



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, February 7, 2017
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-5 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on January 17, 2017.*



NEXT COMMITTEE MEETING DATE

February 21, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND SENIORS ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**
(File Ref. No. 07-3400-01) (REDMS No. 5290445)

PLN-46

See Page PLN-46 for full report

Designated Speaker: Heather Muter

STAFF RECOMMENDATION

That the staff report titled, "Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.



2. **CHILD CARE DEVELOPMENT ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**

(File Ref. No. 07-3070-01) (REDMS No. 5285393)

PLN-57

See Page PLN-57 for full report

Designated Speaker: Coralys Cuthbert

STAFF RECOMMENDATION

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.



PLANNING AND DEVELOPMENT DIVISION

3. **APPLICATION BY AJIT THALIWAL AND RAMAN KOONER FOR REZONING AT 9320 DIXON AVENUE FROM “SINGLE DETACHED (RS1/B)” TO “SINGLE DETACHED (RS2/K)”**

(File Ref. No. 12-8060-20-009624; RZ 16-735119) (REDMS No. 5161511)

PLN-67

See Page PLN-67 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from “Single Detached (RS1/B)” to “Single Detached (RS2/K)”, be introduced and given first reading.



4. **APPLICATION BY 1002397 BC LTD. FOR REZONING AT 9851, 9891/ 9911 STEVESTON HIGHWAY AND 10931 SOUTHGATE ROAD FROM SINGLE DETACHED (RS1/E) TO LOW DENSITY TOWNHOUSES (RTL4)**

(File Ref. No. 12-8060-20-009659; RZ 10-552879) (REDMS No. 5243375)

PLN-83

[See Page PLN-83 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.



5. **APPLICATION BY WESTMARK DEVELOPMENTS LTD. FOR REZONING AT 7140/7160 MARRINGTON ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009668; RZ 16-741244) (REDMS No. 5257121)

PLN-115

[See Page PLN-115 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/7160 Marrington Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.



6. **APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11660/11680 MONTEGO STREET FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009673; RZ 16-741547) (REDMS No. 5256478)

PLN-135

[See Page PLN-135 for full report](#)

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/C)”, be introduced and given first reading.

☐

7. **MANAGER’S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, January 17, 2017

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold Steves
Mayor Malcolm Brodie

Also Present: Councillor Derek Dang
Councillor Carol Day (entered at 4:09 p.m.)

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 December 20, 2016, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

February 7, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE (RCSAC) 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**
(File Ref. No. 07-3000-01) (REDMS No. 5248121)

Planning Committee
Tuesday, January 17, 2017

A revised copy of the 2017 RCSAC budget was distributed (attached to and forming part of these minutes as Schedule 1).

In reply to queries from Committee, Lesley Sherlock, Planner 2, noted that the RCSAC will be developing a comprehensive space needs survey for agencies and that it is anticipated that a report on the matter will be presented to Council in June 2017.

It was moved and seconded

That the staff report titled, "Richmond Community Services Advisory Committee (RCSAC) 2016 Annual Report and 2017 Work Program", dated December 20, 2016, from the General Manager, Community Services, be approved.

CARRIED

ENGINEERING AND PUBLIC WORKS DIVISION

2. **ELECTRIC VEHICLE CHARGING INFRASTRUCTURE IN PRIVATE DEVELOPMENTS**

(File Ref. No. 10-6125-07-02) (REDMS No. 5258357 v. 4)

Correspondence from John Roston, 12262 Ewen Avenue, was distributed (attached to and forming part of these minutes as Schedule 2), and Mr. Roston, representing Plug-in Richmond, suggested that the proposed program expand to include incentives to accommodate electric vehicle (EV) charging stations in existing homes.

Cllr. Day entered the meeting (4:09 p.m.).

In reply to queries from Committee, Brendan McEwen, Sustainability Manager, noted that (i) the City is examining opportunities to build out fast-charging EV infrastructure, (ii) staff are open to advertise consultation opportunities, (iii) the Richmond Chamber of Commerce can be included in the consultation process, and (iv) the consultation will take approximately four to five months and it is anticipated that a report on the matter will be presented to Council in June 2017.

It was moved and seconded

That the stakeholder consultation program to consult on the development and implementation of electric vehicle charging infrastructure in new private developments, as described in the staff report titled "Electric Vehicle Charging Infrastructure in Private Developments" from the Director, Engineering, dated December 12, 2016, be endorsed.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

3. APPLICATION BY GRAFTON ENTERPRISES LTD. FOR A STRATA TITLE CONVERSION AT 2551 NO. 6 ROAD

(File Ref. No. SC 16-734026) (REDMS No. 5071719 v. 3)

Jordan Rockerbie, Planning Technician, reviewed the application, noting that the on and off-site landscaping will be improved and the subject site's zoning will remain industrial.

It was moved and seconded

- (1) That the application for a Strata Title Conversion by Grafton Enterprises Ltd. for the buildings located on the property at 2551 No. 6 Road, as generally shown in Attachment 1, be approved on fulfilment of the following conditions:*
- (a) payment of all City utility charges and property taxes up to and including the year 2017;*
 - (b) registration of a flood indemnity covenant on title identifying a minimum habitable elevation of 2.9 m GSC;*
 - (c) registration of an aircraft noise sensitive use covenant on title;*
 - (d) submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
 - (e) submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency; and*
- (2) That the City, as the Approving Authority, delegate to the Approving Officer the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 1 have been satisfied.*

CARRIED

Planning Committee
Tuesday, January 17, 2017

4. **APPLICATION BY 1004732 BC LTD. FOR REZONING AT 6840 & 6860 NO. 3 ROAD AND 8051 ANDERSON ROAD FROM "DOWNTOWN COMMERCIAL (CDT1)" TO "CITY CENTRE HIGH DENSITY MIXED USE WITH OFFICE (ZMU31) – BRIGHOUSE VILLAGE"**

(File Ref. No. 12-8060-20-009510; RZ 14-678448) (REDMS No. 5247325 v. 2)

Janet Digby, Planner 3, reviewed the application, highlighting that the proposed development will include a mix of residential, retail and commercial space. Wayne Craig, Director, Development, further noted that the applicant has opted to allocate two one-bedroom and three two-bedroom units for affordable housing and provide a cash contribution for public art.

Discussion ensued with regard to the availability of office space in the city.

In reply to queries from Committee, Mr. Craig noted that the proposed development will include improvements to fronting sidewalks and pedestrian upgrades at the intersections of No. 3 Road and Anderson Road in addition to Anderson Road and Buswell Road. He added that staff are recommending that the proposed development provide a cash-in-lieu community amenity contribution due to the limited floor area that would be allocated for community amenities. Also, Ms. Digby noted that multiple private amenity spaces are proposed for the residential and commercial areas.

A Richmond resident expressed concern with respect to the proposed development's setback and design. Mr. Craig noted that the proposed development does step back from the adjacent residential tower to the east and that should the application proceed, there will be additional opportunities for design adjustments during the development permit process.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9510 to create the "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village" zone, and to rezone 6840 & 6860 No. 3 Road and 8051 Anderson Road from "Downtown Commercial (CDT1)" to "City Centre High Density Mixed Use with Office (ZMU31) – Brighthouse Village", be introduced and given first reading.

CARRIED

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5. **APPLICATION BY XIUFENG ZHANG AND SHUFANG ZHANG FOR REZONING AT 8140/8160 LUNDY ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/C)**

(File Ref. No. 12-8060-20-009664; RZ 16-734667) (REDMS No. 5244412)

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9664, for the rezoning of 8140/8160 Lundy Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

CARRIED

6. **APPLICATION BY URBAN ERA BUILDERS & DEVELOPERS LTD. FOR REZONING 9700, 9720, 9800 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/C) AND SINGLE DETACHED (RS1/E) TO TOWN HOUSING (ZT81) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009667; RZ 15-700431) (REDMS No. 5258398 v. 3)

Mr. Craig reviewed the application, noting that the proposed development will provide a contribution of three three-bedroom affordable housing units with rental restrictions in accordance with the City's Affordable Housing Strategy and that the proposed development will have a consolidated driveway, a legal agreement for future access to the east, and provide sidewalk improvements.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9667 to create the "Town Housing (ZT81) – Williams Road" Zone, and to rezone 9700, 9720 and 9800 Williams Road from "Single Detached (RS1/C)" and "Single Detached (RS1/E)" to "Town Housing (ZT81) – Williams Road", be introduced and given first reading.

CARRIED

7. **APPLICATION BY TRELLIS SENIORS SERVICES LTD. FOR REZONING AT 23100, 23120 AND 23140 WESTMINSTER HIGHWAY FROM SINGLE DETACHED (RS1/F) TO SENIOR'S CARE FACILITY (ZR11) – HAMILTON VILLAGE (HAMILTON)**

(File Ref. No. 12-8060-20-009669; RZ 16-738480) (REDMS No. 5265610 v. 2)

Mark McMullen, Senior Coordinator - Major Projects, reviewed the application highlighting that (i) the proposed seniors care facility will consist of 135 units and will be funded and licensed by Vancouver Coastal Health, (ii) the subject site includes approximately 1,100 m² designated as an Environmentally Sensitive Area (ESA), and (iii) the proposed development will be constructed to achieve LEED Gold standards.

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In reply to queries from Committee, Mr. Craig and Mr. McMullen noted that (i) there will be opportunities to refine the proposed landscape and architectural designs at the development permit process, (ii) the ESA will have habitat compensation for the area impacted by the proposed development, (iii) an assessment from a Qualified Environmental Professional was provided and the proposed habitat compensation is envisioned to have higher habitat value than the existing ESA on-site, (iv) the proposed development will include piled structures under the parking area to stabilize the soil, and (v) the proposed development is only zoned for health care use.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9669 to create the "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)" zone, and to rezone 23100, 23120 and 23140 Westminster Highway from "Single Detached (RS1/F)" to "Senior's Care Facility (ZR11) – Hamilton Village (Hamilton)", be introduced and given first reading.

CARRIED

8. REFERRAL RESPONSE: REGULATING THE SIZE OF LARGE HOUSES IN THE AGRICULTURAL LAND RESERVE

(File Ref. No. 08-4057-10; 12-8060-20-009665/9666/9678/9679) (REDMS No. 5251835 v. 3)

Correspondence received related to Item No. 8 was distributed (attached to and forming part of these minutes as Schedule 3).

John Hopkins, Planner 3, and Mr. Craig briefed Committee on potential methods to regulate large houses in the Agricultural Land Reserve (ALR), noting that the City has advocated for the introduction of Provincial legislation to address the matter. Mr. Hopkins added that potential regulatory options include restricting the size of the farm homeplate, regulating the siting of residential uses and restricting the size of the dwelling on-site.

Mr. Hopkins briefed Committee on the current Provincial guidelines related to house size in the ALR and contrasted those guidelines with regulations set by the Corporation of Delta. Mr. Hopkins noted that other Metro Vancouver municipalities have recently adopted regulations to address house size in the ALR. Mr. Craig further noted that public consultation on the potential ways to manage residential development on agricultural properties is anticipated to commence in March 2017 and staff will provide a report to Council following the consultation process.

In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, noted that concern has been raised with respect to the trend of increasing house size in the ALR, adding that the Province has expressed little interest in introducing legislation to address the matter.

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Discussion ensued with regard to (i) the effect of the foreign buyers tax on the construction of large homes in the ALR, (ii) large homes in the ALR being utilized for non-compliant uses and the City's enforcement of current regulations, and (iii) including farm access requirements in the proposed amendments.

In reply to queries from Committee, Mr. Craig advised that farm tax incentives related to the classification of agricultural land falls under Provincial jurisdiction.

An example of a listed single-family house with multiple bedrooms was distributed (attached to and forming part of these minutes as Schedule 4).

Discussion ensued with regard to (i) the historical subdivision of large pre-existing properties into smaller farm plots provided for veterans, (ii) the definition of a single-family home, (iii) the farm income required to qualify for farm tax incentives, and (iv) limiting the size of accessory buildings.

In response to queries from Committee, staff noted that (i) staff can consult with the Law Department regarding the feasibility of placing a moratorium on the development of new large homes in the ALR, (ii) the Agricultural Land Commission (ALC) is supportive of the Provincial guidelines for house size in the ALR, (iii) staff can provide Council with the public consultation information package prior to the public consultation sessions, and (iv) the average size of the ALR house applications received is approximately 8,000 to 12,000 square feet, with the maximum allowable size dependent on the dimensions of the lot.

John Baines, 11620 No. 4 Road, expressed concern with regard to the development of large homes in the ALR and the potential effect on the value of agricultural land.

Nancy Trant, 10100 No. 3 Road, spoke against the development of large homes in the ALR. Also, she expressed concern with regard to non-compliant uses for the large homes and enforcement measures taken by the City.

Carol Biggs, 12262 Ewen Avenue, commented on the protection of agricultural land and expressed concern with the development of large homes in the ALR.

Bhupinder Dhiman, 9360 Sidaway Road, commented on the potential circumstances where development of large homes on agricultural land is required to accommodate large families and would be beneficial for family-operated farms.

In reply to queries from Committee, Mr. Craig noted that should a maximum house size limitation be implemented, a rezoning application may be submitted to request approval to build a larger home.

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Erika Simm, 4991 Westminster Highway, commented on the development of large homes on agricultural land and suggested that clear parameters be developed that would permit large homes in certain circumstances to accommodate large families living on the farm.

Cllr. Dang left the meeting (5:56 p.m.) and did not return.

Gurdial Badh, 2831 Westminster Highway, remarked that family-operated farms may require large homes to accommodate family members living on-site and expressed concern with regard to the enforcement of non-compliant properties.

Yvonne Bell, 10431 Mortfield Road, expressed concern with respect to the development of large homes on the ALR and the potential negative impact on agricultural soil.

Randy Schuette, 7620 Ash Street, expressed that potential restrictions to the development of homes on agricultural land may penalize farmers and adversely affect land values. He suggested that houses that are large enough to require firewalls be restricted on agricultural land.

It was moved and seconded

- (1) That the staff report titled, “Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve”, dated January 10, 2017, from the Director of Development and the Manager of Policy Planning, be received for information; and**
- (2) That staff be directed to conduct public consultations regarding the bylaw options presented in this report (“Referral Response: Regulating the Size of Large Houses in the Agricultural Land Reserve”) regarding house size, farm home plate and setbacks, including residential accessory buildings.**

The question on motion was not introduced as discussion ensued with regard to the timeline of the public consultation process. It was suggested that the public consultation process be advanced to commence at an earlier date.

As a result of the discussion, staff were directed to provide information on:

- the number of narrow agricultural lots in city
- the feasibility of placing a moratorium on the development of new large homes in the ALR;
- taxes related to farm classified sites;
- recently issued building permits for single family dwellings in the ALR;
- aerial photograph examples of large homes on agricultural land in the city, including the Global BC news story regarding large homes on agricultural properties in the city; and

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Tuesday, January 17, 2017

- the Corporation of Delta's dwelling size regulations on agricultural land less and greater than eight hectares;

and report back prior to the January 23, 2017 Regular Council meeting.

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

9. **MANAGER'S REPORT**

(i) Building Massing Regulation Public Consultation

Mr. Craig noted that the first of the scheduled open houses on proposed amendments to building massing regulation is scheduled for January 18, 2017 at the South Arm Community Centre.

(ii) Mylora Non-Farm Use Application

Mr. Craig noted that the City and the applicant have sent supporting documents to the ALC and farm remediation work will commence in the upcoming weeks.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:17 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, January 17,
2017.

Councillor Linda McPhail
Chair

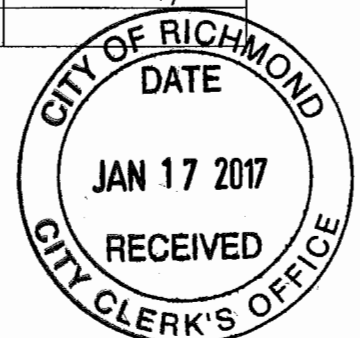
Evangel Biason
Legislative Services Coordinator

To Planning Committee
Jan. 17, 2017
re: item # 1

	2014 Budget - January 1 - December 31	2015 - January 1 - December 31	2016 - January 1 - December 31	2017 - January 1 - December 31
Balance Projected to be brought Forward December	\$6,663.33	\$1,889.40	\$750.00	\$4,212.58
Revenue				
City of Richmond	\$11,000.00	\$11,000.00	\$11,000.00	\$11,000.00
Membership Dues	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00
Bank Interest	\$5.00	\$4.00	\$1.50	\$1.50
Sponsorship				
Total Revenue	\$19,068.33	\$14,293.40	\$13,151.50	\$16,614.08
Expenses				
Admin Assistant	\$10,450.00	\$10,000.00	\$10,000.00	\$10,000.00
Admin Expenses	\$200.00	\$100.00	\$80.00	\$80.00
Forums/Meetings	\$1,000.00	\$1,600.00	\$1,400.00	\$1,500.00
Website + IT	\$1,500.00	\$1,100.00	\$800.00	\$2,000.00
Website	\$500.00			
Training/Calendar		\$1,100.00	\$500.00	\$600.00
Post Box Renewal	\$158.00	\$158.00	\$158.00	\$158.00
Volunteer Appreciation	\$250.00	\$250.00	\$200.00	\$200.00
Sub Committee/printing /events	\$5,000.00			\$2,000.00
Total Expenses	\$19,058.00	\$14,308.00	\$13,138.00	\$16,538.00
Total Balance	\$10.33	-\$14.60	\$13.50	\$76.08

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, January 17, 2017.

PLN - 14



Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, January 17, 2017.

*To Planning Committee
Jan. 17, 2017
re: Item #2.*

From: John Roston, Mr [john.roston@mcgill.ca]

Sent: Tuesday, January 17, 2017 10:54 AM

To: McPhail,Linda; McNulty,Bill; Au,Chak; Loo,Alexa; Steves,Harold

Cc: Brodie,Malcolm; Johnston,Ken; Day,Carol; Dang,Derek; Gonzalez,Robert; Russell,Paul;
McEwen,Brendan

Subject: Planning Committee Meeting Jan. 17 - Electric Vehicle Report

Dear members of the Planning Committee,

As you may know, Plug-in Richmond is the group of Richmond electric vehicle owners who are promoting the use of electric vehicles in Richmond. I will be attending the meeting this afternoon, but if there is not an opportunity for citizens to speak on agenda items, there are a few points I would like to make.

1. The staff report is excellent as far as it goes. It clearly makes the point that adoption of EVs is an essential component of meeting our greenhouse gas emission targets. It correctly states that 80% of all EV charging is done at home so that residential charging infrastructure is essential to the wider adoption of EVs. It also points out that we want charging to take place overnight when demand on the electric grid is very low. Most EVs are equipped with charging timers that control when the charging takes place.
2. Given the time and effort required for the consultation process outlined in the report, it is important that as many options as possible are included for residential charging. New private developments are less of a challenge than retrofitting existing residential properties where most of the potential EV owners live. Separate incentives are required for the installation of electrical infrastructure by the property owner or strata corporation and for the purchase of a charging station by the EV owner. The consultation process must include both new and existing residential properties.
3. 120V level 1 charging, which usually takes 8 hours for an average depleted battery, is obsolete if we wish to have the charging take place from 1 to 5 am when the demand on the electric grid is very low. This requires 240V level 2 charging in all residential properties. Similarly, any charging infrastructure in non-residential properties should be 400V level 3 which will charge an average EV to 80% capacity in a half hour.
4. Norway has proved that priorities (perks) for EVs are as important for increased EV adoption as financial subsidies. The consultation process should include requiring reserved parking for EVs, without charging infrastructure, near existing accessible parking spaces.
5. Promotion of electric vehicles at community events is essential where prospective EV owners can chat with existing owners. This is currently being done on a shoestring by Plug-in Richmond in collaboration with the provincially funded Emotive BC. The consultation process should include determining the modest budget required for the City to support these promotional activities including the hiring of two summer students by the City.

I would be pleased to answer any questions or supply any information that would be helpful.
Thank you for your interest in electric vehicles.

John Roston
Coordinator
Plug-in Richmond <http://pluginrichmond.ca>

john.roston@mcgill.ca

John Roston
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726
Fax: 604-241-4254



Planning Committee Meeting
January 17, 2017
On Table
Item # 8
11 letters as of 3:00 pm

ON TABLE ITEM

Mayor and Councillors

Planning Committee - Jan 17/17
Item # 8

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:40
To: Crowe, Terry
Subject: FW: Mega houses on farmland

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:40
To: 'Marion Smith'
Subject: RE: Mega houses on farmland

Dear Ms. Smith,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

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JAN 17 2017

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& DISTRIBUTED



From: Marion Smith [<mailto:marionsmith@shaw.ca>]
Sent: Tuesday, 17 January 2017 14:19
To: Mayor and Councillors
Subject: Mega houses on farmland

Dear Mayor and Councillors,

Please take every action that you can to eliminate mega houses on Richmond farmland, including refusal of any further building applications.

Houses over a certain size or number of bedrooms should be declared non-farm buildings so that they can no longer claim the agriculture tax rate. These should be taxed at the same or higher rate as the rest of the homes in Richmond.

Regards,
Marion Smith
Richmond, BC

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: CityClerk
Sent: Tuesday, 17 January 2017 10:57
To: Mayor and Councillors
Subject: FW: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

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JAN 17 2017

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& DISTRIBUTED



From: Badyal, Sara
Sent: Monday, 16 January 2017 17:47
To: CityClerk
Cc: Crowe, Terry; Craig, Wayne; Konkin, Barry; Hopkins, John; Eng, Kevin
Subject: FW: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting

From: Gabrielle A. Grün [<mailto:grun@cs.sfu.ca>]
Sent: Monday, 16 January 2017 17:11
To: Badyal, Sara; Eng, Kevin
Subject: Fwd: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting

Hi Sara and Kevin,

How are you? Minhee is on leave, and John has an automated away from the office email message. When is a final decision expected? Many thanks. Have a nice day.

----- Forwarded Message -----

Subject: megahomes on ALR land----written submission for January 17, 2017 Planning Committee meeting
Date: Mon, 16 Jan 2017 16:52:02 -0800
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: DWeber@richmond.ca

Dear Planning Committee Members,

Here are some points to weigh regarding members on "farmland"

-The phenomena is not new. Some very large homes have existed on ALR land for many years. The roughly 20 000 square foot Ivy Manor at 12911 No. 3 Road was built in 1989, and is the former home of Milan and Maureen Illich.

-There should not be one [relatively low] house size limit on all ALR land regardless of frontage or overall lot size.

=The myths that agriculture has to be intrinsically tied to specially designated land, and that our food security is dependent on the farming of small lots in the ALR (<2 ha) should not be perpetuated any longer. Hydroponics and greenhouse operations have higher yields than conventional plant agriculture. On the other side of the coin, some properties were included in the ALR merely on the basis of location and not on actual soil capacity. In the case of conventional farming, the economies of scale have to be taken into account.

-Around May 2008, the City implemented a green roof bylaw for new commercial and industrial construction. To ease the consciences of those who still hold to the "agricultural land" hypothesis, the City can require crop-producing, intensive green roofs on the construction of new houses more than 10 000-12 000 square feet in size.

-Decisions should be based on careful reflection and analysis, and not in response to fear.

Thanks for your consideration.

Yours sincerely,
Gabrielle A. Grün

M.Sc., Computing Science

10551 No. 6 Road

Richmond BC

V6W 1E6

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:05
To: Crowe, Terry
Subject: FW: Fwd: Fwd: Fwd: the proposed changes to the taxation of ALR land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:05
To: 'grun@cs.sfu.ca'
Subject: RE: Fwd: Fwd: Fwd: the proposed changes to the taxation of ALR land

Dear Ms. Grun,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

----- Forwarded Message -----

Subject: Fwd: Fwd: the proposed changes to the taxation of ALR land

Date: Sun, 15 Jan 2017 22:15:24 -0800

From: Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To: grun@cs.sfu.ca

To: Park, Minhee <MPark@richmond.ca>

Hi Minhee,

PLN₁- 21



How are you? Please enter the following as a submission for the planning committee meeting on Tuesday. Thanks. Take care.

----- Forwarded Message -----

Subject:Fwd: the proposed changes to the taxation of ALR land

Date:Sun, 27 Nov 2016 21:48:07 -0800

From:Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

To:Reid.MLA, Linda <Linda.Reid.MLA@leg.bc.ca>

----- Forwarded Message -----

Subject:the proposed changes to the taxation of ALR land

Date:Sun, 27 Nov 2016 21:40:01 -0800

From:Gabrielle A. Grün <grun@cs.sfu.ca>

Reply-To:grun@cs.sfu.ca

To:peter.fassbender.MLA@leg.bc.ca

Dear Mr. Peter Fassbender, Minister of, **Community, Sport, Cultural Development** and Minister Responsible for Translink,

The proposed changes to the taxation of ALR properties would adversely impact all the owners of these lands, not just speculators or investors. Furthermore, the amendments could actually result in less land being employed in agricultural endeavors. More study,

consultation and canvassing of the stakeholders i.e. the diverse body of owners of ALR land throughout BC.

It is of note that some longstanding owners of ALR land do not farm their land for various reasons and circumstances. Seniors and the disabled should be excluded from any changes to the ALR property tax credit amounting to 50% of the provincial school tax portion of property tax. For the rest of owners of ALR land that is not actively farmed, a staggered reduction in the credit e.g. of 5-10% per year could be looked at. The retention of a school tax credit of 10-1.985% as "compensation for the additional regulations and reduced potential i.e. in terms of multifamily dwelling units etc. and diminished services such as sanitary sewer and storm sewers. could be entertained too .

As well, any increase in the monetary agricultural production quota required for a property to be classified as "farm" by BC Assessment has to be well thought out as such an raise could actually result in an abandoning of farming efforts altogether on some smaller ALR lots because the cost/benefit ratio would no longer make sense (or the benefit would be almost impossible to to attain). The minimum for properties under 1.98 acres is \$10 000/year, which is already high. On the other hand, the quota for properties between 1.98 acres and 10 acres is only \$2500/year. While this may be reasonable for lots under 3-4 acres in size, it is likely inappropriate for 9-10 acre parcels. There should be more of a graded scale for this category spanning over 8 acres. Agricultural output can vary significantly from year to year, and is dependent on a variety of factors including the weather.

Moreover, in order to maximize the number of properties being farming, owners of ALR land should continue to be allowed to contract out the farming activities to others or to lease their land to farmers.

Rather than taking punitive action against all owners of ALR land that is not being farmed, there should be greater support for existing farms and more incentives for innovation in farming and new agricultural operations. An understanding that certain small, ALR properties are not well-suited for conventional farming, and that food production cannot be strictly limited to land especially allocated to agriculture (rooftop gardens, non-soil-based crop growing techniques) is helpful. A firm grasp of the underlying issues is required for the thorough review of the taxation of ALR land so that the effect is what is intended.

Thanks for your consideration.

Yours sincerely,
Gabrielle A. Grün

M.Sc., Computing Science

10551 No. 6 Road

Richmond BC

V6W 1E6

MayorandCouncillors

From: Weber,David
Sent: Tuesday, 17 January 2017 12:57
To: MayorandCouncillors
Subject: FW: 12911 No. 3 Road

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

----- Forwarded Message -----

Subject: 12911 No. 3 Road
Date: Mon, 16 Jan 2017 13:38:23 -0800
From: Gabrielle A. Grün <grun@cs.sfu.ca>
Reply-To: grun@cs.sfu.ca
To: Gabrielle Grun <grun@cs.sfu.ca>

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[Address V] [] [] [] [] [] []

- RECENT SEARCHES
- MY FAVOURITES

12911 NO. 3 RD RICHMOND



11-320-R049000098 04/28/2014

Total Value \$11,905,000

3197 TAHSIS AVE COQUITLAM



10-305-35185067 01/05/2013

Total Value \$899,000

17331 FEDORUK RD RICHMOND



11-320-R013666070 04/28/2014

Total Value \$356,963

10276 KENT RD CHILLIWACK



Click Details to See Photo

Total Value \$495,000


10282 KENT RD CHILLIWACK



Click Details to See Photo

Total Value \$495,000

You have no Favourites currently saved.

Click on the  on any property page to save and easily access up to 10 of your favourite properties on this device.

12911 NO. 3 RD RICHMOND V7A 1X4



11-320-R049000098 04/28/2014

Total Value \$11,905,000

Assessed as of July 1st, 2016

Land \$7,794,000

Buildings \$4,111,000

Previous Year Value \$9,275,000

Land \$5,196,000

Buildings \$4,079,000

Report a Problem

Year Built

1989 Description

2 STY house - custom Area-Jurisdiction-Roll

11-320-R-049-000-098

Are the property details correct?

Yes, click here to confirmNo, click here to update

Show less

Land Size 18.46 Acres

First Floor Area 10,224

Second Floor Area 9,182

Basement Finish Area

Strata Area

Bedrooms 5

Baths 9

Carports C

Garages G

Legal Description and Parcel ID

Lot 5 Block 3N Plan 33483 Section 8 Range 6W Land District 36

PID: 000-462-772

Building Storeys

Gross Leaseable Area

Net Leasable Area

No. of Apartment Units

Manufactured Home

Width

Length

Total Area

Sales History (in the last 3 years)

Comments

Map

Neighbouring Properties

Sample Sold Properties

Due to high volume you may experience delays in the response time of the map feature. We apologize for the inconvenience.

ON TABLE ITEM

Mayor and Councillors

Planning Committee - Jan. 17/2017
Item # 8

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:31
To: Crowe, Terry
Subject: FW: Regulating the size of MEGA houses in the ALR

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

FYI

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:31
To: 'Bell, Yvonne [HSSBC]'
Subject: RE: Regulating the size of MEGA houses in the ALR

Dear Yvonne and Lorraine Bell,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

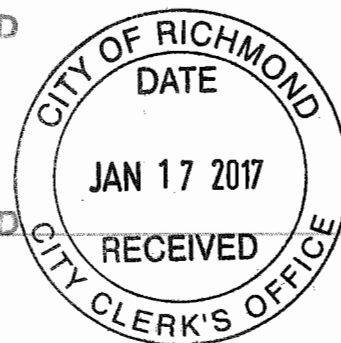
Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

PHOTOCOPIED

JAN 17 2017

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From: Bell, Yvonne [HSSBC] [<mailto:Yvonne.Bell@hssbc.ca>]
Sent: Monday, 16 January 2017 17:12
To: Mayor and Councillors
Subject: Regulating the size of MEGA houses in the ALR

I am in full support of Richmond regulating the size of houses on land in the ALR (and anywhere in Richmond for that matter). Please create a bylaw to limit the floor area of a home in the ALR similar to that of Delta's zoning regulations. Delta restricts the floor area of a home to 3,552 square feet on lots smaller than 20 acres or 5,005 square feet on lots 20 acres or larger. I think the floor area of a home in the ALR should be no larger than 3,552 square feet on any size of lot in the ALR whether it be ½ an acre or 100 acres. Grade A farmland is for growing food, not for building insanely large megahouses. This is 2017. Farmland is one of the most precious resources the earth has besides water. Why do you allow people to squander it on ludicrous Megahouses? Please pass a bylaw controlling the size of megahouses as soon as possible.

Yvonne and Lorraine Bell, life time residence and taxpayers of Richmond

10431 Mortfield Road
Richmond, BC
V7A 2W1

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item # 8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:26
To: Crowe, Terry
Subject: FW: Homes in the ALR

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

fyi

-----Original Message-----

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:26
To: 'Penny Charlebois'
Subject: RE: Homes in the ALR

Dear Ms. Charlebois,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

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-----Original Message-----

From: Penny Charlebois [<mailto:Pennycharlebois@telus.net>]
Sent: Monday, 16 January 2017 18:08
To: Mayor and Councillors
Subject: Homes in the ALR

Mayor and Council

We are losing valuable farmland daily in Richmond. These massive home are not being built for farmers but speculators buying cheaper land and getting the farm tax benefit. Are they being used as hotels? Are they paying taxes like the rest of us? There are still some really great farmers in Richmond providing food for so many, and some who cannot purchase land but have to lease because the speculators have contributed to rising prices.

Penny Charlebois



Sent from my iPad

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:28
To: Crowe, Terry
Subject: FW: Mega houses on agricultural land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

FYI

-----Original Message-----

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:28
To: 'Maureen Nakanishi'
Subject: RE: Mega houses on agricultural land

Dear Mr. and Mrs. Nakanishi,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

-----Original Message-----

From: Maureen Nakanishi [<mailto:mnakanishi521@icloud.com>]
Sent: Monday, 16 January 2017 17:46
To: Mayor and Councillors
Subject: Mega houses on agricultural land

My family and I are concerned about the mega houses being built on Our agricultural lands. It's obvious these homes are not built to Accommodate people who are farming the land. Unless restrictions are put Into place and enforced some people will take advantage of any loopholes that Exist. I can't imagine what it must be like to live beside these mall size houses In fact are they really homes? We can't allow what agricultural land we have left In Richmond to be threatened by what is viewed as single family homes.

We trust that our elected officials are looking out for the benefit of the community As a whole, not a select few that take advantage of pre existing regulations.

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George and Maureen Nakanishi
11571 Plover Drive

Sent from my iPad

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:24
To: Crowe, Terry
Subject: FW: Houses on farmland

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

FYI

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 10:24
To: 'Marion Bellis'
Subject: RE: Houses on farmland

Dear Ms. Bellis,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

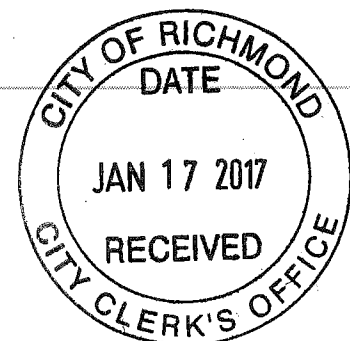
PHOTOCOPIED

JAN 17 2017

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From: Marion Bellis [<mailto:wmbellis@shaw.ca>]
Sent: Tuesday, 17 January 2017 07:12
To: Mayor and Councillors
Subject: Houses on farmland

Ladies and Gentlemen,
I am hoping that in this meeting about house sizes will actually do something.
No house on farmland should be larger than 4,500 sq. ft. Farmland is a precious resource.
Humans need to eat food and the land to grow it on is becoming scarce. Cost of food is going up
For the average household. Change the rules and enforce the rules.
Where has this council been for the last few years that his use of farmland/house size has gotten so out of control.
By the way what about the land behind all the churches along Nbr. 5 Rd, which was suppose to be farmed? Why can this land not be
turned into community allotment gardens?



Regards

Marion Bellis

P.S.

Stop pouring money into the Oval, it was suppose to be self sustaining, how about putting some into the Library system.

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 13:58
To: 'Courtney N'
Subject: RE: ALR land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

Dear Ms. Neish and Mr. Besharah,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Courtney N [<mailto:courtneyneish@gmail.com>]
Sent: Tuesday, 17 January 2017 13:55
To: Mayor and Councillors
Subject: ALR land

We are appalled and disgusted by the building happening on ALR land here in Richmond. We have lived here for almost 37 years and support maintaining farm land for farming.

Please change the by-laws to limit the size of houses to approx. 5,000 sq. ft., and minimize the overall footprint created by roads, pools etc.

As well, if it is part of council's mandate, increase the amount of farming income required before the property is taxed as agricultural rather than residential land.

The sooner steps are taken to preserve farmland and stop the proliferation of multi-million dollar mansions that blatantly defy the intent of the ALR, the better.

Courtney Neish and Benjamin Besharah

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JAN 17 2017

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ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item # 8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:01
To: Crowe, Terry
Subject: FW: Houses on Farm Land

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:00
To: 'Don and Rosemary Neish'
Subject: RE: Houses on Farm Land

Dear Mr. and Mrs. Neish,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

From: Don and Rosemary Neish [<mailto:dandrneish@gmail.com>]
Sent: Tuesday, 17 January 2017 13:53
To: Mayor and Councillors
Subject: Houses on Farm Land

We are appalled and disgusted by the building happening on ALR land here in Richmond. We have lived here for almost 45 years and support maintaining farm land for farming.

Please change the by-laws to limit the size of houses to approx. 5,000 sq. ft., and minimize the overall footprint created by roads, pools etc.

PHOTOCOPIED

JAN 17 2017

SK
& DISTRIBUTED



As well, if it is part of council's mandate, increase the amount of farming income required before the property is taxed as agricultural rather than residential land.

The sooner steps are taken to preserve farmland and stop the proliferation of multi-million dollar mansions that blatantly defy the intent of the ALR, the better.

Don and Rosemary Neish
6900 Gainsborough Dr.

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:02
To: Crowe, Terry
Subject: FW: Mega Homes on the Agricultural Land Reserve

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:02
To: 'Lori'
Subject: RE: Mega Homes on the Agricultural Land Reserve

Dear Ms. Yonin and Mr. Eldridge,

This is to acknowledge and thank you for your correspondence to Richmond City Council providing feedback regarding the regulation of houses on farmland. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Lori [<mailto:lyonin@shaw.ca>]
Sent: Tuesday, 17 January 2017 13:21
To: Mayor and Councillors
Subject: Mega Homes on the Agricultural Land Reserve

We wish to extend our support to any Council members and/or staff reports that recommend limiting the size of homes located within the Agricultural Land Reserve. Anyone who lives in Richmond is aware that under the current regulations, farmland is being appropriated for mansions and country estates. This is not the purpose of the ALR and in fact, reduces productive agricultural land, effectively making it unusable for farming in the future. Agricultural Land is meant for farming, not for mansions.

We are aware that other municipalities within Metro Vancouver have placed size restrictions on homes located within the ALR. We would ask that City of Richmond Council follow their lead and do the same. And while many Richmond citizens may not take the time to let City Council know how they feel about this issue, it is a sore spot among the citizens of Richmond. It will be an issue we, and many other Richmond voters, will take into consideration during the next municipal elections. So, please provide some leadership on this issue, as have many other municipal politicians.

Thank you,

Lori Yonin and John Eldridge
#42 – 11491 Seventh Ave.,
Richmond, B.C.

ON TABLE ITEM

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Mayor and Councillors

Planning Committee - Jan 17/17
Item #8

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:03
To: Crowe, Terry
Subject: FW: ALR mega homes and AIR BnB

Categories: - TO: MAYOR & EACH COUNCILLOR / FROM: CITY CLERK'S OFFICE

-----Original Message-----

From: Mayor and Councillors
Sent: Tuesday, 17 January 2017 14:03
To: 'geldart1@gmail.com'
Subject: RE: ALR mega homes and AIR BnB

Dear Ms. Geldart,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca

-----Original Message-----

From: geldart1@gmail.com [<mailto:geldart1@gmail.com>]
Sent: Tuesday, 17 January 2017 13:14
To: Mayor and Councillors
Subject: ALR mega homes and AIR BnB

Just when I thought you weren't listening to the community, both these issues are being addressed.
Thank you.
Shirley Geldart



Back to
Results

\$ 1,398,000

10586 MCLENNAN PLACE, Richmond, BC, V6X 3G6

Listing ID# R2121188



Demographics

Point-to-point

Location

\$ 1,398,000

10586 MCLENNAN
PLACE
Richmond, BC
V6X 3G6

Listing ID# R2121188

Get Directions

Travel Time

Building type: Single Family

Land size: 0.13

Bedrooms: 4

Living space: 3021 sq ft

Bathrooms: 2

Status: For Sale/Active

Level: 1

Days on Market: 3

Tax Year: 2010

Basement: None

Age of Building: 1995

Complex: None

Community: Bridgport RI



City of Richmond

Report to Committee

To: Planning Committee
From: Cathryn Volkering Carlile
General Manager, Community Services
Date: January 14, 2017
File: 07-3400-01/2017-Vol
01
Re: **Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program**

Staff Recommendation

That the staff report titled, "Richmond Seniors Advisory Committee 2016 Annual Report and 2017 Work Program", dated January 14, 2017, from the General Manager, Community Services, be approved.

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

Att. 2

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

Staff Report

Origin

The Richmond Seniors Advisory Committee (RSAC) was formed in 1991 to advise Council regarding the concerns and future needs of Richmond seniors. The committee studies a range of matters deemed of concern to seniors and submits information, options and recommendations to City Council. The City supports the RSAC by providing an annual operating budget, a Council liaison and a staff liaison.

This report presents the RSAC 2016 Annual Report (Attachment 1) and proposed 2017 Work Program (Attachment 2).

This report supports Council's 2014-2018 Term Goal #1 A Safe Community:

1.2. Program and service enhancements that improve community safety services in the City.

1.3. Improved perception of Richmond as a safe community.

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

2.2. Effective social service networks.

This report also supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

3.3. Effective transportation and mobility networks.

Analysis

2016 Annual Report

The RSAC Annual Report (Attachment 1) highlights key activities of the committee during the past year. Noteworthy examples include:

- Continued to monitor transportation issues. The transportation sub-committee also worked with Translink and the City to advocate for adequate bus shelters and benches at transit stops;
- Provided feedback on City strategies that have an impact on seniors. The RSAC provided valuable input on the Affordable Housing Strategy Update, Age-Friendly Assessment and Action Plan and the Seniors Service Plan;
- Provided information to Council and respectfully requested that City Council advocate to the Federal Government to appoint a Minister Responsible for Seniors and Aging. Given the range and significance of seniors' issues to be addressed by the Federal Government through a number of Ministries, a single point of contact for seniors was recommended to ensure the best possible outcomes for Canadians at all stages of the aging process; and

- Continued to be actively involved with many committees including Richmond Intercultural Advisory Committee, Falls Prevention, Isolated Seniors, Richmond Community Services Advisory Committee, Transportation Committee, Council of Advisers for the BC Seniors Advocate and other committees concerning seniors.

2017 Work Program

RSAC will continue to provide Council with advice and recommendations on matters affecting seniors in the community and will respond to Council's requests as they arise. Highlights of the proposed RSAC 2017 plan (Attachment 2) include:

- Continue to be actively involved with many committees including Richmond Intercultural Advisory Committee, Falls Prevention, Richmond Community Services Advisory Committee, Transportation Committee, Council of Advisers for the BC Seniors Advocate, and other committees concerning seniors;
- Continue to support the work of the Falls Prevention Network in their efforts to educate and promote a greater awareness of how seniors might prevent falls; and
- Continue to gather and share information with RSAC members on issues affecting seniors in order to provide information and relevant advice to City Council.

Financial Impact

The RSAC operating budget of \$2,500 reflects the existing funding plan, as budgeted.

Conclusion

The RSAC 2017 Work Program is designed to reflect a number of Council Term Goals (2014-2018) and address emerging issues impacting seniors in the community. The RSAC continues to advise Council on matters of concern to Richmond seniors and contributes to initiatives that aim to improve the quality of life for seniors in the city.



Heather Muter
Coordinator, Seniors Services
(604-238-8459)

Att. 1: RSAC 2016 Annual Report
2: RSAC 2017 Work Program



Richmond Seniors Advisory Committee 2016 Annual Report

2016 Membership

Seemah Aaron, Neil Bernbaum, Peter Chan, Aileen Cormack, Mohinder Grewal, Hans Havas (Vice-Chair), Joan Haws, Kathleen Holmes (Chair), Shams Jilani, Corisande Percival-Smith, Sheila Rooney, Jackie Shell, Doug Symons, Daryl Whiting, Becky Wong.

City of Richmond Liaisons:

Ken Johnston, Council Liaison

Heather Muter, Coordinator, Senior Services

Purpose:

The role of the Richmond Seniors Advisory Committee (RSAC) is to act as a resource and provide advice to City Council regarding senior's issues such as health, transportation and housing as they arise or are referred by City Council. The RSAC members identify concerns of seniors and work with various community organizations and agencies, including City staff, to obtain an understanding of the issues. Information, options and recommendations are then prepared and submitted to City Council for their consideration.

Membership:

The Richmond Seniors Advisory Committee consists of 15 members. A majority of our members belong to one or more groups or organizations, and attend numerous forums and workshops throughout the year. Members also bring to the RSAC table additional information on a broad range of topics relevant to seniors, as illustrated in the attached reports and work program.

Meetings:

The Richmond Seniors Advisory Committee members meet 10 times a year on the second Wednesday of the month. All meetings are open to the public. Monthly guest speakers are primarily from the non-profit sector and the provincial or municipal governments. The guest speaker's presentations provide committee members with insight into senior's issues and resources in the community. In turn, guest speakers are provided with information about the Seniors Advisory Committee. Committee members would like to thank all guest presenters that took the time to provide us with a wealth of information about their organizations.

In February, 2016 committee members were asked by the City of Richmond to respond to a survey for the "Richmond Police Services Review".

In May, 2016 committee members were requested by the City of Richmond to respond to a survey on "Affordable Housing Strategy Update 2016 – Phase 1".

The Transportation sub-committee worked closely throughout the year with both the City and Translink to advocate for improved wheelchair accessibility and adequate bus shelters and benches.

Heather Muter, Coordinator, Seniors Services, City of Richmond attends RSAC monthly meetings to keep committee members informed on programs and services affecting senior's health and wellbeing in the Richmond community.

Sani Mursalim, RSAC's volunteer web master does not attend monthly meetings but ensures minutes and other information supplied to him, are posted on the RSAC web site. The RSAC web site gives the public access to the committee's role with the City and serves as a model for communities wishing to establish a similar advisory committee. The web site has received over 720 visits since monitoring commenced.

The Richmond Seniors Advisory Committee would like to thank Mayor Malcolm Brodie and Councillors for their continuing support of our committee. The committee would also like to thank Council Liaison Ken Johnston for keeping the committee members apprised of various items arising at City Council.

Monthly Guest Speakers for 2016:

January - Dr. Jack Kliman, Physicians Lead and Marnie Goldenburg, Project Leader of Richmond Division of Family Practice, **A GP for Me**

February - Mark Corrado, Senior Manager, Community Safety Policy and Programs, Ted Townsend, Senior Manager, Corporate Communications, **Richmond Police Services Review**

March - Morgan Meloche of Turning Point

April - Sandra Barr, Marketing Manager, Verve Senior Living (**Courtyard Gardens**) and Lisa Welbourn, Marketing Manager, Verve Senior Living (**Gilmore Gardens**)

May - Monica Bennington, Corporate Support, **Affordable Housing Strategy** and Rob Innes Affordable Housing Coordinator

June - Colin Wong, Employment and Volunteer Program Manager, **Pathways Clubhouse**

Sept - Kevin Smith, Staff Lawyer, **BC Centre for Elder Advocacy and Support**

Oct. - Stella Au, Community Programmer, **Richmond Public Library**

Nov. - Kahir Lalji, Provincial Manager and Jody Olsson, Community Impact Planner from **Better at Home**

Dec. - Cathy Carlile, **General Manager, Community Services**, City of Richmond

Correspondence Received:

- Monthly Cosco minutes

Correspondence Sent:

- Letter to Mayor and Council for a "Request for a Federal Minister for Seniors" letter be sent to the Prime Minister with copies to all federal and provincial parties

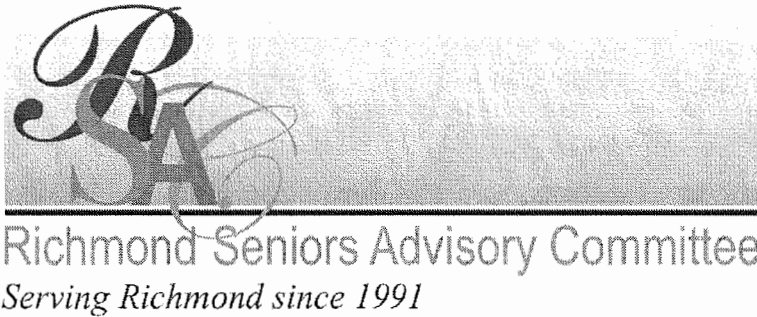
Member Participation in Forums and Conferences:

- Richmond Living Together Symposium (3 attended)

- Aging Well Conference (2 attended)
- Friesen Conference (3 attended)
- B. C. Continuing Care Collaborative (1 attended)

Report submitted by:

Kathleen Holmes, Chair
Richmond Seniors Advisory Committee



**Richmond Seniors Advisory Committee
2017 Work Program**

In 2017, the RSAC will continue to provide Council with advice and recommendations on matters affecting seniors in the community and will respond to Council's requests as they arise.

This Work Program supports the following Council Term Goals (2014-2018):

- 1.2 – Program and service enhancements that improve community safety services in the City.
- 1.3 – Improved perception of Richmond as a safe community.
- 2.2 – Effective social service networks.
- 3.3 – Effective transportation and mobility networks.

2017 Budget:

Meeting Expenses	\$1,000
Memberships & website	\$ 450
Events, conferences and workshops	\$ 900
<u>Misc. Expenses (e.g. Name badges)</u>	<u>\$ 150</u>
Total	\$2,500

Topics monitored or addressed by the RSAC are outlined in the table below.

Richmond Seniors Advisory Committee 2017 Proposed Work Program

Richmond Seniors Advisory Committee 2017 Proposed Work Program					
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Partners	Status
Housing					
Collaborate with the Affordable Housing Coordinator and Community Services to identify, advance and support the completion housing projects that meet the spectrum of affordable housing needs	<ul style="list-style-type: none">- Continue monitoring developments that include affordable housing for seniors- Continue to build relationship with Affordable Housing Coordinator	Regular communication with City staff and Council regarding affordable housing initiatives in Richmond	<ul style="list-style-type: none">- RSAC informed of affordable and supportive housing developments- RSAC consulted regarding seniors affordable and supportive housing developments- Council advised as necessary	<ul style="list-style-type: none">- Developers- NGOs- Faith Community- Poverty Response Committee- Homelessness Coalition- Rental Connect- City Departments	Ongoing
Liaise with community groups seeking to establish seniors housing	<ul style="list-style-type: none">- Participate in the monthly meetings organized by the Faith Communities, Affordable Housing Task Force & others				
Liaise with community committee regarding visitability of housing	<ul style="list-style-type: none">- Participate in the meetings organized by the RCD as requested				
Advise the City re: the Affordable Housing Strategy Update and use of the Affordable Housing Statutory Reserve Fund	<ul style="list-style-type: none">- Ongoing dialogue with the City about the Strategy and use of the affordable housing fund				
Health					
Monitor quality of health care services	<ul style="list-style-type: none">- Monitor community concerns: long term care, adult day care- Discuss the issue of changing demographics in community services- Continue to monitor any recommendations that come from the Office of the Seniors Advocate- Monitor response to Canada Health Accord concerns raised by seniors	<ul style="list-style-type: none">- Better quality long term care- Increased adult day care- Community health services more responsive to changing demographics- Improved relationship with VCH	<ul style="list-style-type: none">- RSAC informed of and consulted about a range of seniors health care concerns- RSAC monitors the impact of and response to changing demographics- Council advised as necessary	<ul style="list-style-type: none">- Vancouver Coastal Health- Richmond Health Services- Community Services- Levels of Government- BC Seniors Advocate	Ongoing
Raise awareness of seniors' health issues for committee members	<ul style="list-style-type: none">- Bring forward speakers to RSAC on relevant health issues- Work with the Community Health Advisory Committee to consider joint public forums	<ul style="list-style-type: none">- RSAC well informed about a range of health issues- Forums or workshops reach a wide audience on seniors' health concerns	<ul style="list-style-type: none">- Speakers on health issues inform the RSAC- RSAC participates effectively in well-attended public events	<ul style="list-style-type: none">- Community Health Advisory Committee	Ongoing
Advocate for increased and improved seniors' addiction services	<ul style="list-style-type: none">- Work with the Medical Health Officer on seniors' addiction issues- Liaise with the Community Health Advisory Committee (CHAC) on seniors' addiction issues	<ul style="list-style-type: none">- Seniors addiction issues better understood and addressed- RSAC well informed about seniors' addiction issues- Improved awareness of resources	<ul style="list-style-type: none">- Medical Health Officer speaks to the RSAC- CHAC and RSAC mutually informed- Council advised as necessary	<ul style="list-style-type: none">- Vancouver Coastal Health- Richmond Health Services- NGOs	Ongoing

Richmond Seniors Advisory Committee 2017 Proposed Work Program					
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Partners	Status
Publicity					
Increase the profile of seniors issues in Richmond	<ul style="list-style-type: none"> - Attend Community Partner/Community Associations/Societies committee meetings and/or events to bring awareness of the RSAC - Organize a Public forum for seniors to voice their needs 	<ul style="list-style-type: none"> - Greater public awareness of seniors issues and the role RSAC plays 	<ul style="list-style-type: none"> - RSAC informs the public - Council advised as necessary 	<ul style="list-style-type: none"> - Local media 	Ongoing
Council of Senior Citizens' Organizations of BC (COSCO)					
COSCO Liaison	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - RSAC informed about COSCO initiatives - COSCO enriched with Richmond seniors' perspective 	<ul style="list-style-type: none"> - RSAC members knowledgeable about seniors issues and COSCO activities - RSAC is known to COSCO 	<ul style="list-style-type: none"> - COSCO 	Ongoing
Intercultural/Multicultural					
Richmond Intercultural Advisory Committee (RIAC) Liaison	<ul style="list-style-type: none"> - Continue participating on RIAC and bring senior's perspective, including new immigrant seniors, to the RIAC deliberations - Participate in RIAC subcommittees (e.g. Newcomers Guide sub-committee arranges financing, translation, printing, reprinting and distribution of the Guide in English and four other languages) 	<ul style="list-style-type: none"> - Other members of RIAC recognize how inter-cultural issues may, in particular, impact seniors 	<ul style="list-style-type: none"> - Recommendations and advice provided by RIAC have been viewed through a seniors' lens. - RSAC is, in general, kept informed of the major initiatives undertaken by RIAC - Newcomers to Richmond are provided with the Newcomers' Guide to assist with settlement 	<ul style="list-style-type: none"> - RIAC 	Ongoing
Multicultural	<ul style="list-style-type: none"> - Liaise with the RIAC on seniors' multicultural issues - Ongoing dialogue with the City about cultural harmony 	<ul style="list-style-type: none"> - RIAC includes seniors' perspective 	<ul style="list-style-type: none"> - RSAC informed about Committee activities 	<ul style="list-style-type: none"> - Faith Groups - Community Services Department 	Ongoing
Transportation					
Seek information and make recommendations regarding transportation issues affecting seniors	<ul style="list-style-type: none"> - Arrange subcommittee meetings with representatives of various transportation related agencies, e.g., Translink, HandyDART - Invite speakers to RSAC meetings - Advocate for accessibility on transit 	<ul style="list-style-type: none"> - Transportation reflects seniors' needs 	<ul style="list-style-type: none"> - RSAC informed re: transportation issues - RSAC advises re: transportation concerns - Council advised as necessary 	<ul style="list-style-type: none"> - Richmond Centre for Disability - Minoru Seniors Society - Translink - HandyDART - COSCO - Richmond Cares, Richmond Gives 	Ongoing
Falls Prevention	<ul style="list-style-type: none"> - Support the work of the Falls Prevention Network in their efforts to educate and promote a greater awareness of how seniors might prevent falls. 	<ul style="list-style-type: none"> - Improved safety for seniors in the community 	<ul style="list-style-type: none"> - Walking Groups established to identify trip hazards - Reduction of falls 	<ul style="list-style-type: none"> - Community Partners - Fall Prevention Network 	Ongoing

Richmond Seniors Advisory Committee 2017 Proposed Work Program					
Initiative	RSAC Actions/Steps	Expected Outcome	Indicator of RSAC Success	Partners	Status
	<ul style="list-style-type: none"> - Support and promote the strategies and programs which are in place, or being developed, to assist seniors. 				
Seniors Service Plan					
Seniors Service Plan	<ul style="list-style-type: none"> - Work with City Staff to identify opportunities for RSAC to be involved with the Seniors Service Plan 	<ul style="list-style-type: none"> - Seniors Service Plan is implemented in the community 	<ul style="list-style-type: none"> - Richmond seniors better served through new and/or improved services and opportunities 	<ul style="list-style-type: none"> - Minoru Seniors Society - Vancouver Coastal Health - Non-profit community organizations 	Ongoing
Isolated Seniors					
<p>Identify isolated seniors in Richmond</p> <p>Reduce the isolation of seniors by coordinating services</p>	<ul style="list-style-type: none"> - Monthly meetings will be held - Assist Minoru Place Activity Centre and Seniors Wellness Coordinator with expansion of Wellness Outreach programs to offsite locations, immigrant groups and other cultural and non-English speaking groups 	<ul style="list-style-type: none"> - Seniors will be more aware of and connected with the services available in the community - Follow up is now done by hospital staff to elderly seniors after release from hospital - Seniors with barriers to participation will be able to fully engage in recreation and leisure opportunities 	<ul style="list-style-type: none"> - Increased numbers of isolated seniors are being contacted and made aware of services available - More seniors connected with the community and programs available to them such as the Minoru Place Activity Centre programs 	<ul style="list-style-type: none"> - Minoru Seniors Society - Richmond Health Services - Vancouver Coastal Health - Richmond City Council - Richmond Addiction Services - Falls Prevention Network 	Ongoing
BC Council of Advisors for Seniors Advocate					
Council of Advisors for the Office of the Seniors Advocate BC Liaison	<ul style="list-style-type: none"> - Attend meetings, monitor activities, report back 	<ul style="list-style-type: none"> - RSAC informed about initiatives from Seniors Advocate 	<ul style="list-style-type: none"> - RSAC members knowledgeable about seniors issues 	<ul style="list-style-type: none"> - Office of the Seniors Advocate 	Ongoing
Age-Friendly Richmond					
Age-Friendly Richmond	<ul style="list-style-type: none"> - Work with City Staff to identify opportunities for RSAC to be involved with plans for an Age-Friendly Richmond 	<ul style="list-style-type: none"> - RSAC members are able to contribute toward the implementation of an Age Friendly Plan for Richmond 	<ul style="list-style-type: none"> - RSAC members have been involved in developing plans for an Age-friendly Richmond 	<ul style="list-style-type: none"> - Vancouver Coastal Health - Minoru Seniors Society - Non-profit community organizations 	Ongoing
Matters Affecting Seniors					
RSAC will respond to Council requests for all items as referred and will provide advice on issues that affect seniors in the Community.					



City of Richmond

Report to Committee

To: Planning Committee **Date:** January 12, 2017
From: Cathryn Volkering Carlile **File:** 07-3070-01/2017-Vol
General Manager, Community Services 01
Re: **Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program**

Staff Recommendation

That the Child Care Development Advisory Committee's 2016 Annual Report and 2017 Work Program, as outlined in the staff report titled, "Child Care Development Advisory Committee 2016 Annual Report and 2017 Work Program," from the General Manager, Community Services, be approved.

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

Att. 2

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

Staff Report

Origin

The Child Care Development Advisory Committee (CCDAC) was established to provide Council with advice (e.g. information, options, analysis, and recommendations) regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care in the City of Richmond. In addition, the CCDAC responds to Council requests as they arise.

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

2.2. Effective social service networks.

The report also supports the City's Social Development Strategy's Strategic Direction 4:

Help Richmond's Children, Youth and Families Thrive.

Analysis

The mandate of the CCDAC is to provide Council with advice regarding the development of quality, affordable and accessible child care in Richmond. The City supports the CCDAC by providing an annual operating budget, a Council liaison and a staff liaison.

Highlights of the CCDAC's 2016 Annual Report and 2017 Work Program are noted below.

2016 Annual Report

The CCDAC activities undertaken in the previous year are described in the 2016 Annual Report (Attachment 1). Highlights are as follows:

- Provided feedback throughout the year on new child care development proposals for future City-owned child care facilities;
- Provided input into the community engagement process for the Child Care Needs Assessment and offered advice about survey questions;
- Planned and hosted a May Child Care Month Event where nine child care facilities opened their doors to Richmond's early childhood educators to tour and learn about how different programs arranged their spaces and delivered their programs. This provided professional development training for 125 child care providers;
- Reviewed and offered comments on the final draft of "Creating Child Care Space in Richmond, May 2016" which describes municipal processes for those seeking to create child care services in Richmond;
- Expressed concerns through the staff liaison to the local MP Joe Peschisolido about abuse of temporary foreign workers being brought into Canada as early childhood educators. Some of the workers had reported to members of CCDAC about their experiences working in Richmond-based child care businesses (e.g. not being paid, having to

reimburse their employer for Labour Market Impact Assessment costs, not understanding their rights, lack of enforcement, etc.); and

- Reviewed and made recommendations on the 2017 Child Care Grants for inclusion in a staff report to the City's Planning Committee.

2017 Work Program

On December 9, 2016, the CCDAC approved the proposed 2017 work program (Attachment 2). This year the CCDAC will give priority to:

- Monitoring issues and emerging trends concerning child care (e.g. potential policy changes at the senior government level);
- Providing the Child Care Coordinator with information and CCDAC's perspective on new proposals for City-owned child care facilities and early childhood development hubs;
- Providing input into the City's updated Child Care Needs Assessment and Strategy and its implementation;
- Planning for an annual event to celebrate child care in Richmond (e.g. Children's Art Exhibition, speakers or workshops, etc.); and
- Reviewing and making recommendations concerning the 2018 child care grant applications for inclusion in a staff report to the City's General Purposes Committee.

Financial Impact

The 2017 CCDAC operating budget of \$5,000 reflects the existing funding plan, as budgeted.

Conclusion

The CCDAC 2017 Work Program is designed to reflect and address the emerging issues impacting the community. CCDAC is committed to improving the availability and accessibility of quality child care in Richmond. Staff recommend that the Child Care Development Advisory Committee's 2017 Work Program be approved.



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

CEC:cec

- Att. 1: Child Care Development Advisory Committee 2016 Annual Report
2: Child Care Development Advisory Committee 2017 Work Program

**CITY OF RICHMOND CHILD CARE DEVELOPMENT ADVISORY
COMMITTEE 2016 ANNUAL REPORT**

The Child Care Development Advisory Committee (CCDAC) had a busy and productive 2016. Highlights of the Committee's meetings and events are outlined below:

1. Oriented new members in January 2016. The orientation entailed providing new committee members with binders of past minutes and policy information. The Committee's terms of reference and meeting protocol were reviewed.
2. Reported to City's Planning Committee about the 2015 CCDAC Annual Report and 2016 Work Program.
3. Established three subcommittees: Advocacy, Child Care Month Event and Child Care Grants.
4. Provided feedback throughout the year on new child care development proposals for future City-owned child care facilities.
5. Offered input through the staff liaison to the Provincial Ministry of Health review of the BC Child Care Regulation.
6. Planned and hosted a May Child Care Month Event which entailed arranging tours of child care facilities located in various Richmond neighbourhoods. The tours were held for and by child care providers on Saturday, May 14, 2016. Registration and a reception breakfast were held at the CCDAC chair person's facility, Renaissance Kids. Attendees toured the facility and then proceeded in smaller groups to other facilities on the tour list. Each host at the child care facilities provided information on their child care program curriculums, facility setups, and the resources, equipment and materials that worked well in their programs. Nine centres participated and over 125 child care providers attended. The event was an opportunity for Richmond child care providers to earn professional development credits required in order to be in compliance with the BC Child Care Regulations.
7. Purchased a table for the annual Child Care Dinner, which several committee members attended along with the Mayor and some members of Council.
8. Monitored senior levels of government announcements regarding child care initiatives such as the Provincial major capital grants for creating new child care spaces.
9. Expressed concerns through the staff liaison to the local MP Joe Peschisolido about abuse of temporary foreign workers being brought into Canada as early childhood educators.

Some of the workers had reported to members of CCDAC about their experiences working in Richmond-based child care businesses (e.g. not being paid, having to reimburse their employer for Labour Market Impact Assessment costs, not understanding their rights, lack of enforcement, etc.). The complainants were too afraid to report this directly to the Federal authorities. The MP's staff took the information to share with the Standing Committee on Human Resources, Skills and Social Development and the Status of Persons with Disabilities who were in the process of reviewing and making recommendations for changes to the Temporary Foreign Workers Program.

10. Provided input into the community engagement process for the Child Care Needs Assessment and offered advice about survey questions.
11. Reviewed and made recommendations on the 2017 Child Care Grants for inclusion in a staff report to the City's Planning Committee.
12. Provided input on the City's new booklet, "Creating Child Care Space in Richmond".
13. Invited Sharon Gregson of the Coalition of Child Care Advocates of BC to do a presentation on the \$10 day initiative.

MEMBERS OF THE 2016 CHILD CARE DEVELOPMENT ADVISORY COMMITTEE

VOTING:

1. Linda Shirley (Chair)
2. Lori Mountain (Vice Chair)
3. Maryam Bawa
4. Kevin Cromie
5. Olha Fedorenko
6. Diana Ma
7. Heather Logan
8. Kathy Moncalieri
9. Shyrose Nurmohamed
10. Fatima Sheriff
11. Ofra Sixto
12. Gordon Surgeson

NON-VOTING:

1. Trustee Jonathan Ho (School Board)
2. Marcia MacKenzie (Richmond Child Care Resource and Referral)

COUNCIL REPRESENTATIVE

Councillor Alexa Loo

STAFF LIAISON:

Coralys Cuthbert

RECORDING SECRETARY:

Jodi Allesia

2016 CCDAC Budget

CCDAC received an operating budget of \$5,000 for 2016. The funds were spent as follows:

Item	Cost
Recording Secretary Salary	\$2,374
Meeting and Miscellaneous Expenses	\$1,876
Child Care Month Event*	\$ 300
Child Care Month Dinner	\$450
TOTAL	\$5,000

**Note: The amount previously anticipated for the Child Care Month Event expenses was less due to in-kind contributions from the Committee Chair for the Child Care Month event.*

CLOSING COMMENTS:

The Committee enjoyed the support of Councillor Alexa Loo and Trustee Jonathan Ho as the Council and School Board liaisons. Councillor Lou's comments and input from her perspective as an elected official, working professional and parent have been stimulating and informative. It has been a great benefit to the Committee to have regular updates from Trustee Ho particularly on school district public consultation processes. Our staff liaison, Coralys Cuthbert, has once again provided excellent support and insight. She continues to be well informed on a variety of subjects pertaining to child care both in the City and other jurisdictions. We welcome the many new initiatives she has helped oversee, including but not limited to, the development of a new booklet on Creating Child Care Space in Richmond and the community consultation on the Richmond Child Care Needs Assessment and Strategy. On a personal note, I would like to say that I found her support invaluable as 2016 brought with it a huge amount of personal and business stress for me which hampered my ability to be as effective as I would have liked in my role as Chair. She was always there to help pick up the slack and provide words of encouragement...which was very much appreciated.

Prepared by:

Linda Shirley. Chair, Child Care Development Advisory Committee, December 2016

ATTACHMENT 2

2017 Child Care Development Advisory Committee's 2017 Work Program

The proposed 2017 work program is consistent with the Child Care Development Advisory Committee's mandate to provide Council with advice (e.g. information, options, analysis, and recommendations), regarding the planning, development, support and promotion of a range of quality, affordable and accessible child care in Richmond.

It supports the following Council Term Goals (2014 – 2018):

Goal 2: A Vibrant, Active and Connected City – 2.2 Effective social service networks

- *CCDAC will assist where appropriate with the implementation of the Social Development Strategy. In particular, those actions related to Strategic Direction 4: Help children, youth and families thrive.*

2017 CCDAC Budget

CCDAC annually receives an operating budget of \$5,000. In 2017, funds will be used for the following:

Item	Cost
Recording Secretary Salary	\$2,400.00
Meeting and Miscellaneous Expenses	\$1,600.00
Child Care Month Event	\$500.00
Child Care Month Dinner	\$500.00
TOTAL	\$5,000.00

2017 Work Program

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
Advocacy				
Make recommendations to Council regarding advocacy that could be undertaken with senior levels of government to address the funding, bureaucracy, changing policies, and licensing	<ul style="list-style-type: none"> • Monitor child care issues and emerging trends • Monitor senior government announcements and changes re: child care policy • Explore the \$10/day child care plan further • Discuss, consider roles, and summarize issues that come to the CCDAC's attention • Pass motions or resolutions • Prepare letters and briefs • Submit advice to Council through Staff Liaison 	<ul style="list-style-type: none"> • Council will be informed about child care issues it may want to pursue with senior levels of government 	Improved funding, policy and child care licensing	<ul style="list-style-type: none"> • City Council • Child Care Licensing (VCH) • Federal Govt. • Provincial Govt.

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
issues for child care providers				
Liaise with the Child Care Coordinator regarding issues that need further attention, action or clarification	<ul style="list-style-type: none"> At monthly meetings, provide the Child Care Coordinator with information and CCDAC's perspective on key child care issues Provide advice on the future City of Richmond Child Care Needs Assessment and Strategy in order to assist understanding of the existing child care landscape in Richmond and future demands for child care space Provide ideas for communication materials that will assist child care operators and parents Respond to Council referrals through the Child Care Coordinator 	<ul style="list-style-type: none"> The Child Care Coordinator, as the staff liaison to CCDAC, will be informed regarding CCDAC's perspective on key child care issues 	<p>The Child Care Coordinator working with CCDAC's advice and under Council's direction addresses priority child care issues for Richmond</p> <p>Liaison with CCDAC assists the Child Care Coordinator to successfully address the City's objectives</p>	<ul style="list-style-type: none"> City Council Stakeholders Caregivers
Participate in City consultations	<ul style="list-style-type: none"> Continue to participate in discussions about the implementation of the City's Social Development Strategy Provide input into other City consultation processes as they relate to the CCDAC's mandate (e.g. Affordable Housing Update) 	<ul style="list-style-type: none"> The implementation of the City's Social Development Strategy incorporates CCDAC's perspective CCDAC's advice is provided to City consultation processes that are relevant to its mandate 	Plans for future growth will address the need for quality, affordable childcare	<ul style="list-style-type: none"> City Council Stakeholders Caregivers
Advise the City regarding the development of new child care centres and service models	<ul style="list-style-type: none"> CCDAC to be consulted at the earliest point possible in the development process Review proposals for City-owned child care facilities and early childhood development hubs, (e.g., minimum size, location, when to prioritize monetary contributions) 	<ul style="list-style-type: none"> CCDAC is consulted regarding the planning and development of new City child care facilities secured through rezoning processes 	Child care facilities and early childhood development hubs are well designed and meet community needs regarding	<ul style="list-style-type: none"> City Council City Planners Developers Stakeholders Caregivers

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
			size, location, and programs offered	
Child Care Grants				
Recommend Child Care Grant Allocations	<ul style="list-style-type: none"> Review child care grant applications Make grant recommendations to Council Provide advice regarding the enhancement of the web-based, on-line application system 	<ul style="list-style-type: none"> Council endorses CCDAC's recommendations and allocates grants to non-profit societies so these organizations will be able to undertake capital projects to improve the quality of their furnishings, equipment and physical space Richmond's early childhood educators will receive training opportunities as a result of initiatives funded as a result of Council's allocation of Professional and Program Development Grants Grant applications and their review will be facilitated by ongoing improvements to the on-line, web-based application system 	The quality and capacity of child care programs will be enhanced as a result of the City's Child Care Grants Program	<ul style="list-style-type: none"> City Council Stakeholders Caregivers
Child Care Month				
Propose activities for Child Care Month in May	<ul style="list-style-type: none"> Plan for an annual event to occur in Richmond during May Child Care Month; e.g. professional development opportunities for Richmond child care providers such as tours of child care facilities with hosts explaining their setups 	<ul style="list-style-type: none"> Richmond residents will learn about child care services in their community Richmond child care providers will have an 	May Child Care Month activities enhance the work of child care professionals in Richmond	<ul style="list-style-type: none"> Stakeholders Caregivers

Initiative	CCDAC Action/Steps	Expected Outcome	Indicator of Success	Partners
	<p>and activities, workshops on specific topics, speakers, child care toy & equipment swap meet, or for the general public a children's art exhibition showcasing art created in Richmond-based child care programs</p> <ul style="list-style-type: none"> • Participate in the Annual Child Care Month Dinner held in May 	<p>opportunity to receive useful information for professional development</p> <ul style="list-style-type: none"> • Richmond child care providers will be supported and celebrated for their work 		



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 25, 2017

File: RZ 16-735119

Re: Application by Ajit Thaliwal and Raman Kooner for Rezoning at
9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached
(RS2/K)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, for the rezoning of 9320 Dixon Avenue from "Single Detached (RS1/B)" to "Single Detached (RS2/K)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:blg
Att. 7

REPORT CONCURRENCE

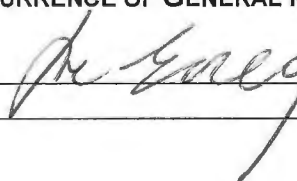
ROUTED TO:

CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Affordable Housing





Staff Report

Origin

Ajit Thaliwal and Raman Kooner have applied to the City of Richmond for permission to rezone 9320 Dixon Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Dixon Avenue (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, across Dixon Avenue: Two (2) single-family dwellings on lots zoned “Single Detached (RS1/B),” fronting Dixon Avenue.
- To the South: A townhouse complex on a lot zoned “Low Density Townhouses (RTL1),” with vehicle access from Dayton Avenue.
- To the East and West: Single-family dwellings on lots zoned “Single Detached (RS1/B),” fronting Dixon Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential” (Attachment 5). The proposed rezoning is consistent with this designation.

The Ash Street Sub-Area Plan permits development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City’s normal development application process. Lots fronting Dixon Avenue on this block range from widths of 10.63 m to 22.60 m. The proposed rezoning and subdivision would result in lots 11.31 m wide; generally consistent with other properties in the area. There are six (6) existing lots zoned “Single Detached (RS1/K)” on this block to the east of the subject property. Two (2) additional properties across Dixon Avenue have similar subdivision potential.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) across the entire south property line for the sanitary sewer; which will not be impacted by this application. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed from Dixon Avenue via separate driveway crossings to each new lot.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses one (1) bylaw-sized tree on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- One (1) 59 cm DBH Siberian Elm tree on the subject site (Tag # 999) has structural defects (linear crack in trunk, cavities developing where limb was removed) and 30% of the upper canopy is in conflict with an overhead hydro line. In addition, this tree is located 53 cm below existing street grade, and will be impacted by required grade changes on City property for street improvements. The tree will be removed and replaced at a 2:1 ratio.

Tree Replacement

The applicant wishes to remove the one (1) on-site tree (Tag # 999). The 2:1 replacement ratio would require a total of two (2) replacement trees. Council Policy No. 5032 requires the

maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required replacement trees are to be of the following minimum sizes; based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

Prior to approval of the rezoning bylaw, the applicant must submit a \$2,000 Landscape Security to the City to ensure the required replacement trees are planted.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots; or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to construct a secondary suite on both of the new lots created. Prior to rezoning, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection will be granted until a secondary suite is constructed on both of the future lots; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 7.
- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4,520.00
 - Pavement Widening (EP.0643) \$7,910.00

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9320 Dixon Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone; to permit the property to be subdivided to create two (2) single-family lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7; which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9624 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

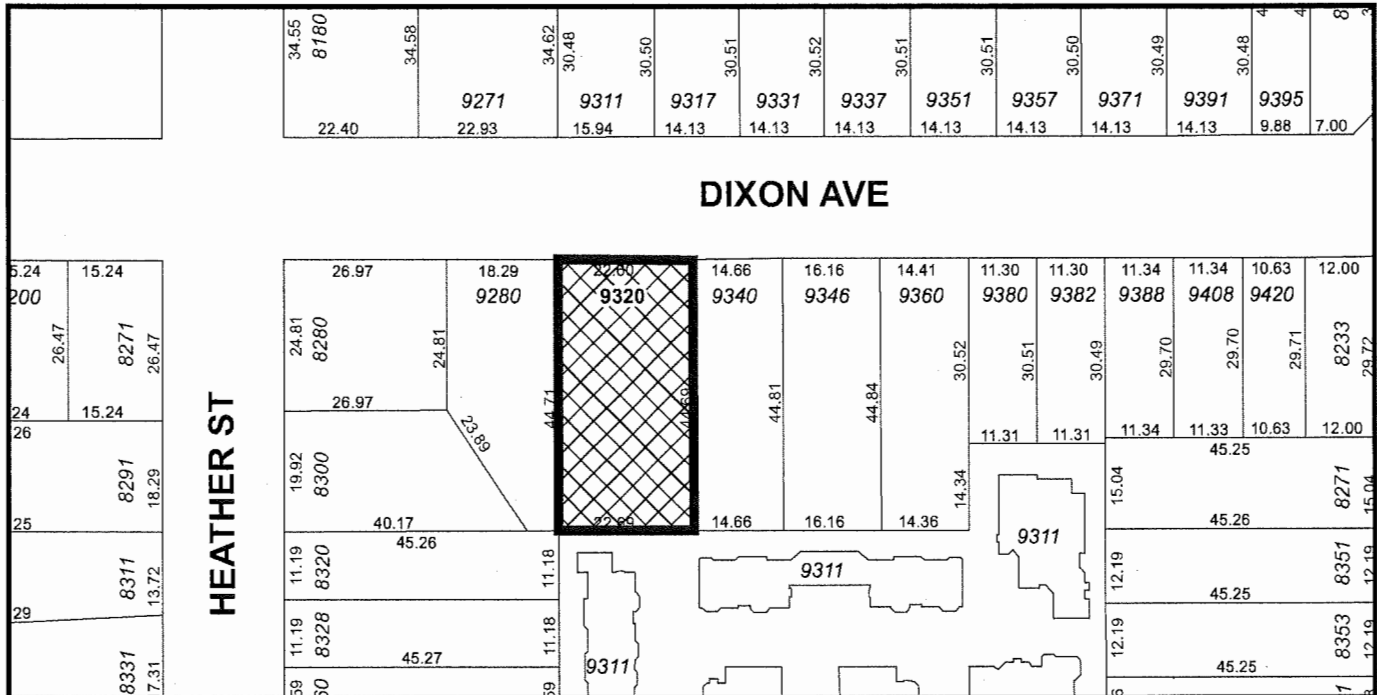
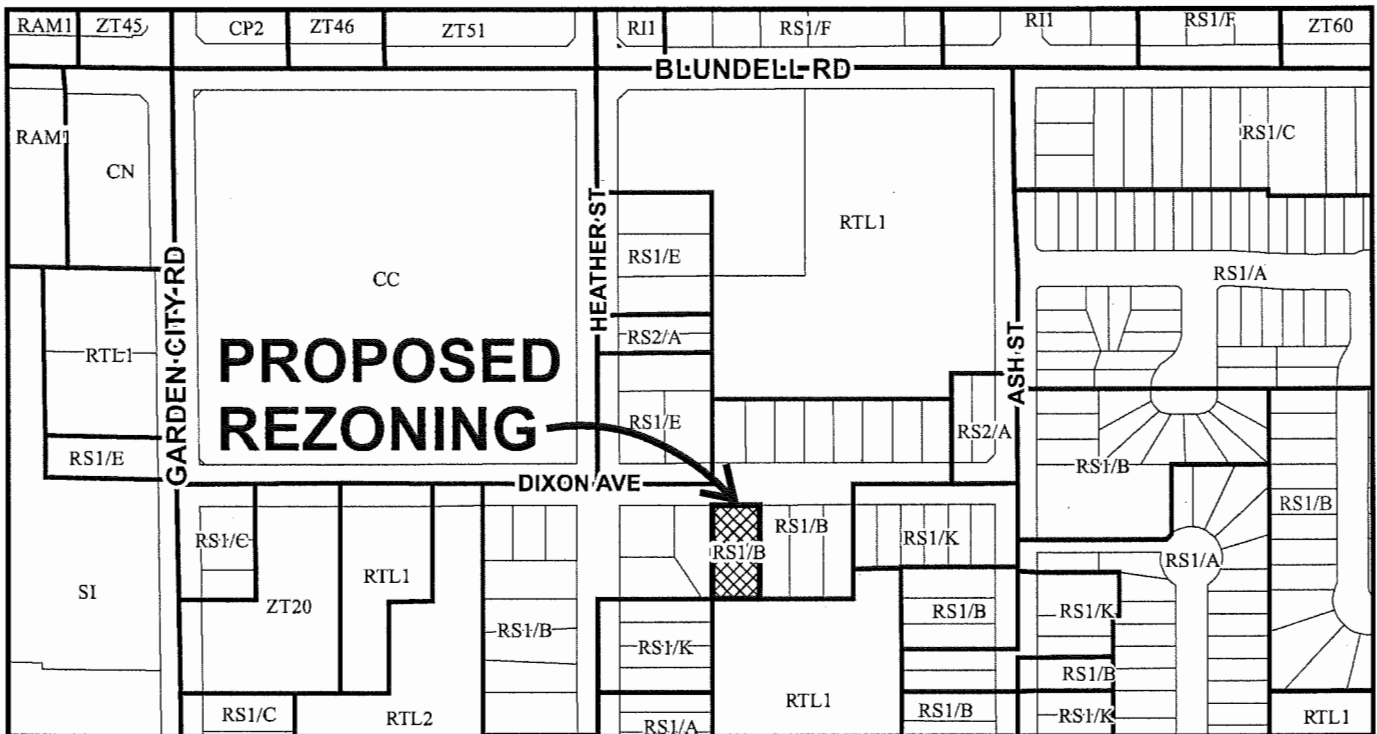
JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Land Use Map
- Attachment 5: Ash Street Sub-Area Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 16-735119

Original Date: 07/11/16

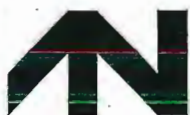
Revision Date:

Note: Dimensions are in METRES

PLN - 72



City of
Richmond



RZ 16-735119

Original Date: 07/11/16

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF PARCEL "644"
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER
DISTRICT REFERENCE PLAN 66597

#9320 DIXON AVENUE,
 RICHMOND, B.C.
 P.I.D 003-890-643

DIXON AVENUE

Benchmark:
 Nail in Aluminum
 Tag: JCT#5400
 Elevation: 1.49m



SCALE: 1:200
 0 5 10 15
 ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

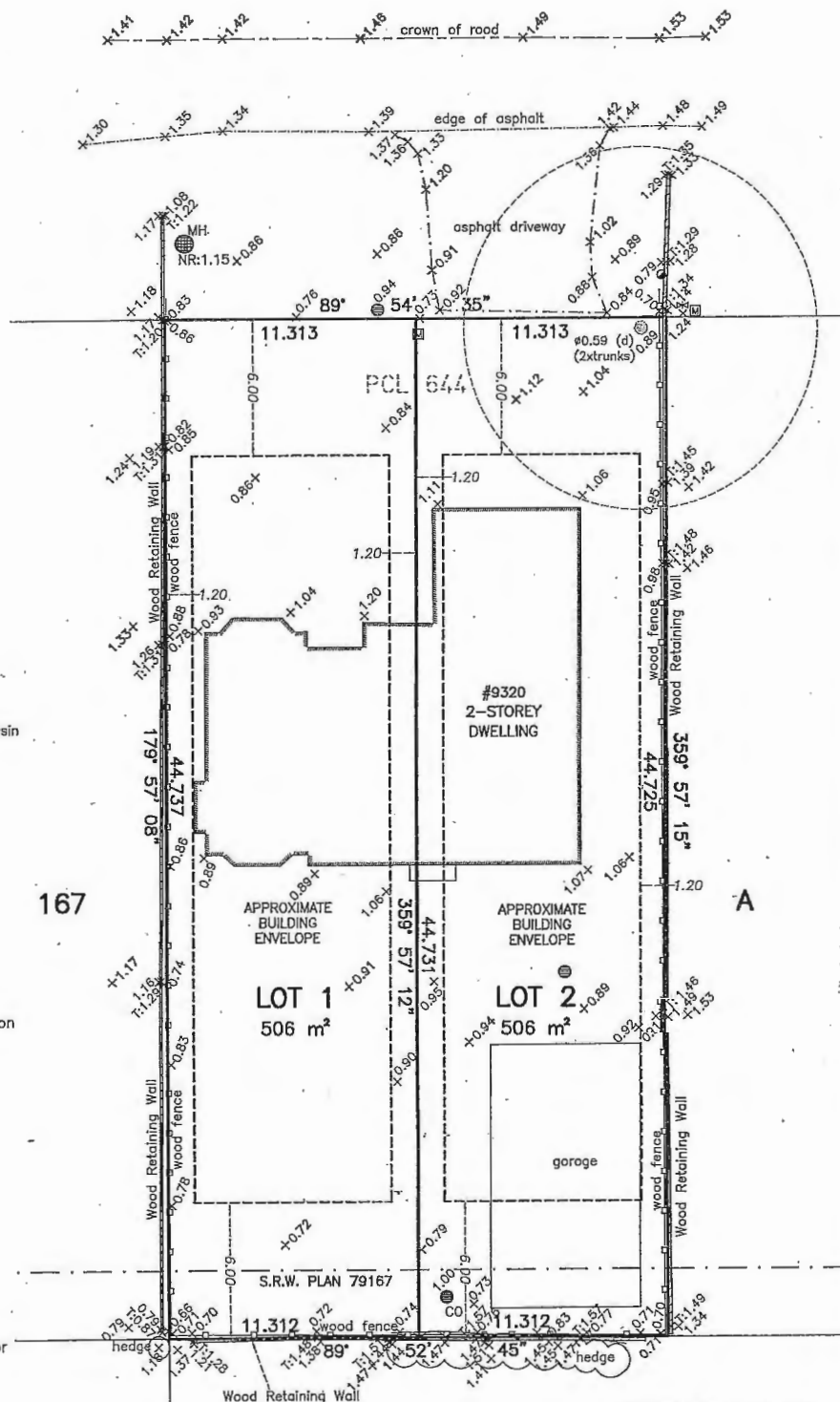
LEGEND:

- (d) denotes deciduous
- denotes power pole
- ⊙ denotes round catch basin
- MH denotes manhole
- denotes water meter
- ⊕ denotes water valve
- CO denotes cleanout
- T denotes top of wall
- NR denotes north rim

NOTE:

Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #234,
 Control Monument 77H4891
 Elevation = 1.125 metres
 (Benchmark: HPN #204,
 Control Monument 02H2452
 Elevation = 1.559 metres)

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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: 214-8928
 Fax: 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 6497
 I:B-304 P146-149; FB-309-P4
 Drawn By: MY



STRATA PLAN NW2965

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

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

MAY 12th, 2016.

DWG No. 6497-TOPO

PLN - 74



RZ 16-735119

Attachment 3

Address: 9320 Dixon Avenue

Applicant: Ajit Thaliwal and Raman Kooner

Planning Area(s): Broadmoor – Ash Street Sub-Area

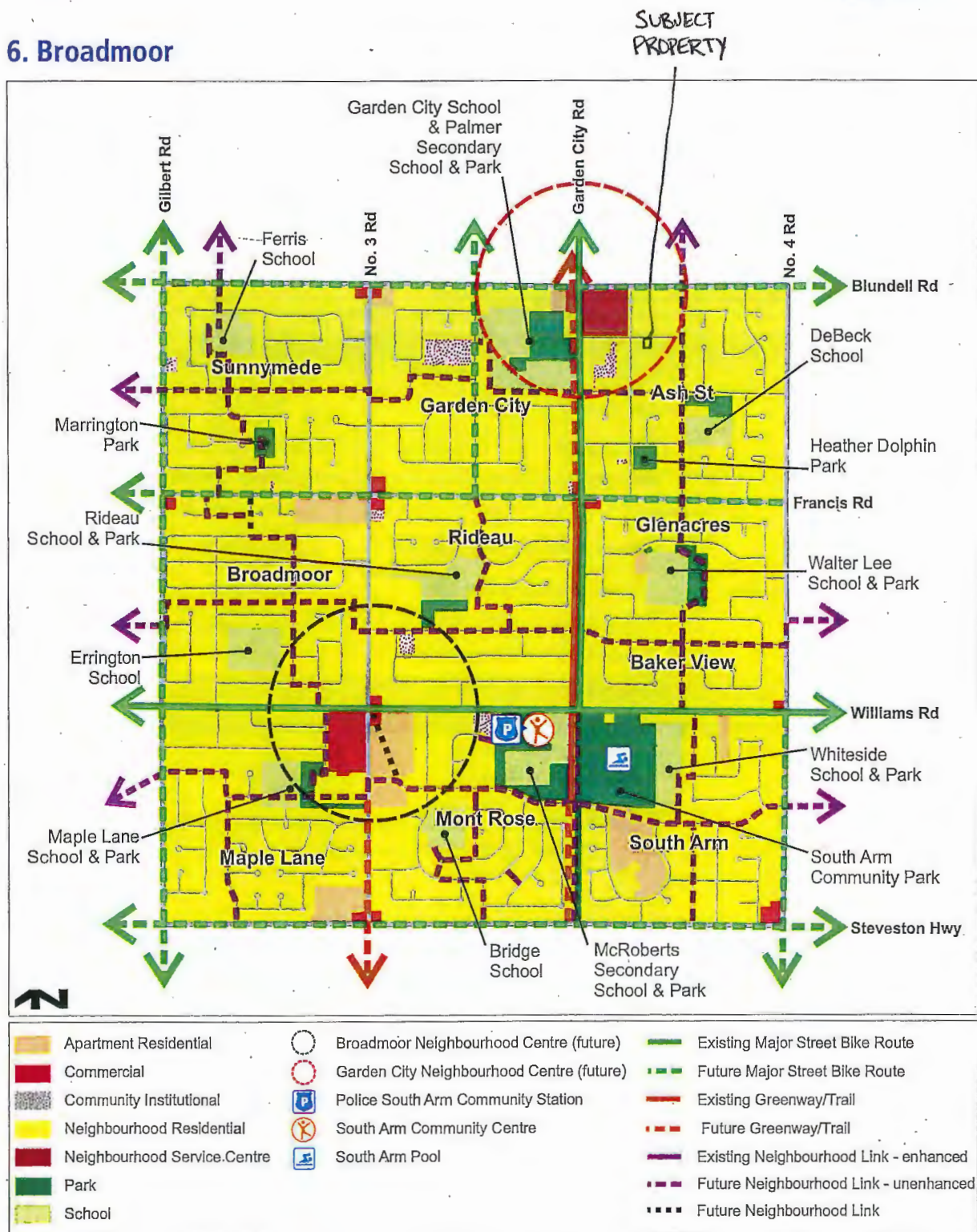
	Existing	Proposed
Owner:	Malhi Construction Ltd. 0754912 BC Ltd.	To be determined
Site Size (m²):	1,012 m ²	Lot 1: 506 m ² Lot 2: 506 m ²
Land Uses:	One (1) single-family home	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
Sub-Area Plan Designation:	Low Density Residential	No change
Zoning:	Single Detached (RS1/B)	Single-Detached (RS2/K)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	None permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 267.9 m ² (2,883.9 ft ²) Lot 2: Max. 267.9 m ² (2,883.9 ft ²)	Lot 1: Max. 267.9 m ² (2,883.9 ft ²) Lot 2: Max. 267.9 m ² (2,883.9 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 315 m ²	506 m ²	None
Lot Dimensions (m):	Width: Min. 10 m Depth: Min. 24 m	Width: 11.31 m Depth: 44.73 m	None
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height:	Max. 9.0 m	Max. 9.0 m	None

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

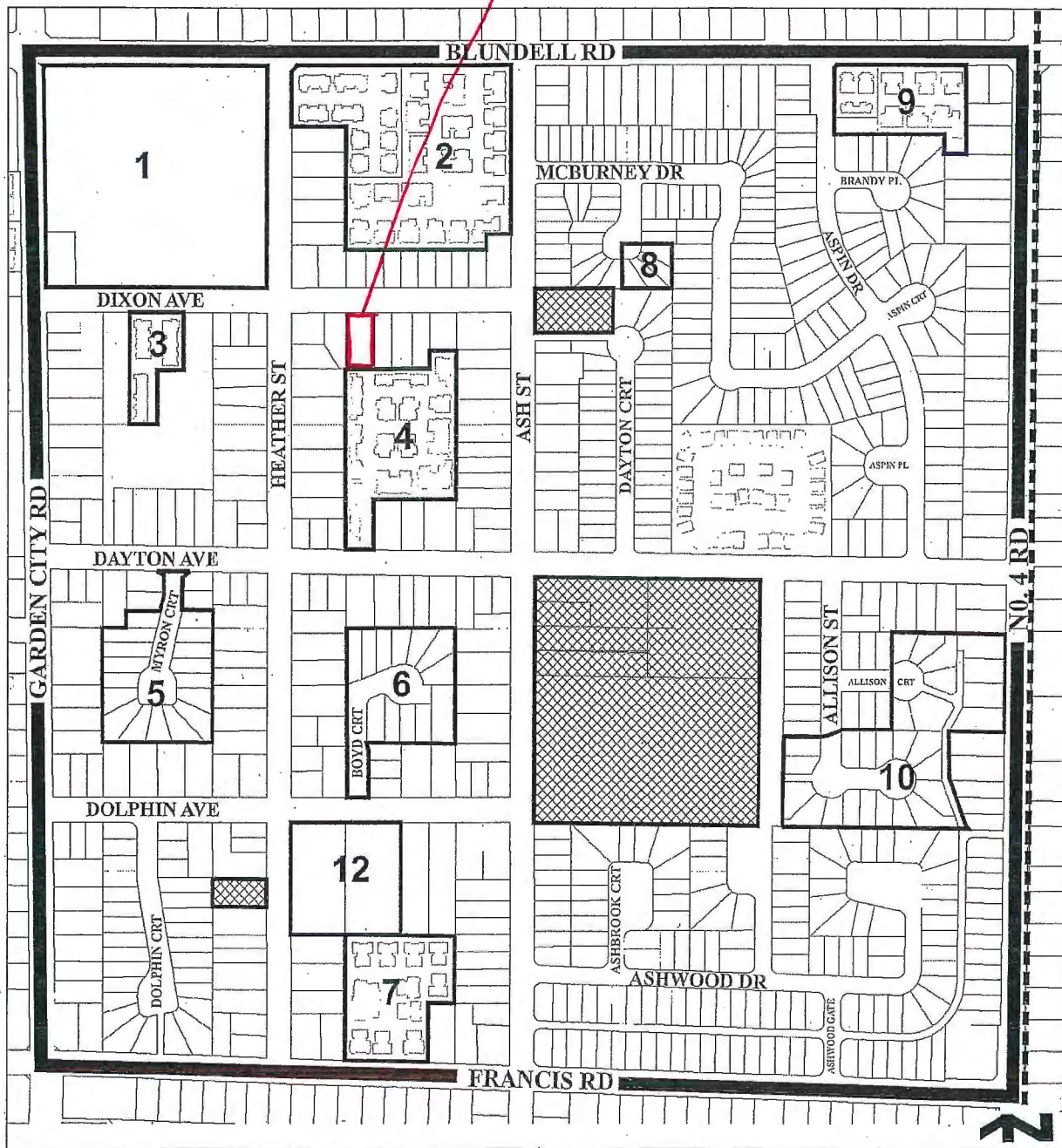
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

6. Broadmoor



City of Richmond

Land Use Map

Bylaw 9489
2016/07/18SUBJECT
PROPERTY

----- ALR Boundary

— Area Boundary

Public, Institutional &
Open SpaceLow Density
ResidentialDesignated Infill
Areas – Refer to
Table: 1

PLN - 77



City of Richmond

Rezoning Considerations

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

Address: 9320 Dixon Avenue

File No.: RZ 16-735119

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9624, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$2,000 (\$500/tree) to ensure the planting of two (2) trees on each lot proposed, for a total of four (4) trees. The required trees should result in a mix of coniferous and deciduous species, and be of the following minimum size:

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

2. Registration of a flood indemnity covenant on Title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on both of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. The following servicing works and off-site improvements are to be completed through a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works

- Using the OCP model, there is 234 L/s of water available at a 20 psi residual at the Dixon Avenue frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
- At Developer's cost, the City is to:
 - Install two (2) new water service connections, complete with meter and meter box, at the Dixon Avenue frontage.
 - Cut and cap, at main, the existing water service connection.

Storm Sewer Works

- At Developer's cost, the City is to:

- Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
- Cut, cap, and remove the existing storm service connection and inspection chamber STIC42263.

Sanitary Sewer Works

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads.
 - Cut, cap, and remove the existing sanitary service connection and inspection chamber SIC1516.

Frontage Improvements

- The Developer is required to:
 - Coordinate with BC Hydro, Telus, and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$12,430.00 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$4,520.00
 - Pavement Widening (EP.0643) \$7,910.00

General Items

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to: site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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 9624 (RZ 16-735119)
9320 Dixon Avenue**

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

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

P.I.D. 003-890-643

Parcel "644" Section 22 Block 4 North Range 6 West New Westminster District Reference Plan 66597

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9624"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 10, 2017

File: RZ 10-552879

Re: Application by 1002397 BC Ltd. for Rezoning at 9851, 9891/
9911 Steveston Highway and 10931 Southgate Road from Single Detached
(RS1/E) to Low Density Townhouses (RTL4)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, for the rezoning of 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

Wayne Craig
Director, Development

CL:blg
Att. 6

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

Staff Report

Origin

1002397 BC Ltd. has applied to the City of Richmond for permission to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of 11 townhouses with vehicle access to/from Steveston Highway (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the South, immediately across Steveston Highway, are large lots zoned “Agriculture (AG1)” that are in the Agricultural Land Reserve (ALR) at 9660 Steveston Highway and 11111 No. 4 Road; one (1) of which contains a single detached dwelling.
- To the East, immediately across Southgate Road, is a small commercial plaza on lots zoned “Community Commercial (CC)” and “Gas and Service Station (CG2)” at 10811 and 10991 No. 4 Road; which contain a group daycare/preschool and a carwash/oil change facility.
- To the West, is an existing dwelling on a lot zoned “Single Detached (RS1/E)” at 9835 Steveston Highway.

Related Policies & Studies

Official Community Plan (OCP)

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. This land use designation allows single-family dwellings, duplexes, and townhouses. The proposed development is consistent with this land use designation.

Arterial Road Policy

This rezoning application was originally received in 2010, by a different owner, and involved only two (2) out of the three (3) properties (i.e., 9851 and 9891/9911 Steveston Highway). Under the Arterial Road Policy (2006) in place at that time, the subject site was undesignated, however, it was consistent with the Policy’s location and size criteria under which a townhouse development could be considered (i.e., within 800 m of a commercial service and has a minimum 50 m frontage on a major arterial road).

In 2011, the rezoning application was taken over by a new property owner and the scope of the application increased with the addition of the third lot at 10931 Southgate Road. Due to the lot configuration, site planning has been a challenge and became more so with changes to the townhouse design guidelines adopted under the 2012 Arterial Road Policy. The rezoning application was subsequently taken over by the current property owner in 2015 and the applicant worked with staff to develop and submit an acceptable layout in late 2016.

On December 19th, 2016, City Council adopted an updated Arterial Road Policy. Under the new Arterial Road Land Use Policy, the subject site is designated as “Arterial Road Town House”. The rezoning application at the subject site is consistent with the land use designation under the new Policy.

Agricultural Land Reserve (ALR) Buffer

Consistent with the OCP guidelines for multi-family developments adjacent to ALR lands but separated by a road, the applicant is required to register a covenant on title prior to rezoning to secure a 4.0 m wide landscaped buffer on-site (as measured from the south property line) along the Steveston Highway frontage. The covenant is to identify the buffer area and ensure that landscaping planted within the buffer is maintained and will not be abandoned or removed. The covenant is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.

The conceptual development plans included in Attachment 4 illustrate the proposed off-site landscaping treatment along Steveston Highway, which will include grass, trees, and a new sidewalk within the boulevard, as well as the on-site yard on Steveston Highway, which is also proposed to contain a variety of trees, shrubs and fencing.

An earlier version of this redevelopment proposal was presented to the Agricultural Advisory Committee (AAC) on March 14, 2013, and was supported unanimously. The revised conceptual development plans included in Attachment 4 include a reduction of the number of townhouse units from what was proposed in the earlier version (from 14 units down to 11 units), while maintaining a similar on-site landscaping buffer treatment along Steveston Highway that is large enough to accommodate a variety of trees, shrubs, and fencing.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Other than two inquiries about the status of the rezoning application, received by one of the residents in the immediate surrounding area, staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

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

Analysis

Site Planning, Access, and Parking

This proposal is to develop 11 townhouse units on a land assembly of 2,506.59 m² (26,980 ft²) in area (after road dedication), located on Steveston Highway and the west side of Southgate Road in the Broadmoor planning area. Prior to final adoption of the rezoning bylaw, the existing three (3) lots at the subject site must be consolidated. Conceptual development plans proposed by the applicant are contained in Attachment 4.

The proposed site layout consists of: two (2) buildings containing a total of seven (7) units along Steveston Highway (three-storeys in height, stepping down to two-storeys at either end), south of a proposed east-west internal drive-aisle that bisects the site; and two (2) two-storey duplexes to the north of the internal drive-aisle and along the interface with the adjacent existing single-family lots. The siting of the buildings enables:

- a) the common outdoor amenity space to be provided in a visible and centrally-located portion of the site opposite the main vehicle access point;
- b) easier on-site vehicle manoeuvring; and,
- c) a treed and landscaped yard along Southgate Road, which provides visual interest to the public realm.

A single vehicle access point to the site is proposed from Steveston Highway, and is positioned approximately mid-block. The internal east-west drive-aisle on-site is intended to provide shared access to future developments to the northeast and to the west. Registration of a Statutory Right-of-Way for public right-of-passage on title is a condition of final adoption of the rezoning bylaw.

Pedestrian access to the site is proposed from Steveston Highway via the internal drive-aisle, and from Southgate Rd via a walkway. Opportunities to enhance the treatment of the drive-aisle to highlight its dual-purpose for both pedestrian and vehicle access will be reviewed as part of the Development Permit application process.

The main pedestrian unit entries for the south buildings are proposed to front onto Steveston Highway. Secondary pedestrian unit entries for the south buildings, and the main pedestrian unit entries for the north buildings, are proposed to front the internal drive-aisle. Ground floor garages are arranged along the east-west internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 22 resident vehicle parking spaces are proposed, all of which are in a side-by-side arrangement. Also consistent with the Zoning Bylaw, a total of three (3) visitor vehicle parking spaces are proposed on-site, one (1) of which is identified for use by disabled persons only.

Also consistent with Zoning Bylaw 8500, a total of 20 resident bicycle parking spaces (Class 1) are proposed within the townhouse units, and a bicycle rack for three (3) visitor bicycle parking spaces (Class 2) is proposed within the common outdoor amenity space between the north buildings.

Future Development Potential – 10911 Southgate Road

The property to the northeast of the subject site, at 10911 Southgate Road is not included in this redevelopment proposal. The applicant has provided a preliminary concept for how the property at 10911 Southgate Road could redevelop for townhouses in the future, a copy of which is on file.

The applicant has provided written confirmation that he has been in contact with the property owners of 10911 Southgate Road to purchase the property and to advise of their future redevelopment potential should they wish to redevelop their site for townhouses in the future, and that they are not interested in redeveloping their property at this time.

To enable potential shared use of facilities at the subject site by 10911 Southgate Rd if it were to redevelop in the future, the following legal agreements are required to be registered on title of the subject site prior to final adoption of the rezoning bylaw:

- a statutory right-of-way for public access over the entire internal drive-aisle for vehicle access to 10911 Southgate Road.
- a legal agreement for shared access to the garbage and recycling room to enable a single point of cart storage and collection for both sites.

Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$11,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site, in a central location between the north buildings. Based on the preliminary design, the proposed 89.25 m² outdoor amenity space exceeds the OCP guideline of a minimum 6 m² per unit (66 m²).

In addition to common outdoor amenity space, private outdoor space is proposed on-site for the use of each unit, which is generally consistent with the minimum size and shape that is encouraged in the OCP guidelines. Private outdoor space is proposed in the form of yards at grade, and balconies/decks on upper storeys. The applicant has carefully considered the proposed size and location of upper balconies/decks to address potential concerns of overlook onto adjacent single-family lots, as shown in Attachment 4.

Variances Requested

This redevelopment proposal complies with the Zoning Bylaw, with the exception of the variances noted below.

The applicant requests to vary Richmond Zoning Bylaw 8500 to:

- Allow seven (7) small-sized resident parking spaces.

(Staff is supportive of this variance, as it enables all of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).

- Allow a minimum 5.0 m yard front yard and exterior side yard setback along Steveston Highway and Southgate Road.

(Staff is supportive of this variance request for the following reasons:

- *A reduction in the building setback from the south property line along Steveston Highway enables a wider setback to be provided from the north property line, resulting in a more desirable interface with the existing single-family housing to the north.*
- *A reduction in the building setback from the east property line will create a more desirable public realm along Southgate Road. By shifting the buildings to the east, a wider setback can be provided from the west property line along the interface with the existing adjacent single-family housing, which, in turn, has the added benefit of accommodating the required visitor surface parking, which will be screened from public view.*

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 14 bylaw-sized trees on the subject property, and a total of five (5) trees that are either on a neighbouring property or on shared lot lines with neighbouring properties.

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

- 12 trees are in poor condition, as they have been previously topped and/or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions, are dead, dying (sparse canopy foliage), or have been topped by BC Hydro for line clearance (Trees # 1, 2, 3, 4, 5, 10, 13 and 3051, 3054, 3055, 3056, 3057). As a result, these trees are not good candidates for retention and should be removed and replaced.
- Two (2) Spruce trees (# 3058 and 3059) are in fair condition, however, they are located in the center of the development site and will be impacted by both building conflicts and the required raising of the finished grade by approximately 1.0 m from the existing lot grade. These two (2) trees should be replaced with larger caliper coniferous trees (min. 7 m high) located along the street frontage.
- One (1) tree on the neighbouring property at 9835 Steveston Highway (Tree # 11) and One (1) tree on the shared lot with the neighbouring property at 10911 Southgate Road (Tree # 7), are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.

- One (1) tree (# 9) located on the neighbouring property at 9860 Southgate Place, and two (2) trees (# 8 and 3061) located on the shared lot line with the neighbouring property at 10911 Southgate Road are recommended for removal in the Arborist report due to their existing poor condition. Prior to removal of these trees, the applicant must obtain written permission from the adjacent property owners with whom the trees are shared, and obtain a valid tree removal permit. If permission to remove the trees is not granted by the adjacent property owners, these trees must be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. (Note: Subsequent to the City's review of the applicant's Arborist report, however, the property owner at 9860 Southgate Place obtained a tree removal permit to remove Tree # 9 from their property).
- Replacement trees should be specified at 2:1 ratio as per the OCP.

The proposed tree retention plan is shown in Attachment 5.

Tree Protection

Two (2) trees on the neighbouring properties at 9835 Steveston Highway and 10911 Southgate Road are to be retained and protected. The applicant has submitted a tree retention plan showing the trees to be retained (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing on-site around the off-site trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement & Landscaping

The applicant wishes to remove 16 on-site trees (Trees # 1, 2, 3, 4, 5, 8, 10, 13 and 3051, 3054, 3055, 3056, 3057, 3058, 3059, and 3061), two (2) of which are located on the common property line with 10911 Southgate Road. Consistent with the 2:1 tree replacement ratio specified in the OCP, a total of 32 replacement trees required.

The preliminary Landscape Plan included in Attachment 4 shows that 23 replacement trees are proposed to be planted on-site. Through the Development Permit application review process, opportunities for additional tree planting on-site will be explored. If the total required number of replacement trees cannot be accommodated in the final Landscape Plan at the Development Permit application review stage, the applicant will be required to provide a contribution in the amount of \$500/tree to the City's Tree Compensation Fund in lieu of planting the remaining required replacement trees on-site.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$64,754).

Public Art

Consistent with the City's Public Art Program (Policy 8703), the applicant is required to submit a contribution to the City's Public Art Reserve Fund based on the current rate of \$0.81 per buildable square foot prior to rezoning (i.e., \$13,113).

Townhouse Energy Efficiency and Renewable Energy Policy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to providing pre-ducting for solar hot water heating for the proposed development. The applicant has submitted an evaluation report by a Certified Energy Auditor (CEA), which provides details about the construction requirements that are needed to achieve the rating. Specifically, the CEA's report identifies that, in addition to using current common building practices and meeting the minimum requirements of the 2012 BC Building Code, the installation of an Air Source Heat Pump is required to achieve an EnerGuide 82 rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

Existing Legal Encumbrances

There are existing statutory right-of-ways for sanitary sewer registered on Title of the subject lots. Encroachments into the right-of-ways are not permitted. The owner is aware of the charges on Title and the proposed conceptual plans do not show any encroachments into the right-of-ways.

There is also an existing restrictive covenant on Title of 9851 Steveston Highway (AB211969) that requires: a) any dwelling on the land to be designed to enable vehicles to enter and leave the property without having to reverse onto the street; and b) that the land not be subdivided to

create lots having a frontage of less than 16 m and that the front yard setback not be less than 9 m. This covenant is required to be discharged from the Title of the lot prior to rezoning.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 4 m x 4 m corner cut road dedication at the northeast corner of the subject site; and,
- Submit a contribution in the amount of \$20,000 towards the future installation of a special crosswalk at the intersection of Southgate Road and Steveston Highway.

Prior to Building Permit issuance, the applicant is required to:

- Enter into a Servicing Agreement for the design and construction of off-site improvements, as well as water, storm and sanitary service connections as outlined in Attachment 6. Generally, the required upgrades and improvements include boulevard improvements along both Steveston Highway and Southgate Road, as well as upgrading the existing open ditch to a storm sewer on Southgate Road and upgrading the storm sewer system on Steveston Highway.

Rezoning Considerations

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

Design Review and Future Development Permit Application Considerations

A Development Permit application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP, and with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit application review process, including:

- Showing conceptual locations for aboveground street light, traffic signal, Shaw cable, and Telus kiosks, as well as the necessary right-of-way dimensions for these above-ground structures.
- Addressing transitions in lot grading at the property lines within tree protection zones of Trees # 7 and 11 on adjacent properties.
- Ensuring that landscaping does not conflict with the required clearances next to vehicle parking locations.
- Refinement to the design of the internal drive-aisle to enhance on-site permeability, and to highlight its' dual-purpose for both vehicle and pedestrian circulation through the use of varied materials.
- Refinement to landscape design to incorporate larger sized trees on-site and a greater abundance of shrubs and ground cover within the landscaped ALR buffer along Steveston Highway.

- Refinement to the design of the buildings to further articulate façades and break up the building mass.
- Revisions to upper storeys and roof forms of buildings at the transition from three-storeys down to two-storeys.
- Review of the proposed colour palette and exterior building materials to ensure consistency with the OCP design guidelines for townhouses.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features can be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).

Additional items may be identified as part of the Development Permit application review process. The Development Permit application must be processed to a satisfactory level prior to rezoning approval.

Financial Impact

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

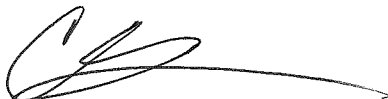
Conclusion

This redevelopment proposal is to rezone 9851, 9891/9911 Steveston Highway and 10931 Southgate Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 11 townhouses.

The proposal is consistent with the land use designation contained within the OCP, and is consistent with the location criteria in the OCP for the consideration of townhouses along arterial roads.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9659 be introduced and given first reading.



Cynthia Lussier
Planner 1
(604-276-4108)

CL:blg

Attachments:

Attachment 1: Location Map

Attachment 2: Site Survey

Attachment 3: Development Application Data Sheet

Attachment 4: Conceptual Development Plans

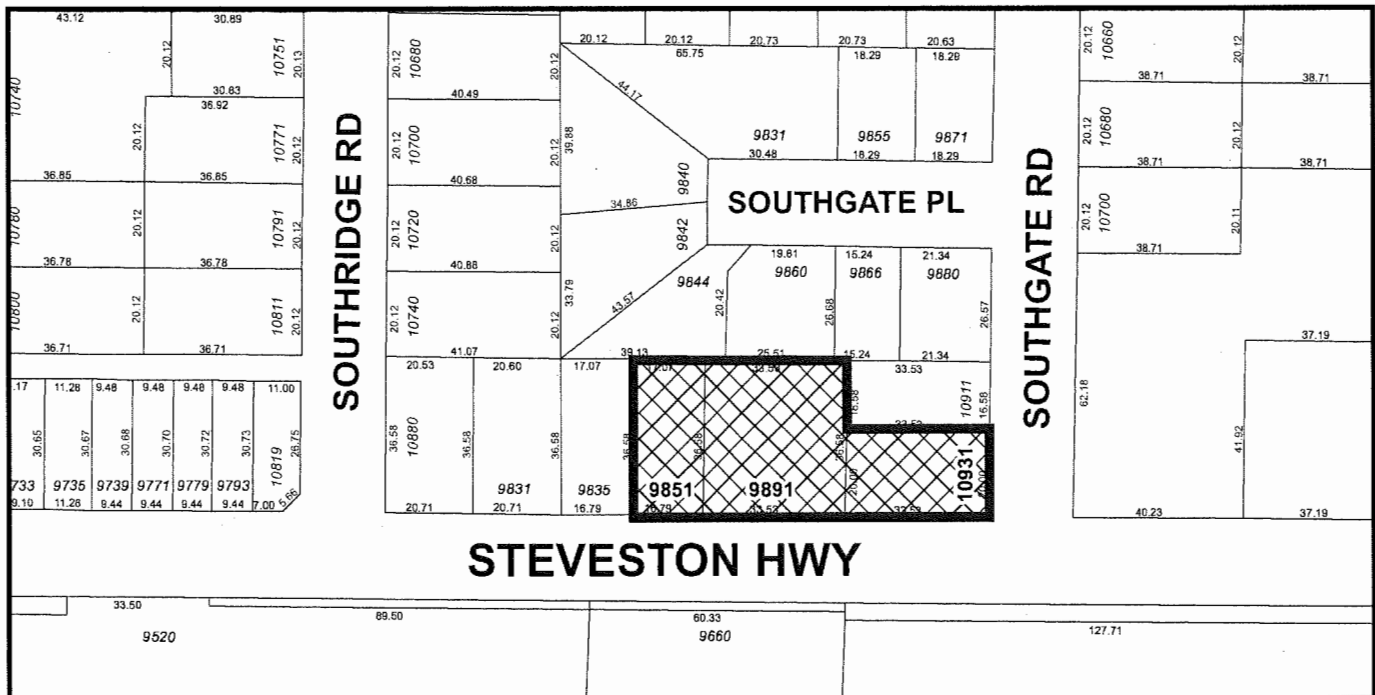
Attachment 5: Proposed Tree Retention Plan

Attachment 6: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 10-552879

Original Date: 11/30/16

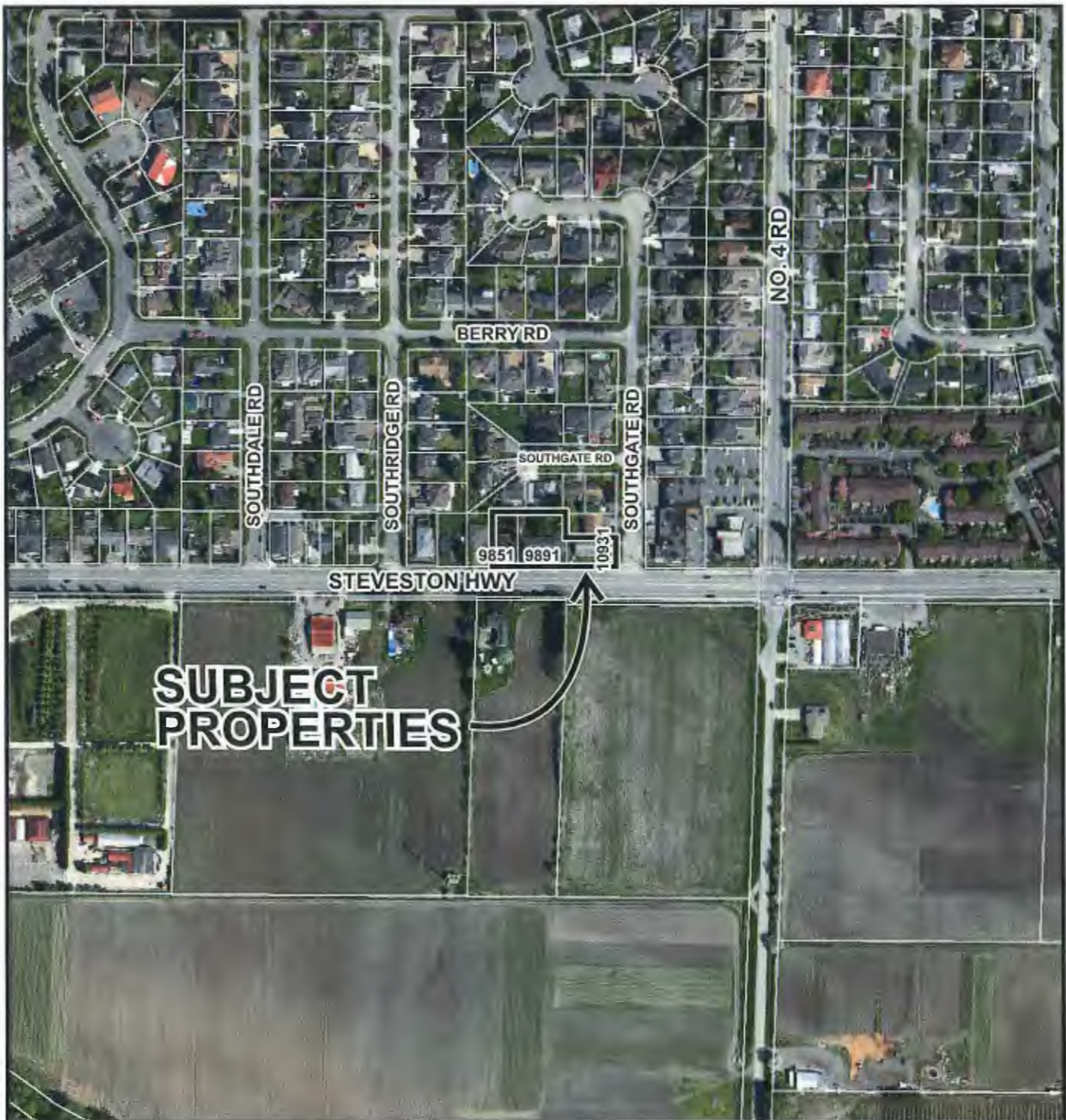
Revision Date:

Note: Dimensions are in METRES

PLN - 94



City of
Richmond



RZ 10-552879

Original Date: 11/30/16

Revision Date:

Note: Dimensions are in METRES



RZ 10-552879

Attachment 3

Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road

Applicant: 1002397 BC Ltd.

Planning Area(s): Broadmoor

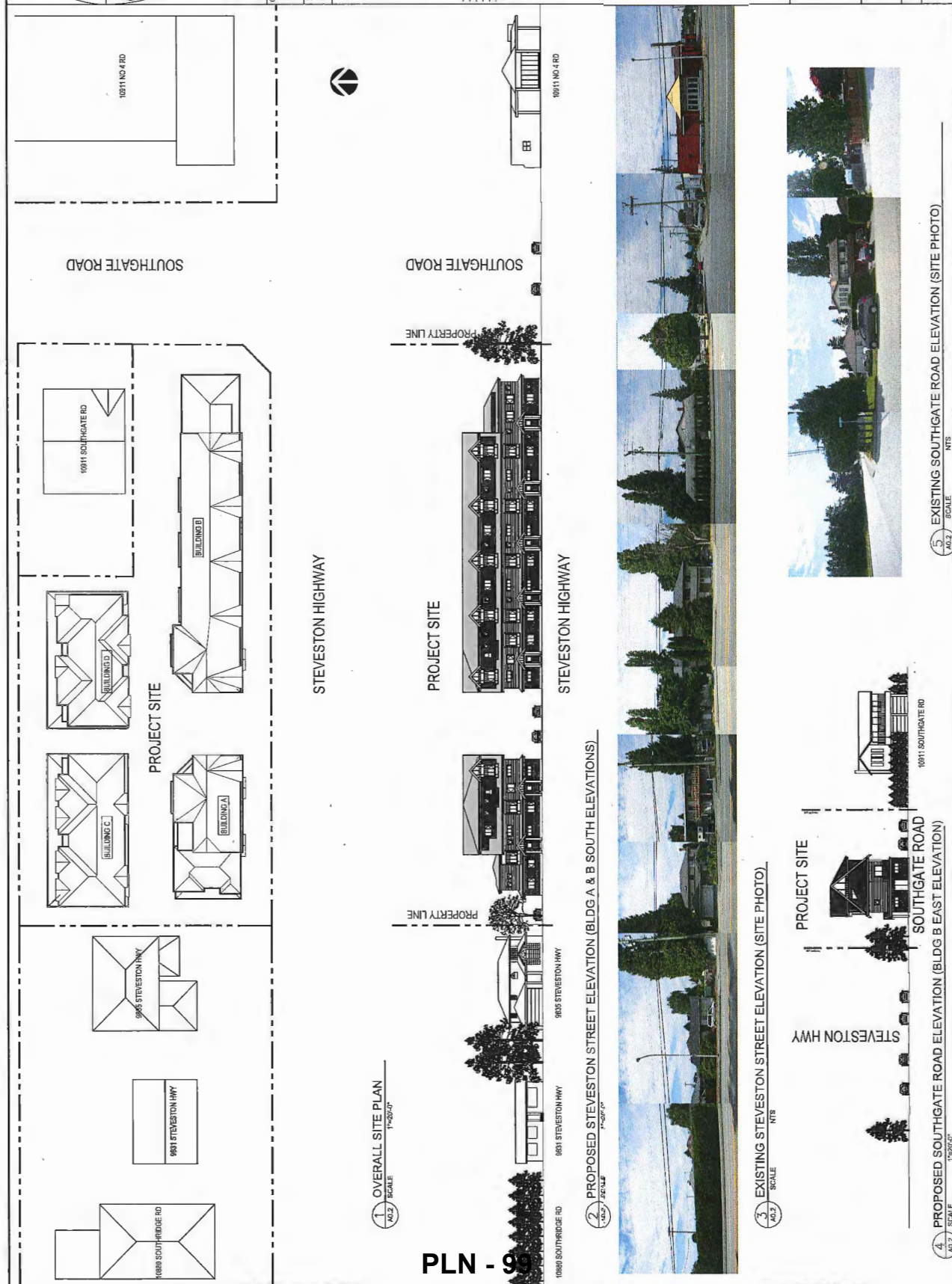
	Existing	Proposed
Owner:	1002397 BC Ltd.	To be determined
Site Size (m²):	Approx. 2,520 m ² (27,125 ft ²)	2,506.59 m ² (26,980 ft ²) after corner cut road dedication
Land Uses:	Single-family and duplex housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	4	11

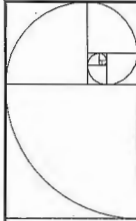
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	1503.95 m ² (16,188 ft ²)	1503.87 m ² (16,188 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Buildings, Structures and Non-porous Surfaces: Max. 65% Live plant material: Max. 25%	Building: Max. 40% Buildings, Structures and Non-porous Surfaces: Max. 65% Live plant material: Max. 25%	none
Lot Dimensions (m):	Width: N/A (there is no minimum lot width for a corner lot that fronts onto a side street) Depth: 35 m	Width: N/A Depth: 67 m	none
Setbacks (m):	Front (east): Min. 6.0 m Rear (west): Min. 3.0 m Interior Side (north): Min. 3.0 m Exterior Side (south): Min. 6.0 m	Front (east): Min. 5.0 m Rear (west): Min. 3.2 to 4.4 m Interior Side (north): Min. 4.5 m Exterior Side (south): Min. 5.0 m	Variance requested for 5.0 m front yard & exterior side yard
Height (m):	12.0 m	11.85 m	none
On-site Vehicle Parking Spaces:	Resident (R): 22 (2 per unit) Visitor (V): 3 (0.2 per unit)	Resident: 22 Visitor: 3	none
On-site Vehicle Parking Spaces – Total:	25	25	none
On-site Bike Parking Spaces:	Class 1 (R): 14 (1.25 per unit) Class 2 (V): 3 (0.2 per unit)	Class 1 (R): 20 Class 2 (V): 3	none
On-site Bike Parking Spaces – Total:	17	23	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	none	none
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu at \$1,000 per unit Total: \$11,000	none
Amenity Space – Outdoor:	Min. 6 m ² per unit Total: 66 m ²	89.25 m ²	none

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

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





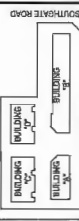
**IMPERIAL
ARCHITECTURE**
A DIVISION OF AN ARCHITECTURAL FIRM
10911 STEVESTON ROAD, SUITE 100
BETHESDA, MD 20814
TEL: 301.279.1100
WWW.IMPERIALARCHITECTURE.COM

ARCHITECT: IM
DESIGNER: IM
DATE: 10/1/16

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NO.	DESCRIPTION	DATE
1	ISSUED FOR REZONING	10/1/16
2	RE-SUBMISSION	10/1/16
3	2016-12-05	

ISSUED FOR REZONING
RE-SUBMISSION
2016-12-05

STEVESTON TOWNHOUSE
DEVELOPMENT FOR
RE-SUBMISSION

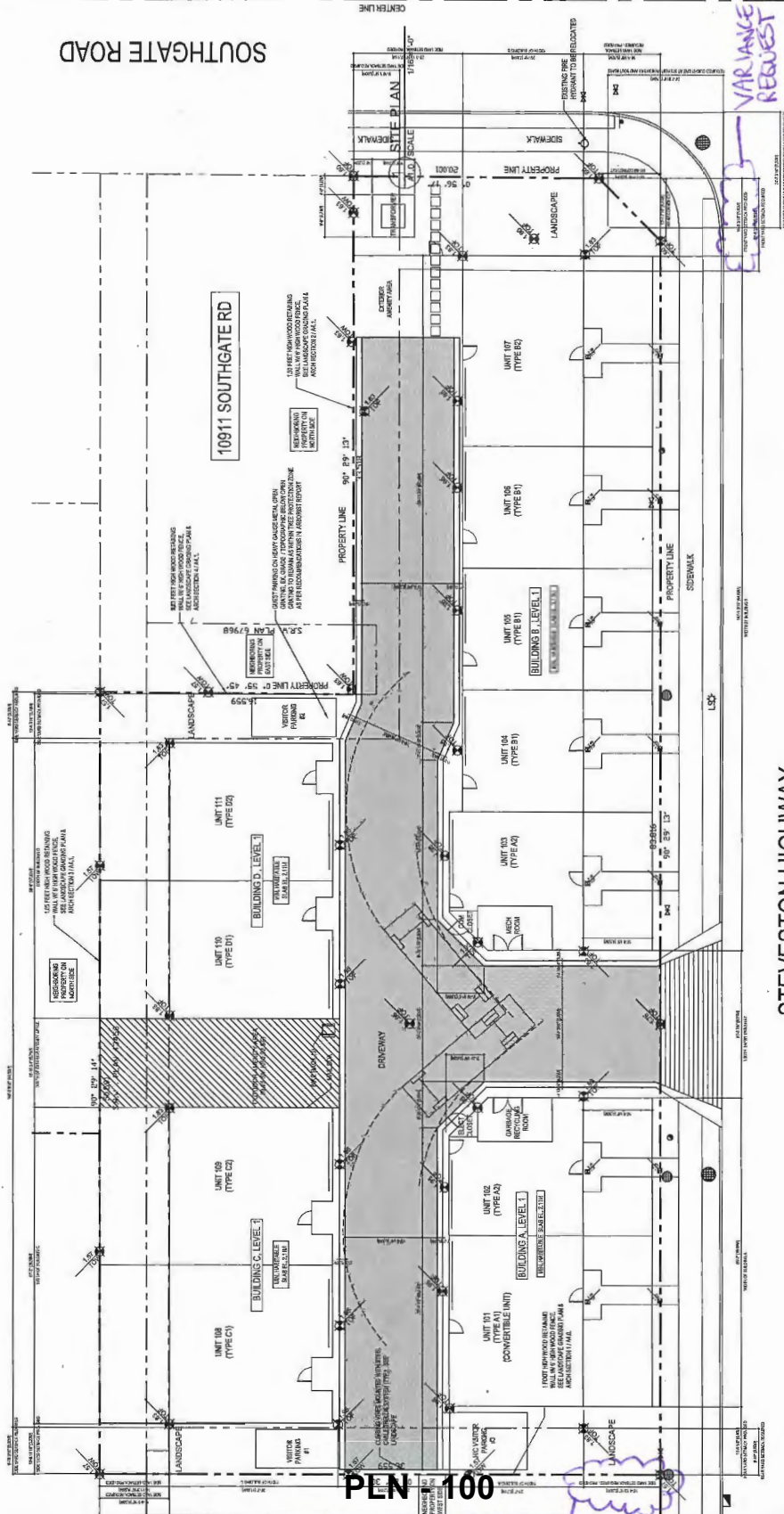
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SITE PLAN

Project No.: #8127
Scale: 3/32"=1'-0"

Sheet: A 1.0 of 1

SOUTHWEST ROAD



PLAN 100

STEVESTON HIGHWAY

CENTER LINE

PROPOSED AVERAGE FINISHED SITE GRADE: 1.60
(BASED ON GRADES AT CORNERS AS 1.57, 1.57, 1.63, 1.63 AND 1.60)

1 SITE PLAN
A1.0 SCALE 3/32"=1'-0"

- NOTE:
1. REFER TO LANDSCAPE FOR MORE INFO. ON LAYOUT OF SOFT AND HARD LANDSCAPE COMPONENTS
 2. REFER TO LANDSCAPE FOR MORE INFO. ON SITE GRADING
 3. REFER TO LANDSCAPE FOR MORE INFO. ON WOOD RETAINING WALL / FENCE / GRADING DIFFERENCE BETWEEN PROJECT SITE AND ADJACENT PROPERTIES.
 4. REFER TO LANDSCAPE FOR MORE INFO. ON OFF-SITE DEVELOPMENT ON STEVESTON HWY AND SOUTHWEST ROAD

A STATUARY RIGHT-OF-WAY OVER THE ENTIRE VEHICLE DRIVE AISLE IS TO
BE REGISTERED FOR PUBLIC RIGHT-OF-PASSAGE

PLAN #1

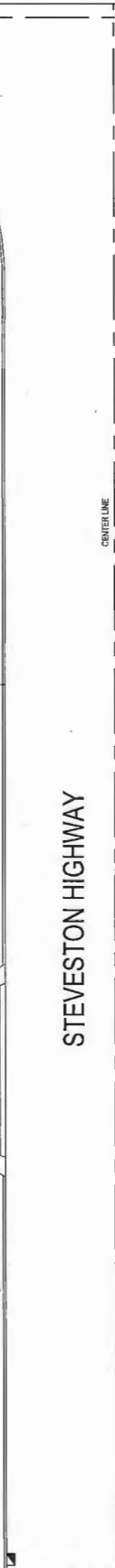




A1.1 of

A 1.1

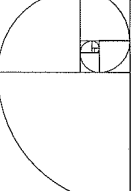
PLAN #2



The diagram illustrates the horizontal bicycle space requirements for three vehicle types, each shown from a top-down perspective with dimensions indicated by dashed lines and arrows.

- SMALL (5'0" X 4'0"):** Dimensions are 4'0" (width) and 5'0" (length). The required horizontal bicycle space is 2.0m.
- STANDARD (5'0" X 5'0"):** Dimensions are 5'0" (width) and 5'0" (length). The required horizontal bicycle space is 2.5m.
- BIG (6'0" X 5'0"):** Dimensions are 5'0" (width) and 6'0" (length). The required horizontal bicycle space is 3.0m.

A legend indicates that the horizontal bicycle space is measured in meters (m).



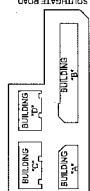
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KEY PLAN



SOUTH GATE ROAD

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

BUILDING F

BUILDING G

BUILDING H

BUILDING I

BUILDING J

BUILDING K

BUILDING L

BUILDING M

BUILDING N

BUILDING O

BUILDING P

BUILDING Q

BUILDING R

BUILDING S

BUILDING T

BUILDING U

BUILDING V

BUILDING W

BUILDING X

BUILDING Y

BUILDING Z

ISSUED FOR REZONING RESUBMISSION
 2016-11-07

Client: STEVESTON TOWNHOUSE DEVELOPMENT FOR
 411 KOWI
 9451 108th STEVESTON HWY &
 1001 SOUTH GATE ROAD, RICHMOND, BC
 V6V 2G6

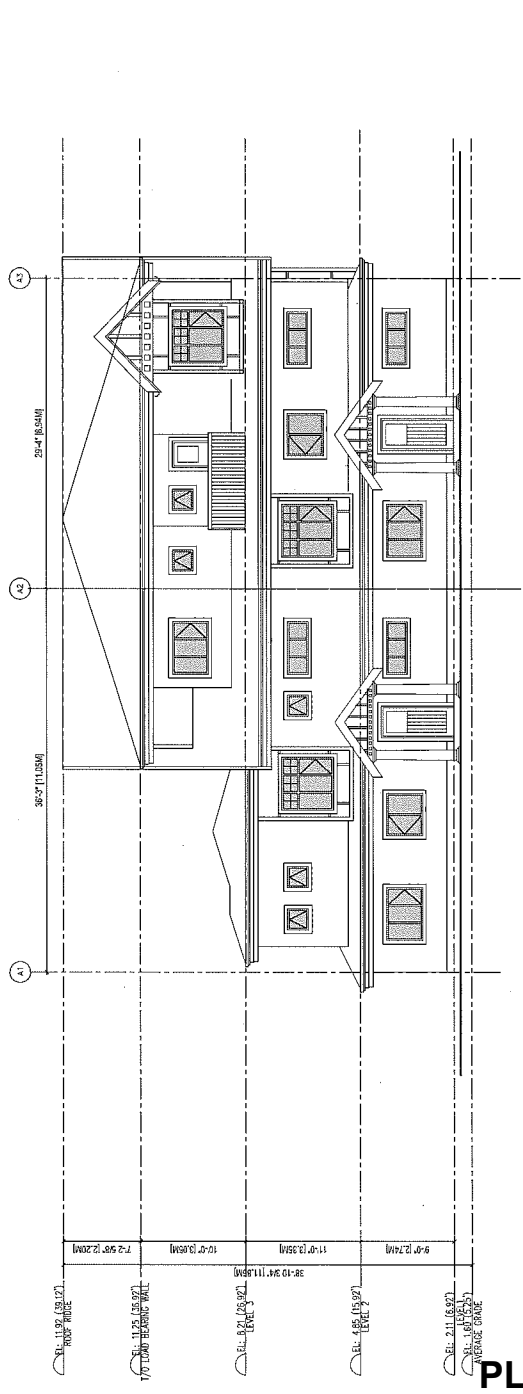
BLDG A ELEVATIONS

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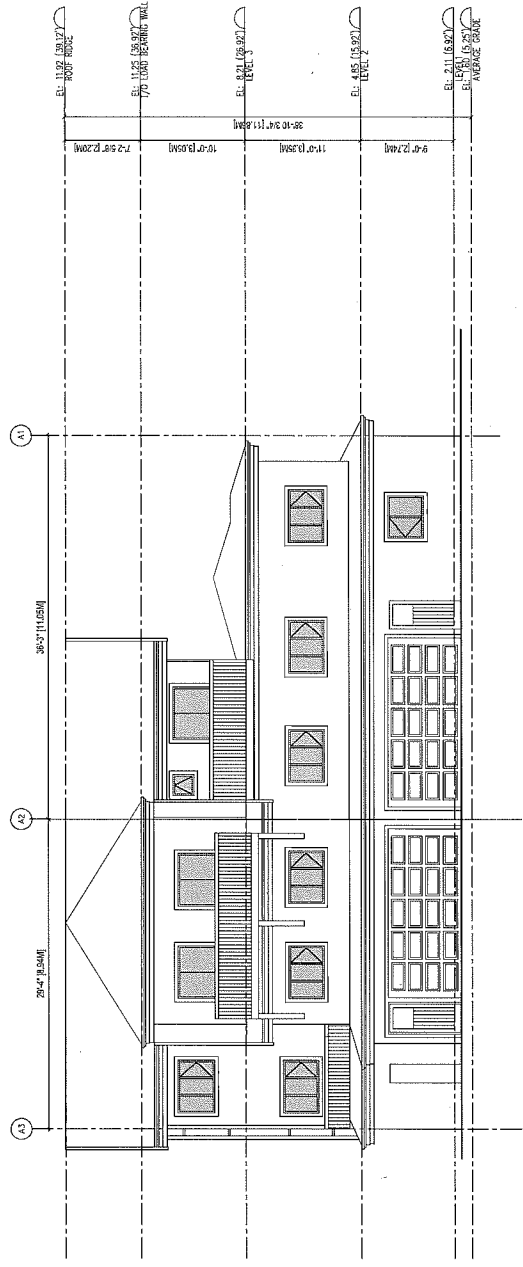
Project No: #8127

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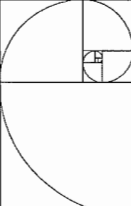
Revision: A 3.0



1 BUILDING A SOUTH ELEVATION
SCALE 3/16"=1'-0"



2 BUILDING A NORTH ELEVATION
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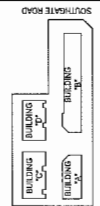


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 2016-11-07

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 SUITE 100
 STEVENSON, MD 21154
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KEY PLAN



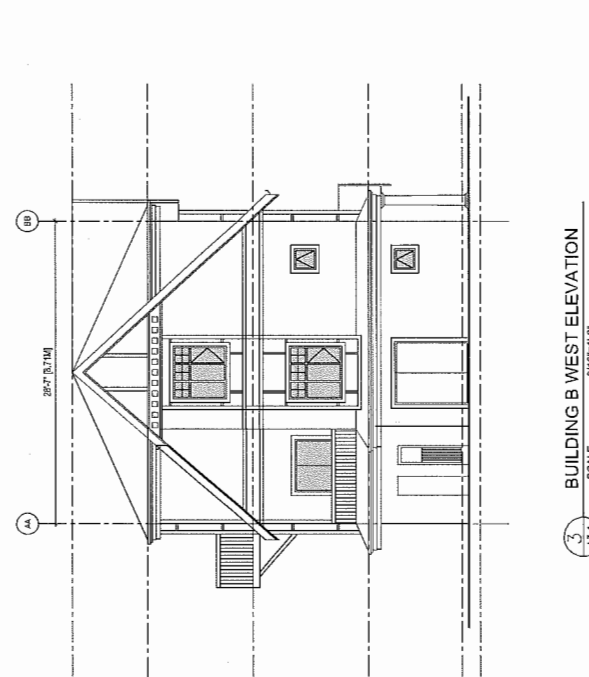
BLDG A & B SIDE ELEVATIONS

BLDG A & B SIDE ELEVATIONS

1

BUILDING A EAST ELEVATION

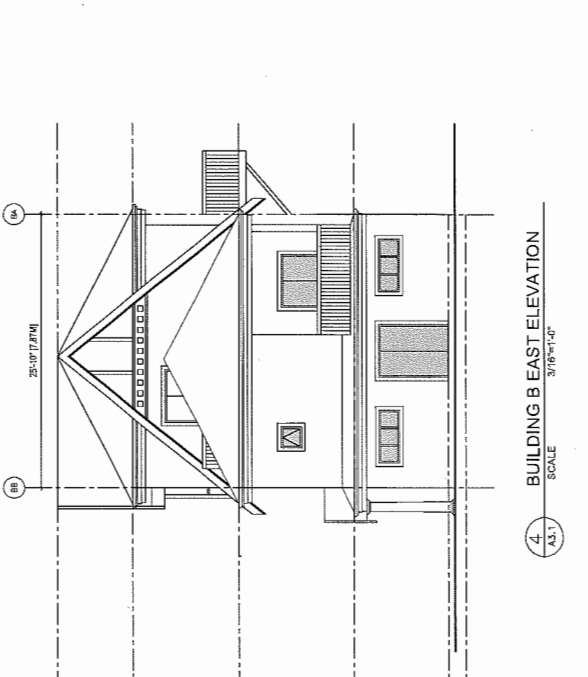
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BUILDING A WEST ELEVATION

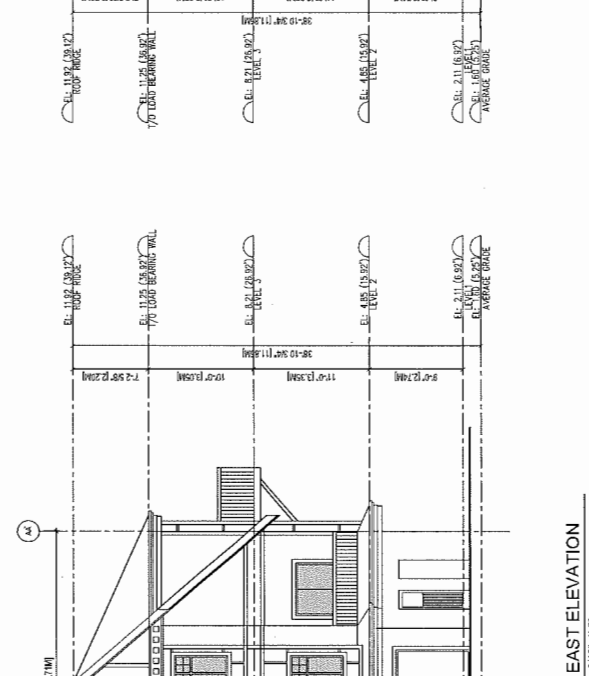
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3

BUILDING B WEST ELEVATION

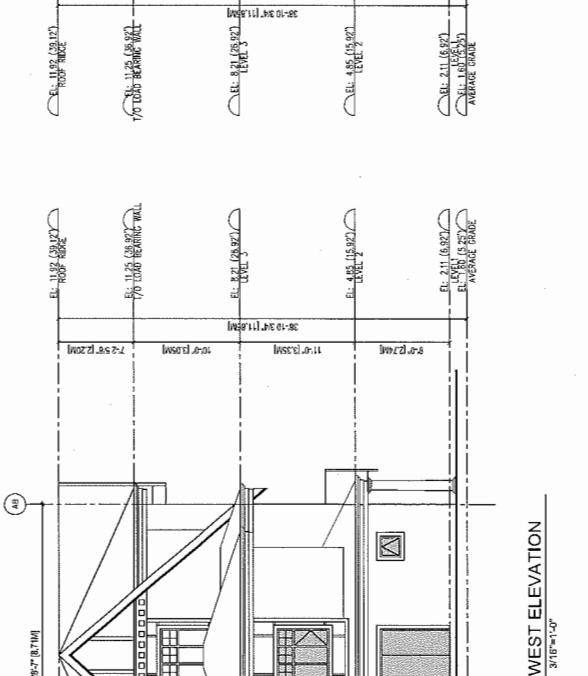
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4

BUILDING B EAST ELEVATION

SCALE: 3/16"=1'-0"





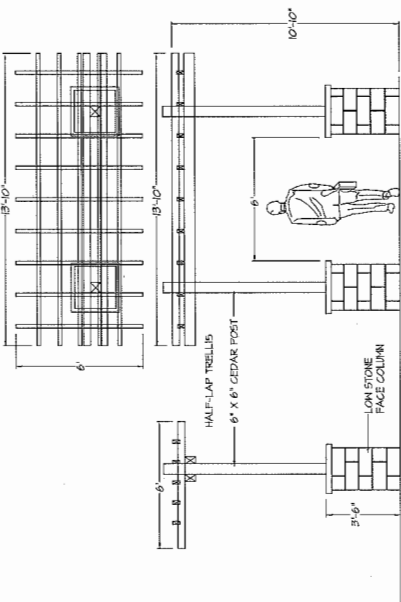
STEVESTON HIGHWAY

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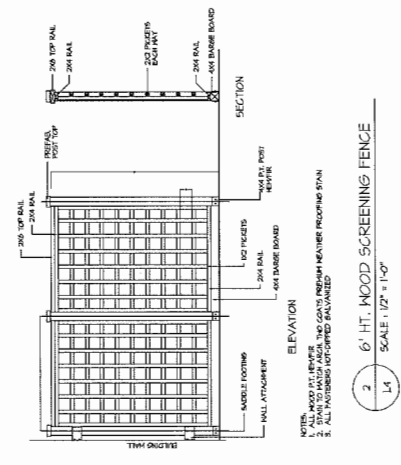


LANDSCAPE ARCHITECTURE
 #220-26 Lorne Mews
 New Westminster, British Columbia
 V3M 3L7
 Tel: 604.553.0044
 Email: office@m2la.com

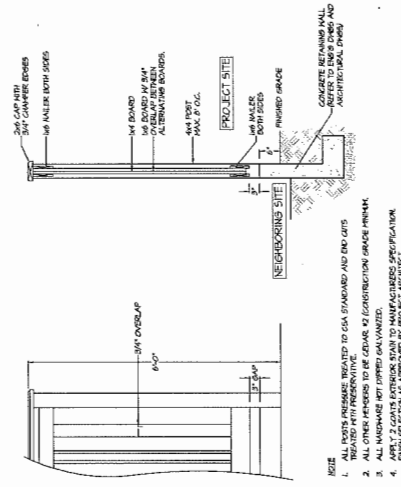
PLN - 106



1 6' HT. SOLID WOOD PERIMETER FENCE
 SCALE: 3/4" = 1'-0"



2 6' HT. WOOD SCREENING FENCE
 SCALE: 1/2" = 1'-0"



3 42" HT. WOOD PICKET FENCE & GATE
 SCALE: 1/2" = 1'-0"



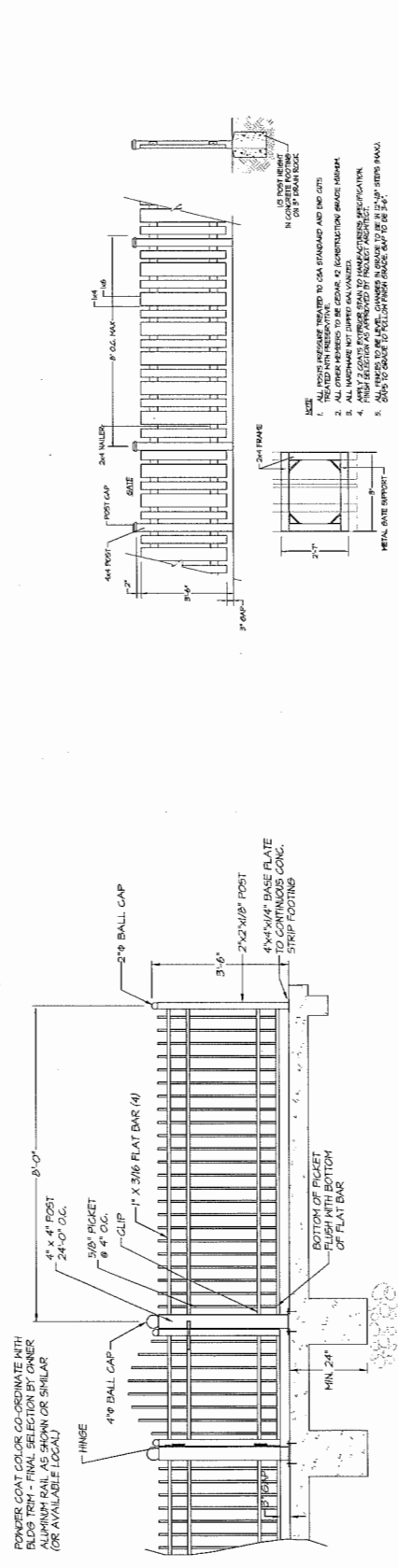
4 42" HT. DECORATIVE METAL FENCE AND GATE (STREET FRONTAGE)
 SCALE: 3/4" = 1'-0"



5 42" HT. WOOD PICKET FENCE & GATE
 SCALE: 1/2" = 1'-0"



6 42" HT. WOOD PICKET FENCE & GATE
 SCALE: 1/2" = 1'-0"



7 42" HT. DECORATIVE METAL FENCE AND GATE (STREET FRONTAGE)
 SCALE: 3/4" = 1'-0"

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PLN - 106

NO.	DATE	REVISION DESCRIPTION	BY
1	08/07/2014	ISSUED FOR PERMITS	PM
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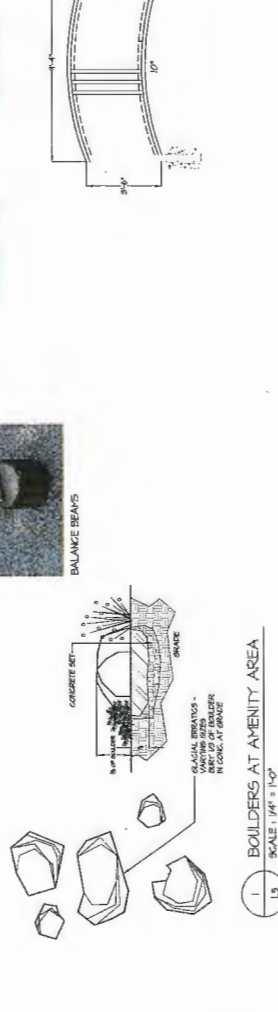
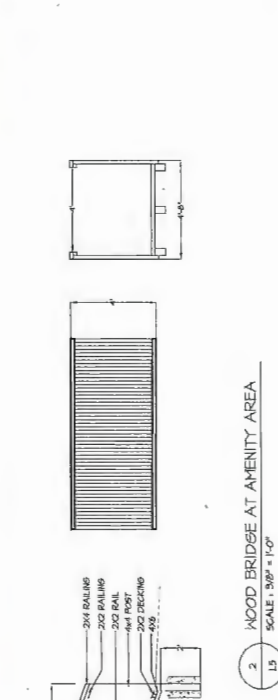
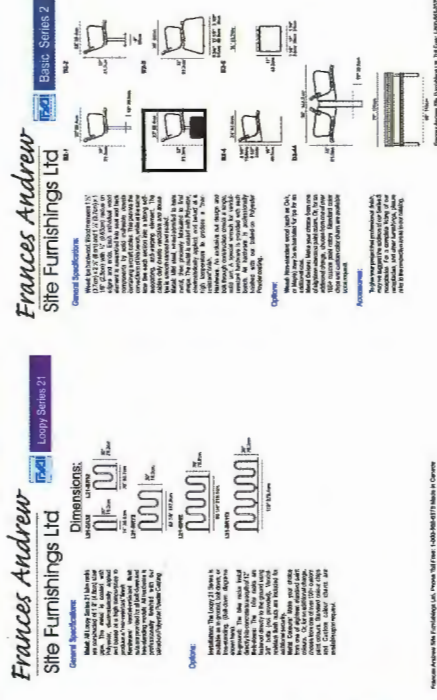
PROJECT:
MULTI-FAMILY DEVELOPMENT
9651 AND 9891 STEVESTON HIGHWAY,
RICHMOND, BC

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 10/27/14	<div style="text-align: center;"> <h1>L6</h1> </div>	OF 7
SCALE: AS SHOWN		
DRAWN: PMT		
DESIGN: PMT		
CHECK: MTH	DRAWING NUMBER:	
MOLA PROJECT NUMBER: 12-104		

WZLA PROJECT NUMBER:	12-104
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Rezoning Considerations

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

Address: 9851, 9891/9911 Steveston Highway and 10931 Southgate Road **File No.:** RZ 10-552879

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9659, the applicant is required to complete the following:

1. Consolidation of all lots at the subject site (9851, 9891/9911 Steveston Highway & 10931 Southgate Road) into a single parcel (which will require the demolition of the existing dwellings).
2. Dedication of a 4 m x 4 m corner cut as road at the southeast corner of the subject site (at the intersection of Steveston Highway and Southgate Road).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained (i.e., Trees # 7 and # 11). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Contribution of \$1,000 per dwelling unit in-lieu of providing on-site indoor amenity space (i.e. \$11,000).
5. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot to the City's Affordable Housing Reserve Fund (i.e. \$64,754).
6. The City's acceptance of the applicant's voluntary contribution of \$20,000 towards the future installation of a special pedestrian crosswalk at the intersection of Southgate Road and Steveston Highway.
7. Discharge of restrictive covenant (AB211969) from title of 9851 Steveston Highway.
8. Registration of a flood indemnity covenant on Title.
9. Registration of a statutory right-of-way (SRW) on Title for public-right-of-passage over the entire internal drive-aisle to provide legal means of public access to future developments located both northeast and west of the subject site. (the drive-aisle is to be constructed and maintained by the property owner).
10. Registration of a legal agreement on title to enable shared use of the garbage and recycling room by any future townhouse complex at 10911 Southgate Road, to enable a single point of cart storage and collection for both sites.
11. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
12. Registration of a legal agreement on title to ensure that a 4.0 m wide landscaping buffer planted on-site along Steveston Highway (as measured from the south property line) is maintained and will not be abandoned or removed. The legal agreement is also to indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
13. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed in a manner that mitigates traffic noise from Steveston Highway to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

- b) The ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard for interior living spaces.

14. The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.

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

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

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

- Complete a townhouse energy efficiency report and recommendations, prepared by a Certified Energy Advisor, which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's OCP.

At Demolition Permit* stage, the applicant must complete the following requirements:

- Installation of appropriate tree protection fencing around all trees to be retained as part of the development (Trees # 7 and 11) prior to any construction activities, including building demolition, occurring on-site. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03, and must remain in place until construction and landscaping on-site is completed.

At Building Permit* stage, the applicant must complete the following requirements:

- Enter into a Servicing Agreement* for the design and construction of off-site improvements, as well as water, storm, and sanitary service connections. Works include, but are not limited to:

Water Works

- Using the OCP Model, there are 518 L/s of water available at 20 psi residual at the hydrant at the south side of Steveston Highway and 284 L/s of water available at 20 psi residual at the hydrant at the northwest corner of the Steveston Highway and Southgate Road intersection. Based on the proposed development, the site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage designs.
- At the applicant's cost, the City will:
 - Cut and cap at the main the existing water service connections at the Steveston Highway frontage.
 - Install a new water connection to service the proposed development. Connection to the existing 500 mm diameter watermain along the north side of Steveston Highway is not permitted. Details of the new water service shall be finalized via the Servicing Agreement design review process.
 - Relocate the existing fire hydrant at the northwest corner of Steveston Highway and Southgate Road intersection to match the required frontage improvements (as identified by the City's Transportation Department).

Storm Sewer Works

- The applicant is required to upgrade the existing ditch along Southgate Road to a single 1050 mm storm sewer at road centerline. The length of the ditch upgrade shall match the extent of the required frontage

improvements (as identified by the City's Transportation Department). Tie-ins of the proposed 1050 mm storm sewers shall be as follows:

- The south end of the new 1050 mm storm sewer at Southgate Road centerline shall tie-in to the existing storm sewer alignment along the north side of Steveston Highway via a new manhole.
- The north end of the new 1050 mm storm sewer shall tie-back to the existing drainage systems along the east and west sides of Southgate Road via new manholes and/or storm sewer inlet structures.
- o The applicant is required to upgrade the existing 525 mm diameter storm sewer to 750 mm diameter (approximately 102 m long) along Steveston Highway from the proposed site's west property line to the existing manhole STMH2902 (located at the northeast corner of Steveston Highway and Southgate Road). The storm sewer upgrade along Steveston Highway shall include (but is not limited to) the following:
 - Removal of existing manholes STMH2801 and STHMH 2803.
 - Provide new manholes at the west property line and at the junction of the proposed 750 mm diameter storm sewer along Steveston Highway with the proposed 1050 mm diameter storm sewer along Southgate Road.
- o The applicant is required to upgrade the existing 600 mm diameter storm sewer to 1050 mm diameter (approximately 8 m long) from the new manhole at the junction of Steveston Highway and Southgate Road and tie-in to the existing manhole STMH2902 via a reducer. Existing manhole STMH2902 shall be replaced if it is found to be in poor condition.
- o The applicant is required to install a new storm sewer connection to service the proposed site. Details of the new storm service shall be finalized via the Servicing Agreement design review process.
- o At the applicant's cost, the City will:
 - Extend the existing drainage connections at the Southgate Road frontage of 10811 No. 4 Road to Southgate Road centerline and connect it to the new 1050 mm storm sewer.
 - Plug the existing pipe opening at the north side of manhole STMH2902.

Sanitary Sewer Works

- o The applicant is required to provide a sanitary service connection to the proposed site off of the existing sanitary main at Southgate Road.
- o At the applicant's cost, the City will cap at the property line the existing sanitary service connections for 9851 and 9891 Steveston Highway and 10931 Southgate Road.

Frontage Improvements

- o The applicant is required to coordinate with BC Hydro, Telus, and other private communication service providers to:
 - Underground the existing overhead service lines along the Steveston Highway frontage.
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Development Permit application design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right-of-way dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples that shall be shown in the functional plan and registered prior to Servicing Agreement design approval:

BC Hydro PMT – 4 m W X 5 m (deep)	Traffic signal UPS – 2 m W X 1.5 m (deep)
BC Hydro LPT – 3.5 m W X 3.5 m (deep)	Shaw cable kiosk – 1 m W X 1 m (deep)
Street light kiosk – 1.5 m W X 1.5 m (deep)	Telus FDH cabinet – 1.1 m W X 1 m (deep)
Traffic signal kiosk – 1 m W X 1 m (deep)	

- The applicant is required to upgrade the boulevard along Steveston Highway to the ultimate condition, including (but not limited to) installation of a treed/grass boulevard at the existing curb and a 1.5 m wide concrete sidewalk at or near the south property line of the subject site.
- The applicant is required to upgrade the road and boulevard along Southgate Road, including (but not limited to): road widening to achieve a minimum pavement width of 11.2 m (note: examination of the existing road base is also required to determine if new road base construction is required); installation of curb and gutter, a 1.5 m wide treed/grass boulevard, and a 1.5 m wide concrete sidewalk at or near the east property line of the subject site. The curb return at the southeast corner of the subject site is to have a 9.0 m radius. .
- The applicant is required to provide street lighting along Steveston Highway and Southgate Road frontages.

General Items

- If pre-load is required, the applicant is required to:
 - Provide, prior to pre-load installation, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site (e.g., existing sanitary mains along the north property line and existing 150 mm diameter watermain along Southgate Road frontage), proposed utility installations, the existing houses along the north property line, and provide mitigation recommendations. The mitigation recommendations shall be incorporated into the first Servicing Agreement design submission or prior to pre-load.
- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of noise attenuation measures in Building Permit (BP) plans as outlined in the acoustical and thermal report and recommendations prepared by the appropriate registered professional as part of the Development Permit application, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements (as per the noise covenant registered on Title prior to rezoning).
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9659 (RZ 10-552879)
9851, 9891/9911 Steveston Highway and 10931 Southgate Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"LOW DENSITY TOWNHOUSES (RTL4)"**.

P.I.D. 012-213-471

Lot "B" Section 34 Block 4 North Range 6 West New Westminster District Plan 79419

P.I.D. 004-871-715

Lot 43 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

P.I.D. 000-614-688

The South 20 Metres of Lot 42 Section 34 Block 4 North Range 6 West New Westminster District Plan 15524

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9659"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>id</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

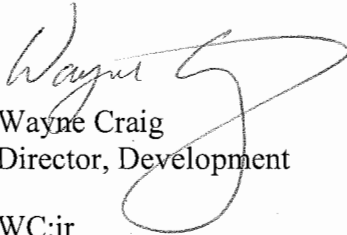
Date: January 23, 2017

File: RZ 16-741244

Re: Application by Westmark Developments Ltd. for Rezoning at 7140/
7160 Marrington Road from Two-Unit Dwellings (RD1) to Single Detached
(RS2/B)

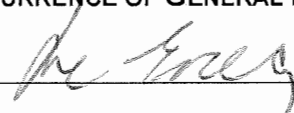
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, for the rezoning of 7140/
7160 Marrington Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be
introduced and given first reading.



Wayne Craig
Director, Development

WC:jr
Att. 8

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

Staff Report

Origin

Westmark Developments Ltd. has applied to the City of Richmond for permission to rezone 7140/7160 Marrington Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Marrington Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing duplex on the property, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A duplex on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Marrington Road.
- To the South, across Moresby Drive: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Moresby Drive.
- To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/C)”, with vehicle access from Moresby Drive.
- To the West, across Marrington Road: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Marrington Road.

Related Policies & Studies

Official Community Plan/Seafair Area Plan

The subject site is located in the Seafair planning area. The Official Community Plan (OCP) designation for the subject site is “Neighbourhood Residential” (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy No. 5447

The subject site is located in the area governed by Single-Family Lot Size Policy No. 5447, which was adopted by Council on September 16, 1991, and subsequently amended on July 20, 1998, and October 20, 2003 (Attachment 5). The subject property is permitted to subdivide as per the requirements of the “Single Detached (RS2/B)” zoning bylaw only. The proposed rezoning and subdivision is consistent with this Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis

Built Form and Architectural Character

As the subject property is a corner lot, the applicant has submitted conceptual development plans showing the proposed architectural elevations of the dwelling on the south-most proposed corner lot at the intersection of Marrington Road and Moresby Drive (Attachment 6).

The proposed elevation plans show the entrance to the primary dwelling on the south face of the building, fronting Moresby Drive. The west face, fronting Marrington Road, includes the entry to the garage. Both building faces include architectural projections to articulate the façade, and the use of secondary eaves to demarcate the first and second storeys.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title; specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 6. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations at the time of submission.

Existing Legal Encumbrances

There are two (2) existing statutory right-of-way (SRW) agreements registered on Title. One (1) SRW, with registration number RD48997, is a 1.5 x 6.0 m area in the northwest corner of the property for the sanitary sewer. One (1) SRW, with registration number K99414, no longer applies to this property, and can be discharged from Title. The applicant is aware that encroachment into the SRW is not permitted.

There is an existing covenant registered on each Strata Title that restricts the property use to duplex only (Registration number Z168971). This covenant must be discharged from Title prior to subdivision approval.

Cancellation of the existing Strata Plan NW2680 is required prior to subdivision approval.

Transportation and Site Access

Vehicle access to each lot is proposed from separate driveway crossings to Marrington Road.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two (2) trees on neighbouring properties and three (3) trees on City property. There are no bylaw-sized trees on the subject property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the findings of the applicant's arborist:

- Two (2) trees (Tag # 4 and 5) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Parks Department staff have reviewed the Arborist's Report and support the findings of the applicant's arborist:

- Three (3) Crab Apple trees (Tag # 1, 2, and 3) located in the City boulevard are in poor condition and should be removed and replaced.

Tree Replacement

The applicant wishes to remove three (3) trees on City property. Compensation of \$3,250 is required for the City to plant five (5) trees at or near the development site, or in other areas of the city.

Council Policy No. 5032 requires the maintenance of at least two (2) trees on each single-family property. The applicant has agreed to plant two (2) trees on each lot proposed; for a total of four (4) trees. The required trees are to be of the following minimum sizes:

No. of Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	6 cm	3.5 m

Tree Protection

Two (2) trees (Tag # 4 and 5) on a neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees

identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications, a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total buildable area of the remaining lots, or a cash-in-lieu contribution for all lots created in instances where a secondary suite cannot be accommodated in the development.

To comply with the City's Affordable Housing Strategy, the applicant proposes to contribute \$10,576.93 to the City's Affordable Housing Reserve Fund; which is equal to \$2.00/ft² of the total buildable area for both lots. The applicant has identified the maximum buildable area and the constraints of development on a narrow lot as reasons for not accommodating a secondary suite in the development.

Site Servicing and Frontage Improvements

At future subdivision and Building Permit stage, the applicant is required to complete the following:

- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$32,463.20 cash-in-lieu contribution for the design and construction of frontage improvements to Marrington Road. The frontage improvements, which include road widening, installation of concrete curb and gutter, concrete sidewalk, landscaped boulevard, and road lighting, were completed through a capital works project in 2016.
- Completion of the site servicing requirements as described in Attachment 8.

Financial Impact

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

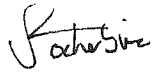
Conclusion

The purpose of this application is to rezone 7140/7160 Marrington Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) single-family lots with vehicle access from Marrington Road.

This application complies with the land use designations and applicable policies for the subject site contained in the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9668 be introduced and given first reading.

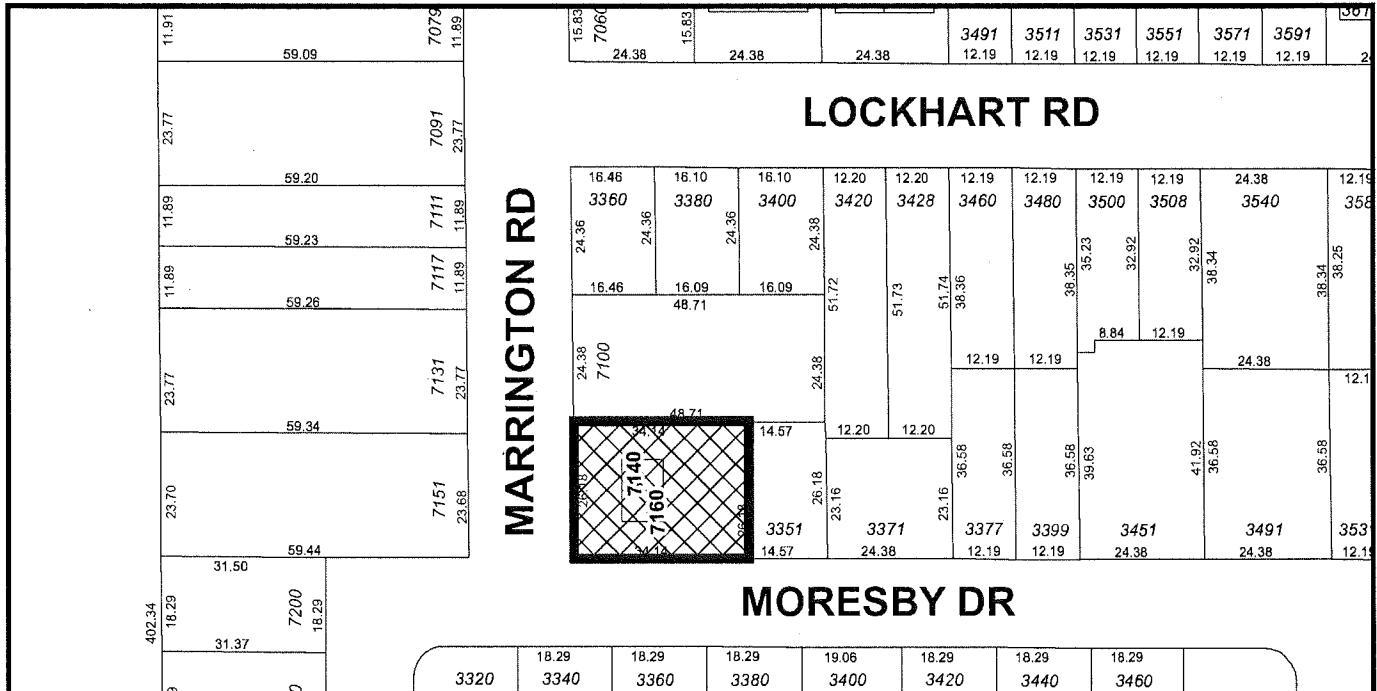


Jordan Rockerbie
Planning Technician
(602-276-4092)

JR:blg

Attachment 1: Location Map and Aerial Photo
Attachment 2: Proposed Subdivision Plan
Attachment 3: Development Application Data Sheet
Attachment 4: Seafair Area Land Use Map
Attachment 5: Single-Family Lot Size Policy 5447
Attachment 6: Conceptual Development Plans
Attachment 7: Tree Protection Plan
Attachment 8: Rezoning Considerations

PROPOSED REZONING



Note: Dimensions are in METRES



City of
Richmond



RZ 16-741244

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES

PLN - 122

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS2680

SCALE 1 : 200



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

CIVIC ADDRESS: 7140-7160 MARRINGTON ROAD,
RICHMOND, BC

BENCHMARK
ELEVATIONS ARE BASED ON:
CITY OF RICHMOND
BENCH MARK TAG# 488
ELEVATION=1.237 METRE
DERIVED FROM HPN MONUMENTS
PID: 009-206-434 (CIVIC# 7140)
PID: 009-206-698 (CIVIC# 7160)

LEGEND:

GROUND ELEVATION

TREE WITH DRIFLINE (TIED AT

POINT OF ENTRY INTO THE GROUND)

CATCH BASIN

HYDRO POLE

MANHOLE

WATER VALVE

WOOD FENCE

WATER METER

UTILITY BOX

GAS VALVE

FIRE HYDRANT

EVERGREEN

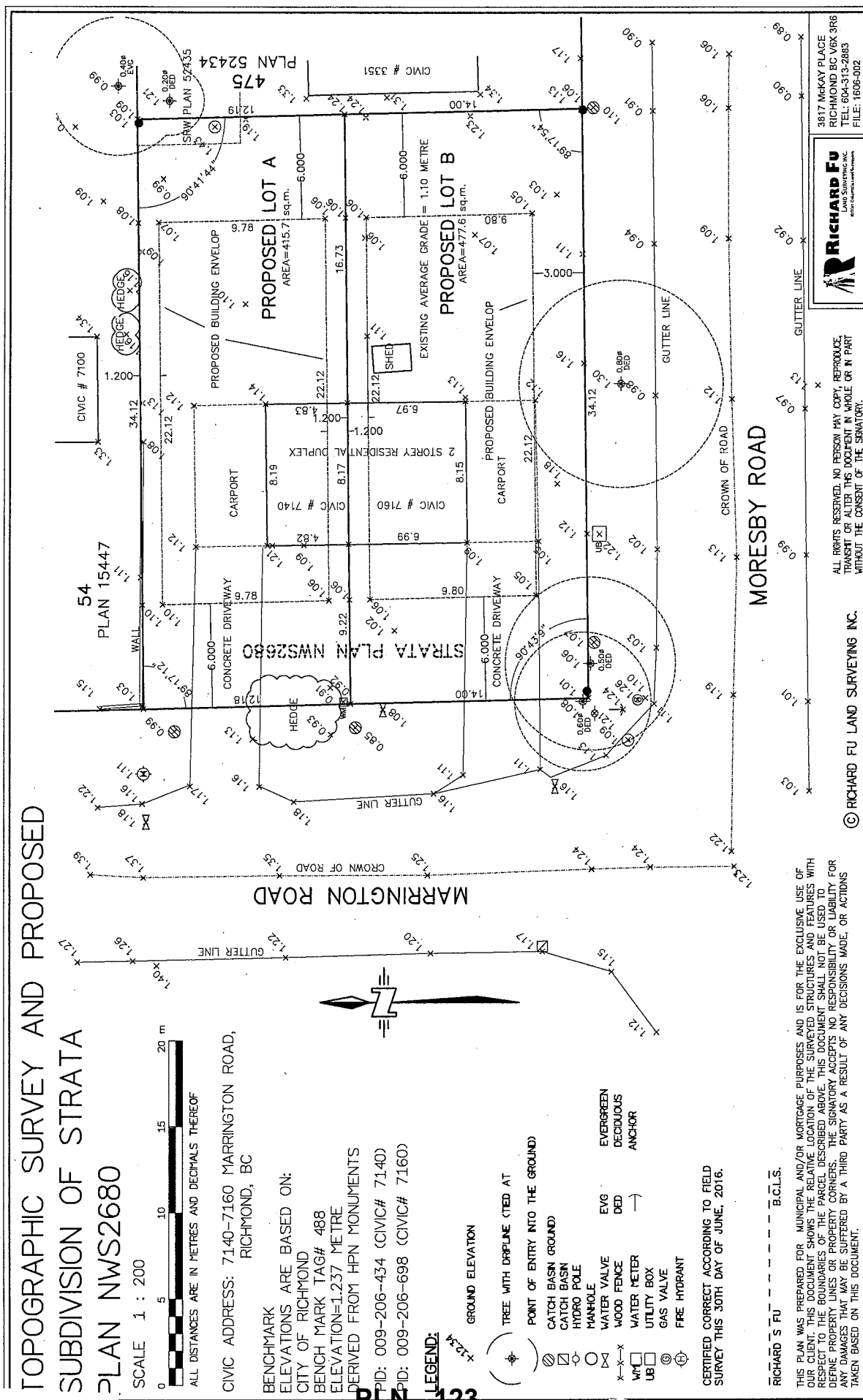
DECIDUOUS

ANCHOR

CERTIFIED CORRECT ACCORDING TO FIELD
SURVEY THIS 30TH DAY OF JUNE, 2016.

RICHARD S FU ----- B.C.L.S.

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



3817 McKay Place
RICHMOND BC V6X 3R6
TEL: 604-313-2883
FILE: 1606-002

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WITHOUT THE CONSENT OF THE SIGNATORY.

© RICHARD FU LAND SURVEYING INC.



RZ 16-741244

Attachment 3

Address: 7140/7160 Marrington Road

Applicant: Westmark Developments Ltd.

Planning Area(s): Seafair

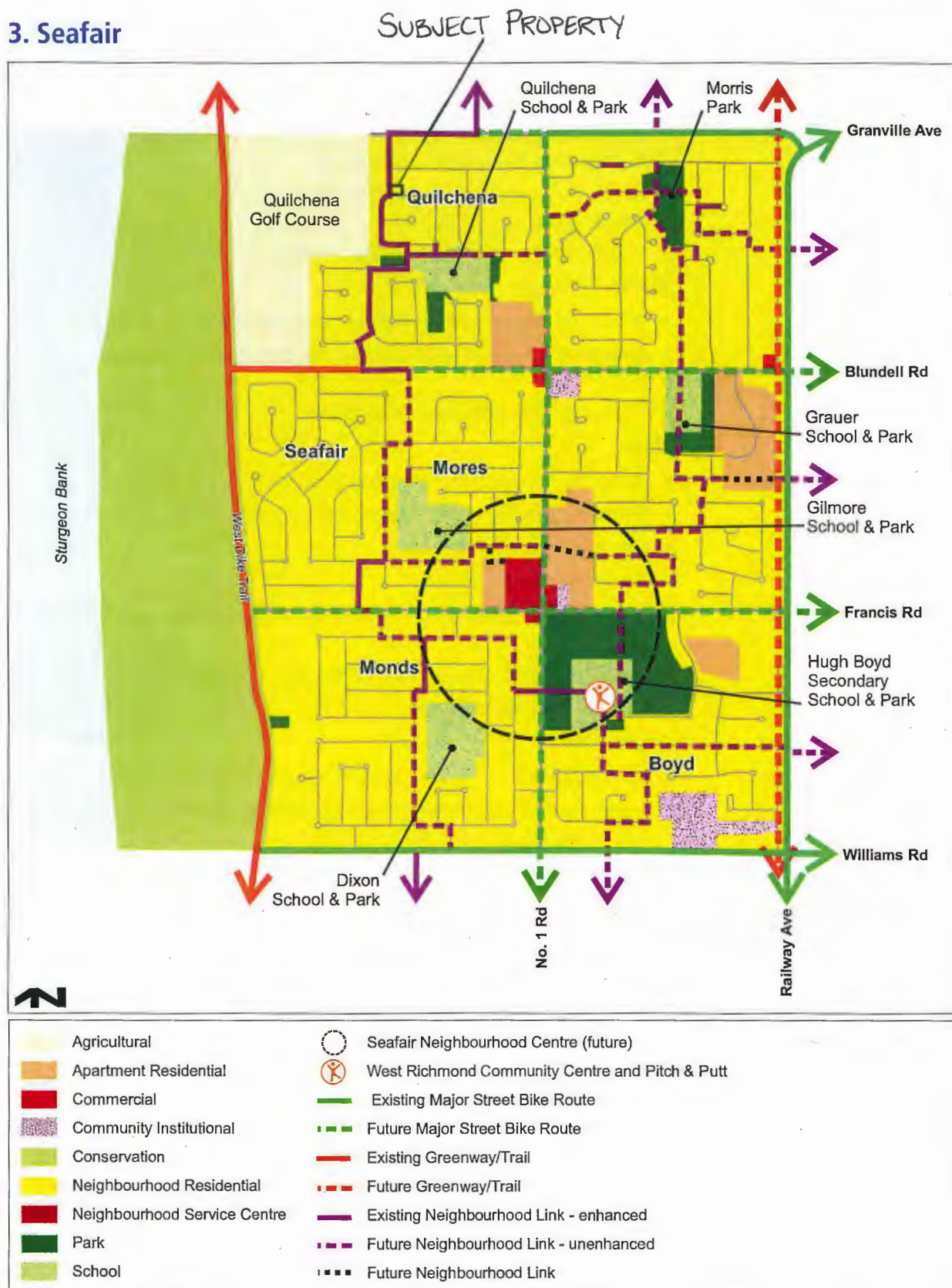
	Existing	Proposed
Owner:	Westmark Developments Ltd.	To be determined
Site Size (m²):	893.3 m ²	Lot A: 415.7 m ² Lot B: 477.6 m ²
Land Uses:	One (1) duplex	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (RS2/B)	Single Detached (RS2/B)
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²)	Lot A: Max. 228.6 m ² (2,461.0 ft ²) Lot B: Max. 262.68 m ² (2,827.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	Min. 360.0 m ²	Lot A: 415.7 m ² Lot B: 477.6 m ²	none
Lot Dimensions (m):	Lot A Width: Min. 12.0 m Lot B Width: Min. 14.0 m Depth: Min. 24.0 m	Lot A Width: 12.8 m Lot B Width: 14.0 m Depth: 34.12 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

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

3. Seafair



PLN - 125



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5447

Amended by Council: July 20, 1998

Amended by Council: October 20th, 2003

File Ref: 4430-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 15-4-7

POLICY 5447:

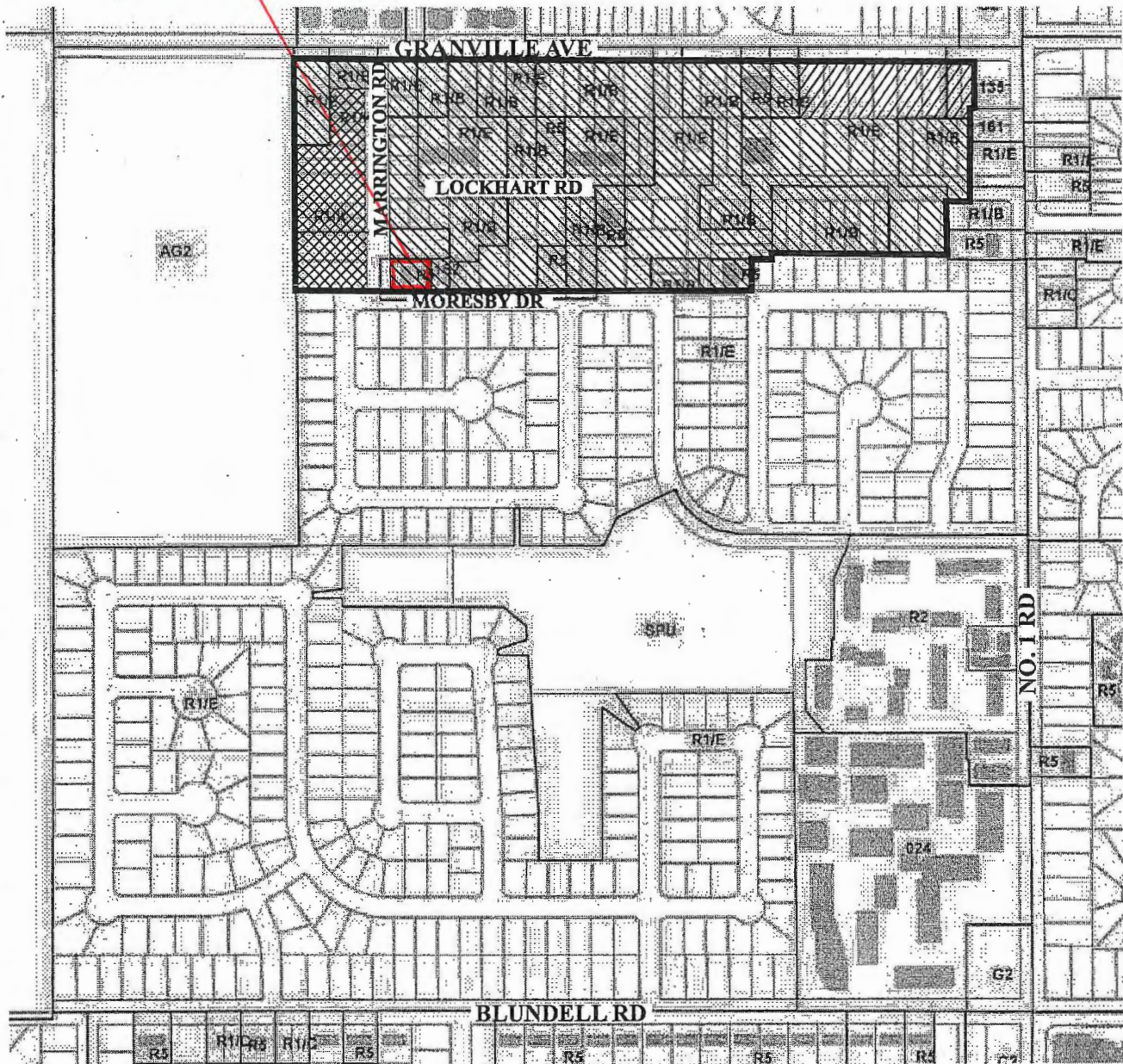
The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the **south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:**




That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

- a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;
- (b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT PROPERTY



-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.

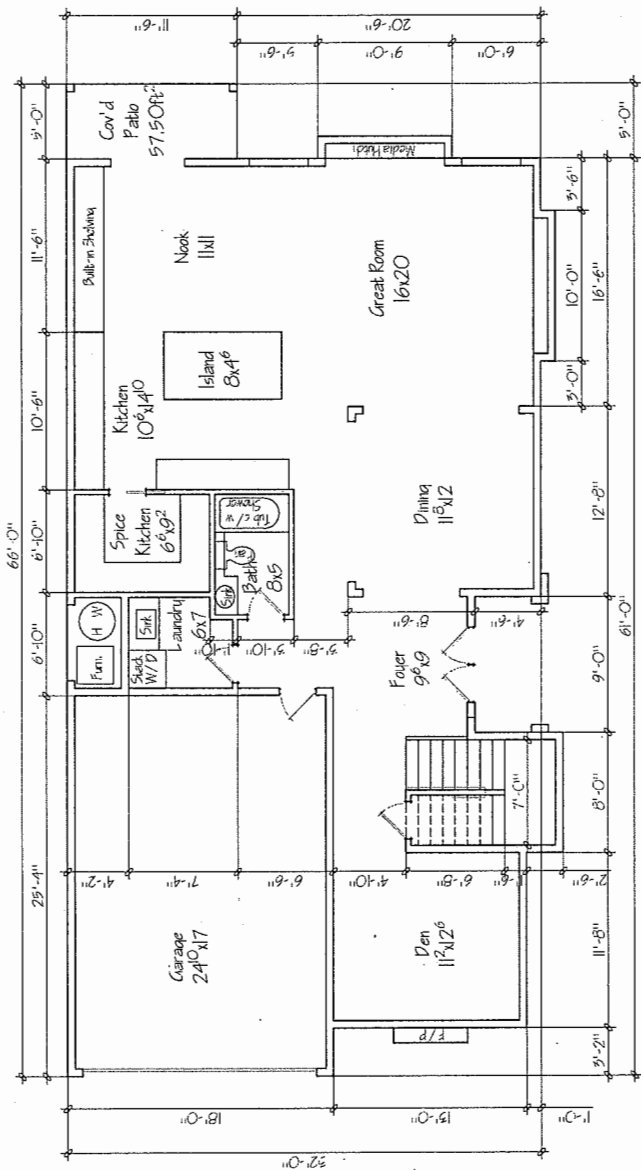


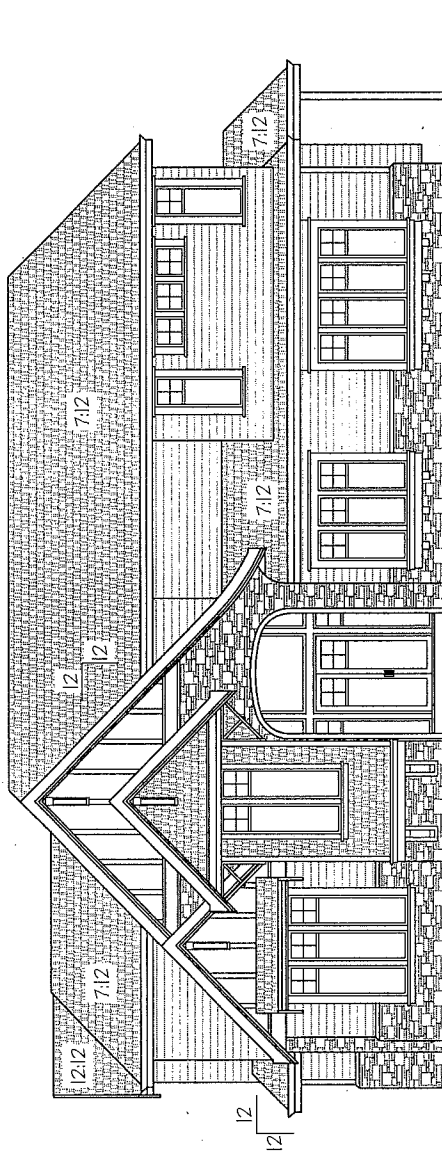
Policy 5447 Section 15-4-7

Adopted Date: 09/16/91
Amended Date: 07/20/98
Amended Date: 10/20/03

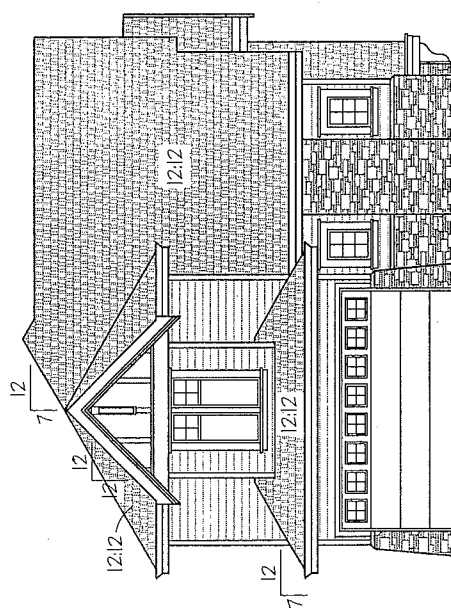
Note: Dimensions are in METRES

FAR: 1,410,58 ft²
Garage: 444,33 ft²
Ground Floor FAR: 1,854,91 ft²

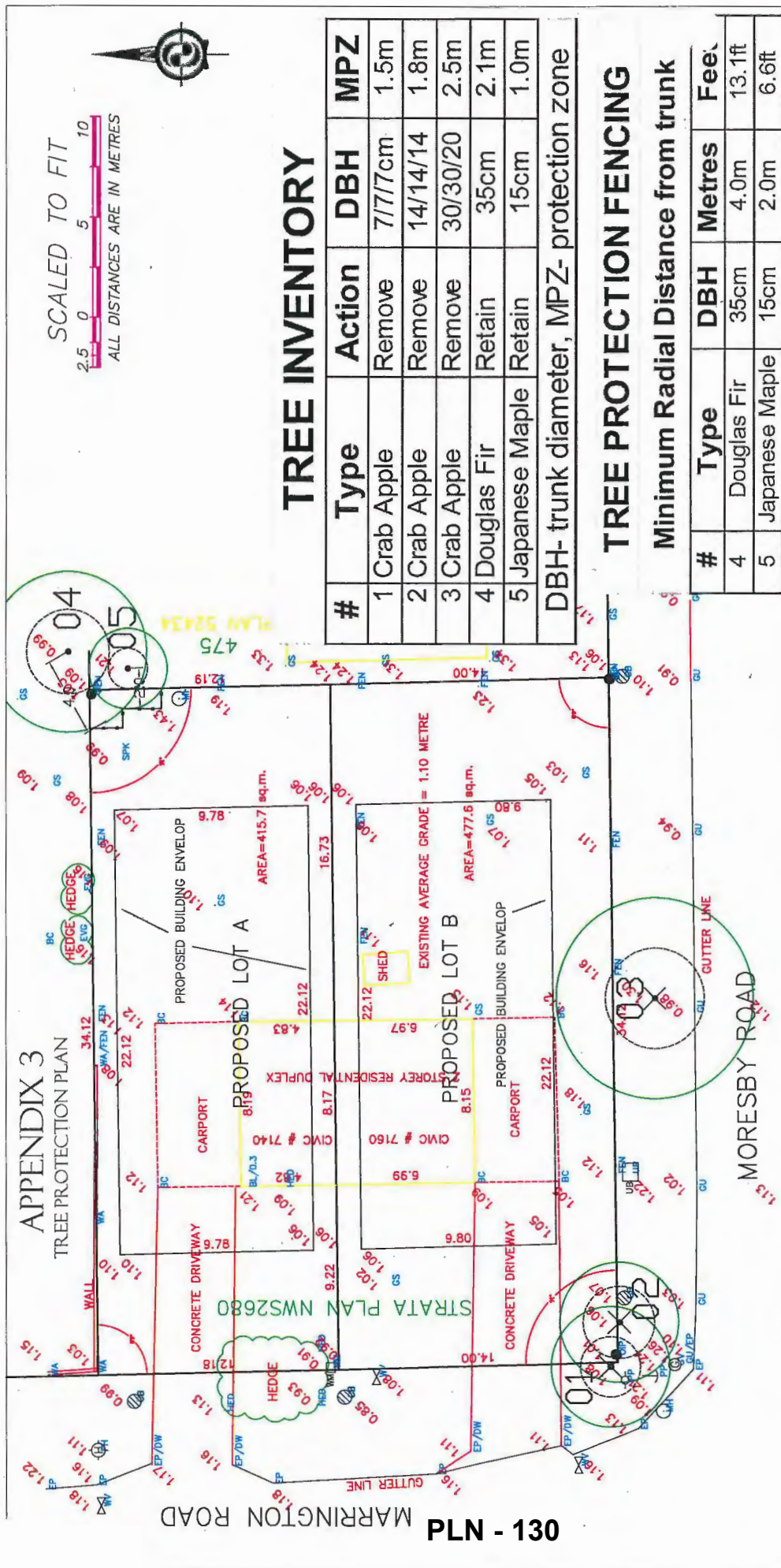




Flanking Side View Elevation
Scale 1/4" = 1'-0"

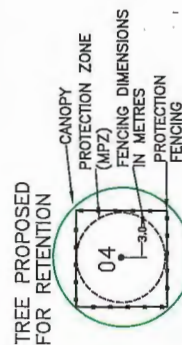


Front View Elevation
Scale 1/4" = 1'-0"



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR REMOVAL



Froggers Creek Tree Consultants Ltd	
7763 McGeorge Avenue Burnaby BC V5J 4M4 Telephone: 604-721-8002 Fax: 604-637-0970	
7140 Harrison Road Richmond	
TREE PROTECTION PLAN THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT	
DRAWN BY: CM July 28, 2018	



City of Richmond

Rezoning Considerations

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

Address: 7140/7160 Marrington Road

File No.: RZ 16-741244

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9668, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) trees are planted and maintained on Proposed Lot A (minimum 6 cm deciduous caliper or 3.5 m high conifers).
2. Submission of a Landscape Plan for Proposed Lot B, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the landscape requirements for corner lots in Richmond Zoning Bylaw 8500.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - Include the two (2) required trees with the following minimum sizes:

No. of Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
2	6 cm	3.5 m

3. Payment to the City of \$3,250 to compensate for the removal of three (3) trees in the City boulevard.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development of Proposed Lot B is generally consistent with the preliminary conceptual plans included in Attachment 6 to this staff report.
7. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$10,576.93) to the City's Affordable Housing Reserve Fund.

Prior to removal of the three (3) trees in the City boulevard (Tag # 1, 2, and 3), the developer must complete the following requirements:

1. Contact the Parks Division (604-244-1208, ext. 1317) a minimum of four (4) business days prior to the removal of the three (3) trees, to allow proper signage to be posted.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. Discharge of covenant Z168971 from the title of the strata lots; which restricts the property to a duplex.
2. Cancellation of the existing strata plan (NWS2680).

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

1. Payment of the current year's taxes.
2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works.

Water Works:

- Using the OCP Model, there is 238 L/s of water available at a 20 psi residual at the Marrington Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two (2) new water service connections complete with meters and meter boxes along the Marrington Road frontage.
- At Developers cost, the City is to:
 - Cut and cap, at main, the existing water service connections at the Marrington Road frontage.
 - Complete all tie-ins to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Cut and cap, at inspection chambers STIC60525 and STIC48270, the two (2) existing service connections on the northwest and southeast corners of the lot.
 - Retain the two (2) existing storm service connections and inspection chambers STIC47926 and STIC54501 at the west and southwest corners of the development site.
- At Developers cost, the City is to:
 - Complete all tie-ins to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Install approximately 25 m of sanitary main off of existing manhole SMH1554, along the east property line of the development site to the adjoining property line of the two (2) newly subdivided lots.
 - Install two (2) new sanitary service connections off of the proposed manhole at the upstream end of the proposed sanitary main. The manhole will serve as an inspection chamber.
 - Cut and cap, at manhole SMH1554, the existing sanitary service connection at the northeast corner of the development site, and remove existing inspection chamber SIC16665.
 - Provide, at no cost to the City, a new 6.0 m wide statutory right-of-way along the east property line of the subject site, from the south property line extending to 1.0 m beyond the edge of the most upstream sanitary manhole barrel.
- At Developers cost, the City is to:
 - Complete all tie-ins to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro 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 on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a voluntary \$32,463.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
 - Concrete Curb and Gutter (EP.0641) \$5,236.00
 - Concrete Sidewalk (EP.0642) \$7,592.20
 - Pavement Widening (EP.0643) \$9,163.00
 - Roadway Lighting (EP.0644) \$2,879.80
 - Boulevard Landscape/Trees (EP.0647) \$7,592.20

General Items:

- The Developer is required to:
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to: site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
 - Not start excavation or onsite foundation construction prior to completion of rear-yard sanitary works by City crews.

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 9668 (RZ 16-741244)
7140/7160 Marrington Road**

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

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

P.I.D. 009-206-434

Strata Lot 1 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

P.I.D. 009-206-698

Strata Lot 2 Section 15 Block 4 North Range 7 West New Westminster District Strata Plan NW2680 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9668"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>BIC</i>
APPROVED by Director or Solicitor <i>ul</i>



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: January 23, 2017
File: RZ 16-741547

Re: Application by Sansaar Investments Ltd. for Rezoning at 11660/
11680 Montego Street from Two-Unit Dwellings (RD1) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, for the rezoning of 11660/11680 Montego Street from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/C)", be introduced and given first reading.

Wayne Craig
Director, Development

SDS:blg
Att. 6

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

Staff Report

Origin

Sansaar Investments Ltd. has applied to the City of Richmond for permission to rezone the property at 11660/11680 Montego Street from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, to permit the property to be subdivided to create two (2) single-family lots, with vehicle access from Montego Street (Attachment 1). The site is currently occupied by a duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)” fronting Montego Street.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Deerfield Crescent.
- To the East & West: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Montego Street.

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The East Cambie Area Plan land use designation for the subject property is “Residential (Single-Family Only)”. The proposed rezoning and subdivision would comply with these designations.

Single-Family Lot Size Policy 5454/Zoning Bylaw 8500

The subject property is located within the area governed by Single-Family Lot Size Policy 5454 (adopted by Council on May 16, 1994 and last amended in 2003) (Attachment 4). The Policy permits properties with duplexes to be rezoned and subdivided into a maximum of two (2) lots. The proposed lots will be approximately 14 m (46 ft.) wide and 570 m² (6,135 ft²) in area. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/C)” zone and Single-Family Lot Size Policy 5454.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 2. Registration of an aircraft noise-sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Ministry of Transportation & Infrastructure Approval

As the subject property is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

Analysis**Existing Legal Encumbrances**

There is an existing restrictive covenant registered on Title; restricting the use of the subject property to a duplex (Document No. BF305981). The covenant must be discharged from Title as a condition of rezoning.

Site Access

Vehicle access to the proposed lots is to be from Montego Street via separate driveway crossings.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses six (6) bylaw-sized trees located on the subject site, two (2) trees located on the neighbouring property and two (2) City-owned trees.

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

- Remove and replace all six (6) trees (tag# 1201, 1202, 1203, 1206, 1207 & 1208) located on the subject site in poor condition due to Bronze Birch Borer infestation (20, 47, 87, 43, 25, 28 cm dbh).
- Remove and replace two (2) trees (tag# OS1204 & OS1205) located on the neighbouring property to the south due to poor condition. Prior to removal, the applicant is required to obtain written permission from the property owner and obtain a valid tree removal permit. If permission to remove the trees is not granted, the trees must be protected as per Tree Protection Information Bulletin Tree-03.
- Remove and replace two (2) City-owned Lombardy Poplar trees (tag# C1 & C2) located in front of the subject site (both 100 cm dbh). The City's Parks Arborist has assessed the trees and agreed to the removal, due to poor condition and conflict with the proposed driveway. The applicant has received approval from the Parks Department and must contact the department four (4) days prior to removal. Compensation of \$2,600 is required for removal of the trees; in order for the Parks Department to plant four (4) trees at or near the subject property.

Tree Replacement

For the removal of the six (6) trees on-site, the OCP tree replacement ratio goal of 2:1 requires 12 replacement trees to be planted and maintained on the proposed lots. The applicant has proposed to plant and maintain three (3) replacement trees on each lot; for a total of six (6) replacement trees.

As per Tree Protection Bylaw No. 8057, based on the sizes of the on-site trees being removed (20, 25, 28, 43, 47, 87 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	9 cm		5 m
2	11 cm		6 m

To ensure that six (6) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$3,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (six (6) trees).

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The applicant proposes to provide a legal secondary suite on both of the two (2) lots proposed at the subject site. To ensure that the secondary suites are built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

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

- Payment of current year's taxes and the costs associated with the completion of the required servicing works as described in Attachment 6.
- Payment to the City, in accordance with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades; including storm sewer upgrades, new concrete curb and gutter, concrete sidewalk, pavement widening, roadway lighting and boulevard landscape/trees.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 11660/11680 Montego Street from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, to permit the property to be subdivided to create two (2) single-family lots.

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

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9673 be introduced and given first reading.



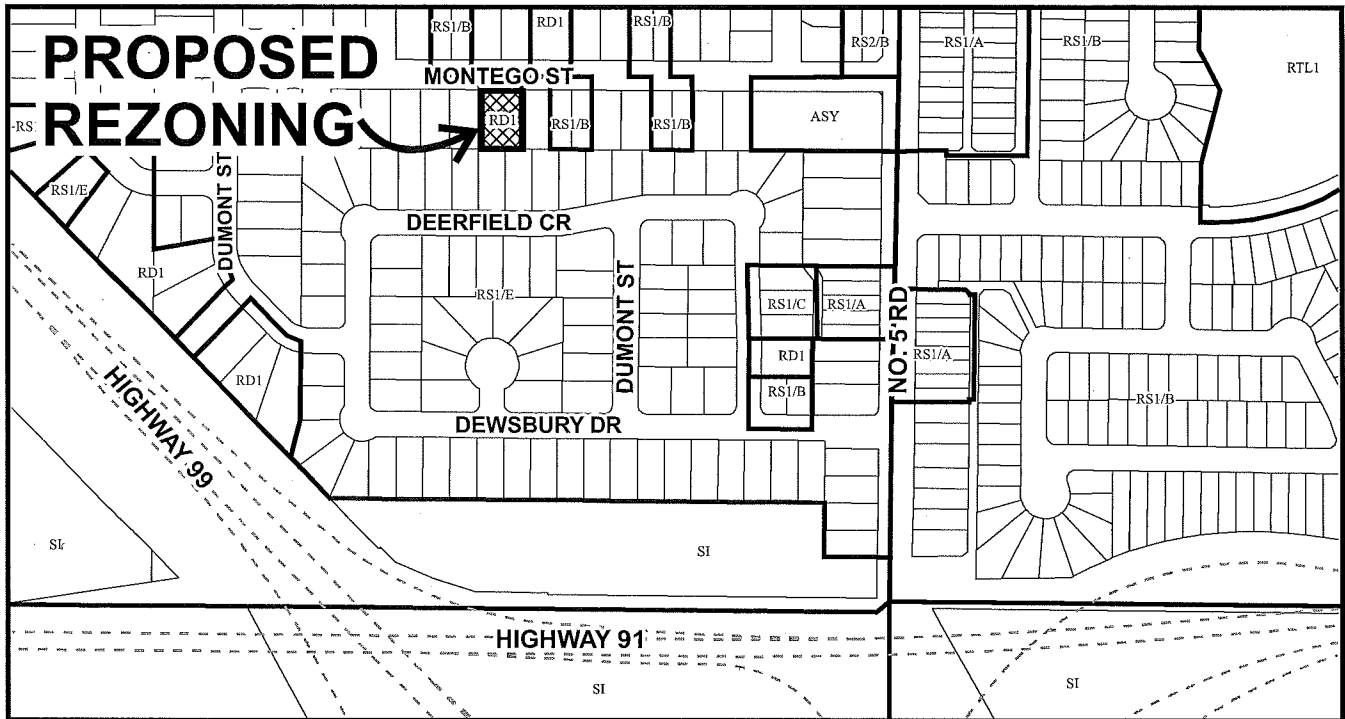
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5454
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



City of Richmond



11571 03	11591 22.21		11611 23.76	11631 13.87	11651 13.87	11671 20.12	11691 20.12	11731 27.74	11751 20.12
MONTEGO ST									
2 40	20.12 11560	20.12 11580	20.12 11600	20.12 11620	20.12 11640	20.12 11660 11680	20.12 11700	14.17 11720	14.17 11728
2	20.12	20.12	20.12	20.12	20.12	20.12	20.12	14.17	14.17
26.82	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29	18.29
42.55	79	67	61	64	68	71	74	23	91



RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES



City of Richmond



RZ 16-741547

Original Date: 09/16/16

Revision Date:

Note: Dimensions are in METRES

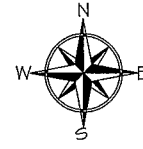
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 22 SECTION 36 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17398**

#11660 MONTEGO STREET,
RICHMOND, B.C.
P.I.D. 004-243-455

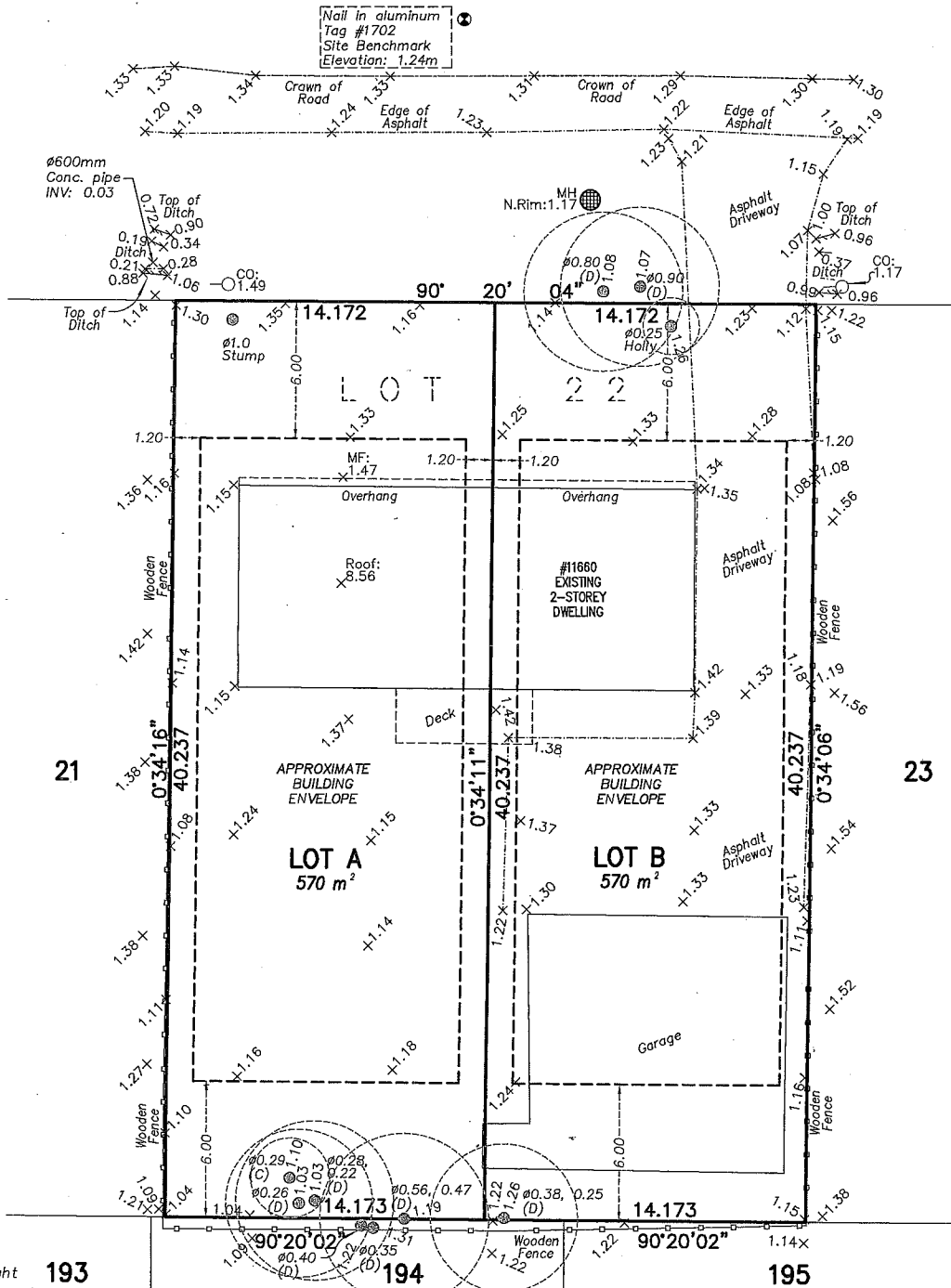
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0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



MONTEGO STREET



© copyright 193
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6557
FB-316 P1-2
Drawn By: IO

DWG No. 6557-Topo

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #202
Control Monument 77H4623
Elevation: 1.452m

NOTE:
Use site Benchmark
Tag #1702 for construction
elevation control.

LEGEND:

(c) denotes conifer
(d) denotes deciduous
● denotes manhole
○ denotes manhole
MF denotes main floor
INV. denotes invert

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
JUNE 28th, 2016.

PLAN 143



City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 16-741547

Attachment 3

Address: 11660/11680 Montego Street

Applicant: Sansaar Investments Ltd.

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	A. Hownam-Meek	To be determined
Site Size:	1,140 m ² (12,270 ft ²)	Lot A: 570 m ² (6,135 ft ²) Lot B: 570 m ² (6,135 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Residential (Single-Family Only)	Complies
Lot Size Policy Designation:	Properties with duplexes into a maximum of two (2) lots	Complies
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/C)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	Max. 0.55 for 464.5 m ² of Lot Area + 0.3 for remainder	None Permitted
Buildable Floor Area:*	Max. 287 m ² (3,090 ft ²)	Max. 287 m ² (3,090 ft ²)	None Permitted
Lot Coverage:	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%	None
Lot Size:	Min. 360.0 m ²	570 m ²	None
Lot Dimensions:	Width: Min. 13.5 m Depth: Min. 24.0 m	Width: 14 m Depth: 40 m	None
Setbacks:	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

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

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: May 16, 1994
 Amended by Council: February 19, 2001 *
 Amended: November 17, 2003

POLICY 5454

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-5-6

POLICY 5454:

The following policy establishes lot sizes in a portion of Section 36-5-6, generally bounded by the **area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91.**

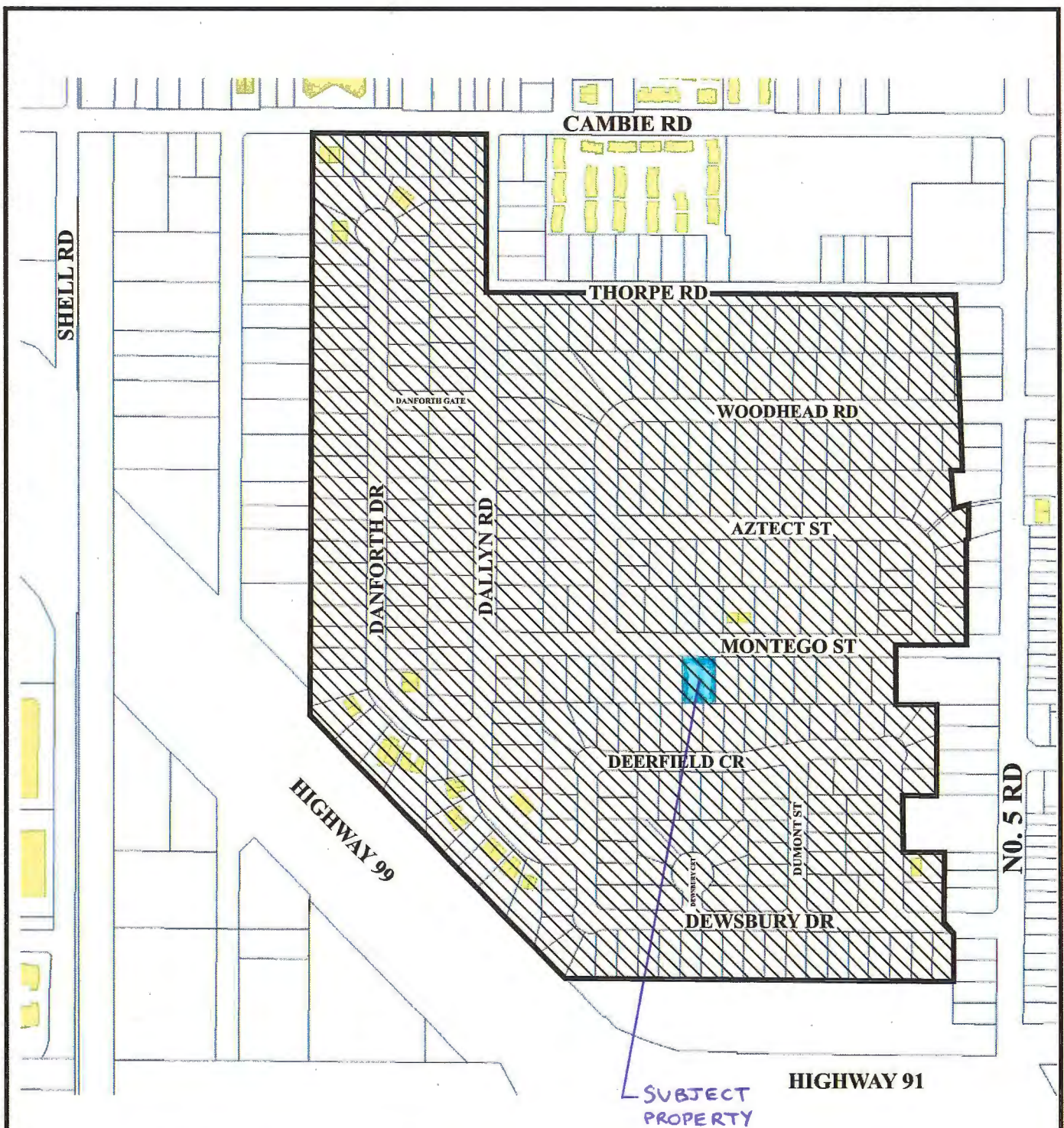
That properties generally within the area west of No. 5 Road, south of Thorpe Road, east of Highway 99 and north of Highway 91 in a portion of Section 36-5-6 as shown on the attached map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the following exception:

Duplexes on lots which do not have the sufficient dimensions to subdivide as per Single-Family Housing District, Subdivision Area E (R1/E) be permitted to subdivide to an appropriate subdivision category of the Single-Family Housing District zone provided that the creation of more than two parcels is not possible;

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect

280602

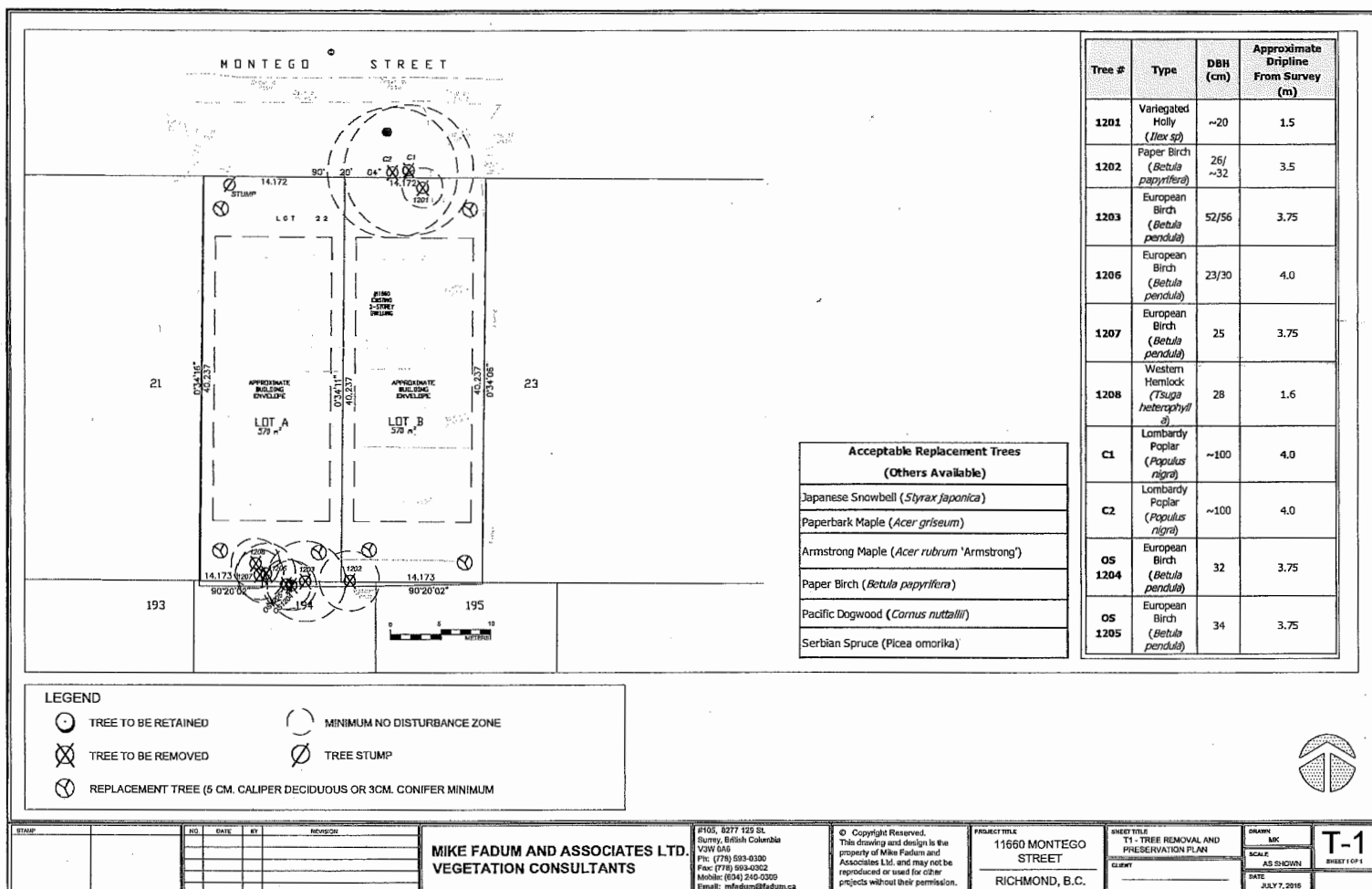


Subdivision Permitted as per R1/E except:
a) Subdivision of duplexes into a maximum of two lots.
(Zoning to be determined at rezoning)



Policy 5454
Section 36-5-6
PLN - 146

Adopted Date: 05/16/94
Amended Date: 11/17/03





Address: 11660/11680 Montego Street

File No.: RZ 16-741547

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9673, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of six (6) replacement trees (three (3) in each lot) are planted and maintained on the proposed lots with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
4	9 cm		5 m
2	11 cm		6 m

The security will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the security for a one-year maintenance period.

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. City's acceptance of the applicant's voluntary contribution of \$2,600 for the removal of the two (2) City-owned trees; in order for the City to plant four (4) trees at or near the developments site.
5. Registration of an aircraft noise sensitive use covenant on Title.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on two (2) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. BF305981); which restricts the use of the subject property to a duplex.

At Demolition Permit* stage, the developer must complete the following requirements:

1. Obtain written authorization from the neighbouring property owners at 4471 Deerfield Crescent to remove trees (tag# OS1204 & OS1205) located on the neighbouring property. If written authorization is not obtained by the applicant, these trees must be retained and protected in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.
2. Contact the City's Parks Department a minimum of four (4) days in advance to enable signage to be posted for the removal of the City-owned trees (tag# C1 & C2).

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

1. Payment of current year's taxes and the costs associated with the completion of the required servicing works and frontage improvements.
2. The following servicing works and off-site improvements may be completed through either: a) a Servicing Agreement* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution based on a City cost estimate for the City to manage the design and construction of the works:

Water Works:

- Using the OCP Model, there is 164 L/s of water available at a 20 psi residual at the Montego Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At Developer's cost, the City is to:
 - Install two (2) new 25 mm water service connections complete with meter and meter box off of the 150 mm AC watermain along Montego Street.
 - Cut and cap at main, the existing 20 mm water service connection.

Storm Sewer Works:

- At Developer's cost, the City is to:
 - Install a new storm service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 600 mm concrete storm sewer fronting the subject site.

Sanitary Sewer Works:

- At Developer's cost, the City is to:
 - Install a new sanitary service connection at the adjoining property line of the two (2) newly subdivided lots, complete with inspection chamber and dual service leads off of the 200 mm PVC sanitary sewer fronting the subject site.
 - Cut and cap the existing sanitary service connection and remove existing inspection chamber at the northwest corner of the subject site.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$69,149.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

• Storm Sewer (EP.0640)	\$34,008.00
• Concrete Curb and Gutter (EP.0641)	\$5,668.00
• Concrete Sidewalk (EP.0642)	\$8,218.60
• Pavement Widening (EP.0643)	\$9,919.00
• Roadway Lighting (EP.0644)	\$3,117.40
• Boulevard Landscape/Trees (EP.0647)	\$8,218.60
 - Complete other frontage improvements as per Transportation's requirements.

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

Initial: _____

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on-site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9673 (RZ 16-741547)
11660/11680 Montego Street**

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

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

P.I.D. 004-243-455

Lot 22 Section 36 Block 5 North Range 6 West New Westminster District Plan 17398

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9673"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

