the Property represents an existing 46 m culvert with an external diameter of 600 mm. The ditch opens again for a distance of about 20 m north of this culvert before re-entering another 8 m culvert beneath an unused driveway access road at the northern Property boundary (Figure 2). South of the proposed driveway access road, the ditch enters a culvert 40 m north of Steveston Highway (36 m north of the southern Property boundary), which then extends under the Highway and opens at the pumping station 220 m from the Fraser River. Based on these existing conditions, almost 38% of the existing No. 6 Road ditch within the Property is presently contained in culverts.

Deciduous trees within the RMA are restricted to the 46 m length of ditch that is contained in the culvert near the north of the Property. Without an open watercourse at this location, these trees provide virtually no riparian benefits. Elsewhere along the ditch, riparian vegetation consists of grasses and low shrubs, including invasive species such as Himalayan blackberry.

### 3.0 PROPOSED CHANGES TO THE RIPARIAN MANAGEMENT AREAS

Ledcor proposes to provide driveway access to the Property via a turnoff from No. 6 Road, 128.6 m south of the north Property boundary (Figure 3). This driveway corridor will necessitate placement of a 31.9 m driveway culvert in the existing ditch. As a result, a 31.9 m length of the 5 m wide RMA will be eliminated at this location for a total loss of 159.5 m<sup>2</sup>. As indicated above, this streamside vegetation consists largely of grasses and low shrubs. No trees exist at this location (Photo 1).

To offset the loss of a portion of the RMA, Ledcor proposes the following plan, consisting of two parts:

- Removal of the 46 m culvert described earlier, resulting in daylighting of the ditch, except for a 4 m section which will be retained as a pedestrian crossing, as shown in Figure 3. The culvert for this crossing will be replaced if the culvert in this section is in poor condition. It has been determined that 10 trees along the 46 m length of the culverted section of ditch are growing within the ditch such that removal of the culvert will necessitate removal of these trees. To offset the loss of these trees, the plan includes the planting of over 150 new trees throughout the site (Appendix B). The daylighting of the ditch will result in an overall addition of 210 m<sup>2</sup> to the RMA; and
- Implementation of a planting plan (Appendix B) that will result in the replacement of much of the existing vegetation south of the existing 46 m culvert with native vegetation chosen to suit site specific growing conditions and soils. As part of this plan, all invasive species will be removed. Existing, native vegetation that is deemed to function well as riparian species will be maintained and supplemented with native shrubs and grasses. The culvert at the south end of the Property will not be removed; however, the planting plan will extend to this area as well, to reduce the potential for the incursion of undesirable invasive species into the newly planted riparian area and for aesthetic purposes.

This two-part plan will improve the overall area and quality of the RMA. Once completed, the plan will result in a net gain of 10.1 linear metres / 50.5 m<sup>2</sup> of riparian vegetation. The newly planted vegetation will provide considerably better riparian function due to the planting of vegetation that contain nitrogen fixing capabilities and provide habitats for terrestrial insects that make up a portion of the diet of downstream fish. Aesthetically, the new RMA will represent a considerable improvement over the existing condition due to the replacement of undesirable invasive species with a variety of beneficial native species.

For the above reasons, it is our opinion that the proposed plan to daylight an existing culvert and improve the vegetation composition of the RMA along No. 6 Road, will appropriately and beneficially offset the proposed removal of a 25 m length of the RMA for the purpose of constructing a driveway access to the subject Property.

## 4.0 LIMITATIONS OF REPORT

This report and its contents are intended for the sole use Ledcor Properties Inc., their agents, and the City of Richmond as part of their review procedures. Tetra Tech EBA does not accept any responsibility for the accuracy of any of the data, the analysis, or the recommendations contained or referenced in the report when the report is used or relied upon by any Party other than Ledcor Properties Inc. or the City of Richmond, or for any Project other than the proposed development at the subject site. Any such unauthorized use of this report is at the sole risk of the user. Use of this report is subject to the terms and conditions stated in Tetra Tech EBA's Services Agreement. Tetra Tech EBA's General Conditions are provided in Appendix A of this report.

## 5.0 CLOSURE

We trust this report meets your present requirements. If you have any questions or comments, please contact the undersigned.

Respectfully submitted,  
Tetra Tech EBA Inc.



Prepared by:  
David Morantz, M.Sc., R.P.Bio.  
Senior Biologist, Aquatics and Fisheries  
Environment Practice  
Direct Line: 604.685.0017 x352  
David.Morantz@tetrattech.com



Reviewed by:  
Nigel Cavanagh, M.Sc., R.P.Bio.  
Director, Aquatics and Fisheries  
Environment Practice  
Direct Line: 250.756.2256 x240  
Nigel.Cavanagh@tetrattech.com

/sy

Attachments: Figures (3)  
Photograph (1)  
Appendix A – Tetra Tech EBA's Geoenvironmental Report – General Conditions  
Appendix B – RMA Detailed Planting Plan



---

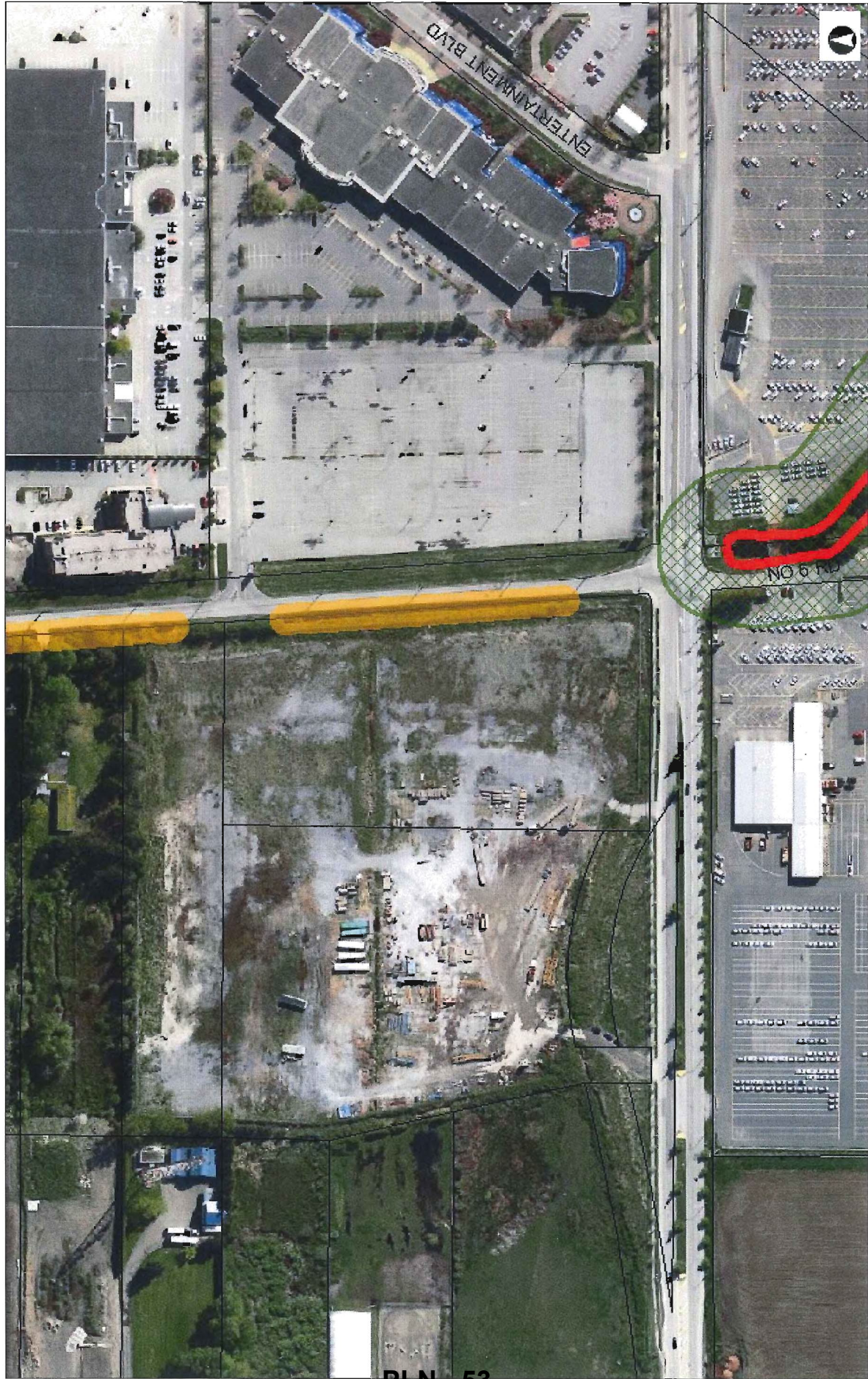
## FIGURES

---

- Figure 1      Existing RMA at Ledcor property at Steveston Highway and No. 6 Road
- Figure 2      Steveston Highway / No. 6 Road Existing Canal
- Figure 3      Steveston Highway / No. 6 Road Proposed Canal



**Figure 1. Existing RMA at Ledcor property at Steveston Highway and No. 6 Road**









# PHOTOGRAPHS

---

Photo 1 Existing Vegetation



**Photo 1:** Existing Vegetation

# APPENDIX A

## TETRA TECH EBA'S GEOENVIRONMENTAL REPORT - GENERAL CONDITIONS

---



# GENERAL CONDITIONS

---

## GEOENVIRONMENTAL REPORT

This report incorporates and is subject to these "General Conditions".

---

### 1.0 USE OF REPORT AND OWNERSHIP

This report pertains to a specific site, a specific development, and a specific scope of work. It is not applicable to any other sites, nor should it be relied upon for types of development other than those to which it refers. Any variation from the site or proposed development would necessitate a supplementary investigation and assessment.

This report and the assessments and recommendations contained in it are intended for the sole use of Tetra Tech EBA's client. Tetra Tech EBA does not accept any responsibility for the accuracy of any of the data, the analysis or the recommendations contained or referenced in the report when the report is used or relied upon by any party other than Tetra Tech EBA's Client unless otherwise authorized in writing by Tetra Tech EBA. Any unauthorized use of the report is at the sole risk of the user.

This report is subject to copyright and shall not be reproduced either wholly or in part without the prior, written permission of Tetra Tech EBA. Additional copies of the report, if required, may be obtained upon request.

### 2.0 ALTERNATE REPORT FORMAT

Where Tetra Tech EBA submits both electronic file and hard copy versions of reports, drawings and other project-related documents and deliverables (collectively termed Tetra Tech EBA's instruments of professional service), only the signed and/or sealed versions shall be considered final and legally binding. The original signed and/or sealed version archived by Tetra Tech EBA shall be deemed to be the original for the Project.

Both electronic file and hard copy versions of Tetra Tech EBA's instruments of professional service shall not, under any circumstances, no matter who owns or uses them, be altered by any party except Tetra Tech EBA. The Client warrants that Tetra Tech EBA's instruments of professional service will be used only and exactly as submitted by Tetra Tech EBA.

Electronic files submitted by Tetra Tech EBA have been prepared and submitted using specific software and hardware systems. Tetra Tech EBA makes no representation about the compatibility of these files with the Client's current or future software and hardware systems.

### 3.0 NOTIFICATION OF AUTHORITIES

In certain instances, the discovery of hazardous substances or conditions and materials may require that regulatory agencies and other persons be informed and the client agrees that notification to such bodies or persons as required may be done by Tetra Tech EBA in its reasonably exercised discretion.

### 4.0 INFORMATION PROVIDED TO TETRA TECH EBA BY OTHERS

During the performance of the work and the preparation of the report, Tetra Tech EBA may rely on information provided by persons other than the Client. While Tetra Tech EBA endeavours to verify the accuracy of such information when instructed to do so by the Client, Tetra Tech EBA accepts no responsibility for the accuracy or the reliability of such information which may affect the report.

# APPENDIX B

## RMA DETAILED PLANTING PLAN

---



# GENERAL LEGEND

PROPERTY LINE

ALB SETBACK

EXISTING 5M RMA SETBACK (APPROX.)

BOSWALE/CANAL LOW POINT

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS TREES

EXISTING TREE (TO BE RETAINED)

EXISTING TREE (TO BE REMOVED)

NOTE ON TREE REMOVAL/REPLACEMENT:  
A TOTAL OF TEN (10) TREES ARE PROPOSED TO BE REMOVED TO ACCOMMODATE DAYLIGHTING OF EXISTING 5M RMA SETBACK. THESE TREE REMOVALS ARE PROPOSED TO BE OFFSET BY OVER 150 NEW TREES PLANTED ON SITE.

## PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	NOTES
-----	-----	----------------	-------------	-------

ALB PLANTINGS				
---------------	--	--	--	--

7cm CAL.				
----------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

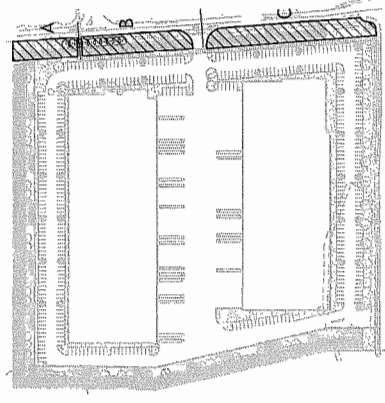
2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

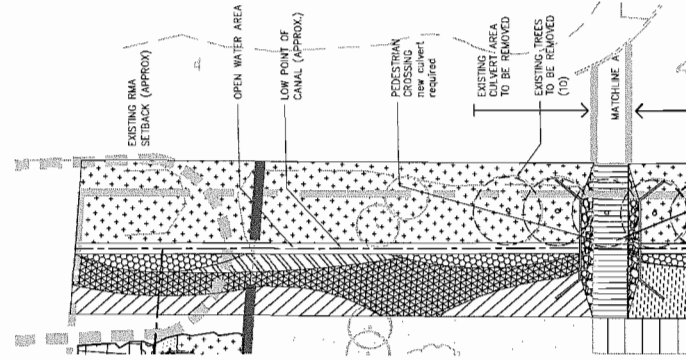
2m H.T. (N)				
-------------	--	--	--	--

2m H.T. (N)				
-------------	--	--	--	--

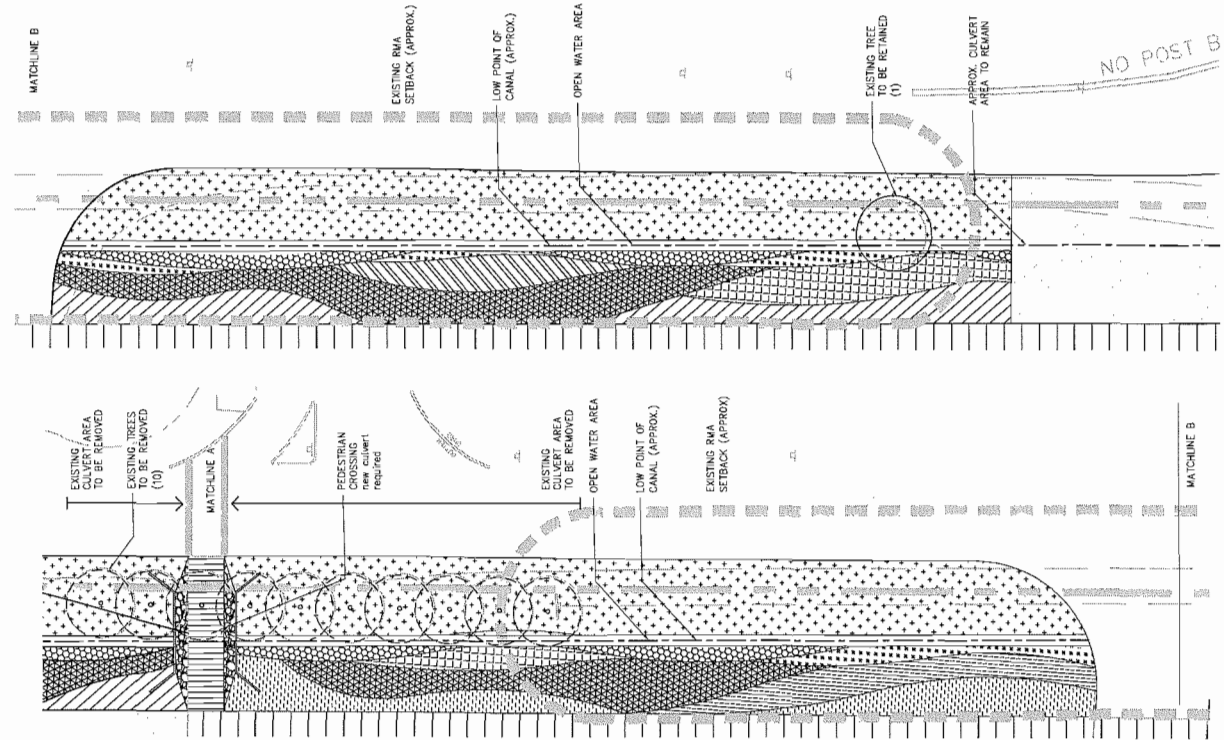
2m H.T. (N)				
-------------	--	--	--	--



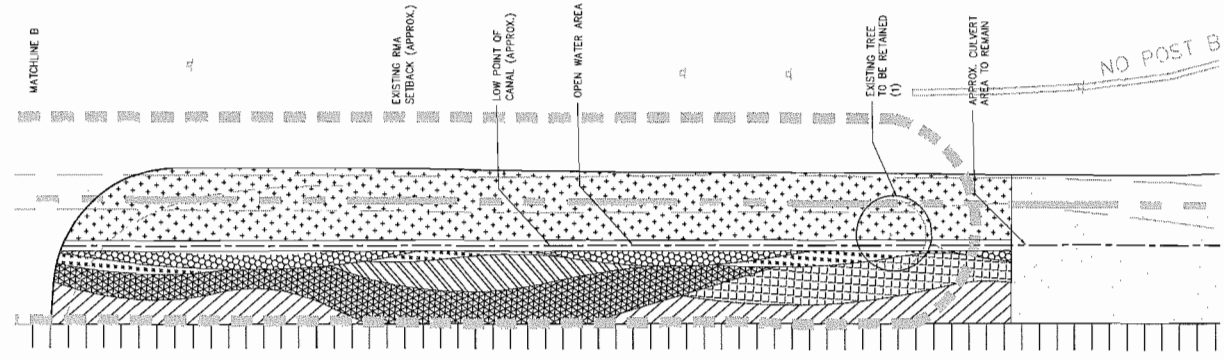
KEY PLAN- RMA AND CANAL RESTORATION AREA



1 RMA AND CANAL PLANTING PLAN DETAIL A



2 RMA AND CANAL PLANTING PLAN DETAIL B



3 RMA AND CANAL PLANTING PLAN DETAIL C

**hapa**  
collaborative

hapa collaborative  
403 - 375 west 8th avenue  
vancouver bc v6y 1k6  
604 699 4152 | www.hapacollab.com

No.	Description	Date
1	Final	2015-02-25
2	Ad 2P	2015-02-25
3	Ad 2P	2015-02-25
4	Ad 2P	2015-02-25
5	Ad 2P	2015-02-25
6	Ad 2P	2015-02-25
7	Ad 2P	2015-02-25
8	Ad 2P	2015-02-25
9	Ad 2P	2015-02-25
10	Ad 2P	2015-02-25

hapa collaborative  
403 - 375 west 8th avenue  
vancouver bc v6y 1k6  
604 699 4152 | www.hapacollab.com

Steveston Hwy. &  
No. 6 Rd.

RMA DETAILED  
PLANTING PLAN

hapa collaborative  
403 - 375 west 8th avenue  
vancouver bc v6y 1k6  
604 699 4152 | www.hapacollab.com



**Address:** 13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of 13760 Steveston Highway and a Portion of the Road Allowance Adjacent to and North of 13760 Steveston Highway

**File No.:** RZ 13-630280

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9211, the developer is required to complete the following:**

**Note: Rezoning Considerations for RZ 13-630280 include the following schedules:**

**Schedule A – Subdivision, Consolidation and Road Dedication Plan**

1. Final Adoption of OCP Amendment Bylaw 9210.
2. Registration of the necessary legal plan(s) to the satisfaction of the City to achieve a consolidated development site based on the following terms:
  - a) Acquisition of City lands, including:
    - Final adoption of the road closure and removal of road dedication bylaw for a 2,081.1 sq. m portion of an unopened road allowance adjacent to and north of 13760 Steveston Highway (Schedule A).
    - Council approval of the sale of a 2,081.1 sq. m portion of an unopened road allowance adjacent to and north of 13760 Steveston Highway (Schedule A)
    - Council approval of the sale of a 1318.7 sq. m portion of 13760 Steveston Highway (Schedule A).
    - The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land (portion of 13760 Steveston Highway and portion of an unopened road allowance adjacent to and north of 13760 Steveston Highway), which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
  - b) Subdivision of a portion of 13760 Steveston Highway and a portion of the road allowance adjacent to and north of 13760 Steveston Highway.
  - c) Consolidation of the City lands with 13751 and 13851 Steveston Highway and 10651 No. 6 Road into one development parcel (Schedule A).
  - d) Road dedications, including 173.3 sq. m of land generally along the consolidated development site's Steveston Highway frontage (Schedule A).
3. Registration of a flood plain covenant on title of the consolidated site identifying a minimum habitable elevation of 3.0 m GSC.
4. Registration of a legal agreement on title of the consolidated development site indicating that the development is required to mitigate noise and demonstrate that the building envelope is designed to avoid noise generated by the internal use from penetrating into residential areas that exceed noise levels allowed in the City's Noise Regulation Bylaw 8856 and noise generated from rooftop heating, ventilation and air conditions units will comply with the City's Noise Regulation Bylaw 8856.
5. Registration of a legal agreement on title of the consolidated development site identifying that, for commercial vehicles over the weight/load limitations (5 tonnes) in place along No. 6 Road, southbound to westbound and eastbound to northbound turning movements at the No. 6 Road driveway access is not permitted (to prevent

commercial vehicles over the weight/load limitations on No. 6 Road from travelling to the development site from No. 6 Road, north of the driveway access location).

6. Registration of a legal agreement on title of the consolidated development site identifying that the subject site is not serviced by a City sanitary sewer system and the City will not permit the development site to be serviced by a City sanitary sewer system. This legal agreement will also identify that the development site is required to be serviced by a private sanitary sewer utility system, located on properties east of No. 6 Road (as per legal documents BX558923, BX558924 and BX 558925), which is required to be maintained and operated by the private utility provider and/or developer.
7. The applicant/developer is required to enter into an appropriate legal agreement with the City of Richmond for the purpose of locating, constructing, operating and maintaining private sanitary sewer infrastructure within a dedicated City road allowance. This legal agreement will also identify that the applicant/developer is required to build any works associated with the private sanitary sewer infrastructure within a dedicated road allowance as part of the Servicing Agreement application (required as a rezoning consideration for this application) to be approved by the City. All works are at the applicant's/developer's sole cost.
8. Registration of a legal agreement on title of the consolidated development site in regards to the Agricultural Land Reserve (ALR) landscape buffer that includes the following information and provisions:
  - a) Submission of a reference plan (prepared by a BC Land Surveyor), to be approved by City staff, outlining the area of the ALR landscape buffer.
  - b) Applicant/developer and future owner of the site must maintain the ALR landscape buffer, which cannot be abandoned or modified without prior approval from the City.
  - c) The ALR landscape buffer is for the purposes of mitigating against typical farm nuisance activities related to noise, dust and odour generated from the agricultural operation.
9. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
10. Public art installation participation in the City's Public Art Program in the amount of \$90,994 OR City acceptance of the developer's offer to voluntarily contribute the same amount to the City's Public Art Reserve Fund.
11. Enter into a Servicing Agreement\* for the design and construction of the following works, at the applicants/developers sole cost, which include but may not be limited to:
  - a) Steveston Highway
    - Road widening from Palmberg Road to approximately 90 m west of the west property line of 13751 Steveston Highway to provide for the following in both east-bound and west-bound directions:
      - (a) Two traffic lanes (each lane at min. 3.5 m width).
      - (b) A minimum 1.65 m wide on-street bike lane and a 1.5 m wide gravel shoulder.
    - Widen the existing 1.5 m sidewalk to 3 m wide to provide a shared off-road pedestrian/cyclist pathway along the north side of Steveston Highway from No. 6 Road to Palmberg Road. The existing street trees and boulevard is to be maintained.
    - Provide a minimum 3.3 m wide east-bound to north-bound left turn lane, with a minimum storage of 35 m at the development site access along Steveston Highway, which will require modifications to the existing raised median.
    - On the north side of Steveston Highway, either provide an accessible bus landing pad and an accessible bus shelter or provide a voluntary contribution for the amount to implement the accessible bus landing pad and an accessible bus shelter in the future (construction costs and/or voluntary contribution shall not exceed \$25,000). The exact location of the accessible bus stop is subject to further consultation with Coast Mountain Bus Company.
  - b) No. 6 Road:
    - Provide a minimum 3.3 m wide north-bound to west-bound turn lane, with a minimum storage of 30 m at the development site access along No. 6 Road. All existing north-bound to south-bound traffic lanes are to be maintained. A 1 m wide shoulder on the east side is also to be provided. Due to the existing Riparian Management Area on the west side of No. 6 Road, all road widening should be accommodated on the east side of the road.

- Construct a 3 m wide off-road shared pedestrian/cyclist pathway along the entire No. 6 Road frontage (i.e., on-site and west of the existing RMA) that includes necessary lighting and appropriate protection (i.e. railing if deemed necessary) along the entire length of the pathway. Registration of a Public-Rights-of-Passage (PROP) Right-of-Way (ROW) will be required along the consolidated development site's No. 6 Road frontage, which will include and provide for the following:
  - (a) 3 m wide north-south running PROP ROW along the entire No. 6 Road frontage of the consolidated development site.
  - (b) 3 m wide east-west running PROP ROW to align with the proposed pedestrian crossing across No. 6 Road.
  - (c) Include any necessary PROP ROW to facilitate transitions and/or tie-ins to sidewalks and pathways in the area.
  - (d) Additional PROP ROW may be required and will be determined through the detailed Servicing Agreement design process for any supporting works and/or required pathway lighting.
  - (e) The location of the PROP ROW on the consolidated development site will be determined based on the detailed Servicing Agreement design process.
  - (f) Applicant/developer will be required to construct all works within the PROP ROW
  - (g) PROP ROW to allow for public access for pedestrians, cyclists, scooters, wheelchairs (motorized and non-motorized) and similar types of non-vehicle related means of transport).
  - (h) Maintenance of the surrounding landscaping outside of the PROP ROW along with general upkeep of the walkway within the PROP ROW (snow, ice and debris removal; walkway upkeep in a safe condition) is the responsibility of the owner and/or future industrial strata corporation.
  - (i) Within the PROP ROW, the City will be responsible to maintain and repair the hard surface walkway and pathway lighting, including access to undertake such works.
- Provide for an at-grade crosswalk signal with overhead downward lighting and associated equipment on the north side of the proposed site access (design to be finalized through the Servicing Agreement).
- Works related to modifying the existing Riparian Management Area and watercourse (including culvert removal and replacements) along the consolidated development site's No. 6 Road frontage and related compensation works as proposed in the applicant's environmental consultants proposed plan. New culverts will be owned and maintained by the property owner and require a permit as per the requirement of Bylaw 8441 (to be managed through the Servicing Agreement drawing review and approval process).
- Any design for works associated with private sanitary sewer infrastructure to cross the City's dedicated road allowance (No. 6 Road) must be approved by the City and included in the Servicing Agreement design submission.

c) General:

- Install a new water service connections (size to be determined) complete with meter and meter box along the Steveston Highway frontage.
- Install 2 new hydrants along the No. 6 Road frontage to accommodate hydrant spacing requirements.
- Install a sump and safety grill on the existing 600 mm storm culvert's inlet located approximately 40 m north of the south property line along the No. 6 Road frontage.
- Through the Servicing Agreement design process, provide a sediment and erosion control plan.
- Cut and cap the existing storm service connection and inspection chamber located approximately 28 m west of the east property line at the Steveston Highway frontage.
- Upgrade the existing storm sewer service connection and remove the existing inspection chamber located approximately 15 m west of the east property line at the Steveston Highway frontage.
- Provide additional statutory Right-of-Ways to accommodate new inspection chambers within the property to be determined through the Servicing Agreement design process.
- Provide additional statutory Right-of-Ways to accommodate City storm system infrastructure along the consolidated development site's No. 6 Road frontage, including but not limited to existing open portions of the RMA canal/watercourse, portion of the canal/watercourse to be daylighted and any related City

Initial: \_\_\_\_\_

works and infrastructure. The location and extent of the statutory Right-of-Ways will be determined through the Servicing Agreement design process.

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

1. Submit a landscape bond/security based on the cost estimate (to be prepared by a professional landscape architect) of the final approved landscape plan that will generally include, but may not be limited to the following:
  - a) ALR buffer, along the site's north and west edges.
  - b) On-site landscape treatment along the consolidated development site's Steveston Highway and No. 6 Road frontage, generally between the off-street parking and public roads.
  - c) Compensation/enhancement plantings associated with the RMA along No. 6 Road, based on plans to be approved by City staff.
2. Other items may be identified through review of the development permit application.

**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 Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Registration of a legal agreement on title of the consolidated development site in favour of the City to indicate that the owner shall maintain any storm water management works, landscaping features and structural elements supporting such features, permeable pavers and asphalt, and bioswale in accordance with generally accepted building, landscaping and engineering maintenance practices so that the design volume of the storm water run-off from the site will, in perpetuity or until redevelopment, not be exceeded.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

\* This requires a separate application.

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

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

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

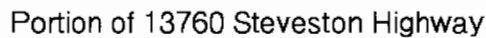
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation,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

that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

- Signed Copy on File -

Signed

Date

**PLN - 67**



**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9210 (RZ 13-630280)  
13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of  
13760 Steveston Highway and a Portion of the Road Allowance  
Adjacent to and North of 13760 Steveston Highway**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by repealing the existing land use designation in Attachment 1 to Schedule 1 thereof of the following area and by designating it "Mixed Employment".

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw 9210"

2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9210"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

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

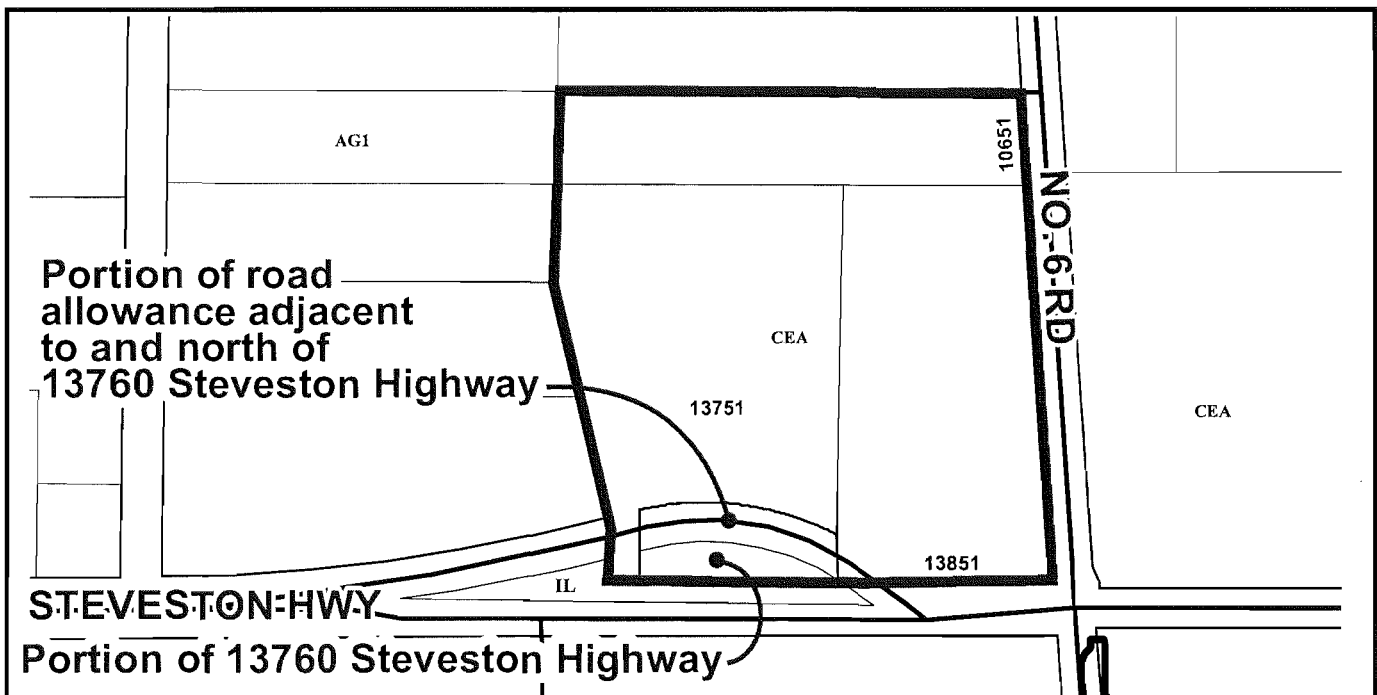
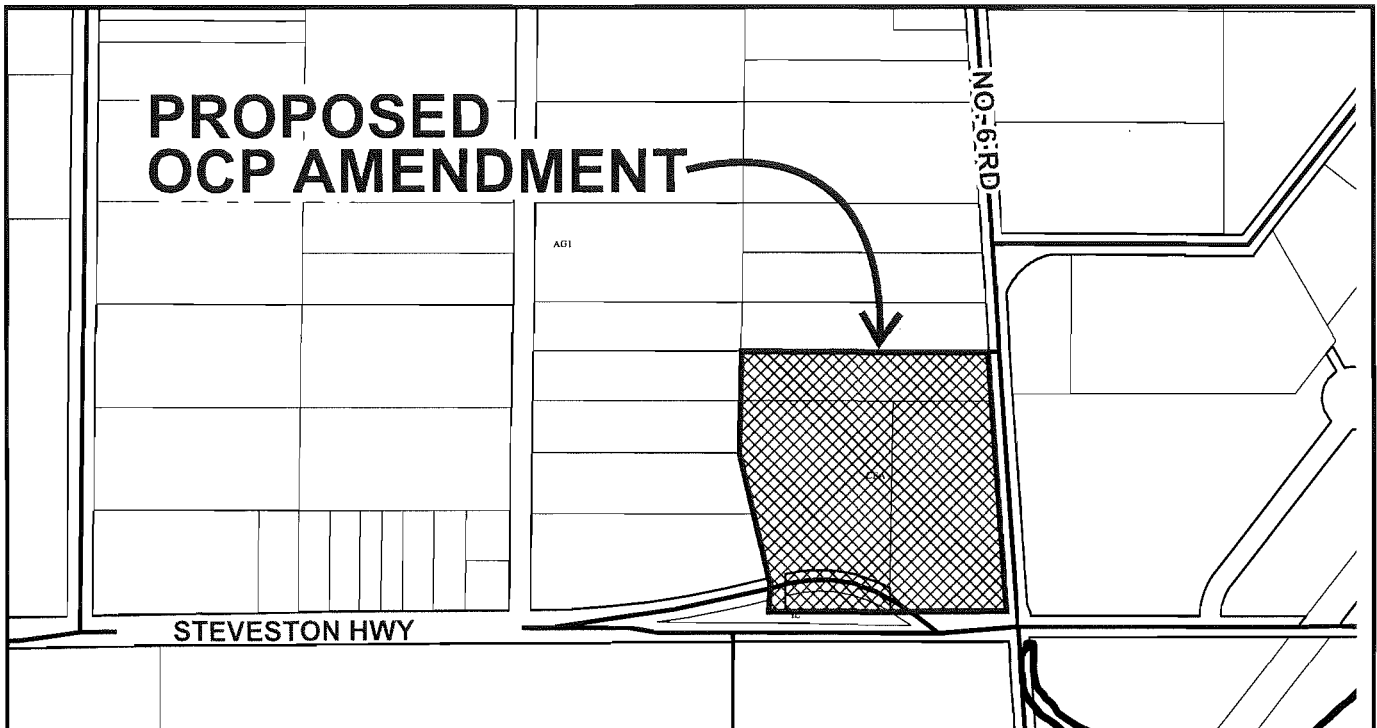
\_\_\_\_\_  
MAYOR

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





# City of Richmond



## Proposed OCP Amendment (RZ 13-630280)

Original Date: 02/06/15

Revision Date:

Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9211 (RZ 13-630280)  
13751 and 13851 Steveston Highway, 10651 No. 6 Road, a Portion of  
13760 Steveston Highway and a Portion of the Road Allowance  
Adjacent to and North of 13760 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following zone into Section 23 – Site Specific Industrial Zones:

**“23.12           Light Industrial and Limited Accessory Retail – Riverport (ZI12)**

**23.12.1           Purpose**

The **zone** provides for a range of **general industrial uses**, with a limited range of compatible **uses**. The **zone** also allows for limited accessory retail activities.

**23.12.2           Permitted Uses**

- animal daycare
- animal grooming
- auction, minor
- child care
- commercial storage
- commercial vehicle parking and storage
- contractor service
- industrial, general
- manufacturing, custom indoor
- recreation, indoor
- recycling depot
- restaurant
- utility, minor
- vehicle body repair or paint shop
- vehicle repair

**23.12.3           Secondary Uses**

- residential security/operator unit

23.12.4      **Permitted Density**

1.      The maximum **floor area ratio** is 0.75.

23.12.5      **Limited Accessory Retail Provisions**

1.      Retailing of goods is permitted accessory to a primary permitted use as follows:
  - a)      Retail activities must be accessory to the primary permitted **use** of the **business** and limited to goods that are manufactured, assembled, fabricated, processed, stored and/or distributed **on-site** within the **business**.
  - b)      The maximum **gross leasable floor area** permitted for accessory retailing of goods is:
    - i)      2,350 m<sup>2</sup> total **gross leasable floor area** over the entire **site**; and
    - ii)      Maximum **gross leasable floor area** permitted for accessory retailing of goods that can be allocated to an individual industrial unit shall be the lesser of either 10% of the total **gross leasable floor area** of the individual industrial unit or to a maximum of 186 m<sup>2</sup> **gross leasable floor area**.
  - c)      A maximum of 25 industrial units and/or businesses **on-site** at any given time is permitted for accessory retailing of goods.
  - d)      Accessory retailing of goods must be contained within same **building** as the primary **business** on a **site** and wholly operated and owned by the primary **business**.
  - e)      Accessory retailing of goods must be wholly enclosed within a **building**.
  - f)      Sub-leasing of the **gross leasable floor area** permitted for accessory retailing of goods is not permitted.
  - g)      The **gross leasable floor area** permitted for accessory retailing of goods must be physically separated from the primary **business** by walls fixed to the floor.

- h) The **gross leasable floor area** permitted for accessory retailing of goods must be located only on the **first storey** of the **building** and with direct **access** to the main public entrance for the **business**.
- i) Outdoor accessory retailing of goods and outdoor display of goods is not permitted.

23.12.6 **Permitted Lot Coverage**

- 1. The maximum **lot coverage** is 60% for **buildings**.

23.12.7 **Yards & Setbacks**

- 1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on adjacent and/or abutting developments.
- 2. There is no minimum **interior side yard** or **rear yard**.

23.12.8 **Permitted Heights**

- 1. The maximum **height** for **buildings** is 12.0 m.
- 2. The maximum **height** for **accessory structures** is 20.0 m.

23.12.9 **Subdivision Provisions and Minimum Lot Size**

- 1. There is no minimum **lot width** or **lot depth** requirement.
- 2. The minimum **lot area** is 5 ha.

23.12.10 **Landscaping & Screening**

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

23.12.11 **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:
  - a) For accessory retailing of goods, the **on-site** parking requirement shall be provided at a rate of 4 spaces per 100 m<sup>2</sup> of **gross leasable floor area** allocated to this accessory use.

23.12.12      **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.      An **auction minor** activity and any related storage of goods and items to be auctioned must be wholly contained within a **building.**
2.      The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LIGHT INDUSTRIAL AND LIMITED ACCESSORY RETAIL – RIVERPORT (ZI12)”**.
- That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw 9211”
3.      This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9211”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

---

---

---

---

---

---



---

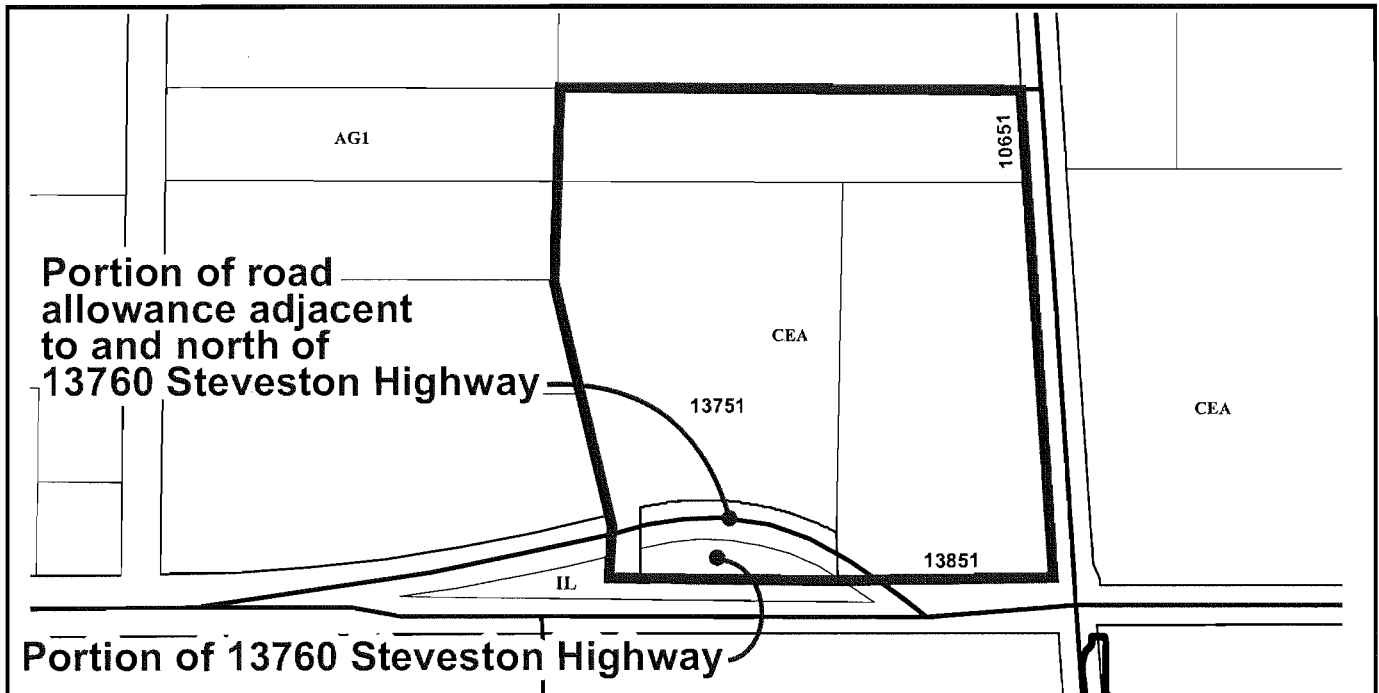
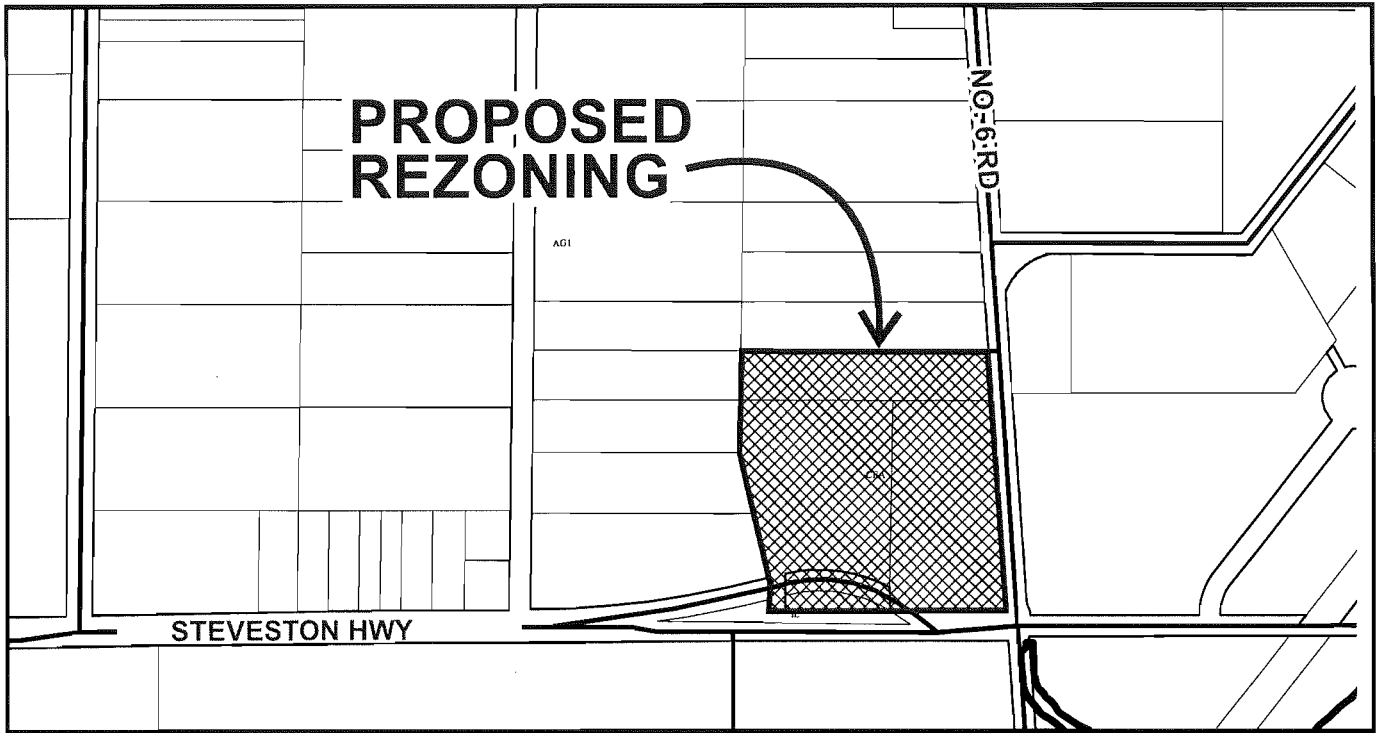
MAYOR

---

CORPORATE OFFICER



City of  
Richmond



RZ 13-630280

Original Date: 01/23/15

Revision Date: 01/27/15

Note: Dimensions are in METRES



# City of Richmond

## Report to Committee Planning and Development Department

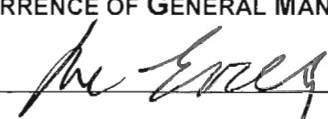
**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development  
**Date:** February 6, 2015  
**File:** NF 14-654364  
AG 14-654361  
**Re:** **Application by Ecowaste Industries Ltd. for an Agricultural Land Reserve Non-Farm Use (Continuation of Landfill Activities and Relocation of Soil Processing Operations) for the lands bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances**

### Staff Recommendations:

1. That the Agricultural Land Reserve non-farm use application (NF 14-654364) by Ecowaste Industries Ltd. for a non-farm use to allow the continued operation of the existing landfill activities for a period of 20 years to achieve a finished elevation as outlined in the current Design Operation and Closure Plan approved by the Ministry of Environment on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances be endorsed and forwarded to the Agricultural Land Commission;
2. That the endorsed Agricultural Land Reserve non-farm use application (NF 14-654364) be forwarded with the staff recommendation that the Agricultural Land Commission incorporate all prior conditions specified in its original approval granted on April 23, 1993 under ALC resolution #173/93; and
3. That the Agricultural Land Reserve application (AG 14-654361) by Ecowaste Industries Ltd. for a non-farm use to allow the location of four (4) soil processing operations on the lots bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances for a period of 20 years be endorsed and forwarded to the Agricultural Land Commission.

  
Wayne Craig  
Director of Development

WC:ke  
Att.

<b>REPORT CONCURRENCE</b>
CONCURRENCE OF GENERAL MANAGER 

## Staff Report

### Origin

Ecowaste Industries Ltd. has submitted two (2) Agricultural Land Reserve (ALR) non-farm use applications on the following lots (the subject site):

- Lot 1 Section 15 Block 4 North Range 5 West Plan LMP40687 – 132.5 acres (53.6 ha); and
- Lot 2 Section 15 Block 4 North Range 5 West Plan LMP40687 – 17.5 acres (7 ha).

The subject site is located in the Agricultural Land Reserve (ALR) bounded by the unbuilt road allowances of Granville Avenue, No. 7 Road, Blundell Road and Savage Road (Attachment 1). A context map is contained in Attachment 2. These properties do not have a civic address. No road openings or subdivision to create additional lots is proposed in this application.

The ALR non-farm use applications are to:

1. NF 14-654364 – Allow the continued operation of the existing landfill activities for a period of 20 years on the subject site in order to comply with the current design, operations and closure plan approved by the Ministry of Environment (Recent updated approval – November 2013); and
2. AG 14-654361 – Locate four (4) soil processing operations related to the landfill for a period of 20 years on the subject site.

These applications involve processing and review by Community Bylaws staff (for the continuation of the soil fill/landfill operations) and Planning staff (for the location of soil processing operations). As these ALR applications are for 2 related aspects of the landfill operation both applications are brought forward for consideration in one report. Both applications require consideration and endorsement by Council, if endorsed, the applications will be forwarded to the ALC for consideration.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is contained in Attachment 6.

### Surrounding Development

To the North: Across the Granville Avenue unopened road allowance, land designated “Agriculture” in the 2041 Official Community Plan and zoned “Agricultural (AG1)”.

To the East: Across the No. 7 unopened road allowance, land designated “Industrial” in the 2041 Official Community Plan and zoned “Agriculture (AG1)”. This area is under federal jurisdiction (Port Metro Vancouver).

To the South: Across the Blundell unopened road allowance, land designated “Industrial” in the 2041 Official Community Plan and zoned “Industrial (I)”. This site is owned by Ecowaste Industries Ltd. who operate a related landfill on the site.



To the West: Across the Savage unopened road allowance, land designated “Agriculture” in the 2041 Official Community Plan and zoned “Golf Course (GC)” and “Agriculture (AG1)”.

### **Related Policies & Studies**

#### 2041 Official Community Plan

The subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP) (Attachment 3). The soil processing operations are temporary land uses and will be removed when no longer required and the long term objective is for the site to be remediated back so that it can support agricultural uses. No amendments are required to the 2041 OCP.

#### Environmentally Sensitive Area Designation

There is an Environmentally Sensitive Area (ESA) designation that runs along the west edge bordering the subject site within the Savage Road allowance. The proposed landfill activities and soil processing operations are not located within the designated ESA and will not be impacted by the proposal and a Development Permit is not required.

#### Riparian Management Area Designation

A 15 m wide Riparian Management Area (RMA) exists along the subject site’s north and east edges associated with a drainage canal along the Granville Avenue and No. 7 Road allowances. Environmental Sustainability staff have reviewed the proposal and confirm there is no encroachment into the RMA, and no additional approvals are required.

#### Zoning – Agricultural (AG1)

The subject site is zoned “Agriculture (AG1)”. The proposed soil processing activities also will be involved in providing a portion of the necessary soils and fill materials to remediate the closed landfill so that it can support agricultural uses. The landfill and supporting soil processing activities are temporary interim uses, that once closed and removed, will result in the site being capable of supporting land uses and activities that are consistent with the existing “Agricultural (AG1)” zoning.

The landfill site operated by Ecowaste and the 4 sub-contracted soil processing activities are all individual commercial businesses. As a result, each will be required to apply for and obtain the necessary business license(s) from the City if the ALR applications are supported by Council and approved by the ALC.

#### Related Regulatory Bylaws

If the ALC approves the fill application for the subject site, the applicant will be required to comply with the following bylaws and provide the following securities to the City:

- Boulevard and Roadway Protection Regulation Bylaw 6366, including providing security to the City in the amount of \$5,000 pursuant to section 8 (d) of the Boulevard and Roadway Protection Regulation Bylaw 6366 to ensure that roadways and drainage

systems are kept clear of materials, debris, dirt or mud during or resulting from the fill activity.

- Watercourse Protection and Crossing Bylaw 8441, prohibiting the introduction of pollution (such as sediment laden water) to the City's watercourse.
- Soil Removal and Fill Deposit Regulation Bylaw 8094, including depositing a security bond in the amount of \$10,000 to the City pursuant to section 4.2 of the Soil Removal and Fill Deposit Regulation Bylaw 8094 to ensure the full and proper compliance with the provisions of this bylaw and all terms and conditions of the soil deposit permit.

#### Richmond Agricultural Advisory Committee (AAC)

Both ALR non-farm use applications were reviewed by the City's Agricultural Advisory Committee (AAC) a total of three times and AAC comments are summarized as follows (Attachment 11 – Excerpt of all AAC minutes):

- March 13, 2014 – AAC requested additional information from the applicant.
- April 24, 2014 – AAC supported both ALR applications proceeding to Council for consideration.
- November 20, 2014 – Both ALR applications were brought back to the AAC, as new information arose and it was determined that the AAC should be made aware of this additional information. Based on this additional review by the AAC, the following motions were supported by the AAC (note: this decision is different from the approval granted by the AAC on April 24, 2014):
  1. *The relocation of the four soil processing operations that are directly related to the Ecowaste landfill operations be supported on a temporary basis subject to no net increase in fill on the subject site.*
  2. *That a restrictive covenant be recommended to be registered on the other ALR properties in Richmond owned by Ecowaste Industries Ltd. to limit the uses of the properties to agriculture.*

The applicant has submitted the following in response to the latest AAC recommendation on November 20, 2014:

- Both ALR applications (continuation of the landfill and related soil processing operations) are directly related to each other as the soil processing activities will support soil fill and removal activities for the Ecowaste's entire landfill operation (both within and outside of the ALR).
- The applicant notes that the ALR applications are consistent with the current Ministry of Environment approved design, operations and closure plan for the landfill operation.
- Although landfill activities will focus on the Ecowaste's industrial zoned land outside of the ALR (south of Blundell Road) for the next 8-10 years, the landfill site in the ALR will still be used as a temporary landfill site to support the overall operation in addition to the proposed soil processing operations.
- In response to the requested legal agreement by the AAC identifying that other land owned by Ecowaste in the ALR can only be used for agriculture purposes, the applicant submits that existing land use controls (Zoning and ALR regulations) are sufficient and have responded that the any legal agreement would not be necessary and have concerns about the AAC recommending such a covenant over the balance of the applicant's lands in the ALR.

### Access Provisions

The subject site, bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances, does not have frontage on an open, constructed public road. Ecowaste owns the properties south of the subject site extending south to Williams Road, which is the main vehicle access.

A constructed public road in the Blundell Road allowance generally between No. 7 Road and Savage Road is proposed as part of Ecowaste's industrial development. Design, City approval and construction of these road works will be completed through a City Servicing Agreement. Once completed, both Ecowaste landfill sites would then have road frontage for access/servicing purposes. Until this occurs, access will continue through private roads on Ecowaste owned properties from Williams Road. To ensure that this access arrangement remains available through all of Ecowaste properties north of Williams Road, a legal agreement will be registered on the title of the appropriate lots that will:

- Cover all Ecowaste owned properties bounded by Williams Road to the south, Savage Road allowance to the west, Granville Road allowance to the north, No. 7 Road allowance to the east and the rail allowance running along the south east edge.
- Identify that all properties within this area cannot be transferred/sold independent of one another.
- Registration of this legal agreement would be required prior to issuance of any Building Permits on the ALR lands north of Blundell Road (Attachment 13).

### **Background**

#### Project Description – Ecowaste Landfill Operation

Ecowaste Industries Ltd. currently operates an active landfill operation on the subject site. This operation also extends on the lot to the south, across the Blundell Road allowance. This second landfill property is not located in the ALR and is not part of this application. This second landfill operation is designated "Industrial" in the 2041 Official Community Plan and zoned "Industrial (I)" (Attachment 3).

Based on the approved Ministry of Environment design, operations and closure plan for the site, Ecowaste's ultimate finished elevation will be 17 m geodetic at the highest elevation (Attachment 4 – Proposed Landfill Contour Map). The ALR application request to allow the continued operation of the existing landfill activities for a period of 20 years includes the following components:

- Filling of the site with processed soils and inert construction, demolition and excavation waste
- Removal of processed soils from the ALR portion of the landfill for placement on other portions of Ecowaste landfill outside of the ALR on their proposed industrial site.
- Remediate the closed ALR landfill site to an agricultural standard as determined by the ALC.

### Project Description – Ecowaste Soil Processing Operations

This ALR non-farm use application proposes to locate three new soil processing activities on the portion of the landfill north of the Blundell Road allowance within the ALR, including an existing soil processing operation (Yardworks/Arrow). There was no Council or ALC approving this operation, and this application includes a request to formally permit this operation on-site.

The four (4) soil processing operations support the activities of the landfill by processing materials before being placed within the landfill (both in and outside of the ALR). The applicant subcontracts soil processing activities to four (4) separate commercial businesses, generally involved in composting, soil processing and production, soil bioremediation and wood waste/organic material recycling (a site plan of the soil processing operations is contained in Attachment 5). These soil processing activities will also support the required remediation of the closed landfill by providing some of the necessary agricultural top soils and underlying suitable agricultural fill required to remediate the site.

Any structures and buildings required to support the soil processing operations are temporary in nature and can be removed easily without any impact to the land.

These soil processing operations would be long-term, but ultimately temporary land uses up to 20 years. The activities must be removed once the ALR portion of the landfill operation is closed in accordance with Ministry of Environment requirements and remediation of the site to a suitable agricultural standard is completed in accordance with ALC requirements.

### Previous ALC Approvals

In 1993, the ALC approved the Ecowaste application for a landfill at the site and a City of Richmond soil conservation permit S-271 was issued for five (5) years. In 1998, Ecowaste applied to the City of Richmond and the ALC to extend the permit for a period of ten (10) years. This was approved and the renewed permit expired on June 30th, 2009. A copy of the ALC letter approval is contained in Attachment 7.

The existing Soil Conservation Permit (S-271) expired in 2009. Ecowaste has confirmed that once they became aware of the expiration, they:

- Notified the ALC of the lapsed permit, who advised them to submit an appropriate application and ensure that the terms and conditions of the previous issued permit were being complied with;
- Began exploration of long-term industrial development options for Ecowaste's industrial zoned and designated land, which would ultimately impact the requested time extension for the landfill operating in the ALR.

Ecowaste has applied to further extend the landfill activities for 20 years and has made revisions to the proposed scope of works, including exceeding the maximum elevation requirements (8 m above sea level) contained in the original ALC approval. As a result, this ALR application covering the landfill proposes to align any ALC approvals to be consistent with the current approved Ministry of Environment design, operations and closure plan.

A timeline related to the Ecowaste landfill activities is contained in Attachment 8.

### Provincial Permits and Licenses

All of Ecowaste's landfill activities are permitted and regulated through an operational certificate issued by the BC Ministry of Environment (Operational Certificate MR-04922). The current operational certificate regulates the current design, operations and closure plan approved by the Ministry (Attachment 9 – BC Ministry of Environment approval letter). The operational certificate does not specify an expiry date; however, it does require compliance with a specific closure plan for the landfill. Ecowaste is permitted to accept up to 230,000 tonnes of construction, demolition and excavation waste per year at the landfill. The landfill also holds licenses and permits from Metro Vancouver in relation to the landfill operation and composting activities.

### Proposed Ecowaste Industrial Development

Ecowaste is currently developing plans for a phased light industrial development located south of the Blundell Road allowance outside of the ALR (Attachment 10 – preliminary site plan). This development proposal is relevant to the ALR applications considered in this report as the continued landfill activity on the industrial development site south of the Blundell Road allowance results in the following:

- Longer time period to complete, close and remediate the landfill on the ALR site.
- Relocation of the soil processing operations (currently located on the landfill south of the Blundell Road allowance) onto the ALR site due to ongoing landfill activities on the industrial site.

### **Community Bylaws Analysis of ALR Non-Farm Use Application (NF 14-654364) – Landfill Operation**

City records confirm that there has been no adverse impact to the community or city infrastructure due to this landfill business being operated by Ecowaste.

The ALC staff have advised that there have been no complaints on this property with regard to the landfill operation and that the property is in compliance with the original authorization from the ALC under the *Soil Conservation Act* and in compliance with the ALC Act.

Staff note that drainage and ground heave do not appear to have been an issue at this site, however the City expects that Ecowaste will continue to manage drainage and leachate as required under the ALC resolution #173/93 and the Ministry of Environment's issued operational certificate.

Ecowaste reports that it has filled approximately 75% of the ALR site (in accordance with the approved BC Ministry of Environment design, operations and closure plan) and the project, as required by the ALC Resolution #173/93, is being overseen by a land reclamation specialist. The ALC Resolution required the submission of semi-annual reports on the landfill operation. The most recent report was submitted by Ecowaste's consultant (Pottinger Gaherty Environmental Consultants Limited) at the end of 2013. This report and subsequent addendum reviewed the overall project and confirmed compliance with previous ALC approvals and conditions (Attachment 12).

If the ALR portion of the landfill site was not permitted to continue filling the remaining 25% of the site, the ability to properly remediate the site to support agricultural activities would be challenging as the site has varied elevations, which would make future implementation and management of supporting agricultural drainage irrigation systems difficult and reduce the overall area of land that could be remediated for farming. The 20 year extension enables the landfill activities and closure plan to be implemented, in order for the site to be remediated back so that it can support agricultural uses.

### **Planning and Development Analysis of ALR non-farm use application (AG 14-654361) – Soil Processing Activities**

#### Planning and Land Use

The applicant is requesting to relocate soil processing operations from the landfill south of the Blundell Road allowance to the north portion of the landfill in the ALR due to site constraints as they continue fill activities and work towards closure of the landfill on the “Industrial (I)” zoned site.

For efficiency in the ongoing landfill operation, the time-limited (20 year period) temporary relocation of soil processing activities to the north ALR property facilitates effective operation of the landfill, including closure and remediation back to agricultural use.

In response to potential adjacency impacts to surrounding properties, the proponent has confirmed that the soil processing activities will not generate any odours. Dust from access roads will be controlled with water trucks. The proponent has also confirmed that noise will be minimal and all soil processing operations will cease by 4 pm daily.

#### **Financial Impact**

None anticipated.

#### **Conclusion**

The proposed two ALR non-farm use applications are to:

1. NF 14-654364 – Allow the continued operation of the existing landfill activities for a period of 20 years on the subject site in order to comply with the current design, operations and closure plan approved by the Ministry of Environment (Recent updated approval – November 2013); and
2. AG 14-654361 – Locate four (4) soil processing operations related to the landfill for a period of 20 years on the subject site.

All technical issues related to both ALR non-farm use applications have been addressed. The proponent has identified in the application that plans to develop an industrial park south of Blundell Road has resulted in Ecowaste requiring a further 20 year time period to complete, close and remediate the landfill site in the ALR. The soil processing operations directly support and are ancillary to the landfill activities and will be removed from the ALR portion of the landfill site to enable remediation back to agricultural capability as required by the ALC. Both ALR applications are consistent with the existing Ministry of Environment approval for the landfill site.

Staff recommends that both ALR non-farm use applications be endorsed and forwarded to the ALC to:

1. Allow for the continued existing landfill operation activities for a period of 20 years to achieve a finished elevation as outlined in the current Design Operation and Closure Plan approved by the Ministry of Environment and that this application be forwarded with the recommendation that the Agricultural Land Commission incorporate all of the conditions as specified and contained in its original approval granted under ALC resolution #173/93;
2. Locate four (4) soil processing operations related to the landfill for a period of 20 years on the subject site.



Kevin Eng  
Planner 2



Ed Warzel  
Manager, Community Bylaws

KE:rg

Attachment 1: Location Map

Attachment 2: Ecowaste Context Map

Attachment 3: Development Data Sheet

Attachment 4: 2041 Official Community Plan Reference Map

Attachment 5: Excerpt of AAC Meeting Minutes (March 13, 2014; April 24, 2014; November 20, 2014)

Attachment 6: Ecowaste ALR Landfill Site – Contour/Elevation Map of Closed/Remediated Landfill Site

Attachment 7: Site Plan – Soil Processing Operations

Attachment 8: ALC Approval Letter (1993)

Attachment 9: Timeline – Ecowaste Landfill Activities in the ALR

Attachment 10: Ministry of Environment Approval Letter – Design, Operations and Closure Plan

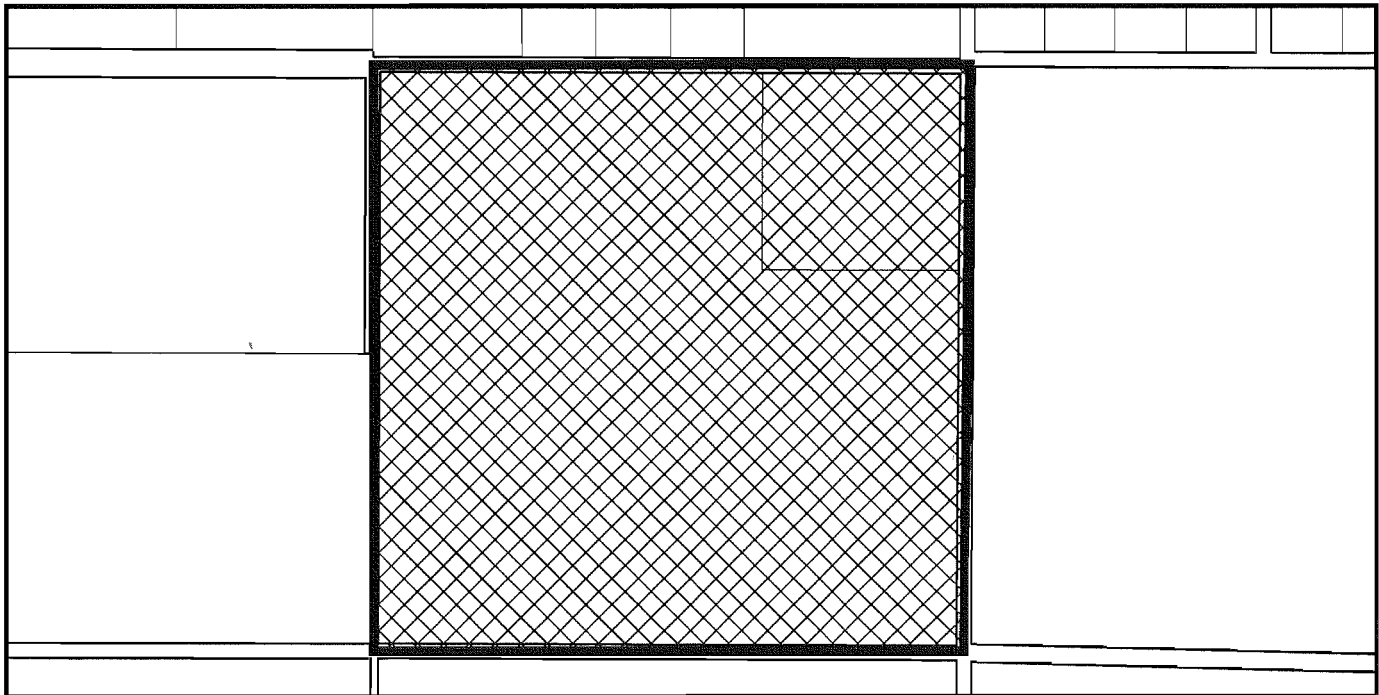
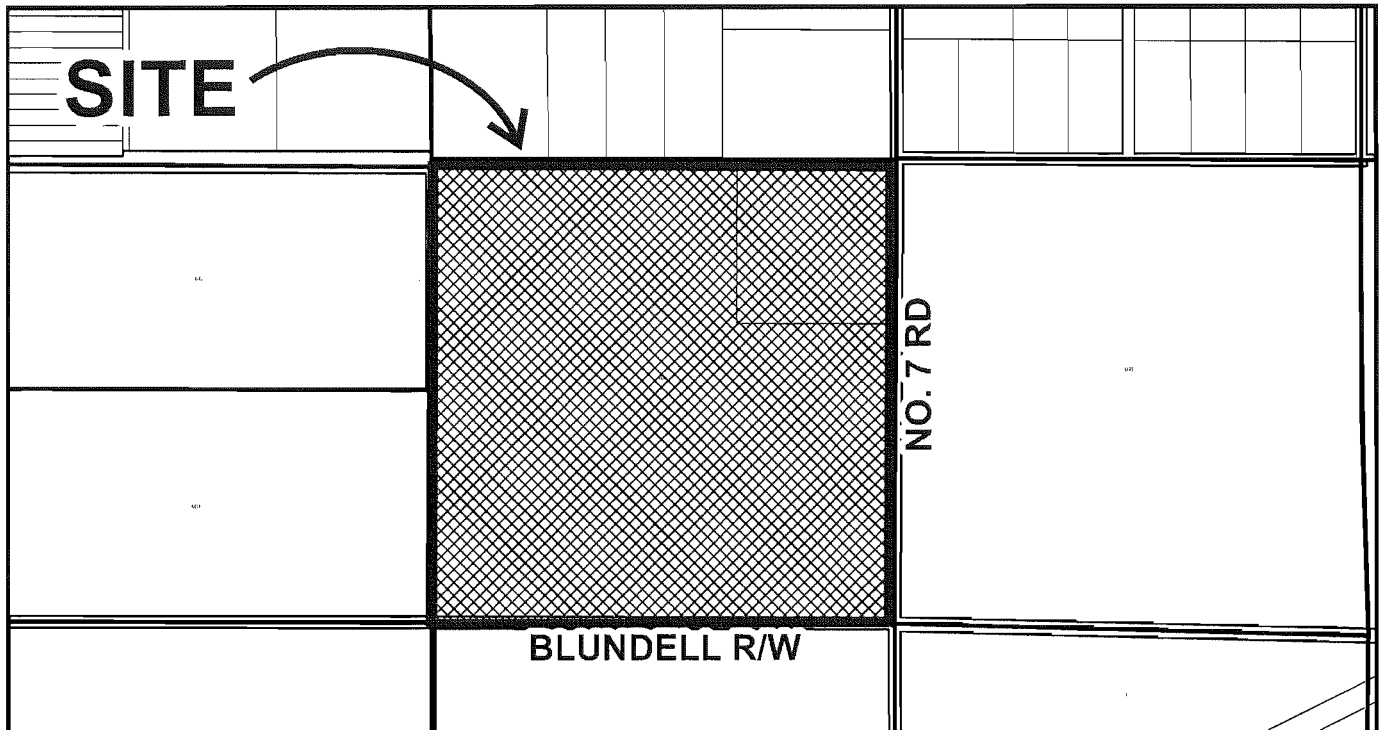
Attachment 11: Ecowaste Phased Light Industrial Development Plan (South of Blundell Road).

Attachment 12: Agrologist/Environmental Consultant's Report – Agricultural Remediation

Attachment 13: Building Permit – Legal Agreement Requirement



City of  
Richmond



**AG 14-654361;**  
**NF 14-654364**

Original Date: 07/07/14

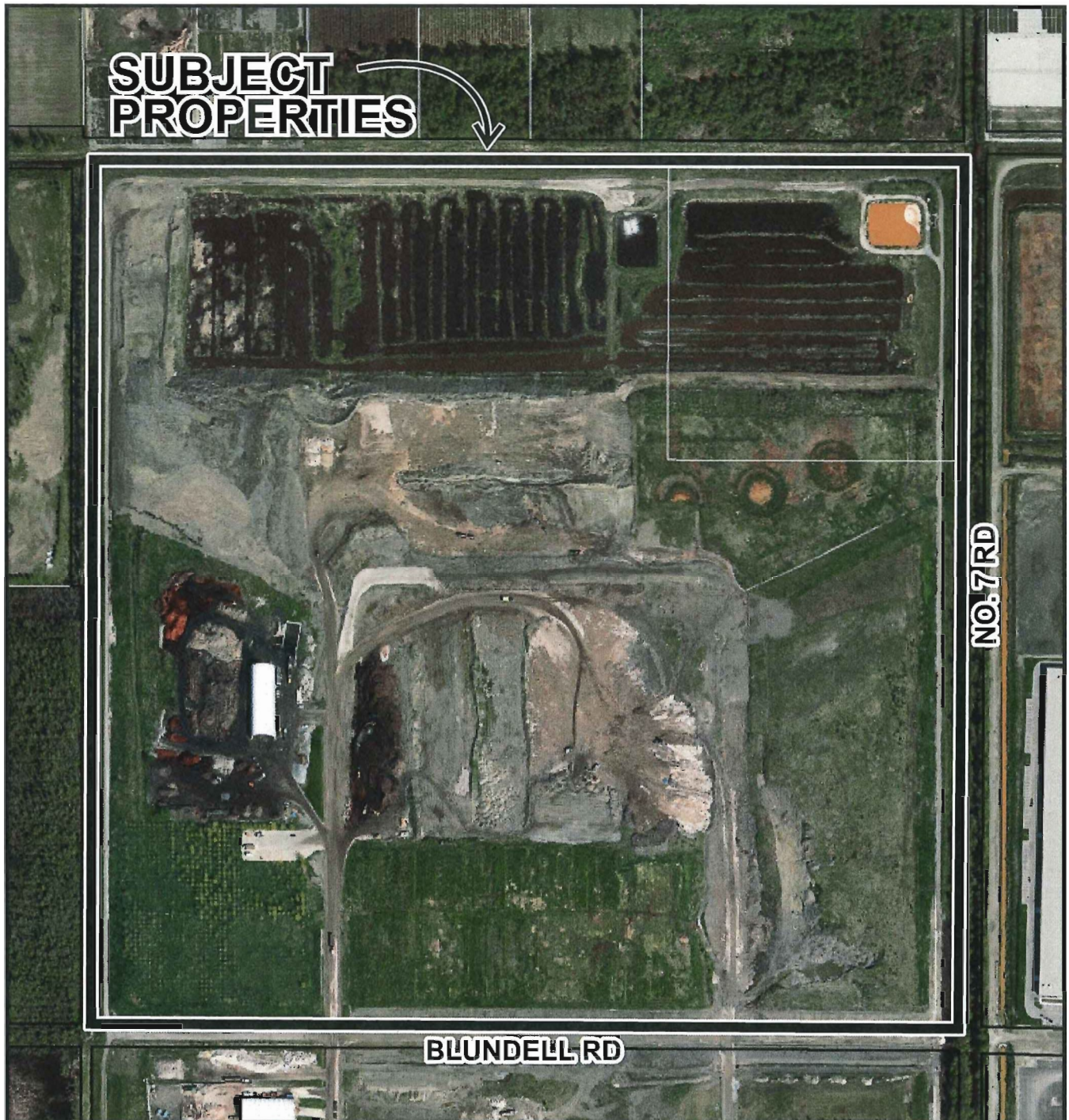
Revision Date: 02/03/15

Note: Dimensions are in METRES





City of  
Richmond



AG 14-654361;  
NF 14-654364

Original Date: 02/12/14

Revision Date: 02/03/15

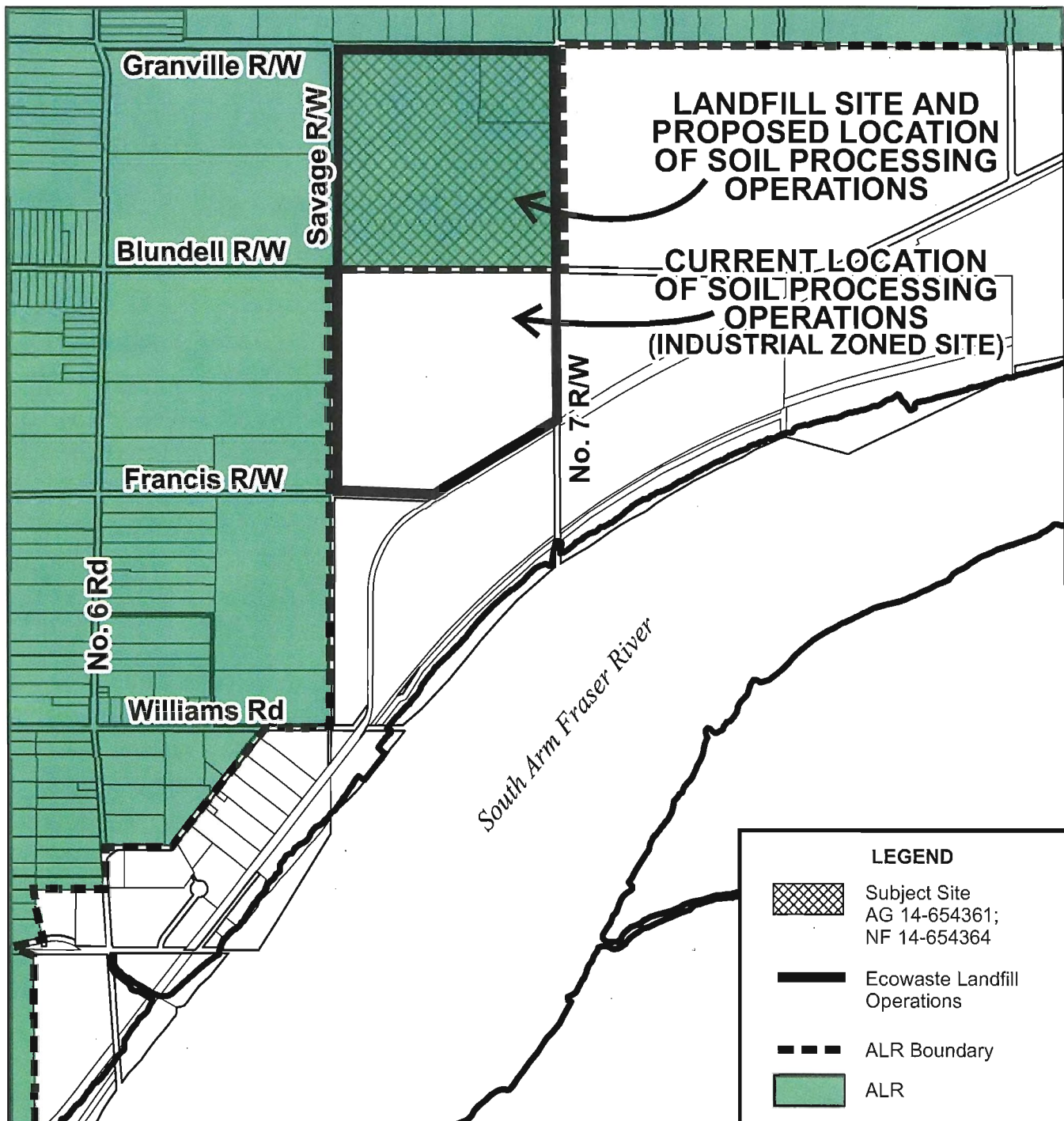
Note: Dimensions are in METRES

PLN - 85





City of  
Richmond



## Ecowaste Reference Map: Land Use Context

Original Date: 07/08/14

Revision Date: 02/06/15

Note: Dimensions are in METRES



**AG 14-654361; NF 14-654364**

**Attachment 3**

Location: Lands bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances

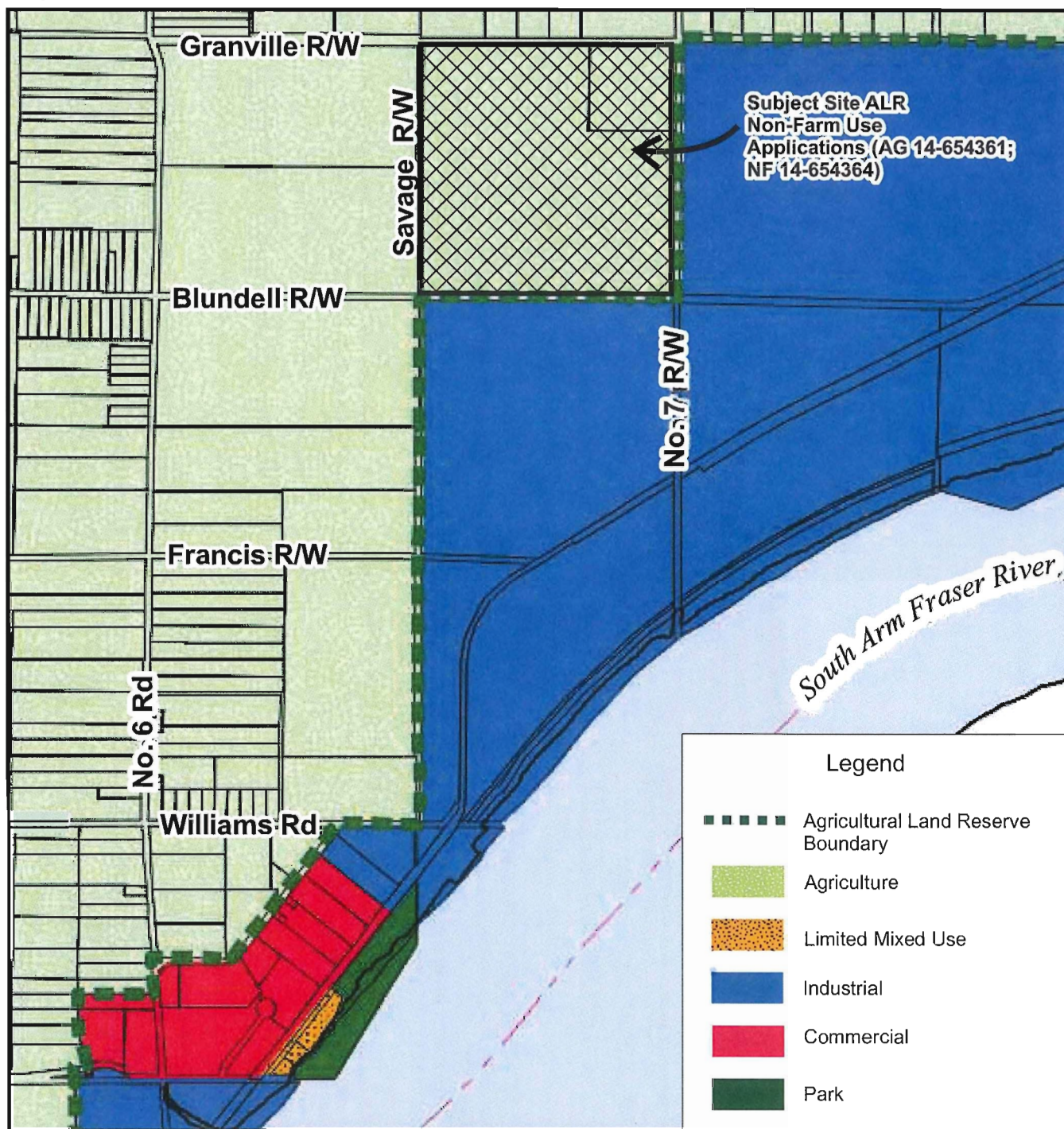
Applicant: Ecowaste Industries Ltd.

	Existing	Proposed
Owner:	Ecowaste Industries Ltd.	No change
Site Size (m <sup>2</sup> ):	150 acres or 60.6 ha	No change
Land Uses:	Landfill activities and related uses in conjunction with partially remediated areas used for woodlot production	<ul style="list-style-type: none"><li>Landfill activities and related uses to remain status quo.</li><li>Extend landfill activities for 20 years</li><li>Addition of four soil processing operations that directly support the landfill activities.</li></ul>
Agricultural Land Reserve:	The site is contained in the ALR	No change
OCP Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Zoning amendment proposed to be brought forward after a decision on the ALR non-farm use application.
Other Designations:	<ul style="list-style-type: none"><li>ESA outside of and along the west edge of the site.</li><li>15 m RMA along the north and east edges of the site</li></ul>	Existing ESA and 15 m RMA designated portions of the site will not be impacted.





City of  
Richmond



## Richmond Official Community Plan Land Use Map

Original Date: 07/08/14

Revision Date: 02/03/15

Note: Dimensions are in METRES

Excerpt of Meeting Minutes – March 13, 2014  
Agricultural Advisory Committee

**7011 No. 7 Road ALR Non-Farm Use Applications**

Staff provided an overview of the two separate ALR non-farm use applications submitted by Ecowaste Industries Ltd. 1) ALR non-farm use application to undertake soil fill/removal requesting to extend the time period for the existing landfill operation operated by the proponent; and 2) ALR non-farm use application to locate soil processing activities related to the landfill on ALR land.

The first ALR application related to the requested extension for the landfill operation on ALR land is related to the redevelopment of the proponent's industrial zoned site outside of the ALR, resulting in an extended time period to complete the filling on the ALR portion of the landfill operation. The applicant is requesting an extension of approximately 20 years to complete soil fill activities and that all activities (total volume, closure of landfill and land remediation to an acceptable agricultural standard) will be in accordance with the original ALC approval granted in 1992.

Committee members had the following questions and comments on the proposal:

- Committee members asked the applicant about options available should the ALR application to extend the fill operations for the landfill site in the ALR not be approved. The applicant advised that due to different site elevations currently on the ALR landfill site, it would be difficult to achieve the level grade needed to undertake farm activities as required in the ALC's original approval. Furthermore, the proponent noted that remediation of the ALR landfill site to a suitable agricultural capability would be challenging if fill activities were no longer permitted.
- In response to questions from Committee members about the current farm activities being undertaken on remediated portions of the ALR landfill site and what would be done as landfill activities shifted to the industrial lands, the proponent identified that agricultural activities consisted of woodlot production and that temporary closure of the ALR landfill site would occur.
- In response to questions about timing, the proponent identified that the reason for the requested extension for filling on the ALR portion of the site was primarily due to fluctuating rates of receipt of waste materials received by the landfill since operation and that the reopening of the landfill on industrial designated lands extended the time period approximately 10 years. The applicant noted that the ALR landfill site is approximately two-thirds completed.
- The proponent and Committee members discussed Ecowaste land holdings in Richmond, including land both within and outside of the ALR. Committee members noted concerns about what would happen to Ecowaste land holdings in the ALR and

if the time extension of the landfill proposal would set an undesirable precedent. In response, the applicant confirmed that there are no plans to undertake additional filling by Ecowaste on ALR lands and that a previous proposal for an 80 acre parcel in the ALR was withdrawn.

- Committee members asked questions about the agricultural capability of Ecowaste's land holdings in the ALR. In response, the proponent noted that the agricultural capability's on each site varied, but some site's had been historically mined for peat while others had low elevations which posed challenges to farming. Committee members questioned whether extensive filling was necessary to undertake farming on site's with lower elevations.
- The proponent confirmed that the current authorization to fill land in the ALR expired in 2010 and that they had been in discussion with the ALC and Ministry of Environment to develop an appropriate request for extension and closure plan based on required ALR land use approvals and Ministry of Environment operational certificate applicable to the landfill activities.
- The proponent noted that the elevation of the landfill site in the ALR will be approximately 15 m. Committee members noted potential concerns about the impacts on drainage to other surrounding farm operations given the significant difference in elevation of the landfill site.
- General discussion ensued about the price of placing materials in the landfill compared to tipping fees associated with illegal dumping activities on farmland.
- One committee member suggested that a covenant be placed on the remaining Ecowaste ALR land holdings that restricted further filling on these parcels. The proponent identified that any proposal to place fill on farm land requires approval through the normal ALR non-farm use application process required to be approved by Council and the ALC.
- General concerns were identified by Committee members about the type of agricultural activities being undertaken on remediated portions of the landfill site (i.e., woodlots) as not being the most suitable or productive of farm activities. In response, the applicant noted that the woodlots provided for additional composting materials, and also assists in leachate management for the landfill activities. It was further noted that the current leachate management provisions operating on the landfill site were not suited to growing food crops currently. However, undertaking food production and other suitable crops on the landfill site once leachate management is completed and/or diverted to an appropriate waste system over the long term may be possible.
- In response to questions about the ownership of Ecowaste Industries, the proponent noted that Ecowaste is owned by Graymont Industries which is a privately owned company based in B.C.

As a result of the discussion, the AAC moved and seconded the following motion:

*That the ALR non-farm use application by Ecowaste Industries to extend the permit to place fill and continue operations of the existing landfill on the subject site be referred back to the proponent with direction to provide responses to the following Committee requests:*

- *Provide appropriate historical background information and approvals granted by the ALC under the previous Soil Conservation Permit.*
- *Provide elevations of the subject site before filling/landfill activities commenced on the subject site and proposed finished elevations once remediation activities is completed.*
- *Provide information on the elevation of surrounding agricultural properties and an assessment of the impacts of the increased elevation of the landfill site to drainage on surrounding agricultural properties.*
- *For Ecowaste's remaining properties they own in the ALR, request a response from the proponent about the feasibility of registration of a legal agreement on these remaining properties restricting any future filling and/or landfill activities in exchange for allowing the request to extend filling activities on the existing landfill operation in the ALR for an additional 20 plus years.*
- *Provide information from the proponent about contingencies for the landfill site should the ALR non-farm use application to extend the fill activities not be approved.*

*Carried Unanimously*

Staff provided a brief summary of the second related ALR non-farm use application to locate 4 soil processing operations (contracted out by Ecowaste) on the ALR portion of the landfill site. It was noted that the soil processing activities were critical to the overall operation of the landfill both in and outside of the ALR and that the existing Operational Certificate issued by the Ministry of Environment permitted the soil processing activities. 4 of the soil processing activities are currently located on the industrial zoned land with 1 operation currently located on ALR portion of the landfill. The proposed reopening of the landfill on the industrial zoned site south of Blundell Road and ultimate plans to redevelop this site to a warehouse/light industrial complex are the reasons for the relocation of these activities to the ALR portion of the landfill site.

In response to questions, the proponent clarified that the existing location of the soil processing activities is based on the site's operation as a landfill and not because of the industrial zoning/land use designation for land south of Blundell. The proponent also provided information on the type of activities that the soil processing operations undertake to ensure that materials placed in the landfill are processed and remediated to an acceptable standard before being placed in the landfill. The proponent also clarified that the soil processing activities proposed for the ALR portion of the landfill are temporary land uses,

which would be removed once the landfill activities are complete and the land remediated back to a suitable agricultural standard as specified in the original ALC's approval.

Based on the discussion and the previous referral of the first ALR non-farm use application (soil fill associated with the landfill), the AAC moved and seconded the following motion:

*That the ALR non-farm use application proposing to locate 4 soil processing operations on the ALR portion of the landfill be tabled until such a time when the previously referred ALR non-farm use application (soil fill associated with the landfill) is ready to be brought forward to the AAC for consideration.*

*Carried Unanimously*



Excerpt of Meeting Minutes – April 24, 2014  
Agricultural Advisory Committee

**7011 No. 7 Road ALR Non-Farm Use Applications**

Kevin Eng (Policy Planning) provided an overview of the two separate ALR non-farm use applications submitted by EcoWaste Industries Ltd. The first application is for an ALR non-farm use to undertake soil fill/removal requesting to extend the time period for the existing landfill operation operated by the proponent. The second application is for an ALR non-farm use application to locate soil processing activities related to the landfill on ALR land.

Mr. Ned Pottinger, representing the proponent, made a presentation that addressed questions brought up by Committee members from the March 13, 2014 AAC meeting. The presentation included a summary about EcoWaste, and a historical background about their landfill operation. The presentation noted current farm activities on the site and summarized their two non-farm use applications.

Committee members were asked to consider a separate motion for each non-farm use application.

Committee members had the following questions and comments on the first non-farm use application proposal:

- Committee members asked how this soil deposit permit application compares to other applications made to the City. Staff explained that this application is unique in that it received authorization from the Province to deposit soil more than 20 years ago. A similar application made today would likely be processed differently, and may not necessarily be approved.
- Committee members asked if this type of application would be approved today. Staff indicated that this application is essentially a continuation of a non-farm use application that was approved in 1993 under the previously repealed Soil Conservation Act. The applicant would have a number of conditions to fulfill when the landfill is complete to ensure that the land can be farmed.

The following motion was moved and seconded by Committee members:

*That the Agricultural Land Reserve non-farm use application by EcoWaste Industries to extend the permit to place fill and continue operations of the existing landfill on the subject site proceed to Council.*

*Carried (5 members in favour; 1 member opposed)*

Committee members had the following questions and comments on the second non-farm use application proposal:

- Committee members asked if it is feasible to move the soil remediation operations that are part of the second non-farm use application to another site that is not in the ALR. The applicant indicated that they need the soil remediation operations on site to continue with the operations of the landfill. It would prevent contaminated soil being buried and it reduces the number of truck traffic by having the operations on site.
- Committee members asked if the agricultural land will be compromised due to the non-farm uses. The applicant indicated that it would not as the uses have linings and, in some cases, they are double lined to ensure the soil is not contaminated. The applicant also noted that once the landfill is closed an additional layer of soil will be added.

The following motion was moved and seconded by Committee members:

*That the Agricultural Land Reserve non-farm use application by EcoWaste Industries to locate 4 soil processing operations on the ALR portion of the landfill site proceed to Council.*

*Carried (4 members in favour; 2 members opposed)*

Excerpt of Meeting Minutes – November 20, 2014  
Agricultural Advisory Committee

**Development Proposal – ALR Non-Farm Use land bounded by Blundell, Savage, Granville and No.7 (Ecowaste Industries)**

Tom Land from Ecowaste Industries Ltd. provided a PowerPoint presentation that included background information about the company, information on three other ALR properties owned by the company and a brief overview of the two non-farm use applications before the AAC. The applications are: 1) to extend the time period (20 years) for the existing landfill operation and increase the elevation of the fill to 18 m and 2) to locate soil processing activities related to the land fill operation on the site. Mr. Land noted that the AAC previously reviewed both applications and recommended that they proceed to Council. However, after further review by staff and the proponent, it was identified that the proposal also involved a request to increase the ultimate elevation of the landfill site from 8m (previously approved by the Agricultural Land Commission) to 18m and the proposal with updated information was being forwarded to the AAC for review and comment.

Ecowaste has been operating under an operational certificate issued by the Ministry of Environment (MOE), which identifies in the approved design, operations and closure plan an 18 m elevation. The proponent worked on the assumption that the 18m elevation was also approved by the ALC, but it was never ratified by the ALC. The originally approved elevation by the ALC in 1993 was 8 m. The proponent noted that the current elevation of the site varies but the highest point was already approximately 16m and the discrepancy was due to administrative oversight. The 18 m elevation is what is required based on the current design, operation and closure plan. The proponent indicated that the increased elevation would not have any impact on the ALC requirement to remediate the site and agricultural capabilities.

AAC members had the following questions and comments:

- Committee members requested clarification on how the discrepancy was not identified for such a long time and why the ALC approval specified 8m instead of 18m.
- The proponent's consultant clarified that the approval letter from the ALC did not specify the 8 m elevation but noted "as submitted" and the plans submitted to the ALC showed 8 m. The proponent noted that the existing elevation was already above the approved line (i.e., 8m).
- Committee members asked why filling was required. The proponent explained the filling was required because due to the proponents overall plans to fill the landfill in the ALR in accordance with the approved design, operations and closure plan and industrial related development plans for the landfill site located south of the Blundell Road allowance outside of the ALR..

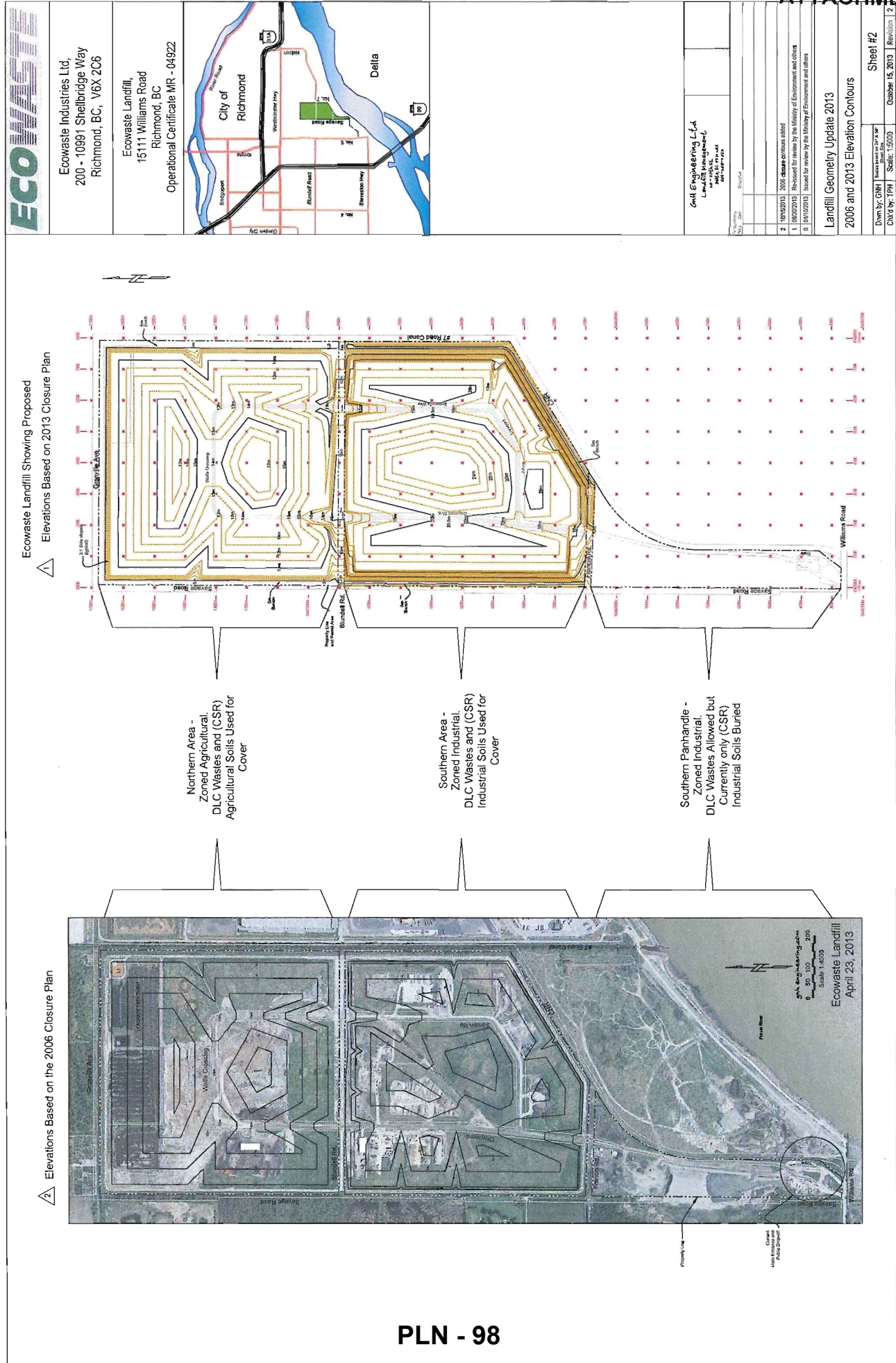
- In response to the Committee's question, the proponent confirmed that soil processing activities would be temporary accessory uses until the landfill operations in the ALR cease and the site is remediated.
- Committee members asked if there are any future plans for the other ALR properties owned by Ecowaste. The proponent noted that no specific plans had been identified but the radio tower from one of the sites had been removed. One of the sites has been historically mined for peat but can potentially be used for agriculture.
- Committee members noted that no permanent buildings should be allowed other than temporary buildings.
- Committee members asked what happens after the landfill activities cease and how the activities would be monitored. The proponent clarified that they were obligated to report to the MOE and specialists were on board to monitor the activities.
- Councillor Steves provided the background/history of the ALR designation and use of the subject site, which at the time was low lying land due to previous peat extraction activities that posed significant challenges to farm the property. These on-site conditions were noted as contributing factors in the ALC's decision to allow a landfill operation on the ALR site.
- Committee members expressed significant concerns regarding the future of the other ALR properties, rather than the current use of the subject site as the land was not productive.
- Clarification was requested regarding the access route to the site. Committee members asked whether the Blundell road allowance between the ALR and industrial land would be used for this operation. The proponent clarified that most traffic would be from the east and the City is also keen on not having truck traffic on Steveston Highway.
- Committee members also expressed concerns about the administrative gap and the lack of proper monitoring. It was also questioned why the activities continued until 2013 when previous approvals expired in 2010. The proponent clarified there was an issue related to management and transition. Committee members noted that the approval should be subject to proper monitoring.
- One member suggested that the Committee support the application with no net increase of fill. Ecowaste noted that the no net increase would be problematic and challenging based on the current operation model and plan.
- Committee members said they were reluctant to support the proposal for the whole 20 years and wanted the proponent to come back for further review and approval for the time extension and fill related components of the proposal.

- Committee members also suggested that a covenant be placed on the other ALR properties owned by Ecowaste as a condition of the approval of the two non-farm use applications to ensure that the other properties would be secured for agriculture uses.
- Discussion ensued regarding the covenant requirement and the temporary approval. The proponent noted that the uses of the other ALR properties would be restricted by existing ALC regulations and zoning and any non-farm use proposals would be subject to the normal ALC review process.

The following motion was tabled:

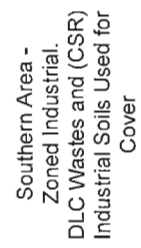
1. *The relocation of four soil processing operations that are directly related to the Ecowaste landfill operations be supported on a temporary basis subject to no net increase of fill on the ALR site.*
2. *That a restrictive covenant be recommended to be registered on the other ALR properties in Richmond owned by Ecowaste Industries Ltd. to limit the uses of the properties to agriculture.*

*Carried - Six in favour; two(Doug Wright and Bill Zylmans) abstained*

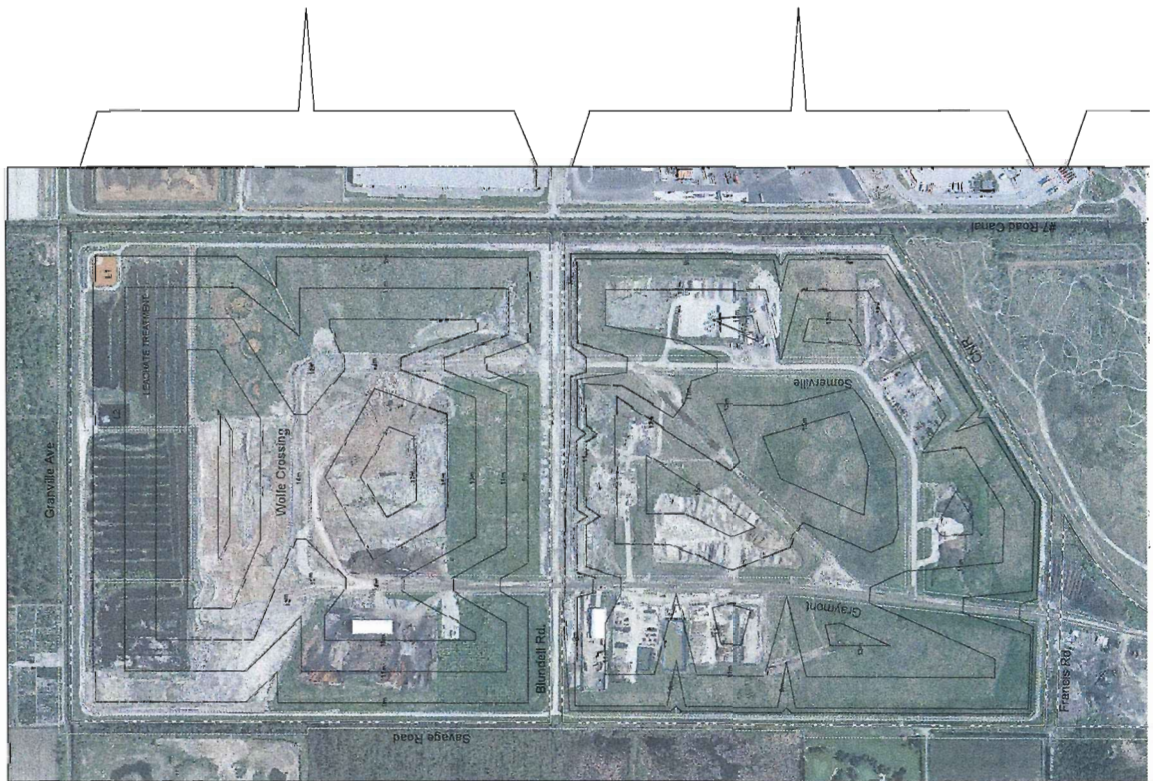




1 Elevations Based on 2013 Closure Plan



2 Elevations Based on the 2006 Closure Plan



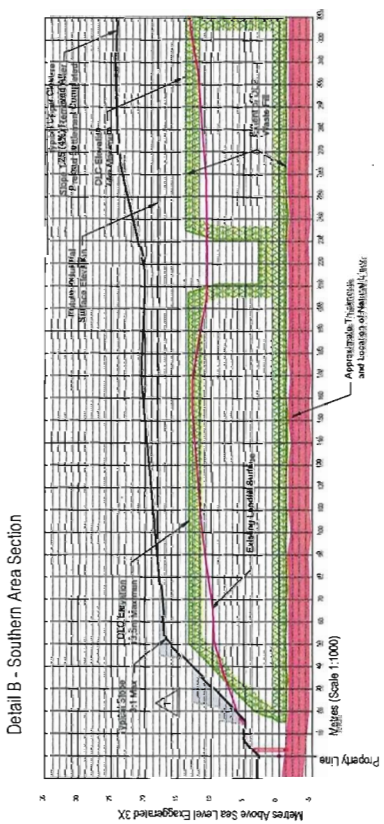
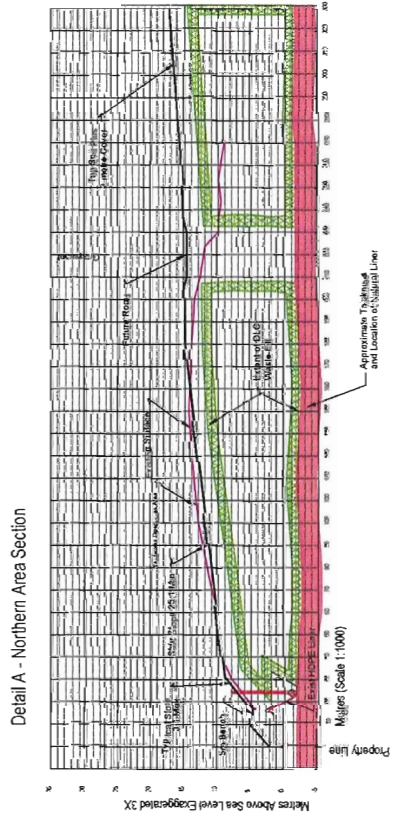
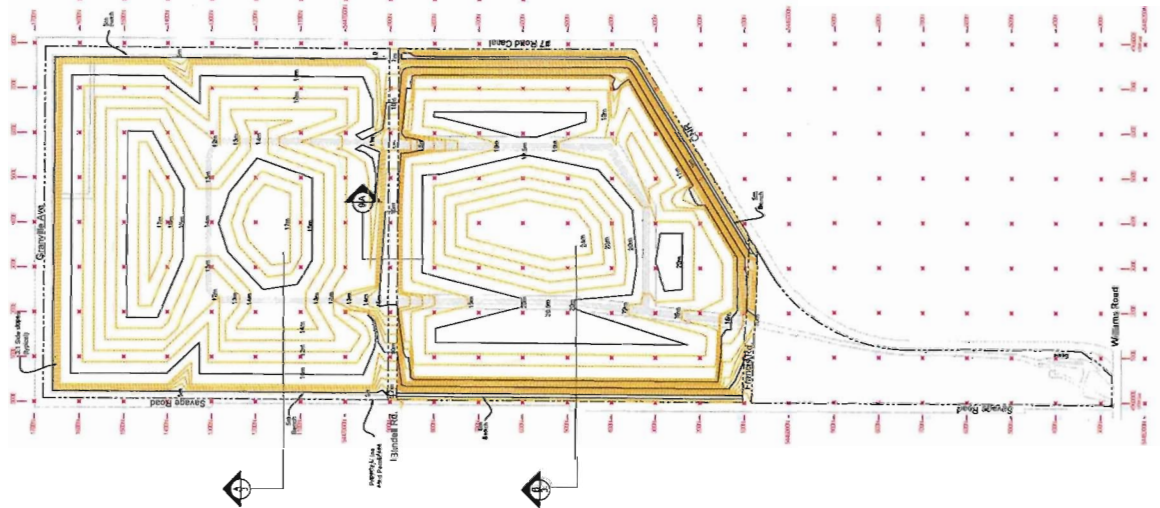


Ecowaste Landfill Showing Proposed  
Closure Elevations and Features



Ecowaste Industries Ltd,  
200 - 10991 Shelbridge Way  
Richmond, BC, V6X 2C6

Ecowaste Landfill,  
15111 Williams Road  
Richmond, BC  
Operational Certificate MR-04922



Stems will be consolidated.  
The existing Closure Surface and  
DLC Section is shown for reference.

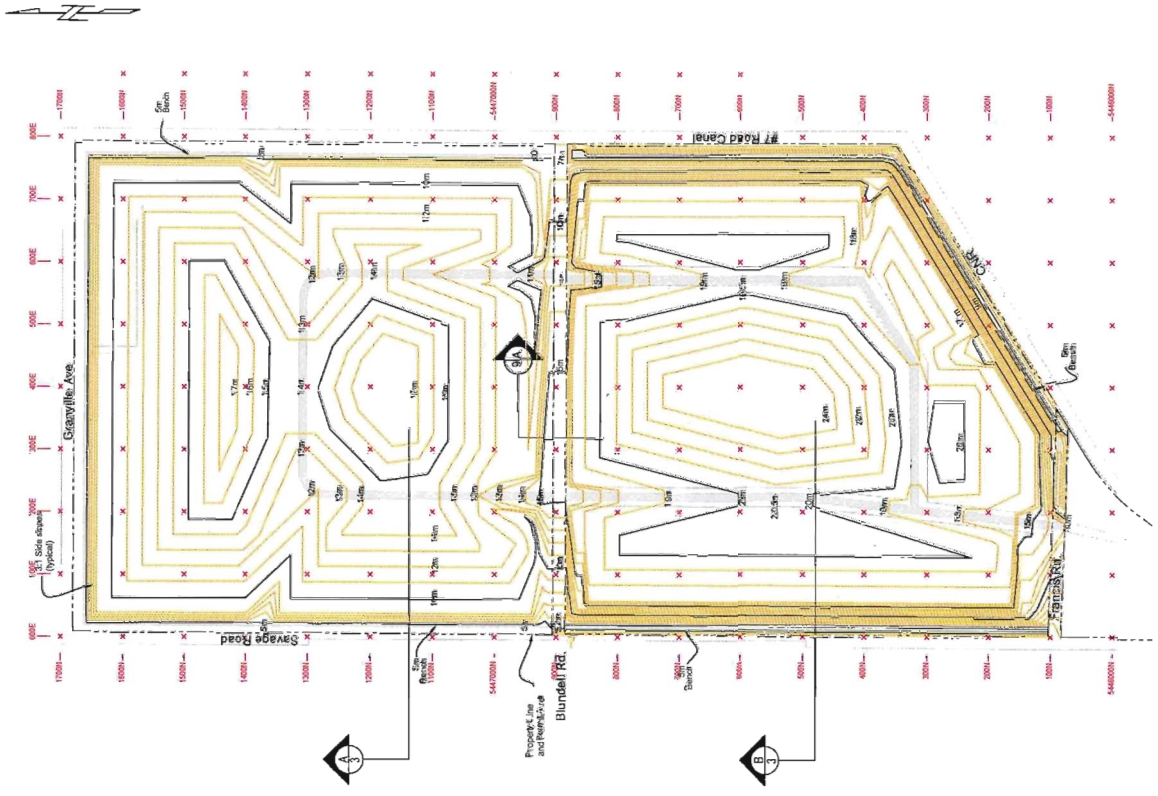
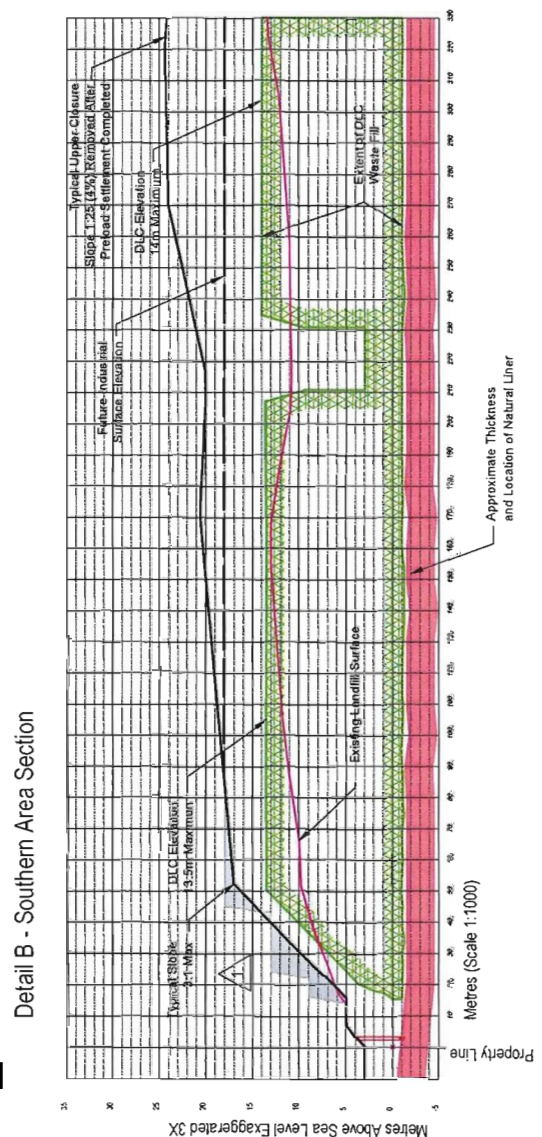
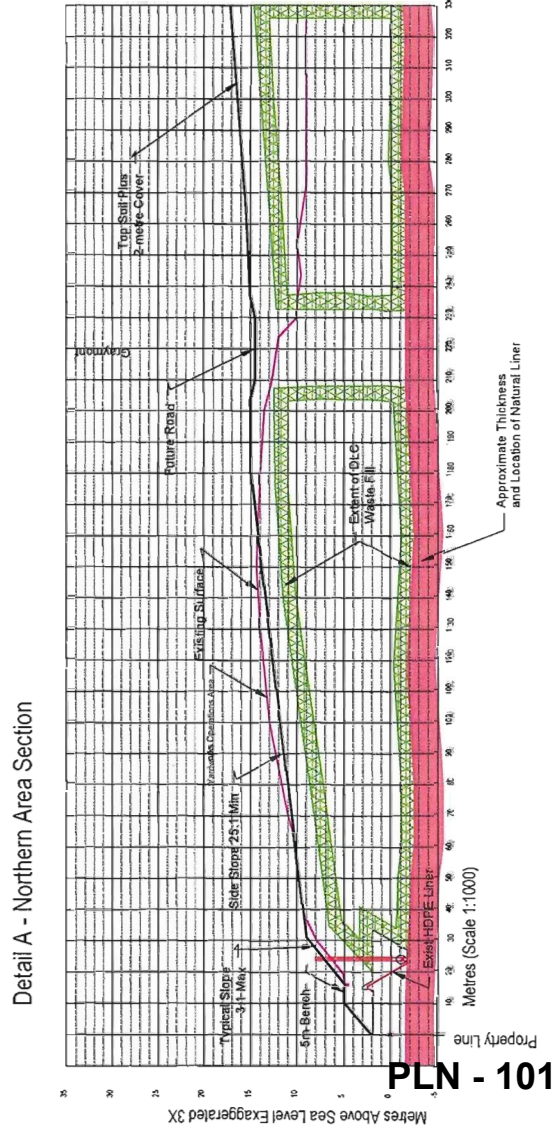
PRELIMINARY  
NOT FOR CONSTRUCTION

dm Engineering Ltd  
15111 Williams Road  
Richmond, BC V6X 2C6  
Tel: 604-271-1111  
Fax: 604-271-1112

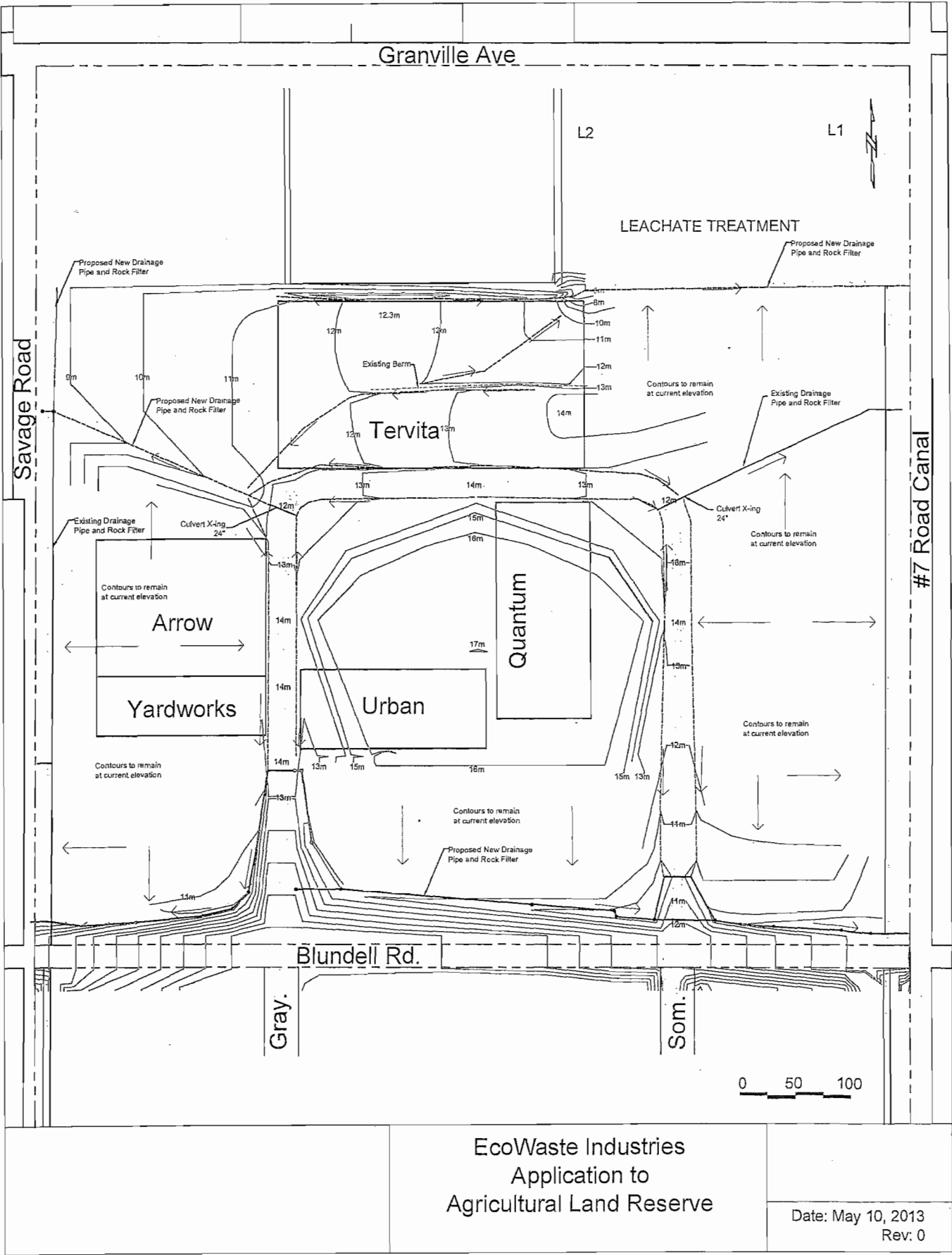
Revision	By	Date	Description
1	dm	2013	Revised for meeting the Ministry of Environment and others
2	dm	2013	Revised for meeting the Ministry of Environment and others

Landfill Geometry Update 2013  
2013 Closure Plan, NW & SW Sections  
Sheet #3  
August 30, 2013  
Revision 1

# Ecowaste Landfill Showing Proposed Closure Elevations and Features







EcoWaste Industries  
Application to  
Agricultural Land Reserve

Date: May 10, 2013  
Rev: 0

27166

April 23, 1993

Reply to the attention of  
Colin FryCity of Richmond  
6911 No. 3 Road,  
Richmond, B.C.  
V6Y 2C1

Attention: Mr. R.J. Lang

Dear Mr. Lang:

Re: Soil Conservation Act Application #30-O-RICH-92-27166

Applicant: Ecowaste Industries Ltd.

Your File: S-271

This is to advise that the Provincial Agricultural Commission has considered the above application submitted by Ecowaste Industries Ltd. for land described as:

Firstly: Lot "B", Section 15, Block 4 North, Range 5 West,  
New Westminster District, Plan 19680, and;

Secondly: Lot "A" (RD 93193-E), Section 15, Block 4 North,  
Range 5 West, New Westminster District, Plan 2799.

Pursuant to Section 2(a) of the Soil Conservation Act, the Commission, by Resolution #173/93 has allowed peat extraction and the deposition of fill to be undertaken on the above described parcels.

This approval is subject to the following conditions:

1.0. LOCATION

All filling and associated activities are to be restricted to the area designated on Map No. 1.

2.0. TERM

This approval shall be valid for five (5) years from the date of issuance of the permit by the City of Richmond.

3.0. BONDING

A performance bond in the form of a Letter of Credit or Certified Cheque or Canada Savings Bonds in the amount of \$125,000.00 is to be posted with the Commission. A permit may not be issued by your office until the Commission has confirmed receipt of the bond.

...2

April 23, 1993

Page 2

#### 4.0. GENERAL OPERATING CONDITIONS

- 1) All aspects of the peat removal, filling and reclamation are to be overseen by a Land Reclamation Specialist. The Reclamation Specialist should be a member in good standing with the B. C. Institute of Agrologists and must have specialized in Soil Science, or a similar earth science, with academic credits in the areas of geomorphology, soil genesis, soil classification, soil physics, drainage and irrigation. The Reclamation Specialist shall act as liaison with the Commission Staff Agrologist on technical matters, clarification of the conditions of this approval and be responsible for maintaining up to date reports on all aspects of the operation.
- 2) Prior to the commencement of any works, the Commission must be notified of the name of the Land Reclamation Specialist. Confirmation from the Land Reclamation Specialist must also be provided to the Commission.
- 3) There is to be no movement or manipulation of soil, which is to be used for reclamation, during conditions of adverse soil moisture content. The movement or manipulation of the soil is to be conducted only when the soil is below field capacity.
- 4) Surface drainage from the working, filling and rehabilitated areas shall be controlled at all times to prevent erosion, flooding, siltation or other degradation of the subject property, adjacent lands, ditches or waterways.
- 5) All run-off shall be diverted into catchment ponds or silt traps prior to discharge from the property into adjacent ditch systems.
- 6) Weed control is to be practiced at all times. Weeds must be controlled before seed set and Canada Thistle before flowering. Mechanical and/or approved chemical control is acceptable.
- 7) Under no circumstances is any cedar hog fuel or any other form of cedar woodwaste to be brought onto the property.
- 8) The fill permit is to be posted at a prominent location and be clearly visible.
- 9) The property is to be secured in such a manner as to prevent unauthorized deposition of fill. Also, an unobstructed sign is to be posted on the property at a prominent location prohibiting unauthorized deposition of material.

...3

5.0. SITE PREPARATION AND FILLING

- 1) Filling is not to occur within .75 meters of any legal property boundary.
- 2) The fill material shall consist of inert industrial wastes such as construction demolition and natural land clearing materials which have been crushed or partially processed, concrete, brick, wood, plastic and similar material. No domestic wastes, putrescibles or other polluting wastes are to be deposited on the property.
- 3) Each load of fill material is to be inspected on site prior to being deposited on the property.
- 4) The fill is to be placed in lifts not exceeding 1.0 meter, and compressed.
- 5) All filling, including the manufactured topsoil required for reclamation, is not to exceed a maximum depth of 6.0 meters above the original ground level, or 8.0 meters above sea level.
- 6) Prior to any filling, all remaining peat within each phase is to be removed.
- 7) Any peat remaining on the property is to be stockpiled in storage berms.
- 8) The sideslope of each storage berm is not to exceed a uniform and stable slope of 2:1.
- 9) As a method of erosion and weed control, each storage berm shall be seeded with an appropriate cereal or forage mix and fertilized.
- 10) The soil surface of a storage berm shall not remain bare for more than 30 days without providing either a vegetative or mulch cover of straw or shavings.
- 11) The excavated peat may be used as part of the composting operation and sold provided 20% of the excavated peat remains on the property for reclamation. This peat material is to be composted to the humic state (no sign of coarse fiber remaining) and incorporated into the final upper 30 cm of topsoil mixture.
- 12) The entire property is to be perimeter diked to the height of the final elevation of the fill.
- 13) The top of the dike is to be a minimum of 2.5 meters in width but not to exceed a maximum width of 5 meters. The dike may be used as a perimeter road.

...4

April 23, 1993

Page 4

- 14) Outer sidewall slopes of the dike shall not exceed a maximum slope of 2:1, while inner sideslopes of the dike are not to exceed a maximum slope of 1:1.
- 15) Peat extraction, filling and reclamation is to be carried out on a progressive basis in six (6) equally sized phases.
- 16) The project shall begin with phase 1, located in the northeast corner of the property and proceed in an orderly manner to the next phase.
- 17) Each new phase must be located adjacent the previous phase. The project shall proceed to completion in this manner.
- 18) Excavation and filling of a new phase shall not proceed beyond 20% of completion until:
  - i) The previous phase is completely reclaimed to either the specified agricultural use, or a forage cover has been established.
  - ii) The location of the next adjacent phase is identified.
  - iii) The final agricultural use of the next phase has been determined.

6.0. REHABILITATION OF THE FILLED AREA

- 1) Upon completion of filling each phase with the approved materials, the fill is to be capped with a minimum of 1.0 meter of medium textured glacial till material.
- 2) The glacial till capping shall be placed over the fill in 0.5 meter lifts and compacted.
- 3) Upon completion of spreading and compacting the capping, a minimum of 0.8 meters of medium textured sands are to be placed over the capping.
- 4) As a method of increasing the available water storage capacity (A.W.S.C.) of the sand, the final upper 30 cm is to have a texture of loamysand. This will involve the incorporation of between 15% to 30% of silt into the sand. No soil with a texture of silty clay loam or finer is to be used as a soil amendum to increase the A.W.S.C. of the sand.

...5

- 5) The Commission encourages the backhauling of good quality agricultural soil for rehabilitation purposes provided;
  - i) the soil material is of mineral origin only,
  - ii) the soil material is not to contain any coarse fragments, including particle sizes greater than coarse sand to 2.5 cm dia.
  - iii) the texture of the soil is no coarser than loamysand or finer than siltloam.
- 6) A suitable organic matter shall be applied to the upper 30 cm of reclaimed soil at a rate of 10 tonnes/hectare dry weight. This organic matter may be added in the form of animal manures or a cereal or forage cover crop turned into the soil. Incorporation of the compost material produced on the property may be used as the organic supplement, provided the composted organic material has decomposed to the humic state and no sign of fiber remains. Sawdust and other woodwaste materials are not considered suitable organic matter supplements.
- 7) If no immediate agricultural use is to be made of each phase, upon completion of all aspects of rehabilitation, a seedbed is to be prepared and the rehabilitated areas are to be seeded to an appropriate cereal or forage mix and fertilized. The application rate and type of cereal or forage seed mix and fertilizer mix is to be determined by the Reclamation Specialist.
- 8) The improved agricultural capability rating, with irrigation, of the rehabilitated soil is to be Class 2A when all works have been completed.

7.0 DRAINAGE CONTROL AND DRAINAGE SYSTEM INSTALLATION

- 1) Upon completion of all aspects of reclamation of each phase and prior to establishing any multi-year crop other than forage and prior to 20% completion of the next phase, a subsurface drainage system is to be installed.
- 2) The drainage system shall be installed in accordance with the plans shown on Figure No. 1. and as described in the Drainage Notes attached as Schedule No. 1.
- 3) All aspects of installation of the subsurface drainage system are to be overseen and supervised by either a Drainage Specialist or the Land Reclamation Specialist.

...6



April 23, 1993

Page 6

- 4) Installation shall be by way of a trenchless plow or chain type trencher equipped with automatic depth and grade control using laser alignment technology.
- 5) The central collector shall be installed in phases, east to west down the centre of the the property and installed with depths and grades allowing it to be extended through each successive phase.
- 6) Laterals shall be installed with 100 mm diameter perforated corrugated polyethylene pipe (Big "O") at maximum 15 meter interval spacings, with the minimum invert elevation at 1.0 meter below the soil surface.
- 7) Lateral pipes shall be connected to the buried east-west mainline collector and backfilled with gravel.
- 8) The outlet of the collector shall be located to ensure the water . outfall is carried away into either the No. 7 Road ditch to the east and/or the Savage Road ditch to the west.
- 9) Appropriate erosion control and siltation control measures shall be undertaken at all collector outlets prior to discharge into the local ditching system.

#### 8.0. IRRIGATION INSTALLATION

- 1) Upon completion of all aspects of extraction, filling and reclamation of each phase, an irrigation system shall be installed in a manner as shown on Figure No. 2 and described in the Irrigation Notes attached as Schedule No. 2.
- 2) All aspects of installation of the irrigation system shall be overseen by either the Reclamation Specialist or an Irrigation Specialist.
- 3) The irrigation system shall consist of a mainline running east to west through the centre of the property and installed in conjunction with a service road.
- 4) The mainline shall be installed in a manner allowing it to be lengthened through each successive rehabilitated phase.
- 5) Hydrants shall be located every 60 meters, located in pairs on either side of a service road to allow for six (6) wheel move units, one for each phase.

...7

April 23, 1993

Page 7

- 6) Each wheel move unit is to be designed to have sprinkler head overlap of 50%.
- 7) An irrigation pumphouse is to be located on the eastern side of the property to use the No. 7. Road ditch as an irrigation source and is to have sufficient capacity to operate all six (6) wheel move units.

#### 9.0. REPORTING AND MONITORING

- 1) The project will be subject to on-going and regular monitoring by the Commission and the City of Richmond.
- 2) The Reclamation Specialist shall monitor the operation on a regular basis and shall submit semiannual reports (every six (6) months from the date of issuance of the Soil Placement Permit by the City of Richmond) to the Commission Staff Agrologist, identifying dates of field inspections and describing the progress of the extraction operation. These reports are required to ensure compliance with all the conditions of the Commission's approval.
- 3) Any changes to the operation not addressed in the approval are to be made through the Commission Staff Agrologist, by the Reclamation Specialist, provided the changes do not alter the intent of the Commission approval.

Furthermore, if the applicant has not completed the project within the specified time period, then an appropriate extension of time may be granted. More specifically, an extension may be granted for this application if there are no changes to the original approval and the operation is in compliance with the local bylaws and Agricultural Land Commission conditions.

The land is still subject to the provisions of the Agricultural Land Commission Act and Soil Conservation Act, as well as the regulations thereto except as provided by this approval.

This approval in no way relieves the owner or occupier of the responsibility of adhering to all other legislation, including zoning, subdivision and other landuse by-laws of the City of Richmond and decisions of responsible authorities which may apply to the land.

Please obtain the confirmation of the Commission, if, in the process of subsequent approvals, and substantial changes are required to the proposal as approved by this office.

....8

April 23, 1993  
Page 8

It should be pointed out that the approval from the Commission does not constitute unconditional approval for a permit under the Soil Conservation Act. You, the local authority, must fulfill the responsibilities imparted to it in the Act and regulations. If you are satisfied that a permit under the Soil Conservation Act should be issued, please send a copy of the permit to the Commission and all other relevant documents in your custody not presently filed with the Commission relating to this application.

Please quote application #30-O-RICH-27166 in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

K. B. Miller, General Manager

CF/lv

cc: Ecowaste Industries Ltd.  
14431 River Road, Richmond, B.C. V6V 1L3  
Khevin Development Services Ltd.  
#270 - 601 West Cordova Street, Vancouver, B.C. V6B 1G1  
Ministry of Environment, Lands and Parks,  
Waste Management Branch - Surrey  
15326 - 103A Avenue, Surrey, B.C. V3R 7A2  
B.C. Assessment Authority - Delta

Map No. 1.

Application #30-O-RICH-92-27716  
Applicant: Ecowaste Industries Ltd

LOCATION MAP

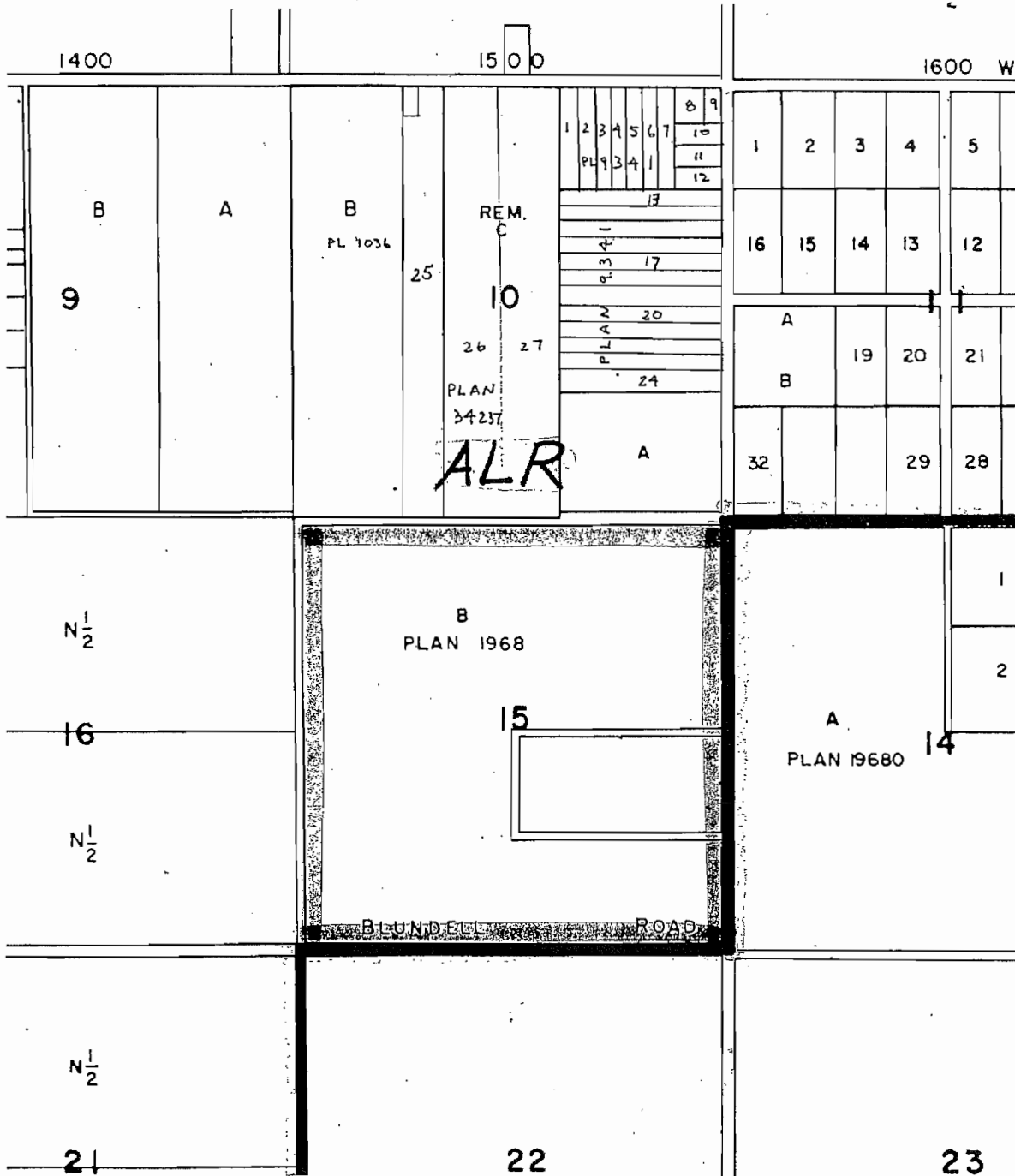
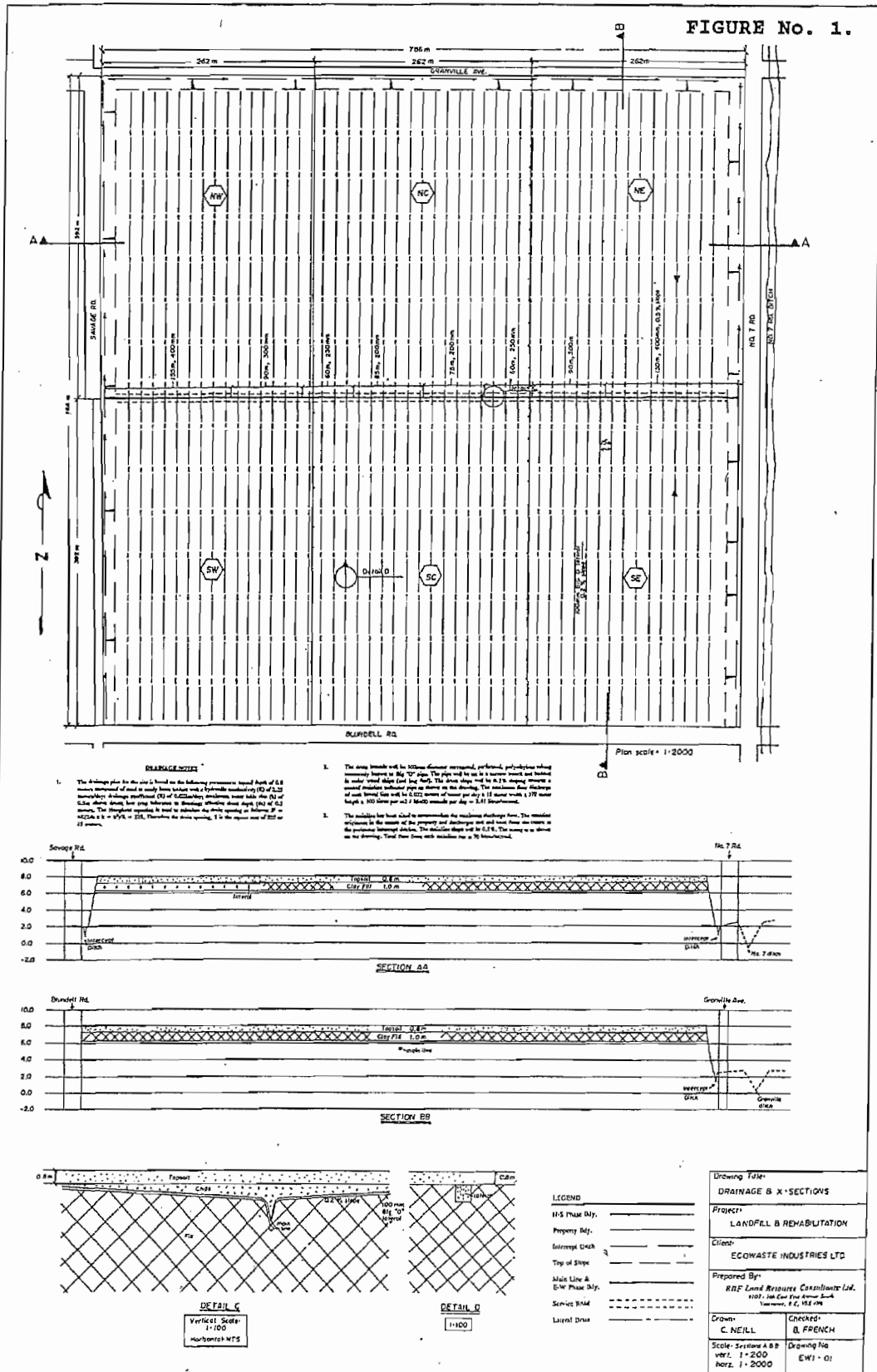


FIGURE No. 1.

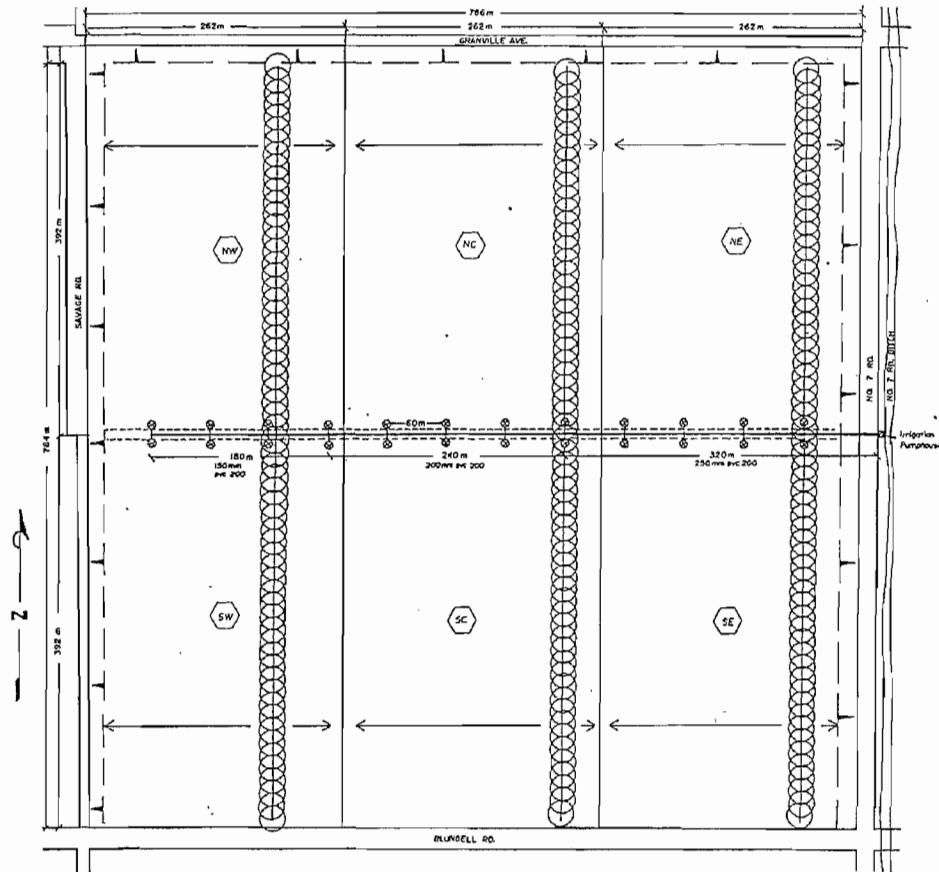


SCHEDULE No. 1.

**DRAINAGE NOTES**

1. The drainage plan for the site is based on the following parameters: topsoil depth of 0.8 meters composed of sand to sandy loam texture with a hydraulic conductivity (K) of 2.25 meters/day; drainage coefficient (R) of 0.022m/day; maximum water table rise (h) of 0.5m above drain; low crop tolerance to flooding; effective drain depth (de) of 0.3 meters. The Hooghout equation is used to calculate the drain spacing as follows:  $S^2 = 4K(2de \times h + h^2)/R = 225$ . Therefore the drain spacing, S is the square root of 225 or 15 meters.
2. The drain laterals will be 100mm diameter corrugated, perforated, polyethylene tubing commonly known as Big "O" pipe. The pipe will be set in a narrow trench and bedded in cedar wood chips (not hog fuel). The drain slope will be 0.2% sloping towards a central mainline collector pipe as shown on the drawing. The maximum flow discharge of each lateral line will be 0.022 meters of water per day x 15 meter width x 370 meter length x 100 litres per m<sup>3</sup> / 86400 seconds per day = 1.41 litres/second.
3. The mainline has been sized to accommodate the maximum discharge flow. The mainline originates in the centre of the property and discharges east and west from the centre to the perimeter intercept ditches. The mainline slope will be 0.5%. The sizing is as shown on the drawing. Total flow from each mainline run is 70 litres/second.

FIGURE No. 2.



IRRIGATION NOTES

- Water supply will be from the No. 7 Road ditch on the west side of the property. Three phase power will be provided and a pump house constructed at the site as shown on the drawing. A 60 H.P. electric motor will be required to provide the 900 USGPM at 175 feet of total head.
- The proposed irrigation system for the six 100' x 100' wheel units, one for each phase of the project. A service road is proposed to run down the center of the property from west to east. A buried irrigation mainline with hydrants spaced at 50' intervals (200' intervals on both sides of the service road) will be installed as shown on the drawing.
- The irrigation system is designed to meet the peak evapotranspiration (E.T.) demand for the site. The calculation is based on a typical layer of sand to sandy loam texture, 0.8 meters depth over an impermeable clay sealing layer. The estimated available water storage capacity (AWSC) for sand is 0.06 meters of water per meter of soil or a total of 0.048 meters for the 0.8 meter soil depth. The peak E.T. is 0.00125 m/day. Converting to Imperial measures for the irrigation calculations, the AWSC is 3.1" peak E.T. is 0.00125 m/day, availability coefficient is assumed to be 0.8 or 1.25" (0.031 m) is the maximum soil water deficit or (AWSD). Therefore the peak irrigation interval would be  $1.25' / 0.031' = 1.3$  days. A 40' by 40' sprinkler spacing was chosen using 50' x 50' nozzles delivering 0.50 gpm. Therefore the required set time to meet the KEMD of 1.25" is  $1.31 \text{ in} \times 0.77 \text{ efficiency} \times 0.3 \text{ in/hr} = 5.1$  hours. This allows four sets per day including move time. Each move covers 40 feet or 12.2 meters so to cover the +/- 20 meter width of each phase will take 2400/12.2m = 196 sets per day = 3 days.
- Each wheel line will have 30 sprinklers delivering approximately 1 GPM each for a total of 300 GPM per line. A sounding all lines will be operating simultaneously, the total water demand will be 6 x 300 GPM = 900 GPM. The pump and mainline have been sized to meet this demand. Portable standpipes maintain pipe with hydrants will be used to service the wheel lines between the main hydrants.
- The total water usage for the year is estimated to be 25 inches or 0.61 meters. This amounts to some 200,000 cubic meters of water per year for the whole area to be irrigated.

LEGEND

Property Line & N-S Phasing	---
Main Line & E-W Phasing	---
Hydrants	⊙
Service Road	---
Wheel Diameter	⊙
Top of Slope	---

Drawing Title: IRRIGATION	
Project: LANDFILL B REHABILITATION	
Client: ECOWASTE INDUSTRIES LTD	
Prepared By: RAF Land Resources Consultants Ltd. 2121 - 2nd Ave. S.W. Suite 200 Vancouver, B.C. V6K 3H6	
Drawn: E. NEILL	Checked: G. FRENCH
Scale: 1"=2000'	Drawing No. EWI - 02

IRRIGATION NOTES

1. Water supply will be from the No. 7 Road ditch on the east side of the property. Three phase power will be provided and a pumphouse constructed at the site as shown on the drawing. A 60 H.P. electric motor will be required to provide the 900 USGPM at 175 feet of total head.
2. The proposed irrigation system for the site employs six wheel move units, one for each phase of the project. A service road is proposed to run down the centre of the property from west to east. A buried irrigation mainline with hydrants spaced at 60 meter (200 ft) intervals on both sides of the service road will be installed as shown on the drawing.
3. The irrigation system is designed to meet the peak evapotranspiration (E.T.) demand for the site. The calculation is based on a topsoil layer of sand to sandy loam texture, 0.8 meters depth over an impermeable clay sealing layer. The estimated available water storage capacity (AWSC) for sand is 0.08 meters of water per meter of soil or a total of 0.064 meters for the 0.8 meter soil depth. The peak E.T. is 6mm/day. Converting to Imperial measure for the irrigation calculations, the AWSC is 2.5", peak E.T. is 0.24in/day, availability coefficient is assumed to be 50% or 1.25" (this is the maximum soil water deficit or MSWD). Therefore the peak irrigation interval would be  $1.25"/0.24" = 5.2$  days. A 40' by 40' sprinkler spacing was chosen using 5/32" nozzles delivering 0.3in/hr. Therefore the required set time to meet the MSWD of 1.25" is  $1.25in/0.72$  efficiency  $\times 0.3$  in/hr = 5.8 hours. This allows four sets per day including move time. Each move covers 40 feet or 12.2 meters so to cover the +/-240 meter width of each phase will take  $240m/12.2m \times 4$  sets per day = 5 days.
4. Each wheel line will have 30 sprinklers delivering approximately 5 GPM each for a total of 150 GPM per line. Assuming all lines will be operating simultaneously, the total water demand will be  $6 \times 150$  GPM = 900 GPM. The pump and mainlines have been sized to meet this demand. Portable aluminum mainline pipe with hydrants will be used to service the wheel lines between the main hydrants.
5. The total water usage for the year is estimated to be 25 inches or 0.64 meters. This amounts to some 360,000 cubic meters of water per year for the whole area to be irrigated.



Resolution #173/93  
Application #30-O-RICH-27166

MINUTES OF THE PROVINCIAL AGRICULTURAL LAND COMMISSION

Meeting held at the B.C. Agricultural Land Commission Office, 4940 Canada Way, Burnaby, British Columbia on the 4th day of February 1993.

Present: K. B. Miller	Chairperson
P. Gambell	Commissioner
J. Glover	Commissioner

An application from Ecowaste Industries Ltd. under Section 2 of the Soil Conservation Act was considered for the property described as:

Firstly: Lot "B", Section 15, Block 4 North, Range 5 West, New Westminster District, Plan 19680, and;

Secondly: Lot "A" (RD 93193-E), Section 15, Block 4 North, Range 5 West, New Westminster District, Plan 2799.

(more particularly shown on plans submitted to the Commission) requesting permission to conduct a comprehensive reclamation of the 60.8 ha total area of the two (2) subject properties. The proposal involves the extraction of the remaining peat material and to then fill the site with inert industrial wastes such as construction demolition, natural land clearing materials, concrete, brick, wood, plastic and other similar materials.

The fill would then be capped to an acceptable agricultural standard with a final agricultural capability, with irrigation, of Class 2A. The Commission was then presented with a report from Khevin Development Services which explained the proposal in detail.

IT WAS

MOVED BY: Commissioner J. Glover

SECONDED BY: P. Commissioner Gambell

That the application be allowed subject to compliance with all other legislation and to the following conditions:

1.0. LOCATION

All filling and associated activities are to be restricted to the two (2) subject properties.

...2.

**2.0. TERM**

This approval shall be valid for five (5) years from the date of issuance of the permit by the City of Richmond.

**3.0. BONDING**

A performance bond in the form of a Letter of Credit or Certified Cheque or Canada Savings Bonds in the amount of \$125,000.00 is to be posted with the Commission.

**4.0. GENERAL OPERATING CONDITIONS**

- 1) All aspects of the peat removal, filling and reclamation are to be overseen by a Land Reclamation Specialist. The Reclamation Specialist should be a member in good standing with the B. C. Institute of Agrologists and must have specialized in Soil Science, or a similar earth science, with academic credits in the areas of geomorphology, soil genesis, soil classification, soil physics, drainage and irrigation. The Reclamation Specialist shall act as liaison with the Commission Staff Agrologist on technical matters, clarification of the conditions of this approval and be responsible for maintaining up to date reports on all aspects of the operation.
- 2) Prior to the commencement of any works, the Commission must be notified of the name of the Land Reclamation Specialist. Confirmation from the Land Reclamation Specialist must also be provided to the Commission.
- 3) There is to be no movement or manipulation of soil, which is to be used for reclamation, during conditions of adverse soil moisture content. The movement or manipulation of the soil is to be conducted only when the soil is below field capacity.
- 4) Surface drainage from the working, filling and rehabilitated areas shall be controlled at all times to prevent erosion, flooding, siltation or other degradation of the subject property, adjacent lands, ditches or waterways.
- 5) All run-off shall be diverted into catchment ponds or silt traps prior to discharge from the property into adjacent ditch systems.
- 6) Weed control is to be practiced at all times. Weeds must be controlled before seed set and Canada Thistle before flowering. Mechanical and/or approved chemical control is acceptable.
- 7) Under no circumstances is any cedar hog fuel or any other form of cedar woodwaste to be brought onto the property.

...3

- 8) The fill permit is to be posted at a prominent location and be clearly visible.
- 9) The property is to be secured in such a manner as to prevent unauthorized deposition of fill. Also, an unobstructed sign is to be posted on the property at a prominent location prohibiting unauthorized deposition of material.

#### 5.0. SITE PREPARATION AND FILLING

- 1) Filling is not to occur within .75 meters of any legal property boundary.
- 2) The fill material shall consist of inert industrial wastes such as construction demolition and natural land clearing materials which have been crushed or partially processed, concrete, brick, wood, plastic and similar material. No domestic wastes, putrescibles or other polluting wastes are to be deposited on the property.
- 3) Each load of fill material is to be inspected on site prior to being deposited on the property.
- 4) The fill is to be placed in lifts not exceeding 1.0 meter, and compressed.
- 5) All filling, including the manufactured topsoil required for reclamation, is not to exceed a maximum depth of 6.0 meters above the original ground level, or 8.0 meters above sea level.
- 6) Prior to any filling, all remaining peat within each phase is to be removed.
- 7) Any peat remaining on the property is to be stockpiled in storage berms.
- 8) The sideslope of each storage berm is not to exceed a uniform and stable slope of 2:1.
- 9) As a method of erosion and weed control, each storage berm shall be seeded with an appropriate cereal or forage mix and fertilized.
- 10) The soil surface of a storage berm shall not remain bare for more than 30 days without providing either a vegetative or mulch cover of straw or shavings.

...4

- 11) The excavated peat may be used as part of the composting operation and sold provided 20% of the excavated peat remains on the property for reclamation. This peat material is to be composted to the humic state (no sign of coarse fiber remaining) and incorporated into the final upper 30 cm of topsoil mixture.
- 12) The entire property is to be perimeter diked to the height of the final elevation of the fill.
- 13) The top of the dike is to be a minimum of 2.5 meters in width but not to exceed a maximum width of 5 meters. The dike may be used as a perimeter road.
- 14) Outer sidewall slopes of the dike shall not exceed a maximum slope of 2:1, while inner sideslopes of the dike are not to exceed a maximum slope of 1:1.
- 15) Peat extraction, filling and reclamation is to be carried out on a progressive basis in six (6) equally sized phases.
- 16) The project shall begin with phase 1, located in the northeast corner of the property and proceed in an orderly manner to the next phase.
- 17) Each new phase must be located adjacent the previous phase. The project shall proceed to completion in this manner.
- 18) Excavation and filling of a new phase shall not proceed beyond 20% of completion until:
  - i) The previous phase is completely reclaimed to either the specified agricultural use, or a forage cover has been established.
  - ii) The location of the next adjacent phase is identified.
  - iii) The final agricultural use of the next phase has been determined.

6.0. REHABILITATION OF THE FILLED AREA

- 1) Upon completion of filling each phase with the approved materials, the fill is to be capped with a minimum of 1.0 meter of medium textured glacial till material.
- 2) The glacial till capping shall be placed over the fill in 0.5 meter lifts and compacted.

...5

- 3) Upon completion of spreading and compacting the capping, a minimum of 0.8 meters of medium textured sands are to be placed over the capping.
- 4) As a method of increasing the available water storage capacity (A.W.S.C.) of the sand, the final upper 30 cm is to have a texture of loamysand. This will involve the incorporation of between 15% to 30% of silt into the sand. No soil with a texture of silty clay loam or finer is to be used as a soil amendum to increase the A.W.S.C. of the sand.
- 5) The Commission encourages the backhauling of good quality agricultural soil for rehabilitation purposes provided;
  - i) the soil material is of mineral origin only,
  - ii) the soil material is not to contain any coarse fragments, including particle sizes greater than coarse sand to 2.5 cm dia.
  - iii) the texture of the soil is no coarser than loamysand or finer than siltloam.
- 6) A suitable organic matter shall be applied to the upper 30 cm of reclaimed soil at a rate of 10 tonnes/hectare dry weight. This organic matter may be added in the form of animal manures or a cereal or forage cover crop turned into the soil. Incorporation of the compost material produced on the property may be used as the organic supplement, provided the composted organic material has decomposed to the humic state and no sign of fiber remains. Sawdust and other woodwaste materials are not considered suitable organic matter supplements.
- 7) If no immediate agricultural use is to be made of each phase, upon completion of all aspects of rehabilitation, a seedbed is to be prepared and the rehabilitated areas are to be seeded to an appropriate cereal or forage mix and fertilized. The application rate and type of cereal or forage seed mix and fertilizer mix is to be determined by the Reclamation Specialist.
- 8) The improved agricultural capability rating, with irrigation, of the rehabilitated soil is to be Class 2A when all works have been completed.

...6

**7.0 DRAINAGE CONTROL AND DRAINAGE SYSTEM INSTALLATION**

- 1) Upon completion of all aspects of reclamation of each phase and prior to establishing any multi-year crop other than forage and prior to 20% completion of the next phase, a subsurface drainage system is to be installed.
- 2) The drainage system shall be installed in accordance with the plans and drainage notes submitted with the application.
- 3) All aspects of installation of the subsurface drainage system are to be overseen and supervised by either a Drainage Specialist or the Land Reclamation Specialist.
- 4) Installation shall be by way of a trenchless plow or chain type trencher equipped with automatic depth and grade control using laser alignment technology.
- 5) The central collector shall be installed in phases, east to west down the centre of the the property and installed with depths and grades allowing it to be extended through each successive phase.
- 6) Laterals shall be installed with 100 mm diameter perforated corrugated polyethylene pipe (Big "O") at maximum 15 meter interval spacings, with the minimum invert elevation at 1.0 meter below the soil surface.
- 7) Lateral pipes shall be connected to the buried east-west mainline collector and backfilled with gravel.
- 8) The outlet of the collector shall be located to ensure the water outfall is carried away into either the No. 7 Road ditch to the east and/or the Savage Road ditch to the west.
- 9) Appropriate erosion control and siltation control measures shall be undertaken at all collector outlets prior to discharge into the local ditching system.

**8.0. IRRIGATION INSTALLATION**

- 1) Upon completion of all aspects of extraction, filling and reclamation of each phase, an irrigation system shall be installed in accordance with the plan and irrigation notes submitted with the application.

...7

- 2) All aspects of installation of the irrigation system shall be overseen by either the Reclamation Specialist or an Irrigation Specialist.
- 3) The irrigation system shall consist of a mainline running east to west through the centre of the property and installed in conjunction with a service road.
- 4) The mainline shall be installed in a manner allowing it to be lengthened through each successive rehabilitated phase.
- 5) Hydrants shall be located every 60 meters, located in pairs on either side of a service road to allow for six (6) wheel move units, one for each phase.
- 6) Each wheel move unit is to be designed to have sprinkler head overlap of 50%.
- 7) An irrigation pumphouse is to be located on the eastern side of the property to use the No. 7. Road ditch as an irrigation source and is to have sufficient capacity to operate all six (6) wheel move units.

#### 9.0. REPORTING AND MONITORING

- 1) The project will be subject to on-going and regular monitoring by the Commission and the City of Richmond.
- 2) The Reclamation Specialist shall monitor the operation on a regular basis and shall submit semiannual reports (every six (6) months from the date of issuance of the Soil Placement Permit by the City of Richmond) to the Commission Staff Agrologist, identifying dates of field inspections and describing the progress of the extraction operation. These reports are required to ensure compliance with all the conditions of the Commission's approval.
- 3) Any changes to the operation not addressed in the approval are to be made through the Commission Staff Agrologist, by the Reclamation Specialist, provided the changes do not alter the intent of the Commission approval.

Furthermore, if the applicant has not completed the project within the specified time period, then an appropriate extension of time may be granted. More specifically, an extension may be granted for this application if there are no changes to the original approval and the operation is in compliance with the local bylaws and Agricultural Land Commission conditions.

Carried.



Timeline – Ecowaste Landfill Activities in the ALR

- 1993 – Approval to allow the applicant to operate a landfill in the ALR under the Soil Conservation Act (Permit S-271)
- 1999 – Approval for a 10 year renewal to Permit S-271 to allow the continued operation of the landfill in the ALR.
- 2002 – Repeal of the Soil Conservation Act resulting in soil removal and filling in the ALR being regulated and permitted through the ALC Act and related regulations. As a result of the repeal of the Soil Conservation Act in 2002, no further renewals or extensions can be granted under Permit S-271. ALC staff have confirmed that the only means to provide an extension is through the ALR non-farm use application process as the ALC Act and regulations is the appropriate legislation to address the proponents request to extend the landfill operations.
- December 19, 2011, Council granted authorization to open a number of un-built road allowances to allow construction of future public roads to facilitate Ecowaste's development of their industrial land. This application was also reviewed and approved by the ALC. Blundell Road (between No. 7 Road and Savage Road), Savage Road (between Williams Road and Francis Road) and portions of the Francis Road allowance were approved for the development of public roads in coordination with Ecowaste's proposed redevelopment plans for their industrial zoned and designated land.
- A Development Permit application (DP 11-566011) for the industrial land south of the Blundell Road allowance is to secure an ALR landscape buffer and address impacts to an Environmentally Sensitive Area (ESA). This application is currently being processed by staff.
- 2009 to Current – Exploration and development planning by Ecowaste for a large scale phased industrial development proposed for the portions of the landfill site south of the Blundell Road allowance (outside of the ALR; zoned and designated in the OCP for Industry), which resulted in the following:
  - Ecowaste obtained appropriate amendments to their operational certificate approved by the Ministry of Environment to facilitate a re-opening and vertical expansion to the landfill outside of the ALR and modify the closure plan to accommodate a suitable grade and structural base to support the proposed industrial development.
  - Focus on landfill and site modifications on Ecowaste industrial lands for the immediate future (approximately 8-10 years). When filling and closure of the landfill site for the future industrial site is completed, fill activities will resume on the ALR portion of the landfill site north of the Blundell Road allowance. Currently, active filling on the ALR portion of the landfill site is not being undertaken as Ecowaste has implemented an interim closure while activities shift to the industrial zoned portion of the landfill to the south.
  - The above two factors are the main reasons for the proponent's ALR non-farm use applications to extend the time period for the landfill operation for 20 years and locate the soil processing activities onto the ALR portion of the landfill.



November 4, 2013

File: MR-04922

**REGISTERED MAIL**

Ecowaste Industries Ltd  
200 – 10991 Shellbridge Way  
Richmond, BC V6X 3C6

**Attention:** Tom Land - General Manager

Dear Tom Land,

**Re: Ecowaste Design, Operations and Closure Plan – Final Report (October 2013)**

Ecowaste Industries Ltd submitted to the Ministry of Environment (MOE), the document titled "Ecowaste Landfill MR-04922 Design, Operations and Closure Plan (DOCP)" for final review and approval on October 15, 2013. The DOCP improves upon previously submitted plans and reflects requirements set forth in Operational Certificate MR-04922, last amended on October 27, 2005.

Ministry staff have completed a review of the above referenced document and are satisfied that the DOCP meets the requirements set forth in Section 2.15 and 2.17 of the Operational Certificate MR-04922 and the Ministry's *Landfill Criteria for Municipal Solid Waste* (Interim Second Edition – August 2013). It is noted that the DOCP was certified by the Qualified Professional, Greg Huculak, P.Eng. of GNH Engineering Ltd., in accordance with generally accepted engineering practices. It is on this basis that the Ecowaste Landfill MR-04922 Design, Operations and Closure Plan (October 2013) is hereby approved. The DOCP approval supersedes all previous Design & Operations Plans and/or Closure Plans for the Ecowaste Landfill. Should there be any inconsistency between the DOCP and the Operational Certificate MR-04922; Operational Certificate MR-04922 must take precedence unless otherwise agreed in writing by the Director.

Please be advised that additional conditions may apply, including requirements under the *Agricultural Land Commission Act*, Contaminated Sites Regulation, and the City of Richmond's municipal bylaw(s), that require written authorization prior to the commencement of works onsite.

This letter does not authorize entry upon, crossing over, or use for any purpose of private or crown lands or works, unless and except as authorized by the owner of such lands or works. The responsibility for obtaining such authority rests with you.

./2

November 4, 2013

-2-

MR-04922

This letter shall not be construed as a waiver of any lawful requirement pertaining to any unauthorized discharge of waste to the environment, and is without prejudice to any further legal action that the Ministry may take under the *Environmental Management Act*.

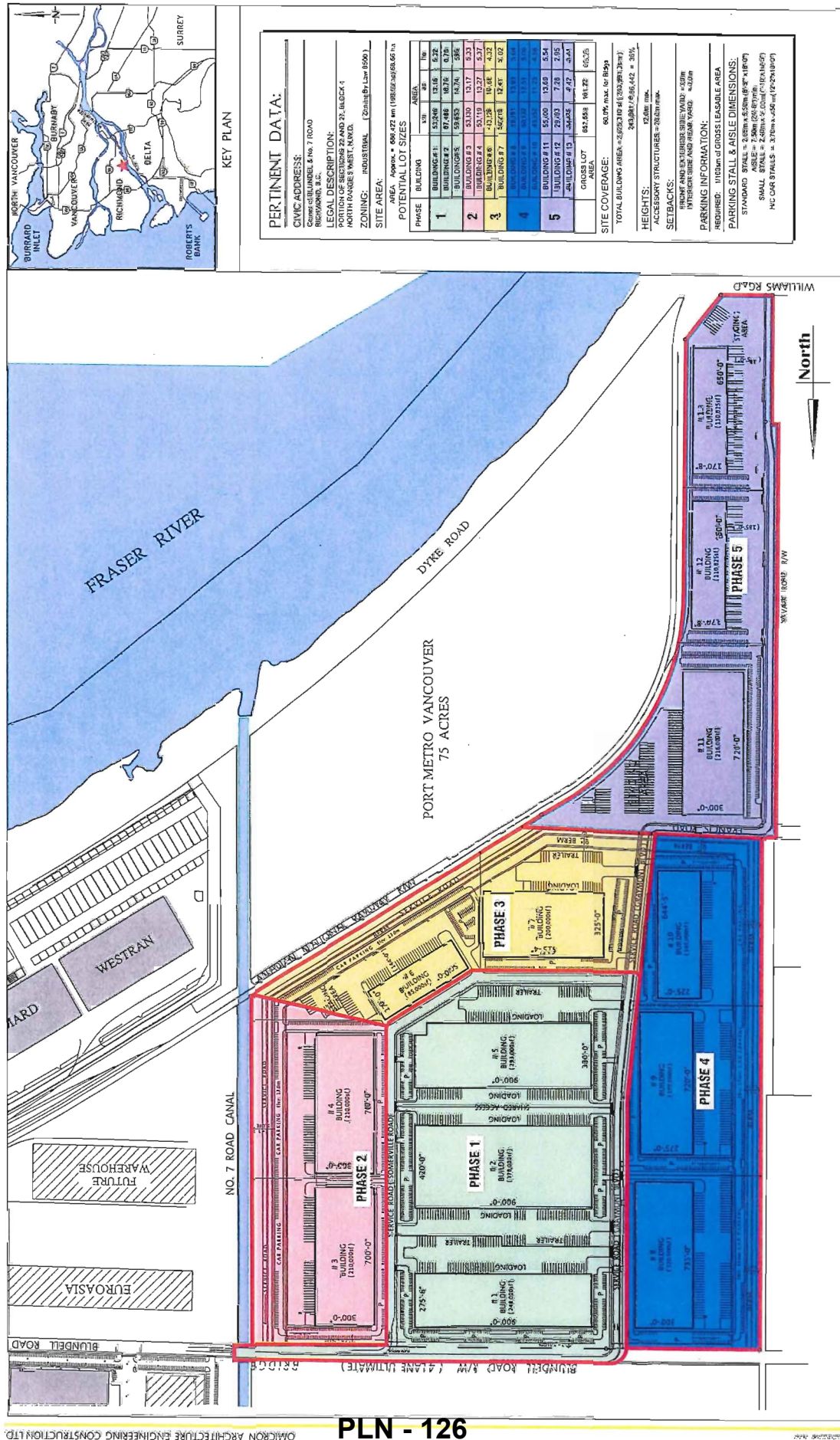
If you have any questions, please contact Ashley Smith at (604) 582-5358.

Sincerely,



Avtar S. Sundher  
For Director, *Environmental Management Act*  
Environmental Protection Division

cc: Lesley Douglas, Manager, Environmental Sustainability, City of Richmond  
Jonh Braman, Regional Director, South Coast Region, MOE



**PERTINENT DATA:**

CIVIC ADDRESS: 3400 BLUNDELL RD. & NO. 7 ROAD  
RICHMOND, B.C.  
LEGAL DESCRIPTION: PORT METRO VANCOUVER 75 ACRES  
NORTH RANGES WEST, NAD83  
ZONING: INDUSTRIAL (Zoning By-Law 8599)  
SITE AREA: 686,422 sq. ft. (15.86 acres) (158,660 sq. ft. less 128,762 sq. ft. less 99,999 sq. ft.)

**POTENTIAL LOT SIZES**

PHASE	BUILDING	LOT	AREA	W	D	W
1	BUILDING #1	52,248	12.16	6.72		
2	BUILDING #2	87,488	19.70	0.70		
2	BUILDING #3	59,853	13.74	1.586		
3	BUILDING #4	51,130	11.77	9.37		
3	BUILDING #5	11,228	0.26	4.35		
3	BUILDING #6	14,474	3.27	14.02		
3	BUILDING #7	11,130	2.52	11.57		
3	BUILDING #8	11,130	2.52	11.57		
3	BUILDING #9	11,130	2.52	11.57		
3	BUILDING #10	11,130	2.52	11.57		
3	BUILDING #11	55,000	12.69	5.54		
3	BUILDING #12	79,033	18.25	7.95		
3	BUILDING #13	44,444	10.17	4.44		
3	BUILDING #14	82,258	18.72	4.525		
3	BUILDING #15	82,258	18.72	4.525		

**SITE COVERAGE:** 66.7% max. w/ 80%  
TOTAL BUILDING AREA: 2,052,310 sq. ft. (47.28 acres) (2,052,310 sq. ft. less 128,762 sq. ft. less 99,999 sq. ft.)

**HEIGHTS:** ACCESSORY STRUCTURES: 20.0m max.  
SETBACKS: FRONT AND SIDE YARDS: 3.0m  
INTERIOR YARD: 4.0m  
PARKING INFORMATION: REQUIRED: 1000 sq. ft. per 1000 sq. ft. of GROSS FLOOR AREA  
PARKING STALL & AISLE DIMENSIONS: STANDARD: 2.44m x 5.49m (8'0" x 18'0")  
SMALL: 2.44m x 3.05m (8'0" x 10'0")  
H.C. CAR STALLS: 3.70m x 4.50m (12'0" x 15'0")

Project Number: 10-10-126  
Date: OCT 2, 2012  
Revised: SK-10

PROPOSED PHASING  
Scale: 1" = 400'  
North Arrow

PROPOSED:  
**ECORIDGE INDUSTRIAL PARK**  
BLUNDELL ROAD & NO. 7 ROAD, RICHMOND, B.C.

OMICRON  
TOTAL ARCHITECTURE & SOLUTIONS  
10000 150th Ave. Suite 100  
Richmond, BC V6V 1K4  
Tel: 604.273.8888  
Fax: 604.273.8889  
www.omicronarch.com



## Soil Survey and Rehabilitation Assessment

**Ecowaste Landfill  
7011 No. 7 Road  
Richmond, BC**



Prepared for:  
**Ecowaste Industries Ltd.**  
200 – 10991 Shellbridge Way  
Richmond, BC  
V6X 3C6

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

PGL File: 079-04.01

September 2013



## Table of Contents

<b>1.0</b>	<b>Introduction.....</b>	<b>1</b>
<b>2.0</b>	<b>Site Description .....</b>	<b>1</b>
<b>3.0</b>	<b>Methodology .....</b>	<b>2</b>
<b>4.0</b>	<b>Soils and Agricultural Capability .....</b>	<b>2</b>
4.1	Soil Description.....	3
<b>5.0</b>	<b>Agricultural Capability Classification.....</b>	<b>3</b>
5.1	Historical Soil Survey.....	3
5.2	Baseline Soil Conditions.....	4
5.2.1	Current Mapping .....	4
5.2.2	Current Agricultural Capability .....	5
<b>6.0</b>	<b>1993 ALC approval conditions .....</b>	<b>6</b>
6.1	General Operating Conditions.....	6
6.2	Site Preparation and Filling Procedures.....	6
6.3	Rehabilitation of the Filled Area Procedures .....	7
6.4	Drainage Control and Drainage System Installation .....	7
6.5	Irrigation Installation .....	7
6.6	Reporting and Monitoring .....	8
<b>7.0</b>	<b>Conclusion .....</b>	<b>8</b>

## FIGURES

- Figure 1      Site Location  
Figure 2      Soil Investigation

## APPENDICES

- Appendix 1      Agricultural Capability Classes  
Appendix 2      Site Photos

## 1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. (PGL) was retained by Ecowaste Industries Ltd. (Ecowaste) to confirm compliance with the conditions of the Agricultural Land Commission's (ALC) 1993 approval for 7011 No. 7 Road, Richmond, BC (the Site, Figure 1). PGL's assessment will form part of the Owners' applications to the ALC for non-farm use application of 60.7ha of land within the Agricultural Land Reserve (ALR).

Ecowaste's non-farm use application is required to update the previous application under the Soil Conservation Act and because Ecowaste has subcontracted four operators to support and enhance their landfill operation: Tervita Corporation, Quantum Murray, Urban Wood Waste Recyclers and Yardworks/Arrow. These operations are integral to the operation of Ecowaste's landfill to ensure that contaminated soils deposited on the site are reduced to a minimum (Tervita and Quantum) and to enhance the efficiency of their recycling efforts (Yardworks/Arrow and Urban Wood Waste Recyclers).

Our report includes a summary of the conditions of the 1993 ALC approval, description of the Site, an outline of our assessment methodology, a description of the historical and current Site soils, and an assessment of the Site's agricultural capability.

## 2.0 SITE DESCRIPTION

The Site is located in the City of Richmond (Figure 1) and is part of the Ecowaste landfill operated by Ecowaste Industries Ltd. (Ecowaste) at 15111 Williams Road in Richmond, BC. The Ecowaste landfill is comprised of 118ha located between No. 6 and No. 7 Roads and between Granville Avenue and Williams Road. Of the 118ha, a 61ha parcel consisting of two lots are located within the ALR (ALR Site). The remainder is located on a 57ha non-ALR parcel (Industrial Site). In 1993, Ecowaste received approval under the Soil Conservation Act from the ALC to remove any remaining peat from the ALR Site and then utilize properties as part of its landfill operation.

The Ecowaste landfill, including the non-ALR portion, accepts the disposal of inert waste primarily from construction and demolition activities. The landfill also accommodates several related industries as tenants, including yard waste composting facilities, wood processing facilities, and a soil remediation facility. Only yard waste composting activities occur on the ALR Site.

The Site is currently used for disposal of solid waste, including: demolition waste, excavation waste and land-clearing debris. Putrescible wastes, liquids, semi-solids, biomedical waste and hazardous waste (excluding asbestos managed as per the Hazardous Waste Regulation) are not permitted. Typical excavation, construction and demolition materials include:

- Wood;
- Roofing;
- Plastics;
- Concrete;
- Asphalt paving;
- Insulation (excluding asbestos), and
- Land-clearing debris.



Following placement of the solid waste, the completed landfill will be improved by placement of a soil cover suitable for agriculture. Soils placed on the ALR-zoned portions of the property are required to meet the BC Contaminated Sites Regulation's Agricultural Land Use Standards.

The surrounding area is characterized by:

- North: ALR agricultural land use;
- West: ALR agricultural with a mix of non-farm uses including a golf course/driving range and as well as farm uses;
- South: non-ALR Ecowaste landfill, which will be developed as a logistics-based industrial park once filling is complete; and
- East: non-ALR Industrial land use operated by Port Metro Vancouver and developed for port-related industrial purposes.

**Table A: ALR Site Identification Information**

<b>Civic Address</b>	7011 No. 7 Road, Richmond, B.C.
<b>Land Use</b>	Agriculture (AG1)
<b>Legal Description</b>	Lot B, Section 15, Block 4 North, Range 5 West, New Westminster District, Plan 19680 (53.7ha) Lots 1, 2, 3, 4 Section 15, Block 4 North, Range 5 West, New Westminster District, Plan 2799 (7ha)
<b>Latitude*</b>	49° 09' 31.5" North
<b>Longitude*</b>	123° 03' 07.5" West
<b>Site Area</b>	60.7ha

### 3.0 METHODOLOGY

PGL's soil survey involved reviewing existing historical reports, maps, and aerial photographs of the Site, reviewing pertinent documents at the ALC, developing a detailed soil sampling plan, and conducting a Site visit to describe soil pits.

The soil sampling plan consisted of excavating 12 test pits across the Site to confirm soil conditions (Figure 2). The 12 test pits were excavated to depths ranging between 1.0m and 1.2m.

### 4.0 SOILS AND AGRICULTURAL CAPABILITY

Typically, soils in the area are relatively young, having developed from organic deposits associated with wetlands adjacent to the Fraser River. Native soils on the site consisted of a mix of Lulu and Triggs soils. This section describes the soils at the Site and assesses their agricultural capability.

#### 4.1 Soil Description

The soils on the subject property and the surrounding area consist of two main soil series. These soils were classified and mapped by Jungen (1985) prior to completion of peat harvesting activities. Site soils were part of the Lulu and Triggs series, however, following peat extraction and filling, soils would be classified as anthropogenic.

#### 5.0 AGRICULTURAL CAPABILITY CLASSIFICATION

The land capability classification for agriculture (agricultural capability) identifies the potential for agriculture. The agricultural capability usually gives two ratings: unimproved and improved. Unimproved ratings describe the land in its native condition without any improvements to the soil. Improved ratings indicate the land's potential once appropriate management practices have been conducted. An explanation for agricultural capability classes is attached in Appendix 1.

#### 5.1 Historical Soil Survey

The historical mapping for the ALR Site, however, is not applicable due to the past peat extraction and resulting soil disturbance. Historical surveys prior to peat extraction indicate the main agricultural limitation of the soils in the area was excess soil moisture, poorly decomposed peat, and low fertility. PGL used this as a guide to produce a more detailed survey. The Site is bisected by two very large polygons within a lowland adjacent to the Fraser River.:

An improved agricultural capability classification of 60% 3WN and 40% 2WD and an unimproved rating of 100% 4W (Agricultural Capability Map 92G.3h) was mapped throughout the western portion of the property. The eastern portion of the property was mapped as having an improved agricultural capability classification of 100% Ø3LW and an unimproved rating of 100% Ø5WP (Agricultural Capability Map 92G.3h).

C & F Land Resource Consultants Ltd. (C & F) previously prepared a land rehabilitation plan in 2008 for a 32ha property at 8060 No. 6 Road, Richmond BC, which is located within the ALR and Ecowaste's holdings. C & F found that the entire property had been disturbed from native conditions by peat extraction and were classified as one of four units which are summarized below.

**Table B: Existing Agricultural Capability (from C & F)**

Unit #	Unimproved Agricultural Capability	Improved Agricultural Capability	Area (ha)	% of Total
1	O7W	O5WF	17.7	55.3
2	O5WF <sup>8</sup> - 5WD <sup>2</sup>	O4WF <sup>8</sup> - 4W <sup>2</sup>	8.7	27.2
3	O7F	O7F	3.6	11.3
4	O5WF	O4WF	2.0	6.2
Total			32.0	100

Following rehabilitation, C & F predicted that areas which underwent rehabilitation would have an agricultural capability of Class 3A improvable to Class 1, while perimeter side slopes would have an agricultural capability of 7T and drainage ditches would be O5WF<sup>7</sup> - 7TI<sup>3</sup>.

Ecowaste's 1992 Soil Conservation Act Application to the ALC indicated that the impacted soils would have an improved agricultural capability rating of 100% Ø4LW assuming significant improvements to drainage, fertility and levelling. Unimproved ratings were found to be Ø7W for flooded and inundated portions of the Site, 7E for roads and filled areas and Ø5WF for the remainder of the Site.

## 5.2 Baseline Soil Conditions

The entire property has been disturbed from original conditions due to peat extraction and subsequent waste-filling activities. PGL conducted a detailed soil survey of the Site to assess current soils to establish baseline conditions.

Soils vary across the Site depending on the state of filling and typically fall into three categories: road network, areas undergoing filling and filled/rehabilitated areas (Appendix 2 – Site Photographs). Our report is intended to establish baseline conditions for the portion of the Site still undergoing filling activities as proposed in the non-farm use application.

This area is proposed for four sub-contracted operators who will support and enhance Ecowaste's landfill operation. The operators include Tervita Corporation, Quantum Murray, Urban Wood Waste Recyclers and Yardworks/Arrow. Yardworks/Arrow is already located on the Site while the remaining three operations are currently located on Ecowaste's industrial property.

### 5.2.1 Current Mapping

Site soils have been significantly altered by peat extraction and subsequent filling activities. This has resulted in three soil environments and associated soils: areas undergoing filling, filled/rehabilitated areas and road networks. Soil characteristics are summarized below.

#### Areas Undergoing Filling

Areas undergoing filling are located in central portion of the Site. Filling extends from the northern portion of the Site south towards Blundell Road. Within the central portion of the Site, no mineral soil was observed within the top 1m as waste placement activities were being finalized. Fill consisted of road demolition waste, excavation waste and land-clearing debris. Waste disposal includes placement and compaction of waste to a suitable density to an established elevation prior to placement of a soil cap to meet agricultural capability objectives.

Within the northern portion of the property, cover fill is currently being placed over waste fill. Cover fill originates from treated soil which meets the BC Contaminated Sites Regulation's Agricultural Land Use Standards.

Soil utilized for cover fill originates from a variety of offsite locations and its composition is heterogeneous across the Site. Soil composition is dependent upon what type of soil is received at a given time. Generally, cover fill soils are medium-textured glacial till which extend to over 1m before grading into the underlying waste. Placement of cover fill in this area is not yet complete and a seedbank has not yet been prepared.

#### Filled/Rehabilitated Areas

Approximately 70% of the ALR land considered under the non-farm use application has been filled and 25% has been rehabilitated. These areas primarily include the perimeter of the Site. Filled and rehabilitated areas were investigated where access was permissible. Following closure of filled cells, irrigation lines were installed to improve the rehabilitated lands agricultural capability. PGL's investigation was focused on areas where the irrigation network would not be encountered.

Prior to filling, all remaining peat was removed, after which inert industrial wastes were placed in lifts not exceeding 1m and were compressed as stipulated in the ALC's resolution. Once the established final elevation for the fill was reached, waste material was capped with a minimum of 1m of medium-textured soil.

Soil utilized for cover fill originates from a variety of offsite locations, so its composition varies and is heterogeneous across the Site. Soil was typically characterized as being a medium-textured loam. Based on ALC requirements, soil was placed in 0.5m lifts and compacted.

Filled areas were contoured to promote adequate drainage and minimize the potential for surface ponding. Following rehabilitation, soils were seeded with either an appropriate cereal or forage crop and in the case of the southwestern portion of the property, were planted with a variety of deciduous trees for agroforestry purposes.

Rehabilitated soils are serviced by an in-ground irrigation network to maximize the soils agricultural capability.

#### Road Networks

An access road loops through the Site from Blundell Road which accesses the filling areas and will be used to serve the proposed sub-contractor operations. The road is comprised of road base and is not paved. The road is bounded by areas undergoing filling activities or filled/rehabilitated areas.

### 5.2.2 Current Agricultural Capability

#### Areas Undergoing Filling

Areas undergoing filling have been disturbed, including peat extraction activities and ongoing waste filling. Where filling is actively occurring the agricultural capability is 7F and is un-improvable in its current state. Following placement of a soil cap and suitable growing media, agricultural capability will increase to an unimproved rating of 100% 3A and an improved rating of 100% 2/1.

### Filled/Rehabilitated Areas

Peat extraction and subsequent filling and contouring has greatly improved the agricultural capability of the Site soils primarily by removing the less fertile, poorly decomposed, organic soils and reducing the excess water which limited previous agricultural potential. Rehabilitation works have resulted in an improved agricultural capability classification of 90% 2/1 and 10% 6T and an unimproved rating of 90% 3A and 10% 6TA. Lower capability soils are located adjacent to Blundell Road where fill slopes steeply up to the north.

### Road Networks

The road network filled area has an agricultural capability of Class 7F and is un-improvable since it will be developed for roads on completion of the rehabilitation.

## **6.0 1993 ALC APPROVAL CONDITIONS**

The 1993 ALC Resolution #173/93 allowed peat extraction and the deposition of fill to be undertaken on the Ecowaste property, subject to the following conditions which are described further below:

- General operating conditions;
- Site preparation and filling;
- Rehabilitation of the filled area;
- Drainage control and drainage system installation;
- Irrigation installation; and
- Reporting and monitoring.

### **6.1 General Operating Conditions**

General operating conditions of the Ecowaste Landfill is detailed in their January 2013 Design, Operations and Closure Plan Submission which is included in Ecowaste's Application for Non-Farm Use and Soil Permit Renewal.

### **6.2 Site Preparation and Filling Procedures**

Currently 70% of the ALR land has been filled. A detailed filling plan is included in the document *Ecowaste Landfill - Design, Operations and Closure Plan January 2013*. Waste is spread out in thin lifts between 0.3-0.6m and compacted with heavy machinery as required under the ALC resolution. Each cell was filled to approximately 3m in height. Following placement of each lift, 0.6m of cover soil was placed to secure the lift. The lift will also be sloped to facilitate appropriate drainage.

The final 0.5m of the subgrade will consist of free draining, permeable soil, sand or gravel, while the overlying topsoil will be clean with a coarse fragment content less than 5% with no texture finer than silty clay loam and no coarser than sandy loam. The topsoil will also be placed evenly over the surface to the finish grade.

Prior to landfilling inert waste consistent with construction, demolition and land-clearing debris, the material was screened to ensure only acceptable materials were being deposited onsite. Fill will be free of contaminants as well as large woody debris, construction rubble, demolition material, metals, plastics and garbage. Minor amounts of plastic pipe, brick, concrete and asphalt are acceptable for base fill as long as it is placed more than 2m from the surface.

Once the final closure elevation has been achieved the Site is covered with 2m of soils which meet the BC Contaminated Sites Regulations Standards for Agricultural Land Use.

### **6.3 Rehabilitation of the Filled Area Procedures**

The original approval for fill/rehabilitation as approved by the ALC by resolution #173/93 required that the final improved agricultural capability rating, with irrigation is to be Class 2A. To meet the improved classification, the resolution also required that rehabilitation of the filled area:

- Upon completion of filling , the fill is to be capped with a minimum of 1.0m of medium-textured glacial till material;
- Upon completion of spreading and compacting the capping, a minimum of 0.8m of medium-textured sands are to be placed over the capping;
- The final upper 0.3m is to be loamy sand;
- Encouraging backhauling of good quality agricultural soil for rehabilitation purposes;
- Application of suitable organic matter to the upper 0.3m of reclaimed soil; and
- Preparation of a seedbed if no immediate agricultural use is planned.

Following rehabilitation, the rehabilitated Site will be maintained in a high state of agricultural management for a period of no less than five years following completion. Already rehabilitated areas have been either seeded with a forage crop or used for agro-forestry.

### **6.4 Drainage Control and Drainage System Installation**

Drainage control and drainage system installation is detailed in Ecowaste's January 2013 Design, Operations and Closure Plan Submission which is included in Ecowaste's Application for Non-Farm Use and Soil Permit Renewal.

Stormwater and runoff from the Site are managed through a stormwater drainage and collection system. The leachate that percolates through the cap is managed in a separate leachate collection system. It then undergoes additional treatment via an aeration pond and passage through a constructed wetland before ultimately being discharged to the No. 7 Canal via the Granville Avenue ditch.

### **6.5 Irrigation Installation**

In 2006, Ecowaste retained SYLVIS to design and construct a soil-plant system for use as an irrigation-based leachate treatment option. In 2007, SYLVIS began fabricating topsoil using combinations of sand, biosolids, recycled paper fines and wood waste. These fabricated topsoils were used in the establishment of three treatment plots covering capped portions of the landfill and planted with fast-growing hybrid poplar trees (in 2007), coppicing willows (planted between 2008 and 2010) and forage grasses (seeded in 2010). The soil-plant treatment plots are irrigated with leachate which has undergone treatment in the aeration pond, providing additional leachate



treatment capacity, leachate quality improvement, and harvestable biomass. This system also satisfies the agricultural zoning requirement of the Site and provides Ecowaste with a biomass crop for harvest and use.

By the end of 2012, the soil plant system was irrigated with a total leachate volume of 4,225 mm (308,422 m<sup>3</sup>) in both woodlots combined and 10,359 mm (321,141 m<sup>3</sup>) in the grass lot. The poplars, willows and grasses are in their active phase of establishment, and should continue to increase in their capacity to assimilate leachate and leachate constituents over the near-term.

## **6.6 Reporting and Monitoring**

The 1993 ALC Resolution #173/93 required that the ALR site be subject to ongoing and regular monitoring by the ALC and City of Richmond. Monitoring was to include preparation of semi-annual reports by a reclamation specialist to ensure compliance with the conditions of the Commission's approval.

Previous reporting and monitoring was completed by C & F.

## **7.0 CONCLUSION**

The Site has undergone significant alteration to its soils resulting from peat extraction and subsequent filling with demolition waste, excavation waste and land-clearing debris under the Agricultural Land Commission's (ALC) 1993 approval. Currently 70% of the ALR land has been filled and approximately 25% has been rehabilitated under the existing permit. Upon completion of filling, the ALR Site will be covered with 2m of soils which will meet the BC Contaminated Sites Regulations Standards for Agricultural Land Use, as well as provide a Class 2A agricultural capability.

In addition to improving agricultural capability following peat extraction, Ecowaste has continued to meet the conditions of the 1993 ALC Resolution #173/93 as detailed in Section 6.0.

PGL's report established baseline conditions for the portion of the Site still undergoing filling activities as proposed in the non-farm use application. This area is proposed for four sub-contracted operators who will support and enhance Ecowaste's landfill operation. The Site is primarily composed of three land uses: areas undergoing filling, rehabilitated areas and road access.

The ongoing filling and rehabilitation works will benefit agriculture through improvements to the agricultural capability and suitability of the ALR Site. Filling and subsequent rehabilitation will increase the agricultural capability from 100% 4W in the western portion of the property and 100% Ø5WP in the eastern portion of the property to an agricultural capability of 2A.

The requested non-farm use application will also allow for the relocation of four related uses (Tervita, Qunatum Murray, Urban Wood Recyclers and Yardworks/Arrow) which are complimentary to the fill operation.



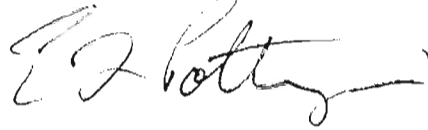
Respectfully submitted,

**POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.**

Per:



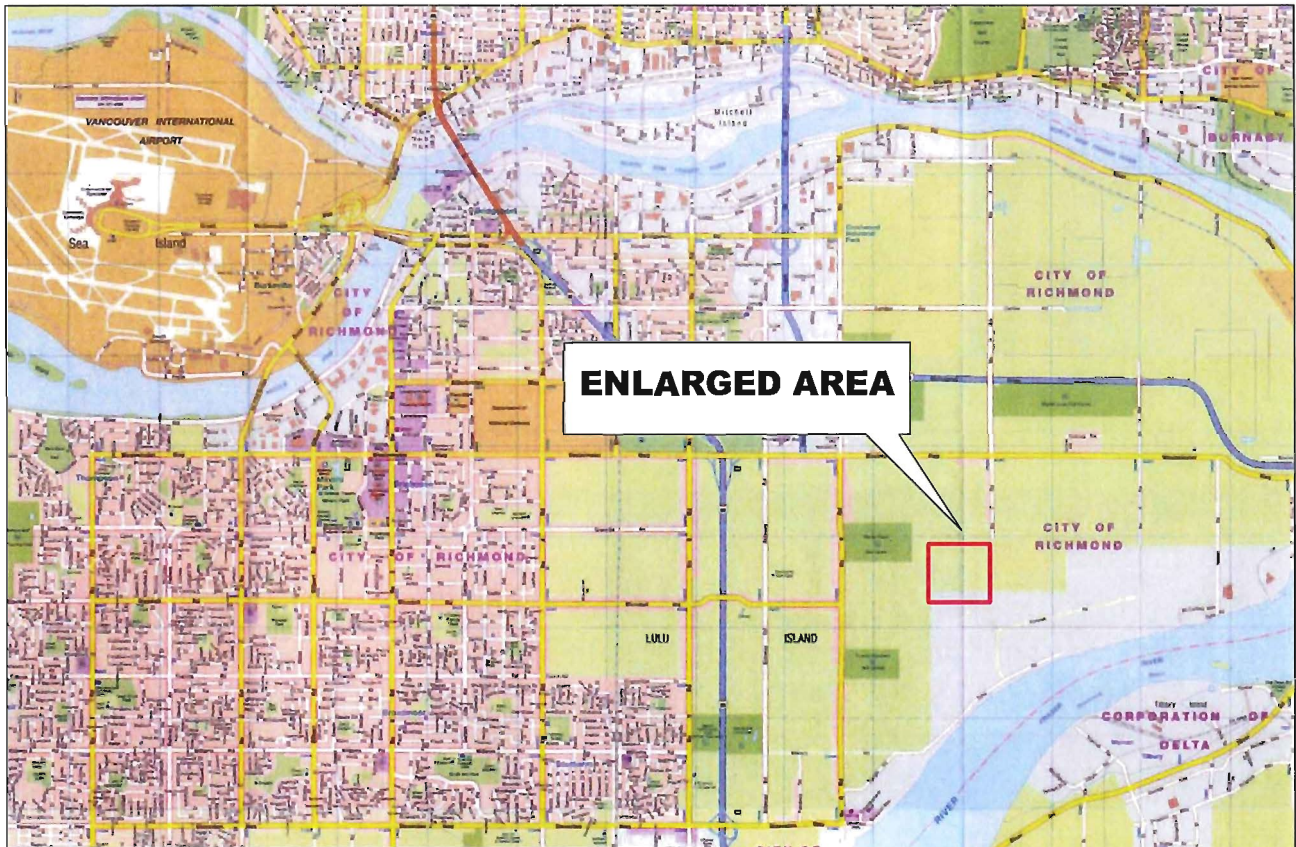
Stewart Brown, M.Sc., P.Ag., R.P.Bio.  
Senior Environmental Scientist



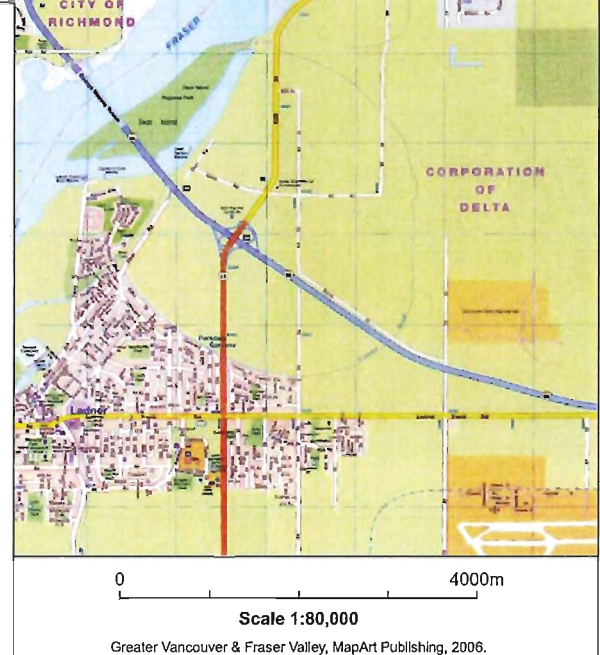
E.L. (Ned) Pottinger, M.Sc., P.Geo., P.Ag.  
Senior Consultant and Principal

CSB/ELP/slr  
P:\001-199\079\04-01\0-079-04-01-Sep13-Final.doc

**Figures**



0 1000m  
Scale 1:20 000  
2013 orthophoto supplied by GNH Engineering.



## SITE LOCATION

7011 No. 7 Road, Richmond, BC

**Ecowaste Industries Ltd.**

**PGL** | Pottinger Gaherty  
ENVIRONMENTAL CONSULTANTS



File No.: 0079-04.01

Date: OCT 2013

Dwg No.: F1.2

Drawn by: IRB

FIGURE

**1**





[Symbol] TEST PIT  
 [Symbol] TOPOGRAPHIC CONTOUR - MAJOR  
 [Symbol] TOPOGRAPHIC CONTOUR - MINOR

0 200m  
 Scale 1:4000

Ref: 2013 orthophoto supplied by GVI Engineering.

<b>SOIL INVESTIGATION</b>	
7011 No. 7 Road, Richmond, BC	File No: 2018-04-01 Date: OCT 20-13
<b>Ecowaste Industries Ltd.</b>	Draw No: 22.2 Drawn By: JLB
 PGL   Pottinger Gaherty <small>GEOTECHNICAL CONSULTANTS</small>	FIGURE <b>2</b>

**Appendix 1**  
**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 2**

### **Site Photos**





**Photograph 1: Existing soil conditions in the proposed Tervita operations area**



**Photograph 2: Fill and final fill elevation in the background for the northern portion of the property proposed for Tervita's operations**



Photograph 3: Eastern portion  
of the subject property  
following filling and  
reclamation



Photograph 4: Eastern portion  
of the subject property  
following filling and  
reclamation (looking west)



**Photograph 5: Active filling on  
portion of subject property  
proposed for Quantum's  
operations**



**Photograph 6: Active filling on  
portion of subject property  
proposed for Urban Wood  
Waste's operations**





**Photograph 7: Arrow  
Transports existing facilities  
on the western portion of the  
subject property**



**Photograph 8: Filled and  
reclaimed portion of the  
southwestern portion of the  
subject property, including  
tree plantation**



Photograph 9: Testpit 1  
located west of proposed  
Tervita operations area



Photograph 10: Testpit 2  
located in the proposed Tervita  
operations area



**Photograph 11: Testpit 3  
located in the proposed Tervita  
operations area**



**Photograph 12: Testpit 4  
located in the northeast  
reclaimed grass lot**





**Photograph 13: Testpit 5**  
located on the eastern portion  
of the subject property. Area  
still to be reclaimed.



**Photograph 14: Testpit 6**  
located on the eastern portion  
of the subject property. Area  
still to be reclaimed.





**Photograph 15: Testpit 7  
located in the proposed  
Quantum operations area**



**Photograph 16: Testpit 8  
located in the proposed  
Quantum operations area**



**Photograph 17: Testpit 9  
located in the Arrow Transport  
operations area**



**Photograph 18: Testpit 10  
located in filled and reclaimed  
area west of Arrow Transport  
area**





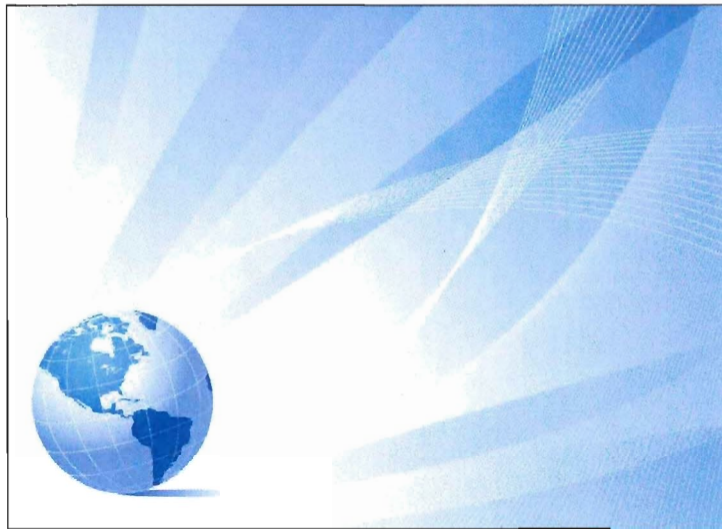
**Photograph 19: Testpit 11  
located in the proposed  
Ecowaste operations area**



**Photograph 20: Testpit 12  
located in the proposed  
Ecowaste operations area**

## **Agricultural Capability and Suitability on Completion of Project**

**Ecowaste Landfill  
7011 No. 7 Road  
Richmond, BC**



Prepared for:  
**Ecowaste Industries Ltd.**  
200 – 10991 Shellbridge Way  
Richmond, BC  
V6X 3C6

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

PGL File: 079-04.02

December 2014



## Table of Contents

<b>1.0</b>	<b>Introduction.....</b>	<b>1</b>
<b>2.0</b>	<b>Site Description .....</b>	<b>1</b>
<b>3.0</b>	<b>Background.....</b>	<b>1</b>
<b>4.0</b>	<b>1993 ALC Approval Conditions.....</b>	<b>2</b>
4.1	Final Site Preparation and Filling Procedures.....	2
4.2	Rehabilitation of the Filled Area Procedures.....	2
4.3	Drainage Control and Drainage System Installation .....	2
4.4	Irrigation Installation .....	3
4.5	Reporting and Monitoring .....	3
<b>5.0</b>	<b>Conclusion .....</b>	<b>3</b>

## 1.0 INTRODUCTION

Ecowaste Industries Ltd. (Ecowaste) asked Pottinger Gaherty Environmental Consultants Ltd. (PGL) to provide a short report discussing the agricultural capability and suitability of their landfill following completion of closure and reclamation.

Our report includes a description of the site, a description of the historical and current Site soils, and an assessment of the Site's future agricultural capability/suitability.

## 2.0 SITE DESCRIPTION

The Site is located in the City of Richmond (Figure 1) and is part of the Ecowaste landfill operated by Ecowaste at 15111 Williams Road in Richmond, BC. The Ecowaste Landfill is comprised of 118ha located between No. 6 and No. 7 Roads and between Granville Avenue and Williams Road. Of the 118ha, a 61ha parcel consisting of two lots are located within the Agricultural Land Reserve (ALR) (ALR site). The remainder is located on a 57ha non-ALR parcel (Industrial Site).

The Ecowaste landfill, including the non-ALR portion, accepts the disposal of inert waste primarily from construction and demolition activities. The landfill also accommodates several related industries as tenants, including yard waste composting facilities, wood processing facilities, and two soil remediation facilities all of which will operate on the ALR portion of the site for the next period of operation.

Following placement of the solid waste, the completed landfill will be improved by placement of a soil cover suitable for agriculture. Soils placed on the ALR-zoned portions of the property are required to meet the BC Contaminated Sites Regulation's Agricultural Land Use Standards and will be designed to enable a wide range of soil bound agricultural uses.

The surrounding area is characterized by:

- North: ALR Agricultural Land Use;
- West: ALR agricultural with a mix of non-farm uses including a golf course/driving range and as well as farm uses;
- South: Non-ALR Ecowaste land fill which will be developed as a logistics-based industrial park once filling is complete; and
- East: Non-ALR Industrial land use operated by Port Metro Vancouver and developed for port-related industrial purposes.

All of the surrounding uses would be compatible with future use of the Site for agriculture.

## 3.0 BACKGROUND

PGL conducted site investigations and reviewed existing historical reports, maps, and aerial photographs of the Site, pertinent documents at the Agricultural Land Commission (ALC), developing a detailed soil sampling plan, and conducting a Site visit to describe soils.

The entire property has been disturbed from original conditions due to peat extraction and subsequent waste filling activities. Soils vary across the site depending on the state of filling and typically fall into three categories: road network, areas undergoing filling and filled/rehabilitated areas.

This ALR portion of the site will have four sub-contracted operators who will support and enhance Ecowaste's landfill operation. The operators include Tervita Corporation, Quantum Murray, Urban Wood Waste Recyclers and Yardworks/Arrow. Yardworks/Arrow is already located on the site while the remaining three operations are currently located on Ecowaste's industrial property.

#### **4.0 1993 ALC APPROVAL CONDITIONS**

The 1993 ALC Resolution #173/93 allowed peat extraction and the deposition of fill to be undertaken on the Ecowaste property subject to Rehabilitation of the Filled Area, and installation of irrigation and drainage. The plan was to reclaim the site to Class 2 agricultural capability with only minor limitations to soil bound agriculture.

##### **4.1 Final Site Preparation and Filling Procedures**

Once the final closure elevation has been achieved the Site will be covered with 2m of soils which meet the BC Contaminated Sites Regulations standards for Agricultural Land Use. The final 0.5m of the subgrade will consist of free draining, permeable soil, sand or gravel, while the overlying topsoil will be clean with a coarse fragment content less than 5% with no texture finer than silty clay loam and no coarser than sandy loam. The topsoil will also be placed evenly over the surface to the finish grade.

##### **4.2 Rehabilitation of the Filled Area Procedures**

The original approval for fill/rehabilitation as approved by the ALC by resolution #173/93 required that the final improved agricultural capability rating, with irrigation is to be Class 2A. To meet the improved classification, the resolution also required that rehabilitation of the filled area:

- Upon completion of filling , the fill is to be capped with a minimum of 1.0m of medium-textured glacial till material;
- Upon completion of spreading and compacting the capping, a minimum of 0.8m of medium-textured sands are to be placed over the capping;
- The final upper 0.3m is to be loamy sand;
- Encouraging backhauling of good quality agricultural soil for rehabilitation purposes;
- Application of suitable organic matter to the upper 0.3m of reclaimed soil; and
- Preparation of a seedbed if no immediate agricultural use is planned.

Following rehabilitation, the rehabilitated site will be maintained in a high state of agricultural management for a period of no less than five years following completion. Already rehabilitated areas have been either seeded with a forage crop or used for agro-forestry.

##### **4.3 Drainage Control and Drainage System Installation**

Drainage control and drainage system installation is detailed in Ecowaste's January 2013 Design, Operations and Closure Plan Submission which is included in Ecowaste's Application for Non-Farm Use and Soil Permit Renewal.



Stormwater and runoff from the site are managed through a storm water drainage and collection system. The leachate that percolates through the cap is managed in a separate leachate collection system. It then undergoes additional treatment via an aeration pond and passage through a constructed wetland before ultimately being discharged to the No. 7 Canal via the Granville Avenue ditch. If appropriate, this leachate could be used for irrigation post closure. If not, irrigation water will be sourced from the local agricultural drainage and irrigation ditches.

#### **4.4 Irrigation Installation**

In 2006, Ecowaste retained SYLVIS to design and construct a soil-plant system for use as an irrigation-based leachate treatment option. In 2007, SYLVIS began fabricating topsoil using combinations of sand, biosolids, recycled paper fines and wood waste. These fabricated topsoils were used in the establishment of three treatment plots covering capped portions of the landfill and planted with fast-growing hybrid poplar trees (in 2007), coppicing willows (planted between 2008 and 2010) and forage grasses (seeded in 2010). The soil-plant treatment plots are irrigated with leachate which has undergone treatment in the aeration pond, providing additional leachate treatment capacity, leachate quality improvement, and harvestable biomass. This system also satisfies the agricultural zoning requirement of the site and provides Ecowaste with a biomass crop for harvest and use.

By the end of 2012, the soil plant system was irrigated with a total leachate volume of 4,225mm (308,422m<sup>3</sup>) in both woodlots combined and 10,359mm (321,141m<sup>3</sup>) in the grass lot. The poplars, willows, and grasses are in their active phase of establishment, and should continue to increase in their capacity to assimilate leachate and leachate constituents over the near-term.

#### **4.5 Reporting and Monitoring**

Monitoring will include preparation of semi-annual reports by a reclamation specialist to ensure compliance with the conditions of the Commission's approval.

#### **5.0 CONCLUSION**

On completion of landfilling, the ALR portion of the site will be covered with 2m of soils which will meet the BC Contaminated Sites Regulations standards for Agricultural Land Use as well as provide a Class 2A agricultural capability.

In addition to improving agricultural capability following peat extraction, Ecowaste has continued to meet the conditions of the 1993 ALC Resolution #173/93.

PGL's report established baseline conditions for the portion of the site still undergoing filling activities as proposed in the non-farm use application. This area is proposed for four sub-contracted operators who will support and enhance Ecowaste's landfill operation. The site is primarily composed of three land uses: areas undergoing filling, rehabilitated areas, and road access.

The ongoing filling and rehabilitation works will benefit agriculture through improvements to the agricultural capability and suitability of the ALR site. Filling and subsequent rehabilitation will increase the agricultural capability from 100% 4W in the western portion of the property and 100% Ø5WP in the eastern portion of the property to an agricultural capability of 2A.

On completion of reclamation and preparing the soils for agricultural, the site will be capable of growing a wide range of soil bound agricultural crops. The types of crops and the agricultural systems would be difficult, but the site will be in an area with compatible uses and enough separation from non-farm uses to allow for a wide range of choices.

Respectfully submitted,

**POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.**

Per:



E.L. (Ned) Pottinger, M.Sc., P.Geo., P.Ag.  
Senior Consultant and Principal



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

ELP/CSB/slr  
r-079-04-02-Dec14-Final.doc

**Figure**





## SITE LOCATION

7011 No. 7 Road, Richmond, BC

**Ecowaste Industries Ltd.**

**PGL** | Pottinger Gaherty  
ENVIRONMENTAL CONSULTANTS

N  
File No.: 0079-04.01  
Date: JULY 2013  
Dwg No.: F1.1  
Drawn by: IRB

**FIGURE 1**



City of  
Richmond

## Building Permit Considerations

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

**Location: Lands Bounded by the Granville Avenue, No. 7 Road, Blundell Road and Savage Road allowances**

**File No.: AG 14-654361; NF 14-654364**

**Prior to Building Permit issuance, the applicant must complete the following in addition to complying with the standard requirements and regulations:**

1. Registration of a legal agreement (to be registered on the title of all applicable lots) for all of the Ecowaste owned properties bounded by Williams Road to the south, Savage Road allowance to the west, Granville Road allowance to the north, No. 7 Road allowance to the east and the rail allowance running along the south east edge that identifies that all properties within this area cannot be transferred/sold independent of one another.



# City of Richmond

## Report to Committee Planning and Development Department

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

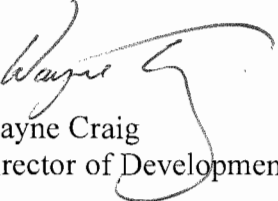
**Date:** January 27, 2015

**File:** RZ 14-671974

**Re:** Application by JM Architecture Inc. for a Zoning Text Amendment to Congregate Housing and Child Care - McLennan (ZR8) Zoning District at 10019 Granville Avenue

### Staff Recommendation

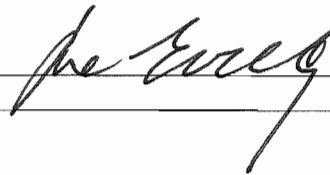
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, to amend the "Congregate Housing and Child Care - McLennan (ZR8)" zoning district to remove "congregate housing" from the permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88, be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC: mp  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER





## **Staff Report**

### **Origin**

JM Architecture Inc. has applied to the City of Richmond for a zoning text amendment to the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to delete “congregate housing” from the permitted uses and increase the maximum number of children permitted in a licensed child care facility from 37 to 88 at 10019 Granville Avenue (Attachment 1). Preliminary development plans are contained in Attachment 2.

The subject site is contained in the Agricultural Land Reserve (ALR); however, it is exempt from the Agricultural Land Commission (ALC) regulations because the property was on separate certificate of title and less than 2 acres in size as of December 21, 1972. Therefore, no application or approval from the ALC is required.

### **Previous Application**

In 2012, the subject site was rezoned from “Local Commercial (CL)” to “Congregate Housing and Child Care - McLennan (ZR8)” to develop a 10-bed congregate housing care facility with full-time medical care, a child care facility for a maximum of 37 children and a residential security/operator’s unit. Subsequently, a Development Permit was issued on September 10, 2012 but the owner did not proceed with the proposal as he could not secure funding for the congregate housing facility and the permit has lapsed.

### **Findings of Fact**

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

### **Surrounding Development**

To the North: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the East: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the South: single detached dwellings on small “Agriculture (AG1)” zoned parcels (less than 0.5 acres) contained in the ALR.

To the West: Across No. 4 Road, a duplex on a property zoned “Two-Unit Dwellings (RD1)” located outside of the ALR. The property is located in the City Centre Area McLennan North Sub-Area and the Sub-Area Plan designates the property for two family dwellings or 2 & 3 storey townhouses, up to a based density of 0.65 Floor Area Ratio.

None of the immediately neighbouring sites in the ALR are currently farmed.

**Related Policies & Studies**2041 Official Community Plan (OCP)

The OCP General Land Use Map designates the subject site for “Agriculture” and identifies the broad City-wide vision for agriculture and supporting land uses in the ALR. Although the subject site is contained in the ALR, it is exempt from the ALC regulations and was historically used for local commercial uses. The proposal is consistent with the current land use designation.

East Richmond McLennan Sub-Area Plan

The land use designation of the subject site in the McLennan Sub-Area Plan was amended in 2012 from “Agriculture” to “Agriculture, Institutional and Public” to allow the previously proposed congregate housing and child care uses. The “Agriculture, Institutional and Public” land use designation is defined as “those areas of the City where the principal use is agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures”. The Sub-Area Plan encourages the establishment of additional childcare facilities and other community services as required. The proposal is consistent with the Sub-Area Plan.

Floodplain Management Implementation Strategy

The proposed development is required to comply with the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Plain Covenant was registered on title identifying this requirement as part of the previous application.

Public Input

Two public notification signs were posted on the site. Staff have not received any concerns or comments.

OCP Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses. Through the previous rezoning application process, an Aircraft Noise Covenant was registered on title identifying that the site and land use is affected by aircraft noise as per the Airport Noise Contours in the OCP.

**Consultation**Agricultural Advisory Committee

Although the site is exempt from the ALC regulations, the application was referred to the AAC for review and comment. The AAC noted that there would be no impact on the agricultural lands and passed the following motion at its November 20, 2014 meeting (refer to Attachment 4 for an excerpt of the meeting minutes).

*“That the rezoning application for 10019 Granville Avenue be supported.”*

### Vancouver Coastal Health (VCH)

The applicant has indicated that the current proposal was discussed with the Vancouver Coastal Health staff at length and their comments have been incorporated into the current design. The attached floor plans and site plan, which shows the size and location of the children's outdoor play areas, have been referred to the VCH staff for review and comment and the VCH staff have confirmed in writing that they have no comments or concerns.

### **Analysis**

#### Current Proposal

The current proposal includes a child care facility for a maximum of 88 children with a residential security/operator's unit. The existing "Congregate Housing and Child Care - McLennan (ZR8)" zone already permits a residential security/operator's unit.

The proposed child care facility is designed to accommodate 20 infants, 20 toddlers and 48 children from 30 months to school age. It will occupy the entire main floor and a portion of the second floor, and the residential security/operator's unit will occupy the remaining portion of the second floor. The proposed total floor area is 1,145 m<sup>2</sup> (12,325 ft<sup>2</sup>). Compared to the previous proposal, the total floor area has been reduced by 322 m<sup>2</sup> (3,466 ft<sup>2</sup>) and the proposed Floor Area Ratio has been reduced from 0.59 to 0.47.

The proposed two-storey building will be located at the southwest corner to minimize potential impacts to the single family houses to the north and east and a parking area is proposed at the northeast.

A garbage and recycling enclosure is proposed at the northeast corner where it can be easily accessed by a collection vehicle. Also, a pedestrian pathway is provided on the west side of the enclosure for convenient access by occupants.

The children's outdoor play area is proposed along No.4 Road and Granville Avenue. The developer has indicated that careful consideration was given to the location of the required outdoor play area to ensure direct connection from the indoor classrooms and take advantage of southern exposure for direct sunlight.

#### Built Form and Character and Landscaping

The overall form and character of the development remains similar to the previous proposal. Highlights are:

- Street presence is maximized by the location of the building on the site and a prominent corner feature at the southwest corner.
- The landscaping and open space design focuses along the public road frontage.
- The proposed roof form respects the existing single family character of the immediate area.
- High quality cladding materials (including cultured stone and HardiPlank siding) are proposed.

- A 1m landscape buffer with hedge and wooden fence will be provided along the north and east property lines for screening.

A Development Permit is required for the proposed development. A review of the Development Permit application will focus on the following specific issues:

- Composition of the landscape buffer to the existing single family dwellings in the immediate area
- Streetscape along No.4 Road and Granville Avenue
- Refinement of the proposed building form and massing
- Landscape and open space design details
- Refinement of the children's outdoor play area design including the choice of play equipment

Additional issues may be identified as part of the Development Permit application review process.

#### Site Access

The main vehicular access will be provided from Granville Avenue and a right-out only exit is proposed along No. 4 Road. A legal agreement to restrict the No. 4 Road vehicle exit to right-out only has been secured and registered on title as part of the previous rezoning approval process.

#### Parking

A total of 24 parking stalls and one loading space are provided. The proposal complies with the parking and loading requirements in Section 7 of the Zoning Bylaw.

#### Site Servicing and Frontage Improvements

For the previous application, a Servicing Agreement was required prior to Building Permit issuance; as the owner did not proceed with the previous proposal, the required works were not completed.

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required frontage improvements on No.4 Road and Granville Avenue and any utility relocation or upgrades (Attachment 5). The required frontage improvements include:

- New 1.5 m concrete sidewalk and treed/grassed boulevard along No.4 Road
- Widening on the north side of Granville Avenue and new sidewalk and treed/grassed boulevard along Granville Avenue
- Upgrade the existing traffic signal at the No.4 and Granville Avenue intersection to accommodate the road widening

On-Site Sanitary Sewer System

The subject site is located outside of a City sanitary sewer area boundary and no connection to a City sanitary sewer system is permitted.

Confirmation of VCH's final approval of the on-site sewage treatment system application was provided as part of the previous rezoning application process. The consulting engineer has provided a revised report to confirm that the on-site sewage treatment system is designed to accommodate the proposed 88 space child care facility.

The Sanitary Sewer Covenant that is currently registered on title should be replaced with a new covenant to accurately reflect the current proposal. The applicant has agreed to provide confirmation of the on-site sewage system design approval for the current proposal by the VCH as a condition of the rezoning approval.

**Financial Impact**

None.

**Conclusion**

The proposed 88 space child care facility is consistent with the Official Community Plan and East Richmond McLennan Sub-Area Plan and provides additional community services in this area of East Richmond.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9209, be introduced and given first reading.



Minhee Park  
Planner 1

MP:cas

Attachment 1: Location Map

Attachment 2: Preliminary Development Plans

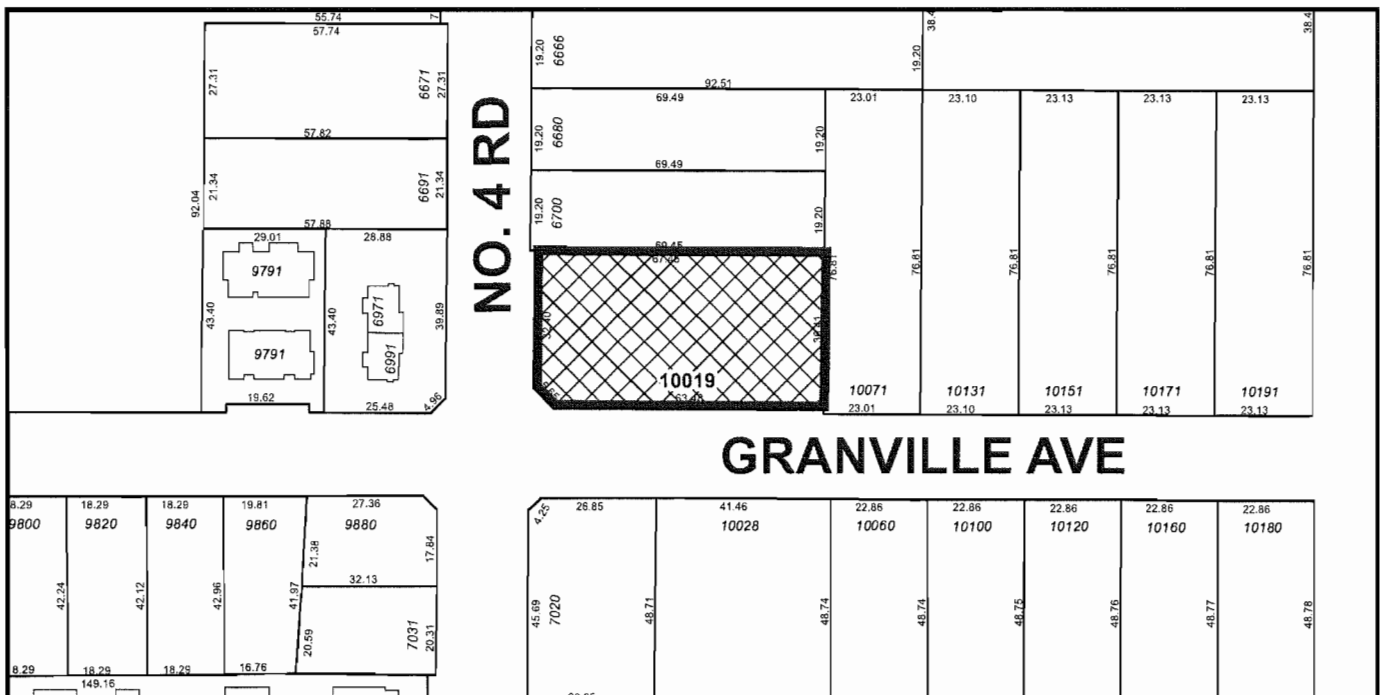
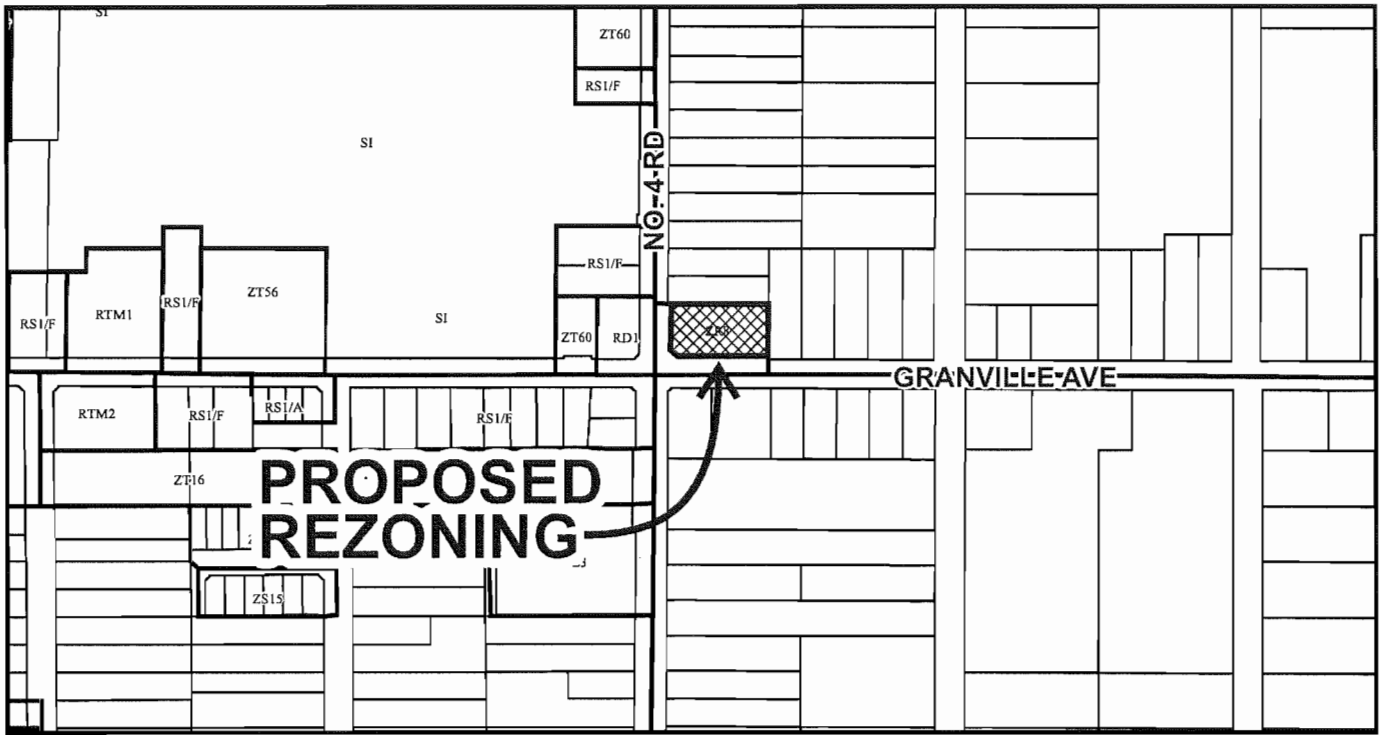
Attachment 3: Development Application Data Sheet

Attachment 4: Excerpt of November 20, 2014 Agricultural Advisory Committee Meeting  
Minutes

Attachment 5: Rezoning Considerations



City of  
Richmond



RZ 14-671974

Original Date: 09/17/14

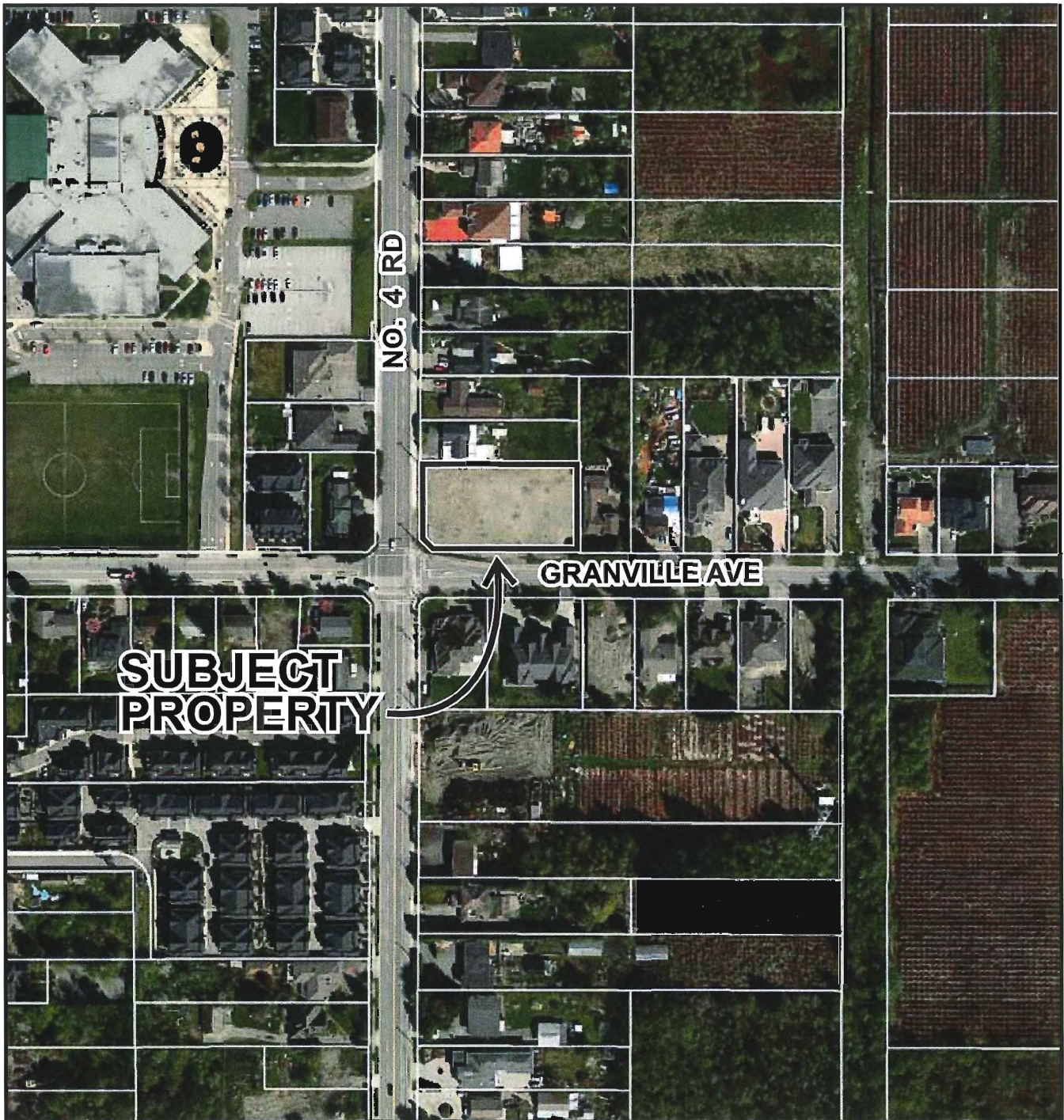
Revision Date: 02/01/15

Note: Dimensions are in METRES





City of  
Richmond



RZ 14-671974

Original Date: 09/18/14

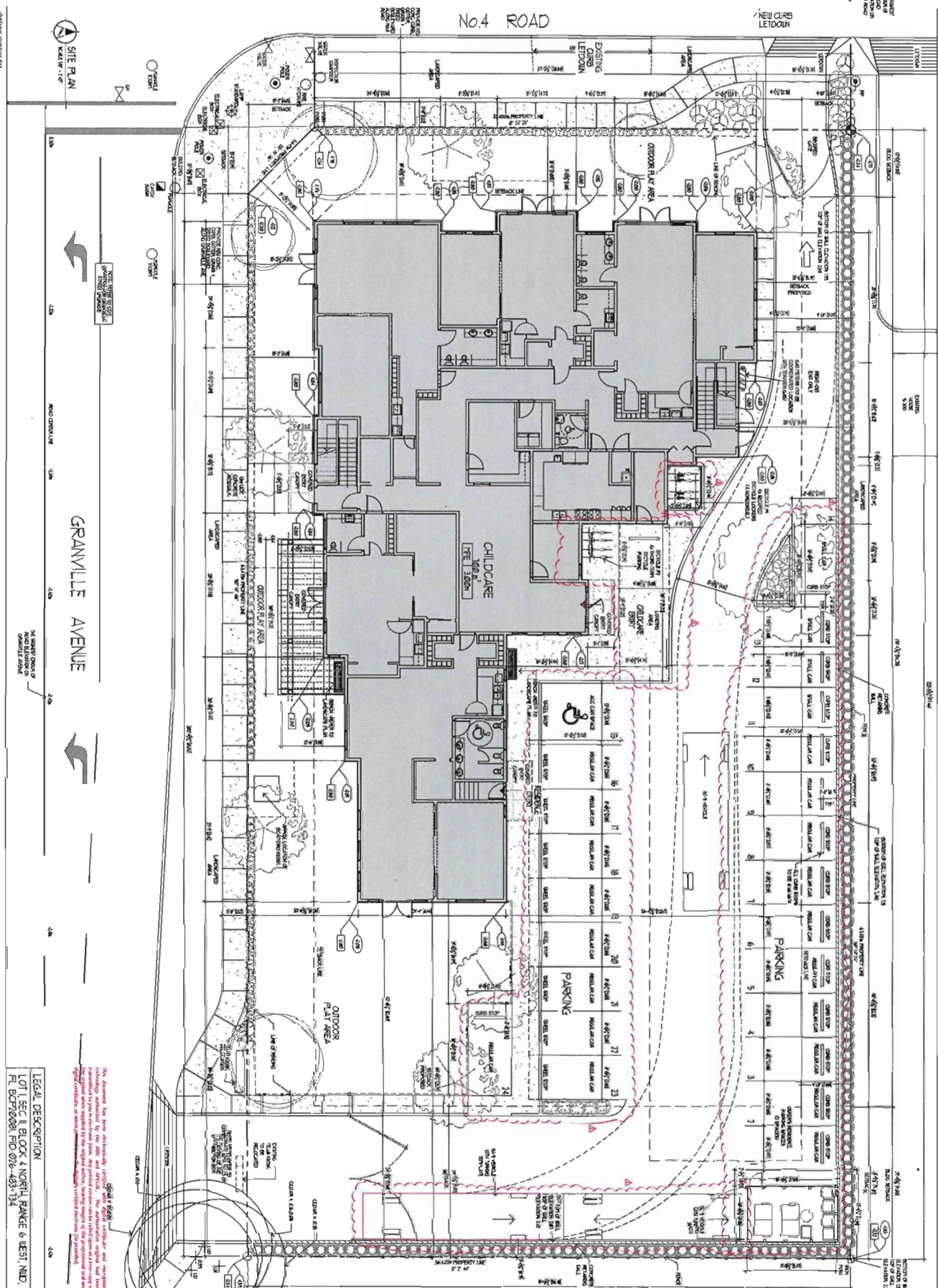
Revision Date:

Note: Dimensions are in METRES

PLN - 170



### Wahlkreis: Siegen



**LEGAL DESCRIPTION**  
 LOT 1, SEC 1, BLOCK 4, NORTH RANGE 6, WEST, N.D.  
 PL BCF0008, P.D. 016-493, 134

**SITE PLAN**  
 DIMENSIONS ONLY  
 1" = 20' SCALE  
 A-1002

**PROJECT DATA**

PROJECT NAME	BRAINTREE E.L.C.
PROJECT NO.	1000
DATE	10/1/02
BY	JIN
CHECKED BY	JIN
APPROVED BY	JIN

**LEGEND**

1. EXISTING	2. NEW
3. EXISTING	4. NEW
5. EXISTING	6. NEW
7. EXISTING	8. NEW
9. EXISTING	10. NEW
11. EXISTING	12. NEW
13. EXISTING	14. NEW
15. EXISTING	16. NEW
17. EXISTING	18. NEW
19. EXISTING	20. NEW
21. EXISTING	22. NEW
23. EXISTING	24. NEW
25. EXISTING	26. NEW
27. EXISTING	28. NEW
29. EXISTING	30. NEW
31. EXISTING	32. NEW
33. EXISTING	34. NEW
35. EXISTING	36. NEW
37. EXISTING	38. NEW
39. EXISTING	40. NEW
41. EXISTING	42. NEW
43. EXISTING	44. NEW
45. EXISTING	46. NEW
47. EXISTING	48. NEW
49. EXISTING	50. NEW
51. EXISTING	52. NEW
53. EXISTING	54. NEW
55. EXISTING	56. NEW
57. EXISTING	58. NEW
59. EXISTING	60. NEW
61. EXISTING	62. NEW
63. EXISTING	64. NEW
65. EXISTING	66. NEW
67. EXISTING	68. NEW
69. EXISTING	70. NEW
71. EXISTING	72. NEW
73. EXISTING	74. NEW
75. EXISTING	76. NEW
77. EXISTING	78. NEW
79. EXISTING	80. NEW
81. EXISTING	82. NEW
83. EXISTING	84. NEW
85. EXISTING	86. NEW
87. EXISTING	88. NEW
89. EXISTING	90. NEW
91. EXISTING	92. NEW
93. EXISTING	94. NEW
95. EXISTING	96. NEW
97. EXISTING	98. NEW
99. EXISTING	100. NEW

**PLN 172**

**DO NOT SCALE DRAWING**

**NOTES**

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
7. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.
8. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.

**JIN Architecture Inc.**  
 1000 10th Avenue S.W.  
 Suite 100  
 Calgary, Alberta T2P 1G1  
 Tel: (403) 243-1111  
 Fax: (403) 243-1112  
 Email: jin@jinarch.com  
 Website: www.jinarch.com

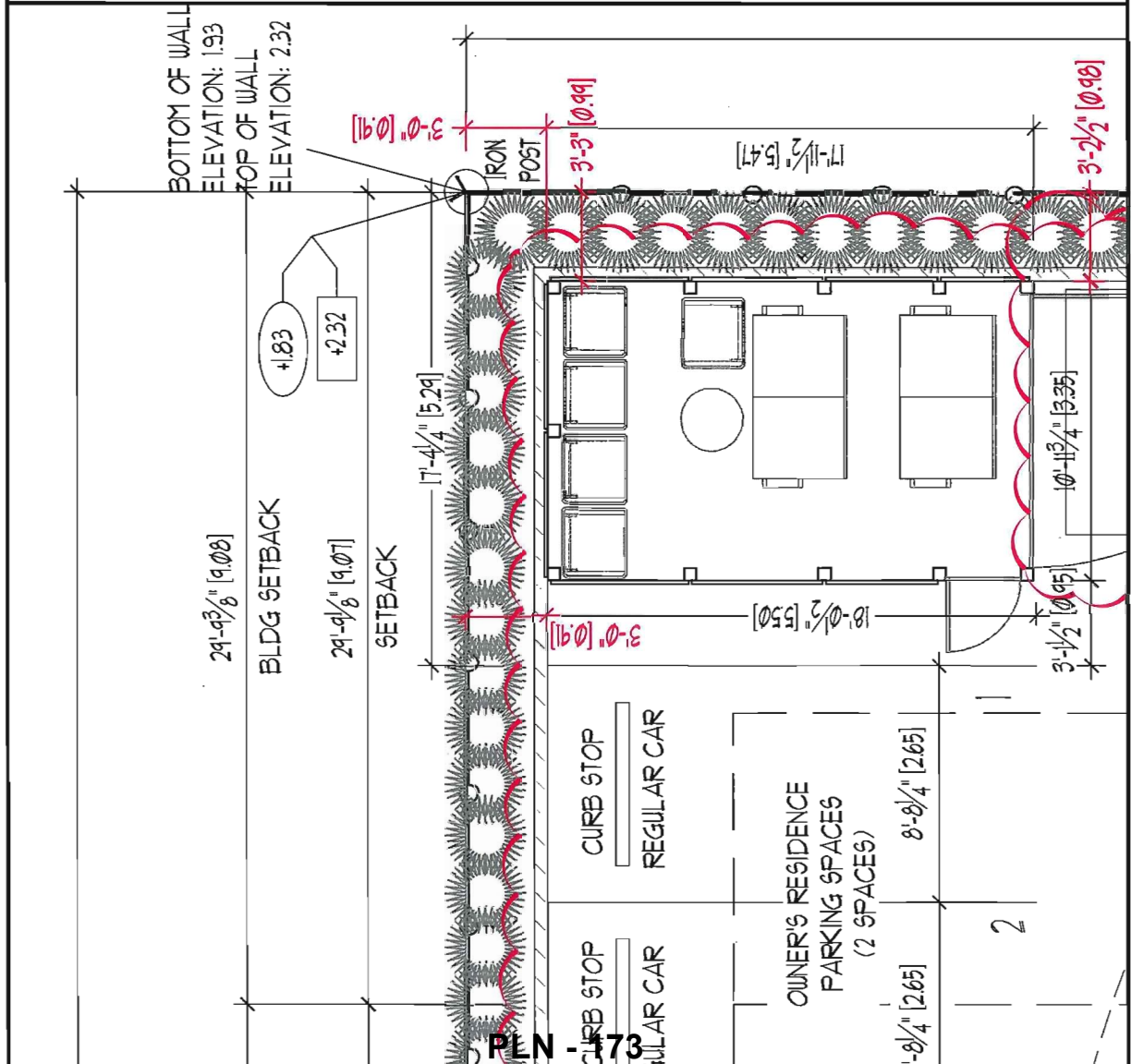


**COPYRIGHT & USE OF DOCUMENTS**

This plan and design are considered a 'Consultant's instrument of service' and shall be considered the exclusive property of the Consultant, **JM Architecture Inc.** and may not be used or reproduced without the consent of Mr. Joe M. Minten, architect aibc, aaa, mraic. This instrument of service shall only be used once and solely for this project; no further use shall be deemed a right by anyone without the written consent of the Consultant. No project renovations, additions or alterations shall stem from the use of this document, in any possible form of reproduction, without the written consent of the Consultant. This document may not be sold or transferred without written agreement from the Consultant. Only the client may retain copies of this document, and only for the purpose of information and reference as it was initially intended.

Any change or manipulation of this document is expressly forbidden; this document must remain completely intact at all times. The Consultant will not be responsible for changes to this document by others.

**JM Architecture Inc.**









COPYRIGHT & USE OF DOCUMENTS

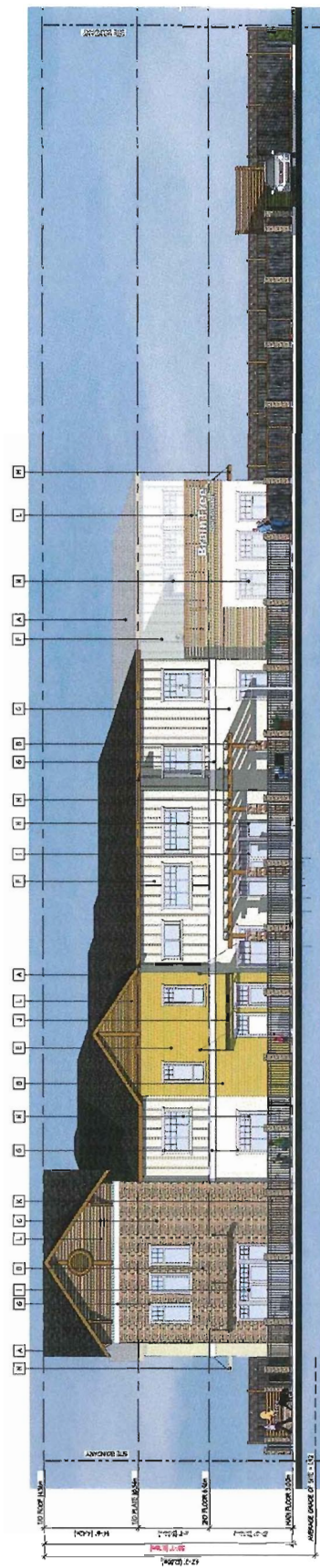
This document is the property of JM Architecture Inc. and shall be used only for the project and location specified. Any reproduction or use of this document without the written consent of JM Architecture Inc. is strictly prohibited. This document is not to be used for any other project or location without the written consent of JM Architecture Inc. The use of this document, in any manner, by any person other than JM Architecture Inc. is strictly prohibited. This document is not to be used for any other project or location without the written consent of JM Architecture Inc. The use of this document, in any manner, by any person other than JM Architecture Inc. is strictly prohibited.

JM Architecture Inc.

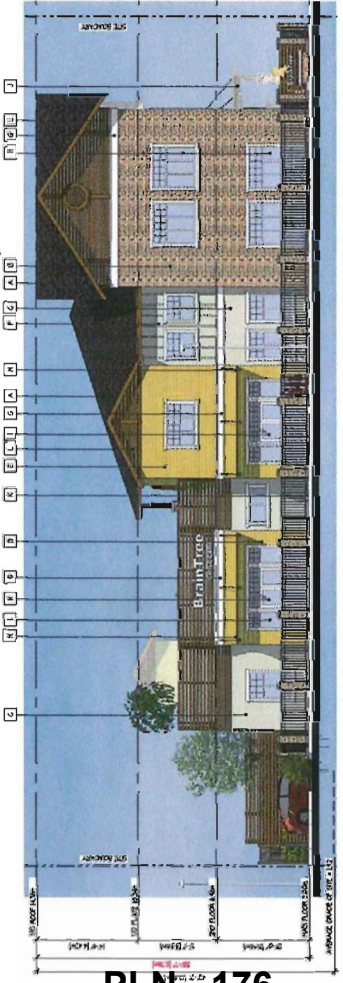
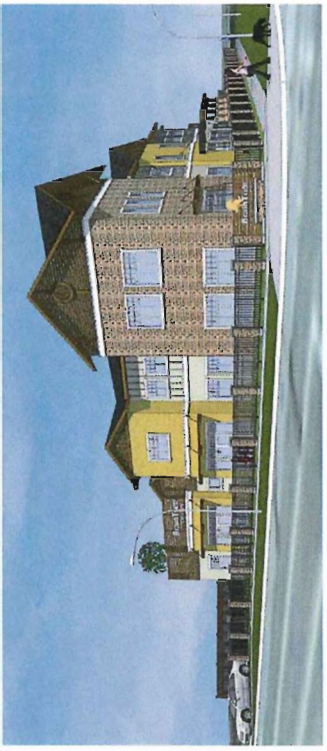


1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

DO NOT SCALE DRAWING

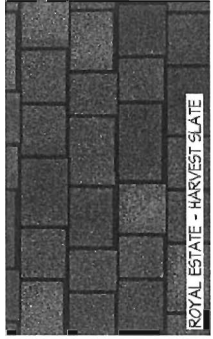


SOUTH ELEVATION (GRANVILLE AVENUE)  
SCALE 1/8" = 1'-0"



WEST ELEVATION (No 4 ROAD) - COMPLEX CARE FACILITY  
SCALE 1/8" = 1'-0"

PLN - 176



ROYAL ESTATE - HARVEST SLATE

BUILDING MATERIALS			MATERIAL COLOUR SELECTION			SUPPLIER	
A	BRICKWORK	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
B	CEILING ROOF	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
C	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
D	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
E	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
F	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
G	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
H	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
I	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
J	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
K	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
L	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
M	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
N	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
O	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
P	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
Q	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
R	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
S	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
T	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
U	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
V	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
W	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
X	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
Y	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			
Z	CEILING	ROYAL ESTATE - HARVEST SLATE	FINISH	COLOUR			



BRANTREE ELC.

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com

1000 West Beaver Creek  
Richmond Hill, Ontario L4B 1N2  
Tel: 905.882.1111  
Fax: 905.882.1112  
www.jmarchitect.com











**RZ 14-671974**

**Attachment 3**

Address: 10019 Granville Avenue

Applicant: JM Architecture Inc.

Planning Area(s): East Richmond McLennan Sub Area

	Existing	Proposed
Owner:	Haraka Enterprises Inc	No Change
Site Size (m <sup>2</sup> ):	2,448 m <sup>2</sup> (26,350 ft <sup>2</sup> )	No Change
Land Uses:	Vacant	88 Space Child Care Facility + Residential Security/Operator Unit
OCP Designation:	Agriculture	No Change
Area Plan Designation:	Agriculture, Institutional and Public	No Change
Zoning:	Congregate Housing and Child Care (ZR8)	Text amendment to ZR8 to delete congregate housing and increase the maximum number of children from 37 to 88 in a licensed child care facility
Other Designations:	The subject site is contained in the ALR.	The subject site is exempt from ALR provisions but will remain in the ALR.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5 FAR	0.47 FAR	none permitted
Lot Coverage – Building:	Max. 40%	28.7 %	none
Setback – Public Road (m):	Min. 3 m	Min. 4 m (Granville Ave) Min. 5 m (No.4 Rd)	none
Setback – North (m):	Min. 5 m Min. 0.9 m to garbage and recycling enclosure	Min. 5.7 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Setback – East (m):	Min. 9 m Min. 0.9 m to garbage and recycling enclosure	Min. 21.2 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Height (m):	Max. 12.5 m	Max. 12.5 m	none
Off-street Parking Spaces – Total:	24	24	none
Loading Spaces:	1	1	none





City of Richmond

Minutes

## AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, November 20, 2014 (7:00 pm)

Anderson Room  
Richmond City Hall

### In Attendance:

Todd May(Chair); Bill Zylmans; Doug Wright; Steve Easterbrook; Amil Alidina; Scott May; Janet Langelaan; Dieter Geesing; Councillor Harold Steves; Kevin Eng (Policy Planning); Minhee Park (Policy Planning)

### Regrets:

Colin Dring; Kyle May; Tony Pellett (Agricultural Land Commission); Orlando Schmidt (Ministry of Agriculture)

### Guests:

Amin Alidina; Tom Land; Kirk Miller

### 1. Adoption of the Agenda

It was agreed to consider item 3 prior to item 2.

The November 2014 AAC Agenda was adopted as amended.

### 2. Development Proposal – Rezoning Application 10019 Granville Avenue

Amil Alidina self-declared and recused himself from the discussion.

Staff (Minhee Park) provided an overview of the rezoning application to develop an 88 space child care facility and the owner's residence at the corner of No.4 Road and Granville Avenue. Staff noted the site was not subject to the ALC requirements as the site was by separate certificate of title on December 21, 1972 and less than 2 acres in area. Also, it was noted that the site had been previously zoned to allow for local commercial uses and had been rezoned in 2012 to allow for 10-bed congregate housing and a 37 space child care facility with the director's residence. The current proposal is to amend the previously approved proposal by removing the congregate housing component and increasing the number of children from 37 to 88.

Committee members asked what the definition of congregate housing was and staff (Kevin Eng) provided further information on the use included in the previous proposal. Clarification was requested regarding the ALC exemption criteria and staff provided further details of the provision in the ALC Act.

Committee members noted that there would be no impact on the agricultural lands and they have no concerns regarding the proposal.

*That the rezoning application for 10019 Granville Avenue be supported.*

*Carried Unanimously*



### **3. Development Proposal – ALR Non-Farm Use land bounded by Blundell, Savage, Granville and No.7 (Ecowaste Industries)**

Tom Land from Ecowaste Industries Ltd. provided a PowerPoint presentation that included background information about the company, information on three other ALR properties owned by the company and a brief overview of the two non-farm use applications before the AAC. The applications are: 1) to extend the time period (20 years) for the existing landfill operation and increase the elevation of the fill to 18 m and 2) to locate soil processing activities related to the land fill operation on the site. Mr. Land noted that the AAC previously reviewed both applications and recommended that they proceed to Council. However, after further review by staff and the proponent, it was identified that the proposal also involved a request to increase the ultimate elevation of the landfill site from 8m (previously approved by the Agricultural Land Commission) to 18m and the proposal with updated information was being forwarded to the AAC for review and comment.

Ecowaste has been operating under an operational certificate issued by the Ministry of Environment (MOE), which identifies in the approved design, operations and closure plan an 18 m elevation. The proponent worked on the assumption that the 18m elevation was also approved by the ALC, but it was never ratified by the ALC. The originally approved elevation by the ALC in 1993 was 8 m. The proponent noted that the current elevation of the site varies but the highest point was already approximately 16m and the discrepancy was due to administrative oversight. The 18 m elevation is what is required based on the current design, operation and closure plan. The proponent indicated that the increased elevation would not have any impact on the ALC requirement to remediate the site and agricultural capabilities.

AAC members had the following questions and comments:

- Committee members requested clarification on how the discrepancy was not identified for such a long time and why the ALC approval specified 8m instead of 18m.
- The proponent's consultant clarified that the approval letter from the ALC did not specify the 8 m elevation but noted "as submitted" and the plans submitted to the ALC showed 8 m. The proponent noted that the existing elevation was already above the approved line (i.e., 8m).
- Committee members asked why filling was required. The proponent explained the filling was required because due to the proponents overall plans to fill the landfill in the ALR in accordance with the approved design, operations and closure plan and





City of  
Richmond

## Rezoning Considerations

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

**Address:** 10019 Granville Avenue

**File No.:** RZ 14-671974

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, the developer is required to complete the following:**

1. Processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
2. Discharge of the existing Sanitary Sewer Covenant (No. CA2713857) that is registered on title.
3. Registration of a replacement Sanitary Sewer Covenant identifying:
  - a) That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted; and
  - b) That the on-site sewage system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
4. Confirmation of final approval of the on-site sewerage design application for the proposed 88 space child care facility and residential security/operator's unit by Vancouver Coastal Health.
5. Completion and approval of a Servicing Agreement\* for the design and construction of public road frontage works and any necessary upgrades as a result of the required road widening. Works include, but may not be limited to the following:

No.4 Road Frontage Improvements:

- a) New 1.5 m concrete sidewalk at the property line.
- b) Remaining space between existing curb and gutter and new sidewalk to be treed/grassed boulevard.

Granville Avenue Frontage Improvements:

- a) Maintain the existing centre line.
- b) Widening on the north side of Granville Avenue to provide a total driving surface of (minimum) 7.6m wide for westbound traffic (3.3m for left-turn lane and 4.3m for shared through/right-turn lane for a distance of approximately 30m).
- c) New 0.15m wide curb and gutter.
- d) New 1.5m sidewalk at the property line with remaining space to the curb and gutter be treed/grassed boulevard.

No.4 Road and Granville Avenue Intersection:

- a) Upgrade the existing traffic signal at the No. 4 Road / Granville Avenue intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, as necessary.

Waterworks:

- a) Using the OCP Model, there is 526.4 L/s of water available at a 20 psi residual at the No.4 Rd frontage and 305.3 L/s at Granville Ave frontage. Based on the proposed development, the site requires a minimum fire flow of 250.0 L/s. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) is required to confirm that there is adequate available flow for onsite fire protection.
- b) At Developers cost, the City is to:
  - Cut and cap the existing water service connection on No. 4 Road.
  - Install a new 25mm diameter water connection complete with meter and meter box along the No.4 Road frontage.

Storm Sewer Work:

- a) At Developers cost, the City is to:
  - Cut and cap the existing storm service connection at the properties northwest corner (the existing IC and service connection to property 6700 No. 4 Road shall remain).
  - Cut and cap the existing storm service connections located approx. 20m and 40m west of the east PL. along the Granville Ave frontage and remove the existing IC's and connections.
  - Upgrade the existing storm service connection and IC at the properties southeast corner to meet City's engineering standards.

Sanitary Sewer Works:

- a) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401.
- b) An On-site Sanitary Disposal System is required to be designed by a Professional Engineer.

Frontage Improvements:

- a) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground the service lines.
  - 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).
- b) Upgrades to the roadway lighting system will be required and shall be based on City of Richmond design standards.

General Items:

- a) 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.
- b) A sediment and control plan is required.

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

**Note:**

\* This requires a separate application.

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

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

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

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

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9209 (RZ14-671974)  
10019 Granville Avenue**

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

1. Richmond Zoning Bylaw 8500 is amended by:
  - 1) deleting the title of Section 21.8 “Congregate Housing and Child Care (ZR8) – McLennan” and replacing it with “Child Care (ZR8) – McLennan”;
  - 2) deleting Section 21.8.1 and substituting the following:

“21.8.1     **Purpose**

The zone provides for **child care** with an accessory **residential security/operator unit**.”
  - 3) deleting “**congregate housing**” from Section 21.8.2 Permitted Uses;
  - 4) deleting Section 21.8.4.1 and substituting the following:

“1. The maximum **floor area ratio** is 0.50.”
  - 5) deleting Sections 21.8.6.2 and 21.8.6.3 and substituting the following:

“2. The minimum **setback** to the north **property line** is 5 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.

3. The minimum **setback** to the east **property line** is 21 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.”
  - 6) deleting Sections 21.8.11.1 to 21.8.11.3 and substituting the following:

“1. **Child care** is limited to a maximum of 88 children.

2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9209**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

---

---

---

---

---

---

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

---

MAYOR

---

CORPORATE OFFICER