



**Planning Committee**

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

**Tuesday, May 2, 2017  
4:00 p.m.**

Pg. #      ITEM

MINUTES

**PLN-4**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on April 19, 2017.*



NEXT COMMITTEE MEETING DATE

May 16, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY 1082843 BC LTD. FOR REZONING PORTIONS OF 22720 AND 22740 WESTMINSTER HIGHWAY FROM “SINGLE DETACHED (RS1/F)” TO “HIGH DENSITY TOWNHOUSES (RTH1)”**  
(File Ref. No. 12-8060-20-009714; RZ 16-754713) (REDMS No. 5364596 v. 2)

**PLN-33**

**See Page PLN-33 for full report**

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9714 to:*

- (1) Include the Hamilton Area Plan density bonus and community amenity provisions within the “High Density Townhouses (RTH1)” zone; and*
- (2) Rezone the western portion of 22720 and 22740 Westminster Highway from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)”;*

*be introduced and given first reading.*



2. **PROPOSED ZONING BYLAW HOUSEKEEPING AMENDMENTS**

(File Ref. No. 08-4430-01) (REDMS No. 5278492 v. 8)

PLN-72

See Page PLN-72 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 to make housekeeping amendments be introduced and given first reading.*



3. **SALVAGE OF BUILDING MATERIALS AND STRUCTURAL RELOCATION OF HOUSES**

(File Ref. No. 08-4375-00) (REDMS No. 5164202 v. 12)

PLN-86

See Page PLN-86 for full report

*Designated Speaker: James Cooper*

STAFF RECOMMENDATION

*That Council endorses the following measures to encourage the relocation of existing houses and salvage of building materials from demolition sites:*

- (1) Develop an online list for houses scheduled for demolition to allow house moving companies to contact home owners arranging for potential house moves;*

- (2) *Promote the options to relocate existing houses and to salvage building materials by informing the public of the benefits; and*
- (3) *That the cost of a temporary full time staff to implement the proposed program estimated to be up to \$110,000.00 funded by the 2017 Building Permits Revenue be included as amendment to the 5 Year Financial Plan (2017-2021).*

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4. **MANAGER'S REPORT**

ADJOURNMENT

☐



## Planning Committee

Date: Wednesday, April 19, 2017

Place: Council Chambers  
Richmond City Hall

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

Also Present: Councillor Derek Dang  
Councillor Carol Day  
Councillor Ken Johnston

Call to Order: The Chair called the meeting to order at 4:10 p.m.

The Chair advised that the meeting will be relocated to Council Chambers to accommodate the public attending the meeting.

## MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on April 4, 2017, be adopted as circulated.*

**CARRIED**

## NEXT COMMITTEE MEETING DATE

May 2, 2017, (tentative date) at 4:00 p.m. in the Anderson Room



**Planning Committee**  
**Wednesday, April 19, 2017**

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**PLANNING AND DEVELOPMENT DIVISION**

1. **APPLICATION BY PAK CHING CHAN AND ANNA LEI LING LEE FOR REZONING AT 8511 NO. 4 ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COACH HOUSE (ZS29) – NO. 4 ROAD” ZONE**  
(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the “Coach House (ZS29) – No. 4 Road” zone, and to rezone 8511 No. 4 Road from “Single Detached (RS1/E)” zone to “Coach House (ZS29) – No. 4 Road” zone, be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY ORIS (TLP) DEVELOPMENTS CORP. FOR REZONING AT 5071 STEVESTON HIGHWAY FROM “SINGLE DETACHED (RS1/E)” ZONE TO “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751)

Cynthia Lussier, Planner 1, reviewed the application, highlighting that the proposed development will consist of nine townhouses and that proposed offsite improvements include a land dedication along Steveston Highway for future road widening and boulevard and rear land upgrades.

In reply to queries from Committee, Wayne Craig, Director, Development, and Ms. Lussier noted (i) that the applicant has opted not to pursue secondary suites in the units, (ii) due to the site’s geometry the applicant is requesting a variance to the lot width, and (iii) the applicant is seeking a variance to permit 50% of the on-site resident parking to be small-sized.

Discussion ensued with regard to (i) the number of variances requested for the proposed development, (ii) layout of the drive aisle, and (iii) lane access for the site.

In reply to queries from Committee, Mr. Craig noted that once a Statutory Right of Way is registered on title, the City can legally use the driveway for adjacent sites.

Dana Westermarck, representing Oris (TLP) Developments Corp., spoke on the proposed development, noting that portions the proposed development are two storeys and integrating secondary suites within the units is challenging. He added that the applicant has worked with staff and consulted with residents to address concerns and lessen the proposed development’s impact on nearby properties.

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**Wednesday, April 19, 2017**

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.*

**CARRIED**

**3. APPLICATION BY ANTHEM PROPERTIES GROUP LTD. FOR REZONING AT 10475, 10491, 10511, 10531, 10551, 10571, 10591 AND 10631 NO. 5 ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWNHOUSES (RTM3)**

(File Ref. No. 12-8060-20-009687/9715; RZ 16-726337) (REDMS No. 5362581)

Edwin Lee, Planner 1, reviewed the application, noting that the applicant has arranged to include two secondary suites and parking spaces. Mr. Lee added that the proposed development will have no change in the permitted density.

In reply to queries from Committee, Mr. Craig noted that (i) there are examples of secondary suites in townhouses in the city, (ii) the proposed zoning amendment would permit secondary suites on all townhouse zones, and (iii) there is no proposed access to the rear lane due to concerns raised by neighbouring properties.

Tony Loo, 10440 Aintree Crescent, spoke on the proposed development and expressed concern with regard to the proposed development's lack of access to the rear lane.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.*

**CARRIED**

Opposed: Cllr. Loo

3.

**Planning Committee**  
**Wednesday, April 19, 2017**

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4. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8060-20-009706/9707/9712; 08-4057-10) (REDMS No. 5369332)

Correspondence received regarding the proposed bylaws limiting residential development in agricultural zones was distributed (attached to and forming part of these minutes as Schedule 1).

A proposed alternate *Official Community Plan Bylaw No. 9000 Amendment Bylaw 9706* was distributed (attached to and forming part of these minutes as Schedule 2).

Aerial photographic examples of large homes in the Agricultural Land Reserve (ALR) and farm home plate options were distributed (attached to and forming part of these minutes as Schedule 3).

Mr. Craig spoke on the proposed bylaws limiting residential development in agricultural zones and the public consultation conducted, and briefed Committee on the following recommendations:

- proposed amendments to the *Official Community Plan Bylaw No. 9000 Bylaw 9706* would provide guidelines to consider rezoning applications to permit larger homes on agricultural land;
- secondary dwellings for full-time farm labour on lots larger than eight hectares would be considered through rezoning applications;
- side yard setbacks would be increased on lots less than 0.8 hectares to enhance farm vehicle access;
- accessory buildings would be restricted to a maximum of 70 m<sup>2</sup> and property owners may apply for larger accessory buildings through the development variance or rezoning application process;
- farm home plate options were presented for consideration, and if implemented, farm home plates would ensure that the residential building and the associated infrastructure would be located on a specific portion of the lot;
- staff recommend that the farm home plate would be scaled according to the size of the lot up to a maximum area of 2000 m<sup>2</sup>; and
- density calculations on agricultural properties would be revised to be consistent with urban areas of the city and multiple options for a maximum size of the residential dwelling on-site are described in the report.

*Cllr. Au left the meeting (4:41 p.m.) and returned (4:43 p.m.).*

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### **Wednesday, April 19, 2017**

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Discussion ensued with regard to (i) the maximum house sizes in a residential zone compared to an agricultural zone, (ii) including farming plans and farm improvements with development applications, (iii) including guidelines for new farmers, (iv) certain cultural or logistical conditions that may merit an application to accommodate a larger residential dwelling, and (v) the types of farming structures that are exempt from the proposed accessory building size restrictions.

Doug Kavanagh, 14791 Westminster Highway, expressed that proposed regulations would penalize legitimate farmers and remove the farmers' ability to build a dwelling according to their needs. He added that the City should enforce bylaws to target illegal usage of properties.

Todd May, representing the Richmond Farmer's Institute (RFI), referred to feedback provided by the RFI to staff (attached to and forming part of these minutes as Schedule 4) and expressed concern with regard to the proposed regulations and the consultation process. He remarked that RFI's input was not considered during the consultation process and the survey results were inaccurate. Also, he noted that the RFI supports limiting homes to 1000 m<sup>2</sup> on agricultural land and a variance process to accommodate requests for larger sized homes.

Discussion ensued with regard to (i) input received from the Agricultural Advisory Committee (AAC) and the RFI, (ii) the potential effects of regulating house size on the viability of agricultural land, (iii) the different tax rates and assessment values placed on agricultural zones compared to residential zones, (iv) including the septic field within the farm home plate, (v) introducing regulations that will encourage farming, and (vi) utilizing Provincial guidelines on dwelling size on agricultural land.

In reply to queries from Committee regarding the potential buyers seeking to develop agricultural land for residential purposes, Mr. Craig advised that rezoning regulations are based on land use and regulations cannot be different for farmers versus non-farmers.

Brenda Hourie, 11711 Bird Road, spoke on the proposed regulations and expressed concern with regard to the consultation process.

Ben Dhiman, 9360 Sidaway Road, expressed concern with regard to the proposed regulations, noting that large homes are needed to accommodate extended family members and that bylaws related to illegal uses of houses on agricultural land should be enforced.

Michelle Li, 10350 Hollybank Drive, remarked that the City should follow ALC guidelines on house sizes and that steps should be taken to increase the viability of agricultural land, reduce speculator investment and reduce barriers for farmers.

## Planning Committee

### Wednesday, April 19, 2017

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Kush Panatch, representing the Richmond Farmland Owners Association, expressed concern on the proposed regulations, noting that (i) steps should be taken to improve the viability of farmland, (ii) the proposed regulations may negatively affect land values and equity, (iii) additional consultation should take place, (iv) farmers may benefit from leasing agreements with landowners, and (v) the size of the dwelling on agricultural land should be based on the needs of the farmer.

Suki Badh, 2831 Westminster Highway, commented on the proposed bylaws, noting that farmers contribute to the community and that families that live together leave an overall smaller residential footprint.

*Cllr. Day left the meeting (6:29 p.m.) and returned (6:30 p.m.).*

Hamraj Kallu, 13051 Blundell Road, expressed concern with regard to the proposed bylaws and spoke on the farmers' challenges with regard to current restrictions and economic viability. He added that a large house may be needed to accommodate family members working on the farm.

Bruce May, 5220 No. 8 Road, expressed concern with regard to the consultation process and was of the opinion that the survey should be redone to receive input from the farming community. He added that due to the rural nature of some farms, recreational amenities for occupants may be needed on-site.

Jerry Sanghara, 13340 Blundell Road, expressed concern with regard to the proposed bylaws, noting the proposed bylaws may affect the ability for family members to live on-site and impact farming operations. Also, he remarked that the City should enforce bylaws to curb illegal activities on agricultural land.

Darril Gudlaugson, 8351 Fairfax Place, spoke on the importance of protecting farmland, promoting food security and introducing a land bank. He remarked that the proposed bylaws should proceed.

Don Flintoff, 6071 Dover Road, expressed support for limiting house size on agricultural land and commented on the importance of conserving farmland. Also, he expressed concern with regard to the consultation process and was of the opinion that input from the RFI be considered.

Nancy Trant, 10100 No. 3 Road, spoke in favour of restricting house size on agricultural land to conserve the land for agricultural uses.

Amar Badh, Richmond Resident, spoke against restricting house size on agricultural land since it may negatively impact the ability for families to live together on-site. He added that a ceiling on house size may be introduced; however the size of the house should be based on the families' needs.

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**Wednesday, April 19, 2017**

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Stephen Easterbrook, Co-Chair, Agricultural Advisory Committee, expressed concern with regard to the proposed bylaws and the consultation process, and remarked that (i) consultation of farmers was inadequate, (ii) the proposed regulations may negatively impact agricultural land values and equity, (iii) leasing agricultural land may be an affordable alternative for new farmers, (iv) a large dwelling may be required to accommodate different generations of farmers, and (v) proposed regulations should be based on Richmond's needs.

Kris Kallu, 7480 Sidaway Road, spoke against restricting house size on agricultural land as it may negatively affect the ability of families to remain and work on-site. He added that families living together reduces the overall residential footprint and that the City should enforce bylaws to curb illegal activities on agricultural land.

Jordan Sangha, 6171 No. 6 Road, expressed concern with regard to the proposed bylaws, noting that larger homes may be required to accommodate family members on-site and that proposed restrictions may separate family members.

Gary Berar, 9571 No. 6 Road, spoke against proposed restrictions on house size on agricultural land, noting that house size should be based on use and that the proposed restrictions may increase inefficiencies.

*Cllr. Au left the meeting (7:30 p.m.) and returned (7:33 p.m.).*

Anne Piché, 11800 6<sup>th</sup> Avenue, remarked that the proposed bylaws should be referred back to staff and that more consultation be conducted. She added that any proposed regulations should be based on Richmond's needs.

Charan Sethi, 10571 Granville Avenue, expressed concern with regard to the proposed bylaws and was of the opinion that further consultation be conducted on the matter. He added that the proposed restrictions on house size may negatively impact agricultural land values and the ability to accommodate family members living and working on-site.

Kal Mahal, 16551 Westminster Highway, spoke against the proposed bylaws noting that a large dwelling on agricultural land may be required to accommodate family members on-site.

Joe Oeser, 12004 No. 2 Road, commented on the proposed bylaws and read from his speaking notes (attached to and forming part of these minutes as Schedule 5).

██████████, spoke in favour of restricting house size on agricultural land and expressed concern with regard to the loss of farmland and food security. Also, she was of the opinion that families are not necessarily required to be housed in the same dwelling.

## Planning Committee

### Wednesday, April 19, 2017

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Jora Bhullar, 6660 Sidaway Road, expressed concern regarding the proposed bylaws and remarked that consultation of farmers was insufficient and that large dwellings on agricultural land may be required to accommodate family members on-site. He added that the City should enforce bylaws to curb illegal uses on agricultural land.

Discussion ensued with regard to the timeline of implementing the proposed bylaws, and in reply to queries from Committee, Mr. Craig noted that under the current moratorium on building permits for residential buildings on agriculturally zoned land, a building permit application can be withheld for a maximum of 90 days.

Linda Terborg, 5650 Sandpiper Road, spoke in favour of restricting house size on agricultural land. Also, she provided a comparison of land values of lots in agricultural residential zones, noting that agricultural lots are typically priced lower than residential lots.

Amit Sandhu, 5700 Forsyth Crescent, commented on the economic challenges of farming and remarked that bylaws should be enforced to curb illegal activities on agricultural land.

*Mayor Brodie left the meeting (8:07 p.m.) and returned (8:08 p.m.).*

Allan Mcburney, 7171 Bridge Street, remarked that bylaws should be enforced to reduce illegal activity on agricultural land and that leasing farmland may be an affordable alternative to purchasing agricultural land for farm use. He expressed concern that the proposed bylaws may negatively affect agricultural land values.

Ron Fontaine, 3560 No. 7 Road, remarked that the City should focus on enforcing bylaws to curb illegal activity on agricultural land, adding that accommodating family members in one dwelling reduces the overall residential footprint.

Kathryn McCreary, 7560 Glacier Crescent, commented on the proposed bylaws, noting that bylaws should be enforced to reduce illegal activity on agricultural land.

Discussion ensued with regard to (i) conducting further consultation on the matter, (ii) examining practices of other municipalities, (iii) the proposed variance and rezoning process to consider applications of larger-sized homes on agricultural land, (iv) defining the farm home plate, (v) enforcement of current regulations, (vi) the disposal of soil from development on agricultural land, and (vii) adopting the recommendations made by RFI on house size.

As a result of the discussion, the following motion, which includes the revised *Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706*, that was presented earlier on table, was introduced:

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It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
  - (a) *the City's Financial Plan and Capital Program; and*
  - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

*is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;*

- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m<sup>2</sup>, as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m<sup>2</sup> for lots less than 0.2 hectares and 1000 m<sup>2</sup> for lots 0.2 hectares or greater; and*
- (7) *That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.*

The question on the motion was not called as discussion ensued with regard to adjusting the proposed maximum house size.

As a result of the discussion, a motion to limit house size to 1000 m<sup>2</sup> for properties less than 20 acres and 1500 m<sup>2</sup> for properties 20 acres or greater was introduced; however failed to receive a seconder.



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The question on the motion was then called and it was **CARRIED** with Cllrs. Loo and Steves opposed.

5. **MANAGER'S REPORT**

*(i) Steveston Buddhist Temple Public Open House*

Mr. Craig noted that a public open house on the rezoning application for the Steveston Buddhist Temple is scheduled for April 26, 2017.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (8:48 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, April 19, 2017.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

**Mayor and Councillors**

Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

**ON TABLE ITEM**

Date: April 19/17  
Meeting: Planning  
Item: 4

**From:** Mayor and Councillors  
**Sent:** Wednesday, 19 April 2017 13:40  
**To:** 'dickyrv@aol.com'  
**Subject:** RE: Farmland Mansions

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

Dear Mr. Harvey,

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

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

Sincerely,  
Claudia

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



**From:** [dickyrv@aol.com](mailto:dickyrv@aol.com) [<mailto:dickyrv@aol.com>]  
**Sent:** Wednesday, 19 April 2017 13:35  
**To:** Mayor and Councillors  
**Subject:** Farmland Mansions

Dear Sir/Madam,

I am writing ahead of the City of Richmond Planning Committee meeting today in order to register my support for the banning of "monster" homes being built on Richmond's farmland. In my opinion these eyesores are;

- detrimental to community cohesion (high walls and electric gates)
- power drains (lights, fountains etc)
- sacrificing agricultural land (and produce) for the profit of a few
- a clear means of property tax evasion
- completely anachronistic and incongruous

If we have to lose any farmland in the City, the only justification would be for the construction of higher density, more affordable housing to help first-time buyers and families settle in what is becoming an increasingly unlivable city.

Yours faithfully,

Richard Harvey  
Steveston Resident  
604-442-5007

## ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

### MayorandCouncillors

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**From:** MayorandCouncillors  
**Sent:** Wednesday, 19 April 2017 13:28  
**To:** 'Michelle Li'  
**Subject:** RE: ALR home size recommendations by staff

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

Dear Ms. Li,

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

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

Sincerely,  
Claudia

**Claudia Jesson**  
Manager, Legislative Services  
City Clerk's Office

City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1  
Phone: 604-276-4006 | Email: [cjesson@richmond.ca](mailto:cjesson@richmond.ca)



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**From:** Michelle Li [<mailto:michelleli@shaw.ca>]  
**Sent:** Wednesday, 19 April 2017 13:26  
**To:** MayorandCouncillors; Michelle Li  
**Subject:** ALR home size recommendations by staff

Dear Mayor and Councillors,

After reviewing the staff report coming to the Planning Committee today, April 19th, I was disappointed to read that staff are still not recommending following the ALC guidelines for bylaw development (after receiving correspondence from the province in 2011 to review bylaws since they developed the guidelines).

The ALC documents make it clear that "the maximum farm residential footprint in the ALR **should be less than** or, at least, not more than, that permitted in other zones in the community where the primary use is residential." (So in Richmond, that would not exceed 339 sq metres or 3,650 sq ft.

As well, it states that "the maximum floor area-farm residence(s) is **the lesser of a floor area** commensurate with urban areas or a) 500 m2 (5382 sq ft)..."

As I read the staff report, they recommend a 500 m2 maximum which is not in keeping with the ALC guidelines and is disappointing to say the least. Most of the properties in Richmond are small parcels and this recommendation does not make sense.

I am hoping to attend the meeting today, but I am hoping that councillors see this and know that they are not following ALC guidelines if they approve this recommendation.

I am asking that mayor and councillors vote for Option 3, which would ensure the viability of farming for the future, reduce barriers to farming and decrease land speculation on our city's greatest resource- agricultural lands.

Thank you,

Michelle Li

## ON TABLE ITEM

Date: April 19/17  
Meeting: Planning  
Item: 4

### Mayor and Councillors

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**From:** Mayor and Councillors  
**Sent:** Wednesday, 19 April 2017 10:41  
**To:** 'Rupert Whiting'  
**Subject:** RE: Farmhouse sizes

Dear Mr. Whiting,

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

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

Sincerely,  
Claudia

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



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

**From:** Rupert Whiting [<mailto:rupertwhiting@gmail.com>]  
**Sent:** Wednesday, 19 April 2017 07:38  
**To:** Mayor and Councillors  
**Subject:** Farmhouse sizes

Dear Mayor and Councillors,

Today you will receive many appeals to not further restrict the sizes of houses on farmland for logical but implausible reasons such as housing farm workers. Having never heard of a farmer who gives each farmhand their own bathroom these claims are worthy of your dismissal. These houses take away farmable land and are designed to create income from non-farming sources.

You are the custodians of the City. No matter what Cllr Loo says, these ARE your decisions to make. You make the on behalf of the citizens of Richmond and we expect your best judgement to come into play. It is not about what you think, it is about what you think that your constituents want. I would be greatly surprised to find that you receive more letters urging you to continue to stand by and watch flagrant abuse of current regulations at the expense of the greater community than you do letters imploring you to act to restrict the size of houses on farmland.

Please act and show leadership in this matter.

Rupert Whiting  
(604) 339-5369  
[rupertwhiting@gmail.com](mailto:rupertwhiting@gmail.com)

# ON TABLE ITEM

Date: April 19/17  
Meeting: Planning  
Item: 4

## MayorandCouncillors

**From:** MayorandCouncillors  
**Sent:** Wednesday, 19 April 2017 10:42  
**To:** 'Judith Doyle'  
**Subject:** RE: Support for by-law to restrict homes on ALR land

Dear Ms. Doyle,

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

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

Sincerely,  
Claudia

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



**From:** Judith Doyle [<mailto:jehdoyle@gmail.com>]  
**Sent:** Wednesday, 19 April 2017 07:39  
**To:** MayorandCouncillors  
**Subject:** Support for by-law to restrict homes on ALR land

Dear Richmond City Council,

I am unable to attend today's planning meeting at 4. I would like to express my strongest support for the by-law to restrict Monster Houses in the ALR to a maximum of 5,382 sq ft ( BC Govt guidelines). We have the best agricultural land in BC and must preserve it!

Thank you,  
Judith Doyle

\*\*\*\*\*

44-2960 Steveston Hwy

## ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

### Mayor and Councillors

---

**From:** Mayor and Councillors  
**Sent:** Wednesday, 19 April 2017 15:08  
**To:** 'John Clare'  
**Subject:** RE: A Conflict of Interest

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

Dear Mr. Clare,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor.

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

Sincerely,  
Claudia

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



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**From:** John Clare [<mailto:johnclare44@hotmail.com>]  
**Sent:** Wednesday, 19 April 2017 14:44  
**To:** Mayor and Councillors  
**Subject:** A Conflict of Interest

If the sizes of houses built on ALR farmland are restricted, the only places left to build large homes will be on farmland NOT on ALR land. The law of supply and demand shows that the value of such land would greatly increase in value. Since Councillor Steves owns farmland not on ALR land, a yes vote will result in a larger profit for him should he sell his land. Since the City has a policy of avoiding even the appearance of a Conflict of interest, please advise why he has not been asked to recuse himself from all discussions and votes on the topic of house sizes in Richmond. I am not saying that the extra profit is his motive, but you must admit the perception is inescapable.

Thanks,  
John

April 19, 2017

To: Mayor and Councillors

Re: A Proposed Alternate OCP Bylaw No. 9706,

Additional staff information regarding a proposed alternate OCP Bylaw No. 9706, to provide more flexible OCP policy guidelines when considering rezoning applications to allow larger houses in the ALR.

The proposed alternative OCP Bylaw No. 9706 provides additional flexibility when:

- verifying an applicant's farming abilities and the history of farming on the site; and
- applying the guidelines to accommodate a larger house to address a variety of family and cultural farm needs.

The first Bylaw shows the changes from the original to the proposed alternative bylaw

The second Bylaw is the proposed Alternative OCP Bylaw No. 9706.

Wayne Craig, Director, Development, and  
Terry Crowe, Manager, Policy Planning Department





**Richmond Official Community Plan Bylaw No. 9000  
Amendment Bylaw 9706  
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

**"Residential Development"**

Form

- f) limit the area used for residential development on agriculturally zoned properties. ~~Through~~The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis, ~~applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:~~
- verification that the site has been actively used for agricultural production ~~and the site for a significant period of time, or~~ has generated ~~legitimate~~significant agricultural income ~~(e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information);, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;~~
  - ~~demonstration demonstrates~~ that an increase in ~~the principal farm dwelling unit house size~~ would benefit farming by accommodating those who ~~have, will and are actually capable of working work~~ on the farm ~~fulltime, and why they cannot be accommodated on a non-ALR property full time;~~
  - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and ~~/~~ or anticipated farm workers, on the site, ~~and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);;~~
  - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and

- the provision of a security deposit, to addressimplement any issues if the applicant fails to meet their requirementsproposed improvements.

Council may varyapply the above rezoning application requirements-onguidelines, with flexibility, to accommodate a ease-by-case-basislarger house to address a variety of family and cultural farm needs.

Form

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	CITY OF RICHMOND
_____	
_____	APPROVED by
_____	APPROVED by Manager or Solicitor
_____	

\_\_\_\_\_  
MAYOR

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



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- f) limit the area used for residential development on agriculturally zoned properties. The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis:
  - verification that the site has been actively used for agricultural production for a significant period of time, or has generated significant agricultural income, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
  - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time;
  - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
  - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
  - the provision of a security deposit, to implement any proposed improvements.

Council may apply the above rezoning application guidelines, with flexibility, to accommodate a larger house to address a variety of family and cultural farm needs.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and

if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
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FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

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\_\_\_\_\_

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

\_\_\_\_\_  
MAYOR

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



# AERIAL PHOTO EXAMPLES OF LARGE HOMES IN THE ALR

## 12160 No. 2 Road

Lot Size: 4.04 ha (10 acres)  
House Size: 1,254 m<sup>2</sup> (13,500 ft<sup>2</sup>)



Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

## 8731 Finn Road

Lot Size: 5.68 ha (14 acres)  
House Size: 1,672 m<sup>2</sup> (18,000 ft<sup>2</sup>)



## 11266 No. 2 Road

Lot Size: 0.6 ha (1.46 acres)  
House Size: 1,755 m<sup>2</sup> (18,900 ft<sup>2</sup>)



# FARM HOME PLATE OPTION 1

## Farm Home Plate Option 1 - Bylaw No. 9707 (Recommended)

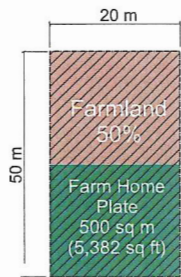
50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

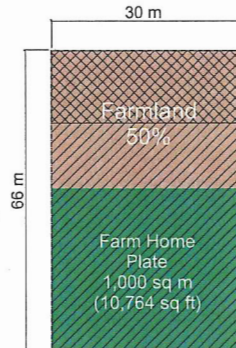
10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

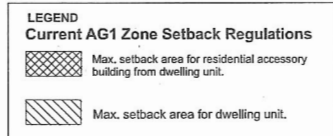
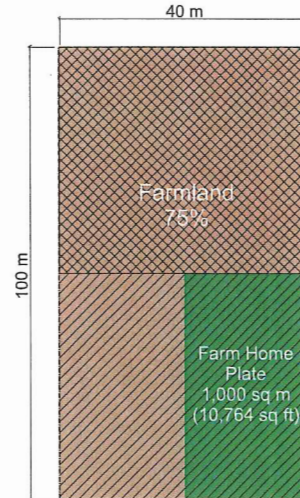
0.1 Ha (1/4 Acre)



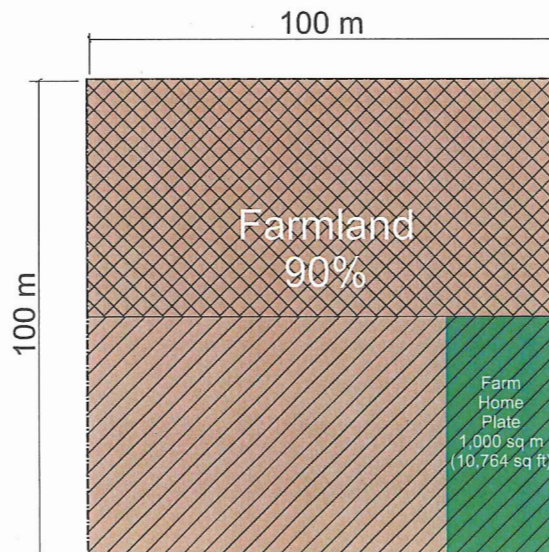
0.2 Ha (1/2 Acre)



0.4 Ha (1 Acre)



1.0 Ha (2.5 Acres)



**NOTE:** Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).



# FARM HOME PLATE OPTION 2

## Farm Home Plate Option 2 - Bylaw No. 9708

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

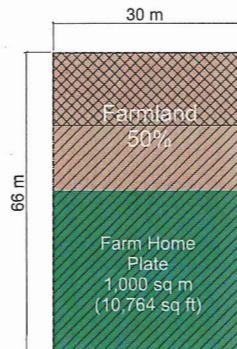
2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



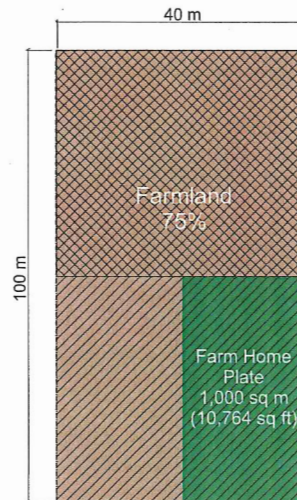
ROAD

0.2 Ha (1/2 Acre)





ROAD

0.4 Ha (1 Acre)

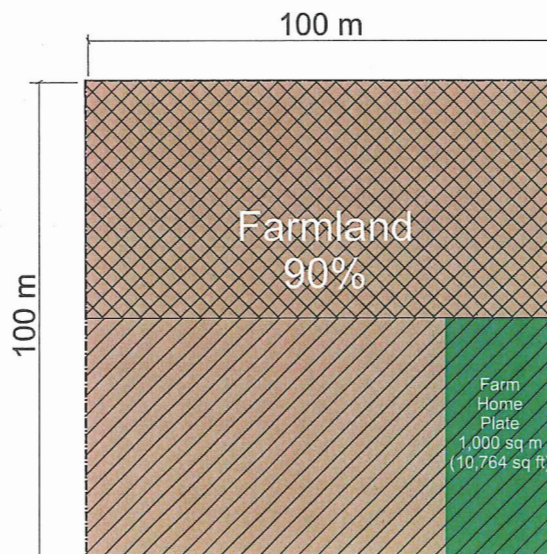


ROAD

**LEGEND**  
**Current AG1 Zone Setback Regulations**

-  Max. setback area for residential accessory building from dwelling unit.
-  Max. setback area for dwelling unit.

1.0 Ha (2.5 Acres)



ROAD

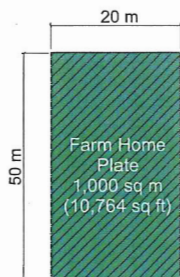
**NOTE:** Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

# FARM HOME PLATE OPTION 3

## Farm Home Plate Option 3 - Bylaw No. 9709

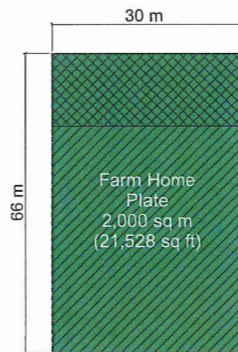
2,000 sq meters (21,528 sq ft) Regardless of Lot Size

0.1 Ha (1/4 Acre)



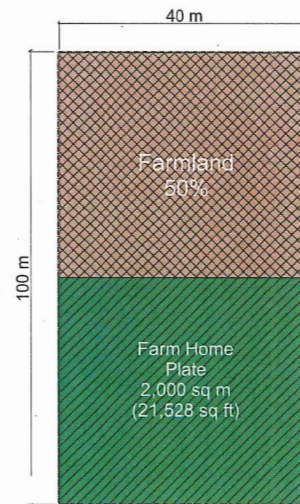
ROAD

0.2 Ha (1/2 Acre)



ROAD

0.4 Ha (1 Acre)

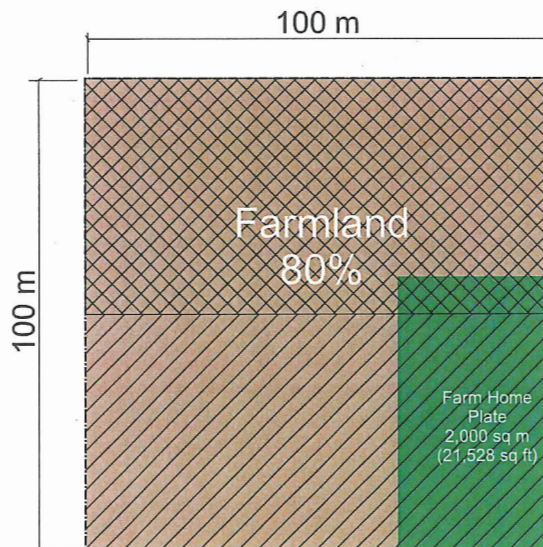


ROAD

### LEGEND Current AG1 Zone Setback Regulations

- Max. setback area for residential accessory building from dwelling unit.
- Max. setback area for dwelling unit.

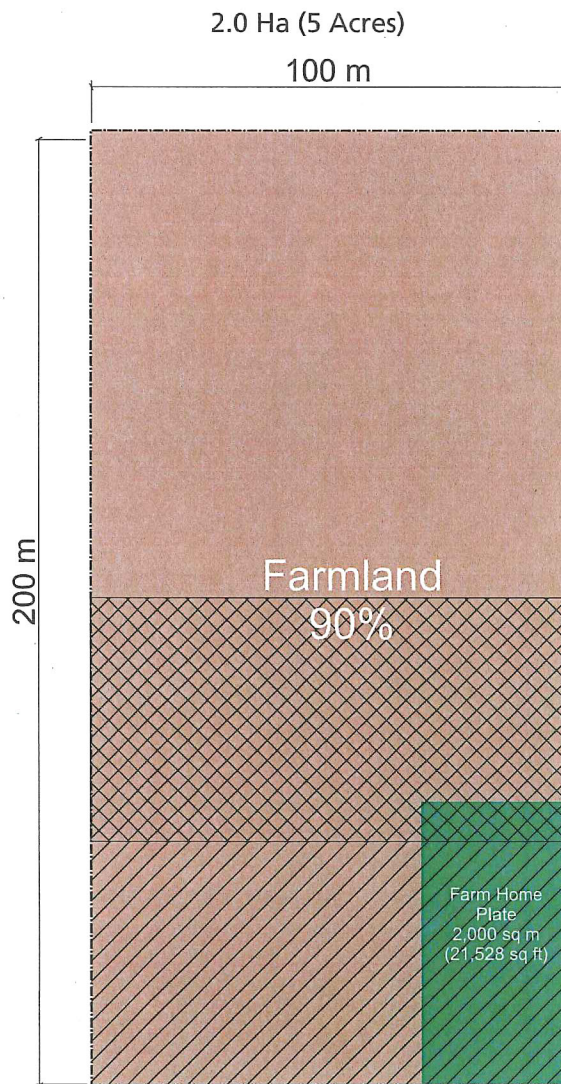
1.0 Ha (2.5 Acres)





**NOTE:** Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).



# ALL FARM HOME PLATE OPTIONS (2HA PLUS)



ROAD

LEGEND Current AG1 Zone Setback Regulations	
	Max. setback area for residential accessory building from dwelling unit.
	Max. setback area for dwelling unit.

**NOTE:** Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

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

The Staff Report is flawed and as a result so are all the recommendations included as well as the proposed bylaws.

Section 5 second last paragraph of the Staff Report states reasons as to why the Agricultural Advisory Committee and the Richmond Farmers Institute recommendations are not presented as a bylaw option. These reasons are totally incorrect.

Under the ALC Act and the ALC Policy P-02 issued March 2017 dealing with parcels less than 2 acres; it clearly states that Restrictions on the use of agricultural land do not apply to parcels less than 1.995 acres.

As such the Guide for Bylaw Development in Farming Areas produced by the Ministry of Agriculture in 2015 does not apply to these small acreages.

This implies that on lands smaller than 2 acres the house could conceivably cover almost the entire lot and at least that the Home Plate size is 2 acres.

This brings us to the point where things become totally unfair and inequitable. If you have 2 properties next to each other one 1.5 acres and the other 20 acres in size would you let a mega-house be built on the small lot while limiting the house size on the 20 acre parcel next door just because the ALC rules apply?

As this is the case a good argument can be made for a 2 acre Home Plate on lands governed by ALC rules.

A good compromise from my point of view is to incorporate the recommendations of the Richmond Farmers Institute and Richmond Agricultural Advisory Committee into another proposed bylaw. If you are going to disregard recommendations from these groups why bother with the consultation process at all?

Joe Oeser  
12004 No.2 Road



**Agricultural Land  
Commission Act**

**Policy P-02**

**March 2017**

**POTENTIAL EXCEPTIONS FROM THE ALC ACT: PARCELS LESS  
THAN 2 ACRES CREATED PRIOR TO DECEMBER 21, 1972**

*This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"), and including February 2017 advice from the Office of the Surveyor General. In case of ambiguity or inconsistency, the ALCA and Regulation will continue to govern.*

**REFERENCE:**

*Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1).*

*23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.*

**INTERPRETATION:**

Under survey requirements and General Survey instructions in place on December 21, 1972, lots would need to be less than 1.995 acres to be considered "less than 2 acres".

Where dimensions are shown on a registered plan, a surveyor would need to be able to demonstrate that:

- a. the area calculation, using the dimensions on the registered plan, is less than 1.995 acres for a parcel to be considered 'less than 2 acres in area' under section 23 of the *Agricultural Land Commission Act*;
- b. the area calculation shown on the plan included a watercourse or a waterbody that was owned by the Crown and the surveyor calculates the area of the parcel to be less than 1.995 acres when the Crown owned watercourse or waterbody is excluded from the parcel for the parcel to be 'less than 2 acres area'; or
- c. there was a significant blunder on the registered plan and that the true area of the parcel is less than 1.995 acres for the parcel to be 'less than 2 acres in area'.

If the land was listed with other parcels on the same Certificate of Title on December 21, 1972, the restrictions on the use of the land apply to the parcels regardless of whether or not the total area of all lands listed on the Certificate of Title is less than 2 acres.



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** April 24, 2017

**File:** RZ 16-754713

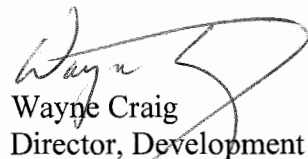
**Re:** Application by 1082843 BC Ltd. for Rezoning Portions of 22720 and 22740 Westminster Highway from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)"

### Staff Recommendations

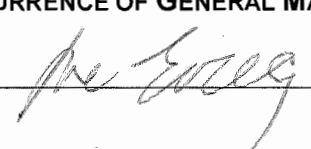
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9714 to:

1. Include the Hamilton Area Plan density bonus and community amenity provisions within the "High Density Townhouses (RTH1)" zone; and
2. Rezone the western portion of 22720 and 22740 Westminister Highway from "Single Detached (RS1/F)" to "High Density Townhouses (RTH1)";

be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:mm  
Att.7

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

## **Staff Report**

### **Origin**

1082843 BC Ltd. has applied to rezone the western portion of 22720 and 22740 Westminster Highway with a total site area of 0.3820 ha. (0.95 acre) from “Single Detached (RS1/F)” to “High Density Townhouses (RTH1)” (Attachment 1) to allow for the development of 25 townhouse units. There is an additional amendment to Richmond Zoning Bylaw 8500 to include the Hamilton Area Plan’s density bonus and community amenity contribution provisions within the “High Density Townhouses (RTH1)” zone. The proposed 25-unit townhouse development will be constructed within six (6) three-storey buildings (Attachment 2). The adjacent easterly portions of the subject lots will be consolidated into one separate lot that includes an existing single-family dwelling.

### **Findings of Fact**

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

### **Surrounding Development**

Development surrounding the subject site is as follows:

- To the North: A townhouse development zoned “Town Housing (ZT11) – Hamilton”.
- To the South: A church property zoned “Assembly (ASY)”.
- To the East: The remainder of the subject lots to the east are zoned “Single Detached (RS1/F)” which includes a single family dwelling and the Queen Canal further to the east.
- To the West: A single family property zoned “Single Detached (RS1/F)” and part of a townhouse development zoned “Town Housing (ZT11) – Hamilton”.

### **Related Policies & Studies**

#### **Official Community Plan / Hamilton Area Plan**

The Official Community Plan (OCP) designates the subject site as “Neighbourhood Residential (NRES)” and the Hamilton Area Plan designates the site as “Neighbourhood Residential (Townhouse 0.75 FAR)” which allows for three-storey, ground-oriented townhouses (Attachment 4).

The applicant is also required ensure that the engineering and servicing provisions in the “Construction, Phasing and Interim Design Measures” in Appendix 1 of the Hamilton Area Plan are addressed in the Development Permit and Servicing Agreement. These measures include the applicant’s engineers addressing the mitigation of pre-loading, grade changes and perimeter drainage onto adjacent properties and City roads.

In summary, the development proposal is consistent with the OCP and Hamilton Area Plan.

### **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 received no inquiries from the public about the rezoning application in response to the placement of the rezoning sign on the property.

In Fall 2016, the applicant forwarded a preliminary plan with the proposed 25-unit townhouse project and McLean Avenue cul-de-sac to the Bethany Baptist Church located on the south side of this road. In response, the church provided a letter stating that they were supportive of the general form of the development and the configuration of McLean Avenue (Attachment 5).

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> 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*.

Approval from the Ministry of Transportation and Infrastructure will be required prior to Council consideration of adoption of the zoning amendment bylaw.

### **Analysis**

#### **Built Form and Architectural Character**

The proposed development includes 25 townhouse units (Attachment 2) with the following elements:

- The project's six (6) buildings are comprised of four (4) different neo-traditional buildings types designed to provide architectural variation and the shape of the site.
- The project continues a similar townhouse streetscape along Westminster Highway as found in the adjacent townhouse complex to the north.
- Units will have an average floor area of approximately of 111 m<sup>2</sup> (1,191 ft<sup>2</sup>).
- The typical building height is three (3) storeys with a maximum building height of 10.5 m (34.5 ft.) above finished grade, consistent with the RTH1 zone.
- The driveway leading from McLean Avenue branches into two (2) short, north-south driveways.
- The proposed project will feature a 4.5 m (14.8 ft.) rear yard setback to the proposed single family residential lot to the east (designated for future townhouse development), and 3.0 m (9.8 ft.) side yard setback to the existing townhouse complex to the north of the

development. This complex is separated from the proposed development with an existing 2.0 m (6.6 m) solid wood fence, and a dense Laurel hedge and deciduous trees to be planted adjacent to the fence.

- Setbacks to Westminster Highway will be 6.0 m (19.7 ft.) and setbacks to McLean Avenue will be 4.5 m (14.8 ft.) in most places with small portions of two-units requiring a setback variance to 4.0 m (13.1 ft.).
- There will be 13 units with side-by-side double garages and 12 units with tandem double garages providing for more unit choice and variation in building form. This arrangement with 44% of the parking spaces in a tandem arrangement is consistent with the maximum 50% tandem parking space Richmond Zoning Bylaw 8500 as discussed below.

At Development Permit stage, design elements to be reviewed include:

- Adding further small-scale articulation and architectural detailing of the townhouse buildings, particularly those facing onto the public realm.
- Refining the landscape plans, particularly for the playground, large trellis structure near the driveway entrance, and to provide a robust landscape buffer to the existing townhouse complex to the north.

### **Existing Legal Encumbrances**

There is an existing City covenant (LTO No. BA281939) registered on the Title of 22720 Westminster Highway, registered in 2006 as condition of a demolition permit, that restricts use of the lot to one (1) single family dwelling which will be required to be discharged.

### **Subdivision**

As noted above, there will be a re-subdivision of the two (2) existing lots within the site for the proposed townhouse development site on Parcel A on the western portion of the site and Parcel B for the existing single-family home on the eastern portion of the site. The applicant has also prepared a concept plan for a possible future townhouse development on the proposed Parcel B.

Prior to adoption of Bylaw 9714, registration of a legal agreement on title prohibiting re-subdivision of the proposed Parcel B will be required.

### **Transportation and Site Access**

#### *Vehicle and Pedestrian Access*

As noted above, vehicle and pedestrian access to the townhouse project (Parcel A) will be provided by single driveway from the cul-de-sac at the end of McLean Avenue. There will also be an adjacent driveway to the existing single family dwelling that will remain on the proposed Parcel B to the east.

A Statutory-Right-of-Way (SRW) will be registered on Title of both Parcels A and B to secure public access portions over both lot's driveways (Attachment 7) to assist in providing loading truck, fire truck, garbage and recycling vehicle turning in the Mclean Avenue cul-de-sac.



*Parking*

The subject townhouse development complies with the parking requirements of Zoning Bylaw 8500. There are a total of 50 resident parking spaces in double garages within each of the 25 townhouse units and 5 surface visitor parking spaces. Of the resident spaces, 24 spaces (44%) are in 12 tandem garages and 26 spaces are within 13 side-by-side garages.

**LEED / Energy Efficiency and Renewable Energy Development**

As required by the Hamilton Area Plan, the developer has agreed to ensure that the project has been designed to achieve a Canadian Green Building Council LEED Silver rating. This will require review by a LEED certified consultant which confirms that buildings have been designed at Development Permit and constructed at Building Permit to achieve the required LEED certification or equivalent.

The LEED Silver assessment will include a review of the City-wide townhouse energy efficiency requirements. These requirements include registration of a legal agreement on Title, identifying that the proposed development will be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency, or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard. The agreement will also provide that the requirements of the *BC Solar Hot Water Ready Regulation* are to be incorporated in the building.

The applicant will register an electric vehicle parking covenant on Title requiring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.

**Tree Retention and Replacement**

The applicant has submitted a certified Arborist's Report and tree survey (Attachment 6) 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 13 trees located on the development site to be removed and replaced. This tree removal is required due to the poor condition of some of the existing trees and due to pre-loading and fill required for construction of the development with the existing peat soil conditions.

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

- The 13 on-site trees within the development site.
- A total of at least 26 replacement trees are required at a 2:1 ratio for the 13 trees to be removed.

*On-Site Tree Replacement*

The preliminary landscape plans include 56 trees on the development site in excess of the minimum 26 replacement trees required. Replacement tree species and sizes are to be confirmed and included within the Development Permit landscape plans.

**Off-Site Tree Compensation**

City Parks staff reviewed one (1) off-site tree within the Westminster Highway road allowance proposed to be removed to accommodate new road frontage works.

The applicant will make a contribution of \$1,300 to the City Tree Compensation Fund for removal one (1) tree within the Westminster Highway road allowance required for road frontage works.

**Riparian Management Area**

The existing vegetated area within the Queen Canal Riparian Management Area (RMA) extends 15 m (49 ft.) back from the top of bank of the watercourse into the rear portion of the existing single-family home site on proposed Parcel B. While no change to dwelling or yard on proposed Parcel B is envisioned, the applicant has agreed to register a legal agreement on Parcel B that requires preparation of a report by qualified environment professional with specifications to remove invasive species and plant native species within the existing vegetated area within the RMA. The agreement will require that the applicant provide a security to ensure that this work is completed.

**Variance Requested**

The proposed development will require a minor variance to exterior side yard setback to McLean Avenue from 4.5m (15.9 ft.) to 4.0 m (13.1 ft.) for small portions of two (2) buildings to be considered through the forthcoming Development Permit application. This variance is supported by staff as it facilitates road dedication for the construction of a cul-de-sac to allow for improved vehicle turning movements on this existing dead-end street.

**Hamilton Area Plan Amenity Contributions**

This Hamilton Area Plan requires amenity contributions of \$70.50 per square meter (\$6.55 per square foot) for townhouse developments. The developer will provide \$201,786 to be contributed to the City's Hamilton Area Plan Amenity Reserve Fund.

**Affordable Housing Strategy**

The City's Affordable Housing Strategy is applicable to this development which requires a contribution of \$4.00 per buildable square foot or \$123,228 to the City's Affordable Housing Fund.

In response to previous discussions and the Council referral from the April 10, 2017 Council meeting, *"That staff develop a policy on market rental suites and secondary suites in multi-family developments and report back."*, staff asked the applicant consider providing secondary suites. The applicant has declined to provide secondary suites within the townhouse units due to site constraints and the high Flood Construction Level (FCL) of 3.5 m in Hamilton that precludes including habitable space on the ground level of this development.

**Accessible and Convertible Housing**

The applicant has agreed to register a legal agreement on title ensuring that two (2) of the units are designed and built as accessible convertible housing with construction specifications to readily allow the units to be converted into fully accessible units in the future should an owner

elect to do so. These units will include framing to allow for a lift to be installed, wider doorways and corridors, an accessible washroom and kitchen, and other measures to allow for ease of conversion.

### **Public Art Program**

The City's Public Art Program is applicable to this application. The applicant has agreed to make a voluntary contribution of \$0.83 per buildable square foot or \$25,570 to the City's Public Art Program.

### **Amenity Space**

The applicant has opted to provide a \$31,000 contribution to the City under *Cash In Lieu of Indoor Amenity Space Policy 5041*.

The project will include 151 m<sup>2</sup> (1,622 ft<sup>2</sup>) of common outdoor amenity area located near the centre of the development site. The proposed amenity areas are consistent with the requirements of the OCP.

Main features of the central amenity area include:

- Large play area with play equipment.
- Large open air seating areas.
- Walking pathways built of permeable concrete.

Each unit is also provided with private outdoor space with both balconies and yards meeting the OCP guidelines and each having at least an area of 30 m<sup>2</sup> (323 ft<sup>2</sup>).

### **Site Servicing and Frontage Improvements**

The applicant will be undertaking works under a Servicing Agreement for the development as provided in the Rezoning Considerations (Attachment 7), including but not limited to the following elements.

- *Westminster Highway Frontage Improvements*  
There will be road dedication along 40 m (131 ft.) of the site' road frontage to allow construction of a 1.5 m (4.9 ft.) wide concrete sidewalk, boulevard with grass and street trees, and installation of street lights.
- *McLean Ave Frontage Improvements*  
There will be road dedication taken from the property's frontage to accommodate construction of a cul-de-sac, pavement widening, a concrete sidewalk, boulevard with grass and street trees, and installation of street lights.
- *Water Servicing*  
The applicant is required to remove and replace the existing watermain along McLean Avenue and install a fire hydrant.

- *Storm Sewer Works*

The applicant will be required to remove the existing storm drainage lift station within Westminster Highway and re-construct it with an SRW to be registered on Title on the northwest corner of the townhouse development site.

- *Sanitary Sewer Works*

The applicant will install a new sanitary main along McLean Avenue and Westminster Highway.

### **Financial Impact or Economic Impact**

There is no significant operating budget impact anticipated for the ongoing maintenance of City infrastructure associated with this development.

### **Conclusion**

As envisioned by the Hamilton Area Plan, the proposed 25-unit townhouse development provides a transition between existing single-family subdivisions to the west and proposed apartment and senior's housing developments to northeast along the Gilley Road High Street recently considered by Planning Committee.

Thus, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9714, be introduced and given first reading.



Mark McMullen  
Senior Coordinator - Major Projects  
(604-276-4173)

MM:rg

Attachment 1: Location Map

Attachment 2: Conceptual Development Plans

Attachment 3: Development Application Data Sheet

Attachment 4: Hamilton Area Plan Land Use Map

Attachment 5: Letter from Bethany Baptist Church dated September 23, 2016

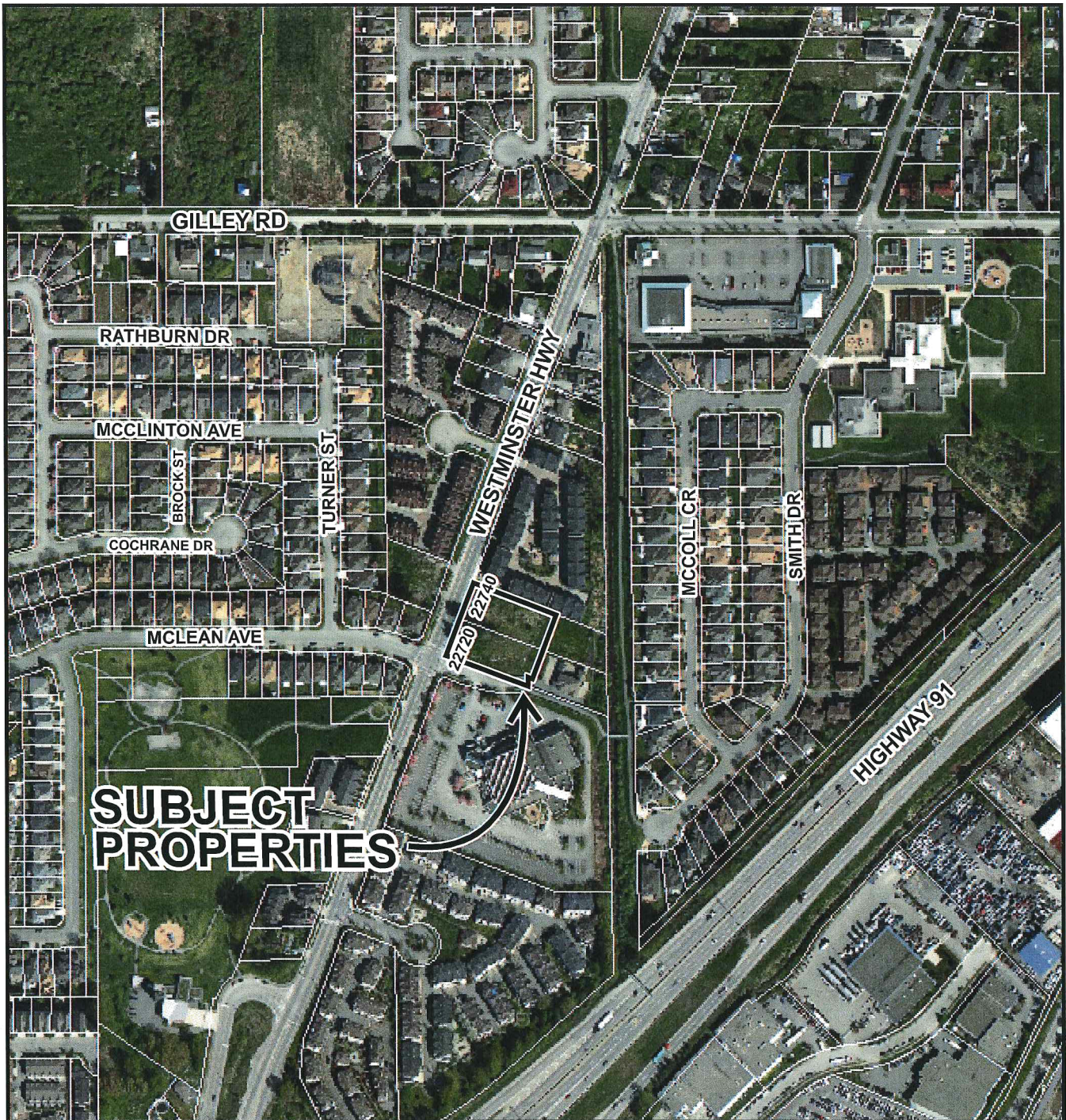
Attachment 6: Tree Survey

Attachment 7: Rezoning Considerations





City of  
Richmond



RZ 16-754713

Original Date: 01/11/17

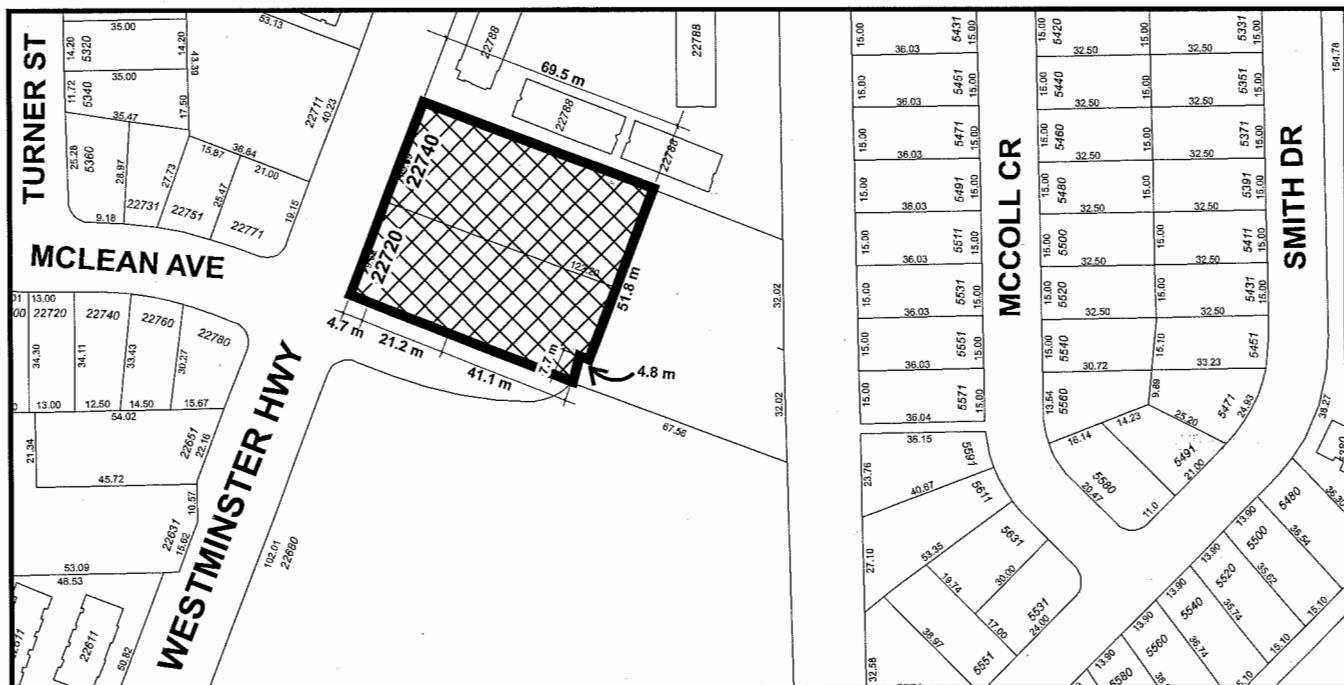
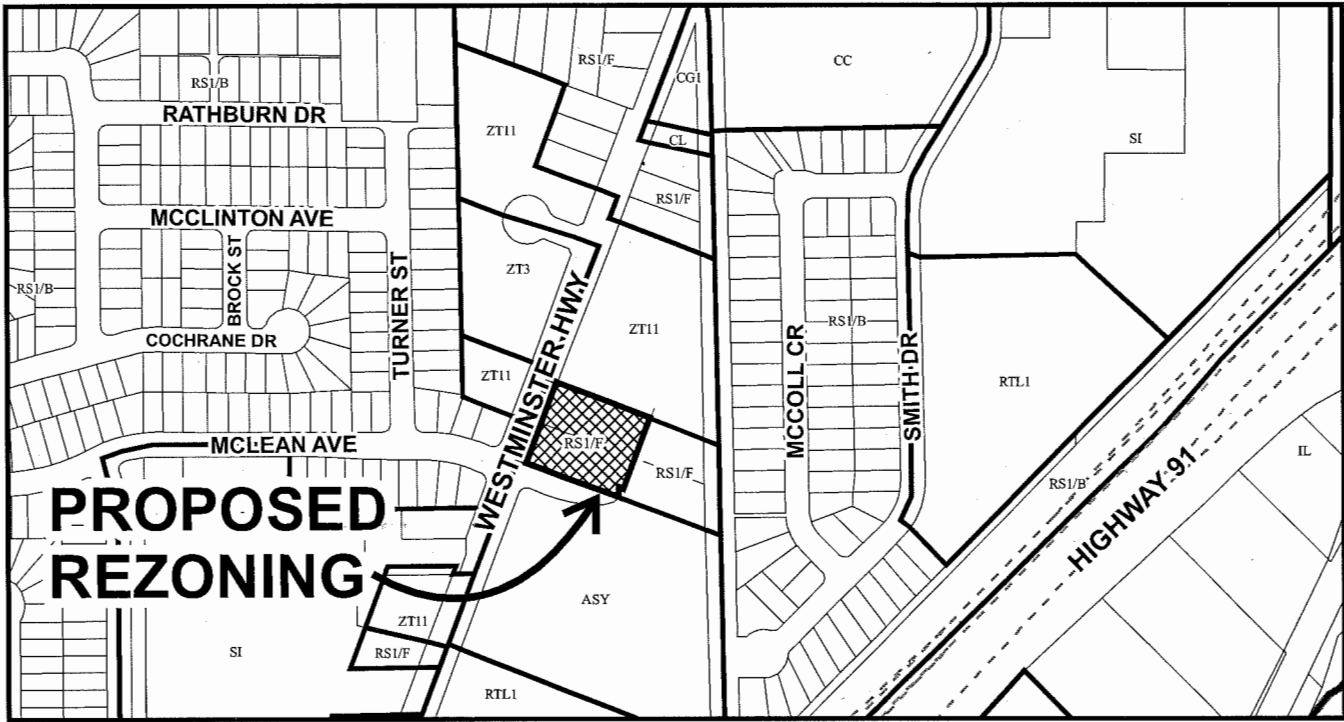
Revision Date: 04/10/17

Note: Dimensions are in METRES





# City of Richmond



## RZ 16-754713

Original Date: 01/11/17

Revision Date: 04/10/17

Note: Dimensions are in METRES

# WESTMINSTER AND MCLEAN TOWNHOMES

22720 AND 22740 WESTMINSTER HIGHWAY  
RICHMOND BC

RE-ISSUED FOR REZONING APRIL 4, 2017

EXISTING LEGAL ADDRESS: LOTS 15 AND 16, BLOCK 4  
NORTH, RANGE 4 WEST, N.W.D. PLAN 33645  
PID: 003-486-206 AND 004-344-201

EXISTING ZONING: RS1/F  
PROPOSED ZONING: RTH-1

OCP DESIGNATION: NEIGHBORHOOD  
RESIDENTIAL(TOWNHOUSE 0.75 FAR)  
HAMILTON AREA PLAN, LOWER WESTMINSTER  
SUB-PLAN



1 CONTEXT MAP  
NTS

ARCHITECTURAL DRAWING LIST			
PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
A0-00	COVERSHEET, SITE KEY PLAN	AS NOTED	4/4/2017
A0-01	SURVEY	AS NOTED	4/4/2017
A0-02	SITE CONTEXT PLAN	AS NOTED	4/4/2017
A1-00	SITE PLAN, DEVELOPMENT SUMMARY	1/16" = 1'-0"	4/4/2017
A2-00	BUILDING 1 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-01	BUILDING 2 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-02	BUILDING 3 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-03	BUILDING 4 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-04	BUILDING 5 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A2-05	BUILDING 6 FLOOR PLANS	1/8" = 1'-0"	4/4/2017
A3-00	UNIT A&I PLANS	1/4" = 1'-0"	4/4/2017
A3-01	UNIT B&J PLANS	1/4" = 1'-0"	4/4/2017
A3-02	UNIT B2&3 PLANS	1/4" = 1'-0"	4/4/2017
A3-03	UNIT C PLANS	1/4" = 1'-0"	4/4/2017
A3-04	UNIT C1 PLANS	1/4" = 1'-0"	4/4/2017
A3-05	UNIT C2 PLANS	1/4" = 1'-0"	4/4/2017
A3-06	UNIT D&D1 PLANS	1/4" = 1'-0"	4/4/2017
A3-07	UNIT D2 PLANS	1/4" = 1'-0"	4/4/2017
A4-00	ELEVATION CONCEPT (BUILDING 2)	1/8" = 1'-0"	4/4/2017
A4-01	COLOUR AND MATERIAL CONCEPT	N.T.S.	4/4/2017
LANDSCAPE DRAWING LIST			
PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
L1	LANDSCAPE PLAN	3/32" = 1'-0"	4/4/2017
L2	SHRUB PLAN	3/32" = 1'-0"	4/4/2017
L3	LANDSCAPE DETAILS	AS NOTED	4/4/2017
L4	LANDSCAPE SPECIFICATIONS	NTS	4/4/2017
CIVIL DRAWING LIST			
PAGE #	DRAWING TITLE	SCALE	ISSUE DATE
	FUNCTIONAL ROAD PLAN	1:200	12/22/2016

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PROJECT 16-15

WESTMINSTER AT MCLEAN  
TOWNHOUSES  
22720 AND 22740 WESTMINSTER HWY  
RICHMOND BC

COVERSHEET

4/4/2017  
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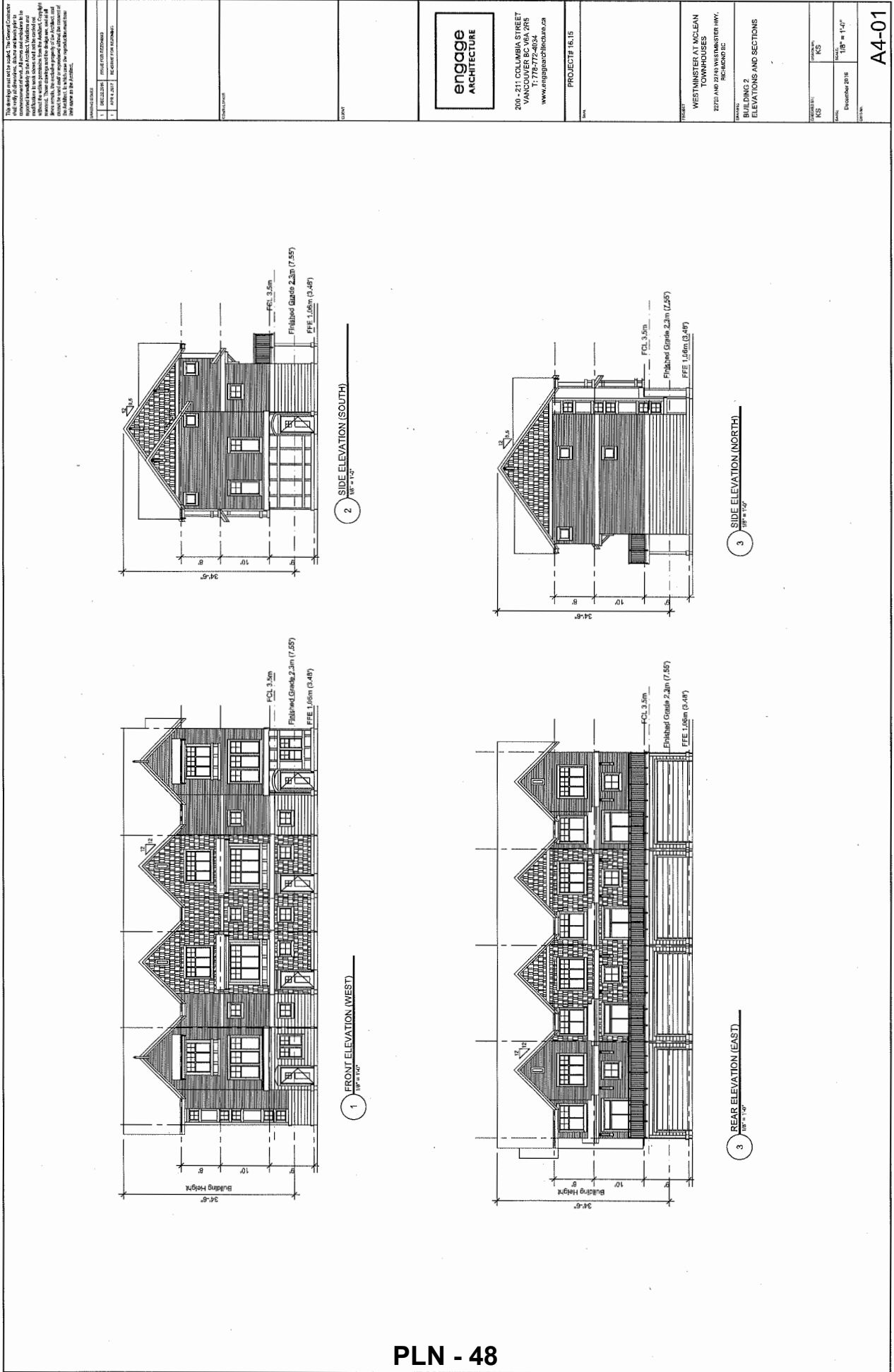




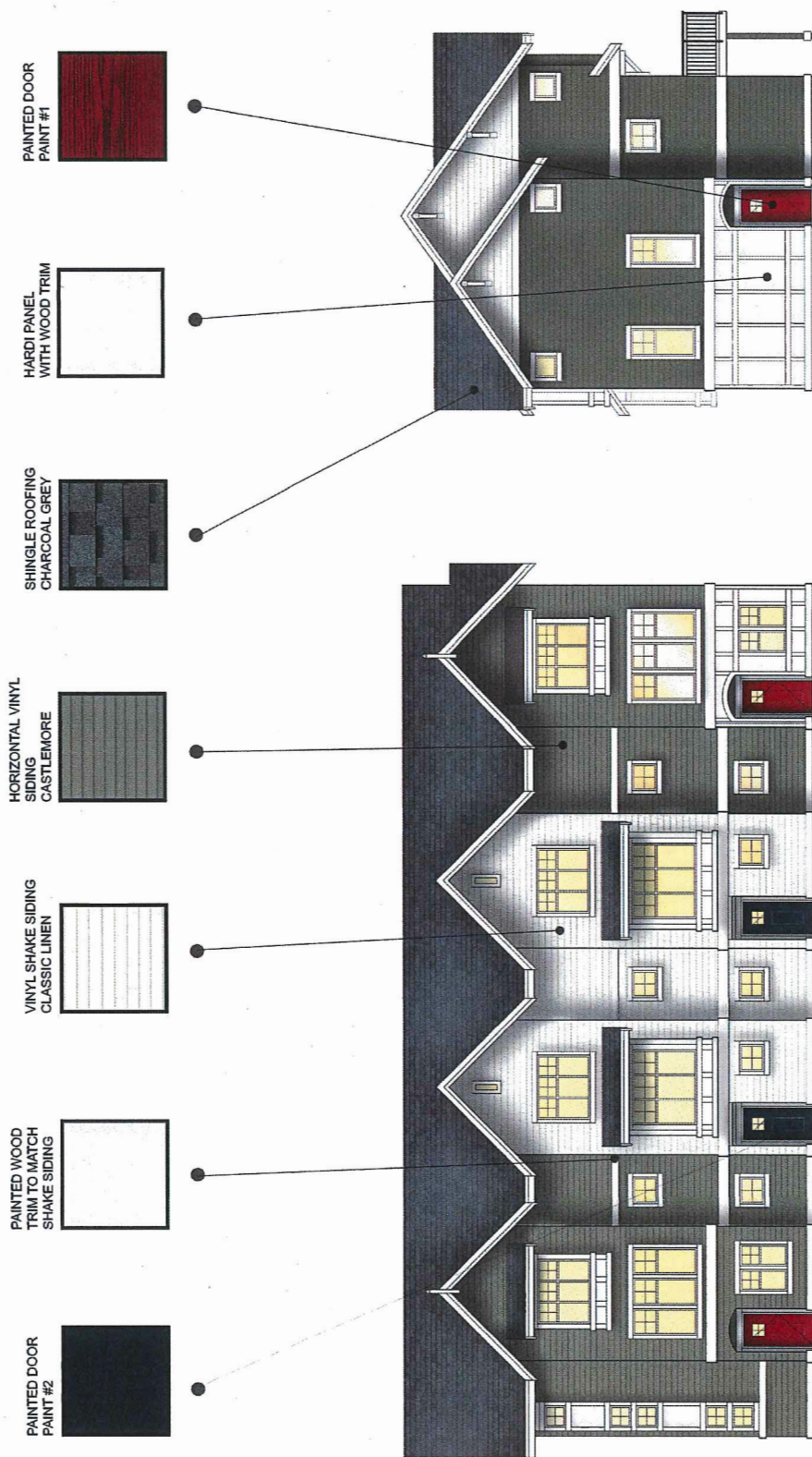


**PLN - 46**





A4-06





**PLN - 50**

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 EMAIL: OFFICE@M2LA.COM

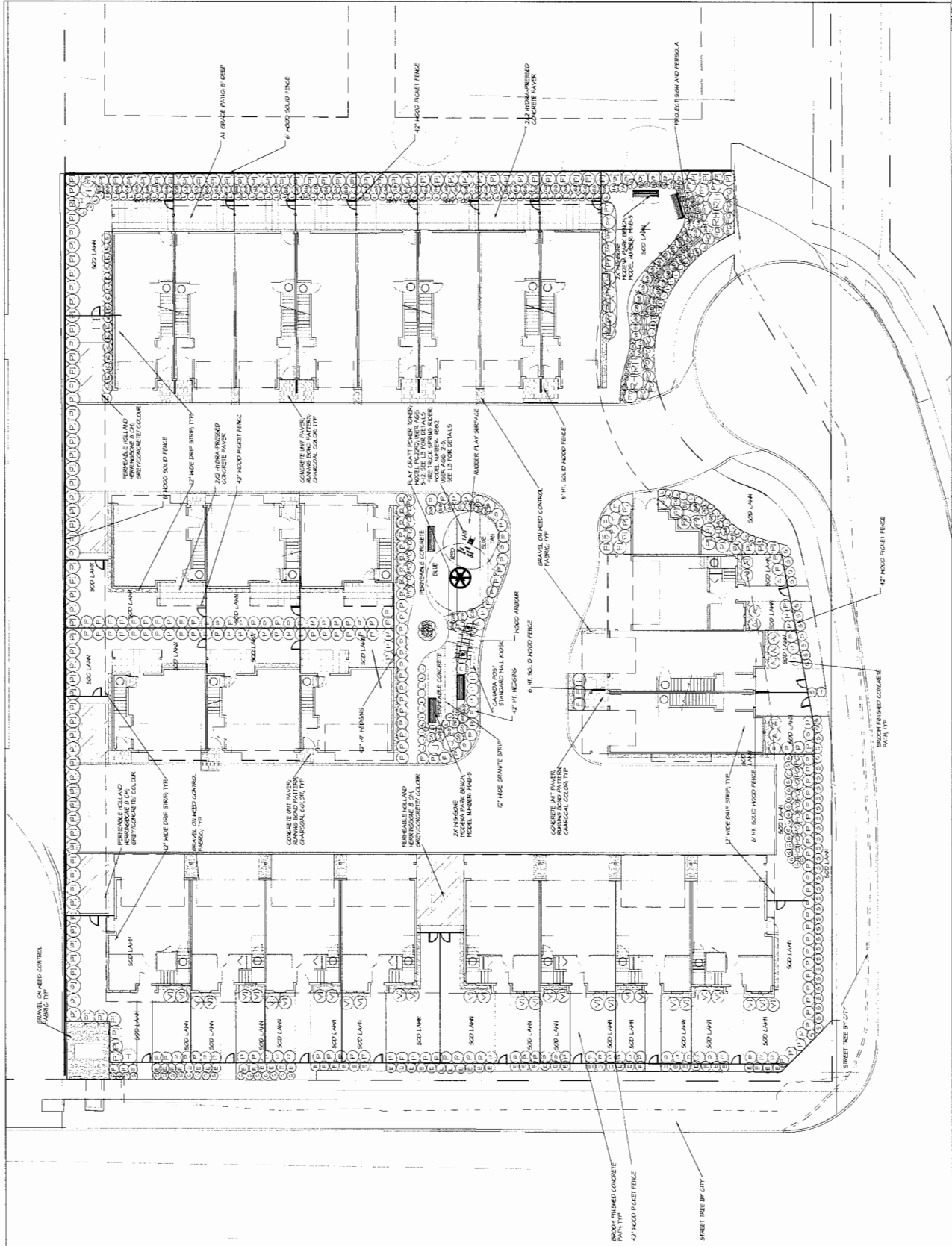


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PROJECT:  
 MULTI-FAMILY  
 RESIDENTIAL DEVELOPMENT  
 22720/22740 WESTMINSTER HWY  
 RICHMOND, BC

DRAWING TITLE:  
 SHRUB  
 PLAN

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DESIGNED BY	DA	
CHECKED BY	DA	
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SCALE	3/8" = 1'-0"	
DRAWING NUMBER	L2	
PROJECT NUMBER	15-007	



PLN - 51









**RZ 16-754713**

**Attachment 3**

Address: 22720 and 22740 Westminster Highway

Applicant: 1082843 BC Ltd.

Planning Area(s): Hamilton

	Existing	Proposed
<b>Owner:</b>	Han Su-Mei Sun & Eva Lu-Ping Sun	1082843 BC Ltd.
<b>Site Size (m<sup>2</sup>):</b>	7,280 m <sup>2</sup> (Two existing single-family lots)	3,820 m <sup>2</sup> (After subdivision off of single-family lot & road dedication)
<b>Land Uses:</b>	Single Family Dwelling	Townhouse Development
<b>OCP Designation:</b>	Residential	Residential
<b>Area Plan Designation:</b>	Neighbourhood Residential (Townhouse 0.75 FAR)	Neighbourhood Residential (Townhouse 0.75 FAR)
<b>Zoning:</b>	Single Detached (RS1/F)	High Density Townhouses (RTH1)
<b>Number of Units:</b>	1	25
<b>Other Designations:</b>	Riparian Management Area outside of site to be rezoned	Riparian Management Area outside of site to be rezoned

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75 FAR with density bonus provided	0.73 FAR	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 2,862 m <sup>2</sup> (30,807 ft <sup>2</sup> )	Max. 2,767m <sup>2</sup> (29,786 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 37% Non-porous Surfaces: Max. 29% Total: Max. 66%	none
Lot Size:	1,800 m <sup>2</sup>	3,820 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 40 m Depth: 30 m	Width: 55.36 m Depth: 69.44 m	none
Setbacks (m):	Front (Westminster Hwy): Min. 4.5 m Rear: Min. 4.5 m Side: Min. 2.0 m Ext Side (McLean Ave): Min. 4.5 m	Front (Westminster Hwy): Min. 6.0 m Rear: Min. 4.5 m Side: Min. 3.0 m Ext Side (McLean Ave): Min. 4.0 m	<b>Variance from 4.5 m to 4.0 m in certain locations</b>
Height (m):	12 m	10.5 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	50 (R) and 5 (V) per unit	50 (R) and 5 (V) per unit	none

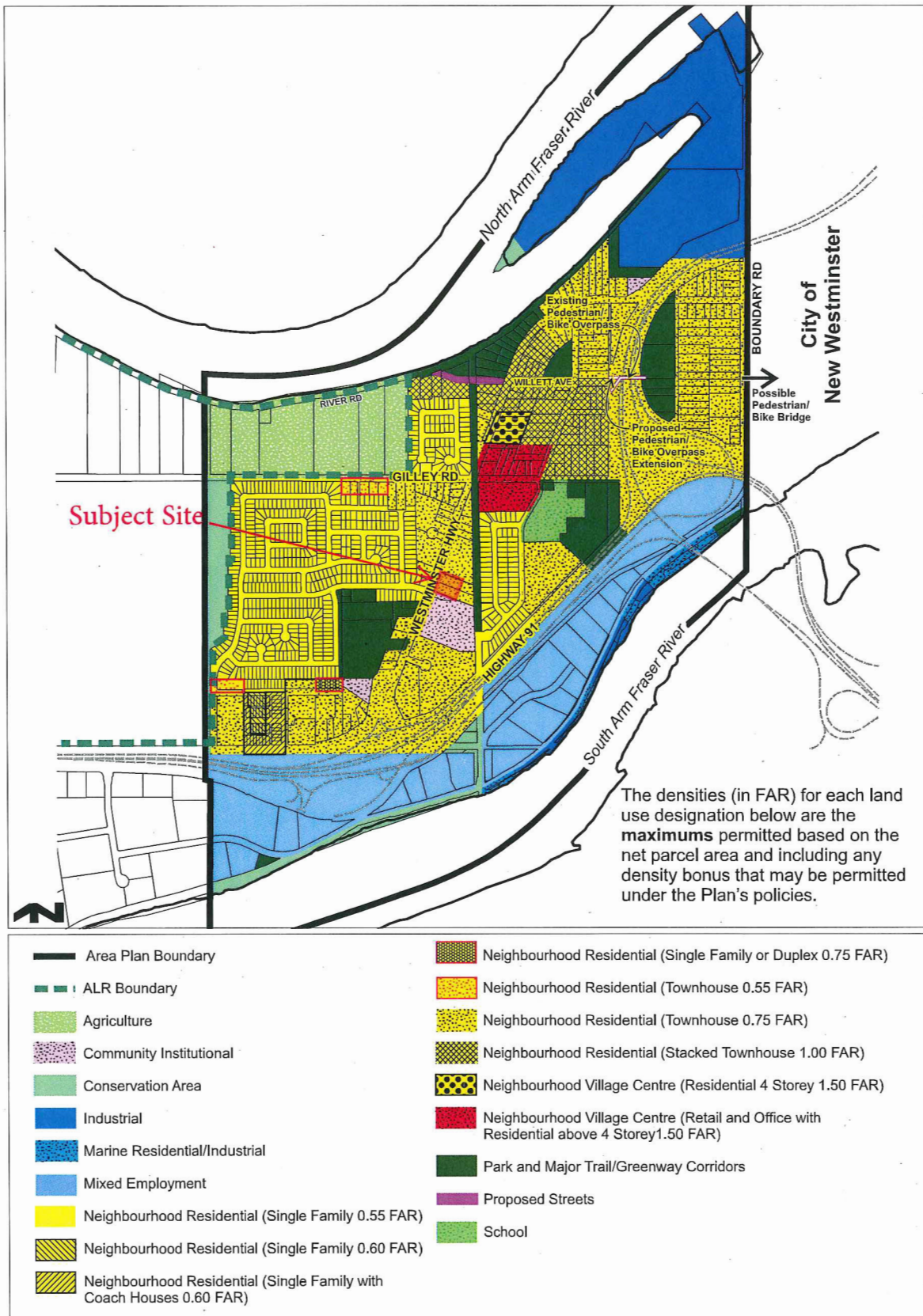
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Total:	55	55	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	44%	none
Amenity Space – Indoor:	75 m <sup>2</sup>	0 m <sup>2</sup> \$31,000 provided as per Cash-Lieu Policy 5041	none
Amenity Space – Outdoor:	151 m <sup>2</sup>	151 m <sup>2</sup>	none

Other: Replacement trees / compensation required for loss of 13 bylaw-sized on-site trees and 1 off-site tree.

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

## Hamilton Area Plan

## Land Use Map



Bethany Baptist Church  
22680 Westminster Hwy  
Richmond, BC  
V6V 1B7

September 23, 2016

Mark McMullen  
Senior Planner, City of Richmond  
6911 No. 3 Road  
Richmond, BC  
V6Y 2C1

RE: Proposed Redevelopment of 22720 and 22740 Westminster Hwy

Dear Mr. McMullen:

I am writing with regards to the development site that is located on the North side of McClean Avenue to the North of the Bethany Baptist Church property. We have been in discussions with the developer about the redevelopment plans for the site and have reviewed the attached drawings showing the proposed development plans.

We have reviewed the proposed development plans and can confirm that the Church is supportive of the general form of development proposed for this site. We can also confirm that the Church has reviewed the proposed access and road configuration of McClean Avenue east of Westminster Highway, and that the proposed configuration of McClean Avenue would continue to suit the current and long term operational and transportation needs (e.g., access, services, garbage and recycling) of the Church.

Overall the Bethany Baptist Church is in support of this type of housing and feel that this development would be a positive addition to the Hamilton neighborhood.

Warm regards,

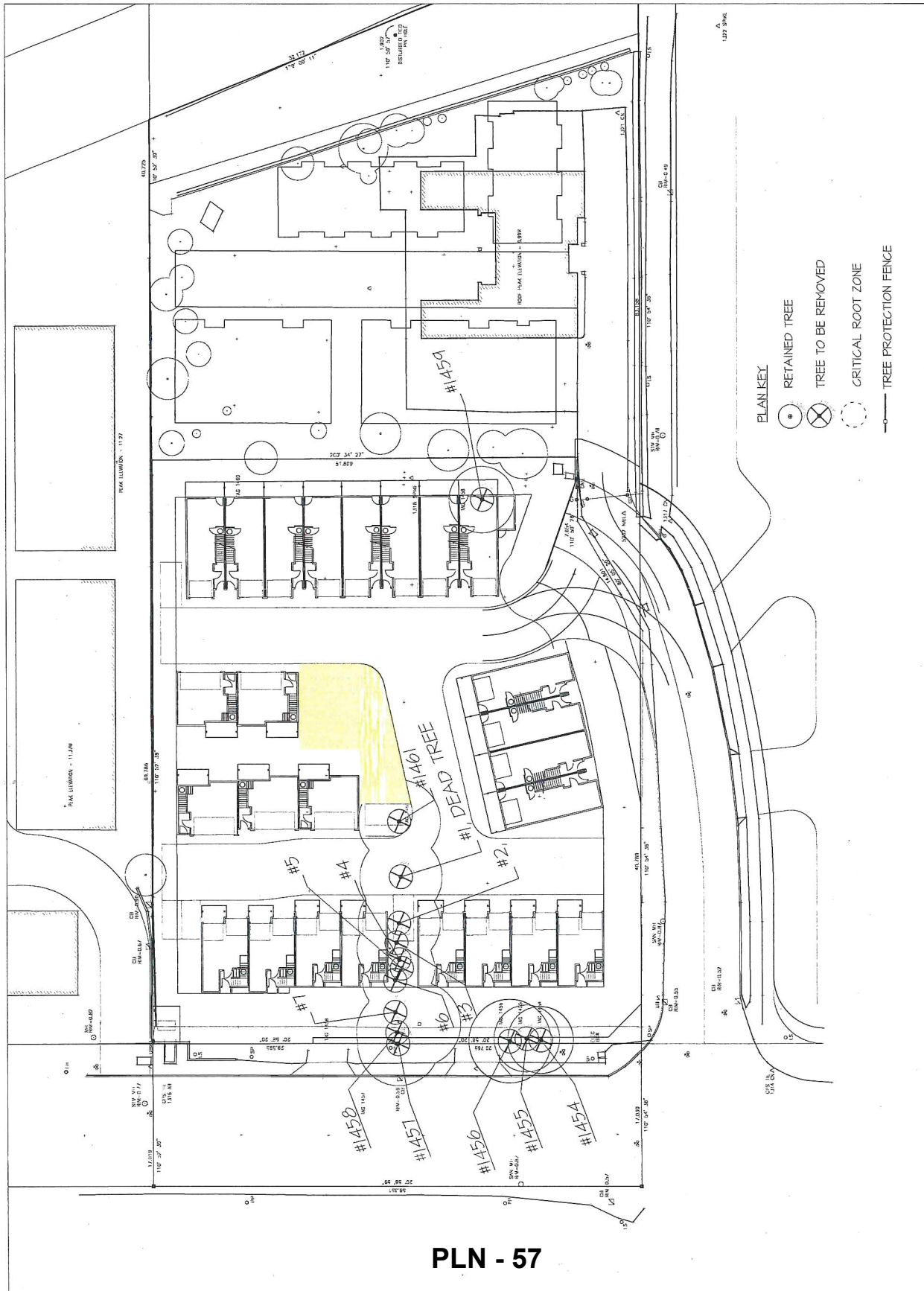


The Bethany Baptist Church

Dave Bradshaw



#220 - 26 Lorne Mews  
New Westminster, British Columbia  
V3M 3L7  
Tel: 604.553.0044  
Fax: 604.553.0045  
Email: [office@m2la.com](mailto:office@m2la.com)

[illegible]**PLN - 57**





**Address: Rezoning at 22720 and 22740 Westminster Highway**

**File No.: RZ 16-754713**

**1082843 BC Ltd.**

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9714, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Confirmation to the satisfaction of the City that the conditions in the Ministry of Environment (MOE) Certificate of Compliance dated November 3, 2009 and all other provisions of the *BC Contaminated Sites Regulation* have been satisfied. This approval is required prior to rezoning adoption, subdivision approval or dedication of road to the City.
3. Consolidation and re-subdivision of the existing lots into Parcel A with an approximate area of 0.382 ha. and Parcel B with an approximate area of 0.315 ha.; and road dedication of approximately 36.8 m<sup>2</sup> for road widening and a corner cut on the Westminster Highway frontage of Lot A, and approximately 272.8 m<sup>2</sup> of road dedication for road widening and a cul-de-sac on the McLean Avenue frontage of Lot A as shown on Attachment 2.
4. Submission of an on-site landscape plan for the subject project site that includes at least 26 replacement trees based on a ratio of at least 2:1 to compensate for the 13 on-site trees to be removed. The required replacement trees are to be of the minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.
5. Contribution of \$1,300 to the City Tree Compensation Fund for removal one (1) tree within the Westminster Highway road allowance required for road frontage works.
6. Registration of a legal agreement on Lot B that requires preparation of a report by a qualified environment professional (QEP) with specifications for invasive species removal and native species replanting within the existing vegetated area within the Queen Canal Riparian Management Area (RMA) extending up to 15 m back from the top of bank within City property and Lot B in accordance with guidelines and best practices under the *Riparian Area Regulation*; and provision of a security to the City to ensure the developer's completion of this work; and release of the security when the works are confirmed by the QEP to be in good condition after a maintenance period of up to five years to the satisfaction of the City.
7. Truck Turning Areas: The granting of a 6.0 m wide statutory right-of-way over the driveways adjacent to McLean Avenue on the proposed Parcel A and Parcel B for the turning of SU9 trucks, Fire trucks, and Richmond garbage / recycling trucks as generally shown on Attachments 1 and 2 to provide for public pedestrian and vehicle access with the developer and owner being responsible for liability, construction and maintenance.
8. Storm Lift Station Kiosk: The granting of a 3.5 m by 4.5 m statutory right-of-way (SRW) on the townhouse site (Parcel B) for re-location of a City Storm Lift Station Kiosk as shown on Attachment 2 with the developer being responsible for construction and the City being responsible for on-going liability and maintenance.
9. Registration of a flood plain covenant on Parcel A and Parcel B on title identifying a minimum habitable elevation of 3.5 m GSC.
10. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
11. City acceptance of the developer's offer to voluntarily contribute \$6.55 per square foot of the total buildable residential floor area (e.g. \$201,786) to the City's Hamilton Area Plan Amenity Reserve Fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$123,228) to the City's affordable housing fund.
13. Registration of a legal agreement on the title of Parcel A requiring that two (2) of the townhouse units are identified and designed as "Convertible Housing" with construction specifications provided based on the guidelines within Attachment 4; all identified units must have the measures installed/built prior to the City issuing permits granting occupancy for buildings in which the units are located.

14. City acceptance of the developer's offer to voluntarily contribute \$25,570 to the City's Public Art Program based on the buildable floor area of 30,807 sq. ft. at \$0.83 per buildable square foot.
15. City's acceptance of the developer's \$31,000 contribution to the City under Cash In Lieu of Indoor Amenity Space Policy 5041 in lieu of providing a 75 m<sup>2</sup> (753 ft<sup>2</sup>) common indoor amenity building as required under the Official Community Plan.
16. Registration on Title of a covenant prohibiting re-subdivision of the proposed single-family lot (Parcel B).
17. Discharge of City Covenant (LTO No. BA281939) registered on the Title of 22720 Westminster Highway, which restricts use of the lot to one (1) single family dwelling.
18. Submission of a letter from a LEED certified consultant as a requirement of issuance of the development permit and building permit confirming that the development has been designed to achieve a sufficient score to meet the current Canadian Green Building Council LEED Silver score criteria. The submission of a follow-up letter from a LEED certified consultant that confirms that buildings have been constructed to achieve LEED Silver certification or equivalent is required. Consideration should be given to building design with higher energy efficiency ratings than required by the BC Building Code.
19. Registration of a legal agreement on title of Parcel A ensuring that 100% of resident parking spaces will be equipped with 120V electric plug-ins for electric vehicle charging equipment.
20. 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; or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard; and that the requirements of the BC Solar Hot Water Ready Regulation be incorporated in the building design.
21. Ensure to the satisfaction of the City that the Construction, Phasing and Interim Design Measures in Appendix 1 of the Hamilton Area Plan (Schedule 2.14, Official Community Plan Bylaw 9000) are addressed, as applicable, in the Development Permit and Servicing Agreement.
22. The submission and processing of a Development Permit\* that addresses the Area Plan and OCP Multiple Family Guidelines and the Environmentally Sensitive Area Guidelines, completed to a level deemed acceptable by the Director of Development.
23. Enter into a Servicing Agreement\* for the design and construction of works described in Attachment 3 – Servicing Works.

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

1. Energy Efficiency: 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); or design and build each proposed townhouse unit so that it meets the Energy Star for New Homes Standard; and that the requirements of the BC Solar Hot Water Ready Regulation are incorporated in the building design.
2. Accessible Adaptable Units: The Development Permit plans are to identify two (2) of the units as "Convertible Housing" with construction specifications to be provided based on the guidelines within Attachment 4.
3. Aging-in-Place: Incorporation "Aging-in-Place" measures for all units.

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

1. Each townhouse garage is to be equipped with a 120V electric plug-in for electric vehicle charging equipment.
2. Incorporation of the "accessible adaptable measures" for two (2) units and "aging-in-place" measures in all units the in Building Permit (BP) plans as determined via the Development Permit process.
3. 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.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

PLN - 59

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



fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

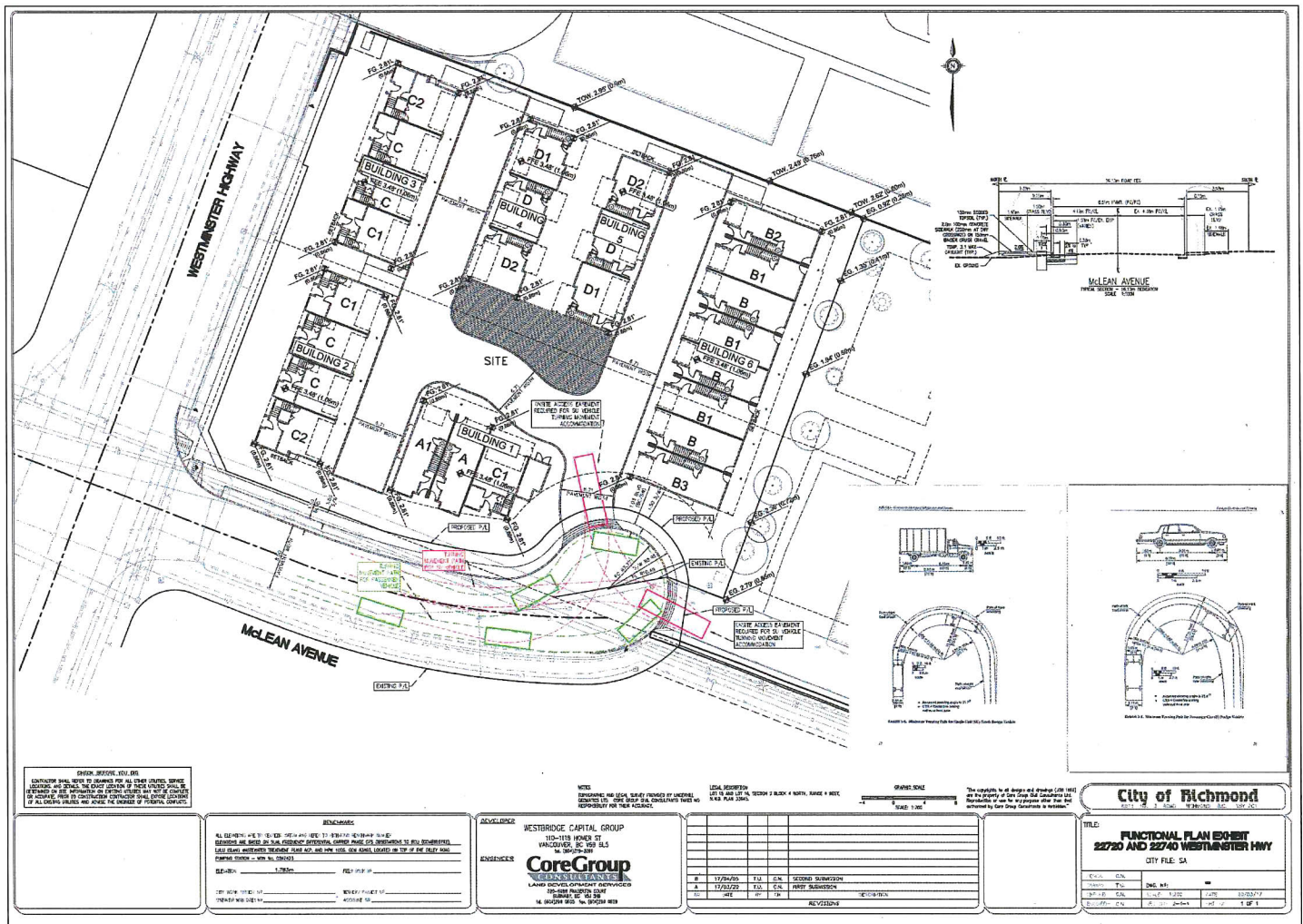
**Note:**

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

Signed \_\_\_\_\_

Date \_\_\_\_\_

## Attachment 1 – Functional Road Plans



Minimum 12.8 m. Radius (42')

May 31, 2013



Units: 975/976 (1997), 1155 (2001)  
Purpose: Creates ladder access to elevated scenes and pumps water.  
Designations: Quints 1, 4, 7  
Length: 38.2 feet (11.64m)  
Wheel Base: 17.7 feet (5.40m)  
Width: 10.2 feet (3.11m)  
Height: 10.9 feet (3.62m)  
GVW: 51,000 lbs (22,950 kgs)

**NOTES:**  
TOPOGRAPHIC AND LEGAL SURVEY PROVIDED BY UNDERHILL  
GEOMATICS LTD. CORE GROUP CIVIL CONSULTANTS TAKES NO  
RESPONSIBILITY FOR THEIR ACCURACY.

**LEGAL DESCRIPTION**  
LOT 15 AND LOT 16, SECTION 2 BLOCK 4 NORTH, RANGE 4 WEST  
T12N R14W E1/4, PLAT 33545.

\*The copyrights to all designs and drawings (2001-2005) are the property of Core Group Child Consultants Ltd. Reproduction or use for any purpose other than that authorized by Core Group Consultants is forbidden.

City of Richmond

## BENCHMARK

1. GENERATE DATUM AND REFER TO MONITORING TECHNIQUE NUMBER:  
ON DUAL FREQUENCY DIFFERENTIAL CARRIER PHASE GPS OBSERVATIONS TO BCL (GCM/880792).  
ER TREATMENT PLANT ACP, AND HPN 1005, GCM 83803, LOOKED ON TOP OF THE GILLEY ROAD  
ON No. 0282423

1.78 km	FIELD NO. 10
	TENDER: PROJECT

DEVELOPER

WESTBRIDGE CAPITAL GROUP

110-1118 HOMER ST  
VANCOUVER, BC V6B 6L5

**ENGINEER**

**CoreGroup**  
CONSULTANTS  
LAND DEVELOPMENT SERVICES

320-8968 FRASERTON COURT  
BURNABY, BC V5J 5H8  
tel: (604)293 0625 fax: (604)293 0621

D	17/04/97	G.P.	C.N.L.	PRIE TRUCK & GARBAGE TURNING CHOLE	
C	17/04/98	G.P.	C.N.L.	PRIE TRUCK TURNING CHOLE	
B	17/04/98	T.U.J.	C.N.L.	SECOND SUBMISSION	
A	17/04/98	T.U.J.	C.N.L.	FIRST SUBMISSION	
NR	DATE	EY	CH	(SIGNATURE)	
REVISIONS					

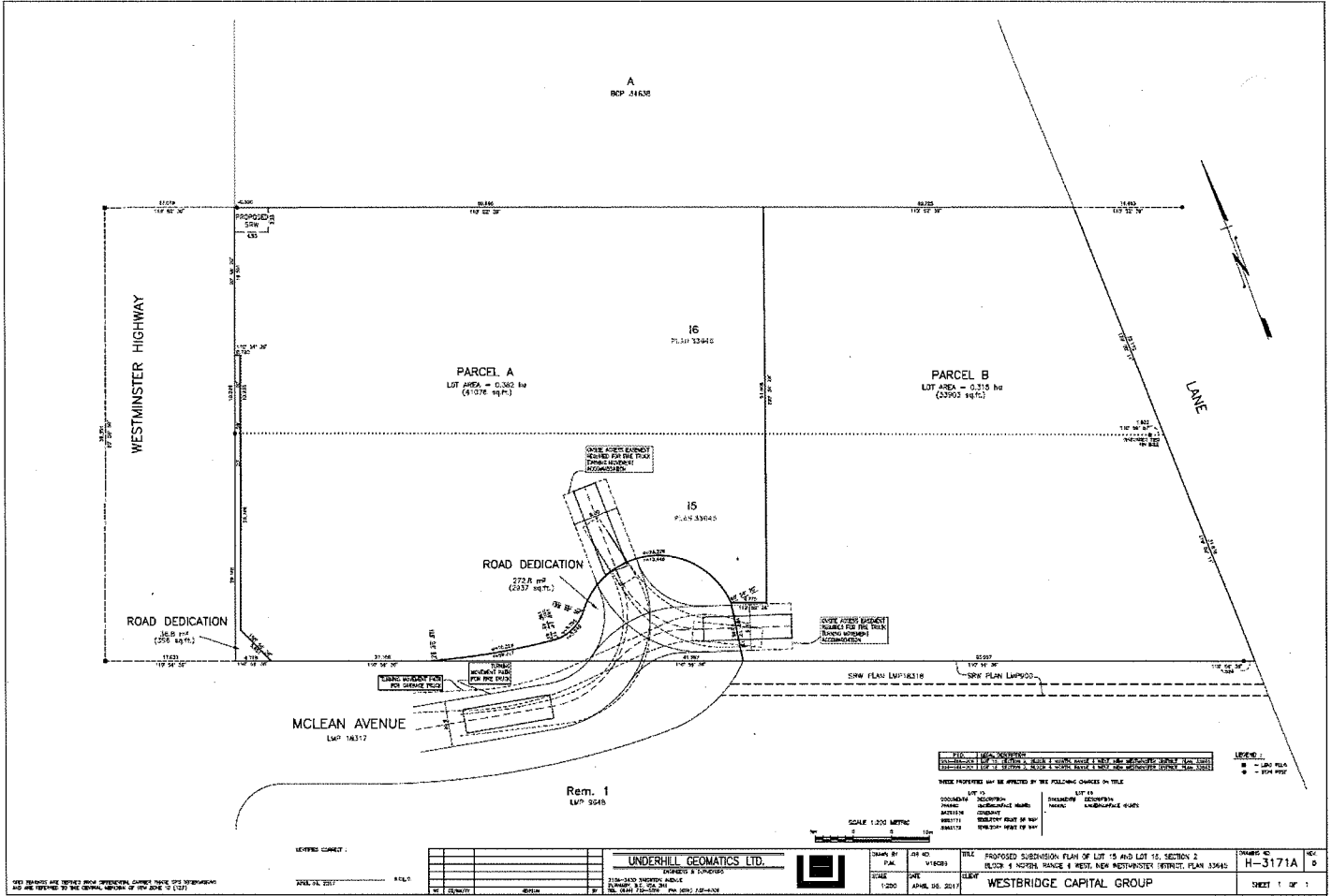
TITLE:

**FUNCTIONAL PLAN EXHIBIT  
22720 AND 22740 WESTMINSTER HWY**

CITY FILE: SA

DESIGN: C.N.		
DRAW: T.G.	DWG. NO: -	
SHEETS: C.N.	SCALE: 1/200	DATE: 20/03/17
PROJECT: C.N.	REV. NO: 2/200	SHEET NO: 1 OF 1

# Attachment 2 – Draft Subdivision Plan With SRWs



### **Attachment 3 – Servicing Works**

The following works must be included with the Servicing Agreement:

#### **1. Engineering Works**

The following servicing works need to be designed and constructed to the satisfaction of the City.

- **Water Works:**

- a. Using the OCP Model, there is 241.0 L/s of water available at a 20 psi residual north of the property at the Westminster Hwy frontage and 242.0 L/s south of the property at Westminster Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the Developer's cost, the Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm 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.
  - Abandon and fill, as per MMCD specifications, the existing diagonally aligned 150mm water main along McLean Ave and remove blow offs. Note that portions of the water main may need to be removed in order to accommodate proposed sanitary and water utilities.
  - Install approximately 40 m of new 150mm water main east along McLean Ave and northeast into the proposed road dedication to facilitate servicing of the Single Family home to be retained and the townhouse development to be created. Tie-in shall be to the east end of the existing 150mm water main on McLean Ave.
  - Install a new water service connection off of existing 150mm watermain along McLean Ave, complete with meter, to service the proposed townhouse lot to the west. The meter shall be part of the onsite Mechanical design.
  - Install a new Hydrant along McLean Ave Frontage, off of the proposed 150mm watermain extension.
  - Install a new water service connection off of proposed 150mm watermain extension on McLean Ave, complete with meter, to service existing single family lot to the east.
  - Remove all existing water service connections along Westminster Hwy.
  - Wrap, as per City Specs, the watermain joints, located at the McLean Ave and Westminster Hwy intersection, to address impact of the required sanitary crossing over the existing watermain that crosses McLean Ave at the east side of Westminster Hwy.
- c. At Developer's cost, the City is to:
  - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

- **Storm Sewer Works:**

- a. At the Developer's cost, the Developer is required to:
  - Cut, cap, and remove all existing storm sewer service connections and inspection chambers located at the frontage along Westminster Hwy.

- Install a new Storm service connection, complete with an Inspection Chamber off of the existing 600mm storm sewer along Westminster Hwy to service the proposed townhouse lot to the west.
  - Install a new Storm service connection, complete with an Inspection Chamber off of the existing 900mm storm sewer south of the property boundary to service the existing single family lot to remain.
  - Relocate the existing Storm Lift Station kiosk currently situated at Westminster Hwy frontage to within the development's site in a 3.25m by 4.5m statutory right-of-way. Ensure the area within the statutory right-of-way is paved and fenced. The new orientation of the kiosk shall be rotated such that the control compartment is facing the west. Note that the extension of underground conduits will be required in this relocation. Please refer to the Kiosk sketches attached to this report.
  - Relocate lift station antenna so that it is situated within the ultimate boulevard.
- b. At Developer's cost, the City is to:
- Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.
- **Sanitary Sewer Works:**
    - a. At the Developer's cost, the Developer is required to:
      - Install a new 200mm sanitary main off of existing 200mm sanitary main on Westminster Hwy, to McLean Ave, then along McLean Ave to approximately the adjoining property line of the proposed lots to be created, approximately 150 m.
      - Install a new sanitary service connection, complete with Inspection Chamber, off of the proposed sanitary main along McLean Ave in order to serve the existing single family lot. The service connection may be installed directly off of the last manhole of the proposed sanitary main.
      - Install a new sanitary service connection off of the proposed sanitary main along McLean Ave in order to serve the proposed townhouse development.
    - b. At Developer's cost, the City is to:
      - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.
- **Frontage Improvements:**
    - a. At the Developer's cost, the Developer is required to:
      - Coordinate with BC Hydro, Telus and other private communication service providers:
        - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
        - When relocating the existing drainage lift station kiosk.
        - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
        - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall 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 aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
    - BC Hydro PMT – 4mW X 5m (deep)
    - BC Hydro LPT – 3.5mW X 3.5m (deep)
    - Street light kiosk – 1.5mW X 1.5m (deep)
    - Traffic signal kiosk – 2mW X 1.5m (deep)
    - Traffic signal UPS – 1mW X 1m (deep)
    - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
    - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
  - Remove existing rail surrounding the drainage lift station at the northwest corner of the property line. Raise grade behind existing rail to meet ultimate elevation.
  - Complete other frontage improvements as per Transportation's requirements.
- **General Items:**
- a. At the Developer's cost, the Developer is required to:
    - Provide street lighting along the McLean Avenue and Westminster Highway frontages, with the design and location to be confirmed through the Servicing Agreement to the satisfaction of the City.
    - Provide, prior to the first SA design Submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development sites 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.

## 2. Transportation Works

The required road works outlined below and as shown on Attachment 1 need to be designed and constructed to the satisfaction of the City:

- a. Along the entire Westminster Highway frontage, provide a new 1.5m wide treed/grassed boulevard and a 1.5m wide concrete sidewalk behind the existing curb.
- b. Along the entire McLean Avenue frontage, widen the road to provide (from south to north):
  - Maintain existing curb and gutter along the south side
  - Min. 8.5m wide driving surface
  - New 0.15m wide concrete curb and gutter
  - New 1.5m wide treed/grassed boulevard
  - New 1.5m wide concrete sidewalk



c. At the eastern end of McLean Avenue:

- Provide a vehicle turn-around facility to accommodate:
  - A regular-sized passenger vehicle so that such a vehicle can make the u-turn in one continuous movement. The minimum design radius should be 7.3m.
  - A SU-9 vehicle so that such a vehicle can complete the U-turn via a (no more than) 3-point turn.
- Vehicle turning templates for both regular-sized passenger vehicles and SU-9 vehicles be provided by the applicant to confirm the exact size of the turn-around facility.
- Around the vehicle turn-around facility, a 1.5m wide concrete sidewalk and 1.5m wide treed/grassed boulevard to be provided along the north side of McLean Avenue, tapering around the cul-de-sac at the eastern end of this road to join with the existing boulevard on the south side of McLean Avenue.

d. If necessary, modify/relocate the traffic signal and associated hardware at Westminster Highway/McLean Avenue to accommodate the road widening noted above as well as to upgrade the traffic signal hardware on all four corners of the intersection to include but not limited to: signal poles, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, video cameras, illuminated street name signs, APS (accessible pedestrian signal), and UPS (uninterrupted power supply).

3. Required Road Dedication:

Road dedication is to be provided as shown on Attachment 2 to include:

- Westminster Highway frontage: a 0.72m wide strip of land, measured from the new property line north of the McLean Avenue for a distance of 40m.
- McLean Avenue: dedication to accommodate the road widening to the back of the new 1.5m wide concrete sidewalk and boulevard as noted in items 2.b. and 2.c.
- A 4m x 4m corner cut on the northeast corner of Westminster Highway/McLean Avenue, measured from the new property lines.

#### **Attachment 4 – Convertible Housing Guidelines**

**Convertible housing** is housing that is designed and built to look like traditional housing but has features that are constructed or installed for easy modification and adjustment to suit the needs of an occupant with mobility challenges.

Convertible housing is limited to housing that is more than a single storey (i.e., townhouse units).

Typical convertible housing features include:

- vertical circulation such as wider staircase or the ability to install an elevator using stacked storage space;
- doors and doorways to entry, main living area, one bedroom and one washroom;
- corridor widths of hallways;
- one accessible parking space in garage and wider door to living area;
- one accessible washroom with toilet, turning diameter in kitchen;
- one window in living room and bedroom;
- outlets and switches;
- patios and/or balconies;
- wall reinforcement at top of staircase for future gate.

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



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9714 (RZ 16-754713)  
22720 & 22740 Westminster 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:
  - a. at Section 3.4 (Use and Term Definitions) by inserting the following definitions in alphabetical order:

**“Hamilton**

means the area included in the Hamilton Area Plan.

**Hamilton Area Plan  
community amenity capital  
reserve**

means the statutory Capital Reserve Fund created by Hamilton Area Plan Community Amenity Capital Reserve Fund Establishment Bylaw No. 9276.”; and

- b. at Section 8.8.4 by deleting Section 8.8.4 and replacing it with the following:

**“8.8.4 Permitted Density**

1. The maximum **floor area ratio** is 0.6, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
2. Notwithstanding Section 8.8.4.1, in **Hamilton** the maximum **floor area ratio** for the RTH1 **zone** is 0.4, together with an additional 0.1 **floor area ratio** provided that it is entirely used to accommodate **amenity space**.
3. Notwithstanding Sections 8.8.4.1 and 8.8.4.2, the respective references to “0.6” and “0.4” are increased to a higher **density** of:
  - a) “0.75” in the RTH1 **zone**;
  - b) “0.80” in the RTH2 **zone**;
  - c) “0.85” in the RTH3 **zone**;
  - d) “0.90” in the RTH4 **zone**;if the following conditions occur:
  - e) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner’s lot** in the RTH1, RTH2, RTH3 or RTH4 **zone**, pays

into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw; and

- f) for rezoning applications within **Hamilton**, if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **RTH1 zone**, pays into the **Hamilton Area Plan community amenity capital reserve**, a sum based on \$70.50 per square meter of total **residential floor area**."

2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, as amended, is further amended by repealing the existing zoning designation of the following area and by designating it "**High Density Townhouses (RTH1)**":

That area shown cross-hatched on "Schedule A attached to and forming part of Bylaw No. 9714".

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9714**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <b>VL</b>

\_\_\_\_\_  
MAYOR

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

RS1/B

RATHBURN DR

MCCLINTON AVE

BROCK ST

COCHRANE DR

TURNER ST

MCLEAN AVE

**PROPOSED REZONING**

WESTMINSTER HWY

RS1/F

ZT11

ZT3

ZT11

CC

CG1

CL

RS1/F

SI

MCCOLL CR

RS1/B

SMITH DR

RTL1

RS1/B

HIGHWAY 91

IL

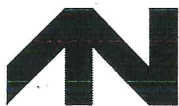
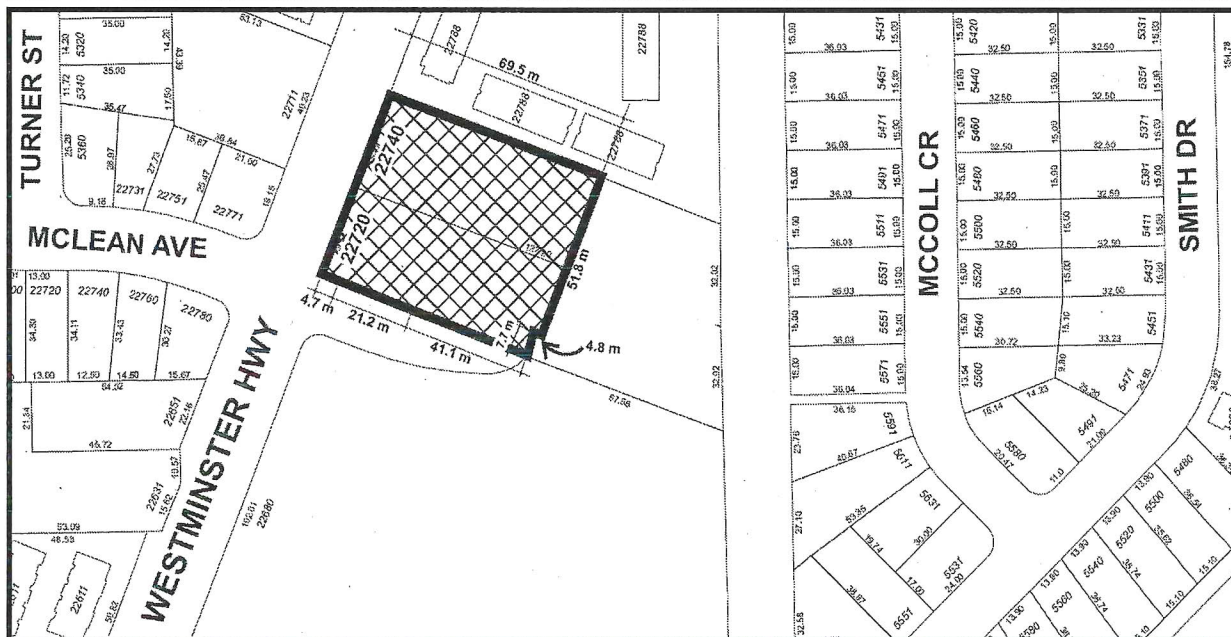
ASY

RTL1

ST

ZT11

RS1/F



RZ 16-754713

Note: Dimensions are in METRES





# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** April 27, 2017

**From:** Wayne Craig  
Director, Development

**File:** 08-4430-01/2017-Vol  
01

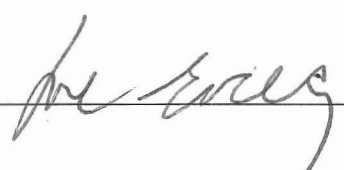

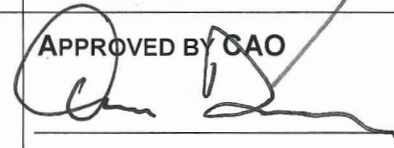
**Re:** Proposed Zoning Bylaw Housekeeping Amendments

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 to make housekeeping amendments be introduced and given first reading.

  
Wayne Craig  
Director, Development  
(604-276-4625)

Att. 1

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Building Approvals	<input checked="" type="checkbox"/>	
Business Licence	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Community Services	<input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> 	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

This report introduces a bylaw to bring forward a number of housekeeping amendments to Richmond Zoning Bylaw 8500. These amendments are intended to bring the Zoning Bylaw up-to-date, and are the fifth set of zoning housekeeping amendments since Zoning Bylaw 8500 was adopted in November 2009. The proposed amendments are intended to improve the clarity of the Zoning Bylaw and make it easier to interpret and implement.

The proposed amendments have been grouped into four categories:

1. Proposed Updates to “Child Care Program” Definition and Specific Use Regulations;
2. Proposed Updates to “Agri-tourist Operation” and “Farm-based Winery” Definitions;
3. Proposed Updates to “Assembly (ASY)” zone regarding “Private Clubs” within the ALR; and;
4. Minor Proposed Amendments to Zoning Bylaw 8500.

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.*

*3.2. A strong emphasis on physical and urban design.*

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

*Review, develop and implement plans, policies, programs and practices to increase business and visitor appeal and promote local economic growth and resiliency.*

*8.1. Richmond’s policies, programs, and processes are business-friendly.*

### Analysis

The proposed zoning housekeeping amendments are described below.

#### 1. Proposed Updates to “Child Care Program” Definition and Specific Use Regulations

Child care program is permitted in all of Richmond’s residential zones as a home business. Two amendments are proposed to align the Zoning Bylaw child care program provisions with the BC *Community Care and Assisted Living Act*, and the *Child Care Licensing Regulation* (“the Regulation”). Whereas the Richmond Zoning Bylaw definition currently refers to a maximum of 10 children, the Regulation allows:

- no more than 7 children in a “Family Child Care” program (where the provider is a responsible adult); and
- no more than 8 children in an “In-Home Multi-Age Child Care” program (where the provider must be an early childhood educator).

The proposed Zoning Bylaw definition would update the maximum number of permitted children in a child care program and provide a full reference to the provincial Act and Regulation. A minor amendment is also required in Section 5, Specific Use Regulations, of the Zoning Bylaw to delete the reference to a child care program with a maximum of 10 children.

Private child care businesses serving less than 10 children are not required to obtain a business license from the City. Provincial legislation, however, requires that child care programs offering care for more than two children be licensed by the local health authority. All provincially licensed child care programs are inspected by Vancouver Coastal Health.

Currently, Richmond has approximately 65 child care programs being delivered in residential homes providing close to 500 child care spaces.

Attachment 1 identifies the current and proposed definitions of “child care program”.

## 2. Proposed Updates to “Agri-tourist Operation” and “Farm-based Winery” Definitions

On August 2, 2016, the Provincial Government amended the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (“ALR Regulation”) to clarify certain farm and non-farm uses that can take place on ALR land. Staff propose two amendments to align the Zoning Bylaw definitions of “agri-tourist operation” and “farm-based winery” with the revised ALR Regulation.

### A. *Agri-tourist Operation*

As set out in the ALR Regulation, “agri-tourism, other than accommodation” is considered a farm use and cannot be prohibited by a local government. “Agri-tourist operation” is currently permitted in Richmond Zoning Bylaw 8500 as a secondary use in the Agriculture (AG1) zone. According to the updated ALR Regulation, agri-tourist operations are no longer required to be seasonal or limited to promotion and education. The Regulation also lists a variety of permitted agri-tourism activities such as exhibits, farm tours, tractor rides, harvest festivals and corn mazes.

Attachment 1 identifies the current and proposed Zoning Bylaw definition of “agri-tourist operation”.

It should be noted that “agri-tourist accommodation” is also defined in the Zoning Bylaw and included as a permitted secondary use in the Agriculture (AG1) zone. As per the ALR Regulation, “accommodation for agri-tourism on a farm” is a non-farm use that is permitted in the ALR unless otherwise prohibited by a local government bylaw. In conjunction with amendments currently under consideration by Council related to Short Term Rentals, “agri-tourist accommodation” is proposed to be removed from the

Agriculture (AG1) zone and permitted on a case-by-case basis through a rezoning application. On April 18, 2017, Council gave third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9647, which proposes removing “agri-tourist accommodation” from the AG1 zone. Final adoption of Bylaw 9647 is expected for May 8, 2017.

### *B. Farm-based Winery*

Wineries that meet specified conditions are designated as a farm use under the ALR Regulation and cannot be prohibited by local governments. Accordingly, “farm-based winery” is included as a permitted secondary use in Richmond’s Agriculture (AG1) zone. The August 2016 changes to the ALR Regulation added new permitted ancillary uses to farm-based wineries (e.g., cooking classes and event gatherings). It also confirmed that farms more than 2 hectares in size must grow at least 50% of the product used to make the wine or cider on the farm or both on the farm and on another farm in BC with which there is at least a 3 year contract.

Attachment 1 identifies the current and proposed Zoning Bylaw definition of “farm-based winery”. The proposed definition refers to the ALR Regulation and therefore does not need to list each of the permitted ancillary activities (e.g., retail sales, tours, food and beverage service lounge, cooking classes and event gatherings). Should the ALR Regulation be further amended in the future regarding permitted ancillary uses, an amendment to the Richmond Zoning Bylaw definition would not be required.

### 3. Proposed Updates to “Assembly (ASY)” zone regarding “Private Clubs” within the ALR

A zoning amendment is proposed to the Assembly (ASY) zone to better regulate “private club” uses in this zone. The proposed amendment would limit “private club” as secondary to the principal use on the lot, for all properties zoned Assembly (ASY) and which are located within the ALR. For all other properties zoned Assembly (ASY) a “private club” would remain a permitted principal use.

Currently, “private club” is a permitted principal use in the Assembly (ASY) zone and is defined in Section 3 of the Zoning Bylaw as follows:

**“Private club** means a facility for the meeting, social, educational or recreational activities of members of a philanthropic, social service, non-profit, athletic, **business** or fraternal organization, and which may include rooms for eating, drinking and general assembly, but does not include gaming facilities, **casino** or retail sales activities.”

Staff have received a number of recent inquiries about the potential to develop private wellness and athletic/sporting clubs in the ALR, for lands zoned Assembly (ASY) and within the ALR – specifically the No. 5 Road Backlands Policy area of the Official Community Plan (OCP). In staff’s opinion, private recreation facilities are not considered appropriate land uses within the No. 5 Road Backlands Policy area, as these lands are specifically identified for community institutional uses, which are institutions engaged in religious, educational or cultural activities.

This proposed amendment to the Assembly (ASY) zone, which would apply to properties in the ALR only, is consistent with the City's objective of protecting the agricultural land base.

4. Minor Proposed Amendments to Zoning Bylaw 8500

Attachment 2 identifies eight relatively minor proposed amendments to various aspects of Zoning Bylaw 8500. These changes are proposed to improve the readability of the bylaw and provide for consistent interpretation. The proposed amendments are minor in nature and do not substantially affect the respective zoning provisions.

**Consultation**

Given that the proposed housekeeping amendments include potential changes to agricultural and child care provisions that are affected by senior government legislation, City staff liaised with their counterparts at Vancouver Coastal Health (VCH) and the Agricultural Land Commission (ALC).

VCH staff advised that the proposed changes to "child care program" are acceptable. They further advised that 7 or 8 children, as set out in the *Community Care and Assisted Living Act* and the *Child Care Licensing Regulation* is a reasonable and appropriate in-home limit in most circumstances.

Staff at the Agricultural Land Commission suggested wording refinements to the proposed bylaw amendments. These included emphasizing the requirement that an agri-tourist operation be on land classified as a farm. City staff have incorporated the ALC's feedback into the proposed amendments. The ALC will be provided with a follow-up copy of the Zoning Bylaw housekeeping amendments prior to Public Hearing and after final adoption. While there is no statutory requirement to refer these amendments to the ALC, consultation with Commission staff helps to ensure that the City's bylaws are consistent with the shared objectives of protecting farmland.

Should the Planning Committee endorse this report and Council grant first reading to Richmond Zoning Bylaw, Amendment Bylaw 9699, 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*.

**Financial Impact**

None.

## Conclusion

This report proposes several Zoning Bylaw housekeeping amendments. Richmond Zoning Bylaw 8500, Amendment Bylaw 9699 proposes to revise the current definitions of child care programs, agri-tourist operations and farm-based wineries to align with recent senior government updates. Bylaw 9699 also proposes to allow private clubs as a secondary use only on Assembly (ASY) zoned parcels within the Agricultural Land Reserve. Finally, a number of minor changes to the Zoning Bylaw are proposed to enhance its quality, accuracy and clarity. Together, the proposed amendments are expected to make the interpretation of the Zoning Bylaw easier for businesses, applicants, the public and staff.



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TA:cas

Attachment 1: Current and Proposed Zoning Bylaw Definitions

Attachment 2: Summary of Minor Proposed Amendments to Zoning Bylaw 8500

**Current and Proposed Zoning Bylaw Definitions  
(Proposed Amendment Bylaw 9699)**

Item No.	Term	Current Zoning Bylaw Definition	Proposed Zoning Bylaw Definition
1.	<b>Child care program</b>	means a <b>home business</b> having a maximum capacity of 10 children, including operations licensed under the <i>Community Care and Assisted Living Act</i> and license-not-required <b>child care</b> operations.”	means a <b>home business</b> with a maximum of 8 children either (a) licensed in compliance with the <i>Community Care and Assisted Living Act</i> and the <i>Child Care Licensing Regulation</i> (both as amended from time to time), or (b) a license-not-required <b>child care</b> operation.”
2.	<b>Agri-tourist operation</b>	means a tourist activity, service or facility which is accessory to a <b>farm operation</b> and/or <b>farm business</b> , and is a temporary, seasonal and/or regular seasonal <b>use</b> to promote or market farm products grown, raised or processed on the farm and/or provide public <b>education</b> about the <b>farm operation</b> and <b>agriculture</b> in the region.”	means an activity defined as “agri-tourism” under the <i>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</i> (as amended from time to time), which is carried out on land used as a <b>farm operation</b> and/or <b>farm business</b> , and classified as a “farm” under the <i>Assessment Act</i> , to which the public are invited and where permanent facilities are not constructed or erected and includes ancillary services.”
3.	<b>Farm-based winery</b>	means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if the: <ul style="list-style-type: none"> <li>a) wine or cider produced and offered for sale is made from farm product and: <ul style="list-style-type: none"> <li>i) at least 50% of that farm product is grown on the farm on which the winery or cidery is located; or</li> <li>ii) the farm that grows the farm products used to produce wine or cider is more than 2.0 ha in area; and</li> </ul> </li> </ul>	means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if: <ul style="list-style-type: none"> <li>a) at least 50% of the farm product used to make the wine or cider produced each year is grown on the farm on which the winery or cidery is located, or</li> <li>b) the farm on which the winery or cidery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine or cider produced each year is grown: <ul style="list-style-type: none"> <li>i) on the farm, or</li> <li>ii) both on the farm and on another farm located in</li> </ul> </li> </ul>



# ATTACHMENT 1

Item No.	Term	Current Zoning Bylaw Definition	Proposed Zoning Bylaw Definition
		<p>iii) at least 50% of the total farm product for processing is provided under a minimum 3 year contract for a farm in British Columbia, unless otherwise authorized by the Provincial Agricultural Land Commission; and</p> <p>b) other <b>ancillary uses</b> involving the following activities:</p> <p>i) retail sales;</p> <p>ii) tours; and</p> <p>iii) a food and beverage service lounge, if the area does not exceed 125.0 m<sup>2</sup> indoors and 125.0 m<sup>2</sup> outdoors.”</p>	<p>British Columbia that provides that farm product to the winery or cidery under a contract having a term of at least 3 years; and</p> <p>c) other <b>ancillary uses</b> as set out in the <i>Agricultural Land Reserve Use, Subdivision and Procedure Regulation</i>.</p>

**Summary of Minor Proposed Amendments to Zoning Bylaw 8500  
(Proposed Amendment Bylaw 9699)**

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
1.	4.4.1c Calculation of Density in Town Housing Zones	Remove references to first and second floors in Section 4.4.1 c to clarify that the 10m <sup>2</sup> floor area exemption for staircases and the main interior entry areas adjacent to the stairs applies to all storeys in a townhouse.	Facilitates interpretation of the Bylaw by clarifying that the minor floor area exemption for staircases and main interior entries is available for all storeys in townhouses. (Applications for townhouses with more than 3 floors have been received.)
2.	4.4.1d Calculation of Density in Town Housing Zones	Add a new Section 4.4.1 d to state that an area up to 10 m <sup>2</sup> on the highest storey of a townhouse that is open to the staircase below is also excluded from floor area ratio.	Facilitates interpretation of the Bylaw by clarifying that a floor area exemption is also permitted for the highest storey.
3.	4.4.2 Calculation of Density in Town Housing Zones	Add a new Section 4.4.2 d to provide a 5.0 m height limit beyond which areas with high ceilings will be considered as two floors and included in floor area.	Allows vaulted ceilings but provides a reasonable limit: any area higher than 5 m would be included twice in floor area. Applies same exemption that is currently allowed in single family zones.
4.	8.1.7.4 Single Detached (RS1/A-H, J-K; RS2/A-H, J-K) Zone	Replace reference in Section 8.1.7.4 to "Section 8.1.7.4" with "Section 8.1.7.3", which is the correct preceding section.	Corrects section reference.
5.	8.3.4.4 Coach Houses (RCH, RCH1) Zone	Amend wording to clarify that up to 10% of total floor area may be excluded from maximum FAR for covered areas that are open on two or more sides.	Clarifies that the exemption is not mandatory and that up to 10% may be excluded from FAR.
6.	8.3.10.2 Coach Houses (RCH, RCH1) Zone	Amend description of driveway by removing reference to <u>non-porous</u> surfaces.	Provides consistency with landscaping requirement (Section 8.3.9.5 b) for driveways between parking spaces and lanes that have curb and gutter to incorporate high quality permeable materials.

## ATTACHMENT 2

Item No.	Zoning Bylaw Section(s)	Proposed Amendment(s)	Justification/Comments
7.	9.3.11.1.a) Downtown Commercial (CDT1, CDT2, CDT3) Zone	Correct address for site specific retail liquor 1 store from 7331 to 7311 Westminster Hwy.	Corrects address.
8.	9.4.3 and 9.4.11 d) Residential/Limited Commercial (RCL1, RCL2, RLC3, RCL4, RCL5) Zone	Add restaurant as a permitted secondary use in the RCL2 zone and limit the use to the first storey.	Permits restaurant use in the RCL2 zone, which already allows retail uses.



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9699  
(Housekeeping Amendments)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of “**Agri-tourist operation**” in its entirety and replacing it with the following:

**“Agri-tourist operation**

means an activity defined as “agri-tourism” under the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* (as amended from time to time), which is carried out on land used as a **farm operation** and/or **farm business**, and classified as a “farm” under the *Assessment Act*, to which the public are invited and where permanent facilities are not constructed or erected and includes ancillary services.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of “**Child care program**” in its entirety and replacing it with the following:

**“Child care program**

means a **home business** with a maximum of 8 children either (a) licensed in compliance with the *Community Care and Assisted Living Act* and the *Child Care Licensing Regulation* (both as amended from time to time), or (b) a license-not-required **child care operation**.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of “**Farm-based winery**” in its entirety and replacing it with the following:

**“Farm-based winery** means a British Columbia licensed winery or cidery, and includes directly associated processing and storage, if:

- a) at least 50% of the farm product used to make the wine or cider produced each year is grown on the farm on which the winery or cidery is located, or
- b) the farm on which the winery or cidery is located is more than 2 ha in area and at least 50% of the farm product used to make the wine or cider produced each year is grown:
  - i) on the farm, or
  - ii) both on the farm and on another farm located in British Columbia that provides that farm product to the winery or cidery under a contract having a term of at least 3 years; and
- c) other **ancillary uses** as set out in the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation*.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 4.4 [Calculation of Density in Town Housing Zones] by:

a) Deleting Section 4.4.1(c) in its entirety and replacing it with the following:

“c) an area of up to 10 m<sup>2</sup> used exclusively for staircase purposes and the main interior entry area if it is located **adjacent** to the stairs for vertical circulation; and”

b) Adding a new Section 4.4.1 (d) as following:

“d) an area of up to 10m<sup>2</sup> on the highest **storey** of a townhouse unit that is open to the staircase area below.”

c) Adding a new Section 4.4.2 as following:

“4.4.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones** and **site specific zones** that permit **town housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m<sup>2</sup> of **floor area** with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes.”
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.2 [Home Businesses and Home-Based Businesses] by deleting 5.2.7 (a) in its entirety and renumbering the remaining sections accordingly.
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.3 [Coach Houses (RCH, RCH1)] by:
- a) Deleting Section 8.3.4.4 in its entirety and replacing it with the following:
- “4. For the purposes of this **zone** only, up to 10 % of the **floor area** total calculated for the **lot** in question is not included in the calculation of maximum **floor area ratio**, provided that the **floor area** is used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum exemption for the **coach house** being 6.0 m<sup>2</sup>.”
- b) Deleting Section 8.3.10.2 and replacing it with the following:
- “2. For the purposes of this **zone** only, a driveway is any surface of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.”
7. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.1 [Single Detached (RS1/A-H, J-K; RS2/A-H, J-K)] by deleting the reference to “Section 8.1.7.4” in Section 8.1.7.4 and replacing it with “Section 8.1.7.3”.
8. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.3 [Downtown Commercial (CDT1, CDT2, CDT3)] by deleting “7331 Westminster Hwy” in Section 9.3.11.1 (a) and replacing it with “7311 Westminster Highway”.
9. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 9.4 [Residential/Limited Commercial (RCL1, RCL2, RCL3, RCL4, RCL5)] by:
- a) Amending Section 9.4.11.1 (a), by adding “**restaurant** in the RCL2 **zone** only” to the list of permitted secondary uses; and
- b) Adding a new Section 9.4.11.1 (d) as follows:
- “d) For the RCL2 **zone**, a **restaurant** must be located on the **first storey** of the **building**.”



10. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 13.3 [Assembly (ASY)] by:

- a) adding “**private club**” to the list of secondary uses in Section 13.3.3 between “**housing, single detached**” and “**residential security/operator unit**”; and
- b) adding a new Section 13.3.11.3 in “Other Regulations” as follows:

“3. **Private club** shall only be permitted as (a) a **primary use** for land not contained in the **Agricultural Land Reserve**, and (b) a **secondary use** for land contained in the **Agricultural Land Reserve**.”

11. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9699**”.



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND  APPROVED by    APPROVED by Director or Solicitor   </div>
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\_\_\_\_\_  
MAYOR

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



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Gavin Woo, P. Eng.  
Senior Manager, Building Approvals  
**Re:** **Salvage of Building Materials and Structural Relocation of Houses**

**Date:** April 27, 2017  
**File:** 08-4375-00/Vol01

### Staff Recommendation

That Council endorses the following measures to encourage the relocation of existing houses and salvage of building materials from demolition sites:

1. Develop an online list for houses scheduled for demolition to allow house moving companies to contact home owners arranging for potential house moves.
2. Promote the options to relocate existing houses and to salvage building materials by informing the public of the benefits.
3. That the cost of a temporary full time staff to implement the proposed program estimated to be up to \$110,000.00 funded by the 2017 Building Permits Revenue be included as amendment to the 5 Year Financial Plan (2017-2021).

Gavin Woo, P. Eng.  
Senior Manager, Building Approvals  
(604-276-4113)

REPORT CONCURRENCE		
<b>ROUTED TO:</b>  Environmental Programs Information Technology Policy Planning Transportation	<b>CONCURRENCE</b>  	<b>CONCURRENCE OF GENERAL MANAGER</b>  
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b>  CS	<b>APPROVED BY CAO</b>  

## Staff Report

### Origin

This report is in response to Council's referral from the Planning Committee Meeting on February 22, 2016:

*That staff be directed to review and report on strategies to encourage homeowners to sell their homes intact and to dismantle and recycle useable lumber and other building materials.*

### Background

In efforts to enhance sustainable construction practices, the City on March 14, 2016 made recycling of demolition waste mandatory through the Demolition Waste and Recyclable Materials Bylaw 9516 that requires 70% recycling from single family house demolitions. Utilizing a refundable deposit system, we are achieving close to 100% program participation with only 8 out of 196 demolitions not qualifying for full refunds at achieving target goals.

To further these current efforts, staff conducted research and furnished recommendations in response to Council's referral to encourage the whole recycling of existing houses and enhance the recycling content of demolitions materials.

### Analysis

#### House Recycling: Moving Existing Houses for Reuse

Moving an existing home for re-use in another location represents the highest level of recycling that can be achieved, diverting the entire structure from becoming demolition waste. Not only are the materials reused with exception of the foundations, the built form and energy imbued in the original efforts to construct are preserved. After factoring recycling of the concrete from the existing foundations, the recycling rate of building materials is better than 90%. There is also conservation of materials and energy otherwise required for building anew. For these reasons, staff stresses the benefits of efforts to encourage the practice of re-using structures in entirety.

Staff approached four structural moving companies that operate in the Metro Vancouver and the Vancouver Island areas: Nickel Brothers (Nickel Bros.), Supreme Structural Transport Ltd (Supreme), Belton Brothers and Pridy Brothers to inquire about the process of house moving within Richmond. Of the four companies, Nickel Bros. and Supreme provided input to inform our discovery process.

#### Commercial rationale:

- Some purchasers of moved houses live in remote areas where it is difficult to build new houses due to lack of skilled trades and access to building materials.
- The cost of moving a recycled house and installation on a new site may be significantly lower than the cost of building anew. The extent of this cost advantage depends on factors such as purchase cost of the recycled house, and difficulty of transportation.

- Market for purchasers who prefer the style of an older home.

Technical Processes:

- Safety inspection to determine structural integrity of the house to be moved.
- Preplanning to coordinate the transport route ensuring access, obtaining necessary permits and minimizing obstructions. Frequently transport over large distances will involve river access sites to facilitate barging.
- Preparation of the building for moving and the destination site with foundations to receive the structure.
- Extraction off foundations and transportation to a new location.
- Installation onto new site-built foundations.
- Demolition of Existing foundations at original site.

Challenges to the industry:

- Not all houses are moveable. Those that are, are typically constructed with wood floor joists over crawlspaces. Moving an existing house with the ground floor having been constructed as a concrete slab is cost prohibitive.
- Multi-story buildings present clearance challenges from overhead obstructions and finding suitable moving routes.
- Environmental regulations tend to limit river access sites to barging.
- Coordinating a move of a desirable house may be prevented by the owner/developers' construction schedule.
- The moving requires jurisdictional approvals from multiple levels and departments that may become onerous to the point of cancelling the move. Some companies are unaware of the many of the regulations.

The benefits:

- Reduce demolition and construction waste through A very high percentage of overall building materials recycled.
- Improve sustainable practices of building industry.
- Economic benefit to property owners derived from decreased demolition costs.
- Economic benefit to the purchaser derived from lower cost alternative to new construction.

Conclusion:

Where it is possible to move a house, the process provides an opportunity to maximize the amount of materials that can be recycled. Although there are some limitations such as storey configuration and diminishing availability of suitable houses, staff have identified key processes in the recommendations where the City may encourage house moving as an alternative to demolition. Amongst those measures, Building Approvals and Transportation Departments have begun to combine presently separate permits into one for submission to a single department and coordination of requirements in order to streamline the process considerably.

**Recommendations**

1. Develop and operate an online list on the City's Website where owners or builders may post for viewing by moving and material salvage companies houses scheduled for demolition. This will allow moving companies to become aware of a larger inventory of possible houses to move and allow them to approach property owners directly. In order to provide longer lead times to obtain the necessary permits, houses may be added to this list prior to a demolition permit application. This online list will also allow owners and builders to indicate availability of the existing house for salvage of building materials.

It is important to note that this will not be a mercantile trading site such as a "craigslist" for trading building materials, but simply a listing where addresses and contact information may be acquired in order to better connect house movers with supply. Postings shall be limited to contact information and intentions for moving or salvage alone.

- Timeline to Implementation: upon approval from Council to commence this component, Information Technology will size and scope solution options for the online database/system and report back to Council for the cost of the online website. Estimated 3 months after Council approval.
  - Area of Responsibility: Information Technology with input from Building Approvals Department
2. Formally introduce the Small Builders' Group to the option of house relocation. Not all builders are aware of the option to move houses as opposed to demolishing them. Informing the Small Builders' Group has the potential to increase the number of houses made available for relocation and improve the total number moved as more builders become aware of the potential to reduce demolition costs.
    - Timeline to Implementation: up to 3 months after Council approval
    - Area of Responsibility: Building Approvals Department
  3. Arrange meetings between house moving companies and City Staff in order to inform the industry of the City's requirements. This will help in ensuring compliance to City regulations in future and aid streamlining the review process through clear delineation of expectations and coordinating regulations.

- Timeline to Implementation: up to 6 months after Council approval
  - Area of Responsibility: Building Approvals Department
4. Issue bulletins and information pamphlets and use other means of informing the public and builders of the option to move houses as opposed to demolishing them.
- Timeline to Implementation: up to 6 months after Council approval
  - Area of Responsibility: Building Approvals Department

#### Salvaging Building Materials

The salvage of building materials from existing homes improves recycling since building materials are re-purposed rather than merely processed as recycled waste material. Staff contacted recycling companies that salvage building materials and located three within 50 km of the City of Richmond; Habitat for Humanity's ReStore (ReStore), Jack's New and Used in Burnaby (JNU), and Surrey New and Used (SNU) in Surrey. Habitat for Humanity has three ReStore locations in North Vancouver, Burnaby and Vancouver. These provided input to inform staff's discovery process.

#### Commercial rationale:

- Demand for recycled materials is generally constant, although some materials tend to be oversupplied items such as hardwood floors, cabinets, windows and lumber are in high demand.
- Salvaged building materials tend to be purchased by landscapers, artists, film crew, and people conducting home renovations.
- Salvage material is sourced for specialty renovations where period correct elements are required.
- Salvage companies offer either money or tax receipts for materials to benefit property owners.

#### Challenges to the industry:

- Recycling companies vary in terms of the building materials that they accept, deconstruction services provided, and compensation to property owners for salvage material. The industry approach is inconsistent, causing uncertainty for owners of potential sources of salvage.
- Only ReStore, offers partial or complete deconstruction of existing houses through complete or partial deconstruction for a fee as an alternative to demolition.
- Depending on the scope of salvage work, the overall time required for building demolition may increase and coordination with demolition may be onerous.



- Of the three salvaging companies, only JNU issues a weigh bill. Depending on the amount of materials salvaged, this may conflict with the requirement in Bylaw 9516 to show proof of a minimum 70% demolition waste materials diverted to a recycling facility.

The benefits:

- Economic benefits for the owner who either gets paid or receives a tax receipt for the salvaged materials.
- For houses scheduled to be demolished, limited interior deconstruction or salvage work (i.e. salvage of millwork, plumbing fixtures, windows and doors) can be done in advance of receiving demolition permit.
- Depending on the extent of salvage work involved, there may be a decrease in recycling and disposal cost for demolished buildings.
- Homeowners conducting renovations may save on costs by retaining a salvaging company removing materials resulting in reduced disposal content and costs.

Conclusion:

The salvage of building components from a demolition site results in the reuse of materials, rather than the recycling of demolition waste. This practice should be encouraged as the reuse of salvaged goods will result in a reduction in the amount of waste generated during demolition as well as lengthening the useful lifespan of building materials. Despite market challenges for recycled building product, staff have identified ways the City may encourage salvage activity as a means to reduce demolition waste.

**Recommendations**

1. Issue bulletins and information pamphlets and use of other means of informing owners of the option of contacting salvage companies or posting their salvaged goods for sale on online commercial sites. Home owners may also post contact information indicating their interest to provide salvage materials on the proposed online list on the City's Webpage as mentioned earlier in conjunction with house moving. The intent is to inform property owners of the option to donate or sell unwanted building materials and possible benefits.
  - Timeline to Implementation: up to 6 months after Council approval
  - Area of Responsibility: Building Approvals Department
2. Work with the Small Builders Group regarding options for salvaging building materials. Informing builders of the option to sell or donate building salvage for tax receipts may help incentivize the salvage of building materials.
  - Timeline to Implementation: up to 3 months after Council approval
  - Area of Responsibility: Building Approvals Department

**Financial Impact**

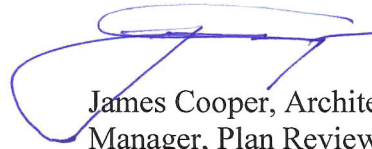
The financial impact is difficult to accurately determine but should include provisions for hiring one Temporary Full Time staff person to fully implement the program. It is expected that this will take 6 months as a minimum and could extend as long as 12 months. The salary and fringe benefit cost is \$110,360 for a 12 month period maximum should the scope of work expand in response to industry's interaction with the proposed measures. The budget will be sourced from Building Approvals Department's 2017 revenue surplus.

**Conclusion**

The practice of salvaging building materials for resale and moving existing houses will have an overall positive impact on the City of Richmond, through reducing construction waste, making more sustainable our building practices, and contributing to other communities by providing home ownership at lowered cost. The recommendations from staff will help encourage these practices by educating potential applicants, streamlining the City's application processes and providing incentives, all with a minimal financial impact to the City.



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