

Agenda

Planning Committee

Anderson Room, City Hall 6911 No. 3 Road Tuesday, March 20, 2018 4:00 p.m.

Pg. # ITEM

MINUTES

PLN-6 Motion to adopt the minutes of the meeting of the Planning Committee held on March 6, 2018.

NEXT COMMITTEE MEETING DATE

April 4, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION ON LIMITING RESIDENTIAL DEVELOPMENT IN THE AG1 ZONE FOR PROPERTIES THAT ARE 0.2 HA (0.5 ACRES) OR LARGER (File Ref. No. 08-4057-10) (REDMS No. 5766488 v. 7)

PLN-13

See Page **PLN-13** for full report

Designated Speaker: Barry Konkin

Pg. # ITEM

STAFF RECOMMENDATION

- (1) That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning be received for information;
- (2) That staff be directed to:
 - (a) prepare a bylaw based on an option chosen from the potential options presented in the report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning; or
 - (b) prepare a customized bylaw with specific direction on:
 - (i) maximum permitted house size;
 - (ii) maximum house footprint;
 - (iii) maximum number of storeys;
 - (iv) the location of the septic field in relation to the farm home plate; and
 - (v) a maximum permitted farm home plate area; or
 - (c) maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017;
- (3) That, following Council's ratification of any option identified in recommendation 2a or 2b at the March 26, 2018 Regular Council Meeting, staff be directed to bring forward appropriate bylaws for consideration of First Reading to the April 9, 2018 Regular Council Meeting; and
- (4) That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses.

Planning Committee Agenda – Tuesday, March 20, 2018 Pg. # ITEM COMMUNITY SERVICES DIVISION 2. HOUSING AGREEMENT BYLAW NO. 9772 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 3328 CARSCALLEN ROAD AND 3233 AND 3299 SEXSMITH ROAD (PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC.) (File Ref. No. 08-4057-05) (REDMS No. 5559744 v. 2; 5560191; 5510843) **PLN-62** See Page PLN-62 for full report Designated Speaker: Joyce Rautenberg STAFF RECOMMENDATION That Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772 be introduced and given first, second and

Sexsmith Road) Bylaw No. 9772 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit DP 16-735564, as outlined in the report titled "Housing Agreement Bylaw No. 9772 to Permit the City of Richmond to Secure Affordable Housing Units located at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road (Pinnacle Living (Capstan Village) Lands Inc.)," dated March 1, 2018, from the Manager, Community Social Development.

PLANNING AND DEVELOPMENT DIVISION

 APPLICATION BY ANTHEM PROPERTIES LTD. FOR REZONING AT 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 AND 5351 STEVESTON HIGHWAY FROM "SINGLE DETACHED (RS1/E)" AND "TWO-UNIT DWELLINGS (RD1)" TO "TOWN HOUSING -STEVESTON HIGHWAY (STEVESTON) (ZT85)" (File Ref. No. 12-8060-20-009841; RZ 17-765557) (REDMS No. 5716408)

PLN-87

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

Designated Speaker: Wayne Craig and Edwin Lee

Pg. # ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to create the "Town Housing - Steveston Highway (Steveston) (ZT85)" zone, and to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing - Steveston Highway (Steveston) (ZT85)", be introduced and given first reading.

4. APPLICATION BY DAVID LIN FOR A HERITAGE ALTERATION PERMIT AT 6471 DYKE ROAD (MCKINNEY HOUSE) (File Ref. No. HA 17-775892) (REDMS No. 5521638 v. 2)

PLN-134

See Page **PLN-134** for full report

Designated Speaker: Wayne Craig and Minhee Park

STAFF RECOMMENDATION

That a Heritage Alteration Permit be issued which would:

- (1) permit exterior alterations to historic windows, porch and upper balcony, painting of the exterior cladding, the demolition of an existing non-historic rear addition and the construction of a new rear addition to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) – London Landing (Steveston)"; and
- (2) vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum rear yard setback from 5.0 m to 4.2 m.
- ADVISORY COMMITTEE ON THE ENVIRONMENT 2017 ANNUAL REPORT AND 2018 WORK PROGRAM (File Ref. No.) (REDMS No. 5763213)

PLN-175

See Page PLN-175 for full report

Designated Speaker: Barry Konkin

STAFF RECOMMENDATION

(1) That the staff report titled "Advisory Committee on the Environment 2017 Annual Report and 2018 Work Program", dated February 27, 2018 from the Manager, Policy Planning, be received for information; and

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 ITEM

 (2) That the Advisory Committee on the Environment 2018 Work Program, as presented in this staff report, be approved.

 6. RICHMOND HERITAGE COMMISSION 2017 ANNUAL REPORT AND 2018 WORK PROGRAM (File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 5753372)

 PLN-181
 See Page PLN-181 for full report

 Designated Speaker: Barry Konkin STAFF RECOMMENDATION
 Designated Speaker: 2017 Annual
 - (1) That the staff report, "Richmond Heritage Commission 2017 Annual Report and 2018 Work Program", dated February 27, 2018, from the Manager, Policy Planning, be received for information; and
 - (2) That the Richmond Heritage Commission 2018 Work Program, as presented in this staff report, be approved.
 - 7. MANAGER'S REPORT

ADJOURNMENT



Planning Committee

Date:Tuesday, March 6, 2018Place:Anderson Room
Richmond City HallPresent:Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Chak Au
Councillor Alexa Loo
Councillor Harold StevesAlso Present:Councillor Carol DayCall 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, 2018, be adopted as circulated.

CARRIED

Minutes

NEXT COMMITTEE MEETING DATE

March 20, 2018, (tentative date) at 4:00 p.m. in the Anderson Room

1.

COMMUNITY SERVICES DIVISION

1. FINAL AFFORDABLE HOUSING STRATEGY 2017-2027

(File Ref. No. 08-4057-01) (REDMS No. 5748976 v. 14)

Joyce Rautenberg, Affordable Housing Coordinator presented the Final Affordable Housing Strategy, noting that public feedback was received through online surveys and open houses and respondents expressed support for the Strategy with particular focus on the short-term actions. She added that staff are continuing work on reviewing the affordable housing policies and will provide updates when appropriate.

In reply to queries from Committee, staff noted that (i) staff are monitoring how rezoning and demolitions impact the availability of secondary suites and will provide information to Council at a future date, (ii) secondary suites are permitted in all single family and townhouse zones and staff are preparing a report regarding secondary suites in duplexes, and (iii) secondary suites are required to have a separate heating system from the primary dwelling.

Discussion ensued with regard to (i) advocating to senior levels of government to provide information related to vacant properties and foreign ownership of properties, (ii) utilizing micro suites as an affordable housing option, (iii) utilizing the Special Development Circumstances and Value Transfer funding model on housing projects, (iv) exploring funding partnerships with senior levels of government, and (v) reviewing policies on adult-only strata.

De Whalen, representing the Richmond Poverty Response Committee, expressed support for the Affordable Housing Strategy, and raised concern on the insufficient affordable housing supply. She encouraged the City to consider options to increase affordable housing for seniors and seek more support from the Province.

John Roston, 12262 Ewen Avenue, referenced his submission, (attached to and forming part of these minutes as Schedule 1) and expressed that affordable housing be focused on units for families. Also, he suggested that a new type of condominium building be created where vacant condominium units would be rented out and revenue shared amongst property owners.

In reply to queries from Committee, staff noted that types of rental agreements and options to dedicate zones to rental property can be explored.

It was moved and seconded

(1) That the final Affordable Housing Strategy 2017-2027 and companion documents, as outlined in the report titled "Final Affordable Housing Strategy 2017-2027" dated February 15, 2018 from the Manager, Community Social Development, be adopted;

Planning Committee Tuesday, March 6, 2018

- (2) That the staff report be referred to the Council/School Board Liaison Committee; and
- (3) That copies of the staff report, along with advocacy information to senior levels of government be sent to Richmond Members of Parliament and Members of the Legislative Assembly.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

2. AGRICULTURAL ADVISORY COMMITTEE 2017 ANNUAL REPORT AND 2018 WORK PROGRAM

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 5733493)

In response to queries from Committee staff noted that the Agricultural Advisory Committee (AAC) has been involved in reviewing Agricultural Land Commission (ALC) related development applications and exploring programs such as farm tours to promote agricultural viability. It was further noted that the AAC has worked on identifying potential community partnerships and supports local farming groups such as the Young Agrarians.

Mr. Roston referenced his submission (attached to and forming part of these minutes as Schedule 1) and expressed concern that (i) a special stakeholders meeting on proposed changes to the City's Agricultural (AG1) zone excluded community groups such as Richmond FarmWatch, (ii) members of the AAC may be in conflict of interest due to their ownership of farmland, and (iii) there are instances where farm property owners are reportedly not extending utility connections beyond the farm home plate.

In reply to queries from Committee, Barry Konkin, Manager, Policy Planning, noted that Council directed staff to proceed with the consultation process on proposed changes to agricultural zones, adding that Richmond FarmWatch was involved in the consultation process and attended public information sessions hosted by the City. He further noted that the City is willing to assist in the matching of potential farmers with farm property owners.

Todd May, Co-Chair, AAC, thanked Council for their support and remarked that the AAC would support land matching initiatives for potential farmers.

Committee commended the AAC for their work in the community.

It was moved and seconded

(1) That the staff report titled "Agricultural Advisory Committee 2017 Annual Report and 2018 Work Program" dated February 16, 2018 from the Manager, Policy Planning be received for information; and

3.

(2) That the Agricultural Advisory Committee 2018 Work Program, as presented in this staff report, be approved.

CARRIED

3. MANAGER'S REPORT

(i) Agricultural Land Reserve Non-Farm Use Applications

Mr. Konkin noted that the ALC has advised that inquiries for non-farm use will no longer be handled by ALC staff. Formal non-farm use applications must be submitted and will be considered by the ALC Executive. Staff anticipate an increase in non-farm use applications that will require review by Planning Committee and Council. He added that staff have the capacity to accommodate the anticipated increase in non-farm use applications and that staff will work the AAC as part of the review of the applications.

(ii) Agricultural Farm Home Plate Interpretation

James Cooper, Manager, Plan Review, noted that staff issued a bulletin clarifying that the farm home plate must be rectangular in shape and must be located adjacent to the front property line or riparian management area line and contiguously with one side of the property line. Also, he noted that applicants may submit variances to the farm home plate and that staff will work the AAC to review if the proposed variances maximize the farm's viability.

In reply to queries from Committee, staff noted that the bulletin can be distributed to Council and that staff can work with the AAC to explore policies that would encourage extending the utility connections to the farming area.

ADJOURNMENT

It was moved and seconded *That the meeting adjourn (4:53 p.m.).*

CARRIED

4.

Planning Committee Tuesday, March 6, 2018

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 6, 2018.

Councillor Linda McPhail Chair Evangel Biason Legislative Services Coordinator

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, March 6, 2018.

Subject:

FW: Planning Committee, March 6, 2018.

------ Original message ------From: "John Roston, Mr" <john.roston@mcgill.ca> Date: 2018-03-06 12:28 PM (GMT-08:00) To: "McPhail,Linda" <LMcPhail@richmond.ca> Subject: Planning Committee, March 6, 2018.

Dear Councillor McPhail,

I will be attending the Planning Committee meeting today and with your permission would like to speak briefly on both the Affordable Housing Strategy and the Agricultural Advisory Committee annual report. I will read out the comments below.

John

john.roston@mcgill.ca John Roston 12262 Ewen Avenue Richmond, BC V7E 6S8 Phone: 604-274-2726 Fax: 604-241-4254

Re: Affordable Housing Strategy

A major component of the affordable housing strategy should be increasing the total number of family friendly units available for rent, not just the LEMR units, so that increased supply will lead to lower rents. There has to be a change from building what investors want to building what Richmond families need. We also have to change investors who buy units and leave them empty from part of the problem to part of the solution.

More Multi-Bedroom Units

Condo developers currently have no incentive to build mostly multi-bedroom units needed by young families when they can make a lot more money faster by selling the smaller units that are most attractive to investors. The developer could be given fast track permit approvals for buildings where at least 50% of the units are a decent size with two bedrooms and at least an additional 25% of the units have three bedrooms or more.

New Type of Condo Building Structure

Many condo units remain empty because the owners, especially foreign ones, see renting as too much of a hassle. A new type of condo building could be created with bylaws specifying that the condo owner must agree when purchasing a unit that the condo building manager is responsible for renting out, at market rates, all units not occupied by the owner, or a close relative of the owner. The city could also make use of the same building manager to rent out the affordable housing units at lower cost than finding a separate affordable housing manager.

This condo building structure can be made attractive to condo investors by having all rent revenue in the building go into a common fund, from which all expenses are deducted, and the investors then share in the profits according to the size of their unit. No owner gets preferential treatment. It doesn't matter to an owner if his or her unit is temporarily vacant, or the unit next door has a higher rent, because all revenue and expense is shared by all the owners.

Re: Agricultural Advisory Committee 2017 AAC Annual Report Attachment 1, Page PLN-188, second item "City Policy Initiatives" "Received information on the proposed changes to the City's AG1 (Agriculture) zone on establishing limits to residential development. This included a special stakeholders meeting with members of the AAC, RFI and the Richmond Farmland Owners Association."

I note that the stakeholders meeting did not include members of Richmond FarmWatch or other group representing the interests of Richmond citizens who certainly have a stake in the preservation of Richmond farmland for future generations. There are Richmond FarmWatch members who are owners of ALR properties and whose views do not coincide with those of the Richmond Farmland Owners Association.

There is also the question as to whether any of the members of the AAC were in a conflict of interest due to their ownership of farmland and the maximum house size influence on the value of that farmland. If yes, then the Committee had the option of saying that due to conflicts of interest, it was not able to provide a recommendation as to maximum house size.

There is no question that the AAC does valuable work, but it's important that its work schedule for 2018 include a review of its policies on consulting widely and conflicts of interest to ensure that it continues to be an independent advisory group and doesn't morph into a lobby group for special interests.





Report to Committee

То:	Planning Committee	Date:	March 13, 2018
From:	Barry Konkin Manager, Policy Planning	File:	08-4057-10/2018-Vol 01
Re:	Agriculturally Zoned Land: Summary of Public C Residential Development in the AG1 Zone for Pro (0.5 acres) or Larger		

Staff Recommendation

- That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning be received for information;
- 2. That staff be directed to:
 - a. prepare a bylaw based on an option chosen from the potential options presented in the report "Agriculturally Zoned Land: Summary of Public Consultation on Limiting Residential Development in the AG1 Zone for Properties that are 0.2 ha (0.5 acres) or Larger" dated March 13, 2018 from the Manager of Policy Planning; or
 - b. prepare a customized bylaw with specific direction on:
 - i. maximum permitted house size;
 - ii. maximum house footprint;
 - iii. maximum number of storeys;
 - iv. the location of the septic field in relation to the farm home plate; and
 - v. a maximum permitted farm home plate area; or
 - c. maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017;
- That, following Council's ratification of any option identified in recommendation 2a or 2b at the March 26, 2018 Regular Council Meeting, staff be directed to bring forward appropriate bylaws for consideration of First Reading to the April 9, 2018 Regular Council Meeting; and

4. That a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's enforcement actions for non-farm uses.

Barry Konkin Manager, Policy Planning (604-276-4139)

Att.	10
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REPORT CONCURRENCE							
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER					
Building Approvals Finance Law	RE	Part for JOE EREEG					
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS:	APPROVED BY CAO (ACTINE).					

Staff Report

Origin

As part of a six month review of bylaws adopted in May 2017 that established limits to residential development on land in the Agricultural Land Reserve, this report responds to Council's direction on December 20, 2017 which stated:

- (1) That staff be directed to:
 - (a) conduct public consultation regarding the options presented in this report ("Response to Referral: Options to Limit House Size, Farm Home Plate and House Footprint") regarding house size, farm home plate and house footprint;
 - (b) receive comments regarding Provincial involvement to encourage farming;
 - *(c)* provide a comparison of the proposed options and the Provincial guidelines on the Farm Home Plate and House Footprint;
 - (d) provide sample pictures of houses with the proposed maximum sizes;
 - *(e) include the maximum house floor area of 5,380 ft² for houses on agricultural land, as noted in the Provincial guidelines, as an option in the public consultation process; and*
 - (f) include the existing regulations on maximum house size on agricultural land as an option in the public consultation process.

This report summarizes the feedback received from the public consultation process that took place between February 1 and February 18, 2018, and presents a number of options on how Council can address this issue. The consultation process also encouraged feedback on what actions other levels of government should consider to encourage farming activity.

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

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report supports Council's 2014-2018 Term Goal #8 Supportive Economic Development Environment:

8.3. The City's agricultural and fisheries sectors are supported, remain viable and continue to be an important part of the City's character, livability, and economic development vision.

This report supports Council's 2014-2018 Term Goal #9 A Well-Informed Citizenry:

9.1. Understandable, timely, easily accessible public communication.

Findings of Fact

On May 17, 2017, Council adopted a number of bylaw amendments to better preserve land for agriculture by incorporating new regulations for residential development on the City's agriculturally zoned land (AG1 zone). These amendments included establishing a maximum floor area for all residential buildings, including the principal dwelling unit and all residential accessory buildings, and creating a maximum farm home plate area for all residential

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improvements (e.g., driveway, decorative landscaping, swimming pools, tennis courts). A summary of these existing zoning regulations as adopted by Council can be found in Attachment 1.

As part of the six month review on the implementation of those bylaw amendments, Council reviewed options on December 20, 2017 to further limit house size (floor area) and farm home plate area, septic field location in relation to the farm home plate, and to consider a maximum house footprint limit on parcels of land zoned Agriculture (AG1) that are 0.2 ha (0.5 acre) or larger. On December 20, 2017, Council directed staff to seek public input on these options. The Council-endorsed consultation was conducted between February 1 and February 18, 2018 through an online LetsTalkRichmond.ca feedback form, and three public open houses which were held on February 7 and 8, 2018 at City Hall, and on February 15, 2018 at the East Richmond Community Hall.

Throughout this process, there was a high level of public interest with over 200 people attending the three public open houses, and a total of 525 completed feedback forms received during the public consultation period. Feedback was also received through letters and emails to Council.

Feedback Form Results

A total of 525 feedback forms were received through the online LetsTalkRichmond.ca and through completed hard copies of the feedback form which were submitted directly to staff, and which were manually input into LetsTalkRichmond.ca. Of those feedback forms:

- 504 indicated they were a Richmond resident, provided a Richmond address and/or a Richmond postal code; and
- Of the remaining 21, 11 indicated an out of town address and 10 indicated an out of town postal code.

Staff analyzed the results of the feedback received from the 504 Richmond residents, which was then broken out into responses from those that self-declared they are a non-farming Richmond resident (408) or a Richmond farmer (96).

A comparison of responses between the 408 Richmond respondents who indicated they are a non-farmer and the 96 who indicated they were a farmer, show clear differences in opinion on further establishing limits on residential development in the AG1 zone.

All Richmond Respondents (504)	Richmond Non-Farmers (408)	Richmond Farmers (96)		
60% indicated they wish to have the farm home plate area reduced	73% indicated they wish to have the farm home plate area reduced	90% indicated they <u>do not</u> wish to have the farm home plate area reduced		
56% indicated they wish to have the entire septic systems within the farm home plate area	68% indicated they wish to have the entire septic systems within the farm home plate area	93% indicated they <u>do not</u> wish to have the entire septic systems within the farm home plate area		

Key findings in the public feedback received include the following:

All Richmond Respondents

Richmond Non-Farmers	
(408)	

Richmond Farmers

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(504)	(408)	(96)		
64% indicated they support a new regulation to limit the maximum house footprint	77% indicated they support a new regulation to limit the maximum house footprint	01% indicated they <u>do not</u> support a new regulation to limit the maximum house footprint		
78% indicated they <u>do not</u> support increasing the house height from 2 ½ to 3 storeys	77% indicated they <u>do not</u> support increasing the house height from 2 ½ to 3 storeys	82% indicated they <u>do not</u> support increasing the house height from 2 ½ to 3 storeys		
63% indicated they support reducing the maximum house size	76% indicated they support reducing the maximum house size	93% indicated they <u>do not</u> support reducing the maximum house size		
Of the 317 respondents who indicated they support reducing the maximum house size:	Of the 310 respondents who indicated they support reducing the maximum house size:	Of the 7 respondents who indicated they support reducing the maximum house size:		
• 77% indicated support for a house size of 5,382 ft ² or less	 78% indicated support for a house size of 5,382 ft² or less 	• 72% indicated support for a house size of 5,382 ft ² or less		

There was a marked difference in opinion between non-farming Richmond residents and Richmond farmers on:

- the maximum house size (reduce size or maintain current regulations);
- introducing a new regulation on limiting the maximum house footprint (include as a new regulation or do not include);
- the size of the farm home plate area (reduce size or maintain current regulations); and
- the location of the septic field in relation to the farm home plate (inside or outside the farm home plate).

The only question that both non-farmers and farmers generally agreed upon was a lack of support to increase the maximum number of storeys of a house from $2\frac{1}{2}$ to 3 storeys.

Attachment 2 compares the feedback form results with those who identified themselves as a Richmond resident, but not a farmer, with those who identified themselves as a Richmond farmer. Those results are then compared with the feedback form results of all Richmond residents.

Other Feedback Form Submissions

Through the consultation process, staff were approached by representatives of two Richmondbased farm operations with significant land holdings in Richmond. These land owners requested that they be permitted to submit a feedback form for each parcel of land they own. Accordingly, the requested forms were provided, and 286 additional feedback forms were received.

All 286 feedback forms provided the same comments which included:

- 1. Maintain the City's existing maximum farm home plate area regulations;
- 2. Do not include the entire septic system, including the septic field, within the City's farm home plate area;
- 3. Do not support a new regulation to limit the maximum house footprint;

- 4. Do not support increasing the maximum house footprint house height from 2 ½ storeys to 3 storeys; and
- 5. Retain the existing maximum house size of $1,000 \text{ m}^2$ (10,764 ft²).

The results of one feedback form from each farming operation were included in the total number of feedback forms received on LetsTalkRichmond.ca. The remaining 284 forms were not included in the overall feedback form results, but have been acknowledged as part of the public input into the process.

Stakeholder and Other Submissions

The following letters were received from identified stakeholder organizations requesting that the City maintain the current AG1 house size regulations in Richmond Zoning Bylaw 8500 (Attachment 3):

- 1 letter from the City of Richmond's Agricultural Advisory Committee (AAC);
- 1 letter from the Richmond Farmers Institute (RFI); and
- 1 letter received from the Richmond Farmland Owners Association.

The letters from the AAC and RFI, which can be found in Attachment 3, were the same letters submitted in March 2017 indicating their respective position on establishing limits on residential development. A representative from both the AAC and RFI indicated that their position has not changed since the March 2017 letters were submitted.

To further clarify the position of the AAC, the following motion was passed at their regular meeting on March 7, 2018:

"The Agricultural Advisory Committee supports the current AG1 zoning limitation on residential development and do not support further changes."

7 members supported / 1 member opposed

The following was received from stakeholder organizations requesting that the City reduce the farm home plate and house size regulations in the AG1 zone (Attachment 3):

• 1 letter received from Richmond FarmWatch.

In addition to the letters received as noted above, Council received a petition from a delegation representing the Richmond Citizens Association at the February 26, 2018 Council meeting. The petition had a total of 5,504 names with the following:

- 4,379 names compiled through a digital petition that included names of individuals from all over the world. Of those names 710 (16%) indicated they were from Richmond. Staff note that no specific addresses were recorded as part of this petition.
- 1,125 names were also submitted as part of a second petition. Of those names:
 - 34 indicated they reside outside of Richmond; and
 - of the 1,091 names from Richmond, this represented 981 distinct Richmond households due to multiple names from the same household.

The main focus of the petition was to request Council to implement a moratorium on new building permit applications on ALR land, and to establish a maximum house size of 500 m^2 (5,382 ft²) for AG1 zoned properties. A copy of the petition is available for viewing at City Hall, in addition to a copy in the Councillors lounge.

As of March 13, 2018, three additional emails to Mayor and Councillors have been received regarding limits on residential development on farmland. The three emails all request Council to consider a smaller house size limit. A copy of those letters can be found in Attachment 4.

Analysis

Profile of Richmond's AG1 Parcels

As background information in this report, Attachment 5 provides a detailed breakdown on the size of Richmond's AG1 zoned parcels with road access.

House Size and Related Regulations: Options for Consideration

Staff were directed by Council to examine potential further limits to house size (floor area), introducing a maximum house footprint limit, determining septic field location in relation to the farm home plate, and further limits to the farm home plate area on parcels of land zoned AG1 that are 0.2 ha (0.5 acre) or larger. The combination of these factors results in a myriad of potential, functional options. As a result, staff have prepared Table 1 below with 12 separate options all of which consider the various parameters.

Table 1 – Options for Consideration (all measurements are in square feet)												
	Option 1	Opti	ion 2		Option 3			Option 4		Option 5		
		A	В	A	В	C	Α	В	С	А	В	С
Maximum House Size	5,382	6,5	500		7,500			8,500			10,764	
Number of Storeys *	2	2.5	2.5	2.5	2,5	3	2.5	2.5	3	2.5	2.5	3
Maximum House Footprint (% of floor area)*	60%	45%	40%	45%	40%	40%	45%	40%	40%	45%	40%	40%
Maximum House Footprint (house size x footprint %)	3,229	2,925	2,600	3,375	3,000	3,000	3,825	3,400	3,400	4,844	4,306	4,306
Maximum Septic Field Area (30% of floor area)	1,615	1,950	1,950	2,250	2,250	2,250	2,550	2,550	2,550	3,229	3,229	3,229
Total House Footprint and Septic Field Area (50% of farm home plate)	4,844	4,875	4,550	5,625	5,250	2,250	6,375	5,950	2,550	8,073	7,535	3,229
Farm Home Plate with Septic Field Inside (minimum 10,764 ft ²)	10,764		11,250 10,764		12,750 11,900		16,146 15,070		070			
Farm Home Plate with Septic Field Outside (minimum 10,764 ft ²)		10,764 '										

* Attachment 6, 7, 8 and 9 provide conceptual diagrams for a 2-storey, 2 ½ storey and 3 storey house which are meant to illustrate potential building massing based on the maximum house footprint identified in Table 1.

Some additional notes for Table 1 include:

- The septic field area has been calculated as approximately 30% of the overall house floor area. This is based on a correlation between the house floor area and septic field area of Type 2 septic systems, which are the most commonly used septic systems in Richmond, noted through an examination of agricultural building permits from the past 7 years. This calculation has been used to establish a maximum farm home plate area.
- The septic field area and house footprint should not occupy more than 50% of the farm home plate area to allow for setbacks of buildings, driveways, and other recreational areas. This calculation has been used to establish a maximum farm home plate area.
- A 2 storey house would be limited to a maximum house footprint of 60% of the overall floor area on the first storey with the remaining 40% to be on the second storey. The first storey of the house would include the garage floor area and the 60/40 ratio between the first and second storey allows for adequate articulation of the building. See Attachment 6 for a conceptual diagram of a 2 storey house.
- A 2 $\frac{1}{2}$ storey house would include either:
 - a maximum house footprint of 45% of the overall floor area on the first storey, with 38% on the second storey, and 17% on the ½ storey. The ½ storey would be no more than 50% of second floor area to be in keeping with the definition of a ½ storey in Richmond Zoning Bylaw 8500. The first storey of the house would include the garage floor area and the 45/38/17 ratio between the first, second and ½ storey allows for articulation of the building. See Attachment 7 for a conceptual diagram of a 2 ½ storey house with this type of building massing; or
 - a maximum house footprint of 40% of the overall floor area on the first storey, with 40% on the second storey, and 20% on the $\frac{1}{2}$ storey. The $\frac{1}{2}$ storey would be no more than 50% of second floor area to be in keeping with the definition of a $\frac{1}{2}$ storey in Richmond Zoning Bylaw 8500. The first storey of the house would include the garage floor area and the 40/40/20 ratio between the first, second and third storey allows for some articulation of the building. See Attachment 8 for a conceptual diagram of a 2 $\frac{1}{2}$ storey house with this type of building massing.
- A 3 storey house would have a maximum house footprint of 40% of the overall floor area to be on the first storey, with 35% on the second storey, and 25% on the third storey. The first storey of the house would include the garage floor area and the 40/35/25 ratio between the first, second and third storey allows for articulation of the building. See Attachment 9 for a conceptual diagram of a 3 storey house. Note: the current Zoning Bylaw does not currently permit a 3 storey house in the AG1 zone.
- Staff also note that all options in Table 1 would establish a maximum farm home plate area that is less than what is currently permitted in Richmond Zoning Bylaw 8500. Staff do not suggest reducing the maximum farm home plate area to less than 1,000 m² (10,764 ft²) which is half of the Ministry of Agriculture's Guidelines. The Ministry's Guidelines suggest a minimum farm home plate area of 2,000 m² (21,528 ft²) regardless of parcel size.

Discussion of Options

Table 1 provides 12 different options for Council's consideration and includes the five different house size options based on Council's December 20, 2017 referral to staff.

For the 6,500 ft^2 house size option (Option 2), there are two sub-options for a 2 $\frac{1}{2}$ storey house, each with a different maximum house footprint (40% and 45% of overall house floor area).

For the 7,500 ft², 8,500 ft², and 10,764 ft² house size options (Options 3, 4 and 5), each have 3 sub-options. The first two sub-options are for a 2 $\frac{1}{2}$ storey house with a different maximum house footprint (40% and 45% of overall house floor area). The third sub-option considers a full 3 storey house with a 40% maximum house footprint. The 3 storey option is based on a reduced maximum house footprint, and the maximum height of the house of 10.5 m (34 ft.).

Some of the conclusions with Table 1 include the following:

1	Option 1	Max. house size Max. farm home plate with septic field Max. farm home plate without septic field Number of storeys Max. house footprint	5,382 ft^2 10,764 ft^2 10,764 ft^2 2 (could be included in 2 $\frac{1}{2}$ storey) 60% of the total house floor area
2	Option 2A	Max. house size Max. farm home plate with septic field Max. farm home plate without septic field Number of storeys Max. house footprint	6,500 ft ² 10,764 ft ² 10,764 ft ² 2 ¹ ⁄ ₂ storey 45% of the total house floor area
3	Option 2B	Max. house size Max. farm home plate with septic field Max. farm home plate without septic field Number of storeys Max. house footprint	6,500 ft ² 10,764 ft ² 10,764 ft ² 2 ¹ ⁄ ₂ storey 40% of the total house floor area
4	Option 3A	Max. house size Max. farm home plate with septic field Max. farm home plate without septic field Number of storeys Max. house footprint	7,500 ft ² 11,250 ft ² 10,764 ft ² 2 ¹ ⁄ ₂ storey 45% of the total house floor area
5	Option 3B	Max. house size Max. farm home plate with septic field Max. farm home plate without septic field Number of storeys Max. house footprint	7,500 ft ² 10,764 ft ² 10,764 ft ² 2 ¹ / ₂ storey 40% of the total house floor area
6	Option 3C	Max. house size Max. farm home plate with septic field Max. farm home plate without septic field Number of storeys Max. house footprint	7,500 ft ² 10,764 ft ² 10,764 ft ² 3 storey 40% of the total house floor area

7	Option 4A	Max. house size	8,500 ft ²
	-	Max. farm home plate with septic field	$12,750 \text{ ft}^2$
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	$2\frac{1}{2}$ storey
		Max. house footprint	45% of the total house floor area
8	Option 4B	Max. house size	8,500 ft ²
	•	Max. farm home plate with septic field	11,900 ft ²
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	$2\frac{1}{2}$ storey
		Max. house footprint	40% of the total house floor area
9	Option 4C	Max. house size	8,500 ft ²
		Max. farm home plate with septic field	11,900 ft^2
		Max. farm home plate without septic field	$10,764 \text{ ft}^2$
		Number of storeys	3 storey
		Max. house footprint	40% of the total house floor area
10	Option 5A	Max. house size	10,764 ft ²
		Max. farm home plate with septic field	$16,146 \text{ ft}^2$
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	$2\frac{1}{2}$ storey
		Max. house footprint	45% of the total house floor area
11	Option 5B	Max. house size	10,764 ft ²
		Max. farm home plate with septic field	$15,070 \text{ ft}^2$
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	2 ¹ / ₂ storey
		Max. house footprint	40% of the total house floor area
12	Option 5C	Max. house size	10,764 ft ²
		Max. farm home plate with septic field	15,070 ft^2
		Max. farm home plate without septic field	10,764 ft^2
		Number of storeys	3 storey
		Max. house footprint	40% of the total house floor area

Should Council wish to consider a bylaw amendment to reduce house size and farm home plate, establish a maximum house footprint, indicate the location of the septic field in relation to the farm home plate, and potentially increase the maximum number of storeys, Council can select one of the 12 options from Table 1 in which staff would prepare the necessary bylaw amendment for Council's consideration at the April 9, 2018 Regular Council meeting.

Alternatively, Council could direct staff to prepare a bylaw based on a customized option for consideration with specific direction on:

- 1. maximum house size;
- 2. maximum house footprint (as percentage of overall house size);
- 3. maximum number of storeys;
- 4. the location of the septic field in relation to the farm home plate; and
- 5. maximum farm home plate area.

As another alternative, Council could maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017.

Single Family Residential Building Massing

Since 2015, there have been a series of bylaw amendments that have been adopted by Council that address single family building massing. Most of those regulations apply to all single family dwellings, including single detached homes on AG1 zoned land. Some of the regulations apply to how a half-storey is defined, how the interior ceiling height is measured, how the residential vertical lot width envelope is measured, establishing a 70 m² (753 ft²) maximum area for residential accessory buildings, establishing projection limits on chimney, fireplaces, bay windows and hutches, and setting a maximum projection for an attached garage.

Of the adopted single family massing regulations already in Richmond Zoning Bylaw 8500, only four do not apply to single detached homes in the AG1 zone. They are:

- 1. Maximum height of 7.5 m (24.6 ft.) for a flat roof house;
- 2. Regulations on the minimum percentage for front yard landscaping;
- 3. Establishing a variation for rear yard setbacks for the first storey elevation; and
- 4. Limiting the length of a continuous wall oriented to an interior side yard to a maximum length of 55% of the total lot depth.

The four regulations listed above were developed to apply to house massing in an urban environment where single detached homes are in closer proximity to each other on smaller lots compared to lots in the AG1 zone. Regulations such as a farm home plate already establish maximum setback limits, and all homes in the AG1 have a maximum 50 m (164 ft.) setback limit from the road. With respect to front yard landscaping, this may be difficult to apply to the AG1 zone if the septic field area is located within the front yard area, in addition to the number of AG1 zoned lots that have Riparian Management Areas within the front yard. As a result, staff to do not recommend applying these regulations to the AG1 zone.

Temporary Withholding of Building Permits

The BC *Local Government Act* in Section 463 allows a local government to withhold issuance of a building permit where the permit would be in conflict with a bylaw(s) under preparation. The provisions under Section 463 allow a permit to be held for up to 90 days (30 day initial hold for review, and then a further 60 days, if so deemed by Council). Staff reports are required for both the initial 30 day hold and requesting the additional 60 day hold, to obtain Council approval of the withholding of the building permit.

Council utilized this provision in 2017 when bylaws were being established to set limits to residential development on farmland. If Council were to proceed with the preparation of a bylaw to further reduce house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for all lots in the AG1 Zone on lots larger than 0.2 ha (0.5 acres), and wished to withhold the issuance of building permits for such properties while the bylaw was under preparation, a resolution would need to be endorsed by Council authorizing the following:

Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation; and

Whereas Council has directed staff to further review options on reducing house size and farm home plate area, determining septic field location in relation to the farm home plate, and establishing a house footprint regulation for all lots in the AG1 Zone on lots larger than 0.2 ha (0.5 acres).

- (1) That staff be directed to prepare for Council's consideration a bylaw that would further limit house size and farm home plate area, determine septic field location in relation to the farm home plate, and establish a house footprint regulation for properties zoned Agriculture (AG1) on lots 0.2 ha (0.5 acres) or larger; and
- (2) That staff bring all building permit applications for residential development in the Agriculture (AG1) zone on properties 0.2 ha (0.5 acres) or larger, received more than 7 days after the passage of resolution #1 to Council, to determine whether such applications are in conflict with the proposed bylaw to limit house size, farm home plate area, septic field location in relation to the farm home plate, and house footprint for properties zoned AG1 that are 0.2 ha (0.5 acres) or larger.

Provincial Actions to Improve Agricultural Viability

The protection and use of farmland is regulated by different levels of government (e.g., local, provincial and federal), but is largely a Provincial responsibility regulated by the *Agricultural Land Commission Act*, and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*, and various policies of the Provincial Agricultural Land Commission (ALC). The ALC, in cooperation with local government, regulates and administers the use of land that is located within the Agricultural Land Reserve (ALR). Locally, the City of Richmond has the ability to regulate the siting and massing of residential and agricultural buildings and structures.

The City also collects property taxes based on the assessment value and classification provided by the BC Assessment Authority. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements which are then regulated by the Province. The Province also has the ability to set other taxes such as the Property Transfer Tax and the Foreign Buyers Tax.

As part of the public consultation on house size, farm home plate and house footprint regulations in the AG1 zone, staff were directed to ask respondents to list what they think other levels of government should be doing to encourage farming. Attachment 10 provides a summary of the feedback received from the LetsTalkRichmond.ca feedback forms. Most of the feedback received related to possible Provincial actions on foreign ownership and taxation.

Some of the most repeated issues involved the taxation of farmland, foreign ownership, and the need for more incentives for farmers and property owners to ensure agricultural productivity. Particular interest was focussed on the Foreign Buyers Tax which was recently increased from 15% to 20%. The Foreign Buyers Tax only applies to areas of the property that is not assessed as farm. If a property is not assessed for farming, then the Foreign Buyers Tax would apply to the entire property. If a property is assessed for farming and has residential improvements, then

the Foreign Buyers Tax applies to the residential improvements plus 0.5 hectares (1.2 acres) of land. If the entire property is assessed for farming and there are no residential improvements, then the Foreign Buyers Tax would not apply at all.

Listed below are some of the key suggestions from the public consultation feedback that staff recommend be forwarded to the Province:

- Restrict foreign ownership by applying the Foreign Buyers Tax to land that is assessed for farming;
- Review how farmland is taxed by:
 - Increasing the minimum farm income threshold required in declaring farm class status;
 - Revisiting the tax structure for farmland that is not farmed; and.
 - Introducing a tax that would prevent farm properties being resold during a short period of time;
- Introducing enforceable provincial regulations on the maximum house size, farm home plate, and setbacks for houses on farmland;
- Provide greater incentives for farmers (existing and new), including more tax reductions, grants and training opportunities; and
- Strengthen the Agricultural Land Commission's enforcement actions for non-farm uses such as illegal fill and unauthorized uses of farmland and farm buildings.

Staff recommend that a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the ALC's authority and enforcement of non-farm uses.

The timing of this is fortuitous as the BC Ministry of Agriculture is currently seeking strategic advice and policy guidance on measures to revitalize the Agricultural Land Reserve and the Agricultural Land Commission. Staff will be forwarding a staff report requesting Council's endorsement on key issues that should be addressed from the City's perspective as part of the review. The Minister of Agriculture has requested all feedback be provided by April 30, 2018.

At the local level, the City is beginning a review of the City's 2003 Agricultural Viability Strategy. This will help to identify emerging issues and determine priorities and action items to ensure that Richmond's agricultural land is protected, and that there are appropriate incentives to encourage farming activities.

Financial Impact

None.

Conclusion

This report summarizes feedback received throughout the public consultation process on options to further limit house size (floor area) and farm home plate area, septic field location in relation to farm home plate and to consider a maximum house footprint limit on AG1 zoned properties of 0.2 ha (0.5 acres) or larger.

Based on feedback received during the consultation period, there is a difference of opinion between non-farmers and farmers on how to address the size of homes on farmland. Non-farmers are of the opinion that the maximum house should be $500 \text{ m}^2 (5,382 \text{ ft}^2)$ or less, with the septic field area located within a reduced farm home plate. Farmers, on the other hand, would prefer the AG1 regulations on limiting residential development to remain and not be changed.

It is recommended that:

- 1. this staff report be received for information;
- 2. staff be directed to:
 - a. prepare a bylaw based on an option chosen from the potential options (Table 1) presented in this report; or
 - b. prepare a customized option with specific direction on:
 - i. maximum permitted house size;
 - ii. maximum house footprint;
 - iii. maximum number of storeys;
 - iv. the location of the septic field in relation to the farm home plate; and
 - v. a maximum permitted farm home plate area; or
 - c. maintain the current bylaw regulations for residential development on the City's agriculturally zoned land (AG1 zone), as adopted by Council on May 17, 2017;
- following Council's ratification of any option identified in recommendation 2a or 2b, staff be directed to bring forward appropriate bylaws for consideration of 1st Reading to the April 9, 2018 Regular Council Meeting; and
- 4. a letter be sent to the Premier of BC, the BC Minister of Agriculture, and the BC Minister of Finance, with copies to all Richmond Members of the Legislative Assembly, the Leader of the Third Party, the Leader of the Official Opposition, and the Chair of the BC Agricultural Land Commission requesting that the Province review their policies on foreign ownership, taxation, enforcing their guidelines on house size and farm home plate, providing greater financial incentives for farmers, and strengthening the Agricultural Land Commission's authority and enforcement actions for non-farm uses.

John Hopkins, MCIP Senior Planner (604-276-4279)

JH:cas

- Att. 1: Summary of Existing Regulations that Limit Residential Development on Farmland2: Feedback Form Results Summary
 - 3: Copies of letters received from the Agricultural Advisory Committee, Richmond Farmers Institute, Richmond Farmland Homeowners Association, and Richmond FarmWatch
 - 4: Email Correspondence Sent to Mayor and Councillors
 - 5: Profile of AG1 Zoned Parcels
 - 6: Conceptual Diagram of a 2-Storey House (60/40 ratio between storeys)
 - 7: Conceptual Diagram of a 2 ¹/₂-Storey House (45/38/17 ratio between storeys)
 - 8: Conceptual Diagram of a 2 ¹/₂-Storey House (40/40/20 ratio between storeys)
 - 9: Conceptual Diagram of a 3-Storey House (40/35/25 ratio between storeys)
 - 10: Summary of Feedback Received on Encouraging Farming

ATTACHMENT 1

Summary of Existing City of Richmond Regulations that Limit Residential Development on Farmland

1. Maximum House Size

For AG1 zoned properties, the maximum house size is regulated by a floor area ratio (FAR) similar to what is used in the City's single-family (RS) zones. However, for the AG1 zone, the maximum house size is eventually capped at:

- $500 \text{ m}^2 (5,382 \text{ ft}^2)$ if the property is less than 0.2 ha (0.5 acres), and
- $1,000 \text{ m}^2 (10,763 \text{ ft}^2)$ if the property is greater than 0.2 ha (0.5 acres).

In calculating the house size under the AG1 zone, the house, garage floor area, and all residential accessory buildings such as sheds, detached garages or workshops are all included.

The only exemptions from floor area calculations under the AG1 zone, which is consistent with the City's RS zones in the urban areas, include the following:

- 1. one accessory building if it is less than $10m^2$ (108 ft²);
- 2. 10% of the overall floor area calculated for the lot which can be used for covered areas of the house which must be open on two or more sides and never enclosed. This is intended to allow for covered entry ways and porches and would include a covered area over a driveway. Any covered area beyond the 10% allowance would be included in the maximum allowable floor area calculations for the house; and
- 3. A maximum of $10m^2$ (108 ft²) of floor area for areas exclusively used for interior entry and staircase purposes that have a ceiling height greater than 5.0 m (16.4 ft.).

The only difference in floor area exemptions between the AG1 zone and the RS zones is that the RS zones provide for a floor area exemption of up to $50m^2$ (538 ft²) for the garage floor area.

Note: In some municipalities such as Delta and Surrey, the basement floor area may be exempt from the total floor area calculations provided that the majority of the basement floor area is below grade. This is explicitly defined in their respective zoning bylaws as floor area that would be exempt from calculating the overall floor area. In areas where the grade level is at or near the floodplain level which includes most of the agricultural areas in the Greater Vancouver region, a basement may be difficult to achieve.

2. Farm Home Plate

Farm Home Plate Definition: The term 'farm home plate' means the portion of the lot including the principal dwelling unit, any residential accessory buildings or residential accessory structures, including the driveway, decorative lawns and landscaping, artificial ponds and sewerage septic tanks, in one contiguous area. Under the current regulations, the septic field is not included in the farm home plate area. See Figure 1 for an illustration of a typical farm home plate.

<u>Maximum Farm Home Plate Area</u>: The farm home plate regulations are a made-in-Richmond approach that reflects the high number of small agricultural lots, and ensures that every agricultural lot has an area that can be farmed for years to come. For properties that are less than 2.0 ha (4.9 acres), the City's farm home plate regulations are more stringent than the Ministry of Agriculture's Guidelines.

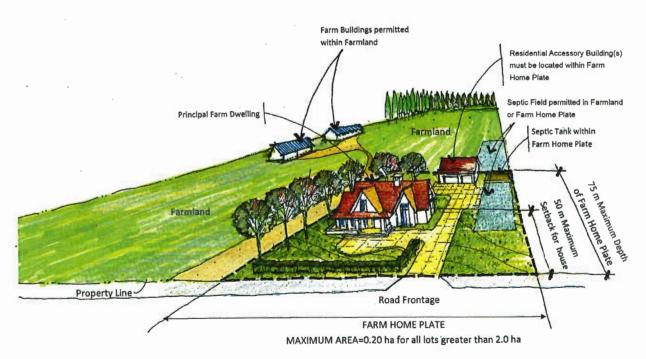
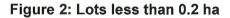


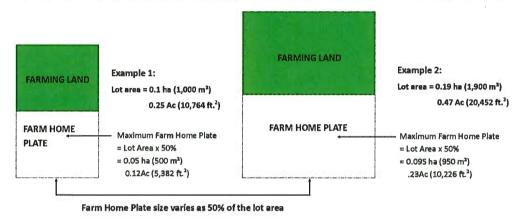
Figure 1: Illustration of a Farm Home Plate

The City's regulations for farm home plate can be broken down into four lot area categories as follows:

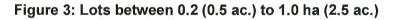
1. On lots less than 0.2 ha (0.5 ac.) the farm home plate must not exceed 50% of the lot area as indicated in Figure 2. In this category, a minimum of 50% of the lot would be preserved for farming.

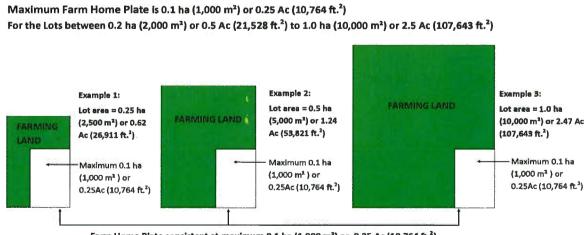


Maximum Farm Home Plate is 50% of the lot area for the Lots less than 0.2 ha (2,000 m²) or 0.5 Ac (21,528 ft.²).



2. On lots that are 0.2 ha (0.5 ac.) to 1.0 ha (2.5 ac.), the maximum farm home plate area is 1,000 m² (10,763 ft²) as indicated in Figure 3. In this category, the amount of land preserved for farming would range from 50% to 90% of the lot.





3. On lots that are 1.0 ha (2.5 ac.) to 2.0 ha (4.9 ac.), the maximum farm home plate must not exceed 10% of the lot area as indicated in Figure 4. In this category, a minimum of 90% of the lot would be preserved for farming.

Example 1: Example 2: FARMING LAND Lot area = 1.5 ha (15,000m²) or Lot area = 2.0 ha (20,000 m²) FARMING LAND 3.7 Ac (161,464 ft.2) 4.9 Ac (215,285 ft.2) Maximum Farm Home Plate Maximum Farm Home Plate = Lot Area x 10% = Lot Area x 10% = 0.20 ha (2,000 m²) = 0.15 ha (1,500 m²) or 0.37 Ac (16,146 ft.2) 0.49 Ac (21,529 ft.2)

Figure 4: Lots between 1.0 ha (2.5 ac.) to 2.0 ha (4.9 ac.)

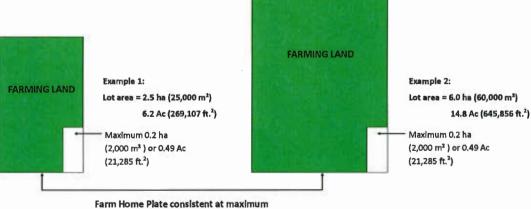
Maximum Farm Home Plate is 10% of the Lot area for the Lots between 1.0 ha (10,000 m²) or 2.5 Ac (107,643 ft.²) to 2.0 ha (20,000 m²) or 4.9Ac (215,285 ft.²)

Farm Home Plate varies as 10% of the lot area

4. On lots that are 2.0 ha (4.9 ac.) or greater, the maximum farm home plate area is 2,000 m² (21,527 ft²) as indicated in Figure 5. In this category, the amount of land preserved for farming would be greater than 90% of the lot.

Figure 5: Lots 2.0 ha (4.9 ac.) or Greater

Maximum Farm Home Plate is 0.2 ha (2,000m²) or 0.49 Ac (21,285 ft.²) for all Lots greater than 2.0 ha (20,000 m²) or 4.9 Ac (215,285 ft.²)



0.2 ha (2,000 m²) or 0.49 Ac 21,528 ft.²

A summary table of the maximum farm home plate and house size regulations can be found below. The number of lots affected include AG1 zoned lots that have road access which is required to support residential development.

Lot Size	No. of Lots Affected	Maximum Farm Home Plate (area of land used for residential improvements)	Maximum House Size (total floor area including garage and residential accessory buildings)		
Less than	263	50% of lot area (farm home plate would be less	 *For lots less than 0.128ha (0.32 ac.): less than 500m² (5,382 ft²) 		
0.2ha (0.5 ac.)		than 1,000m ² [10,763 ft ²] of the lot)	For lots 0.128ha (0.32 ac.) to 0.2ha (0.5 ac.): • 500m ² (5,382 ft ²)		
0.2ha (0.5 ac.) to	490	1,000m ² (10,763 ft ²) of the	 *For lots 0.2ha (0.5 ac.) to 0.29ha (0.73 ac.): 716m² (7,708 ft²) to 1,000m² (10,763 ft²) 		
1.0ha (2.5 ac.)	400	lot	For lots 0.29ha (0.73 ac.) to 1.0ha (2.5 ac.): • 1,000m ² (10,763 ft ²)		
1.0ha (2.5 ac.) to 2.0ha (4.9 ac.)	189	10% of lot size (farm home plate would be between 1,000m ² [10,763 ft ²] to 2,000m ² [21,527ft ²])	1,000m ² (10,763 ft ²)		
2.0ha (4.9 ac.) or greater	332	2,000m ² (21.527 ft ²)	1,000m ² (10,763 ft ²)		

* Derived from the City's floor area ratio of 0.55 for first 464.5 m² (5,000ft²) of lot size, and 0.30 for the remainder of the lot.

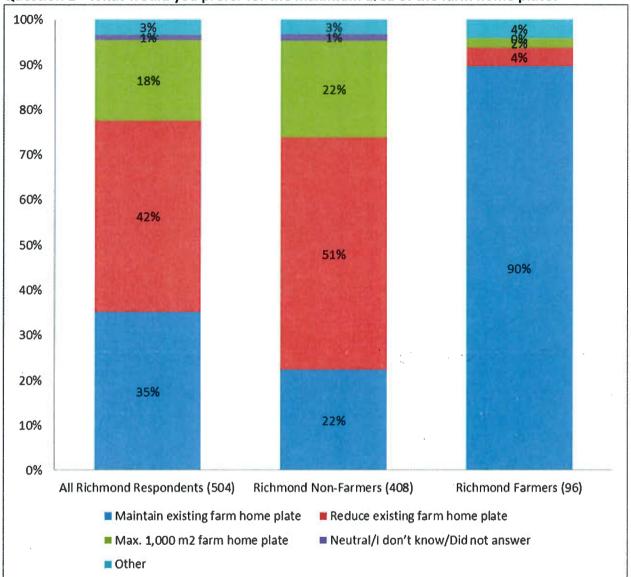
3. Other AG1 Regulations Adopted

The bylaws adopted on May 17, 2017 also established the following:

- 1. To limit the size of residential accessory buildings, the maximum floor area is 70 m² (753ft²). This floor area would apply to each residential accessory building and would be included in the overall maximum floor area for residential buildings.
- 2. To ensure that residential improvements are located close to the fronting road providing access to the lot, the farm home plate must not exceed a maximum depth of 75 m from the front property line.
- 3. To ensure that the house is located close to the fronting road, the back wall of the principal dwelling must not exceed 50 m (164 ft.) as measured from a constructed public road abutting the property.
- 4. To ensure farm access, the minimum residential side yard setback was increased to 4 m (13ft.) for lots that are less than 0.8 ha (2 ac.). For lots that are greater than 0.8 ha (2 ac.), the minimum side yard setback of 6 m (19.7 ft.) would remain.
- 5. To limit the number of dwellings on a property, no more than 1 principal dwelling per lot.

ATTACHMENT 2

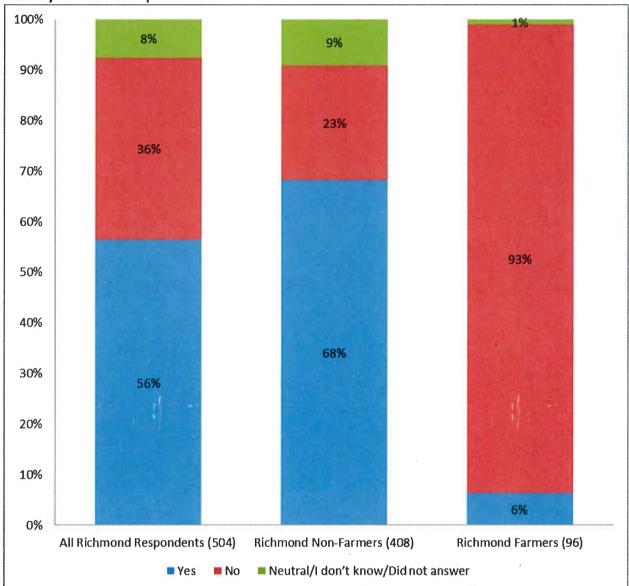






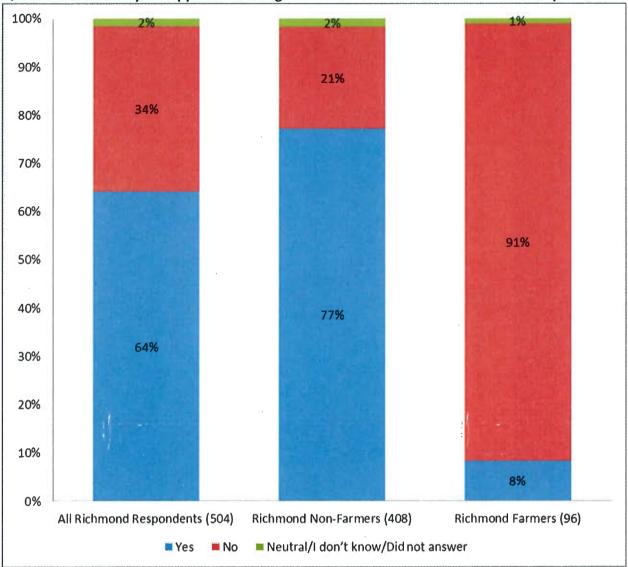
- The response 'Max. 1,000 m² farm home plate' was not a set response on the feedback form. There were 90 overall respondents who indicated this reponse.
- Other comments included:

Other comment	All	Non-farmers	Farmers
Decrease the City's existing maximum farm home plate area regulations	2	2	0
Increase the City's existing maximum farm home plate area regulations	9	6	3
Remove the City's existing maximum farm home plate regulations	2	1	1



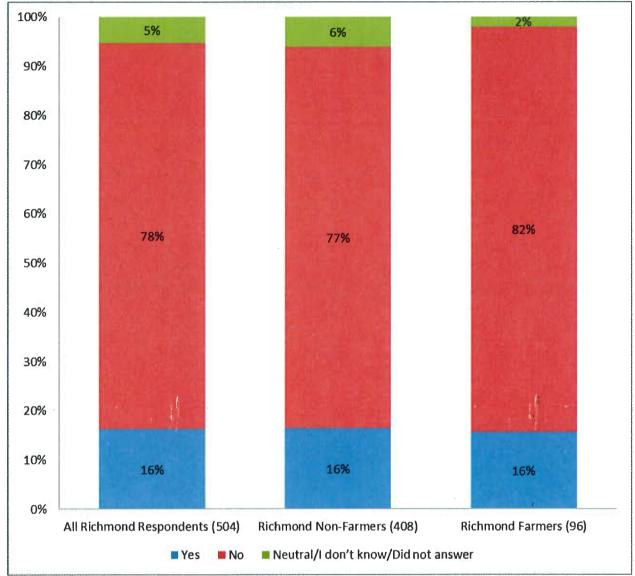
Question 2 - Do you think the entire septic system, including the septic field, should be within the City's farm home plate area?

- General comments provided in response to the question included the following:
 - including the entire septic system within the City's farm home plate area will increase the amount of land available for farming (51)
 - the location of the septic system should be determined by the farmer (or property owner) on a case-by-case basis (14)
 - \circ the City's existing farmland housing regulations are sufficient (3)
 - including the septic field within the farm home plate area is not functional (10)
 - Require connection to the City's sanitary sewer system (if within reasonable distance to the property) (6)
 - Require the septic tank in the farm home plate area, but the septic field outside the farm home plate area (4)



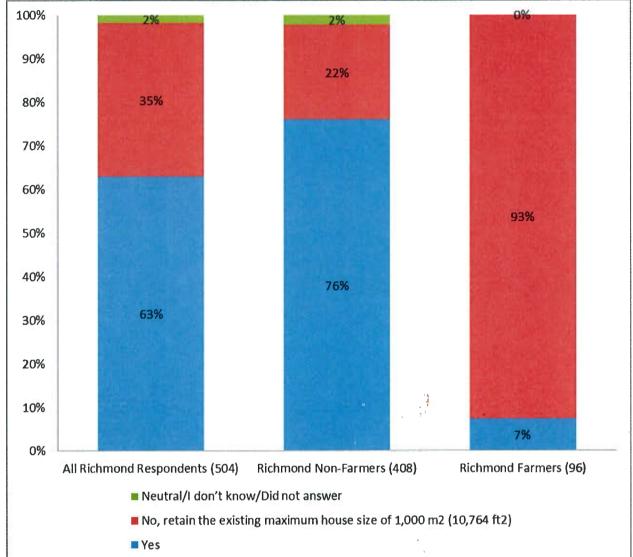


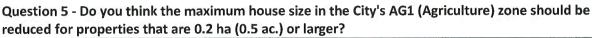
- General comments provided in response to the question included the following:
 - The existing regulations regarding housing on farmland should be more restrictive (76)
 - The maximum house footprint should be approximately $500 \text{ m}^2 (5,382 \text{ ft}^2) (3)$
 - The existing regulations regarding housing on farmland are adequate (24)
 - The other proposed regulations, including farm home plate area and septic field location, are sufficient (1)
 - There should be different limits to maximum house footprint for a one-storey house and two-storey house to ensure the same buildable floor area (2)



Question 4 - Would you be supportive of increasing the maximum house height from 2 1/2 storeys to 3 storeys provided the maximum house footprint is reduced?

- General comments provided in response to the question included the following:
 - increased house heights is not supported and should be consistent with surrounding single-family neighbourhoods (86)
 - reduce the maximum house height further to 2 storeys (5)
 - maintain the maximum house height and provide a maximum house footprint (2)
 - o if balanced with a required maximum house footprint (20)
 - increase the maximum house height and do not limit the maximum house footprint (13)

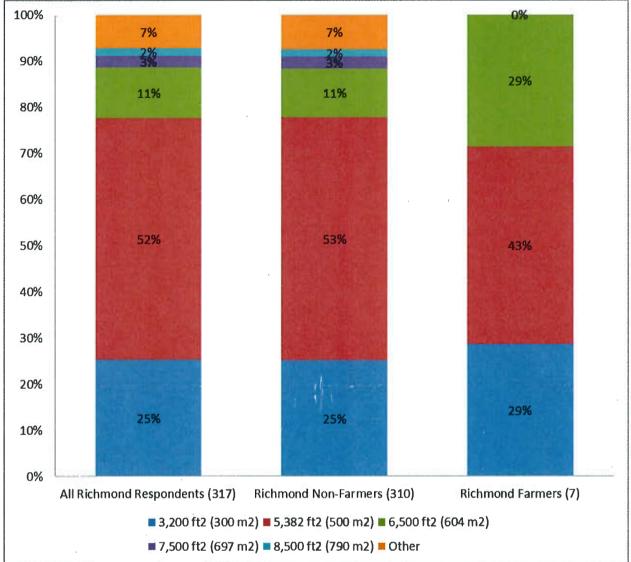




Notes:

- General comments provided in response to the question included the following:
 - the maximum house size should be reduced (90)
 - maximum house size should not be reduced any further (25)
 - \circ the maximum house size should be increased (4)
 - allow the farmer (or property owner) to determine the size of house to meet their needs (2)
 - Maximum house size should be based on percentage of uses (i.e. living, farming) (1)

Question 6 - If you answers yes to Question 5, which of the following house sizes (total floor area, including garage) do you think would be an appropriate maximum house size limit in the City's AG1 (Agriculture) zone for properties that are 0.2 ha (0.5 ac.) or larger?



Notes:

• The response '3,200 ft² (300 m²)'for maximum house size was not a set response on the feedback form. There were 80 overall respondents who indicated this reponse.

•	Other	comments	included	the	following:	

Other comments	All	Non-farmers	Farmers
2,500 ft ²	1	1	0
4,000 ft ²	5	5	0
Not specific, but less than 5,382 ft ²	10	10	0
More than 8,500 ft ²	3	2	1
No maximum house size limit, instead allow the farmer (or property owner) determine the size of house to meet their needs	1	0	1
No maximum house size limit, instead the total buildable floor area should be proportional to the size of the lot	3	3	0

Richmond Agricultural Advisory Committee

March 11, 2017

Memo to Richmond City Council Re: Proposed Farmland Housing Regulations

The farmers of the AAC are **strongly opposed** to the regulation alternatives proposed by the City. We feel it is important that we come up with a **"made in Richmond"** solution that respects the core nature of our community, that is – a community with a legacy and historic fabric consisting of a well-integrated blend of urban and rural residents. That being said, in respect of the City's objective to implement some form of regulations that provide reasonable rules with which to administer building applications that protect and preserve Richmond farmland and farming activities we tender the following recommendations.

1) Home Size:

- a) Home size should be limited to 1,150 Square Metres. This size is in line with the current average "approved building permit" applications as specified in the City's "Open House Summary Presentation". The document indicates the current average home size in the Richmond ALR / AG1 for 2015/2016 is about 1,100 square meters. We feel it would be highly inappropriate and inconsistent to implement a dramatic reduction in the size of new construction. Implementing the cap of 1,150 square metres will allow fairness and a degree of uniformity to the conditions that currently exist as well as stop the trend of increasing home sizes.
- b) The existing rules have worked well for bona-fide multi-generational farmers, hence we do not want to implement rules that prevent reasonable options to farmers.
- c) Large homes in Richmond's ALR do not necessarily discourage use of farmland for farming purposes. Cooperation between farmers and non-farming residents that have purchased farmland for the purpose of building a large home often results in the farm back lands being leased to a bona-fide farmer at a low lease rate. The homeowner benefits in reduced taxes on the portion of the land that is farmed and the bona-fide farmer benefits from inexpensive leased farm land on which to farm. In the existing environment it is less likely for a new farmer to <u>purchase</u> Richmond ALR land at current market rates and have an economically viable farming operation. Hence, this symbiotic relationship results in preservation and protection of farmland.
- d) In the case of a farm property owned by a non-farming resident that achieves farm classification by way of leasing its land to a bona-fide farmer, residential property tax rates should be applied to the residential portion of the property and the farm class property tax rate should be applied to the farmed portion of the property.

2) Home Plate Size:

a. While not in favour of a home plate size restriction we feel the existing building setback limit of 50 metres is effective in preserving land for farming purposes. Therefore, a reasonable home plate size formula should be the lessor of:

- i. 1 Acre or
- ii. 50 meters x the roadside property width. As an example a property with a 30 metre width x 50 metre setback = a maximum home plate of 1,500 square metres.
- b. It should be noted that 75% of the ALR / AG1 properties are less than 2 hectares and are narrow in width. We believe the majority of these properties would have a home plate of less than 1 acre because of the setback limitations.
- c. Regardless of size of the home plate, access of farm vehicles from the road to the farmable portion of the property must be provided in the building site design.

3) Homeplate and House Size of Farm Manager's residence:

- a. For those properties that qualify for a second or third residence there should be a separate home plate and home size equal to the guidelines set out above. Additional residences should not be forced into a common home plate with the primary residence home plate.
- 4) Seasonal Worker Buildings: should not be included nor affected by these regulations.
- 5) Setbacks:
 - a. The existing bylaw calling for a 50 metre setback on homes plus an additional 50 meters for accessory buildings is adequate, however, it should be amended to increase the setbacks by the width of any Riparian Management Setbacks that may fall within the building setback. By way of example, if there is a 15 metre Riparian setback required on a property then the home setback should be adjusted to 65 meters and the accessory building setback should be adjusted to 115 metres.

6) Septic Tanks / Fields:

- a. The septic tank should be included in the home plate but
- b. The septic field need not be located in the home plate.

The farmers of the AAC.

Richmond Farmers Institute

Response to the City of Richmond's proposed house size limits for AG1 zoned lands

The farmers of the Richmond Farmers Institute are opposed to further regulations impacting the viability of agriculture in the City of Richmond.

The RFI believes that truly bona fide farmers, whose primary occupation is farming, have behaved responsibly. Farmers have constructed and reside in homes that are appropriate and supportive of agriculture in our community.

We are aware of non-farmers who are purchasing AG1 land with the primary objective of building large residences and their impact on agriculture.

City Council may determine that the course of action needed to resolve this behaviour is to impose limitations on the size of house that can be constructed on AG1 zoned land. Regulations imposed on farm land in Richmond should be carefully considered to specifically address the challenges and needs of farm land in this municipality.

The RFI provides the following guidance when considering the impacts to the livelihoods of generational farmers and their families.

The maximum house size limit should be consistent with recent average house sizes constructed on AG1 zoned lands. A maximum house size of 1000 sq.m provides consistency and will prevent increasingly larger houses from being constructed.

A home plate should be determined using the following criteria:

- 1. Access for farming equipment to the farmable area of the property needs to be maintained.
- 2. Residential accessory structures should be limited to a maximum home plate size of 0.4 ha

The current maximum 50m setback for a residence is satisfactory. Additional residential structures within the current 100m setback are also satisfactory. Should a Riparian Management Area be present, the setbacks should be measured from the termination of the RMA.

Septic tanks may be included in the home plate, but septic fields need not be included.

Additional houses for full time farm workers, when appropriately qualified, should each have individual home plates, and be limited by the regulations consistent with the primary residence.

The current 0.6 Floor Area Ratio for residential and farm buildings, except where greenhouses are located on the lot, in which case the maximum FAR would be 0.75, of which at least 0.70 FAR must be used for greenhouses is satisfactory.

Seasonal worker buildings should not be affected by the proposed housing regulations.

The Richmond Farmers Institute

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February 18, 2018

City of Richmond Planning Committee 6911 No. 3 Road Richmond, British Columbia V6Y 2C1 Canada

Dear City of Richmond Planning Committee & Staff:

In May of 2017, Richmond Farmland Owner's Association worked extensively and sincerely with Richmond City Council, Pioneer Farming Families and Local Community Groups to create new policies regarding house sizes on our farmland.

These new regulations were evidence-based, pragmatic, and practical, assuring that farming in Richmond would continue for generations to come. This 'Made in Richmond' solution was a fair compromise, developed using evidence-based decision-making. After this implementation, the average home being built in Richmond is 8,192 sqft in size, compared to 12,000 sqft prior to adoption of the policy. Under the modified regulations, only 11 new applications have been submitted and there has been a 32% reduction in home size. This is clear evidence that the current bylaws are working.

The policy created in 2017 has not yet had time to prove itself since the homes currently under construction were approved prior to the 2017 restrictions. A true measure of the success of this new policy is the 32% reduction in home size on those applications that have been submitted after the implementation of the 2017 restrictions. This compromise is working.

Now, barely six months after this updated policy came into effect, we are finding ourselves once again being targeting by individuals who unfortunately do not understand the realities of farming in our community. Due to pressure from special interest groups, Richmond City Council is considering dramatically reducing these home sizes again which is creating economic uncertainty within the local farming community, and putting its long-term sustainability at risk.

We are asking the City of Richmond Mayor and Council to not make any further changes to this policy, as we truly believe that we have reached a balanced and fair solution, which leads the Province by example.

Sincerely. Bhopinde-Dhiman

Signed on Behalf of the Membership Richmond Farmland Owners Association



FarmWatch Richmond asks Mayor and Council to listen to experts and majority, adhere to Ministry guidelines for home size to Save our Soil

"Estate mansions should be built on a hillside, not on the best soil in the world" - Teresa Geddert, retired farmer

In Richmond, high-capacity, agricultural land reserve (ALR) farmland has been under significant threat for decades. Farms with class 1-3 soil have been regularly removed for non-farming uses.

In the last decade, land speculators and property developers have <u>been buying farmland</u>, driving up prices and building <u>sprawling</u>, <u>gated</u>, <u>mega-mansions</u> on what were productive strawberry, raspberry and vegetable fields.

Precious farmland needed for growing food continues to be taken out of production at an alarming rate.

In the last year alone, Richmond has seen a net loss of 50 farms, according to a Richmond Finance Department memorandum, *Property Use in Agriculturally Zoned Lands in the City of Richmond*, January 12, 2018.

While 61 properties either lost the farm classification entirely or had a reduced percentage of farming on the property, 11 properties were given farm status.

Of the 61 farms which lost farm status in 2017-2018:

- 17 properties had 100% farm use in 2017 and switched to 100% residential use in 2018.
- 39 properties with mixed farm/residential/other use in 2017 lost their farm use in 2018.
- 5 properties had 100% farm use in 2017 and switched to residential and farm use in 2018.

These statistics are alarming and prove that the residential development we have seen is not for farm use. With residential development squeezing farmers off the land, the number of local farms is declining. Speculative land owners are less likely to issue leases to local farmers. The farm house should be no larger than Ministry of Agriculture guidelines to ensure the property remains farmable in the future.

May 2017 new rules

In 2017, to address the growing problem of mansions taking farmland out of production, Richmond City Council adopted bylaw amendments to preserve land for agriculture.

Amendments included an introduction of various home plate sizes depending on the size of the parcel, as well as two separate house size maximums, 500m² (5382 ft²) for farms less than 0.2 ha (0.5 ac) and 1000m² (10,764 ft ²).

Will these new rules make any difference to saving our soil for farming?

Yes, but the rules don't go far enough.

If a large farm house is required for a large farm operation, this is certainly not required on a 0.75 acre parcel. Some farmers we have consulted suggested a larger home size for farms over 10 acres. The 0.5 acre separation for house size has no relevance to needs for farming. The small farms we see that produce food have very small houses with maximized growing space. Even homes of 500m² will have a significant negative impact on a small farm when replacing a house that is 150m². Most of the small farms are right in the city centre. These are the most vulnerable to speculative development as pointed out in the <u>Ministry of Agricultural guidelines to bylaw development</u>. These farms are where it is essential to have house sizes in line with the average of what would be allowed on nearby residential lots.

If Richmond continues with a two-tiered house size bylaw, our suggestion would be 300m² (3,299 ft²) on farms under 10 acres and up to 500m² (5,382 ft²) on farms over 10 acres.

Farmers who want to build larger homes for farming needs can apply for a variance from the City through <u>Richmond Bylaw 9706</u> (p.4). The only farmers impacted by a house size limit that follows expert recommendations and Ministry of Agriculture guidelines are those involved in real estate development.

We have heard at public hearing that owners of farmland should have the right to recoup their property investment, and that limiting house size to smaller than 10,764 ft. would have a significant financial impact. We wanted to know if this was true so we consulted a financial expert.

When a new home is built, a large building is worth more than a small building because of the construction costs. But, BC Assessment depreciates buildings every year. It is the value of the land that increases over time, while the value of the building decreases over time, unless major improvements are made.

In effect, there is only profit found in building a larger home, if it is being built to sell. This is real estate development, not farm use.

The agricultural land reserve was not created to generate a large return for a land owner as an investment. It was created to minimize residential and non-farm use and prioritize agriculture. People are aware of this when purchasing ALR land on their land title, as per <u>ALC</u> "buying or owning farmland". Farmland owners do not have a right of financial return on their land as a property investment only.

Farmers that we have consulted with identify farm price escalation as a barrier for farming.

"It's quality not quantity and the same goes for the house; consumers will pay a hefty price for food if things keep going the way they are going" Tim Rempel - Rockweld Farms

"Large gains in land value add another layer of difficulty for kids to take over the farm" - Adam Renner, Adili Farms Ltd.

"The creation of the ALR automatically determined food production over real estate value. There is no way to reconcile the two; one has to be prioritized unless people start paying \$50 per potato." - anonymous Richmond farmer who can't speak up due to land leasing vulnerability

Regarding the consideration for a smaller overall home plate, this will have no major effect on the price of land either. The benefit however is that a much greater portion of the land can be farmed and leased.

The fill that is brought in to cover the entire home plate area often introduces contaminants, illegal material, or invasive plant species to the native soil, and affects the drainage and water systems of the adjacent farmland. We see this effect render remaining farmland unusable or seriously diminished on small Class 1 clay vegetable farms which are more vulnerable than perennial farms such as blueberries.

Richmond FarmWatch recommends a 1000m² home plate including the septic field. We would support the May 2017 bylaw for home plate of up to 2000m² for Richmond's largest farms (over 10 acres), including the septic field, if there was an additional regulation for a maximum 1000m² of fill for the area of the house. The remaining home plate would be at the level of the farming field for better integration of the home plate to the field. This supports farming use and has less of a damaging impact on the soil.

Food security and community needs over the wants of a small special interest group BC currently produces only <u>45 per centof its food</u>, according to Dr. Lenore Newman,<u>Canada Research</u> <u>Chair in Food Security and Environment</u>, and a University of the Fraser Valley professor.

Richmond must make saving our soil for food production and saving agricultural jobs a key priority. The history of farming in Richmond, and our unprecedented access to local fresh food so close to an urban area, is a large part of what makes Richmond so special. Our farming community is a large reason for the tourism we receive which benefits local business and Richmond as a whole. Without securing

farmable land for future farmers, Richmond's agricultural economy faces a serious risk of future decline, when in fact there is incredible potential for Richmond to be a leader in regional food production.

Recommendation

Richmond FarmWatch urges Richmond Council show leadership by implementing the following:

- 1. Maximum Farm Home Plate: Other. 1000m² (possible expansion to 2000m² for larger farms if the maximum fill area remains 1000m²)
- 2. Septic system within farm home plate. Yes
- 3. Limit house footprint? Yes
- 4. Increase house height? No
- 5. Reduce house size for properties 0.2 ha or larger? Yes and properties under 0.2 ha
- Appropriate limit for farmhouse size? Other. 300m² (3,299 ft²) (This would require changing the parcels under 0.2 ha (0.5 ac) which are currently 500m² to 300m². Council may wish to consider a two tiered house size based on over 10 acres and under 10 acres.
- 7. What should other levels of government do?
 - Apply the additional Property Transfer Tax (PTT) (foreign buyers' tax) to farmland.
 - Strengthen the ALR to support the farming economy jobs, economic spin-offs.
 - Stop farmland speculation to protect the farming industry.
 - Discourage land investors from buying up farms.
 - Step up ALC enforcement.
 - Clarify that houses in the ALR are required to be for farm use.
 - Help new farmers get into farming.
 - Protect farm leasers from instability; incentives to give longer term leases.

Other considerations to strengthen access and ability for leasing farmers to succeed could be implemented during new home permitting process:

- all services required for farming incorporated into the design of the home plate and made available at start of farm field (e.g., access to water for irrigation and electricity for food storage).
- functional access to the farmland for soil amender deliveries and other access needs.
- access to necessary amenities and secure storage for equipment.
- house and footprint design options that allow for suites and temporary dwellings for leasing farmers or farm-workers to live in.

Who we are

Richmond FarmWatch represents farmers, residents and businesses concerned with saving our soil. The organization was originally created in 2013 by South Slough Area farmers - many third and fourth generation - to stop the dumping of construction waste on farmland. Since then the organization has grown to represent a wide array of property owners and residents on ALR farmland, Richmond residents and business owners, and those concerned with saving our soil from all parts of the province.

Richmond FarmWatch requested Richmond Council to strengthen its Soil Bylaw and is very pleased with the increase in Agricultural bylaw monitoring/enforcement that has occurred since that time.

Richmond FarmWatch met with the project manager agriculture specialist for the Massey Tunnel Replacement Project to express concerns about the project's negative impact on farmland and farming in Richmond.

Richmond FarmWatch was a stakeholder and consulted for the ALR/ALC Revitalization with the Agricultural Land Commission and Provincial Agricultural Advisory Committee. We have met with the Minister of Agriculture and have an upcoming meeting with BC Green Party leader Andrew Weaver. Richmond FarmWatch was named as a stakeholder for our submission to the provincial government regarding potential regulations to growing cannabis on ALR land.

Richmond FarmWatch has been consulted by major media outlets in the region as a voice for the protection of farmland.

Hopkins, John

From:	MayorandCouncillors	
Sent:	Monday, 26 February 2018 10:30	
То:	Konkin,Barry; Craig,Wayne; Hopkins,John; Woo,Gavin	
Cc:	White,Amelia; Powell,Jo Anne	
Subject:	FW: Let's Push to Have ALR Lands 100% PROTECTED!!! ONLY!!! Apply a 100% Foreign Buyer's Tax !	MAKE it available for FARMING

From: vintageann [mailto:vintageann@shaw.ca]

Sent: Friday, 23 February 2018 15:46

To: MayorandCouncillors; Prime Minister/Premier Ministre; Ahmed.Hussen@parl.gc.ca; Bill.Morneau@parl.gc.ca **Cc:** AGR.Minister@gov.bc.ca; FIN.Minister@gov.bc.ca; Diane.Lebouthillier@parl.gc.ca; MAH.Minister@gov.bc.ca; AG.Minister@gov.bc.ca; jody.Wilson-Raybould@parl.gc.ca dian; OfficeofthePremier, Office PREM:EX **Subject:** Let's Push to Have ALR Lands 100% PROTECTED!!! MAKE it available for FARMING ONLY!!! Apply a 100% Foreign Buyer's Tax !

> In Richmond B.C. the City Council has not been proactive in protecting some of the most arable farmland in Canada from becoming private foreignowned estates, with mansion sized housing and subsequent property assessments so high that the land will never be owned by farmers again.

Start with a 100% Farming Only for Richmond's ALR lands and a modest single house size of 3,000 square feet only!

Why in the world would a farmer need a house of 10,763 square feet? That's larger than many hotels!!!!

ABSOLUTELY NO ALR LANDS should be taken out of the ALR Land reserve to be used for other purposes!!!

The BC Government, The CRA, The RCMP, FINTRAC & Inspectors from the City Of Richmond MUST keep doing regular spot checks and frequent monitoring on what's going on in these "MEGA MANSIONS" being built on ALR Land in Richmond.

Richmond council has inadvertently assisted these illegal & dubious activities, by allowing these huge homes to be built, which are OBVIOUSLY not being used by farmers!

Frequent reports in the news about these mega mansions being used as *illegal casinos, illegal hotels, illegal airbnb's, birth tourism hotels, brothels and for illegal activities abound!*

Both the B.C. Government & Federal Government are now aware of what's been going on here! There's definitely a need for both a Provincial & Federal inquiry.

Mansion Estates or Class A Agricultural Land in the City of Richmond?

23FridayFeb 2018

Posted by Sandy James Planner in Housing, Infrastructure, Landscape, Richmond, Social issues

≈ 3 Comments Tags

Big Estate Houses on the ALR



This story illustrates the problem of expectations when existing regulations are not enough to achieve a higher purpose, like protecting farmland. In Richmond B.C. the City Council has not been proactive in protecting some of the most arable farmland in Canada from becoming private foreign-owned estates, with mansion sized housing and subsequent property assessments so high that the land will never be owned by farmers again. There was an outcry in the City of Richmond over the size of the houses being placed on farmland and being taken out of farming and turned into private estates. In May 2017 Council moved that house size would be capped to 10,763 square feet on lots that were larger than half an acre. The Provincial regulations for the Agricultural Land Reserve (ALR) says that houses on these larger lots should be no larger than 5,382 square feet, half of the size.

<u>Price Tags Vancouver has written several times</u> about these ALR properties in Richmond which can be purchased without the 20 per cent foreign buyers tax and can also pay lower agricultural property taxes if a minimal farming crop or livestock are raised on the land. <u>We also covered the story of a shell company</u> that purchased a 26 acre piece of farmland in 2014 for \$88,000 in Richmond. Now that the property has a half built mansion on it, with a 2017 assessed property value of \$8.3 million. As <u>Richmond Farm</u> <u>Watch and Richmond resident Laura Gillanders observes</u> "One by one each of these farms is being taken out of production and making sure it is never farmed by a farmer who can live on that land. It goes to show these mansions are not being built for farming." <u>You can take a look on the Farm Watch site</u> at the "Visuals" section

PLN₃ - 48

documenting the before and after photos and films of these properties taken out of agricultural production and made into mansioned estates.

<u>As the Richmond News reports it is</u> no surprise that a group called The Richmond Farmland Owners Association "*has launched a campaign and online petition to protect farmers' property rights and land value.*" You can hardly blame them. They want the current mansion sized dwelling to now remain as the status quo, seeing a reduction in house size as an impediment to property value. Some argue that the large houses are small compared to the land around them. Council does allow for larger square foot houses when it is for larger extended family groups.

There is a <u>Change.org</u> petition <u>which can be viewed here</u> where the Richmond Farmland Owners Association says that Richmond is infringing on property rights, and that these rights will be taken away if house sizes are reduced. Meanwhile the group Richmond FarmWatch wants the City of Richmond to follow the provincial guidelines for land in the ALR, and are planning a public rally is to be held at Richmond City Hall Monday, Feb. 26 at 6:30 p.m. and you can see a copy of the petition put out by the Richmond Citizens Association <u>here.</u>

The last word goes to land economist Richard Wozny with Site Economics who passed away earlier this month. Wozny's analysis indicated that a house of 4,200 square feet was in line with farm land values, half the size of the currently approved 10,763 square feet for agricultural land over half an acre.

There is a YouTube video below from March 2017 showing the size of "farm" houses being constructed on agricultural land in Richmond.



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About Sandy James Planner

City Planner/Place Shaker, author, co-editor of Price Tags, passionate about Green Streets and

Walkability, TEDx Speaker, Director of Walk Metro Vancouver, past chair of International Walk21 Vancouver

Conference, Master Gardener, sparking livable walkable places we all want to live in. Twitter: sandyjamesplan

Blog: sandyjamesplanner.wordpress.com www.walkmetrovan.ca

View all posts by Sandy James Planner »

Hopkins, John

From: Sent: To: Cc: Subject: MayorandCouncillors Monday, 26 February 2018 10:28 Konkin,Barry; Hopkins,John; Craig,Wayne; Woo,Gavin Powell,Jo Anne; White,Amelia FW: House Sizes on ALR land

From: MayorandCouncillors Sent: Monday, 26 February 2018 10:28 To: 'De Whalen' Subject: RE: House Sizes on ALR land

Good morning Ms. Whalen,

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 Planning and Development staff.

Thank you again for taking the time to bring your concerns to our attention.

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

From: De Whalen [mailto:de_whalen@hotmail.com] Sent: Saturday, 24 February 2018 14:29 To: MayorandCouncillors Subject: House Sizes on ALR land

February 24, 2018

Richmond City Hall 6911 No. 3 Road Richmond, BC

Dear Mayor & Councillors:

This is a written submission to Richmond City Council about maximum allowable house sizes on agricultural land in Richmond.

I would urge Council to amend their current policy and bylaw from allowing houses in excess of 10,000 square feet, to the ALR guidelines which allows for a maximum of around 5,000 square feet. Richard Wozny's analysis pointed to the detrimental effect of taking the price of farmland beyond the reach of farmers if very large houses are allowed to be built on ALR. Once that land is built on it is essentially taken out of the ALR.

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I have heard it said that farmers should have cart blanche on house sizes. But the City has already built in a variance process. If farmers wish to build a house larger than the ALR guidelines, they can apply for a variance. Richmond residents and land owners apply to the City every day for variances to the bylaws. There should be no reason why farmers would find it so much more difficult to apply for a variance than everyone else.

On a personal note, I can say that one of the 'farmers' at the public hearing who spoke in favour of very large houses on ALR is a neighbour. They paid \$2.25 million for 1.3 acres, took possession in July 2017 and bulldozed all the trees and the topsoil in August. This 3000 sq. ft beautifully hand-crafted vacant house somehow burned down in October. A charred hulk and a razed back property is now for sale for about \$2.8 million with a promise that the seller can provide house plans to build a new much larger house.

Please, City Council, do the right thing and revert your policy and bylaw to the ALR guidelines.

Sincerely,

Deirdre Whalen 13631 Blundell Road Richmond BC V6W 1B6

604.230.3158

"Small acts, when multiplied by millions of people, can quietly become a power no government can suppress, a power that can transform the world." Howard Zinn

Kindness is in our power even when fondness is not. Henry James

Hopkins, John

From:	MayorandCouncillors
Sent:	Monday, 26 February 2018 10:27
То:	Konkin,Barry; Hopkins,John; Craig,Wayne; Woo,Gavin
Cc:	Powell,Jo Anne; White,Amelia
Subject:	FW: House Size Limits on Agricultural Land/Land Within the ALR

From: MayorandCouncillors
Sent: Monday, 26 February 2018 10:26
To: 'Jackie Brown'
Subject: RE: House Size Limits on Agricultural Land/Land Within the ALR

Good morning Jackie,

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 Planning and Development staff.

Thank you again for taking the time to bring your concerns to our attention.

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

From: Jackie Brown [mailto:jackiejbrown@shaw.ca]
Sent: Sunday, 25 February 2018 23:37
To: MayorandCouncillors
Subject: House Size Limits on Agricultural Land/Land Within the ALR
Importance: High

Mayor and Councillors,

I write to express my concern with the building of extremely large houses (I won't refer to them as homes) on Richmond's agricultural land.

There have been too many mansions built on land that should have been retained for farming purposes. There are many examples of land where the City has allowed houses and driveways to be built that exclude any possibility of future farm use (No. 4 Road east of Finn Road) and ridiculously large houses that will not house a farmer and his/her family; these properties simply become estates.

As a lifelong resident of Richmond I grew up on farmland, and still live in my family home within the ALR. Fortunately at this time, much of the surrounding land is still farmed, but not by those who have purchased the land and built mansions on them; it has been leased to local farmers to ensure the landowner receives the tax break. My constant fear is that, because of lack of Council action to prevent it, we will lose this fertile land to more gigantic houses that are built for nothing more than prestige and/or investment.

We cannot afford to lose any more viable farmland to housing. I am imploring you to implement changes to City Bylaws to limit the size of houses built on land within Richmond's ALR to a maximum of 500 m2 (5382 sqft), with a moratorium on new applications until the new house size is adopted as a bylaw.

Yours hopefully,

Jackie Brown

Sent from Mail for Windows 10

Profile of Richmond's AG1 Parcels

There are a total of 2,195 parcels in Richmond's Agriculture (AG1) zoned land. However, only 1,274 (58%) of those parcels have residential development potential, as they have frontage on an improved road allowance providing vehicular access (Figure 1).

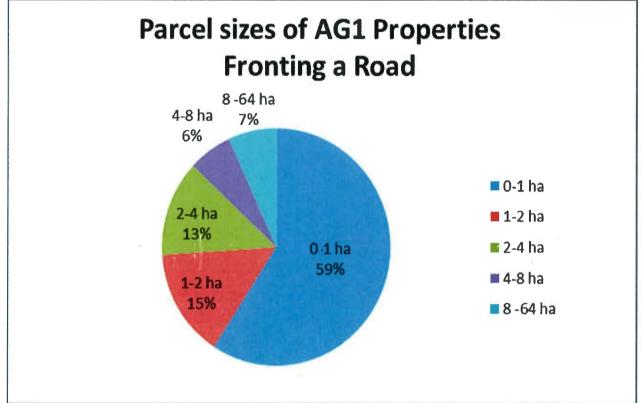


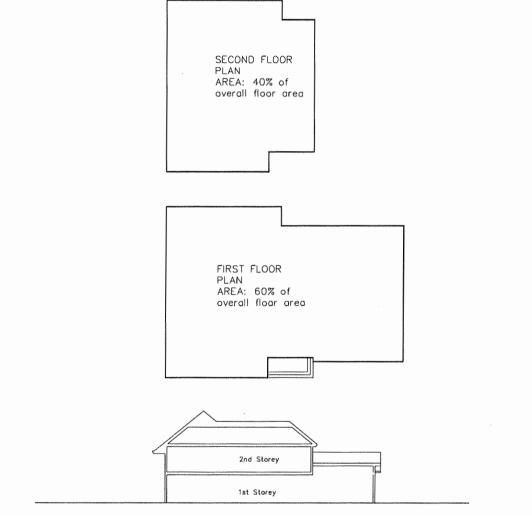
Figure 1: Parcel sizes of AG1 properties fronting a road (area in hectares [ha])

Of the 1,274 AG1 zoned parcels that have residential development potential:

- 753 (59%) are less than 1.0 ha (2.5 acres) with the following sub-sets:
 - \circ 263 are less than 0.2 ha (0.5 acres)
 - \circ 259 are between 0.2 ha (0.5 acres) and 0.4 ha (1.0 acres)
 - \circ 231 are between 0.4 ha (1.0 acres) and 1.0 ha (2.5 acres)
- 189 (15%) are between 1.0 ha (2.5 acres) and 2.0 ha (4.9 acres)
- 166 (13%) are between 2.0 ha (4.9 acres) and 4.0 ha (9.9 acres)
- 166 (13%) are greater than 4.0 ha (9.9. acres)

2 STOREY HOUSE

- FIRST STOREY: 60 % of overall floor area
- SECOND STOREY: 40% of overall floor area

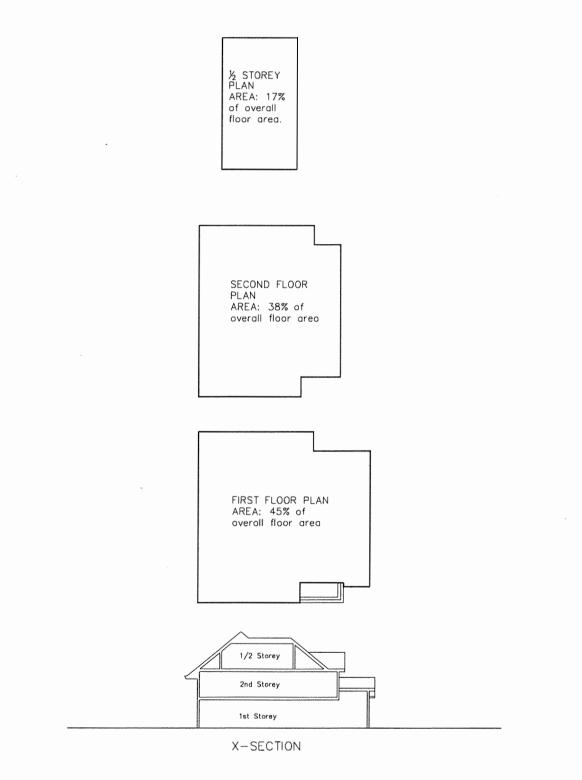


X-SECTION

note: this is a Pch Nptu **56** agram meant to demonstrate potential building massing

21/2 STOREY HOUSE

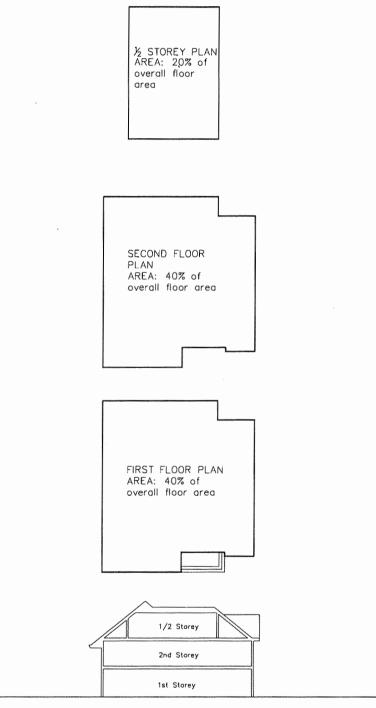
- FIRST STOREY: 45 % of overall floor area
- SECOND STOREY: 38% of overall floor area
- 1/2 STOREY LEVEL: 17% of overall floor area



note: this is a PbrNeptu57/iagram meant to demonstrate potential building massing

21/2 STOREY HOUSE

- FIRST STOREY: 40 % of overall floor area
- SECOND STOREY: 40 % of overall floor area
- ½ STOREY LEVEL: 20 % of overall floor area

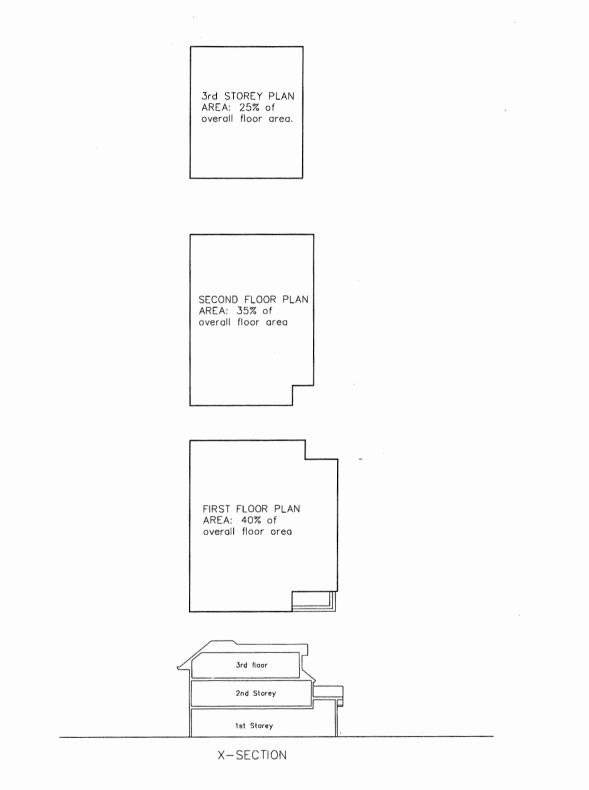


X-SECTION

note: this is a**RinN**p**t**u**58**iagram meant , to demonstrate potential building massing

3 STOREY HOUSE

- FIRST STOREY: 40 % of overall floor area
- SECOND STOREY: 35 % of overall floor area
- THIRD STOREY: 25 % of overall floor area



note: this is a **Ren** to demonstrate potential building massing

ATTACHMENT 10

Summary of Feedback Received from the LetsTalkRichmond.ca Feedback Forms

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No.	Торіс	#
1	Foreign buyers tax should be applicable to farmland	120
2	Provide greater incentives for farmers (existing and new), including more tax reductions, grants and training opportunities	
3	Agricultural Land Commission (ALC) and Agricultural Land Reserve (ALR) regulations should be strengthened, provided greater authority and enforced (including monitoring, inspections, penalties for non-compliance)	81
4	Prevent farmland speculation by applying additional taxes when properties are sold more than once within a short period of time	80
5	Require ALR land to be used for farming purposes only. For example, purchasers or operators of ALR land are required to go through an approval process to demonstrate what will be farmed and how the land will be farmed	70
6	Increase protection for those who lease farmland for farming purposes and require longer lease terms, and incentivize owners who do not farm to lease their land (i.e. tax exemptions).	42
7	Ban all foreign ownership of farmland	36
8	 Implement property tax measures to encourage farming: Increase property taxes for properties within the ALR that are not farmed (unless evidence is provided the land cannot be farmed) 	27
	• Increase the minimum farm income requirements as defined by BC Assessment to classify as a farm	11
	 Remove the tax exemptions altogether Restructure the minimum farm income requirements as defined by BC Assessment to be proportional to the lot size to classify as a farm 	4 2
9	Restrict the maximum size of house permitted on farmland (City)	22
10	Prohibit and enforce illegal activity on farmland, such as hotels, casinos, air b&b, etc. (City)	13
11	Provide education on the benefits of farming and how to farm, and partner with organizations to promote farming in schools	9
12	Promote local purchasing of goods, for example support programs such as farm-to-school	9
13	Allow the farmer (or property owner) to decide how best to use their land and listen to the expertise of existing farmers	9
14	Limit the length of time a property in the ALR can go unfarmed	6
15	Do not permit the rezoning of ALR land	4
16	Reduce water rates for irrigation of farmland	4
17	Monitor and enforce the illegal dumping of materials on farmland and apply significant fines	
18	Set a cap on the price of farmland (i.e. \$/acre) and apply a luxury tax if the sale exceeds this amount	
19	Permit micro-farming or vertical farming and other innovative farming methods	4
20	Do not permit non-farm uses on farmland (i.e. golf courses and religious institutions)	3

		_
21	Do not permit hobby farms (or remove the ability for these farms to receive tax breaks)	3
22	Regulations should focus on farmland that actually has the ability to be farmed	3
23	Apply the empty homes tax	3
24	Stop encroachment of industry on farmland (i.e. Port of Vancouver	2
25	Provide incentives for organic farming (i.e. tax exemptions and grants)	2
26	Assist farmers to expand their market to sell their products	2
27	Develop a registry of current and potential farmers and landowners to improve accessibility to farming	1
28	City should start purchasing farmland and lease to new farmers	1

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Report to Committee

То:	Planning Committee	Date:	March 1, 2018
From:	Kim Somerville Manager, Community Social Development	File:	08-4057-05/2018-Vol 01
	Housing Agreement Bylaw No. 9772 to Permit the Affordable Housing Units located at 3328 Carsca Sexsmith Road (Pinnacle Living (Capstan Village	llen Roa	d and 3233 and 3299

Staff Recommendation

That Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the *Local Government Act*, to secure the Affordable Housing Units required by the Development Permit DP 16-735564, as outlined in the report titled "Housing Agreement Bylaw No. 9772 to Permit the City of Richmond to Secure Affordable Housing Units located at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road (Pinnacle Living (Capstan Village) Lands Inc.)," dated March 1, 2018, from the Manager, Community Social Development.

Kim Somerville Manager, Community Social Development (604-247-4671)

Att. 2

REPORT CONCURRENCE					
ROUTED TO:	Concl	JRRENCE	CONCURRENCE OF GENERAL MANAGER		
Law Development Applications		5 5	Gover.		
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE		INITIALS:	APPROVED BY CAO		

Staff Report

Origin

The purpose of this report is to recommend that Council adopt Housing Agreement Bylaw No. 9772 (Attachment 1) to secure at least 979.9 m^2 (10,547.6 ft^2) in the form of 12 affordable housing units in the proposed development located at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road (Attachment 2).

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

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

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

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report also supports the Social Development Strategy Goal #1: Enhance Social Equity and Inclusion:

Strategic Direction #1: Expand Housing Choices

As well, this report and bylaw are consistent with the Richmond Affordable Housing Strategy, adopted on May 28, 2007, which specifies the creation of affordable low end market rental units as a key housing priority for the City.

The applicant, Pinnacle Living (Capstan Village) Lands Inc., has applied to the City for a Development Permit (DP 16-735564) for the second phase of a four-phase, mixed use project in the City Centre's Capstan Village area. Phase 2, which comprises a total of 39,194.5 m² (421,886.1 ft2) of residential area resulting in 418 dwellings units, including 12 affordable housing (low-end market rental) units, is consistent with the City's Affordable Housing Strategy 2007. This application is grandfathered under the previous Affordable Housing Strategy requirements. The Phase 2 Development Permit was approved by the Development Permit Panel on August 9, 2017.

The Phase 2 Development Permit is associated with Pinnacle International (Richmond) Plaza Inc.'s rezoning application (RZ 12-610011) for rezoning of lands in the area generally bounded by No. 3 Road, Sea Island Way, Sexsmith Road, and Capstan Way from "Single Detached (RS1/F)" to "Residential/Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) - Capstan Village (City Centre)" and "School & Institutional Use (SI)." The rezoning bylaw was adopted by Council on December 17, 2014. For Phase 1, prior to rezoning adoption the developer entered into Housing Agreements (Bylaw No. 9161 & 9162) to secure 17 Artist Residential Tenancy Studio (ARTS) units and 11 affordable housing (low-end market rental) units. As per RZ 12-610011 requirements, additional affordable housing units are required in Phases 2, 3, and 4. At build-out of all four phases, the developer must provide a final total of 17 ARTS units along with 5% of total residential floor space for affordable (low-end market rental) units (approximately 63 units). The requirements of each phase are shown in Table 1:

<u>Table 1</u>

Phase	Lot	Max. Permitted Residential Floor Area Under ZMU25 (excluding ARTS Units)	Minimum Affordable Housing Requirement (excluding ARTS Units)		
			Habitable Floor Area Requirement	Lot-by-Lot Distribution of Habitable Floor Area	
1	1	33,750.6 m ²	1,687.5 m ² (5%)	843.8 m ² (2.5%)	
2	2	39,194.5 m ²	1,959.7 m ² (5%)	979.9 m ² (2.5%)	
3	3	15,732.2 m ²	786.6 m ² (5%)	1,980.4 m ² (12.6%)	
4	4	7,937.2 m ²	396.9 m ² (5%)	1,026.6 m ² (12.9%)	
Total		96,614.5 m ²	4,830.7 m ² (5%)	4,830.7 m ² (5%)	

Through RZ 12-610011, the development of future Phases 3 and 4 is restricted by legal agreements registered on title (restricting Development Permit issuance for those phases) until, on a phase-by-phase basis, the developer provides additional affordable housing units and enters into Housing Agreements to secure the required units in perpetuity. The floor area requirements as set out in Table 1 above, with the unit breakdown to be determined through the future Development Permit processes.

Analysis

The subject development application involves a development consisting of approximately 418 dwelling units, including 12 affordable housing (low-end market rental) units. The affordable housing units anticipated to be delivered are as follows:

Table 2

Unit Type	Number of Units	Maximum Monthly Unit Rent	Total Maximum Household Income
1 bedroom	2	\$950	\$38,000 or less
2 bedroom	8	\$1,162	\$46,500 or less
3 bedroom	2	\$1,437	\$57,500 or less
Total	12		

The Housing Agreement restricts the annual household incomes for eligible occupants and specifies that the units must be made available at low-end market rental rates in perpetuity. The

Housing Agreement also specifies that occupants of the affordable housing units shall have unlimited access to all on-site indoor and outdoor amenity spaces as well no additional charges for affordable housing parking spaces and other administrative costs. The applicant has agreed to the terms and conditions of the attached Housing Agreement, and to register notice of the Housing Agreement on title to secure the 12 affordable rental housing units.

Financial Impact

None.

Conclusion

In accordance with the *Local Government Act* (Section 483), adoption of Bylaw No. 9772 is required to permit the City to enter into a Housing Agreement which together with the housing covenant will act to secure 12 affordable rental units that are proposed in association with Development Permit DP 16-735564.

Joyce Rautenberg Affordable Housing Coordinator (604-247-4916)

Att. 1: Bylaw No. 9772, Schedule A2: Map of Subject Property



Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772

The Council of the City of Richmond enacts as follows:

1. The Mayor and City Clerk for the City of Richmond are authorized to execute and deliver a housing agreement, substantially in the form set out as Schedule A to this Bylaw, with the owner of the lands located at 3328 Carscallen Road and 3233 and 3299 Sexsmith Road and legally described as:

PID: 029-462-932 Lot 2 Section 28 Block 5 North Range 6 West New Westminster District Plan EPP43707

This Bylaw is cited as "Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772".

FIRST READING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND APPROVED for content by originating dept APPROVED for legality by Solicitor

MAYOR

CORPORATE OFFICER

Schedule A

To Housing Agreement (3328 Carscallen Road and 3233 and 3299 Sexsmith Road) Bylaw No. 9772

HOUSING AGREEMENT BETWEEN PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. AND THE CITY OF RICHMOND

HOUSING AGREEMENT (Section 483 Local Government Act)

THIS AGREEMENT is dated for reference February 28, 2018,

BETWEEN:

6 1

PINNACLE LIVING (CAPSTAN VILLAGE) LANDS INC. (Inc. No. BC0884962), a corporation pursuant to the *Business Corporations Act* and having an address at 300-911 Homer Street, Vancouver, British Columbia, V6B 2W6

(the "**Owner**")

AND:

CITY OF RICHMOND, a municipal corporation pursuant to the *Local Government Act* and having its offices at 6911 No. 3 Road, Richmond, British Columbia, V6Y 2C1

(the "City", as more particularly defined in Section 1.1(e))

WHEREAS:

- A. Section 483 of the *Local Government Act* permits the City to enter into and, by legal notation on title, note on title to lands, housing agreements which may include, without limitation, conditions in respect to the form of tenure of housing units, availability of housing units to classes of persons, administration of housing units and rent which may be charged for housing units;
- B. The Owner is the registered owner of the Lands;
- C. The Owner has applied to the City for a Development Permit to permit the construction of the Development on the Lands; and
- D. The Owner and the City wish to enter into this Agreement to provide for affordable housing on the terms and conditions set out in this Agreement.

199204/375514 MT DOCS 17622425v1

Consideration No.

NOW THEREFORE in consideration of the matters referred to in the foregoing recitals, the covenants and agreements herein contained and the sum of Ten Dollars (\$10.00) now paid by the City to the Owner and other and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged and agreed to by the parties), the parties hereto hereby covenant and agree as follows:

ARTICLE 1 DEFINITIONS AND INTERPRETATION

- 1.1 In this Agreement the following words have the following meanings:
 - (a) "Affordable Housing Strategy" means the Richmond Affordable Housing Strategy approved by the City on May 28, 2007, and containing a number of recommendations, policies, directions, priorities, definitions and annual targets for affordable housing, as may be amended or replaced from time to time;
 - (b) "Affordable Housing Unit" means a Dwelling Unit or Dwelling Units designated as such in accordance with a building permit and/or development permit issued by the City and/or, if applicable, in accordance with any rezoning consideration applicable to the development on the Lands and includes, without limiting the generality of the foregoing, the Dwelling Unit charged by this Agreement;
 - (c) **"Agreement**" means this agreement together with all schedules, attachments and priority agreements attached hereto;
 - (d) **"Building Permit"** means the building permit authorizing construction on the Lands, or any portion(s) thereof;
 - (e) "City" means the City of Richmond;
 - (f) **"City Solicitor**" means the individual appointed from time to time to be the City Solicitor of the Law Division of the City, or his or her designate;
 - (g) **"CPI"** means the All-Items Consumer Price Index for Vancouver, B.C. published from time to time by Statistics Canada, or its successor in function;
 - (h) "Daily Amount" means \$100.00 per day as of January 1, 2009 adjusted annually thereafter by adding thereto an amount calculated by multiplying \$100.00 by the percentage change in the CPI since January 1, 2009, to January 1 of the year that a written notice is delivered to the Owner by the City pursuant to section 6.1 of this Agreement. In the absence of obvious error or mistake, any calculation by the City of the Daily Amount in any particular year shall be final and conclusive;
 - (i) **"Development"** means the mixed-use residential and commercial development to be constructed on the Lands;
 - (j) "Development Permit" means the development permit authorizing development on the Lands, or any portion(s) thereof;

199204/375514 MT DOCS 17622425v1

- (k) "Director of Development" means the individual appointed to be the chief administrator from time to time of the Development Applications Division of the City and his or her designate;
- (I) "Dwelling Unit" means a residential dwelling unit or units located or to be located on the Lands whether those dwelling units are lots, strata lots or parcels, or parts or portions thereof, and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan and includes, where the context permits, an Affordable Housing Unit;
- (m) **"Eligible Tenant"** means a Family having a cumulative annual income of:
 - (i) in respect to a bachelor unit, \$34,000 or less;
 - (ii) in respect to a one-bedroom unit, \$38,000 or less;
 - (iii) in respect to a two-bedroom unit, \$46,500 or less; or
 - (iv) in respect to a three or more bedroom unit, \$57,500 or less,

provided that, commencing January 1, 2018, the annual incomes set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the annual incomes set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of an Eligible Tenant's permitted income in any particular year shall be final and conclusive;

- (n) **"Family"** means:
 - (i) a person;
 - (ii) two or more persons related by blood, marriage or adoption; or
 - (iii) a group of not more than 6 persons who are not related by blood, marriage or adoption
- (o) "Housing Covenant" means the agreements, covenants and charges granted by the Owner to the City (which includes covenants pursuant to section 219 of the Land Title Act) charging the Lands, dated for reference _____, 20___, and registered under number CA_____, as it may be amended or replaced from time to time;
- (p) "*Interpretation Act*" means the *Interpretation Act*, R.S.B.C. 1996, Chapter 238, together with all amendments thereto and replacements thereof;
- (q) *"Land Title Act"* means the *Land Title Act*, R.S.B.C. 1996, Chapter 250, together with all amendments thereto and replacements thereof;

199204/375514 MT DOCS 17622425v1

6.1

- (r) "Lands" means those lands legally descried as Parcel Identifier 029-462-932, Lot 2, Section 28, Block 5 North, Range 6 West, New Westminster District, Plan EPP43707;
- (s) "*Local Government Act*" means the *Local Government Act*, R.S.B.C. 2015, Chapter 1, together with all amendments thereto and replacements thereof;
- (t) "LTO" means the New Westminster Land Title Office or its successor;
- (u) **"Manager, Community Social Development"** means the individual appointed to be the Manager, Community Social Development from time to time of the Community Services Department of the City and his or her designate;
- (v) "Owner" means the party described on page 1 of this Agreement as the Owner and any subsequent owner of the Lands or of any part into which the Lands are Subdivided, and includes any person who is a registered owner in fee simple of an Affordable Housing Unit from time to time;
- (w) "Permitted Rent" means no greater than:
 - (i) \$850.00 a month for a bachelor unit;
 - (ii) \$950.00 a month for a one-bedroom unit;
 - (iii) \$1,162.00 a month for a two-bedroom unit; and
 - (iv) \$1,437.00 a month for a three (or more) bedroom unit,

provided that, commencing January 1, 2018, the rents set-out above shall be adjusted annually on January 1st of each year this Agreement is in force and effect, by a percentage equal to the percentage of the increase in the CPI for the period January 1 to December 31 of the immediately preceding calendar year. In the event that, in applying the values set-out above, the rental increase is at any time greater than the rental increase permitted by the *Residential Tenancy Act*, then the increase will be reduced to the maximum amount permitted by the *Residential Tenancy Act*. If there is a decrease in the CPI for the period January 1 to December 31 of the immediately preceding calendar year, the permitted rents set-out above for the subsequent year shall remain unchanged from the previous year. In the absence of obvious error or mistake, any calculation by the City of the Permitted Rent in any particular year shall be final and conclusive;

- (x) "*Real Estate Development Marketing Act*" means the *Real Estate Development Marketing Act,* S.B.C. 2004, Chapter 41, together with all amendments thereto and replacements thereof;
- (y) *"Residential Tenancy Act"* means the *Residential Tenancy Act*, S.B.C. 2002, Chapter 78, together with all amendments thereto and replacements thereof;
- (z) "*Strata Property Act*" means the *Strata Property Act* S.B.C. 1998, Chapter 43, together with all amendments thereto and replacements thereof;

199204/375514 MT DOCS 17622425v1

- (aa) **"Subdivide"** means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, strata lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act*, the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interests" or "shared interest in land" as defined in the *Real Estate Development Marketing Act*;
- (bb) **"Tenancy Agreement"** means a tenancy agreement, lease, license or other agreement granting rights to occupy an Affordable Housing Unit; and
- (cc) **"Tenant"** means an occupant of an Affordable Housing Unit by way of a Tenancy Agreement.
- 1.2 In this Agreement:
 - (a) reference to the singular includes a reference to the plural, and *vice versa*, unless the context requires otherwise;
 - (b) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
 - (c) if a word or expression is defined in this Agreement, other parts of speech and grammatical forms of the same word or expression have corresponding meanings;
 - (d) reference to any enactment includes any regulations, orders or directives made under the authority of that enactment;
 - (e) any reference to any enactment is to the enactment in force on the date the Owner signs this Agreement, and to subsequent amendments to or replacements of the enactment;
 - (f) the provisions of section 25 of the *Interpretation Act* with respect to the calculation of time apply;
 - (g) time is of the essence;
 - (h) all provisions are to be interpreted as always speaking;
 - reference to a "party" is a reference to a party to this Agreement and to that party's respective successors, assigns, trustees, administrators and receivers. Wherever the context so requires, reference to a "party" also includes an Eligible Tenant, agent, officer and invitee of the party;
 - (j) reference to a "day", "month", "quarter" or "year" is a reference to a calendar day, calendar month, calendar quarter or calendar year, as the case may be, unless otherwise expressly provided; and

(k) where the word "including" is followed by a list, the contents of the list are not intended to circumscribe the generality of the expression preceding the word "including".

ARTICLE 2 USE AND OCCUPANCY OF AFFORDABLE HOUSING UNITS

- 2.1 The Owner agrees that each Affordable Housing Unit may only be used as a permanent residence occupied by one Eligible Tenant. An Affordable Housing Unit must not be occupied by the Owner, the Owner's family members (unless the Owner's family members qualify as Eligible Tenants), or any tenant or guest of the Owner, other than an Eligible Tenant. For the purposes of this Article, "permanent residence" means that the Affordable Housing Unit is used as the usual, main, regular, habitual, principal residence, abode or home of the Eligible Tenant.
- 2.2 Within 30 days after receiving notice from the City, the Owner must, in respect of each Affordable Housing Unit, provide to the City a statutory declaration, substantially in the form (with, in the City Solicitor's discretion, such further amendments or additions as deemed necessary) attached as Appendix A, sworn by the Owner, containing all of the information required to complete the statutory declaration. The City may request such statutory declaration in respect to each Affordable Housing Unit no more than once in any calendar year; provided, however, notwithstanding that the Owner may have already provided such statutory declaration in the particular calendar year, the City may request and the Owner shall provide to the City such further statutory declarations as requested by the City in respect to an Affordable Housing Unit if, in the City's absolute determination, the City believes that the Owner is in breach of any of its obligations under this Agreement.
- 2.3 The Owner hereby irrevocably authorizes the City to make such inquiries as it considers necessary in order to confirm that the Owner is complying with this Agreement.
- 2.4 The Owner agrees that notwithstanding that the Owner may otherwise be entitled, the Owner will not:
 - (a) be issued with a Development Permit unless the Development Permit includes the Affordable Housing Units;
 - (b) be issued with a Building Permit unless the Building Permit includes the Affordable Housing Units; and
 - (c) occupy, nor permit any person to occupy any Dwelling Unit or any portion of any building, in part or in whole, constructed on the Lands and the City will not be obligated to permit occupancy of any Dwelling Unit or building constructed on the Lands until all of the following conditions are satisfied:
 - (i) the Affordable Housing Units and related uses and areas have been constructed to the satisfaction of the City;

- (ii) the Affordable Housing Units have received final building permit inspection granting occupancy; and
- (iii) the Owner is no otherwise in breach of any of its obligations under this Agreement or any other agreement between the City and the Owner in connection with the development of the Lands.

ARTICLE 3 DISPOSITION AND ACQUISITION OF AFFORDABLE HOUSING UNITS

- 3.1 The Owner will not permit an Affordable Housing Unit Tenancy Agreement to be subleased or assigned.
- 3.2 If this Housing Agreement encumbers more than one Affordable Housing Unit, then the Owner may not, without the prior written consent of the City Solicitor, sell or transfer less than five (5) Affordable Housing Units in a single or related series of transactions with the result that when the purchaser or transferee of the Affordable Housing Units becomes the owner, the purchaser or transferee will be the legal and beneficial owner of not less than five (5) Affordable Housing Units.
- 3.3 If the Owner sells or transfers one (1) or more Affordable Housing Units, the Owner will notify the City Solicitor of the sale or transfer within 3 days of the effective date of sale or transfer.
- 3.4 The Owner must not rent, lease, license or otherwise permit occupancy of any Affordable Housing Unit except to an Eligible Tenant and except in accordance with the following additional conditions:
 - (a) the Affordable Housing Unit will be used or occupied only pursuant to a Tenancy Agreement;
 - (b) the monthly rent payable for the Affordable Housing Unit will not exceed the Permitted Rent applicable to that class of Affordable Housing Unit;
 - (c) the Owner will allow the Tenant and any permitted occupant and visitor to have full access to and use and enjoy all on-site common indoor and outdoor amenity spaces;
 - (d) the Owner will not require the Tenant or any permitted occupant to pay any move-in/move-out fees, strata fees, strata property contingency reserve fees or any extra charges or fees for use of any common property, limited common property, or other common areas, facilities or amenities, including without limitation parking, bicycle storage, electric vehicle charging stations or related facilities, or for sanitary sewer, storm sewer, water, other utilities, property or similar tax; provided, however, that if the Affordable Housing Unit is a strata unit and the following costs are not part of strata or similar fees, an Owner may charge the Tenant the Owner's cost, if any, of providing cable television, telephone, other telecommunications, gas, or electricity fees, charges or rates;

- (e) the Owner will attach a copy of this Agreement to every Tenancy Agreement;
- (f) the Owner will include in the Tenancy Agreement a clause requiring the Tenant and each permitted occupant of the Affordable Housing Unit to comply with this Agreement;
- (g) the Owner will include in the Tenancy Agreement a clause entitling the Owner to terminate the Tenancy Agreement if:
 - (i) an Affordable Housing Unit is occupied by a person or persons other than an Eligible Tenant;
 - (ii) the annual income of an Eligible Tenant rises above the applicable maximum amount specified in section 1.1(m) of this Agreement;
 - (iii) the Affordable Housing Unit is occupied by more than the number of people the City's building inspector determines can reside in the Affordable Housing Unit given the number and size of bedrooms in the Affordable Housing Unit and in light of any relevant standards set by the City in any bylaws of the City;
 - (iv) the Affordable Housing Unit remains vacant for three consecutive months or longer, notwithstanding the timely payment of rent; and/or
 - (v) the Tenant subleases the Affordable Housing Unit or assigns the Tenancy Agreement in whole or in part,

and in the case of each breach, the Owner hereby agrees with the City to forthwith provide to the Tenant a notice of termination. Except for section 3.4(g)(ii) of this Agreement [Termination of Tenancy Agreement if Annual Income of Tenant rises above amount prescribed in section 1.1(m) of this Agreement], the notice of termination shall provide that the termination of the tenancy shall be effective 30 days following the date of the notice of termination. In respect to section 3.4(g)(ii) of this Agreement, termination shall be effective on the day that is six (6) months following the date that the Owner provided the notice of termination to the Tenant;

- (h) the Tenancy Agreement will identify all occupants of the Affordable Housing Unit and will stipulate that anyone not identified in the Tenancy Agreement will be prohibited from residing at the Affordable Housing Unit for more than 30 consecutive days or more than 45 days total in any calendar year; and
- (i) the Owner will forthwith deliver a certified true copy of the Tenancy Agreement to the City upon demand.
- 3.5 If the Owner has terminated the Tenancy Agreement, then the Owner shall use best efforts to cause the Tenant and all other persons that may be in occupation of the Affordable Housing Unit to vacate the Affordable Housing Unit on or before the effective date of termination.

ARTICLE 4 DEMOLITION OF AFFORDABLE HOUSING UNIT

- 4.1 The Owner will not demolish an Affordable Housing Unit unless:
 - (a) the Owner has obtained the written opinion of a professional engineer or architect who is at arm's length to the Owner that it is no longer reasonable or practical to repair or replace any structural component of the Affordable Housing Unit, and the Owner has delivered to the City a copy of the engineer's or architect's report; or
 - (b) the Affordable Housing Unit is damaged or destroyed, to the extent of 40% or more of its value above its foundations, as determined by the City in its sole discretion,

and, in each case, a demolition permit for the Affordable Housing Unit has been issued by the City and the Affordable Housing Unit has been demolished under that permit.

Following demolition, the Owner will use and occupy any replacement Dwelling Unit in compliance with this Agreement and the Housing Covenant both of which will apply to any replacement Dwelling Unit to the same extent and in the same manner as those agreements apply to the original Dwelling Unit, and the Dwelling Unit must be approved by the City as an Affordable Housing Unit in accordance with this Agreement.

ARTICLE 5 STRATA CORPORATION BYLAWS

- 5.1 This Agreement will be binding upon all strata corporations created upon the strata title Subdivision of the Lands or any Subdivided parcel of the Lands.
- 5.2 Any strata corporation bylaw which prevents, restricts or abridges the right to use the Affordable Housing Units as rental accommodation will have no force and effect.
- 5.3 No strata corporation shall pass any bylaws preventing, restricting or abridging the use of the Affordable Housing Units as rental accommodation.
- 5.4 No strata corporation shall pass any bylaw or approve any levies which would result in only the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit (and not include all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units) paying any extra charges or fees for the use of any common property, limited common property or other common areas, facilities, or indoor or outdoor amenities of the strata corporation.
- 5.5 No strata corporation shall pass any bylaws or approve any levies, charges or fees which would result in the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit paying for the use of parking, bicycle storage, electric vehicle charging stations or related facilities, notwithstanding that the Strata Corporation may levy such parking, bicycle storage, electric vehicle charging stations or other related facilities charges or fees on all the other owners, tenants, any other permitted occupants or visitors of all the strata lots in the applicable strata plan which are not Affordable Housing Units; provided, 199204/375514

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however, that the electricity fees, charges or rates for use of electric vehicle charging stations are excluded from this provision.

5.6 The strata corporation shall not pass any bylaw or make any rule which would restrict the Owner or the Tenant or any other permitted occupant of an Affordable Housing Unit from using and enjoying any common property, limited common property or other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, electric vehicle charging stations or related facilities, except, subject to section 5.5 of this Agreement, on the same basis that governs the use and enjoyment of any common property, limited common property and other common areas, facilities or amenities of the strata corporation, including parking, bicycle storage, and related facilities, by all the owners, tenants, or any other permitted occupants of all the strata lots in the applicable strata plan which are not Affordable Housing Units.

ARTICLE 6 DEFAULT AND REMEDIES

- 6.1 The Owner agrees that, in addition to any other remedies available to the City under this Agreement or the Housing Covenant or at law or in equity, if an Affordable Housing Unit is used or occupied in breach of this Agreement or rented at a rate in excess of the Permitted Rent or the Owner is otherwise in breach of any of its obligations under this Agreement or the Housing Covenant, the Owner will pay the Daily Amount to the City for every day that the breach continues after forty-five (45) days written notice from the City to the Owner stating the particulars of the breach. For greater certainty, the City is not entitled to give written notice with respect to any breach of the Agreement until any applicable cure period, if any, has expired. The Daily Amount is due and payable five (5) business days following receipt by the Owner of an invoice from the City for the same.
- 6.2 The Owner acknowledges and agrees that a default by the Owner of any of its promises, covenants, representations or warranties set-out in the Housing Covenant shall also constitute a default under this Agreement.

ARTICLE 7 MISCELLANEOUS

7.1 Housing Agreement

The Owner acknowledges and agrees that:

- (a) this Agreement includes a housing agreement entered into under section 483 of the *Local Government Act*;
- (b) where an Affordable Housing Unit is a separate legal parcel the City may file notice of this Agreement in the LTO against the title to the Affordable Housing Unit and, in the case of a strata corporation, may note this Agreement on the common property sheet; and
- (c) where the Lands have not yet been Subdivided to create the separate parcels to be charged by this Agreement, the City may file a notice of this Agreement in the LTO against the title to the Lands. If this Agreement is filed in the LTO as a

199204/375514 MT DOCS 17622425v1 notice under section 483 of the *Local Government Act* prior to the Lands having been Subdivided, and it is the intention that this Agreement is, once separate legal parcels are created and/or the Lands are subdivided, to charge and secure only the legal parcels or Subdivided Lands which contain the Affordable Housing Units, then the City Solicitor shall be entitled, without further City Council approval, authorization or bylaw, to partially discharge this Agreement accordingly. The Owner acknowledges and agrees that notwithstanding a partial discharge of this Agreement, this Agreement shall be and remain in full force and effect and, but for the partial discharge, otherwise unamended. Further, the Owner acknowledges and agrees that in the event that the Affordable Housing Unit is in a strata corporation, this Agreement shall remain noted on the strata corporation's common property sheet.

7.2 No Compensation

The Owner acknowledges and agrees that no compensation is payable, and the Owner is not entitled to and will not claim any compensation from the City, for any decrease in the market value of the Lands or for any obligations on the part of the Owner and its successors in title which at any time may result directly or indirectly from the operation of this Agreement.

7.3 Modification

Subject to section 7.1 of this Agreement, this Agreement may be modified or amended from time to time, by consent of the Owner and a bylaw duly passed by the Council of the City and thereafter if it is signed by the City and the Owner.

7.4 Management

The Owner covenants and agrees that it will furnish good and efficient management of the Affordable Housing Units and will permit representatives of the City to inspect the Affordable Housing Units at any reasonable time, subject to the notice provisions in the *Residential Tenancy Act*. The Owner further covenants and agrees that it will maintain the Affordable Housing Units in a good state of repair and fit for habitation and will comply with all laws, including health and safety standards applicable to the Lands. Notwithstanding the foregoing, the Owner acknowledges and agrees that the City, in its absolute discretion, may require the Owner, at the Owner's expense, to hire a person or company with the skill and expertise to manage the Affordable Housing Units.

7.5 Indemnity

The Owner will indemnify and save harmless the City and each of its elected officials, officers, directors, and agents, and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, actions, loss, damage, costs and liabilities, which all or any of them will or may be liable for or suffer or incur or be put to by reason of or arising out of:

 (a) any negligent act or omission of the Owner, or its officers, directors, agents, contractors or other persons for whom at law the Owner is responsible relating to this Agreement;

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- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands:
- the construction, maintenance, repair, ownership, lease, license, operation, (c) management or financing of the Lands or any Affordable Housing Unit or the enforcement of any Tenancy Agreement; and/or
- (d) without limitation, any legal or equitable wrong on the part of the Owner or any breach of this Agreement by the Owner.

7.6 Release

The Owner hereby releases and forever discharges the City and each of its elected officials, officers, directors, and agents, and its and their heirs, executors, administrators, personal representatives, successors and assigns, from and against all claims, demands, damages, actions, or causes of action by reason of or arising out of or which would or could not occur but for the:

- (a) construction, maintenance, repair, ownership, lease, license, operation or management of the Lands or any Affordable Housing Unit under this Agreement;
- (b) the City refusing to issue a development permit, building permit or refusing to permit occupancy of any building, or any portion thereof, constructed on the Lands: and/or
- the exercise by the City of any of its rights under this Agreement or an (C) enactment.

7.7 Survival

The obligations of the Owner set out in this Agreement will survive termination or discharge of this Agreement.

7.8 Priority

The Owner will do everything necessary, at the Owner's expense, to ensure that this Agreement, if required by the City Solicitor, will be noted against title to the Lands in priority to all financial charges and encumbrances which may have been registered or are pending registration against title to the Lands save and except those specifically approved in advance in writing by the City Solicitor or in favour of the City, and that a notice under section 483(5) of the Local Government Act will be filed on the title to the Lands.

7.9 **City's Powers Unaffected**

This Agreement does not:

(a) affect or limit the discretion, rights, duties or powers of the City under any enactment or at common law, including in relation to the use or subdivision of the Lands:

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- (b) impose on the City any legal duty or obligation, including any duty of care or contractual or other legal duty or obligation, to enforce this Agreement;
- (c) affect or limit any enactment relating to the use or subdivision of the Lands; or
- (d) relieve the Owner from complying with any enactment, including in relation to the use or subdivision of the Lands.

7.10 Agreement for Benefit of City Only

The Owner and the City agree that:

- (a) this Agreement is entered into only for the benefit of the City;
- (b) this Agreement is not intended to protect the interests of the Owner, any Tenant, or any future owner, lessee, occupier or user of the Lands or the building or any portion thereof, including any Affordable Housing Unit; and
- (c) the City may at any time execute a release and discharge of this Agreement, without liability to anyone for doing so, and without obtaining the consent of the Owner.

7.11 No Public Law Duty

Where the City is required or permitted by this Agreement to form an opinion, exercise a discretion, express satisfaction, make a determination or give its consent, the Owner agrees that the City is under no public law duty of fairness or natural justice in that regard and agrees that the City may do any of those things in the same manner as if it were a private party and not a public body.

7.12 Notice

1.2

Any notice required to be served or given to a party herein pursuant to this Agreement will be sufficiently served or given if delivered, to the postal address of the Owner set out in the records at the LTO, and in the case of the City addressed:

To: Clerk, City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

And to: City Solicitor

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

or to the most recent postal address provided in a written notice given by each of the parties to the other. Any notice which is delivered is to be considered to have been given on the first day after it is dispatched for delivery.

7.13 Enuring Effect

This Agreement will extend to and be binding upon and enure to the benefit of the parties hereto and their respective successors and permitted assigns.

7.14 Severability

If any provision of this Agreement is found to be invalid or unenforceable, such provision or any part thereof will be severed from this Agreement and the resultant remainder of this Agreement will remain in full force and effect.

7.15 Waiver

All remedies of the City will be cumulative and may be exercised by the City in any order or concurrently in case of any breach and each remedy may be exercised any number of times with respect to each breach. Waiver of or delay in the City exercising any or all remedies will not prevent the later exercise of any remedy for the same breach or any similar or different breach.

7.16 Sole Agreement

This Agreement, and any documents signed by the Owners contemplated by this Agreement (including, without limitation, the Housing Covenant), represent the whole agreement between the City and the Owner respecting the use and occupation of the Affordable Housing Units, and there are no warranties, representations, conditions or collateral agreements made by the City except as set forth in this Agreement. In the event of any conflict between this Agreement and the Housing Covenant, this Agreement shall, to the extent necessary to resolve such conflict, prevail.

7.17 Further Assurance

Upon request by the City the Owner will forthwith do such acts and execute such documents as may be reasonably necessary in the opinion of the City to give effect to this Agreement.

7.18 Covenant Runs with the Lands

This Agreement burdens and runs with the Lands and every parcel into which it is Subdivided in perpetuity. All of the covenants and agreements contained in this Agreement are made by the Owner for itself, its personal administrators, successors and assigns, and all persons who after the date of this Agreement, acquire an interest in the Lands.

7.19 Equitable Remedies

The Owner acknowledges and agrees that damages would be an inadequate remedy for the City for any breach of this Agreement and that the public interest strongly favours specific performance, injunctive relief (mandatory or otherwise), or other equitable relief, as the only adequate remedy for a default under this Agreement.

7.20 No Joint Venture

Nothing in this Agreement will constitute the Owner as the agent, joint venturer, or partner of the City or give the Owner any authority to bind the City in any way.

7.21 Applicable Law

Unless the context otherwise requires, the laws of British Columbia (including, without limitation, the *Residential Tenancy Act*) will apply to this Agreement and all statutes referred to herein are enactments of the Province of British Columbia.

7.22 Deed and Contract

By executing and delivering this Agreement the Owner intends to create both a contract and a deed executed and delivered under seal.

7.23 Joint and Several

If the Owner is comprised of more than one person, firm or body corporate, then the covenants, agreements and obligations of the Owner shall be joint and several.

7.23 Limitation on Owner's Obligations

The Owner is only liable for breaches of this Agreement that occur while the Owner is the registered owner of the Lands provided however that notwithstanding that the Owner is no longer the registered owner of the Lands, the Owner will remain liable for breaches of this Agreement that occurred while the Owner was the registered owner of the Lands.

IN WITNESS WHEREOF the parties hereto have executed this Agreement as of the day and year first above written.

	ACLE LIVING (CAPSTAN VILLAGE) LANDS INC.
by its	authorized signatory(ies):
Per:	Name: Michael De cotis
Per:	Name:



Housing Agreement (Section 483 Local Government Act) Address Application No

CITY OF RICHMOND

by its authorized signatory(ies):

Per:

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Malcolm D. Brodie, Mayor

Per:

David Weber, Corporate Officer

199204/375514 MT DOCS 17622425v1

Housing Agreement (Section 483 Local Government Act) Address Application No

PLN - 83

Appendix A to Housing Agreement

STATUTORY DECLARATION

CANADA PROVINCE OF BRITISH COLUMBIA)))	IN THE MATTER OF A HOUSING AGREEMENT WITH THE CITY OF RICHMOND ("Housing Agreement")	
TO WIT:				
I,solemnly declare th	of at:			_, British Columbia, do
	ner or authorized signato Housing Unit''), and m			

- 2. This declaration is made pursuant to the Housing Agreement in respect of the Affordable Housing Unit.
- 3. For the period from _______ to ______, the Affordable Housing Unit was occupied only by the Eligible Tenants (as defined in the Housing Agreement) whose names and current addresses and whose employer's names and current addresses appear below:

[Names, addresses and phone numbers of Eligible Tenants and their employer(s)]

- 4. The rent charged each month for the Affordable Housing Unit is as follows:
 - (a) the monthly rent on the date 365 days before this date of this statutory declaration:
 \$______ per month;
 - (b) the rent on the date of this statutory declaration: \$_____; and
 - (c) the proposed or actual rent that will be payable on the date that is 90 days after the date of this statutory declaration: \$_____.
- 5. I acknowledge and agree to comply with the Owner's obligations under the Housing Agreement, and other charges in favour of the City noted or registered in the Land Title Office against the land on which the Affordable Housing Unit is situated and confirm that the Owner has complied with the Owner's obligations under the Housing Agreement.

PLN - 84

1.

6. I make this solemn declaration, conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and pursuant to the *Canada Evidence Act*.

)

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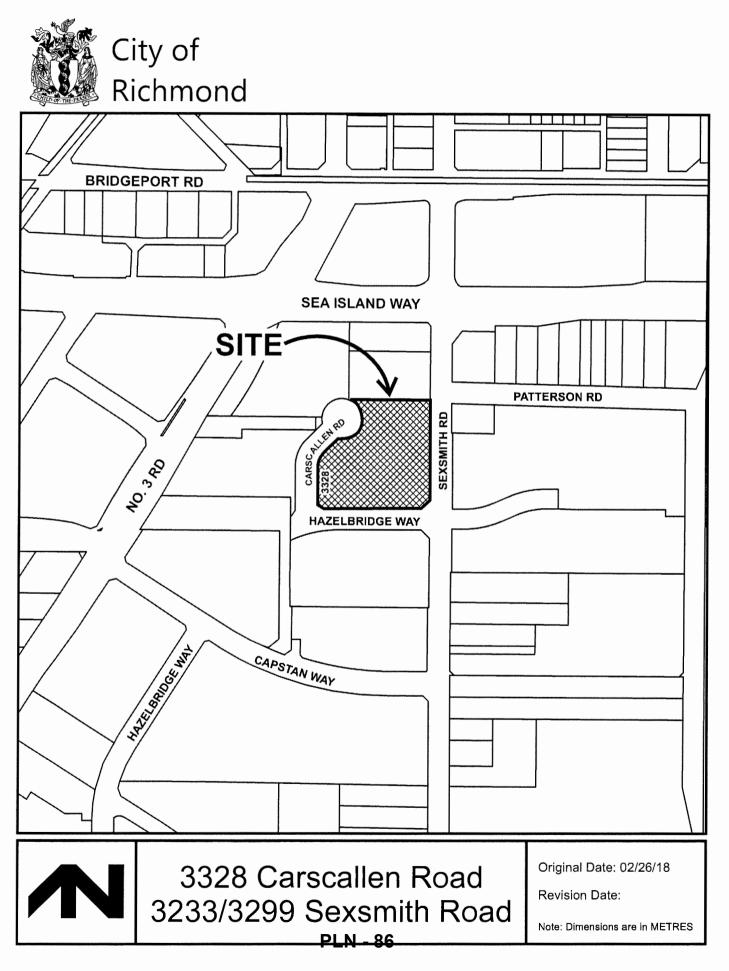
)

DECLARED BEFORE ME at the City of ______, in the Province of British Columbia, this _____ day of _____, 20___.

A Commissioner for Taking Affidavits in the Province of British Columbia

DECLARANT

ATTACHMENT 2





Report to Committee

To: Planning Committee

From: Wayne Craig Director, Development
 Date:
 March 12, 2018

 File:
 RZ 17-765557

Re: Application by Anthem Properties Ltd. for Rezoning at 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing - Steveston Highway (Steveston) (ZT85)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9841 to create the "Town Housing -Steveston Highway (Steveston) (ZT85)" zone, and to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" to "Town Housing - Steveston Highway (Steveston) (ZT85)", be introduced and given first reading.

Wayne Craig/ Director, Development (604-247,4625)

WC:el Att. 8

REPORT CONCURRENCE						
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER				
Affordable Housing	ы ы	Voye of for for Eeces				

Staff Report

Origin

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Anthem Properties Ltd. has applied to the City of Richmond for permission to rezone 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway (Attachment 1) from "Single Detached (RS1/E)" and "Two-Unit Dwellings (RD1)" zones to a new "Town Housing - Steveston Highway (Steveston) (ZT85)" zone in order to permit the development of 43 townhouse units.

Project Description

The 10 properties under this application have a total combined frontage of approximately 200 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.66 FAR. The site layout includes 19 two-storey units and 24 three-storey units in 13 townhouse clusters. Four secondary suites and five convertible units are included in this proposal. Vehicle access is provided by a single driveway access to Steveston Highway. The indoor and outdoor amenity spaces are proposed opposite to the vehicle access to the site.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The applicant has advised that there are no secondary suites in the existing houses/duplexes. Six of the dwelling units were owner occupied, three units were tenanted, and two units were vacant at the time the developer acquired the properties.

Surrounding Development

To the North: Existing single family dwellings on lots zoned "Single Detached (RS1/B)".

- To the South: Across Steveston Highway, existing single family dwellings on lots zoned "Single Detached (RS1/B)" and "Single Detached (RS1/D)".
- To the East: Existing single family dwellings on lots zoned "Single Detached (RS1/B)", which are identified for townhouse development under the Arterial Road Land Use Policy.
- To the West: A seven-unit two-storey townhouse complex on a lot zoned "Low Density Townhouses (RTL1)".

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". The Steveston Area Land Use Map designation for the subject site is "Multiple-Family". This redevelopment proposal for 43 townhouses is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road 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.

The applicant conducted a Public Open House for the rezoning application on April 12, 2017. The Open House was held at James McKinney Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 140 properties in the immediate area (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. Approximately 45 people attended the event and 34 of them added their names to the sign-in sheet, in which 17 attendees identified themselves with addresses from 11 households located within the notification area. Comment sheets were provided to all the attendees, and nine completed comment sheets were received (Attachment 5) at the end of the meeting. Two comments sheets were completed by residents within the notification area. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in *bold italics*:

1. Change of site grade of the development site and potential flooding on neighbouring properties.

Existing site grade along the rear (north) property line will be maintained. Retaining walls in the rear yard will be set back 1.5 m from the rear (north) property line. Perimeter drainage will be installed as part of the Building Permit to ensure the proposed grade change does not adversely impact the surrounding sites.

2. Potential damage to the neighboring properties and nuisances during construction.

The applicant advised that they will make an effort to keep the earthwork compaction activities to a minimum by employing the least impactful compaction measures (i.e., a ride-on roller vs. a 500lb. plate tamper) where possible.

Dust from construction activities will be mitigated through a variety of measures, including the use of water spray during groundwork in summer months, regular onsite and of-site street sweeping, vacuum attachments for cementitious siding cutting tools, etc..

Noise from construction activities will be strictly regulated to fall within the hours allowed by the City's Noise Regulation Bylaw No. 8856. This bylaw prohibits certain construction activity noise prior to 7:00 pm and after 8:00 pm on Monday through Friday, prior to 10:00 am and after 8:00 pm on Saturday (provided it is not a Statutory Holiday), and prior to 10:00 am and after 6:00 pm on Sundays and Statutory Holidays.

3. Potential loss of privacy and overlook.

Two-storey units are proposed along the side and rear property lines, and the height of these units will be limited to a maximum of 7.5 m to roof peak; measured to the average finished site grade. Proposed rear yard setbacks will range from approximately 6.2 m to 7.7 m, which exceeds the 6.0 m minimum rear yard setback along the rear yard interface with single-family housing, under the Arterial Road Guidelines for Townhouses. A 6 ft. high wood fence along with canopy trees will be installed along the rear (north) property line to address overlook concerns and provide natural screening between the townhouse development and the existing single family homes to the north.

4. Affordable housing component.

The applicant will provide cash contribution to the City's Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. In addition, four secondary suites are included in this proposal.

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

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

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the 10 properties into one development parcel, with a total area of 8,970.4 m². The proposal consists of 43 townhouses, in a mix of two-storey and three-storey townhouse units in 13 clusters. The layout of the townhouse units is oriented around a single driveway providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages. The outdoor amenity area will be situated in a central open courtyard at the rear (north) of the site and the indoor amenity building will be located adjacent to the outdoor amenity area.

All three-storey units are proposed along Steveston Highway, while two-storey units are proposed along the side and rear lot lines to serve as a transition to the single-family homes to the east and north, as well as the existing two-storey townhouse complex to the west. The townhouse clusters along Steveston Highway contain four to six units per cluster and this is in compliance with the design guidelines for townhouse development. Townhouse clusters along the rear yard interface with single family housing should be limited to two units per cluster (i.e., duplex buildings); however, due to the tree preservation scheme and the separations required between buildings, one three-unit cluster (i.e., a triplex building) is being considered for the development.

Four ground level secondary suites are proposed to be included in the development. These suites will be contained in four of the three-storey units (unit type B2) proposed on site (see Attachment 2). The size of each secondary suite is approximately $30 \text{ m}^2 (333 \text{ ft}^2)$ and the total net floor area of each of these B2 units is approximately $152 \text{ m}^2 (1,638 \text{ ft}^2)$. Each secondary suite contains a living/dining area, a bedroom, a kitchenette and a bathroom. A surface parking stall will be assigned to each of the secondary units.

To ensure that these secondary suites will not be stratified or otherwise held under separate title, registration of a legal agreement on Title, or other measures restricting stratification, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of each of the secondary suites, registration of a legal agreement on Title, or other measures restricting use of the parking space, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).
- Refinement of the site plan to ensure all the aboveground utility infrastructure improvements for this development proposal will be located at the appropriate location; to confirm that the proposed locations of the public art pieces and interpretive heritage signage will not be in conflict with the placement of the new traffic signal at the intersection of Swallow Drive and the site vehicle access; and to explore the opportunity to provide an emergency exit to Steveston Highway beyond the maximum access route distance permitted by the BC Building Code.
- Refinement of the proposed building form to achieve sufficient variety in design to create a desirable and interesting streetscape along Steveston Highway and along the internal drive aisles, to reduce visual massing of the three-storey units along Steveston Highway, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on Steveston Highway, and to the adjacent existing developments.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Existing Legal Encumbrances

There is an existing 1.5 m wide utility right-of-way (ROW) along the north property line of all ten subject properties for an existing sanitary sewer line. The developer is aware that no construction is permitted in this area.

In addition, there is currently a restrictive covenant on Title of 5291 Steveston Highway; restricting the use of the site to a two-family dwelling only (registration number BF56882). Prior to final adoption of the rezoning bylaw, the applicant must discharge these covenants from titles of the properties.

There are also two existing restrictive covenants on Titles of 5331 and 5351 Steveston Highway (registration numbers AC25351 and AC25352) 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

PLN - 92

street; and b) that the land not be subdivided to create lots having a frontage of less than 13.5 m and that the front yard setback not be less than 9 m. These covenants are also required to be discharged from the Titles of the properties prior to rezoning.

An easement agreement in favor of 5191 Steveston Highway is registered on Title of the adjacent townhouse development to the west at 5171 Steveston Highway. The main purpose of this easement is to provide access to the future multiple-family development at 5191 Steveston Highway through 5171 Steveston Highway. Since the easement is only in favor of 5191 Steveston Highway, and 5191 Steveston Highway will be consolidated with the rest of the properties included in this proposal for a townhouse development with access to Steveston Highway opposite to Swallow Drive, the access easement on 5171 Steveston Highway will no longer be warranted. This easement agreement may be discharged by the strata at 5171 Steveston Highway at their sole cost after final adoption of the Rezoning Bylaw and issuance of the Development Permit for the subject development.

Transportation and Site Access

One vehicular access from Steveston Highway, aligning with Swallow Drive, is proposed, which will be utilized by adjacent properties to the east if they apply to redevelop. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle will be secured as a condition of rezoning.

It is noted that the access route for Fire Department to the east end of the internal east-west drive aisle exceeds 90 m; therefore, a turnaround facility at the dead end, or an emergency exit to Steveston Highway, is required to meet the BC Building Code. The applicant proposed to provide sprinklers in those units located beyond the 90 m access route distance as an alternative solution. While this alternative is acceptable, Fire Department still encourages the developer to provide an emergency exit to Steveston Highway. As a condition of rezoning, a Restrictive Covenant is required to ensure that a residential fire sprinkler system is to be provided to all units located beyond the 90 m access route distance, unless an emergency exit is secured at the Development Permit stage.

There are considerable transportation improvements required as part of this application. Prior to final adoption of the rezoning bylaw, the developer required to:

- Contribute \$150,000 towards the design and construction of a new traffic signal at the intersection of Swallow Drive and the site vehicle access. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, Uninterruptable Power Supply (UPS) system, controller cabinet/controller, illuminated street name signs and Accessible Pedestrian Signals (APS). SRW may be required for the placement of traffic signal equipment. The exact SRW requirements will be determined as part of the Servicing Agreement detailed design works. This traffic signal must be fully functional prior to the issuance of Occupancy Permit.
- Design and construction of frontage improvements including, but not limited to a new 1.5 m wide concrete sidewalk at the development Steveston Highway property line and a minimum 1.5 m wide grass boulevard with street trees.

- Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/Lassam Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards.
- Provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter; which will be placed at the westbound bus stop on the Steveston Highway far-side Lassam Road, or at an alternative bus stop in the vicinity.

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 48 bylaw-sized trees on the subject property, six trees on neighbouring properties, and one street tree on City property on Steveston Highway.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- One 60 cm cal Douglas Fir tree (tag# 942) located on the proposed development site is in good condition and should be retained and protected.
- One 20 cm cal Red Oak tree (tag# 977) located on the proposed development site is in good condition and should be retained and protected.
- Three 22 cm cal Norway Spruce trees located on the proposed development site (tag# 944, 945, 946) are all in good condition and should be retained and protected.
- One 40 cm cal Pear tree (tag# 979) located on shared property line with the neighbouring property to the north (10801 Hollymount Drive) and five trees (OS002, OS003, OS004, OS005 and OS006) located on neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- 42 trees located on site are either dead, dying (sparse canopy foliage), are infected with Fungal Blight, or exhibit structural defects, such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- Parks Operations staff has authorized the removal of one 34cm cal Western Red Cedar tree and a number of hedge rows located along the Steveston Highway frontage due to their poor condition and conflicts with proposed frontage improvements. Compensation of \$1,300 is required for the removal of the Western Red Cedar tree.

Tree Replacement

The applicant wishes to remove 42 on-site trees. The 2:1 replacement ratio would require a total of 84 replacement trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the developer is proposing to plant 119 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection and Relocation

The applicant has committed to relocate the 20 cm cal Red Oak tree (tag# 977) on site to the proposed outdoor amenity area. As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of this tree and a Tree Survival Security to the City in the amount of \$5,000 will be required. Following construction and all required Building Permit Inspections, an acceptable post-construction impact assessment report must be submitted to confirm the tree has survived. The City will then release 50% of the security; and the remaining 50% of the security will be released one year later, subject to inspection and survival of the tree.

Four other trees on-site and one tree located on shared property line with 10801 Hollymount Drive, as well as all trees and hedgerows located on neighbouring properties, 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.

Heritage Feature - the Italianate House

The Italianate House, which is not on the City's Heritage Inventory List, is located on the subject site at 5191 Steveston Highway. The City's heritage planner and staff from Arts, Culture and Heritage Services reviewed the condition of the Italianate House as part of the rezoning application review process. Staff understand that the Italianate House has undergone a number of renovations and determined that it has limited heritage value. Staff worked with the developer to explore the opportunity to retain or relocate the Italianate House but the associated cost is

quite high compared to its value. As a result, staff undertook the documentation (written report and photographs) of the Italianate House and salvaged elements of the house (i.e., doors, brass and metal pieces, light sconce, glass door knobs and ceramic house numbers, etc.) to add to the City's collection of artifacts.

In addition, the applicant opts to participate in the City's Public Art Program. The City's Public Art Planner has advised the Public Art Consultant to ask the selection panel to consider artists that may have the abilities to interpret heritage and ask the artist to consider interpretation of the Italianate House, the former cluster of Italianate Houses on the block, and the long history of Italian-Canadians in Richmond.

The developer has also agreed to install an interpretive heritage signage on-site, which will include photographs of the house and simple wording indicating that the house is related to the long history of Italian-Canadians in Richmond. The design and location of the signage will be reviewed in detail through Richmond Heritage Commission and overall landscape design at Development Permit stage.

Proposed Site Specific "Town Housing - Steveston Highway (Steveston) (ZT85)" Zone

A site specific zone is being proposed for the subject site in order to allow a density at 0.66 FAR and to incorporate the specific front and rear yard setbacks proposed. The proposed "Town Housing - Steveston Highway (Steveston) (ZT85)" zone is drafted based on the current "Medium Density Townhouses (RTM2)" zone; which allows for a maximum density at 0.65 FAR, to ensure compatibility to other arterial road townhouse developments. The three changes to the standard zones are as follow:

- A maximum density of 0.66 FAR (with affordable housing contribution). This proposed density is within the range of density allowed for townhouse developments along arterial roads.
- A minimum front yard setback of 4.5 m. The 4.5 m front yard setback is supported by the Arterial Road Guidelines for Townhouses in the OCP, provided that a minimum of 6.0 m rear yard setback to both the ground and second floors of the rear units is proposed.
- A minimum rear yard setback of 6.0 m. This is to ensure a 6.0 m rear yard setback along the rear yard interface with existing adjacent single family developments to the north will be provided.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, and the rezoning application was submitted prior to the Affordable Housing cash contribution rates were updated, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy, for a contribution of \$254,917.71.

Public Art

The applicant will be participating in the City's Public Art Program and will be making a voluntary contribution at a rate of \$0.83 per buildable square foot (2017 rate); for a total contribution in the amount of \$52,895.42. The applicant has been working with Public Art staff to identify an artist and suitable art installation for this development site. This voluntary contribution will be secured as a rezoning consideration.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A legal agreement to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

The OCP requires that a minimum of 100 m^2 (1,076 ft²) of indoor amenity space be provided for multiple family development projects of 40 units or more. The applicant is proposing to provide a portion of the required indoor amenity space on-site with a 65 m² (700 ft²) building, to be located adjacent to the proposed outdoor amenity space, and a cash contribution, in the amount of \$24,850.00, in-lieu of providing the balance of the required indoor amenity space (i.e., 35 m² or 376 ft²). The OCP requires a total cash contribution of \$71,000.00 for this 43-unit townhouse development, 35% of this total required cash-in-lieu is \$24,850.00.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and upgrades of the storm sewer (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

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 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway from "Single Detached (RS1/E) and Two-Unit Dwellings (RD1)" to a new site specific "Town Housing - Steveston Highway (Steveston) (ZT85)" zone, in order to permit the development of 43-townhouse unit at a density of 0.66 FAR.

The proposed development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. The proposed new "Town Housing - Steveston Highway (Steveston) (ZT85)" zoning district has been developed to accommodate a density of 0.66 FAR and specific front and rear yard setbacks. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

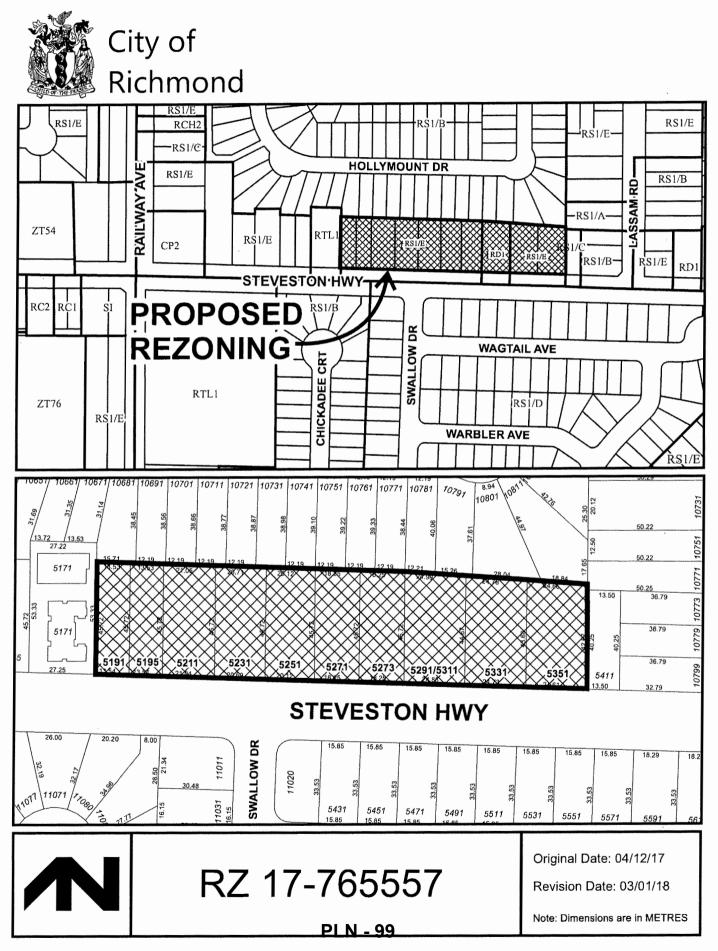
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9841, be introduced and given first reading.

Edwin Lee Planner 1 (602-276-4121)

EL:blg

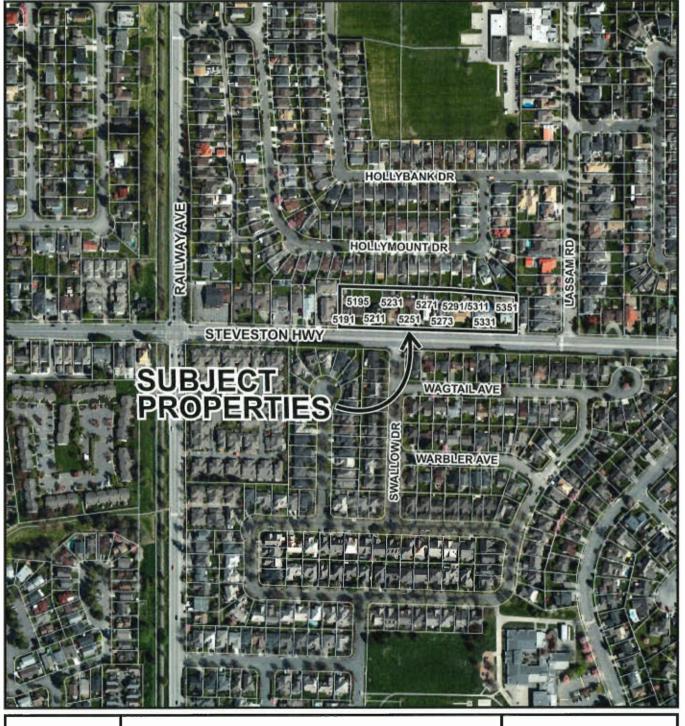
Attachment 1: Location Map Attachment 2: Conceptual Development Plans Attachment 3: Development Application Data Sheet Attachment 4: Open House Notification Area Attachment 5: Completed Comment Sheets Received at the Open House Attachment 6: Open House Summary Attachment 7: Tree Management Plan Attachment 8: Rezoning Considerations

' ATTACHMENT 1





City of Richmond





RZ 17-765557

Original Date: 04/12/17

Revision Date: 03/01/18

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5 - Rezoning Response

Feb 23, 2018



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ANTHEM PROPERTIES BUILDING 4 ELEVATIONS TOWNHOUSE DEVELOPMENT S191-5351 Suevesion HWY RICHMOND, BC

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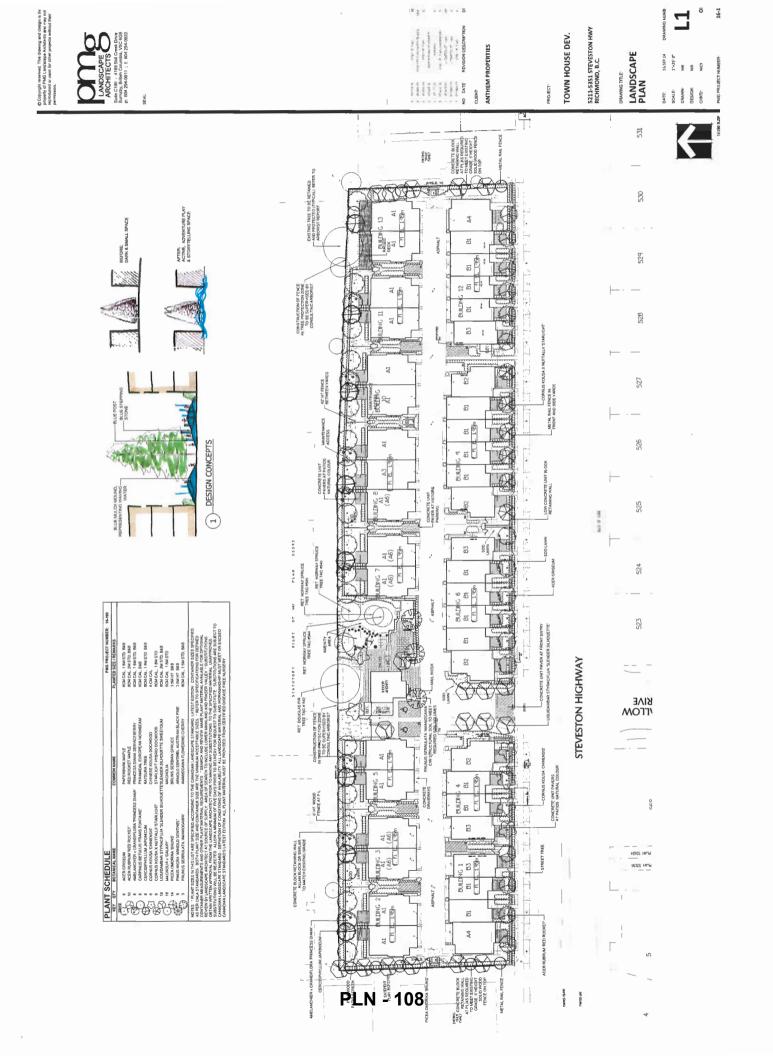
Exterior walls, selected locations

Pre-Enlahed Aluminum F c/w Clear Safety Glass Double glazed vinyl windows & doors

Trim Boards

match 7

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Development Application Data Sheet

Development Applications Department

Attachment 3

RZ 17-765557

5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 & Address: 5351 Steveston Highway

Applicant: Anthem Properties Ltd.

Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
Owner:	Anthem Steveston Developments Ltd.	No Change
Site Size (m ²):	8,970.4 m ²	No Change
Land Uses:	Single-Family Residential/Two-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5420	No Change
		Town Housing - Steveston Highway (Steveston) (ZT85)
Number of Units:	11	43 townhouse units + 4 secondary suites
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.66	0.66 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 4.5 m	4.5 m Min.	none
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 6.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	 12.0 m (3 storeys) Max. along Steveston Highway 7.5 m (2 storeys) Max. along north property line 	none
Lot Width:	Min. 50.0 m	200.0 m	none

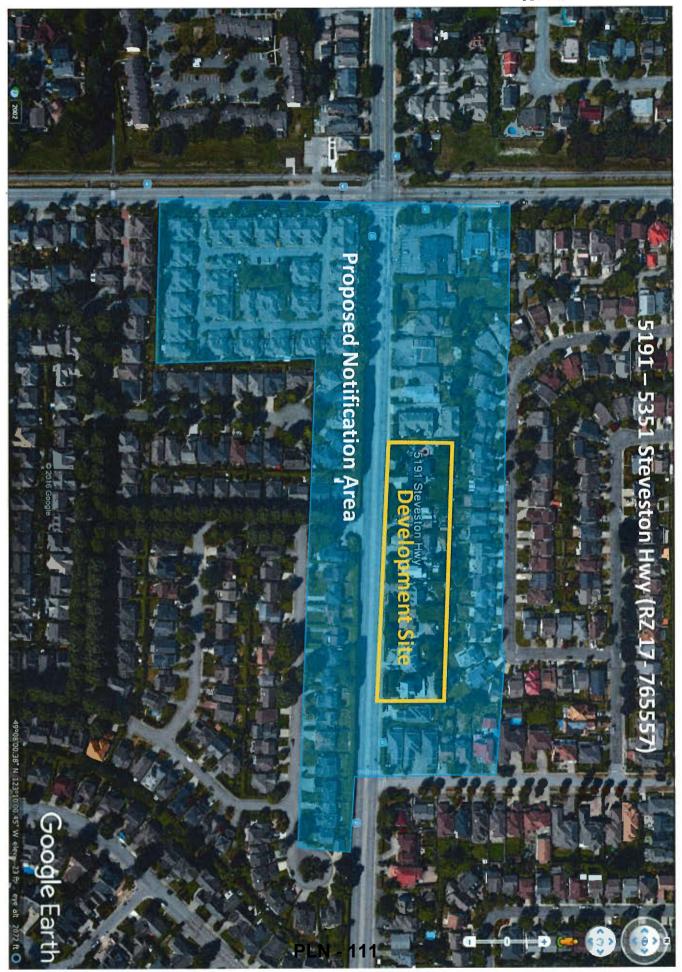
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On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 35.0 m	45.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit +1 (R) per secondary suite	2 (R) and 0.21 (V) per unit +1 (R) per secondary suite	none
Off-street Parking Spaces – Total:	90 (R) and 9 (V)	90 (R) and 9 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (86 x Max. 50% = 43)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (99 x Max. 50% = 49)	48	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (99 x 2% = 2 spaces)	2 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.49 (Class 1) and 0.23 (Class 2) per unit	none
Off-street Parking Spaces – Total:	54 (Class 1) and 9 (Class 2)	64 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m² or Cash-in-lieu	65 m² + Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m² x 43 units = 258 m²	316 m²	none

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

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ATTACHMENT 4



Wednesday, April 12, 2017, 5:30pm-7:30pm James McKinney Elementary Gymnasium, 10451 Lassam Rd.

Anthem Steveston Developments LP (Anthem) has applied to the City of Richmond to rezone 5191-5351 Steveston Highway in order to permit the development of a 43-unit townhome project. Please review the display boards for more information.

1. Do you support the proposed townhome project?

What do you like most about the proposed townhome project? 2. ONTEMPORAM SAF TALLORPORATIONT ØØ Ì 43 Do you have any concerns about the proposed townhome project? 3. 4. What would you suggested to improve or enhance the proposed townhome project? SECOND Any SULTES VERY COOL 5. Additional comments: MCCRACKER Address: Name: Email: Carmene teamdash.ca Phone: The developer may contact me with updates on this proposal: (YES NO (please circle)

For additional inquiries, please contact:

Anthem Properties Group: Emily Howard

ehoward@anthemproperties.com 604-689-3040 City of Richmond: Edwin Lee ELee@richmond.ca 604-276-4121

Please return your completed feedback form to the registration desk. Comments may also be submitted to Emily Howard via email (<u>ehoward@anthemproperties.com</u>) or mail (Anthem Properties Group, 300 – 550 Burrard St., Vancouver, BC, V6C 2B5) by Wednesday, April 19.

All comments received will be shared with the City of Richmond for consideration and will become public information.



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1. Do you support the proposed townhome project?

think it will revitalize that area. 2. What do you like most about the proposed townhome project? he style. It's nice to see a development that different than inost of the townhouses being built. I also like the fact there's two storey as well as the ty three storey 3. Do you have any concerns about the proposed townhome project? ND. 4. What would you suggested to improve or enhance the proposed townhome project? Nothing 5. Additional comments: Address: <u>\$100</u> Name: Sennifer (DUOWE Phone: Email: The developer may contact me with updates on this proposal: (YES NO (please circle) For additional inquiries, please contact: Anthem Properties Group: **City of Richmond:** Emily Howard Edwin Lee ehoward@anthemproperties.com ELee@richmond.ca 604-689-3040 604-276-4121

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2. What do you like most about the proposed townhome project? *Modern* deright derives about the proposed townhome project?*Mo* 3. Do you have any concerns about the proposed townhome project?*Mo* 4. What would you suggested to improve or enhance the proposed townhome project?5. Additional comments:5. Additional comments:Name: <u>Kenn</u> <u>*Ho*</u> Address: <u>*H*</u> -*4791StavectonHwy* Phone: <u>778</u> -*485*-*9149*Email:

The developer may contact me with updates on this proposal: YES / NO (please circle)

For additional inquiries, please contact:

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1. Do you support the proposed townhome project?

Partially.
2. What do you like most about the proposed townhome project?
The look of it, the design is modern yet natural.
3. Do you have any concerns about the proposed townhome project?
Twant to see affordable housing built into every housing complex
 What would you suggested to improve or enhance the proposed townhome project?
Affordable housing component.
5. Additional comments:
Name: Michelle Li Address: 10350 Hollybank Dr.
Phone: 604-295-0395 Email: michelleli, van a gmail. com
The developer may contact me with updates on this proposal: YES / NO (please circle)
For additional inquiries, please contact:
Anthem Properties Group: City of Richmond: Emily Howard Edwin Lee

ehoward@anthemproperties.com 604-689-3040

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YES	
2. What do you like most about the propo	
DESIGN & THOUGHT	UT INTO THE PROJECT 2
PLEASING TO NEIGH	BUIRS
3. Do you have any concerns about the p	roposed townhome project?
4. What would you suggested to improve	or enhance the proposed townhome project?
5. Additional comments:	
Name: LYNN SAKAI- BODEN	
Phone:	Email: //pn@stevestonrealestate.com
The developer may contact me with update	s on this proposal: YES / NO (please circle)
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604-689-3040 604-276-4121 Please return your completed feedback form to the registration desk. Comments may also be submitted to Emily Howard via email (ehoward@anthemproperties.com) or mail (Anthem Properties Group, 300 –

550 Burrard St., Vancouver, BC, V6C 2B5) <u>by Wednesday, April 19.</u>

All comments received will be shared with the City of Richmond for consideration and will become public information.



5191-5351 Steveston Highway

PUBLIC OPEN HOUSE

<u>1. Do you support the proposed townhouse project?</u> --Only if the project proceeds as outlined and as promised at the James McKinney school open house. Proposing a lower profiled two storey townhomes and adequate distance from our existing property.

2. What do you like most about the proposed townhome project? -- If we were to look at a positive, it is desirable (as proposed) that the units backing on our property will be 2-storey townhomes rather than the higher units facing Steveston Highway, providing they have the maximum allowable distance from our property line and maintain the present easement allowance.

<u>3. Do you have any concerns about the proposed townhouse project?</u> -- Raising the elevation to meet current street level regulations is a concern possibly allowing run off and future flooding on to our property. How will the project affect our property taxes? Vibration throughout construction stage may cause damage to existing surrounding properties. Extended time of construction noise and dusty conditions.

<u>4. What would you suggest to improve or enhance the proposed townhouse project.</u> -- Ensure adequate drainage, high quality good neighbour fencing with extensive foliage buffer enhancement between the properties to achieve maximum privacy for all concerned. Ensure the lowest acceptable liveable height of the two storey townhomes.

5. Additional Comments: --It is unlikely that we can stop the project given that the city allows these projects to proceed. But like a number of our neighbours we have lived on Hollymount Drive for over 30 years, therefore we would expect full respect from Anthem to ensure our concerns are addressed prior to and during the construction stage. As you can appreciate the inconvenience will no doubt be horrendous for the extended period it will take to complete.

Name:	BRIAN + J	EAN JAL	HARSON	Address:	10761	Holly	10 UNI	Die;
	604-27					MARSON		

The developer may contact me with updates on this proposal

YES

(please circle)

NO

For additional inquiries, please contact:

Anthem Properties Group: Emily Howard <u>ehoward@anthemproperties.com</u> 604-689-3040 City of Richmond: Edwin Lee ELee@richmond.ca 604-276-4121

Please return your completed feedback form to the registration desk. Comments may also be submitted to Emily Howard via email (<u>ehoward@anthemproperties.com</u>) or mail (Anthem Properties Group, 300 – 550 Burrard St., Vancouver, BC, V6C 2B5) by Wednesday, April 19.

All comments received will be shared with the City of Richmond for consideration and will become public information.

Wednesday, April 12, 2017, 5:30pm-7:30pm James McKinney Elementary Gymnasium, 10451 Lassam Rd.

Anthem Steveston Developments LP (Anthem) has applied to the City of Richmond to rezone 5191-5351 Steveston Highway in order to permit the development of a 43-unit townhome project. Please review the display boards for more information.

1. Do you support the proposed townhome project?

2. What do you like most about the proposed townhome project? 745 ARCHITECTURE. IT IS BETTIER THAN MOST DTH IN RICHMOND, AND SPECIFICALLY ALOND ALTERIAL RAD	FR DOVELOPMENT
3. Do you have any concerns about the proposed townhome project?	HE GTY
4. What would you suggested to improve or enhance the proposed townhome project	?
NA	
5. Additional comments:	
N4	
Name: <u>P. SETHI</u> Phone: <u>Email: Bock-ISETHI 18 C</u>	MAIL COM
The developer may contact me with updates on this proposal: (YES) / NO ((please circle)
For additional inquiries, please contact: Anthem Properties Group: City of Richmond: Emily Howard Edwin Lee <u>ehoward@anthemproperties.com</u> <u>ELee@richmond.ca</u> 604-689-3040 604-276-4121	
Please return your completed feedback form to the registration desk. Comments may als	

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Thank you! Your feedback is important to us.

Anthem 🏂

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2. What do you like most about the proposed townhome project? ODE CONCEPT Do you have any concerns about the proposed townhome project? D DRAINAGE ISSUES WITH MY PA 2 DAMAGE CAUSED TO MY HOUS HEAVY MACHINES & VIBRATTO 4. What would you suggested to improve or enhance the proposed townhome project? RE-ESTABLISH FENCE LINE AND REPLACE 5. Additional comments: LEASE ENSURE PROPER DRAINAGE DEGROGAMO Address: 10791 Name: Norm Phone: 604-Email: nede The developer may contact me with updates on this proposal: (YES NO (please circle) For additional inquiries, please contact: Anthem Properties Group: **City of Richmond:** Edwin Lee Emily Howard ehoward@anthemproperties.com ELee@richmond.ca 604-689-3040 604-276-4121

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All comments received will be shared with the City of Richmond for consideration and will become public information.





April 24, 2017

Edwin Lee Planning Department City of Richmond 6911 No. 3 Road Richmond, BC V6Y 2C1

Dear Mr. Lee,

RE: Summary of 5191-5351 Steveston Highway Public Open House

Anthem Properties Group is pleased to provide a summary of the Public Open House for 5191-5351 Steveston Highway. Scanned copies of the submitted comment sheets and sign-in sheets are attached herein.

Summary of Public Open House

Date: Wednesday, April 12, 2017 Time: 5:30pm-7:30pm Location: James McKinney Elementary Gymnasium, 10451 Lassam Rd., Richmond Format: Drop-in open house with display boards

Notification: 140 Public Open House notices were delivered via Canada Post addressed mail to neighbouring properties. In addition, the James McKinney Elementary Parent Advisory Council (PAC) was notified via email.

Attendance: Approximately 45 members of the public attended the open house, including two representatives of the PAC. This total accounts for the 34 attendees who added their names to the sign-in sheet, plus additional attendees who chose not to sign in.

Comment Sheets: In total, 9 comment sheets were completed and submitted. This total includes 6 that were submitted at the open house, and 3 that were submitted via email/mail during the additional one-week period for comments provided by Anthem following the open house.

Summary of feedback: The written comments submitted were predominantly supportive of the proposed townhome project. A summary of the responses received for each of the 5 questions is provided below:

- 1) Do you support the proposed townhome project?
 - Yes = 7 respondents
 - No = 0 respondents
 - Other = 2 respondents
- 2) What do you like most about the proposed townhome project?
 - Design and architecture = 7 respondents

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- Height of homes adjacent to neighbours to the north kept to 2 storeys = 1 respondent
- Flat roofs = 1 respondent
- 3) Do you have any concerns about the proposed townhome project?
 - No = 6 respondents
 - Yes = 3 respondents

Concerns include: desire to see affordable housing in all new developments and impact on neighbouring properties (runoff/drainage, property taxes, construction).

- 4) What would you suggest to improve or enhance the proposed townhome project?
 - Nothing / no answer = 6 respondents
 - Additional suggestions = 3 respondents

Suggestions include: affordable housing component, various suggestions for how to minimize impact on neighbours (drainage, fencing/landscaping as a buffer between properties).

- 5) Additional comments
 - Nothing / no answer: 6 respondents
 - Additional comments = 3 respondents

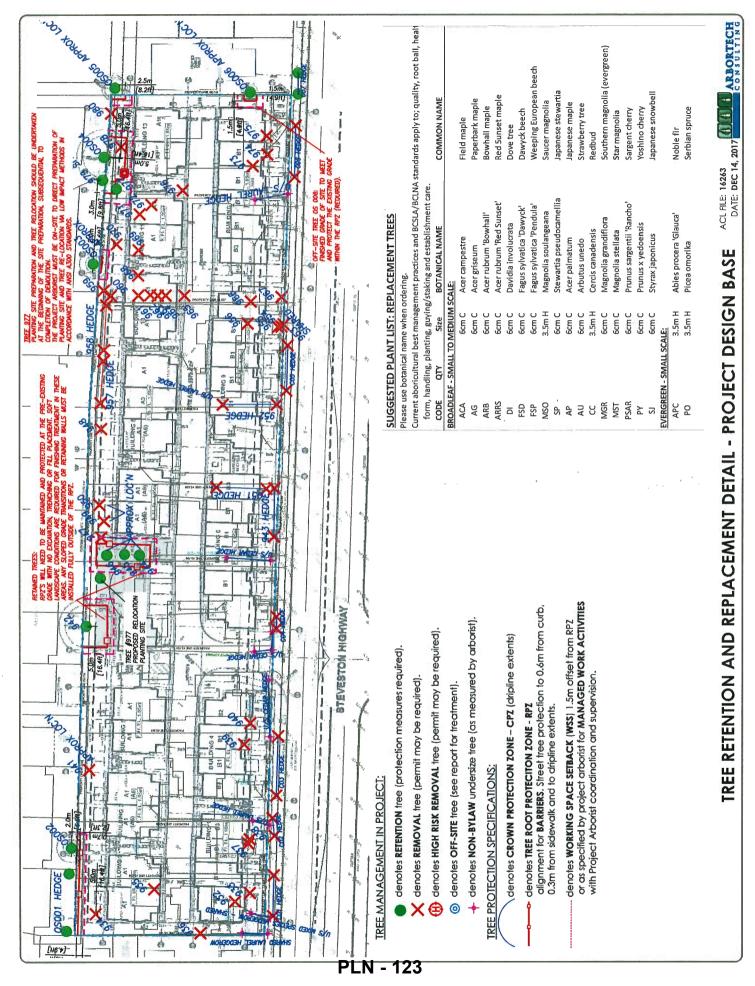
Additional comments include: support for the secondary suites, importance of proper drainage, and desire for Anthem to continue to dialogue with neighbours leading up to and during construction.

Sincerely,

Emily Hours

Emily Howard Community Relations Manager Anthem Properties Group

Anthem Properties Group Ltd. Suite 300 Bentall 5 550 Burrard Street Vancouver BC Canada V6C 2B5 Phone +1 604 689 3040 Toll Free +1 800 926 8436 anthemproperties.com



ATTACHMENT 7

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	Tag #	Ht	Dbh	Tree Type	Cond	Loc	Action	
	932		62	Weeping willow	U	ON	Remove	
	933	20	41	Deodar cedar	U	ON	Remove	
	934		72	Flowering cherry	Μ	ON	Remove	
	935		57	Flowering cherry	U	ON	Remove	
	936		22 26 24	Walnut	U	ON	Remove	
	937	20	50	Sawara cypress	Μ	ON	Remove	
	938	20	Est. 65	Sawara cypress	Μ	ON	Remove	
	939	20	52	Blue spruce	U	ON	Remove	
	940	20	72	Deodarcedar	U	ON	Remove	
	941	5	32	Flowering cherry	U	ON	Remove	
	942	16	60	Douglas-fir	Μ	ON	RETAIN	
	943	6	20-32	Western redcedar	Μ	ON	Remove	
	944	8	25	Norway spruce	Μ	ON	RETAIN	
	945	8	20	Norwayspruce	Μ	ON	RETAIN	
	946	8	22 (Est.)	Norway spruce	Μ	ON	RETAIN	
	947	10	35	Paper birch	U	ON	Remove	
	948		34	Flowering cherry	U	ON	Remove	
	949	20	22 (Est.)	Paper birch	U	ON	Remove	
	950	20	22 (Est.)	Paper birch	U	ON	Remove	
	951	5	20-22	Western redcedar	Μ	ON	Remove	
	952	8	20-31	Western redcedar	U	ON	Remove	
	953	4	34	Western redcedar	U	ON	REMOVE	
4	954	4	25	Western redcedar	U	ON	Remove	
Â	955	4	40	Western redcedar	U	ON	Remove	
m	956	9	19 22	Western redcedar	Μ	ON	Remove	
TREE INVENTORY - CONDENS	957	8	22-45	Western redcedar	U	ON	Remove	
2	958	4	20-30	Western redcedar	U	ON	Remove	
m	959		9+9+11+12	Plum	U	ON	Remove	
Ľ	960		8+10+11	Plum	U	ON	Remove	
ō	961		30	Lawson cypress	U	ON	Remove	
R	962		29+39	Lawson cypress	U	ON	Remove	
~	963		40	Lawson cypress	U	ON	Remove	
	964		40	Lawson cypress	U	ON	Remove	
Q	965		50	Lawson cypress	U	ON	Remove	
0	966	15	40	Sitka spruce	U	ON	Remove	
Z	967	4	36 28	Western redcedar	Ŭ	ON	Remove	
	968	-	20	Pear	U	ON	Remove	
z	969		49	Flowering cherry	U	ON	Remove	
SE	970		22	Pear	Ŭ	ON	Remove	
Ü	971		41	Flowering cherry	Ŭ	ON	Remove	
	972		22	Flowering cherry	M	ON	Remove	
	973		21+21+25	Sawara cypress	U	ON	Remove	
	974		11+19+22	Sawara cypress	Ŭ	ON	Remove	
	975		17+18+20	Sawara cypress	U	ON	Remove	
	976		43	Lawson cypress	Ŭ	ON	Remove	
	978 977		20	Red oak	M	ON	RETAIN	
	977 978		20	Apple	U	ON	Remove	
	978 979		40 (est.)	Pear	U	SHARED	RETAIN	
	979 980		40 (est.) 10 12 16	Cherry	U	ON	Remove	
ACL	980 OS-001		20-25	Western redcedar	U	OFF	PROTECT	
. FIL	OS 001		20-25	Japanese maple	s	OFF	PROTECT	
ACL FILE: 16263 DATE: DEC 14, 2017	OS 002 OS 003		25 12+20+20	Plum	S	OFF	PROTECT	
Я Я								
14, ::	OS 004 OS 005		60 (est) 30 (est)	Austrian pine Japanese manle	M S	OFF OFF	PROTECT PROTECT	
201			30 (est.)	Japanese maple	S U			
	OS 006	2 5	12 15	Plum White coder		OFF CI⊤Y	PROTECT REMOVE	
	C01	2.5	<20	White cedar Photinia	M U	CITY	REMOVE	
	C02	1.2	<20	Photinia White coder				
	C03	2	<20	White cedar	S	CITY	REMOVE	
RI	C04		<20	White cedar	S	CITY	REMOVE	
Ő	C05	4	<20	White cedar	S	CITY	REMOVE	
	C06	4	<20	White cedar	S	CITY	REMOVE	
ARBORTECH	C07	4	<20	White cedar	S	CITY	PROTECT	
ailli				PLN - 12	.4	مرد خد فرقا به مارین از از ا		



Rezoning Considerations

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

Address: <u>5191</u>, <u>5195</u>, <u>5211</u>, <u>5231</u>, <u>5251</u>, <u>5271</u>, <u>5273</u>, <u>5291/5311</u>, <u>5331</u> and <u>5351</u> Steveston Highway File No.: <u>RZ 17-765557</u>

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9841, the developer is required to complete the following:

- 1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
- 2. Registration of a flood indemnity covenant on Title.
- 3. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) no final Building Permit inspection is granted until four secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw;
 - b) one surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite of the unit; and
 - c) the secondary suites cannot be stratified or otherwise held under separate title.
- 4. Discharge of restrictive covenants:
 - a) BF56882 from Title of 5291 Steveston Highway.
 - b) AC25351 from Title of 5331 Steveston Highway.
 - c) AC25352 from Title of 5351 Steveston Highway.
- 5. Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle, in favour of future residential development to the east. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
- 6. Registration of a legal agreement on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that a residential fire sprinkler system is to be provided to all units located beyond the 90 m access route distance, unless an emergency exit is secured at the Development Permit (DP) stage.
- 7. 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.
- 8. Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of the 20 cm cal Red Oak tree onsite with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
- 9. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the 20 cm cal Red Oak tree to be transplanted on site. The City will release 50% of the security after construction and landscaping on the proposed development are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 50% of the security would be released one (1) year later subject to inspection.
- 10. 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 on site and on adjacent properties. 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.
- 11. City acceptance of the developer's offer to voluntarily contribute \$150,000 towards the design and construction of a new traffic signal at the intersection of Swallow Drive and the site vehicle access. No DCC credit.

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12. City acceptance of the developer's offer to voluntarily contribute \$25,000 towards the purchase and installation of a City standard bus shelter. This bus shelter will be placed at the westbound bus stop on Steveston Highway far-side Lassam Road or at an alternative bus stop in the vicinity.

- 2 -

- 13. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$254,917.71) to the City's affordable housing fund.
- 14. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$52,895.42) to the City's Public Art fund.
- 15. Contribution of \$24,850.00 in-lieu of a portion (35%) of required on-site indoor amenity space.
- 16. City acceptance of the developer's offer to voluntarily contribute \$1,300.00 to Parks Division's Tree Compensation Fund for the removal of one 34cm cal Western Red tree located on the City's boulevard in front of the site.

Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicant.

- 17. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
- 18. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 522 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 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 additional fire hydrants as required to meet the standard hydrant spacing for multi-family developments.
 - Relocate the existing fire hydrants as required by the proposed frontage works (i.e. sidewalk, boulevard, and driveway).
 - o Coordinate with Richmond Fire Rescue for approval of all fire hydrant installations and relocations.
- At Developer's cost, the City is to:
 - o Install a new water service connection to serve the proposed development. Meter to be located on-site.
 - o Cut and cap, at main, all existing water service connections and remove meters.
 - o Perform all tie-ins to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 90 m of 600 mm storm sewer to 750 mm, from approximately the center of 5331 Steveston Highway to Lassam Road (existing manhole STMH767 to STMH768), complete with catch basins and new manholes at both tie-in points.
 - Cut and cap, at main, all existing storm service connections serving the development site and remove inspection chambers.
 - Install a new storm service connection off of the proposed 750 mm storm sewer, complete with inspection chamber.
 - Provide a sediment and erosion control plan.
- At Developer's cost, the City is to perform all tie-ins to existing City infrastructure.

Sanitary Sewer Works:

• The Developer is required to:

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- Cut and cap, at main, all existing service connections serving the development site and remove inspection chambers.
- Install a new sanitary service connection off of the existing manhole SMH3687 near the northwest corner of 5231 Steveston Highway, complete with inspection chamber.
- Not start on-site excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
- Ensure no encroachments of onsite works (proposed trees, buildings, etc.) into existing sanitary right-of-way along north property line of subject site.
- At Developer's cost, the City is to perform all tie-ins to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Design and construction of frontage improvements including, but not limited to the following:
 - Construct a new 1.5 m wide concrete sidewalk at the development Steveston Highway property line. The
 new sidewalk is to connect to the existing sidewalk east and west of the subject site.
 - Remove the existing sidewalk and backfill the remaining area between the curb and the new sidewalk to
 provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the
 0.15 m wide curb.
 - All existing driveways along the Steveston Highway development frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard and concrete sidewalk per standards described above.
 - Construct a single new vehicle access to these design standards (curb return with 9.0 m turn radius and minimum 7.2 m pavement width at the end of the corner radius curves). The width of this drive aisle can be tapered at a 5:1 transition to a minimum width of 6.0 m (driving surface excluding curb/gutter). The center line of the new site vehicle access is to line up with the center line of Swallow Drive opposite the subject site on the south side of Steveston Highway.
 - Provide SRWs for the placement of traffic signal equipment. The traffic signal works shall include, but are not limited to: traffic signal heads, traffic poles and bases, vehicle detection, Uninterruptable Power Supply (UPS) system, controller cabinet/controller, illuminated street name signs and Accessible Pedestrian Signals (APS). Details of the SRWs may include, but not limited to the following items:
 - (a) Traffic cabinet/UPS 4.0 m x 2.0 m SRW located behind the new sidewalk and no more than 11.0 m away from the northwest corner of the intersection (behind the curb along the east side of the access driveway/drive aisle).
 - (b) Detector loops Minimum 20.0 m long SRW measured from the north curb face of Steveston Highway over the full width of pavement of the site access road.
 - (c) Traffic poles, junction boxes and conduit SRWs behind the new sidewalk at the northeast and northwest corners of the intersection are required.

The exact SRW requirements will be determined as part of the detailed traffic signal design process. Some of the front yard features at the two corner units next to the driveway may be placed within the required SRWs but must be beyond the footprints of all traffic signal equipment and any required clearances.

- Construct a concrete bus pad (3.0 m x 9.0 m) with electrical pre-ducting conduits at the Steveston Highway/Lassam Road westbound bus stop. The bus pad is to be constructed to meet accessible bus stop design standards.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part
 of the frontage works.
- Consult Engineering on lighting and other utility requirements as part of the frontage works.
- Coordinate with BC Hydro, Telus and other private communication service providers:

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- To relocate/underground the existing overhead poles and lines as required to prevent conflict with the proposed frontage works (i.e. sidewalk and boulevard).
- When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To underground overhead service lines.
- 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 onsite, as described below.
- 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 rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an above-ground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to Servicing Agreement (SA) design approval:
 - BC Hydro PMT -4 mW x 5 m (deep)
 - BC Hydro LPT 3.5 mW x 3.5 m (deep)
 - Street light kiosk 1.5 mW x 1.5 m (deep)
 - Traffic signal kiosk 1 mW x 1 m (deep)
 - Traffic signal UPS 2m W x 1.5 m (deep)
 - Shaw cable kiosk 1 mW x 1 m (deep) show possible location in functional plan
 - Telus FDH cabinet 1.1 mW x 1 m (deep) show possible location in functional plan
- Relocate/upgrade the existing streetlights along Steveston Highway as required by the proposed sidewalk/driveway and to meet lighting requirements.
- o Complete other frontage improvements as per Transportation's requirements.

General Items:

- The Developer is required to:
 - Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (i.e. AC water main and storm sewer on Steveston Highway, and rear-yard sanitary main) and provide mitigation recommendations.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Complete a proposed 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 Official Community Plan.

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

- 1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
- 2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction

assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

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

Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$48,000 in total) to ensure the replacement planting will be provided.

- 2. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit plans as determined via the Rezoning and/or Development Permit processes.
- 3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
- 4. Obtain a Building Permit 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.
- 5. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 6. The Developer is to coordinate with City Traffic Signals staff with the aim of achieving a fully signalized intersection of Swallow Drive and the site vehicle access prior to the issuance of Occupancy Permit. In the event that the completion of this traffic signal is delayed because of technical or other reasons, occupancy permit can still be issued on the condition that access to the subject site will be restricted to right-in / right-out. All directional traffic movements will commence when the site access intersection is fully signalized.

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.

Bylaw 9841



Richmond Zoning Bylaw 8500 Amendment Bylaw 9841 (RZ 17-765557) 5191, 5195, 5211, 5231, 5251, 5271, 5273, 5291/5311, 5331 and 5351 Steveston Highway

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

- 1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following into the end of the table contained in Section 5.15.1(c) regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of
	Permitted Principal Building
"ZT85	\$4.00"

b. Inserting the following into Section 17 (Site Specific Residential (Town Houses) Zones), in numerical order:

"17.85 Town Housing - Steveston Highway (Steveston) (ZT85)

17.85.1 **Purpose**

The zone provides for town housing, plus other compatible uses.

17.85.2 Permitted Uses

- child care
- housing, town

17.85.3 Secondary Uses

- boarding and lodging
- community care facility, minor
- home business
- secondary suite

17.85.4 Permitted Density

1. The maximum floor area ratio is 0.40.

2. Notwithstanding Section 17.85.4.1, the reference to "0.4" shall be increased to a higher **density** of "0.66" if the **owner**, at the time

Council adopts a zoning amendment bylaw to include the **owner's lot** in the ZT85 **zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

17.85.5 Permitted Lot Coverage

- 1. The maximum lot coverage is 40% for all buildings.
- 2. No more than 65% of the lot may be occupied by buildings, structures and non-porous surfaces.
- 3. 25% of the **lot area** is restricted to **landscaping** with live plant material.

17.85.6 Yards & Setbacks

- 1. The minimum front yard is 4.5 m.
- 2. The minimum interior side yard is 3.0 m
- 3. The minimum rear yard is 6.0 m.

17.85.7 Permitted Heights

- 1. The maximum height for buildings is 12.0 m (3 storeys).
- 2. The maximum height for accessory buildings is 5.0 m.
- 3. The maximum height for accessory structures is 9.0 m.

17.85.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum lot width is 50.0 m.
- 2. The minimum lot depth is 35.0 m.
- 3. There is no minimum lot area.

17.85.9 Landscaping & Screening

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

17.85.10 On-Site Parking and Loading

1. On-site **vehicle** and bicycle parking and loading shall be provided according to the standards set out in Section 7.0.

17.85.11 Other Regulations

- 1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
- 2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "TOWN HOUSING STEVESTON HIGHWAY (STEVESTON) (ZT85)".

P.I.D. 002-746-565 Lot 992 Section 36 Block 4 North Range 7 West New Westminster District Plan 61320

P.I.D. 002-746-573 Lot 993 Section 36 Block 4 North Range 7 West New Westminster District Plan 61320

P.I.D. 003-644-146 Lot 3 Except: Part Subdivided by Plan 53481, Section 36 Block 4 North Range 7 West New Westminster District Plan 6967

P.I.D. 003-581-420 Lot 456 Section 36 Block 4 North Range 7 West New Westminster District Plan 52683

P.I.D. 003-768-775 Lot 466 Section 36 Block 4 North Range 7 West New Westminster District Plan 53481

P.I.D. 002-178-427 Lot 457 Section 26 Block 4 North Range 7 West New Westminster District Plan 52683

P.I.D. 003-768-864 Lot 467 Section 36 Block 4 North Range 7 West New Westminster District Plan 53481

P.I.D. 003-672-310 Lot 480 Section 36 Block 4 North Range 7 West New Westminster District Plan 54587

P.I.D. 003-745-562 Lot 479 Section 36 Block 4 North Range 7 West New Westminster District Plan 54587

P.I.D. 003-672-301 Lot 478 Section 36 Block 4 North Range 7 West New Westminster District Plan 54587 3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9841".

MAYOR

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CORPORATE OFFICER



Report to Committee

Re:	Application by David Lin for a Heritage Alteratio	n Permi	t at 6471 Dyke Road
From:	Wayne Craig, Director, Development	File:	HA 17-775892
To:	Planning Committee	Date:	March 9, 2018

(McKinney House)

Staff Recommendation

That a Heritage Alteration Permit be issued which would:

- 1. Permit exterior alterations to historic windows, porch and upper balcony, painting of the exterior cladding, the demolition of an existing non-historic rear addition and the construction of a new rear addition to the heritage-designated house at 6471 Dyke Road, on a site zoned "Single Detached Housing (ZS1) London Landing (Steveston)"; and
- 2. Vary the provision of Richmond Zoning Bylaw 8500 to reduce the required minimum rear yard setback from 5.0 m to 4.2 m.

Wayne Craig Director, Development

WC: mp Att. 7

REPORT CONCURRENCE								
ROUTED TO:	ED TO: CONCURRENCE CONCURRENCE OF GENERAL MANAGER							
Policy Planning		Ways of	for	JOE	ERLE6			

Staff Report

Origin

David Lin has applied for a Heritage Alteration Permit for the heritage-designated house, known as the McKinney House, at 6471 Dyke Road (Attachment 1) in order to restore and rehabilitate exterior features, as well as to remove an existing non-historic rear addition and construct a new, larger rear addition. The existing rear addition is two-storey and is 40 m² (429.6 ft²) in floor area; the proposed addition is two-storey and is approximately 85 m² (914.7 ft²) in floor area and will accommodate a pool and sauna room in the lower level.

The McKinney House was constructed in 1911 and is an excellent example of Foursquare Edwardian-era architecture with Craftsman influences. The house became a protected heritage property in 1988 through Heritage Designation Bylaw No. 5186. In 1993, the house was moved from its original location at 5791 Steveston Highway to its current location, and Bylaw 5186 was repealed and replaced with Heritage Designation Bylaw 6130. The Statement of Significance which describes the heritage value of the building is included in Attachment 2.

Surrounding Development

The property at 6471 Dyke Road is surrounded by the following sites.

- To the North: Townhouses (known as "Princess Lane") on a site zoned "Town Housing (ZT43) London Landing (Steveston)".
- To the East: City-owned London Farm heritage site, protected by Heritage Designation Bylaws No. 3515, 3528 and 3711, on a site zoned "Agriculture (AG1)".
- To the West: A two-family dwelling on a site zoned "Heritage Two-Unit Dwelling (ZD1) London Landing (Steveston)".

Development Information

The attached Development Application Data Sheet (Attachment 3) provides a comparison of the proposed development with the applicable requirements.

Related Policies & Regulations

2041 Official Community Plan and Steveston Area Plan

The City's 2041 Official Community Plan Section 4 "Vibrant Cities" includes city-wide direction and policy to "preserve, promote and celebrate community heritage".

The Steveston Area Plan seeks to "conserve significant heritage resources throughout the Steveston area". Policy 4.1 (h) specifies that the Standards and Guidelines for the Conservation of Historic Places in Canada ("S&Gs"), prepared by Parks Canada, be used for heritage resource management. The S&Gs are applied under the "Analysis" section to assess the impact of the

proposed interventions (i.e. alterations) on the heritage value and character-defining elements of the McKinney House, as identified in the Statement of Significance for the property.

Heritage Procedures Bylaw 8400

Under Section 4.1.3 of the City's Heritage Procedures Bylaw 8400, a Heritage Alteration Permit is required for any exterior alterations to a property that is protected through a Heritage Designation Bylaw. As the house at 6471 Dyke Road is protected under Heritage Designation Bylaw No. 6130, a Heritage Alteration Permit is required.

Public Consultation

A development sign has been installed on the subject property. The owner has also spoken to the immediate neighbours to the north and west about the proposed alterations and has provided written correspondence from the neighbours in support of the proposal (Attachment 4).

Richmond Heritage Commission

The application was presented to the Richmond Heritage Commission on September 27, 2017 and was supported. An excerpt of the Richmond Heritage Commission meeting minutes is included in Attachment 5.

Zoning Compliance/Variances

The applicant requests to vary the provision of Richmond Zoning Bylaw 8500 to reduce the minimum required rear yard setback from 5.0 m to 4.2 m.

Staff support the requested variance for the following reasons:

- The requested variance is minor as only the northwest portion of the proposed rear addition will encroach onto the minimum required setback of 5.0 m due to the curved building form.
- The second storey of the new rear addition will be set back at a distance of 5.1 m from the property line shared with the townhouse development adjacent to the north.
- 6' high wooden fence and 8'cedar hedging will be provided along the rear and side property lines surrounding the rear addition to minimize overlook impact on the adjacent neighbours.
- The immediately adjacent neighbours provided written correspondence in support of the proposed development.

In order to ensure that the proposed rear yard landscaping works are completed and adequately maintained, the applicant is required to provide a landscape security of \$5,170 before the issuance of a Building Permit.

Analysis

Existing Legal Encumbrance

A flood plain covenant was registered on the title of the subject property in 1992. The existing flood plain covenant will be replaced with a new flood covenant to reflect the current Flood Plain Construction Level requirement of 2.9 m.

Heritage Impact Assessment

The following is a detailed list of the proposed alterations.

- Extensive repair of all 31 historic wood window sashes in the front, side and rear facades of the main and upper storeys and replacement of hardware and lower wood sashes that are beyond repair as necessary on a like-for-like basis
- Replacement of all six (6) attic wood sashes that are rotten with double-glazed wood sash windows on a like-for-like basis
- Installation of two (2) new wood windows to replace the smaller wood windows at basement level in the front façade and repair of the nine (9) existing basement windows and the garage door
- Installation of one kitchen window on the main floor in the west façade, where there is none existing
- Replacement of the existing aluminum basement door in the west façade with a new wood door with true-divided lite wood bars and clear tempered glass
- Removal of the non-historic gate from the porch and glazing enclosure of the upper front balcony to restore their original appearance, and restoration of the wood railings for the porch
- Two new wood French doors to replace the two existing non-historic doors in the front façade to provide access to upper floor balcony
- Removal of a 1990s rear addition to be replaced with a new addition that is compatible but distinguishable from the heritage house
- Painting of all existing facades, and the new rear addition, in colours selected from the Benjamin Moore Historic Colours collection

The guidelines that apply to heritage resources in Steveston are the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada ("S&Gs"). The standards are principles that apply to all historic places and features, whereas the guidelines are specific to each type of historic place and/or materials; together they are applied to assess the overall impact of proposed alterations on the heritage value and character-defining elements of historic places.

National Standards

The following are applicable S&G "standards" (Attachment 6) most relevant to the proposed alterations to the McKinney House.

• Do not remove, replace or substantially alter its intact or repairable character-defining elements.

- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.

The proposal is supportable because the porch and balcony will be restored, most of the wood windows will be retained and restored, the existing cladding materials will be retained and repainted, and the new rear addition is compatible, subordinate to, and distinguishable from the main house.

National Guidelines

The following are excerpts from the S&G "guidelines" (Attachment 7), which are most relevant to proposed exterior alterations to the McKinney House.

- Repairing or replacing materials to match the original as closely as possible both visually and physically.
- Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.
- Reinstating an open porch or balcony that was enclosed.
- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.

The applicant has provided a report by a qualified consultant for the existing conditions of all wood window sashes and hardware and restoration work, as well as the fabrication and installation of two new basement windows on the front façade, and one in the west façade to provide light into a kitchen. This involves cutting into the lap siding but is supportable because the number, location, size and style of the windows is compatible with the design of the heritage house overall.

The proposal includes the removal of enclosures from the front porch and balcony to restore the architectural features to their original appearance, and a new wood barrier to meet the British Columbia Building Code. The proposed work is consistent with the national guidelines.

The existing rear addition is not historic, utilitarian and has no heritage value. Staff support its replacement with the proposed new addition with a design that is compatible with the style, form, massing, and finishes of the heritage home. Specifically, the new portion is a contemporary interpretation of an Arts & Crafts style, which blends well with Arts & Crafts-influenced features of the home such as support columns, hipped-shape roof and wood shingles.

Details of the proposed pool and sauna room will be reviewed through the building permit application process to ensure that they meet any applicable requirements including safety, engineering and environmental requirements.

The choice of paint colours is appropriate and supported by staff; the proposed "Newburyport Blue" and "Monterey White" are chosen from Benjamin Moore's Historic Colour collection.

Conclusion

The proposed alterations are consistent with the Parks Canada's Standards and Guidelines for the Conservation of Historic Places in Canada, and the proposed variance for the rear yard setback is minor and potential overlook concerns is minimized through additional landscaping and fencing.

Staff recommend that the Heritage Alteration Permit be endorsed, and issuance by Council be recommended.

Minhee Park Planner 2, Policy Planning

MP:cas

Attachment 1: Location Maps for Subject Site at 6471 Dyke Road

Attachment 2: Statement of Significance for the McKinney House

Attachment 3: Development Application Data Sheet

Attachment 4: Letter/Email Correspondence from Immediate Neighbours

Attachment 5: Excerpt from the September 27, 2018 Richmond Heritage Commission Minutes

Attachment 6: Excerpt from the National Standards

Attachment 7: Excerpt from the National Guidelines

The following are to be met prior to the issuance of a Building Permit:

- 1. Submission of a Letter-of-Credit for the rear yard landscaping in the amount of \$5,170
- 2. Discharge of the flood plain covenant registered on title under BF171515
- 3. Registration of a replacement flood covenant on title
- 4. Engineering infrastructure improvements, which include but are not limited to:

Water Works

- 1. At the Developer's cost, determine the loading and service line capacity requirement due to development, and complete.
- 2. At the Developer's cost, the City is to upgrade the water service line to 25 mm at minimum, or larger if determined by engineer, with water meter and meter box as per bylaw 5637.

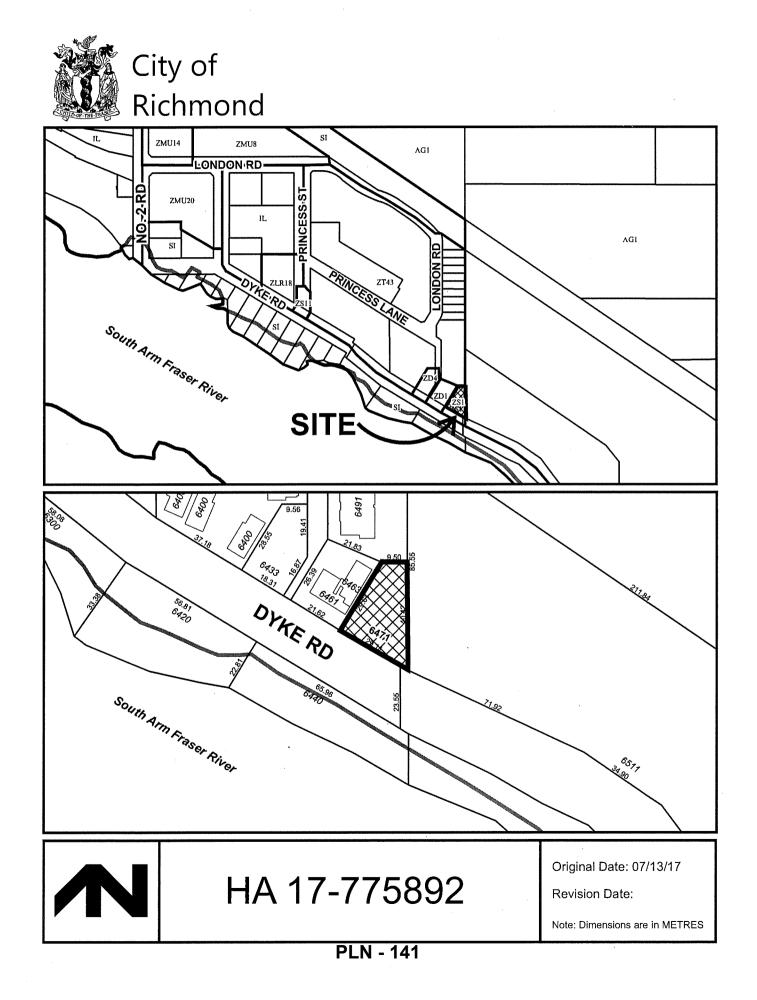
Storm Sewer Works

There is currently no established drainage for the property. As per the City's Building Regulation Bylaw section 4.1.1 (a), a building permit cannot be issued to a property which is not being serviced by a City storm sewer or does not have approval for the installation of an alternative storm water disposal system. The installation of a storm service connection will be required and it will be reviewed and approved through the building permit process. Environmental staff review will be required via the building permit approval process because the existing drainage system fronting the property is a Riparian Management Area ditch. The applicant may be required to obtain the services of a Qualified Environmental Professional (QEP) to conduct the required environmental review.

Sanitary Sewer Works

- 1. At the Developer's cost, a professional engineering report which confirms that the sanitary system can support the additional loading for the pool and hot tub; otherwise,
- 2. At the Developer's cost, the City is to upgrade the downstream sanitary infrastructure to allow for the additional loading.

Signed Date









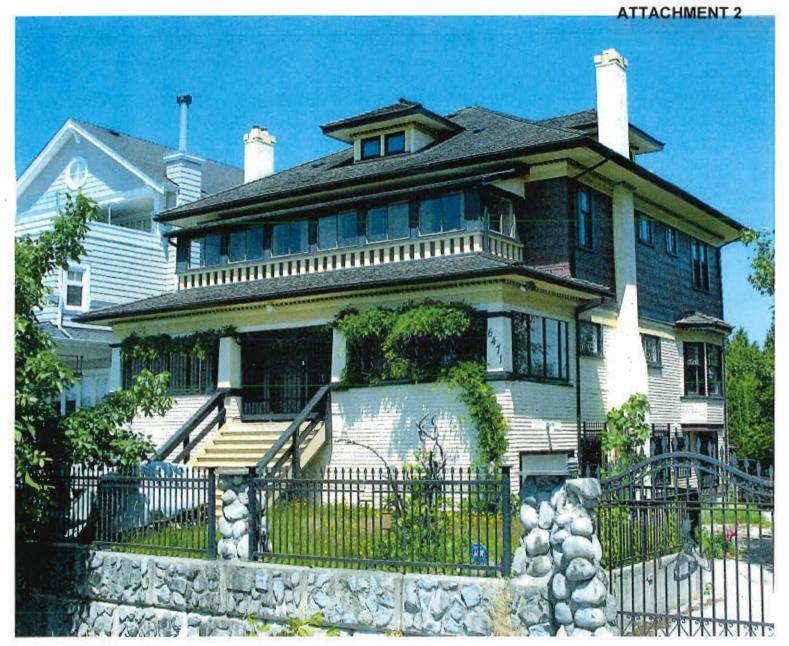
HA 17-775892

Original Date: 07/13/17

Revision Date:

Note: Dimensions are in METRES

PLN - 142

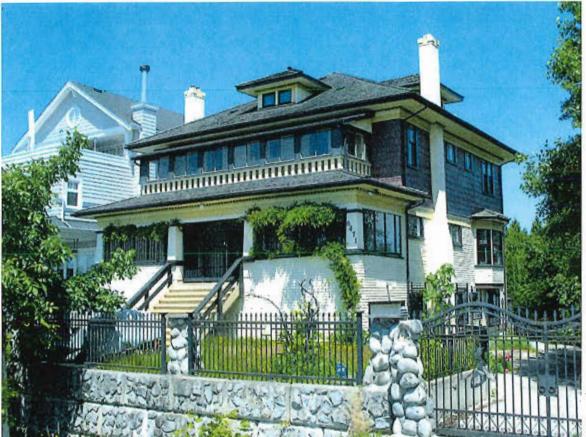


MCKINNEY HOUSE STATEMENT OF SIGNIFICANCE



JULY 2017

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND



STATEMENT OF SIGNIFICANCE

Current Address: 6471 Dyke Road, Richmond, British Columbia Original Owners: James and Jane McKinney Date of Construction: 1911

Description of Historic Place

The two and one-half storey McKinney House is located at 6471 Dyke Road along the Fraser River in the historic Steveston neighbourhood of Richmond. The Foursquare style, Edwardian-era, Sears, Roebuck and Company Catalogue residence was constructed in 1911, originally along Steveston Highway, and moved to its present location in 1993. Situated on a large, south-facing lot, the house is characterized by its hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows, and full-width verandah.

Heritage Value of Historic Place

The McKinney House is valued as one of the oldest remaining houses in Steveston and for its association with original owners and prominent residents James and Jane McKinney. The house is also significant as an excellent example of a Sears, Roebuck and Company Catalogue house exhibiting Foursquare Edwardian-era architecture.

Steveston, located at the southern-most end of the city of Richmond, began its modern development in the nineteenth century as an agricultural community. In 1880, William Herbert

DONALD LUXTON & ASSOCIATES INC. JULY 2017

STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

Steves, the son of Manoah Steves, the first newcomer in the area, bought land and began to develop a townsite that would rival that developing in Vancouver. Steveston's surrounding agricultural area thrived, producing a wide range of crops. Dairy farming, as well as vegetable and berry growing, were also highly successful. James and Jane McKinney, who had arrived in the area from Ontario, were well-known landowners in early Steveston, buying large swaths of land in the young municipality of Richmond. In addition to traditional farming pursuits on their land, the McKinneys also grew and bred plants, leading to the establishment of the larger of two loganberry wineries in Richmond, the Myrtina (Myrtena) Winery, during the 1930s. The McKinneys built this home in Steveston in 1911 along Steveston Highway, where it was surrounded by newly settled farms and newly-built farmhouses. Their home has been connected to the greater Steveston community for more than century.

The McKinneys were among the early citizens to settle in Steveston. James McKinney arrived in the 1890s as a tax collector and customs agent for the federal government and capitalized on the fervor surrounding the Gold Rush and the subsequent real-estate boom. Though briefly leaving Steveston for Vancouver, James, Jane, and their six children soon moved back, ordering *The Hamilton* home from the Sears, Roebuck and Company Catalogue in 1908. McKinney made significant upgrades to the original Sears plan with the goal of constructing an unrivalled residence in Steveston. The McKinney House arrived from Chicago in 1911, as the pre-war economic boom was reaching its peak. The house was a known centre of community life in the area, as the McKinneys were active residents, assisting in the founding and building of the South Arm Presbyterian Church, volunteering with the Liberal party and the Kiwanis club, and hosting Liberal functions, Red Cross teas and fashion shows in the house. The McKinneys remained in the house until 1948, when it was sold to the Scollon family. In 1992, the house was purchased by Curtis and Eileen Eyestone, who subsequently moved the residence to its current location along Dyke Road.

The McKinney House is an excellent example of Foursquare Edwardian-era architecture, with Craftsman influences. The symmetrical design of Foursquare houses originated as a reaction to the more elaborate and flamboyant Victorian styles, which often included ornate mass-produced elements. The typical Foursquare house was constructed from quality local materials, most often fir and cedar in British Columbia. The interior layout was oriented for the maximum amount of interior room space, while large and plentiful windows provided the maximum amount of light and views. The house fcatures a hipped-roof with symmetrical hipped dormers, decorative bevelled glass windows on the ground floor, and a full front verandah with four square tapered porch columns. The McKinney House is a prominent local landmark, and a significant surviving example of Richmond's historic housing stock.

Character-Defining Elements

The elements that define the heritage character of the McKinney House are its:

- residential use for more than a century;

- residential form, scale and massing as expressed by its two and one-half storey height with square plan and hipped-roof;
- wood-frame construction including narrow lapped siding on the ground floor and twincoursed shingling on the second floor;
- features of the Edwardian-era Foursquare style including: its symmetrical design, hippedroof structure with hipped roof dormers on each side, bellyband, bay window with hippedroof on the east elevation, full-width front verandah with hipped roof and balcony above,

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square tapered verandah columns and closed balustrade, its closed soffits with dentil coursing, closed soffit ceiling and tongue and groove wooden deck;

- wooden windows including double-hung, casement, and decorative bevelled and stained glass assemblies; and

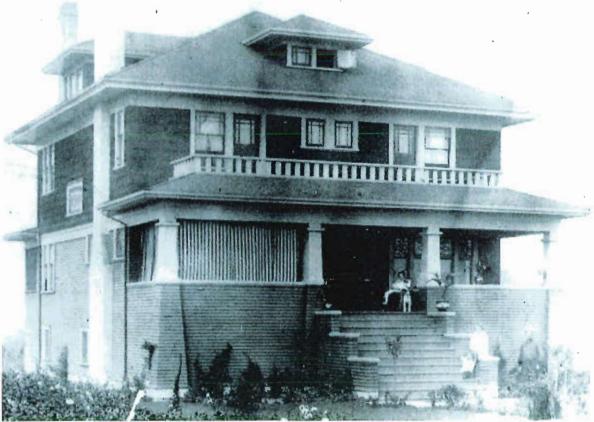
two symmetrical exterior masonry chimneys on both the east and west elevations.

DONALD LUXTON & ASSOCIATES INC. JULY 2017 3

STATEMENT OF SIGNIFICANCE: McKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

RESEARCH SUMMARY

ADDRESS: 6471 Dyke Road, Richmond, British Columbia ORIGINAL OWNERS: James and Jane McKinney DATE OF CONSTRUCTION: 1911, ordered from a 1908 Sears, Roebuck and Company Catalogue



Ca. 1914 image of the McKinney House, shortly after its completion, City of Richmond Archives

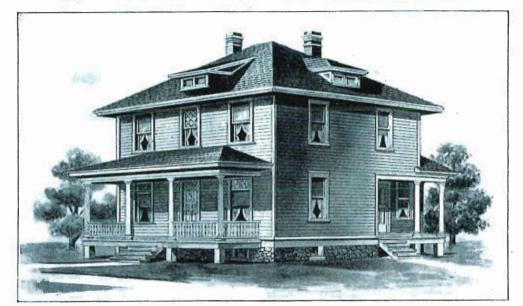
DONALD LUXTON & ASSOCIATES INC. JULY 2017

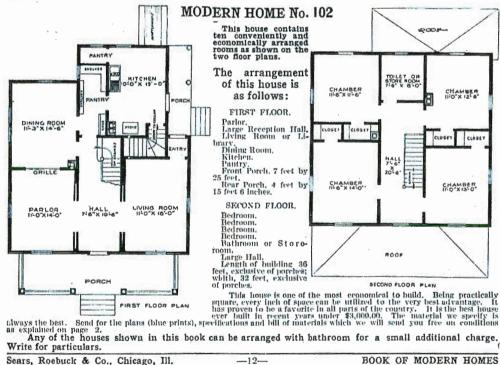
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STATEMENT OF SIGNIFICANCE: McKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

⁵2,065[∞] Completely BUILDS AND FINISHES This \$3,000.00 Ten=Room Residence

As Proven by Our FREE Plans, Specifications and Complete Itemized Bill of Materials. THESE PLANS ARE FREE OF CHARGE TO YOU ON CONDITIONS EXPLAINED ON PAGE 2.





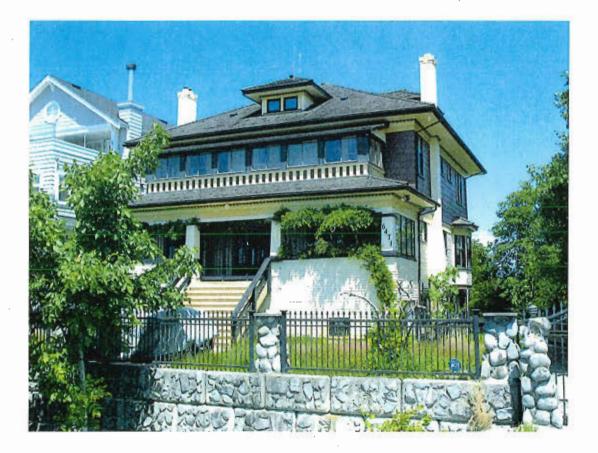
Sears, Roebuck and Company Hamilton house plan, 1908

DONALD LUXTON & ASSOCIATES INC. JULY 2017

STATEMENT OF SIGNIFICANCE: McKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

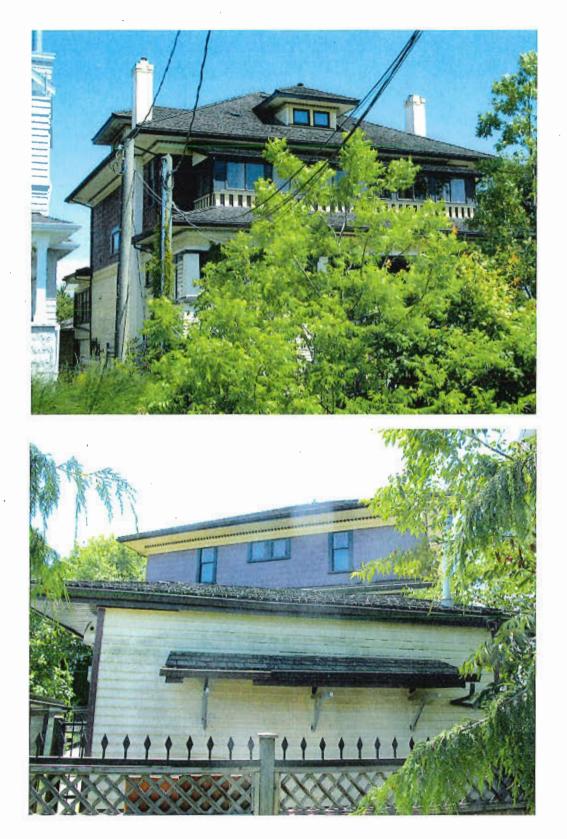


Moving of the McKinney House, August 1, 1993, The Review



DONALD LUXTON & ASSOCIATES INC. JULY 2017

6



STATEMENT OF SIGNIFICANCE: MCKINNEY HOUSE, 6471 DYKE ROAD, RICHMOND

DONALD LUXTON & ASSOCIATES INC. JULY 2017 7



Development Application Data Sheet

30%

n/a

Development Applications Department

Der Wither B				
HA 17-775892				Attachment 3
Address: 6471 Dyke Road				
Applicant: David Lin		Owner:	Ramzi Astifo and	Fatin Herbert
Planning Area(s): <u>Steveston – Lor</u>	ndon/Princess Node			
Floor Area 551 m ²				
	Existing		Prop	osed
Site Area:	620 m ²		Proposed 620 m ²	
Land Uses:	Single Detached Housing Single Detached Housing Secondary Suite		-	
OCP Designation:	Neighbourhood Reside			od Residential
Zoning:	"Single Detached Heritage (ZS1) "Single Detached Herit – London Landing (Steveston)" London Landing (St		,	
Number of Units:	ber of Units: 1 2		2	
	Bylaw Requirement	F	Proposed	Variance
Floor Area Ratio:	1.0	0.89 no		none permitted
Lot Coverage:	Max. 45% (buildings) 70% (non-porous)	36% (buildings) 61% (non-porous) n/a		∽ n/a
Setback – Front Yard (south):	Min. 6.0 m		6.2 m	n/a
Setback – Rear Yard (north):	Min. 5.0 m	4.2 m* *varian		*variance
Setback – Side Yard (west):	1.2 m	2.09 m n/a		n/a
Setback – Side Yard (east):	1.2 m	1.7 m		n/a
Height (m):	· 15 m	10.72 m n/a		n/a
Lot Size:	620 m ²	620 m ² n/a		n/a

Min. 20%

Live landscaping



223 – 11121 HORSESHOE WAY RICHMOND B.C V7A 5G7 Ph:(604)271-0220 Fax: (604)271-0224 www.bowerpmi.com

Feb 14, 2018

Ramzi Astifo 6471 Dyke Rd Richmond B.C

Re: Neighbour approval for renovation of 6471 Dyke Rd.

As management agent for Strata Plan BCS 4226 "Currents", I advise that the strata council has reviewed your plans to renovate and add an addition to your property.

The council thanks you for reaching out to and explaining the work to be performed and approves the work and plans as you have presented them.

Thank you

BOWER PROPERTY MANAGEMENT INC,

Richard Ertner

Strata manager

Park, Minhee

From: Sent: To: Subject: Attachments:

Follow Up Flag: Flag Status: Follow up Completed

Ramzi Astifo <ramzi@pwprofiles.com>

Thursday, 15 February 2018 21:59

6471 Dyke Rd.docx; ATT00001.htm

Park, Minhee; David Lin

Fwd: 6471 Dyke Rd

Sent from my iPhone

Begin forwarded message:

From: "Gale Rocky" <<u>galeroc@shaw.ca</u>> Date: February 15, 2018 at 9:56:46 PM PST To: <<u>ramzi@pwprofiles.com</u>> Subject: 6471 Dyke Rd

Hello Ramzi

Attached please find a note regarding your proposed renovations. I hope this is sufficient for your needs, if not please feel free to contact me again.

Regards Gale Rocky City of Richmond 6911 No # 3 Rd Richmond, B.C. V6Y 2C1

February 15, 2018

To whom it may concern

This is to inform you that I have been contacted by my neighbour Mr. Ramzi Astifo, and he has explained his plans for renovations of his house and property at 6471 Dyke Road. My home is next door at 6461 Dyke Rd and I would like you to know that I have no objections to this occurring. If you have any other questions or concerns feel free to contact me.

Sincerely

Gale Rocky 604-271-3391

Park, Minhee

From: Sent: To: Subject: Ramzi Astifo <ramzi@pwprofiles.com> Monday, 19 February 2018 07:52 Park,Minhee Fwd: 6471 Dyke Road (full plans)

----- Forwarded message -----From: Sean Lawson <<u>sean@stevestonrealestate.com</u>> Date: Mon, Feb 19, 2018 at 7:50 AM Subject: Re: 6471 Dyke Road (full plans) To: Ramzi Astifo <<u>ramzi@pwprofiles.com</u>>

To whom it may concern,

Please except this email as our official approval of your plans for the renovations and addition to your home neighbouring our home at <u>6463 Dyke road</u>, <u>Richmond</u>.

We are pleased that this beautiful heritage home will get these updates and improvements ensuring it will remain a fixture of our neighbourhood.

Please feel free to contact me if you require anything further.

Pat Guzzo and Sean Lawson President StevestonRealEstate Phone: <u>604.274.7326</u> Fax: <u>604.274.7320</u> 12235 No 1 Road Richmond, BC V7E 1T6 Sent from my iPhone

On Feb 15, 2018, at 3:36 PM, Ramzi Astifo <<u>ramzi@pwprofiles.com</u>> wrote:

Hi Sean,

Attached are my most recent plans.

----- Forwarded message ------From: Ramzi Astifo <<u>ramzi@pwprofiles.com</u>> Date: Thu, Feb 8, 2018 at 12:52 PM Subject: Fwd: 6471 Dyke Road (full plans) To: <<u>lesa@pwprofiles.com</u>>

Excerpt of Minutes Richmond Heritage Commission Held Wednesday, September 27, 2017 (7:00 pm) M.2.004 Richmond City Hall

Development Proposal – Heritage Altertation Permit for 6471 Dyke Road (McKinney House)

Ramzi Astifo, owner, and David Lin, architect, joined the Commission to present on the Heritage Alteration Permit proposed for this property.

Staff provided an overview of this proposal and distributed a memo with the proposed changes. It was noted that this building is protected through a Heritage Designation Bylaw and therefore requires a Heritage Alteration Permit for any changes.

The applicants provided information on the history of this building, its move in the 1990s, the proposed modifications, materials (current and proposed), building envelope issues and rain screen proposal. The applicant and staff noted that specific attention was given to ensure that the proposed composite siding to replace the existing wood siding (damaged and degrading) would match the look of the existing wood. An overview of the new addition and indoor pool at the rear of the house was provided as well.

The applicants noted their desire to keep the building as close to the original construction of the McKinney House and referenced a photo (taken circa 1915) as the intended vision of the proposed modifications to the exterior.

Changes to the building through the Heritage Alteration Permit included replacing and repairing all wood windows, alterations to the exterior cladding, removal of non-historic glazing enclosures, restoring certain elements to its original form, removal of an addition constructed in the 1990s, removing the enclosed balconies to return to the original historic form, removing 2 accessory buildings on the property, and requesting a minor variance to the rear yard setback allow for a small building encroachment for the proposed new addition.

For the new rear addition proposed, staff and the applicant noted that the design of this addition was intentionally designed to be distinctive in form and character from the original house, but has design features incorporated into the architectural detailing that relate to the historic arts and crafts character of the house. It was noted that this approach is in keeping with heritage best practices for building additions.

Discussion ensued on measures being taken to protect the building from the humidity of the pool, as well as potential landscaping, privacy issues and roofing materials.

Members discussed building materials including the wood frame windows and exterior plank siding. In response, the applicant confirmed that they had contracted a wood window manufacturer that specializes in wood window replacement and repair.

It was noted that some of the modifications are to parts of the building that are not referenced in the building's statement of significance or a heritage defining character element of the building.

It was moved and seconded:

That the Richmond Heritage Commission support the Heritage Alteration Permit for proposed modifications to the existing heritage designated site at 6471 Dyke Road as presented to the Commission including the request for variance for the rear setback to accommodate the proposed new building addition.

Carried

THE STANDARDS

The Standards are not presented in a hierarchical order. All standards for any given type of treatment must be considered, and applied where appropriate, to any conservation project.

General Standards for Preservation, Rehabilitation and Restoration

- **1.** Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character-defining elements*. Do not move a part of an historic place if its current location is a character-defining element.
- 2. Conserve changes to an *historic place* that, over time, have become *character-defining elements* in their own right.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- **4.** Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
- **5.** Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
- 6. Protect and, if necessary, stabilize an *historic place* until any subsequent *intervention* is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
- **7.** Evaluate the existing condition of *character-defining elements* to determine the appropriate *intervention* needed. Use the gentlest means possible for any intervention. Respect *heritage value* when undertaking an intervention.
- **8.** Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
- **9.** Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation

- **10.** Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- **11.** Conserve the *heritage value* and *character-defining elements* when creating any new additions to an *historic place* or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- **12.** Create any new additions or related new construction so that the essential form and integrity of an *historic place* will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

- **13.** Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
- **14.** Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
10	Updating and adapting maintenance activities, as conditions and knowledge about the materials and maintenance products and methods evolve.	
11	Cleaning materials only when necessary, to remove heavy soiling or graffiti. The cleaning method should be as gentle as possible to obtain satisfactory results.	
12	Carrying out cleaning tests, after it has been determined that a specific cleaning method is appropriate.	
13	Protecting adjacent materials from accidental damage during maintenance or repair work.	Allowing character-defining elements to be exposed to accidental damage by nearby work.
14	Repairing or replacing materials to match the original as closely as possible, both visually and physically.	Using inappropriate or untested materials or consolidants, or using untrained personnel for repair work.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	Recommended	Not Recommended
15	Replacing character-defining materials with compatible substitute materials, when the original is found to accelerate deterioration and only after thorough analysis and monitoring confirms that the material or construction detail is problematic. Substitute materials should be as durable as the overall assembly to maintain its expected service life.	Using new materials and new technologies that do not have a proven track record. Replacing deteriorated character-defining elements using new materials or technologies to improve durability, when the original material performs adequately.

ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

1	Recommended	Not Recommended
16	Documenting materials dating from periods other than the restoration period before their alteration or removal. If possible, selected samples of these materials should be stored to facilitate future research.	Failing to document materials that are not from the restoration period before removing them.

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GENERAL GUIDELINES FOR PRESERVATION, REHABILITATION AND RESTORATION

	Recommended	Not Recommended
11	Protecting adjacent character-defining elements from accidental damage, or exposure to damaging materials during maintenance or repair work.	
12	Replacing in kind extensively deteriorated or missing parts of windows, doors and storefronts, where there are surviving prototypes.	Replacing an entire functional or decorative element, such as a shutter with a broken louver, or a door with a missing hinge, when only limited replacement of deteriorated or missing part is possible.
		Using a substitute material for the replacement part that neither conveys the same appearance as the surviving parts of the element, nor is physically or visually compatible.
13	Testing proposed interventions to establish appropriate replacement materials, quality of workmanship and methodology. This can include reviewing samples, testing products, methods or assemblies, or creating a mock-up. Testing should be carried out under the same conditions as the proposed intervention.	
14	Documenting all interventions that affect the building's	

14 Documenting all interventions that affect the building's windows, doors and storefronts, and ensuring that the documentation is available to those responsible for future interventions.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

2000	Recommended	Not Recommended
15	Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.	Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible. Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.
16	based on physical and documentary evidence. If using the same materials and design details is not technically or economically	Removing an irreparable window, door or storefront and not replacing it, or replacing it with a new one that does not convey the same appearance or serve the same function.
feasible, then compatible substitute materials or details may . be considered.	Stripping storefronts of character-defining materials or covering over those materials.	
17	Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.	Creating a false historical appearance because the new window, door or storefront is incompatible, or based on insufficient physical and documentary evidence.

ADDITIONAL GUIDELINES FOR RESTORATION PROJECTS

	Recommended	Not Recommended
28	Repairing entrances, porches and balconies from the restoration using a minimal intervention approach, such as patching, splicing, consolidating or otherwise reinforcing its materials and improving weather protection.	Replacing an entire entrance, porch or balcony from the restoration period when the repair of materials and limited replacement of deteriorated or missing parts is possible.
29	Reinstating an open porch or balcony that was enclosed.	
30	Replacing in kind an entire entrance, porch or balcony from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the assembly. The	Removing an irreparable entrance, porch or balcony from the restoration period and not replacing it, or replacing it with an inappropriate entrance, porch or balcony.
to duide tuture recearch and treatment		Reinstating an entrance, porch or balcony detail that is damaging to character-defining elements.
REN	OVING EXISTING FEATURES FROM OTHER PERIODS	

- **31 Removing** or altering a non character-defining entrance, porch or balcony from a period other than the restoration period.
- 32 Retaining alterations to entrances, porches or balconies that address problems with the original design, if those alterations do not have a negative impact on the building's heritage value.

RECREATING MISSING FEATURES FROM THE RESTORATION PERIOD

33 Recreating a missing entrance, porch or balcony, or one of its features, from the restoration period, based on physical or documentary evidence; for example, duplicating a fanlight or porch column. Failing to remove a non character-defining entrance, porch or balcony from another period that confuses the depiction of the building's chosen restoration period.

Removing alterations to an entrance, porch or balcony that serve an important function in the building's ongoing use, such as a ramp or handrail.

Constructing an entrance, porch or balcony that was part of the building's original design but was never actually built, or a feature thought to have existed during the restoration period but for which there is insufficient documentation.

ADDITIONAL GUIDELINES FOR REHABILITATION PROJECTS

	2000	
	Recommended	Not Recommended
ADD	DITIONS OR ALTERATIONS TO THE EXTERIOR FORM	
11	Accommodating new functions and services in non-character- defining interior spaces as an alternative to constructing a new addition.	Constructing a new addition when the proposed functions and services could be accommodated by altering existing, non-character-defining interior spaces.
12	Selecting a new use that suits the existing building form.	Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street façade(s).
13	Selecting the location for a new addition that ensures that the heritage value of the place is maintained.	Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.
14	Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.	Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.
15	Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.	Designing a new addition that has a negative impact on the heritage value of the historic building.
HEA	LTH, SAFETY AND SECURITY CONSIDERATIONS	
16	Adding new features to meet health, safety or security requirements, such as an exterior stairway or a security vestibule in a manner that respects the exterior form and minimizes impact on heritage value.	Constructing a new addition to accommodate code- required stairs or elevators on a highly visible, character- defining elevation, or in a location that obscures, damages or destroys character-defining elements.
17	Working with code specialists to determine the most appropriate solution to health, safety and security requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Making changes to the exterior form without first exploring equivalent health, safety and security systems, methods or devices that may be less damaging to the character-defining elements and overall heritage value of the historic building.
ACC	ESSIBILITY CONSIDERATIONS	
18	Finding solutions to meet accessibility requirements that are compatible with the exterior form of the historic building. For example, introducing a gently sloped walkway instead of a constructed ramp with handrails in front of an historic building.	Radically altering the building's exterior form to comply with accessibility requirements. Relocating primary entrances when undertaking interventions to accommodate accessibility-related features.
19	Working with accessibility and conservation specialists and users to determine the most appropriate solution to accessibility issues with the least impact on the character-defining elements and overall heritage value of the historic building.	Altering character-defining elements, without consulting the appropriate specialists and users.



Heritage Alteration Permit

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

File No.: HA 17-775892

To the Holder: David Lin

Property Address: 6471 Dyke Road

Legal Description: LOT 1 SECTION 18 BLOCK 3 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 11588

(s.617, Local Government Act)

- 1. (Reason for Permit)
- ☑ Designated Heritage Property (s.611)
- □ Property Subject to Temporary Protection (s.609)
- □ Property Subject to Heritage Revitalization Agreement (s.610)
- □ Property in Heritage Conservation Area (s.615)
- □ Property Subject to s.219 Heritage Covenant (Land Titles Act)
- 2. This Heritage Alteration Permit is issued to authorize all works related to exterior alterations and new construction in Attachment 1, Plan #1 to Plan #10.
- 3. The "Richmond Zoning Bylaw 8500" is hereby varied to reduce the minimum rear yard setback from 5.0 m to 4.2 m.
- 4. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
- 5. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

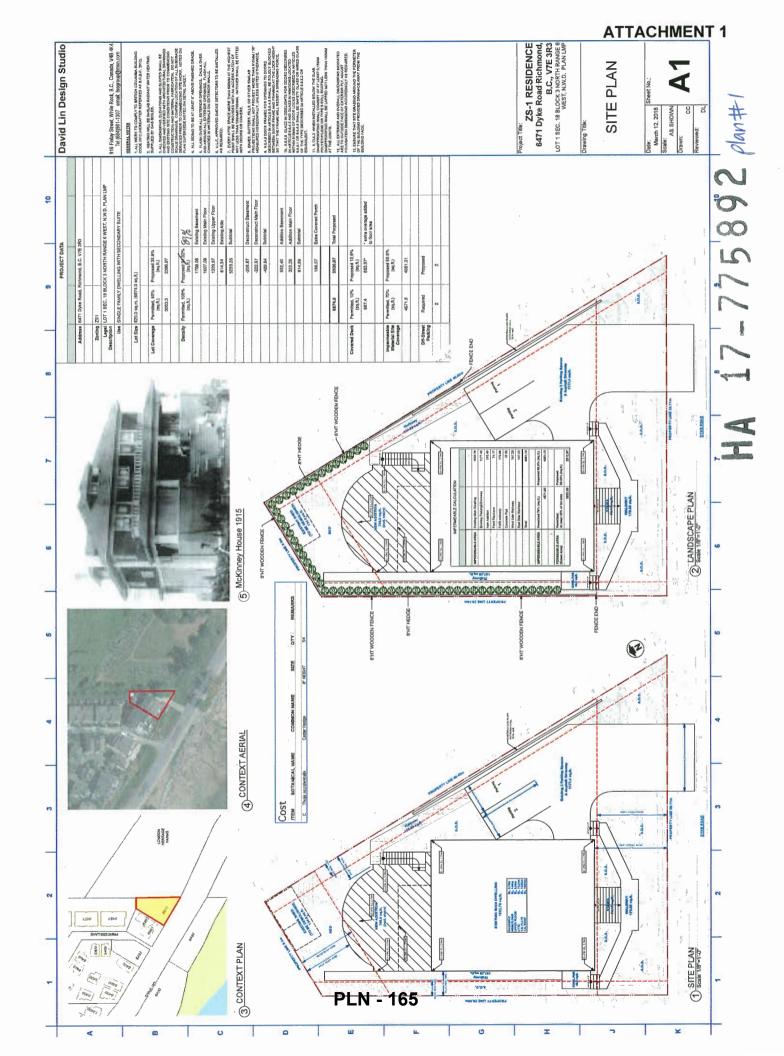
AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

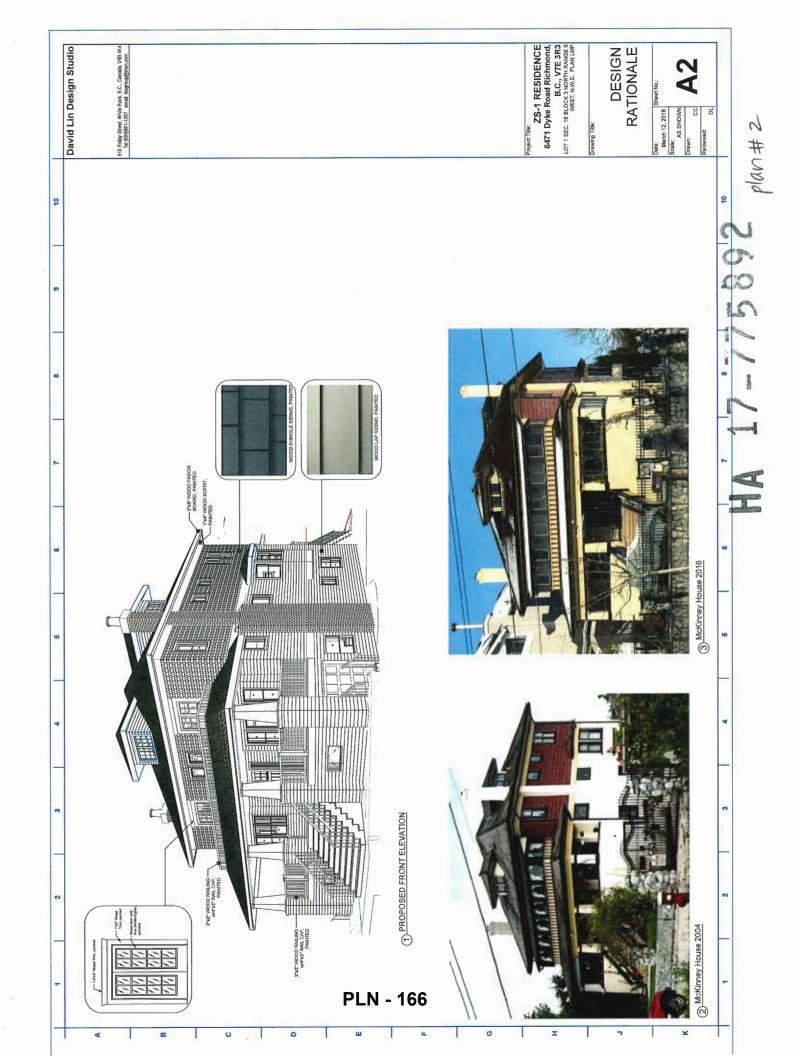
DELIVERED THIS DAY OF , 2018

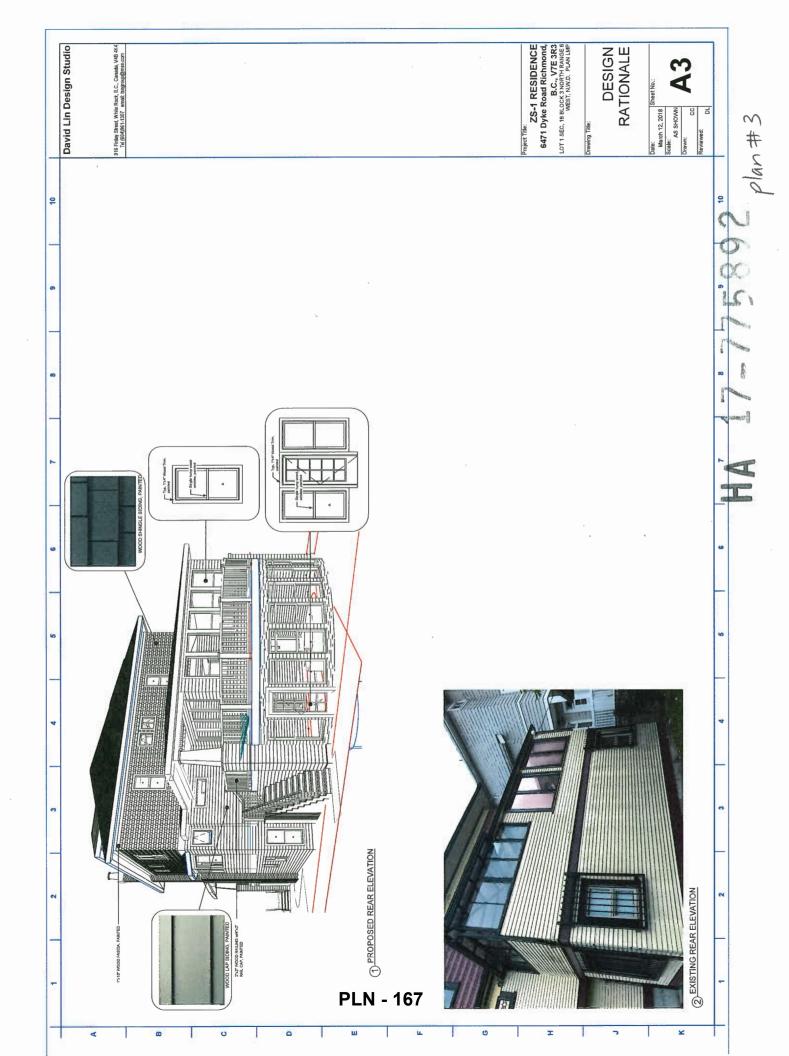
MAYOR

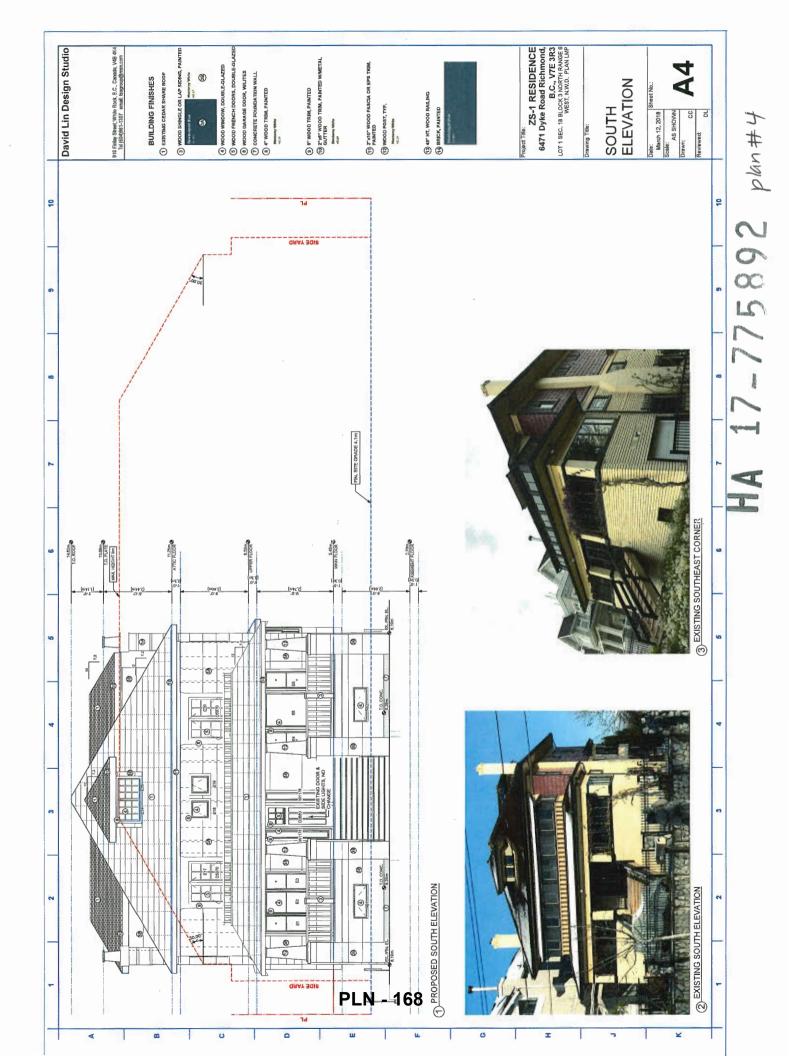
CORPORATE OFFICER

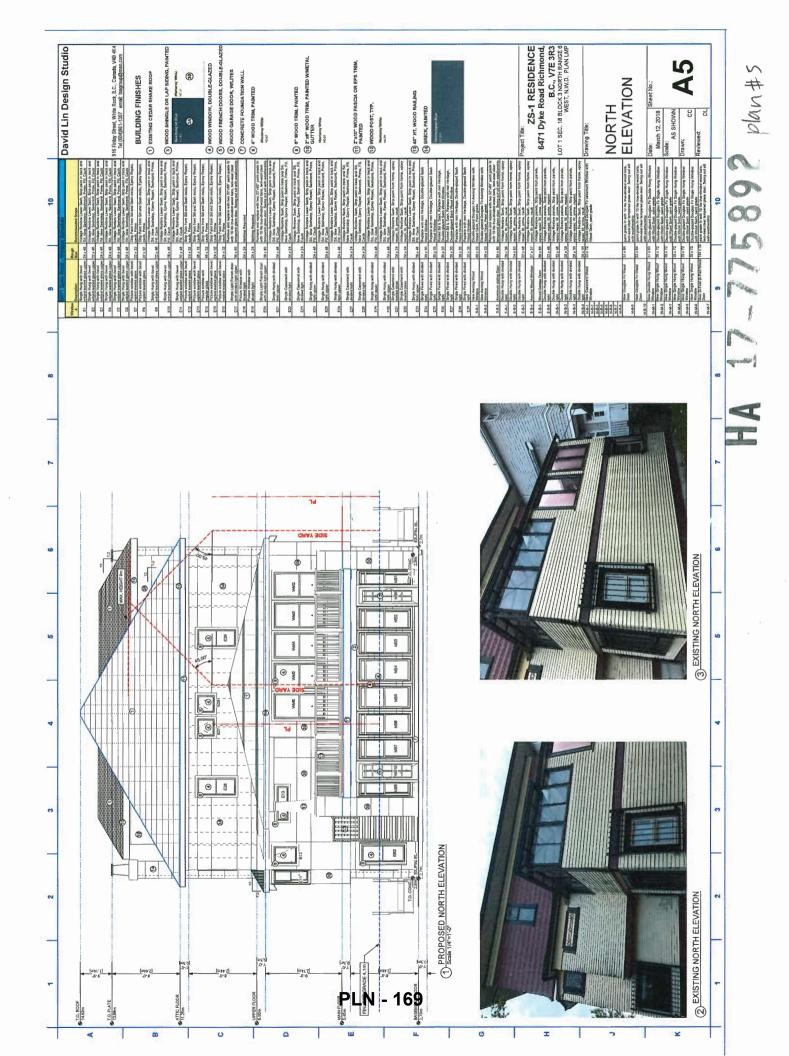
IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.

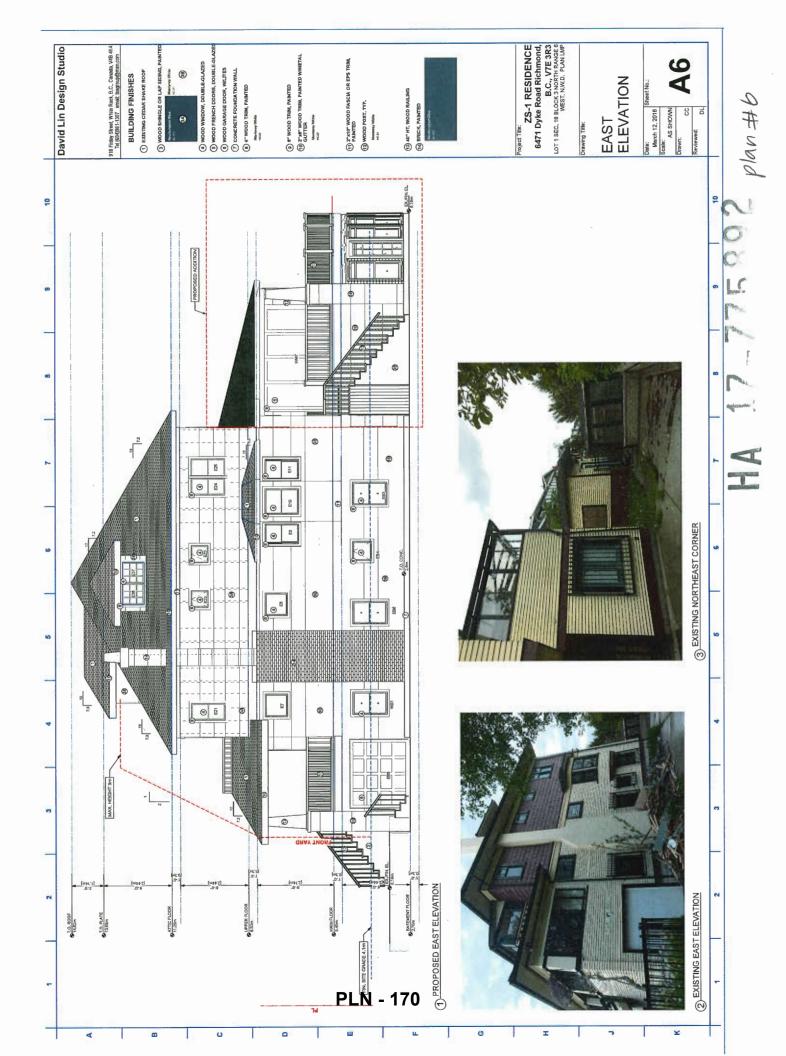


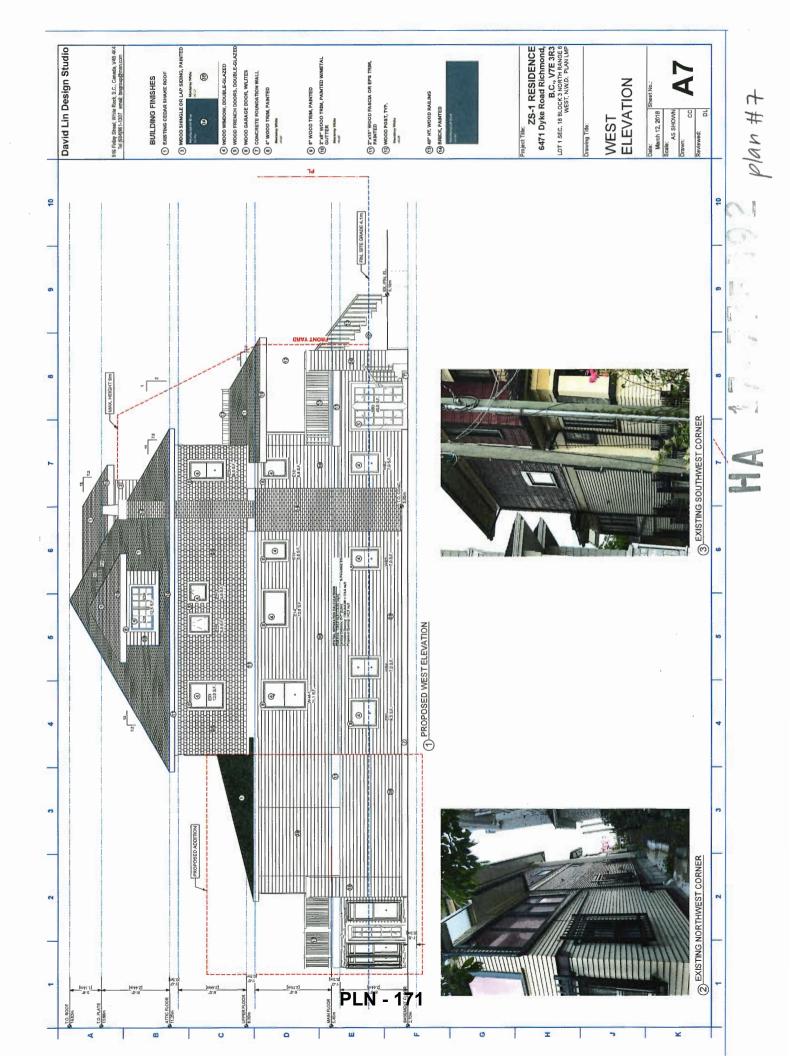


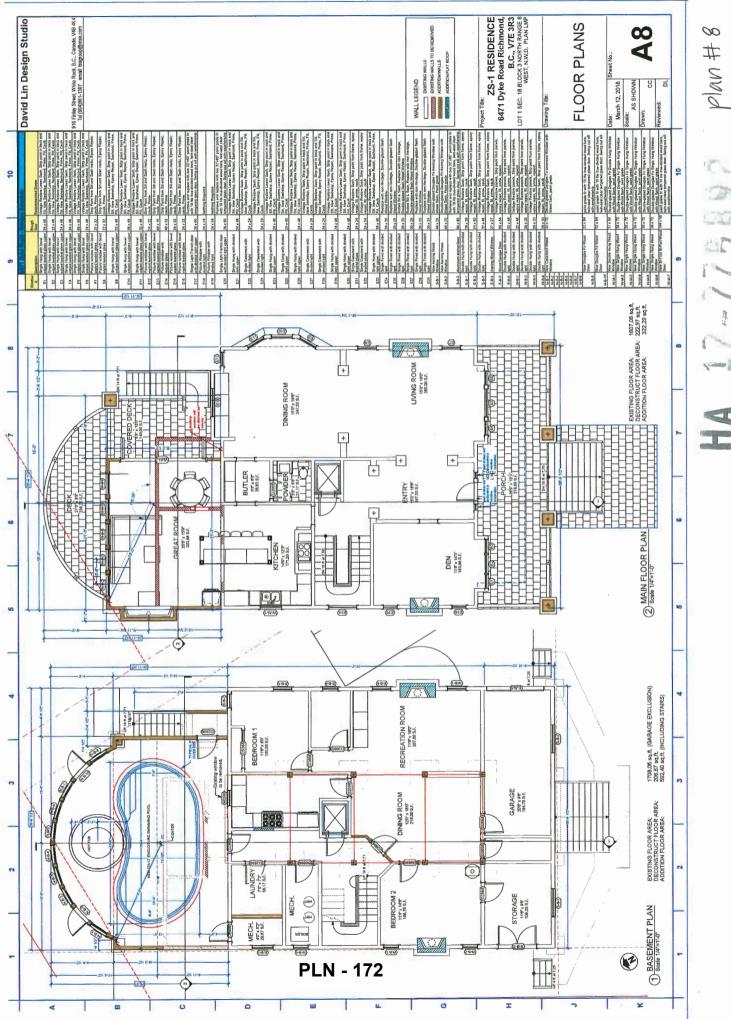


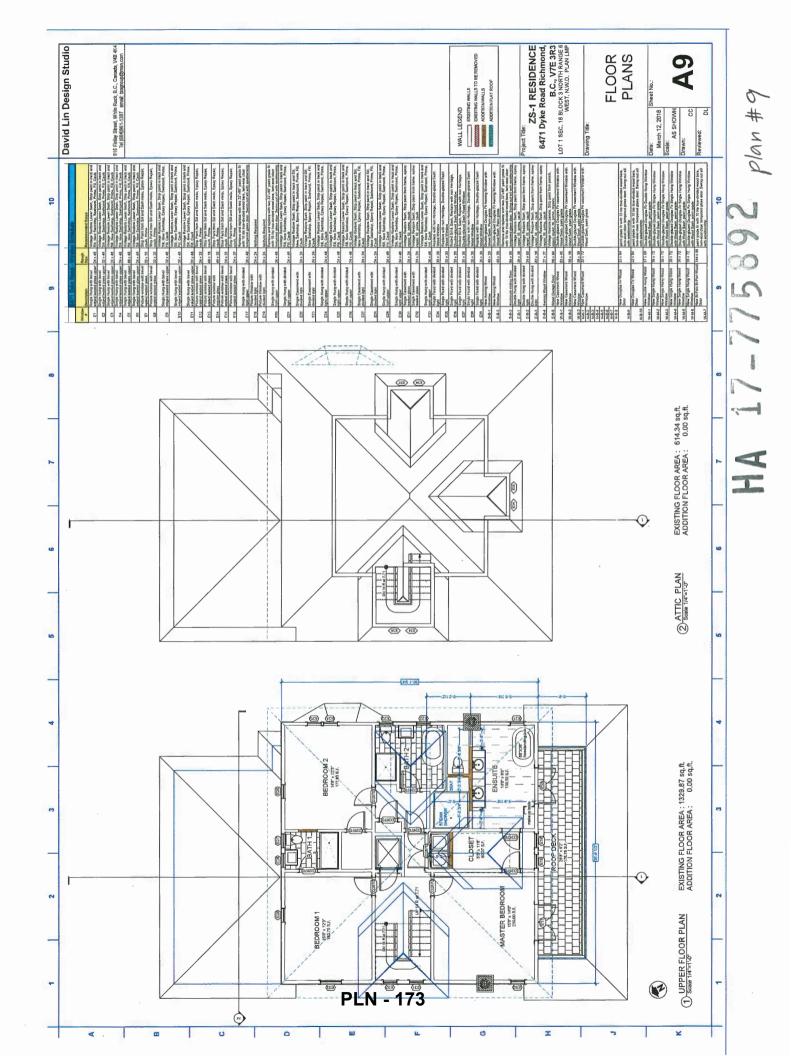


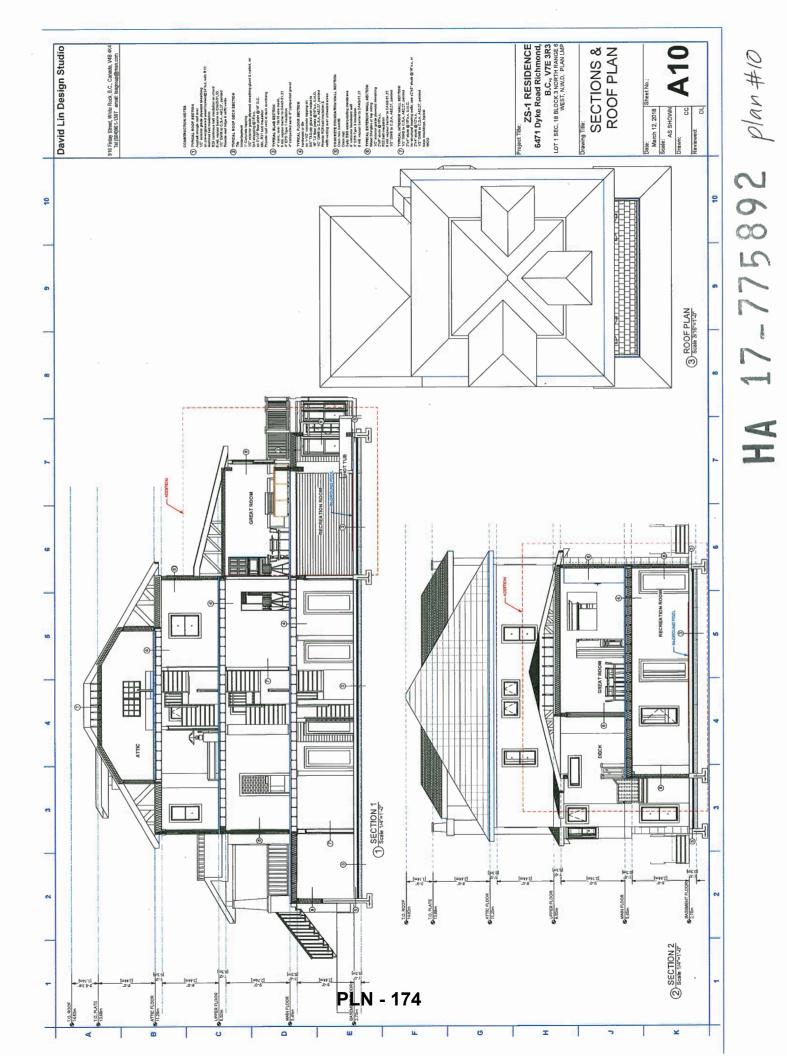














Report to Committee

Re:	Advisory Committee on the Environment 2017 A	nnual R	Report and 2018 Work
From:	Barry Konkin Manager, Policy Planning	File:	
To:	Planning Committee	Date:	February 27, 2018

Staff Recommendation

Program

- 1. That the staff report titled "Advisory Committee on the Environment 2017 Annual Report and 2018 Work Program", dated February 27, 2018 from the Manager, Policy Planning, be received for information; and
- 2. That the Advisory Committee on the Environment 2018 Work Program, as presented in this staff report, be approved.

Barry Konkin Manager, Policy Planning

BK:ke Att. 2

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

Staff Report

Origin

The Advisory Committee of the Environment (ACE) was originally formed by Council in 1993. The role of ACE is to advise 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 2017 and recommends a 2018 Work Program for consideration and approval by Council. ACE reviewed and endorsed the proposed work program at its meeting held on February 21, 2018.

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

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

- 4.1. Continued implementation of the sustainability framework.
- 4.2. Innovative projects and initiatives to advance sustainability.

Summary of 2017 Annual Report

The detailed 2017 Annual Report is contained in Attachment 1. Highlights are as follows:

- Received updates on the Riparian Area Strategy and upcoming initiatives intended to achieve increased compliance with provincial regulations.
- Reviewed and provided comments on the Lulu Island Dike Master Plan Phase 2.
- Received regular updates from Parks staff on construction works and programming information for the Garden City Lands project.
- Received information on the BC Energy Step Code and provided comments on its proposed implementation in Richmond.
- Provided input to the development of the Urban Forestry Management Strategy for the City.

Summary of the Proposed ACE 2018 Work Program

The detailed 2018 Work Program is contained in Attachment 2. Highlights are as follows:

• Sustainability initiatives, plans and strategies – receive information and provide feedback on the Ecological Network Management Strategy, Riparian Management Areas, Invasive Species Action Plan and sustainable energy best practices.

- Projects Presentations to ACE about construction works for city projects (i.e., Garden City Lands) and applicable updates on the development of the Urban Forestry Management Strategy.
- Education and awareness Organize a sustainability best practices activity/tour for ACE members to provide opportunities for further learning and awareness.
- Information sharing Provide regular updates and information sharing amongst the Council and staff liaisons and Committee members.

Financial Impact

None.

Conclusion

The Advisory Committee on the Environment serves an important role to Council to provide advice and guidance on achieving a sustainable environment. The 2017 Annual Report for ACE is submitted for information and the 2018 Work Program is recommended for Council Approval.

Kevin Eng Planner 2

KE:cas

Attachment 1: Advisory Committee on the Environment 2017 Annual Report Attachment 2: Draft Advisory Committee on the Environment 2018 Work Program

2017 ANNUAL REPORT ADVISORY COMMITTEE ON THE ENVIRONMENT

Advis	Advisory Committee on the Environment 2017 Accomplishments		
Projects/Initiatives	Achieved Outcomes	Accomplishments and Comments	
Riparian Area Strategy	Received updates from staff on the strategy and upcoming initiatives being brought forward for Council consideration.	 Environmental Sustainability staff presentation of information on the Riparian Area Strategy, including appropriate background and provincial regulatory information. Provide information on the need for the Riparian Compliance Strategy – Achieve Compliance with Provincial regulations. Next steps include proposed changes to City regulations (i.e., Zoning Bylaw and OCP amendments). 	
Lulu Island Dike Master Plan – Phase 2	Received information from staff on Phase 2 of the plan and requested feedback.	 Engineering staff presentation of information on the Lulu Island Dike Master Plan, including an overview of Phase 1 and proposed Phase 2 component of the plan. Questions and comments by ACE in regards to: Dike design in response to anticipated sea level rise, seismic events, storm surges and spring freshets. Need to balance dike related works (including necessary tree removal and replacement) with the natural surrounding riparian and foreshore areas that form part of the ecological network of the City. 	
Garden City Lands Project	ACE received construction and programming updates on the project.	 Parks staff presentation on construction updates from 2017 works (up to June 2017) on the Garden City Lands Project and proposed future programming. Commitment to provide regular construction and programming updates in future to ACE on this project. 	
Energy Step Code Implementation	Received information from staff on the implementation of Energy Step Code and provided feedback.	 Environmental Sustainability staff presentation on the BC Energy Step Code, enacted by the province in April 2017, which provide performance based measures to achieve more energy efficient buildings (new building construction). Staff consulted with ACE on the implementation of the BC Energy Step Code in Richmond. 	
Ecological Importance of Trees in the City	Improved education and awareness about the importance of trees in the City and provide comments to the City on existing regulations.	 ACE sub-committee formed on this topic to continue work to identify the importance of trees in the City. ACE reviewed information taken from other municipalities in the region specific to bylaws/regulations on trees. Reviewed potential revisions to existing City regulations (i.e., Tree Protection Bylaw) to enhance tree retention and survival of new replacement trees. 	
Agricultural Advisory Committee – ACE Liaison	Information shared between the AAC and ACE.	 The Council appointed ACE liaison to the AAC provided regular briefing reports on activities, projects and initiatives being considered at the AAC to members of ACE. 	

Advisory Committee on the Environment 2017 Accomplishments		
Projects/Initiatives	Achieved Outcomes	Accomplishments and Comments
Urban Forestry Management Strategy	Received presentation by Parks on the development of the Urban Forestry Management Strategy and provided feedback.	 Parks staff presentation on the development of the Urban Forestry Management Strategy for Richmond, including: Overall process to develop a strategy in Richmond. Data collection to be undertaken, including a tree canopy survey. Requested ACE's feedback through an online survey. ACE identified the importance of City–wide data collection for the purposes of a tree canopy study and emphasized the important role trees play in the City's ecological network and overall objective to reduce greenhouse gas emissions in the City. Comments prepared and approved by ACE and forwarded to Parks staff as part of the consultation being undertaken at this stage.
Information Sharing	Received updates and information from the Council and staff liaisons and other members of the Committee.	 Information sharing on the activities and initiatives of the YVR Environmental Advisory Committee.

DRAFT 2018 WORK PROGRAM ADVISORY COMMITTEE ON THE ENVIRONMENT

Adviso	ry Committee on the Environment Draft 2018 Work Program		
Projects/Initiatives	Objectives and Deliverables		
Parks Department – Projects and Plans	 Garden City Lands project construction and programming updates to be provided by Parks staff. Provide comments and feedback on upcoming works and programming when requested. 		
Ecological Network Management Strategy – Current and Upcoming Initiatives	 Receive information about the 2018 Ecological Network Management Strategy Update. Presentation from Environmental Sustainability staff on upcoming new initiatives and/or projects in relation to the management of natural areas in accordance with the Ecological Network Management Strategy. ACE to comment and provide feedback when applicable. 		
Riparian Management Areas – Updates and Initiatives	 Update and/or presentation from Environmental Sustainability staff on Riparian Management Areas in the City, including: Riparian Compliance Strategy approach in accordance with provincial regulations. Information on potential regulatory implications to the City's Zoning Bylaw, Official Community Plan and development processes. 		
Invasive Species Action Plan	 Environmental Sustainability staff to provide/present information on the City's Invasive Species Action Plan. Discussion with Environmental Sustainability staff to determine how the issue of pesticides (including current regulations restricting use) is being addressed in the plan and opportunities to improve public education/awareness. 		
Greenhouse Gas Reduction	 Information to be provided to ACE on the status of the City of Richmond's Greenhouse Gas reduction targets, including current trends and initiatives that are having an impact (or have the potential to have an impact). Additional information about anticipated federal/provincial regulations and what the impacts may be on emission reduction targets. 		
Sustainable Energy Policy and Initiatives	 Receive information about sustainable energy best practices in both new development and opportunities in existing project retrofits. Coordinate with Environmental Sustainability staff to provide feedback on proposed energy related initiatives and regulations. 		
Trees in the City	 Continued work by ACE to recognize the ecological, economic and social benefit of preserving and retaining trees in the City. Continue to receive status updates from Parks staff on the development of the Urban Forestry Management Strategy and provide feedback when appropriate. 		
Sustainability Best Practices Activity/Tour	 Organizing an activity and/or tour intended for ACE members with a focus on sustainable best practices in action and provides an opportunity for learning and awareness. The staff liaison will be a resource to help organize the activity in consultation with ACE. 		



Report to Committee

Re:	Richmond Heritage Commission 2017 A	nnual R	eport and 2018 Work Program
From:	Barry Konkin Manager, Policy Planning	File:	01-0100-30-HCOM1-01/2018- Vol 01
То:	Planning Committee	Date:	February 27, 2018
То:	Planning Committee	Date:	February 27, 2018

Staff Recommendation

- 1. That the staff report, "Richmond Heritage Commission 2017 Annual Report and 2018 Work Program", dated February 27, 2018, from the Manager, Policy Planning, be received for information; and
- 2. That the Richmond Heritage Commission 2018 Work Program, as presented in this staff report, be approved.

Barry Konkin, Manager, Policy Planning

Att. 2

REPORT CONCURRENCE		
CONCURRENCE OF GENERAL MANAGER Wayn for Joe Erce	7	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	Initials:	
APPROVED BY CAO		

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 2017 for a two-year term to expire on December 31, 2019.

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 2017 and recommends a 2018 Work Program for consideration and approval by Council.

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

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

2.4. Vibrant arts, culture and heritage opportunities.

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

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

3.1. Growth and development that reflects the OCP, and related policies and bylaws.

Summary of 2017 Annual Report

The detailed 2017 Annual Report of the RHC is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided comments on three (3) 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 proposed Steveston Area Plan amendments.
- Received regular updates on various City policies and initiatives (e.g., the Dike Master Plan).
- Received five (5) nominations for the annual Richmond Heritage Awards and selected two (2) recipients.
- Provided sponsorship to the Open Doors Richmond, Richmond Heritage Fairs and Oral Histories project.

• Continued to work on marketing and communication materials for the work of the RHC.

Summary of Proposed 2018 Work Program

The detailed 2018 Work Program is contained in Attachment 2. The following is a summary of highlights anticipated for 2018.

- Continue to review and provide recommendations on planning, and other proposals (e.g., public art), in the Steveston Village Development Permit Area and Heritage Conservation Area and on heritage properties, 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.
- Review and finalize a nomination form and evaluation and selection criteria for the Richmond Heritage Awards with guidance from staff.
- Receive nominations for the Richmond Heritage Awards, and select and honour the winners.
- Continue to provide sponsorship to Doors Open Richmond and Richmond Heritage Fairs, as well as the Richmond Historical Society for its multi-year Oral Histories Project.
- Continue to participate in staff-led or other workshops to expand and enhance 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 undertake and provide support for activities that benefit and advance heritage in Richmond.

The 2017 Annual Report for the RHC is submitted for information and the 2018 Work Program is recommended for Council approval.

Minhee Park Planner 2 (604) 276-4188

MP:cas

Attachment 1: Richmond Heritage Commission 2017 Annual Report Attachment 2: Richmond Heritage Commission 2018 Work Program

2017 ANNUAL REPORT RICHMOND HERITAGE COMMISSION

Richmond Heritage Commission 2017 Accomplishments			
Projects	Achieved Outcomes	Accomplishments and Comments	
Development Proposals	Provided heritage perspective and advice to Council	 Reviewed and provided comments on a total of three (3) development applications forwarded by staff Received information regarding the Heritage Alteration Permit to allow a Canada 150 Mural on the Steveston Hotel 	
Heritage Policy	Provided heritage perspective and advice to Council	 Received information on progress on Council referrals related to Steveston Area Plan amendments and provided comments Received information on the pending Heritage Inventory Update and Museum Models Evaluation Study 	
Richmond Heritage Awards	Received nominations and selected recipients	 Received a total of five (5) nominations and selected two (2) winners 	
Richmond Heritage Services and Sites	Received information and helped support and promote the City's services and sites	 Received information from staff on programs, initiatives and projects related to City-owned historic places and museums Contributed to the Annual Heritage Update publication prepared by the City's Museum and Heritage Services staff 	
Community Heritage Partners and Projects	Sponsored and supported community initiatives	 Provided \$1,000 in sponsorship to Doors Open Richmond and participated in this event Provided \$2,000 in sponsorship to Richmond Heritage Fairs Provided \$350 in sponsorship to the Oral Histories project 	
Capacity Building	Raised profile of RHC and enhanced knowledge	 Continued to work on marketing and communication materials including a banner to the raise RHC's profile 	

List of Proposals Reviewed in 2017				
Application No.	Address of property	Application Purpose		
DP 16-753377 HA 17-763809	3471 Moncton Street/12040 &12060 3 rd Avenue/ 3560,3580 and 3600 Chatham Street	To permit the construction of a mixed-use development ranging from 1 to 3 storeys containing commercial space at grade and approximately 32 residential units		
HA 16-723477	12011 &12111 3 rd Avenue	To permit a reconfiguration of lot lines and alterations to parking layouts and landscaping to create two lots that can function independently of each other		
HA 17-775892	6471 Dyke Road	To restore and rehabilitate the exterior features of a heritage-designated house and replace an existing rear addition with a new rear addition		

2018 DRAFT WORK PROGRAM RICHMOND HERITAGE COMMISSION

Richmond Heritage Commission 2018 Draft Work Program				
Projects	Results Expected	Accomplishments and Comments		
Development Proposals	Heritage perspective and advice to Council	 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 		
Heritage Policy	Heritage perspective and advice to Council	 Participate as a stakeholder in the Heritage Inventory Update to be co-led by Museum and Heritage Services and Policy Planning 		
Richmond Heritage Awards	Receive nominations and select recipients	 Continue to review and finalize a nomination form and evaluation and selection criteria under the guidance of staff Receive award nominations, and select and honour the winners 		
Richmond Heritage Services and Sites	Receive information and help support and promote the City's services and sites	 Participate in the Museum Models Evaluation Study Receive information from staff on programs, initiatives and projects related to City-owned historic places and museums 		
Community Heritage Partners and Projects	Sponsor and support community initiatives	 Provide sponsorship to the Oral Histories Project of Richmond Historical Society, Doors Open Richmond and Richmond Heritage Fairs 		
Capacity Building	Raise profile of Richmond Heritage Commission and enhance knowledge	 Further develop the orientation binder for commissioners Expand and enhance knowledge and expertise related to heritage and pursue other educational opportunities 		