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**Planning Committee**

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

**Tuesday, March 19, 2019  
4:00 p.m.**

Pg. #      ITEM

**MINUTES**

**PLN-4**

*Motion to adopt the **minutes** of the meeting of the Planning Committee held on March 5, 2019.*



**NEXT COMMITTEE MEETING DATE**

April 2, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

**PLANNING AND DEVELOPMENT DIVISION**

- 1. APPLICATION BY WING KUEN BECKY CHAN FOR REZONING AT 11120 GRANVILLE AVENUE FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-850784) (REDMS No. 6141869)

**PLN-9**

**See Page PLN-9 for full report**

*Designated Speakers: Barry Konkin and Steven De Sousa*

Pg. #      ITEM

STAFF RECOMMENDATION

*That the application for the rezoning of 11120 Granville Avenue from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.*



2.    **APPLICATION BY CLIVE ALLADIN FOR REZONING AT 22260 RIVER ROAD FROM “AGRICULTURE (AG1)” TO A SITE SPECIFIC AGRICULTURE ZONE TO PERMIT A LARGER HOUSE SIZE**

(File Ref. No. RZ 19-851176) (REDMS No. 6120465 v. 2)

PLN-22

**See Page PLN-22 for full report**

*Designated Speakers: Barry Konkin and Steven De Sousa*

STAFF RECOMMENDATION

*That the application for the rezoning of 22260 River Road from “Agriculture (AG1)” to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.*



3.    **RICHMOND HERITAGE COMMISSION 2018 ANNUAL REPORT AND 2019 WORK PROGRAM**

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 6133813 v. 2)

PLN-37

**See Page PLN-37 for full report**

*Designated Speakers: Barry Konkin and Minhee Park*

STAFF RECOMMENDATION

- (1)    *That the staff report, “Richmond Heritage Commission 2018 Annual Report and 2019 Work Program”, dated February 22, 2019, from the Manager, Policy Planning, be received for information; and*
- (2)    *That the Richmond Heritage Commission 2019 Work Program, as presented in this staff report, be approved.*



**Planning Committee Agenda – Tuesday, March 19, 2019**

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Pg. #      ITEM

4.      **ADVISORY COMMITTEE ON THE ENVIRONMENT 2018 ANNUAL REPORT AND 2019 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 6124817 v. 1)

PLN-42

**See Page PLN-42 for full report**

*Designated Speakers: Barry Konkin and Kevin Eng*

STAFF RECOMMENDATION

- (1)      *That the staff report titled “Advisory Committee on the Environment 2018 Annual Report and 2019 Work Program”, dated February 15, 2019 from the Manager, Policy Planning, be received for information; and*
- (2)      *That the Advisory Committee on the Environment 2019 Work Program, as presented in this staff report, be approved.*

5.      **MANAGER’S REPORT**

ADJOURNMENT



## Planning Committee

Date: Tuesday, March 5, 2019

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Chak Au  
Councillor Michael Wolfe

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 February 20, 2019, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

March 19, 2019, (tentative date) at 4:00 p.m. in the Anderson Room

**COMMUNITY SERVICES DIVISION**

**1. 2017-2022 CHILD CARE NEEDS ASSESSMENT AND STRATEGY - 2018 UPDATE**

(File Ref. No. 07-3070-01) (REDMS No. 6087697 v. 8)

Staff, highlighted the City's child care achievements and reviewed the Child Care Needs Assessment and Strategy, noting that (i) the City is examining options to incorporate outdoor-related programming into child care programs, (ii) the City works with the development community, the Richmond School District No. 38 and community stakeholders on opportunities to develop child care spaces, and (iii) the staff report will be shared with the Minister of State and Child Care, key community stakeholders and will be posted on the City's website.

Discussion ensued with regard to (i) professional development and training support of childcare staff, (ii) child care programming offered in other municipalities, (iii) access to affordable space for child care providers, and (iv) opportunities to avail of Provincial grants allocated to child care development.

As a result of the discussion, staff were directed to forward the staff report to the Council/School Board Liaison Committee.

It was moved and seconded

- (1) *That the staff report titled "2017-2022 Child Care Needs Assessment and Strategy - 2018 Update" dated February 12, 2019 from the Manager, Community Social Development, be received for information; and*
- (2) *That the 2017-2022 Child Care Needs Assessment and Strategy - 2018 Update be distributed to key stakeholders and posted on the City website.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**2. APPLICATION BY RAJWANT KHAIRA FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A CHILD CARE FACILITY AT 7291 NO. 5 ROAD**

(File Ref. No. ZT 18-822841) (REDMS No. 6094879)

Steven De Sousa, Planner 1, reviewed the application, noting that staff are recommending the denial of the application since the proposed non-farm use does not comply with the land use designation or applicable policies contained in the Official Community Plan and Area Plan for the subject site and that no active agricultural use is planned for the site.

Discussion ensued with regard to (i) site access and vehicle circulation on-site, (ii) the existing structures on-site, (iii) similar applications previously submitted to the City, and (iv) locating alternative non-agricultural sites that are suitable for the proposed child care facility.

Ramon Gonzalez, Rajwant Khaira, and Debbie Marrette, representing the applicant, spoke on the application noting that (i) the applicant has consulted with Richmond School District No. 38, local churches and the local MLA on options to secure an alternative location for the Montessori, (ii) securing space in a residential house may not be feasible due to the limitations on the number of allowable child care spaces, (iii) the applicant is proposing to incorporate farming education as part of the Montessori curriculum, (iv) construction of the accessory building on-site is on-going, (v) the available parking spaces on-site exceed Vancouver Coastal Health’s requirements, (vi) vehicles are able to turn around and drive out from the site, and (vii) drop off and pick up times can be staggered to reduce potential traffic congestion in the area.

In reply to queries from Committee, staff noted that (i) the property owners were issued building permits for the accessory building in 2017, (ii) child care facilities must adhere to specific building requirements, and (iii) child care operators can apply to expand the number of child care spaces in a residential house as long as the building meets specific building code requirements.

It was moved and seconded

*That the application for a Zoning Text Amendment to the “Agriculture (AG1)” Zone to allow “child care” as a site-specific secondary use, in order to permit a child care facility within a detached residential accessory building at 7291 No. 5 Road, be denied.*

**CARRIED**

Opposed: Cllr. Loo

**Planning Committee**  
**Tuesday, March 5, 2019**

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Discussion ensued with regard to child care space available within the Richmond School District No. 38, and as a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

(1) *That Child Care space in the Richmond School District No. 38, be discussed at an upcoming Council/School Board Liaison Committee meeting; and*

(2) *That City staff connect with District staff on available space in District facilities available for public use;*

*and report back.*

**CARRIED**

Opposed: Cllr. Loo

3. **APPLICATION BY FOUGERE ARCHITECTURE INC. FOR REZONING AT 9391, 9393, AND 9411 NO. 2 ROAD FROM “SINGLE DETACHED (RS1/E)” AND “TWO-UNIT DWELLINGS (RD1)” TO “MEDIUM DENSITY TOWNHOUSES (RTM2)**

(File Ref. No. RZ 17-785742; 12-8060-20-0010001) (REDMS No. 6122328)

Jeanette Elmore, Planner 2, reviewed the application, highlighting that the applicant has committed to preserving 11 trees. Staff added that perimeter drainage on-site will be provided and that the proposed development will provide a cash-in-lieu contribution to the City’s Affordable Housing Strategy Fund.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 10001, for the rezoning of 9391, 9393, and 9411 No. 2 Road from “Residential Single Family (RS1/E)” and “Two-Unit Dwellings (RD1)”to “Medium Density Townhouses (RTM2)”, be introduced and given first reading.*

**CARRIED**

4. **SINGLE FAMILY BUILDING MASSING REGULATIONS (COUNCIL REFERRAL)**

(File Ref. No. 08-4430-01, 12-8060-20-009524/9737) (REDMS No. 6136414 v. 2)

James Cooper, Director, Building Approvals, reviewed the Single Family Building Massing Regulations and discussion ensued with regard to concerns raised by the Richmond Home Builders Group on the regulations related to the continuous wall and sideyard projections.

**Planning Committee**  
**Tuesday, March 5, 2019**

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It was moved and seconded

*That the staff report titled “Single Family Building Massing Regulations (Council Referral)” dated February 21, 2019 from the Director of Building Approvals, be received for information.*

**CARRIED**

5. **MANAGER’S REPORT**

(i) *Application on 13751 and 13851 Steveston Highway, 10651 No. 6 Road*

Wayne Craig, Director, Development, noted that the subject site along Steveston Highway and No. 6 Road, that was the subject of a rezoning application that received third reading (RZ 13-630280), has been acquired by the Port of Vancouver and that the Port intends to initiate site preparation. He added that staff will be seeking clarification from the Port if the proposed development will meet the zoning criteria that were established from the previous rezoning application (RZ 13-630280).

(ii) *Rental Housing Policy Update*

In reply to queries from Committee, Barry Konkin, Manager, Policy Planning, advised that the proposed public engagement process on the proposed Rental Housing Policy Update has not yet been endorsed by Council and that the Richmond Chamber of Commerce will be consulted as part of the engagement process.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:00 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, March 5, 2019.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator





# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** March 12, 2019

**From:** Barry Konkin  
Manager, Policy Planning

**File:** RZ 19-850784

**Re:** Application by Wing Kuen Becky Chan for Rezoning at 11120 Granville Avenue from "Agriculture (AG1)" to a Site Specific Agriculture Zone to Permit a Larger House Size

### Staff Recommendation

That the application for the rezoning of 11120 Granville Avenue from "Agriculture (AG1)" to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.

Barry Konkin  
Manager, Policy Planning

BK:sds  
Att. 7

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

## Staff Report

### Origin

Wing Kuen Becky Chan has applied to the City of Richmond for permission to rezone the property at 11120 Granville Avenue from the “Agriculture (AG1)” zone to a Site Specific Agriculture Zone, in order to permit a single-family dwelling with a floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The maximum floor area permitted in the existing “Agriculture (AG1)” zone for a single-family dwelling (and all accessory buildings or structures) is 400 m<sup>2</sup> (4,306 ft<sup>2</sup>). The subject property is approximately 0.44 acres (0.18 hectares) in area and is located within the Agricultural Land Reserve (ALR). A location map and aerial photograph are provided in Attachment 1.

The subject site is currently occupied by a vacant single-family dwelling, which is proposed to be demolished. A Building Permit (B7 18-843077) was submitted on December 17, 2018 for a new single-family dwelling with a total floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The Building Permit was submitted during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council, which included reducing the maximum floor area permitted in the “Agriculture (AG1)” zone to 400 m<sup>2</sup> (4,306 ft<sup>2</sup>). The amendments to the AG1 zone were adopted by Council on December 17, 2018, and the Building Permit was subsequently cancelled as it did not comply with the new regulations (maximum house size of 400 m<sup>2</sup>). The applicant submitted the subject rezoning application in order to permit a single-family dwelling with a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The proposed Site Plan for the house is provided in Attachment 2.

### Findings of Fact

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

### Surrounding Development

To the North: Across Granville Avenue, single-family dwellings and agricultural uses on lots zoned “Agriculture (AG1)”, located within the Agricultural Land Reserve (ALR).

To the South: No access parcels zoned “Agriculture (AG1)”, located in the ALR.

To the East & West: Single-family dwellings and agricultural uses on lots zoned “Agriculture (AG1)” fronting Granville Avenue, located within the ALR.

### Related Policies & Studies

#### Official Community Plan/East Richmond Area McLennan Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture (AGR)”. The East Richmond Area McLennan Sub-Area Plan land use designation for the subject site is “Agriculture” (Attachment 4). The “Agriculture” designation comprises of those

areas of the City where the principal use is agriculture and food production, but may include other land uses as permitted under the Agricultural Land Commission Act (ALCA).

The OCP includes policies on residential development in the ALR, including limiting the area used for residential development on properties in the ALR. As per Section 7.0 of the OCP (p. 7-4) (Attachment 5), the following policies are provided as guidelines which may be applied by Council, in a flexible manner, individual or together, to increase house size in the City's agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
- verification that the site has been or can be used for agricultural production;
- verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
- demonstration that there is a need for a larger farm house, to accommodate existing and/or anticipated workers on the site, through the submission of a detailed report from a Professional Agriologist indicating such, or through other information;
- submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented.

The applicant has advised that some farming is proposed at the rear of the property (i.e. chickens and vegetable growing); however, the applicant's stated reason for the proposed rezoning is the timing of the withholding period and cancellation of the previous Building Permit. The applicant's statement of intent is provided in Attachment 6. Therefore, the above-noted guidelines cannot be applied in this context and the proposal is not consistent with OCP policies.

### **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.

### **Analysis**

#### Proposed Rezoning Application

On December 17, 2018, Council adopted amendments to the "Agriculture (AG1)" zone to limit residential development on agriculturally zoned lands, including:

- a maximum house size of 400 m<sup>2</sup> (4,306 ft<sup>2</sup>);
- a maximum two storey building height;
- a maximum house footprint of 60% of the total floor area;
- a maximum farm home plate of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>); and

- requiring the septic field to be located within the farm home plate.

Prior to adoption, there was a withholding period of building permits that conflicted with the bylaws in preparation and consideration by Council, from November 13, 2018 to December 17, 2018. The associated Building Permit for the subject property was submitted during the withholding period and subsequently cancelled after the withholding period ended, as it did not comply with the new regulations. A timeline of applicable events is provided in Attachment 7.

The proposal is not consistent with the 400 m<sup>2</sup> (4,306 ft<sup>2</sup>) maximum floor area requirements of the "Agriculture (AG1)" zone. The Development Application Data Sheet in Attachment 3 provides details about the development proposal in comparison to the current requirements of the AG1 zone.

On November 27, 2018, Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) was given third reading and royal assent. This legislation establishes a maximum single-family dwelling size of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) in total floor area for land located within the Agricultural Land Reserve (ALR). On February 22, 2019, the new ALR Regulation changes brought the changes as per Bill 52 into force and effect. Although the subject property is located in the ALR, the proposal is within the Provincial limit and thus not required to submit a non-farm use application to the Agricultural Land Commission (ALC).

### **Conclusion**

Wing Kuen Becky Chan has applied to the City of Richmond for permission to rezone the property at 11120 Granville Avenue from the "Agriculture (AG1)" zone to a Site Specific Agriculture Zone, in order to permit a single-family dwelling up to a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>).

The application is not consistent with the current AG1 zone and does not comply with applicable policies contained within the OCP and Area Plan for construction of a single-family dwelling larger than 400 m<sup>2</sup> (4,306 ft<sup>2</sup>) on the subject site.

On this basis, it is recommended that the application be denied.



Steven De Sousa  
Planner 1

SDS:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: East Richmond Area McLennan Sub-Area Plan Land Use Map
- Attachment 5: Official Community Plan Section 7-4
- Attachment 6: Statement of Intent
- Attachment 7: Timeline of Events



City of  
Richmond



91												
	31.19	11001 26.62	11011 19.26	11031 19.00	11051	11111 17.01	11131 21.52	11151 19.27	11171 19.27	11191 18.29	11211 20.23	11231 18.29
<b>GRANVILLE AVE</b>												
	31.13	22.25 11020	23.64 11040	19.27 11060	19.27 11080	19.26 11120	19.26 11140	19.27 11160	19.27 11170	19.20 11180	19.33 11200	19.26 11220
80.46	92.10	91.88	91.91	91.82	91.82	91.83	91.90	91.90	91.90	91.90	91.90	91.90
38.40	31.05	22.25	23.69	19.25	19.25	19.26	19.26	19.27	19.27	19.20	19.33	19.26
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	<b>RZ 19-850784</b>	Original Date: 01/18/19 Revision Date:
		Note: Dimensions are in METRES



City of  
Richmond



RZ 19-850784

Original Date: 01/18/19

Revision Date:

Note: Dimensions are in METRES







**RZ 19-850784**

**Attachment 3**

Address: 11120 Granville Avenue

Applicant: Wing Kuen Becky Chan

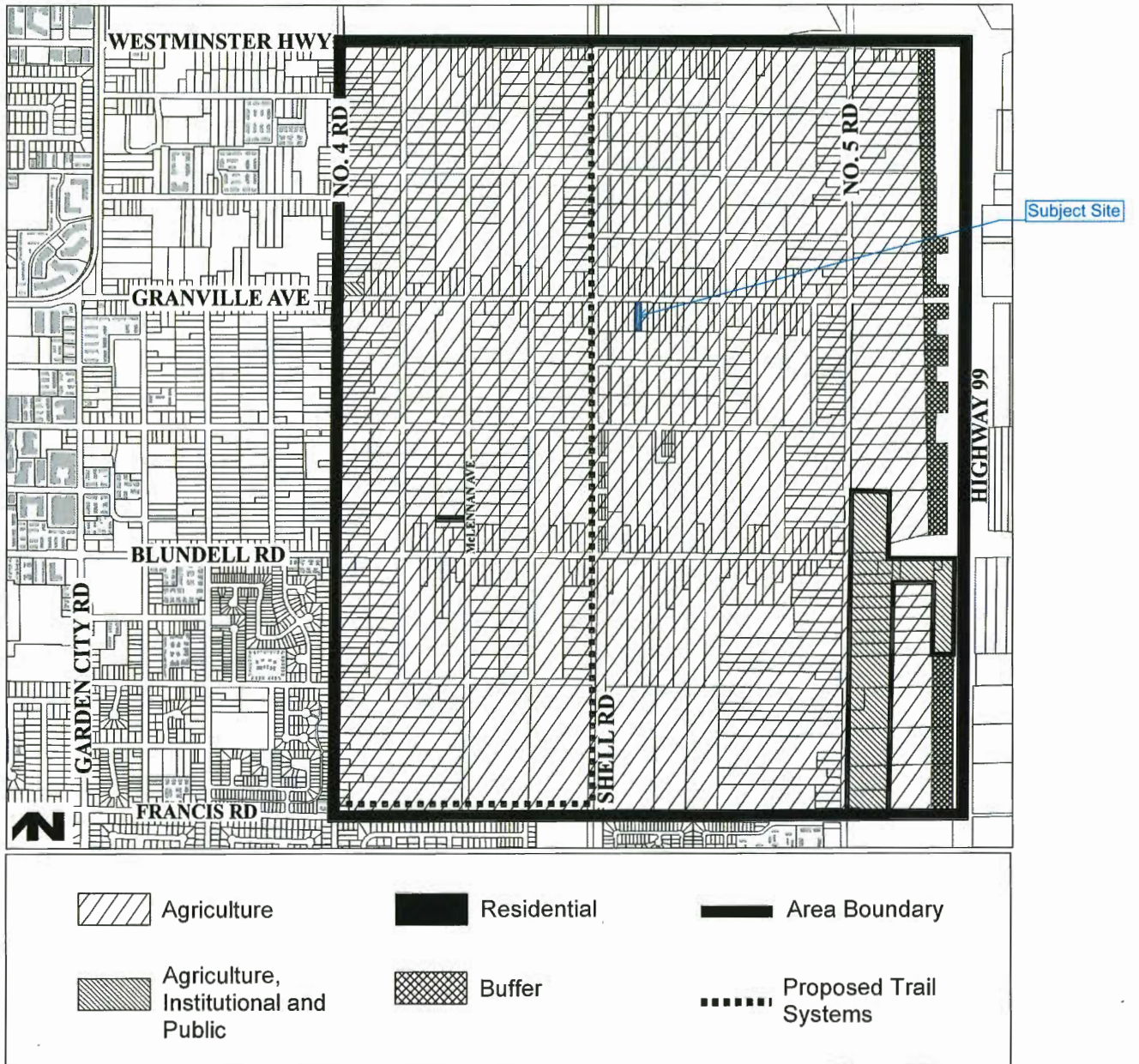
Planning Area(s): East Richmond

	<b>Existing</b>	<b>Proposed</b>
Owner:	W. Chan	No change
Site Size:	1,771 m <sup>2</sup> (0.44 ac / 0.18 ha)	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Agriculture (AGR)	No change
Area Plan Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Site Specific Agriculture Zone to permit a larger house size

	<b>Bylaw Requirement (AG1)</b>	<b>Proposed</b>	<b>Variance Rezoning Requested</b>
Buildable Floor Area:	Max. 400 m <sup>2</sup> (4,306 ft <sup>2</sup> )	500 m <sup>2</sup> (5,382 ft <sup>2</sup> )	
Farm Home Plate:	Max. 50% of the lot area for lots less than 0.2 ha	50% of the lot area	None
House Footprint:	Max. 60% of the maximum floor area ratio	60%	None
Setback – Farm Home Plate:	Max. 75 m	Complies	None
Setback – Single Detached Housing Building:	Max. 50 m	Complies	None
Setback – Front:	Min. 6.0 m	6.0 m	None
Setback – Interior Side:	Min. 1.2 m	1.2 m	None
Setback – Other Side:	Min. 4.0 m	Min. 4.0 m	None
Setback – Rear:	Min. 10.0 m	45 m	None
Height:	Max. 2 storeys (9.0 m)	2 storeys (7.8 m)	None

City of Richmond

**Land Use Map** Bylaw 8791  
2012/09/10





Bylaw 9706  
2017/05/17

### Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
  - verification that the site has been or can be used for agricultural production;
  - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
  - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
  - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;

Bylaw 9869  
2018/06/18

- g) limit the number of principal dwelling units to one (1) on agriculturally zoned properties, and only permit one (1) additional dwelling unit provided the property is 8 ha (20 ac.) in area or greater, the property is classified as a farm under the BC *Assessment Act*, and if the owner provides a statutory declaration that the additional dwelling unit is for full-time farm workers only, and submits a report from a Professional Agrologist which demonstrates that:
- full-time farm labour is required to live on the farm;
  - the secondary farmhouse is subordinate to the principal farm dwelling unit.

Any proposals for more than one (1) additional dwelling unit on agriculturally zoned land would be considered through a rezoning application and would be reviewed on a case-by-case basis.

January 14, 2019

Subject Property: 11120 Granville Ave

To whom it may concern,

My name is Becky Chan, I have been a Richmond resident for over 30 years. During these past 30+ years I have worked and raised my family in Richmond, we love the city and cannot imagine living anywhere else.

I bought the subject property 11120 Granville Ave to build a house for myself and my son and his family. When I made an offer for this property, we can build on 60% on the site area and were planning to build a 7500SF home. After becoming a firm offer, the city changed the rules to limit the house size to 500 square meters maximum. We completed the sale of the property on June 1, 2017 and started planning for the new house. The current house on the property is not in a livable condition since I bought it. We started working on the planning, the architect, geo-tech, engineering, septic tank design, landscape design, land survey, asbestos removal, etc. We needed to do all this one by one and it took a lot of time.

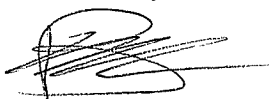
My son had actually tried to submit the application for building a couple times before the deadline, but had missing information and we had to make changes. At the last time he tried, the lady at the city told him not to worry because we are not planning a 10000SF monster house. At the end, our submission date was Dec. 13, 2018 and our application fee was accepted.

I am building this house for myself and my extended family. I am the owner of ABC Realty for over 26 years, my son and daughter-in-law are also a part of the company now. They have a baby of 10 months old, and another one on the way. I need to move in with my son and his family so they can take over the business and I can look after his children. I am also 65 years old and its time for me to retire and help out my son and his family. They will be looking after me when I get older, as I am a diabetic patient with a family history of strokes and cancer.

We are planning to build this "forever home" for us and 400 Square meters is too small for our growing family and needs. We are not planning to re-sell this house for profit. We found 500 square meters is just enough for our minimum requirements, and urge you to let us pass this application.

Thank you for your consideration.

Yours truly,



Becky Chan

## Timeline of Events

Date	Event
November 6, 2018 (Special Council)	<ul style="list-style-type: none"> <li>• Council directed staff to prepare a bylaw that limits residential development in the "Agriculture (AG1)" zone, which included a maximum house size of 500 m<sup>2</sup>.</li> <li>• Council resolution included a withholding period for all Building Permit applications in conflict with the proposed bylaws in preparation, received more than 7 days after the passage of the resolution.</li> </ul>
November 13, 2018 (Regular Council)	<ul style="list-style-type: none"> <li>• The proposed bylaws to limit residential development in the AG1 zone (Bylaw 9965, 9966, 9967 &amp; 9968) were introduced for Council's consideration.</li> <li>• The proposed bylaws were amended by Council to limit house size on agricultural land to a maximum floor area of 400 m<sup>2</sup>.</li> <li>• The proposed bylaws received first reading and were forwarded to the following Public Hearing (December 17, 2018).</li> </ul>
November 13, 2018 (Withholding period begins)	<ul style="list-style-type: none"> <li>• Withholding period begins for all Building Permit applications in conflict with the proposed bylaws noted above, which included a maximum house size of 400 m<sup>2</sup>.</li> </ul>
November 27, 2018	<ul style="list-style-type: none"> <li>• Bill 52 (<i>Agricultural Land Commission Amendment Act, 2018</i>) was given third reading and royal assent, which included a maximum house size of 500 m<sup>2</sup>.</li> </ul>
December 13, 2018	<ul style="list-style-type: none"> <li>• Submission of associated Building Permit for the subject property for a single-family dwelling of 500 m<sup>2</sup> (B7 18-843077).</li> </ul>
December 17, 2018 (Public Hearing)	<ul style="list-style-type: none"> <li>• Council adopted the bylaws limiting residential development in the AG1 zone (Bylaw 9965, 9966, 9967 &amp; 9968), which included a maximum house size of 400 m<sup>2</sup>.</li> </ul>
December 17, 2018 (Withholding period ends)	<ul style="list-style-type: none"> <li>• Withholding period for all Building Permit applications in conflict with the proposed bylaws ends.</li> <li>• Building Permits submitted during the withholding period were cancelled (did not comply with the new regulations).</li> <li>• All Building Permit applications must now comply with the adopted changes to the AG1 zone.</li> </ul>
January 14, 2019	<ul style="list-style-type: none"> <li>• Subject Rezoning application (RZ 19-850784) submitted in order to permit a larger house size than permitted in the AG1 zone, as per the previous Building Permit submitted.</li> </ul>
February 22, 2019	<ul style="list-style-type: none"> <li>• Agricultural Land Reserve (ALR) Regulation amended to reflect the changes as per Bill 52, including a maximum house size of 500 m<sup>2</sup> for properties located in the ALR.</li> </ul>



**To:** Planning Committee

**Date:** March 12, 2019

**From:** Barry Konkin  
Manager, Policy Planning

**File:** RZ 19-851176

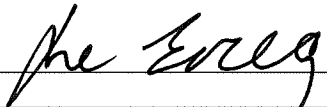
**Re:** Application by Clive Alladin for Rezoning at 22260 River Road from "Agriculture (AG1)" to a Site Specific Agriculture Zone to Permit a Larger House Size

**Staff Recommendation**

That the application for the rezoning of 22260 River Road from "Agriculture (AG1)" to a Site Specific Agriculture Zone, to permit a house up to 500 m<sup>2</sup> in floor area, be denied.

  
Barry Konkin  
Manager, Policy Planning

BK:sds  
Att. 8

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

## Staff Report

### Origin

Clive Alladin has applied to the City of Richmond for permission to rezone the property at 22260 River Road from the “Agriculture (AG1)” zone to a Site Specific Agriculture Zone, in order to permit a single-family dwelling up to a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The maximum floor area permitted in the existing “Agriculture (AG1)” zone for a single-family dwelling (and all accessory buildings or structures) is 400 m<sup>2</sup> (4,306 ft<sup>2</sup>). The subject property is approximately 0.35 acres (0.14 hectares) in area and is located within the Agricultural Land Reserve (ALR). A location map and aerial photograph are provided in Attachment 1.

The subject site is currently vacant, but was previously occupied by a single-family dwelling, which was demolished in 2018 (D7 18-829634). A Building Permit (B7 18-843161) was submitted on December 14, 2018 for a new single-family dwelling of approximately 486 m<sup>2</sup> (5,232 ft<sup>2</sup>) in total floor area. The Building Permit was submitted during the Council endorsed withholding period for Building Permits that conflicted with the bylaw amendments under preparation and consideration by Council, which included reducing the maximum floor area permitted in the “Agriculture (AG1)” zone to 400 m<sup>2</sup> (4,306 ft<sup>2</sup>). The amendments to the AG1 zone were adopted by Council on December 17, 2018, and the Building Permit was subsequently cancelled as it did not comply with the new regulations (maximum house size of 400 m<sup>2</sup>). The applicant does not wish to redesign the single-family dwelling to comply with the new maximum floor area and has submitted the subject rezoning application in order to permit a single-family dwelling up to a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>). The proposed Site Plan for the house is provided in Attachment 2.

### Findings of Fact

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

### Surrounding Development

To the North: Across River Road, the Fraser River.

To the South & East: Agricultural uses on an approximately 8 acre lot zoned “Agriculture (AG1)” fronting River Road, located within the ALR.

To the West: Single-family dwellings and agricultural uses on lots zoned “Agriculture (AG1)” fronting River Road, located within the ALR.

### Related Policies & Studies

#### Official Community Plan/Hamilton Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Agriculture (AGR)”. The Hamilton Area Plan land use designation for the subject site is “Agriculture” (Attachment 4). The “Agriculture” designation comprises of those areas of the City where the

principal use is agriculture and food production, but may include other land uses as permitted under the Agricultural Land Commission Act (ALCA).

The OCP includes policies on residential development in the ALR, including limiting the area used for residential development on properties in the ALR. As per Section 7.0 of the OCP (p. 7-4) (Attachment 5), the following policies are provided as guidelines which may be applied by Council, in a flexible manner, individual or together, to increase house size in the City's agricultural areas:

- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
- verification that the site has been or can be used for agricultural production;
- verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
- demonstration that there is a need for a larger farm house, to accommodate existing and/or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
- submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented.

The applicant has advised staff that they do not intend to actively farm the subject property and no verification or demonstration of farming has been provided. The applicant's stated reason for the proposed rezoning is the timing of the withholding period and cancellation of the previous Building Permit. The applicant's statement of intent is provided in Attachment 6. Therefore, the above-noted guidelines cannot be applied in this context and the proposal is not consistent with OCP policies.

### **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.

Correspondence has been received from the neighbouring property at 22160 River Road indicating support of the proposal (Attachment 7).

### **Analysis**

#### Proposed Rezoning Application

On December 17, 2018, Council adopted amendments to the "Agriculture (AG1)" zone to limit residential development on agriculturally zoned lands, including:

- a maximum house size of 400 m<sup>2</sup> (4,306 ft<sup>2</sup>);



- a maximum two storey building height;
- a maximum house footprint of 60% of the total floor area;
- a maximum farm home plate of 1,000 m<sup>2</sup> (10,764 ft<sup>2</sup>); and
- requiring the septic field to be located within the farm home plate.

Prior to adoption, there was a withholding period of building permits that conflicted with the bylaws in preparation and consideration by Council, from November 13, 2018 to December 17, 2018. The associated Building Permit for the subject property was submitted during the withholding period and subsequently cancelled after the withholding period ended, as it did not comply with the new regulations. A timeline of applicable events is provided in Attachment 8.

The proposal is not consistent with the 400 m<sup>2</sup> (4,306 ft<sup>2</sup>) maximum floor area requirements of the "Agriculture (AG1)" zone. The Development Application Data Sheet in Attachment 3 provides details about the development proposal in comparison to the current requirements of the AG1 zone.

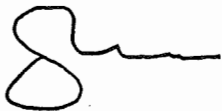
On November 27, 2018, Bill 52 (*Agricultural Land Commission Amendment Act, 2018*) was given third reading and royal assent. This legislation establishes a maximum single-family dwelling size of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>) in total floor area for land located within the Agricultural Land Reserve (ALR). On February 22, 2019, the new ALR Regulation changes brought the changes as per Bill 52 into force and effect. Although the subject property is located in the ALR, the proposal is within the Provincial limit and thus not required to submit a non-farm use application to the Agricultural Land Commission (ALC).

### **Conclusion**

Clive Alladin has applied to the City of Richmond for permission to rezone the property at 22260 River Road from the "Agriculture (AG1)" zone to a Site Specific Agriculture Zone, in order to permit a single-family dwelling up to a maximum floor area of 500 m<sup>2</sup> (5,382 ft<sup>2</sup>).

The application is not consistent with the current AG1 zone and does not comply with applicable policies contained within the OCP and Area Plan for construction of a single-family dwelling larger than 400 m<sup>2</sup> (4,306 ft<sup>2</sup>) on the subject site.

On this basis, it is recommended that the application be denied.



Steven De Sousa  
Planner 1

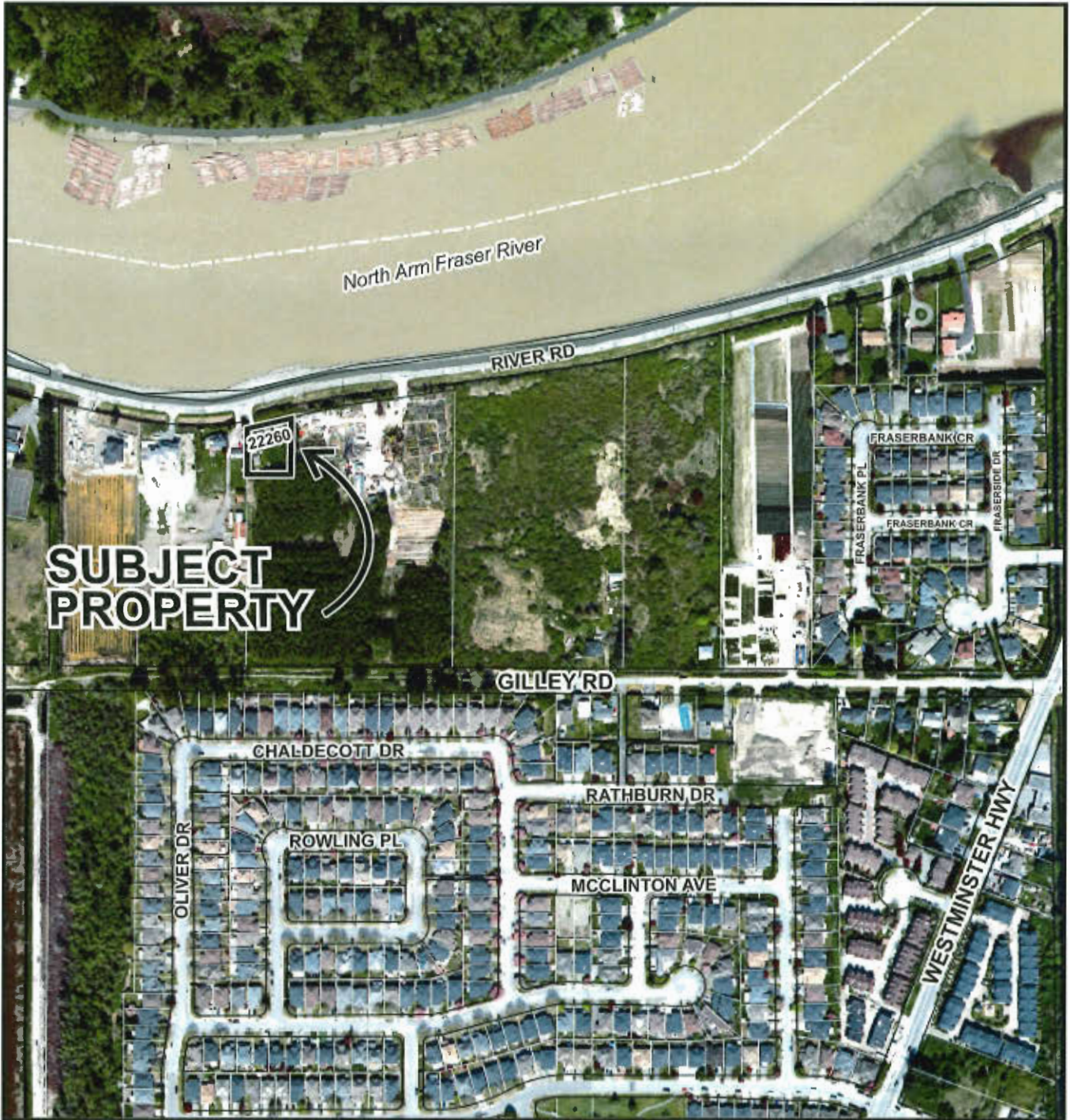
SDS:cas

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Hamilton Area Plan Land Use Map
- Attachment 5: Official Community Plan Section 7-4
- Attachment 6: Statement of Intent
- Attachment 7: Correspondence
- Attachment 8: Timeline of Events





City of  
Richmond



**SUBJECT  
PROPERTY**

22260

North Arm Fraser River

RIVER RD

GILLEY RD

CHALDECOTT DR

RATHBURN DR

ROWLING PL

MCCLINTON AVE

OLIVER DR

WESTMINSTER HWY

FRASERBANK CR

FRASERBANK CR

FRASERSIDE DR

FRASERBANK PL



RZ 19-851176

Original Date: 01/30/19

Revision Date:

Note: Dimensions are in METRES





**RZ 19-851176**

**Attachment 3**

Address: 22260 River Road

Applicant: Clive Alladin

Planning Area(s): Hamilton

	Existing	Proposed
Owner:	N. & M. Kabani	No change
Site Size:	1,429 m <sup>2</sup> / 0.35 ac / 0.14 ha	No change
Land Uses:	Single-family residential	No change
OCP Designation:	Agriculture (AGR)	No change
Area Plan Designation:	Agriculture	No change
Zoning:	Agriculture (AG1)	Site Specific Agriculture Zone to permit a larger house size

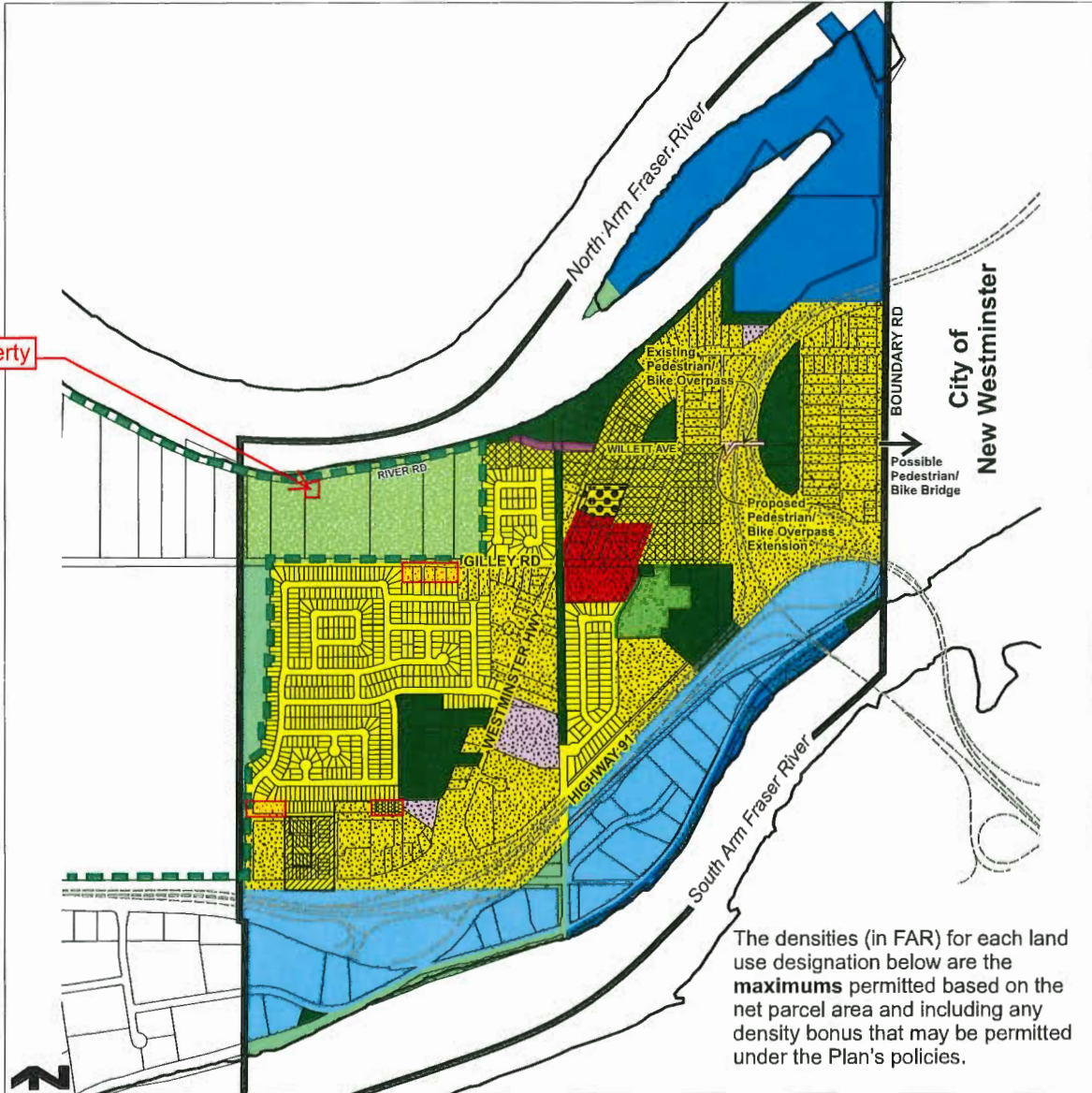
	Bylaw Requirement (AG1)	Proposed	Variance
Buildable Floor Area:	Max. 400 m <sup>2</sup> (4,306 ft <sup>2</sup> )	486 m <sup>2</sup> (5,232 ft <sup>2</sup> )	Rezoning Requested
Farm Home Plate:	Max. 50% of the lot area for lots less than 0.2 ha	Max. 50% of the lot area	None
House Footprint:	Max. 60% of the maximum floor area ratio	60%	None
Setback – Farm Home Plate:	Max. 75 m	Complies	None
Setback – Single Detached Housing Building:	Max. 50 m	Complies	None
Setback – Front:	Min. 6.0 m	14.1 m	None
Setback – Interior Side:	Min. 1.2 m	1.2 m	None
Setback – Other Side:	Min. 4.0 m	4.3 m	None
Setback – Rear:	Min. 10.0 m	12.9 m	None
Height:	Max. 2 storeys (9.0 m)	Max. 2 storeys (9.0 m)	None

Hamilton Area Plan

Land Use Map

Bylaw 9260  
2017/06/12

Subject Property



Area Plan Boundary	Neighbourhood Residential (Single Family or Duplex 0.75 FAR)
ALR Boundary	Neighbourhood Residential (Townhouse 0.55 FAR)
Agriculture	Neighbourhood Residential (Townhouse 0.75 FAR)
Community Institutional	Neighbourhood Residential (Stacked Townhouse 1.00 FAR)
Conservation Area	Neighbourhood Village Centre (Residential 4 Storey 1.50 FAR)
Industrial	Neighbourhood Village Centre (Retail and Office with Residential above 4 Storey 1.50 FAR)
Marine Residential/Industrial	Park and Major Trail/Greenway Corridors
Mixed Employment	Proposed Streets
Neighbourhood Residential (Single Family 0.55 FAR)	School
Neighbourhood Residential (Single Family 0.60 FAR)	
Neighbourhood Residential (Single Family with Coach Houses 0.60 FAR)	



Bylaw 9706  
2017/05/17

### Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
- the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
  - verification that the site has been or can be used for agricultural production;
  - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
  - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
  - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;

Bylaw 9869  
2018/06/18

- g) limit the number of principal dwelling units to one (1) on agriculturally zoned properties, and only permit one (1) additional dwelling unit provided the property is 8 ha (20 ac.) in area or greater, the property is classified as a farm under the BC *Assessment Act*, and if the owner provides a statutory declaration that the additional dwelling unit is for full-time farm workers only, and submits a report from a Professional Agrologist which demonstrates that:
- full-time farm labour is required to live on the farm;
  - the secondary farmhouse is subordinate to the principal farm dwelling unit.

Any proposals for more than one (1) additional dwelling unit on agriculturally zoned land would be considered through a rezoning application and would be reviewed on a case-by-case basis.



March 12, 2019

City of Richmond

Re: Application for site specific rezoning 22260 River Road

I am applying to the City of Richmond to rezone this property in order to build a new wheelchair accessible house in order to accommodate my multigenerational family. We are 30 year residents of Richmond and love the city.

I have a family of four and wanted to move my mother in law (who is in her 70's and a widow) as we would like to look after her in her glory years. My wife is an only child so there is no one else to look after her. I also wanted to move in my wife's grandmother, who currently resides at Minoru residence as she is wheelchair bound from a car accident a few years ago. This would free up a much needed space at Minoru residence if we can accommodate her in our new home.

I purchased this property in the spring of 2018 and before closing this transaction had put in subjects that I consult the city to see if I could in fact build a new house of this size on this property.

Clive Alladin and his team from Balandra Development consulted with the city extensively and the city had given guidance that it would be possible to build this house providing we meet a number of conditions as this property has significant RMA and ESA area's that make up more than 50% of the property.

We went through all the conditions the city had laid out and hired multiple professionals ect.. to perform the necessary surveys, reports, and permits ect...

This process was very time consuming and we did all as per the city's request.

In Nov 2018 the bylaw reducing home size on ALR property was passed to 400 m2, our proposed house is just over that size. Th house size is 4600 sq ft plus the wheelchair accessible garage of 700 sq ft.

The reason this house is slightly larger is because it is completely wheelchair accessible and has an elevator servicing all floors including from the garage.

We were significantly far along in our process and feel we did everything by the book and now after spending tens of thousands of dollars our application was rejected just by a few weeks. We now cannot afford to spend thousands more to redesign and start all over again.

More than 50% of our property cannot be farmed or built on due to the RMA and ESA issues, which basically leaves us with a 7500 sq ft building lot... this property has been a single family residence since the 1950's. There will be no negative effect on farming in Richmond by this development but will free up 3 homes for affordable rental and unite my family.

Your consideration in this application is very much appreciated.

Naizer and Mubina Kabani

**De Sousa,Steven**

---

**From:** MayorandCouncillors  
**Sent:** Thursday, 28 February 2019 09:19  
**To:** Craig,Wayne; De Sousa,Steven  
**Cc:** Powell, Jo Anne  
**Subject:** FW: Site Specific Rezoning Application - 22260 River Road

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

From: MayorandCouncillors  
 Sent: Thursday, 28 February 2019 09:19  
 To: 'Trudy Haywood'  
 Subject: RE: Site Specific Rezoning Application - 22260 River Road

Hello,

This is to acknowledge and thank you for your email. Please be advised that copies of your email have been forwarded to the Mayor and each Councillor. In addition, your email has been forwarded to Wayne Craig, Director, Development.

Thank you again for taking the time to share your views with Richmond City Council.

Hanieh Berg | Legislative Services Coordinator City Clerk's Office | City of Richmond  
 6911 No. 3 Road, Richmond, BC V6Y 2C1

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

From: Trudy Haywood [<mailto:haywoods@shaw.ca>]  
 Sent: Wednesday, 27 February 2019 08:31  
 To: MayorandCouncillors  
 Subject: Site Specific Rezoning Application - 22260 River Road

> To Mayor Brodie and Councillors,

>

> We understand that our new neighbours, Mubina and Nick Kabani have applied to the city for a site specific rezoning of the property they bought at 22260 River Road in order to build a 4600 square foot house plus a 700 square foot garage (5300 square feet in total).

>

> As neighbours on their west side we do not have a problem with them building a house of that size. .

>

> We realize that a bylaw was passed in December of 2018 limiting the size of a new home in the ALR to 4305 square feet. We believe the Kabani's had their house plans drawn up at considerable expense long before this bylaw was

passed. Because the land had to be filled up to the flood plain which takes a considerable amount of time we believe they didn't see the need to hurry to get approval of their house plan.

>

> We have for the past 40 years had a neighbour on our east side and we look forward to when the Kabani's home is finished to once again have a neighbour close by.

>

> Sincerely,

>

> Trudy & Dave Haywood,

> 22160 River Road,

> Richmond V6V 1M4

## Timeline of Events

Date	Event
November 6, 2018 (Special Council)	<ul style="list-style-type: none"> <li>• Council directed staff to prepare a bylaw that limits residential development in the "Agriculture (AG1)" zone, which included a maximum house size of 500 m<sup>2</sup>.</li> <li>• Council resolution included a withholding period for all Building Permit applications in conflict with the proposed bylaws in preparation, received more than 7 days after the passage of the resolution.</li> </ul>
November 13, 2018 (Regular Council)	<ul style="list-style-type: none"> <li>• The proposed bylaws to limit residential development in the AG1 zone (Bylaw 9965, 9966, 9967 &amp; 9968) were introduced for Council's consideration.</li> <li>• The proposed bylaws were amended by Council to limit house size on agricultural land to a maximum floor area of 400 m<sup>2</sup>.</li> <li>• The proposed bylaws received first reading and were forwarded to the following Public Hearing (December 17, 2018).</li> </ul>
November 13, 2018 (Withholding period begins)	<ul style="list-style-type: none"> <li>• Withholding period begins for all Building Permit applications in conflict with the proposed bylaws noted above, which included a maximum house size of 400 m<sup>2</sup>.</li> </ul>
November 27, 2018	<ul style="list-style-type: none"> <li>• Bill 52 (<i>Agricultural Land Commission Amendment Act, 2018</i>) was given third reading and royal assent, which included a maximum house size of 500 m<sup>2</sup>.</li> </ul>
December 14, 2018	<ul style="list-style-type: none"> <li>• Submission of associated Building Permit for the subject property for a single-family dwelling of 486 m<sup>2</sup> (B7 18-843161).</li> </ul>
December 17, 2018 (Public Hearing)	<ul style="list-style-type: none"> <li>• Council adopted the bylaws limiting residential development in the AG1 zone (Bylaw 9965, 9966, 9967 &amp; 9968), which included a maximum house size of 400 m<sup>2</sup>.</li> </ul>
December 17, 2018 (Withholding period ends)	<ul style="list-style-type: none"> <li>• Withholding period for all Building Permit applications in conflict with the proposed bylaws ends.</li> <li>• Building Permits submitted during the withholding period were cancelled (did not comply with the new regulations).</li> <li>• All Building Permit applications must now comply with the adopted changes to the AG1 zone.</li> </ul>
January 21, 2019	<ul style="list-style-type: none"> <li>• Subject Rezoning application (RZ 19-851176) submitted in order to permit a larger house size than permitted in the AG1 zone, as per the previous Building Permit submitted.</li> </ul>
February 22, 2019	<ul style="list-style-type: none"> <li>• Agricultural Land Reserve (ALR) Regulation amended to reflect the changes as per Bill 52, including a maximum house size of 500 m<sup>2</sup> for properties located in the ALR.</li> </ul>



**To:** Planning Committee **Date:** February 22, 2019  
**From:** Barry Konkin **File:** 01-0100-30-HCOM1-01/2019-  
 Manager, Policy Planning Vol 01  
**Re:** **Richmond Heritage Commission 2018 Annual Report and 2019 Work Program**

**Staff Recommendation**

1. That the Richmond Heritage Commission 2018 Annual Report, as presented in this staff report, be received for information; and
2. That the Richmond Heritage Commission 2019 Work Program, as presented in this staff report, be approved.

Barry Konkin,  
Manager, Policy Planning

Att. 2

REPORT CONCURRENCE		
<b>ROUTED TO:</b> Arts, Culture & Heritage	<b>CONCURRENCE</b> <input checked="" type="checkbox"/>	<b>CONCURRENCE OF GENERAL MANAGER</b> 
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> CJ	<b>APPROVED BY CAO</b> 

## **Staff Report**

### **Origin**

The Richmond Heritage Commission (RHC) was established on May 9, 2005 upon Council approval of Richmond Heritage Commission Bylaw No.7906. The RHC consists of nine members of the public, appointed by Council. Three new members were appointed to the RHC in 2018 for a two-year term to expire on December 31, 2020.

A primary role of the RHC is to provide advice from a heritage perspective to Council, City staff and other stakeholders on issues and projects that impact the heritage value and special character of historic places in Richmond.

In accordance with Richmond Heritage Commission Bylaw No. 7906, this report summarizes the activities of the Commission in 2018 and recommends a 2019 Work Program for consideration and approval by Council.

### **Summary of 2018 Annual Report**

The detailed 2018 Annual Report of the RHC is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on four (4) development proposals affecting or related to the heritage value and special character of Steveston Village and a heritage-designated property.
- Reviewed and provided comments on the Steveston Village Heritage Conservation Area Grant Program.
- Received information and regular updates on various City policies and initiatives.
- Received seven (7) nominations for the annual Richmond Heritage Awards and selected three (3) recipients.
- Provided sponsorship to Doors Open Richmond, Richmond Heritage Fair and the Oral Histories project.
- Continued to work on marketing and communication materials to promote heritage conservation.

### **Summary of Proposed 2019 Work Program**

The detailed 2019 Work Program is contained in Attachment 2. The following is a summary of highlights anticipated for 2019.

- Continue to review and provide recommendations on planning and other proposals related to heritage and heritage conservation, as forwarded to the RHC from staff and Council.
- Participate as a stakeholder in both the Heritage Inventory Update and the Museum Models Evaluation Study.
- Refine the nomination form and evaluation and selection criteria for the 2019 Richmond Heritage Awards, with guidance from staff; Receive nominations and select and honour the winners.

- Continue to provide sponsorship to Doors Open Richmond and Richmond Heritage Fair, as well as the Richmond Museum Society's multi-year Oral Histories Project.
- Continue to participate in staff-led or other workshops to expand and enhance members' knowledge and expertise related to heritage, and pursue other educational opportunities as they arise.

**Financial Impact**

None.

**Conclusion**

The RHC's mandates are to advise Council on heritage conservation and promotion matters and to undertake and provide support for activities that benefit and advance heritage in Richmond.

The 2018 Annual Report for the RHC is submitted for information and the 2019 Work Program is recommended for Council approval.



Minhee Park  
Planner 2  
(604) 276-4188

MP:cas

Attachment 1: Richmond Heritage Commission 2018 Annual Report  
Attachment 2: Richmond Heritage Commission 2019 Work Program

**2018 ANNUAL REPORT  
RICHMOND HERITAGE COMMISSION**

<b>Richmond Heritage Commission 2018 Accomplishments</b>		
<b>Projects</b>	<b>Achieved Outcomes</b>	<b>Accomplishments and Comments</b>
Development Proposals	Provided heritage perspective and advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on a total of four (4) development applications forwarded by staff</li> </ul>
Heritage Policy	Provided heritage perspective and advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on the Steveston Village Heritage Conservation Grant Program Update</li> </ul>
Richmond Heritage Awards	Received nominations and selected recipients	<ul style="list-style-type: none"> <li>Received a total of seven (7) nominations and selected three (3) winners</li> </ul>
Richmond Heritage Services and Sites	Received information and helped support and promote the City's services and sites	<ul style="list-style-type: none"> <li>Received information from staff on programs, initiatives and projects related to City-owned historic places and museums</li> <li>Contributed to the Annual Heritage Update publication prepared by the City's Museum and Heritage Services staff</li> </ul>
Community Projects	Sponsored and supported community initiatives	<ul style="list-style-type: none"> <li>Provided \$1,000 in sponsorship to Doors Open Richmond and participated in this event</li> <li>Provided \$2,000 in sponsorship to Richmond Heritage Fair</li> <li>Provided \$350 in sponsorship to the Oral Histories project</li> </ul>

<b>List of Applications Reviewed in 2018</b>		
<b>Application No.</b>	<b>Address of property</b>	<b>Application Purpose</b>
HA 18-804880	12111 3 <sup>rd</sup> Avenue (Steveston Hotel)	To remove the decorative shutters and replace the windows on the upper level
HA 18-818536	3711 and 3731 Chatham Street (Steveston Methodist Church)	To construct a new foundation
HA 18-818781	12111 3 <sup>rd</sup> Avenue (Steveston Hotel)	To add a new storefront door and windows in the front elevation
RZ 17-775892	12011 3 <sup>rd</sup> Avenue (Steveston Courthouse)	To relocate the Steveston Courthouse (identified heritage resource in the Steveston Conservation Area) to the northeast corner of the property and construct a new 3-storey, mixed-use building.



**2019 DRAFT WORK PROGRAM  
RICHMOND HERITAGE COMMISSION**

<b>Richmond Heritage Commission 2019 Draft Work Program</b>		
<b>Projects</b>	<b>Results Expected</b>	<b>Accomplishments and Comments</b>
Development Proposals	Heritage perspective and advice to Council	<ul style="list-style-type: none"> <li>Continue to review and provide recommendations on planning, and other proposals (e.g., public art) in Steveston Village Development Permit Area and Heritage Conservation Area and other heritage properties</li> </ul>
Heritage Policy	Heritage perspective and advice to Council	<ul style="list-style-type: none"> <li>Participate as a stakeholder in the Heritage Inventory Update</li> </ul>
Richmond Heritage Awards	Receive nominations and select recipients	<ul style="list-style-type: none"> <li>Continue to review and finalize a nomination form and evaluation and selection criteria under the guidance of staff</li> <li>Receive award nominations, and select and honour the winners</li> </ul>
Richmond Heritage Services and Sites	Receive information and help support and promote the City's services and sites	<ul style="list-style-type: none"> <li>Participate in the Museum Models Evaluation Study</li> <li>Receive information from staff on programs, initiatives and projects related to City-owned historic places and museums</li> </ul>
Community Heritage Partners and Projects	Sponsor and support community initiatives	<ul style="list-style-type: none"> <li>Provide sponsorship to the Oral Histories Project of Richmond Historical Society, Doors Open Richmond and Richmond Heritage Fair</li> </ul>




# City of Richmond

## Report to Committee

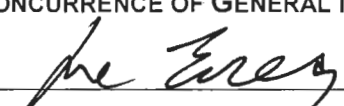

**To:** Planning Committee **Date:** February 20, 2019  
**From:** Barry Konkin **File:** 01-0100-30-ACEN1-01/2019-Vol 01  
 Manager, Policy Planning  
**Re:** **Advisory Committee on the Environment 2018 Annual Report and 2019 Work Program**

### Staff Recommendation

1. That the Advisory Committee on the Environment 2018 Annual Report, as presented in this staff report, be received for information; and
2. That the Advisory Committee on the Environment 2019 Work Program, as presented in this staff report, be approved.

  
 Barry Konkin  
 Manager, Policy Planning

Att. 2

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

## **Staff Report**

### **Origin**

The Advisory Committee of the Environment (ACE) was originally formed by Council in 1993. The role of ACE is to provide advice to Council on environmental issues of concern to the community, and to promote effective means to achieve a sustainable environment. This report summarizes the activities of the Committee in 2018 and recommends a 2019 Work Program for consideration and approval by Council. ACE reviewed and endorsed the proposed work program at its meeting held on January 9, 2019.

### **Summary of 2018 Annual Report**

The detailed 2018 Annual Report is contained in Attachment 1. Highlights are as follows:

- Received updates on and supported the Ecological Network Management Strategy and incorporation of Riparian Management Area regulations into the City's Zoning Bylaw.
- Organized and participated in a sustainability best practices tour involving the Alexandra District Energy Utility facility and the City Parks Barn Owl Box Program to increase education and awareness amongst members.
- Received updates from Parks staff on construction and planting activities on the Garden City Lands project.
- Provided City staff with the Committee's ideas on the management of trees in the city.
- In response to ACE member requests, received general information from staff on various initiatives and plans in the city with an environmental component or potential impact.

### **Summary of the Proposed ACE 2019 Work Program**

The detailed 2019 Work Program is contained in Attachment 2. Highlights are as follows:

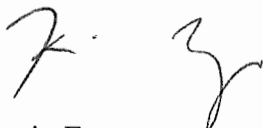
- Sustainability initiatives, plans and strategies – receive information and provide feedback on the City's Community Energy Emissions Plan (CEEP) and engaging and involving community stakeholders, exploration of wildlife sensitive design guidelines and integrated pest management practices in the City.
- Specific projects of interest to ACE include Garden City Lands construction and program updates, examine the environmental impacts of light pollution and liaise with staff in response to ACE recommendations on the management of trees in the City.
- Education and awareness – Organize a sustainability best practices activity/tour for ACE members to provide opportunities for learning and awareness.
- Information sharing – Provide regular updates and information sharing to both Council and staff liaisons and Committee members.

**Financial Impact**

None.

**Conclusion**

The Advisory Committee on the Environment serves an important role in providing advice and guidance to Council on achieving a sustainable environment and promoting awareness on a wide range of environmental issues. The 2018 Annual Report is submitted for information and the 2019 Work Program is recommended for Council approval.



Kevin Eng  
Planner 2

KE:cas

- Att. 1: Advisory Committee on the Environment 2018 Annual Report
- 2: Draft Advisory Committee on the Environment 2019 Work Program

**2018 ANNUAL REPORT  
ADVISORY COMMITTEE ON THE ENVIRONMENT**

<b>Advisory Committee on the Environment 2018 Accomplishments</b>		
<b>Projects/Initiatives</b>	<b>Achieved Outcomes</b>	<b>Accomplishments and Comments</b>
Ecological Network Management Strategy	Received information on the strategy and passed a motion to support the strategy	<ul style="list-style-type: none"> <li>• Environmental Sustainability staff presentation on the Ecological Network Management Strategy to highlight recent accomplishments and outline future initiatives specific to:               <ul style="list-style-type: none"> <li>○ green infrastructure and development;</li> <li>○ vegetation, habitat and wildlife;</li> <li>○ parks and public spaces; and</li> <li>○ stewardship and collaboration.</li> </ul> </li> </ul>
Riparian Management Area Updates	Received information on the Riparian Management Area updates and passed a motion to support the overall approach	<ul style="list-style-type: none"> <li>• Environmental Sustainability staff presentation on the incorporation of Riparian Management Area regulations (i.e., setbacks) into the City's Zoning and Development Bylaw.</li> <li>• ACE provided feedback to staff reiterating the importance of implementing protection measures for riparian areas to manage development activities around watercourses.</li> </ul>
Sustainability Best Practices Activity/Tour	June 20, 2018 – ACE participated in a sustainability best practices tour	<ul style="list-style-type: none"> <li>• ACE members toured the Alexandra District Energy Utility Facility and viewed the Barn Owl Boxes installed at this location.</li> <li>• ACE members also received a presentation from Parks staff on the City's Barn Owl Box Program.</li> <li>• The tour and event was organized and supported by City staff with the intent of providing ACE members the opportunity to increase their awareness about green infrastructure and/or environmental initiatives in the city.</li> <li>• This committee activity was well received by members.</li> </ul>
Trees in the City	ACE endorsement of a memo on the management and regulation of trees across the City.	<ul style="list-style-type: none"> <li>• ACE members refinement of comments and presentation to a City staff stakeholder group.</li> <li>• Continued dialogue with City staff to follow-up on ideas presented by ACE around the management of trees in the city.</li> </ul>
General Information Received	Submission of information to ACE on a variety of sustainability focussed topics and initiatives	<ul style="list-style-type: none"> <li>• Information received on Public Electric Vehicle (EV) Charging Infrastructure plans within the City of Richmond.</li> <li>• Updates provided specific to the Harvest Power facility (odour issues).</li> <li>• Information was received by ACE members about CN Rail's Pesticide Management Plan in BC, which was forwarded to Environmental Sustainability staff for review.               <ul style="list-style-type: none"> <li>○ Resulting accomplishment was Council requesting staff to reach out to engage CN to incorporate integrated pest management approaches and best practices into their plan.</li> </ul> </li> </ul>
Garden City Lands Project	ACE received construction and programming	<ul style="list-style-type: none"> <li>• Construction and activity updates presented by Parks staff in relation to the completion of the perimeter trail and landscape plantings that had occurred across the</li> </ul>

<b>Advisory Committee on the Environment 2018 Accomplishments</b>		
<b>Projects/Initiatives</b>	<b>Achieved Outcomes</b>	<b>Accomplishments and Comments</b>
	updates on the project	<p>site.</p> <ul style="list-style-type: none"> <li>• Programming updates were also provided to specific to the partnership with Kwantlen Polytechnic University in support of their intensive agriculture curriculum.</li> </ul>
Information Sharing	Received updates and information from the Council and staff liaisons and other members of the Committee	<ul style="list-style-type: none"> <li>• Regular updates provided by the Council Liaison and Staff Liaison to ACE.</li> </ul>

**DRAFT 2019 WORK PROGRAM  
ADVISORY COMMITTEE ON THE ENVIRONMENT**

<b>Advisory Committee on the Environment Draft 2019 Work Program</b>	
<b>Projects/Initiatives</b>	<b>Objectives and Deliverables</b>
Parks Department – Projects and Plans	<ul style="list-style-type: none"> <li>• Garden City Lands project construction and programming updates to be provided by Parks staff.</li> <li>• Provide comments and feedback on the development of general Parks related projects, initiatives and programs when requested.</li> </ul>
Community Energy and Emissions Plan and Climate Change	<ul style="list-style-type: none"> <li>• Receive up-to-date information on the City's Community Energy Emissions Plan (CEEP) from Environmental Sustainability.</li> <li>• Provide ideas around education, public awareness and opportunities to engage and involve community stakeholders.</li> </ul>
Exploration of Wildlife Sensitive Design Guidelines	<ul style="list-style-type: none"> <li>• Committee members and Environmental Sustainability staff to develop a project scope.</li> <li>• With the support of City staff – Present information on wildlife sensitive design examples to understand cases of best practices in Metro Vancouver.</li> </ul>
Pesticide Restrictions and Integrated Pest Management Practices	<ul style="list-style-type: none"> <li>• Receive information and updates from Environmental Sustainability staff on current City initiatives to manage and restrict the application of pesticides and the City's Invasive Species Action Plan (ACE to provide feedback on initiatives and projects).</li> <li>• Integrated Pest Management Practices in the City – Provide feedback on initiatives.</li> </ul>
Examine the Impact to the Environment from Light Pollution	<ul style="list-style-type: none"> <li>• Examination of the issue of light pollution, including developing a project scope by ACE, with support from City staff.</li> <li>• Potential areas to explore include examining excessive artificial light and negative impacts to natural habitat areas and to people.</li> </ul>
Trees in the City	<ul style="list-style-type: none"> <li>• In response to ACE's ideas on the management of trees in the city.                             <ul style="list-style-type: none"> <li>○ Through the staff liaison, coordinate follow-up with other City staff.</li> <li>○ Provide feedback and comments on proposed initiatives.</li> </ul> </li> </ul>
Sustainability Best Practices Activity/Tour	<ul style="list-style-type: none"> <li>• Organizing an activity and/or tour intended for ACE members with a focus on sustainable best practices in action.                             <ul style="list-style-type: none"> <li>○ Provides an opportunity for learning and awareness.</li> </ul> </li> <li>• The staff liaison will be a resource to help organize the activity in consultation with ACE.</li> </ul>