



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Wednesday, July 5, 2017  
4:00 p.m.

Pg. #      ITEM

### MINUTES

**PLN-3**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 20, 2017.*



### NEXT COMMITTEE MEETING DATE

July 18, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

### PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY THE CITY OF RICHMOND FOR A HERITAGE ALTERATION PERMIT AT 12111 3RD AVENUE (STEVESTON HOTEL)**

(File Ref. No. HA 17-776233) (REDMS No. 5444814)

**PLN-18**

**See Page PLN-18 for full report**

*Designated Speaker: Wayne Craig*

### STAFF RECOMMENDATION

*That a Heritage Alteration Permit to authorize the painting of a wall mural on the side (south) elevation of the property at 12111 3rd Avenue, be issued.*



2. **APPLICATION BY THRANGU MONASTERY FOR AN AGRICULTURAL LAND RESERVE NON-FARM USE AT 8160 NO. 5 ROAD**

(File Ref. No. AG 16-745803) (REDMS No. 5208973)

PLN-32

[See Page PLN-32 for full report](#)

*Designated Speaker: Wayne Craig*

**STAFF RECOMMENDATION**

*That authorization for Thrangu Monastery to make a non-farm use application to the Agricultural Land Commission to allow for a non-farm use at the westerly 110 m of 8160 No. 5 Road for religious statues and an accessory parking lot be approved.*

☐

3. **AGRICULTURAL ADVISORY COMMITTEE 2016 ANNUAL REPORT AND 2017 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 5394739)

PLN-65

[See Page PLN-65 for full report](#)

*Designated Speaker: Terry Crowe*

**STAFF RECOMMENDATION**

- (1) *That the staff report titled “Agricultural Advisory Committee 2016 Annual Report and 2017 Work Program” dated May 26, 2017 from the General Manager, Planning and Development, be received for information; and*
- (2) *That the Agricultural Advisory Committee 2017 Work Program, as presented in this staff report, be approved.*

☐

4. **MANAGER’S REPORT**

**ADJOURNMENT**

☐



## Planning Committee

Date: Tuesday, June 20, 2017

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au (entered at 4:01 p.m.)  
Councillor Alexa Loo  
Councillor Harold Steves

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

*Cllr. Au entered the meeting (4:01 p.m.).*

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on June 6, 2017, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

July 5, 2017, (tentative date) at 4:00 p.m. in the Anderson Room

### COUNCILLOR LINDA McPHAIL

1. **RICHMOND AGRICULTURAL VIABILITY STRATEGY (RAVS)  
UPDATE REFERRAL**  
(File Ref. No.)

Discussion ensued with regard to the review process and timeline for updating the Richmond Agricultural Viability Strategy.

1.

**Planning Committee**  
**Tuesday, June 20, 2017**

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It was moved and seconded

*That staff prepare a report, in consultation with the Richmond Agricultural Advisory Committee (AAC), which proposes a work program, to update the existing Agricultural Viability Strategy and Profile, for Council's approval by December 2017, which is to include:*

- (1) Terms of Reference, to complete the Strategy and Profile;*
- (2) the 2016 Census statistics and related information;*
- (3) policies to address City agricultural viability opportunities and challenges including land use, and infrastructure (e.g., drainage);*
- (4) any needed improved City farm and non-farm development application regulations (e.g., zoning, soil fill);*
- (5) a stakeholder and public consultation process; and*
- (6) a budget which may include consultants.*

**CARRIED**

**COMMUNITY SERVICES DIVISION**

**2. MODIFICATIONS TO THE CHILD CARE AGREEMENT WITH POLYGON KINGSLEY ESTATES LTD. – 10380 NO. 2 ROAD - REGISTERED UNDER NUMBERS CA4468793-CA4468794 AS MODIFIED BY CA5496252-CA5496253**

(File Ref. No. 07-3070-01) (REDMS No. 5397328 v. 7)

Coralys Cuthbert, Child Care Coordinator, reviewed the proposed modifications, noting that completion of the facility was delayed by last year's winter conditions and that it is anticipated that programming will commence in September 2018.

It was moved and seconded

*That modifications to the Child Care Agreement for the Polygon Kingsley Estates development registered under numbers CA4468793-CA4468794 (as modified by CA5496252-CA5496253) as outlined in the staff report dated May 19, 2017, from the General Manager, Community Services, be approved.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

**3. APPLICATION BY GBL ARCHITECTS FOR REZONING AT 8091 CAPSTAN WAY FROM AUTO-ORIENTED COMMERCIAL (CA) TO RESIDENTIAL/LIMITED COMMERCIAL (RCL5)**

(File Ref. No. 12-8060-20-009676/9677; RZ 15-699647) (REDMS No. 5280912 v. 2)

Wayne Craig, Director, Development, and Suzanne Carter-Huffman, Planner 3, reviewed the application highlighting that (i) eight residential units will be allocated towards affordable housing, (ii) the proposed development will include a hotel as well as commercial units at the ground level, (iii) the proposed development will provide community amenity contributions such as a contribution towards the future construction of the Capstan Canada Line Station, contributions towards the City's Leisure Facilities Reserve Fund, and contributions toward public art, (iv) the proposed development will provide sustainability features such as electric vehicle charging stations (v) the development will provide road and engineering frontage improvements, (vi) the development will provide universal housing standards for 20% of the market units and for all of the affordable housing units, except for the proposed townhouse unit, and (vii) the proposed development will provide contributions towards cycling facilities and a bus shelter.

Discussion ensued with regard to the potential loss of light industrial shops in the area.

It was moved and seconded

*(1) That Official Community Plan Amendment Bylaw 9676, to amend the definition of "Village Centre Bonus", Appendix 1 – Definitions, Schedule 2.10 (City Centre Area Plan), to change minimum net development site size requirements, be introduced and given first reading;*

*(2) That Bylaw 9676, 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 Bylaw 9676, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*

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- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9677, which makes minor amendments to the "Residential / Limited Commercial (RCL5)" zone specific to 8091 Capstan Way and rezones 8091 Capstan Way from "Auto-Oriented Commercial (CA)" to "Residential / Limited Commercial (RCL5)", be introduced and given first reading.*

**CARRIED**

4. **APPLICATION BY INCIRCLE PROJECTS LTD. FOR REZONING AT 7760 GARDEN CITY ROAD FROM "SINGLE DETACHED (RS1/F)" TO "TOWN HOUSING (ZT49) – MOFFATT ROAD, ST. ALBANS SUB-AREA AND SOUTH MCLENNAN SUB-AREA (CITY CENTRE)"**

(File Ref. No. 12-8060-20-009682; RZ 15-701939) (REDMS No. 5378058)

Edwin Lee, Planner 1, reviewed the application, noting that staff are recommending that vehicle access to the site be located at the access easement over the internal drive-aisle at 7733 Turnhill Street.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9682, for the rezoning of 7760 Garden City Road from "Single Detached (RS1/F)" to "Town Housing (ZT49) – Moffatt Road, St. Albans Sub-Area and South McLennan Sub-Area (City Centre)", be referred to the Monday, July 17, 2017 Public Hearing at 7:00 p.m. in the Council Chambers of Richmond City Hall.*

**CARRIED**

5. **APPLICATION BY ERIC LAW ARCHITECT INC. FOR REZONING AT 9620, 9640, 9660 AND 9680 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO MEDIUM DENSITY TOWN HOUSING (ZT82) – WILLIAMS ROAD**

(File Ref. No. 12-8060-20-009731; RZ 15-715406) (REDMS No. 5415556)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9731, to create the "Medium Density Town Housing (ZT82) – Williams Road" zone, and to rezone 9620, 9640, 9660 and 9680 Williams Road from "Single Detached (RS1/E)" to "Medium Density Town Housing (ZT82) – Williams Road", be introduced and given first reading.*

**CARRIED**

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**6. SINGLE FAMILY DWELLING BUILDING MASSING REGULATION  
– SECOND PHASE**

(File Ref. No. 08-4430-01) (REDMS No. 5343082 v. 12)

Mr. Craig, Barry Konkin, Program Coordinator, Development, and James Cooper, Manager, Plan Review, briefed Committee on the proposed Single Family Dwelling Building Massing Regulations and public consultation process, noting that the City engaged in public consultation meetings, received 796 comment forms from the public and held a meeting with the Small Builders Group. He added that the proposed regulations will only apply to RS zones and will not affect land use or density which will allow for potential variance of the proposed regulations through the development variance permit process.

Mr. Cooper reviewed the proposed regulations, highlighting that:

- the maximum length of a continuous wall will be set to 55% of the lot's total depth, with minimum inward articulation of 2.4 metres (8.0 feet) from the minimum side yard setback required after a wall exceeds 55% of the lot's depth;
- in response to a question regarding other potential rear yard setback options presented during the public consultation, Option 2 proposed that no more than 60% of the rear wall of the first storey can be set back 6.0 metres from the rear property line, and the remainder of the rear wall must be set back at least 7.5 metres from the rear property line;
- only one side projection would be permitted in order to accommodate a fireplace;
- forward projecting garages would be limited to maximum of 9.1 metres (30 feet) from the front wall of the house to the front wall of the garage;
- a minimum of 50% to 55% of the front yard setback must be landscaped with live plantings and irregular shaped lots would have minimum landscape requirements determined by the City; and
- overall building height would be measured from 0.3 metres (1.0 feet) above the highest crown of the road in front of the house.

Discussion ensued with regard to (i) limiting the length of continuous walls, (ii) usage of the front yard by occupants, and (iii) public support to regulate building massing for single family homes.

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Brad Dore, Richmond Home Builders Group, spoke on the proposed regulations and distributed renderings of homes under the proposed regulations (attached to and forming part of these minutes as Schedule 1). He was of the opinion that the option to have a minimum setback of 7.5 metres for 40% of the ground floor and the entire second storey is more suitable to create a useable private space in the rear yard.

Anne Piche, 11800 6<sup>th</sup> Avenue, expressed concern regarding the proposed regulations and suggested that the Steveston area be exempt given it has generally smaller lots and that lanes in the area provide space between the lots. She added that the proposed regulations may restrict the designs of new houses.

Kathryn McCreary, 7560 Glacier Crescent, spoke in favour of the proposed regulations and was of the opinion that the regulations should be applied to all areas in the city.

Sam Sandhu, 4691 Tilton Road, commented on the proposed regulations, and expressed concern with regard to the consultation process. Also, he expressed that regulations should vary in each neighbourhood of the city.

Raman Kooner, representing the Richmond Home Builders Group, spoke on the proposed regulations and distributed a proposal from the Richmond Home Builders Group to revise the proposed regulations (attached to and forming part of these minutes as Schedule 2).

Lyn ter Borg, 5860 Sandpiper Court, expressed concern with regard to regulations related to side yard setbacks and garage projections and distributed photographic examples of homes in the city with narrow side yards (attached to and forming part of these minutes as Schedule 3).

Discussion ensued with regard to how builders interpret current building regulations.

Holly Whitehead, 3800 Bayview Street, expressed concern with regard to the proposed regulations, noting that house design options may be limited and that the proposed regulations should not apply to all areas of the city.

Gursher Randhawa, 6300 Woodward Road, expressed concern with regard to the proposed regulations, noting that (i) house designs may be limited, (ii) traditional yard designs may not be suitable for contemporary families, and (iii) proposed regulations should not apply to all areas of the city.

In reply to queries from Committee, staff noted that (i) notices for public consultation were provided through advertisement in the local newspaper, the City's website and social media, (ii) the regulations can be varied through the development variance permit process, and (iii) the proposed regulations would limit building volume and massing and does not restrict specific types of building designs.

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It was suggested that the proposal from the Richmond Home Builders Group be incorporated in the City's proposed building massing regulations.

It was moved and seconded

(1) *That the proposed building massing bylaw be revised to incorporate the following changes recommended by the Richmond Building Group (as shown in the submission to Planning Committee, dated June 20, 2017):*

(a) *Changing the rear yard setback requirement from the proposed 25% of the lot depth to:*

(i) *6.0 m for a maximum of 60% the rear wall of the ground floor and 7.5 m for the remainder (40%) the rear wall of the ground floor and 7.5 m for all storeys of the rear wall above the ground floor; and*

(ii) *maintaining the existing 6.0 m rear yard setback for all lots:*

(1) *with a lot area of 372 m<sup>2</sup> or less; or*

(2) *with a lot depth less than 28.0 m; or*

(3) *located on an arterial road where the zoning bylaw requires a minimum 9.0 m front yard setback;*

(b) *Removing the proposed maximum depth of house provision; and*

(c) *Increasing the proposed limitation for a forward projecting garage from the proposed 9.1 m to 9.8 m;*

(2) *That Zoning Bylaw 8500, Amendment Bylaw 9524, to amend building massing regulations for single family dwellings be introduced and given first reading; and*

(3) *That staff report back to Council within 12 months with a follow-up report on implementation of new massing regulations.*

**CARRIED**

Opp: Cllrs. Au  
Steves

It was noted that the proposed regulations will not be applied to all zones that permit single family residential uses and that Council would need to endorse a resolution to extend the proposed regulations to all zones that permit single family residential uses.

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As a result of the discussion, the following **motion** was introduced:

It was moved and seconded

*That staff report back to Council with bylaw amendments for single family building massing in all zones that permit single family residential development.*

**DEFEATED**

Opposed: Cllrs. Au

Loo

McNulty

Steves

**7. MANAGER'S REPORT**

None.

**ADJOURNMENT**

It was moved and seconded

*That the meeting adjourn (5:45 p.m.).*

**CARRIED**

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, June 20, 2017.

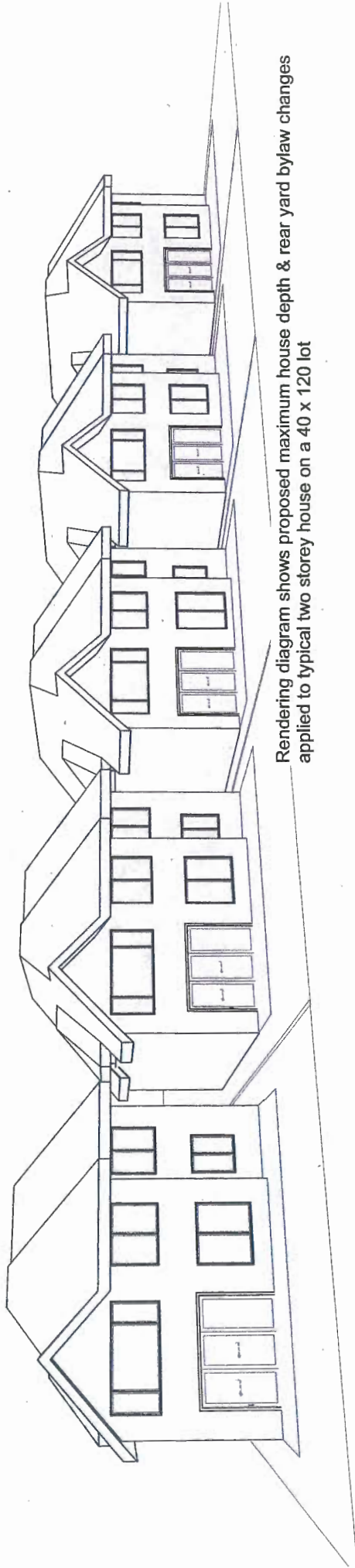
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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator

# Maximum House Depth & Rear Yard Case Study of 9524 Bylaw



Rendering diagram shows proposed maximum house depth & rear yard bylaw changes applied to typical two storey house on a 40 x 120 lot

## Options Proposed Rear Yard Setbacks

### OPTION 3:

The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

### Comments & Conclusions:

- 1) 25% rear yard (maximum 35 ft) on typical average sized lots likely to create tall 2 storey rear facades with little visual relief due to more floor area likely being allocated to the upper floor, thus pushing upper floor massing on to rear yard requirement
- 2) Maximum house depth 8 foot inward articulation likely occurs within 2-3 feet of rear yard requirement and also permits 2 storeys of massing, again giving no relief to the appearance of a large two storey house.
- 3) Rear yard outdoor space is very exposed to sight lines of neighbouring properties, very little privacy.

## Options Proposed Maximum Depth of House

### OPTION 2:

Continuous length of wall limited to 55% of total lot depth

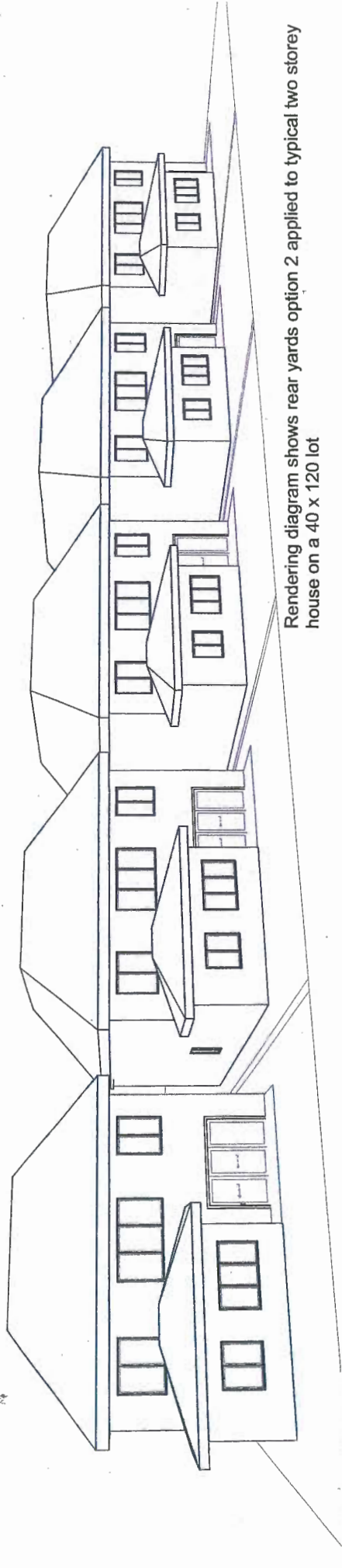
Schedule 1 to the Minutes of the Planning Committee meeting of Richmond City Council held on Tuesday, June 20, 2017.



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**Bylaw 9524 Review**  
Proposed Bylaw  
**A2**

# Rear Yard Case Study of Option 2



Rendering diagram shows rear yards option 2 applied to typical two storey house on a 40 x 120 lot

## Rear Yard Setbacks

### OPTION 2:

60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

## 9524 Bylaw Paragraphs (b) & (c)

8.1.6.6 The minimum rear yard is:

(b) For a lot with a lot area greater than 372m<sup>2</sup> and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.

(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

## Maximum Depth of House

### OPTION 1 (STATUS QUO):

No limitations to overall depth of house— Minimum front and rear setbacks

## Comments & Conclusions:

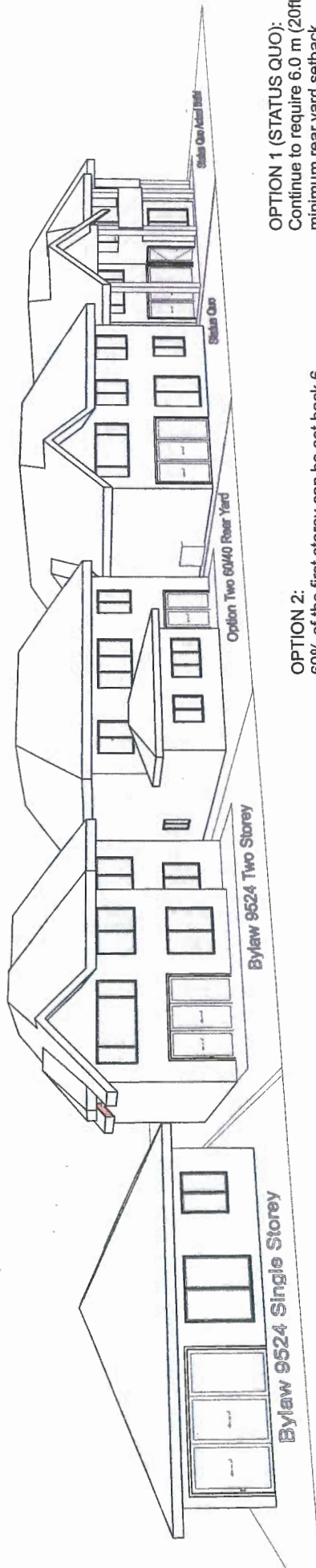
- 1) Rear yard option 2 brings together both paragraphs (b) & (c) from proposed Bylaw 9524
- 2) On typical sized lots option 2 better accomplishes the intent of the maximum depth of house
- 3) Creates usable private outdoor space without the 2 storey massing allowed in current version of bylaw 9524



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**Bylaw 9524 Review**  
Rear Yard Option 2  
**A3**

# Rear Yards Overview of All Options



**OPTION 1 (STATUS QUO):**  
Continue to require 6.0 m (20ft) minimum rear yard setback.

**Proposed Bylaw Single Storey:**  
8.1.6.6 The minimum rear yard is:  
(c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

**OPTION 3:**  
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

**OPTION 2:**  
Continuous length of wall limited to 55% of total lot depth

**OPTION 2:**  
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

**OPTION 1 (STATUS QUO):**  
No limitations to overall depth of house— Minimum front and rear setbacks

**OPTION 1 (STATUS QUO):**  
Continue to require 6.0 m (20ft) minimum rear yard setback.

**OPTION 1 (STATUS QUO):**  
No limitations to overall depth of house— Minimum front and rear setbacks

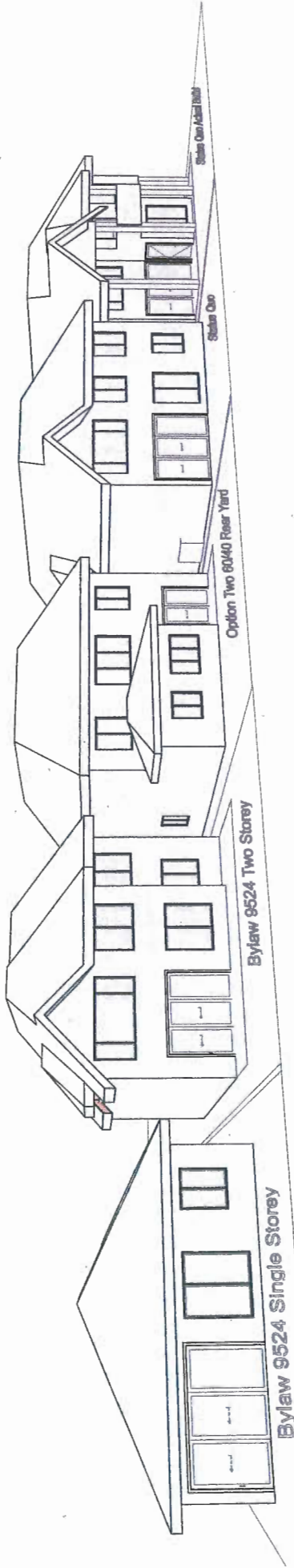


# Richmond Home Builders Group

## Builders Choice - Builders Voice

Review of: Bylaw 9524

### Maximum Depth of House & Rear Yard Proposal



#### Options Proposed Rear Yard Setbacks

**OPTION 1 (STATUS QUO):**  
Continue to require 6.0 m (20ft) minimum rear yard setback.

**OPTION 2:**  
60% of the first storey can be set back 6 m (20ft) from the rear property line, the rest of the first storey (min. 40%) must be set back at least 7.5 m (25ft). If the house has a second or half storey above, all of that portion of the rear wall must be set back at least 7.5 m (25ft) from the rear property line.

**OPTION 3:**  
The minimum rear yard setback would be the greater of 6.0 m (20ft), or 25% of the total lot depth, up to a maximum required setback of 10.7 m (35ft).

#### 9524 Proposed Bylaw Changes

- 8.1.6.6 The minimum rear yard is:
- (a) For a lot with a lot area less than 372m<sup>2</sup> and with a lot depth less than 28m, the minimum rear yard is 6.0 m;
  - (b) For a lot with a lot area greater than 372m<sup>2</sup> and with a lot depth greater than 28 m, the minimum rear yard is the greater of 6.0 m or 25% of the total lot depth, up to a maximum of 10.7 m.
  - (c) For a lot containing a dwelling, single detached of one storey only, the rear yard is 6.0 m.

#### Options Proposed Maximum Depth of House

- limit the maximum physical depth of a house while still maintaining the allowable house size.

**OPTION 1 (STATUS QUO):**

No limitations to overall depth of house— Minimum front and rear setbacks

**OPTION 2:**

Continuous length of wall limited to 55% of total lot depth

**OPTION 3:**

Continuous length of wall limited to 50% of total lot depth

#### 9524 Proposed Bylaw Changes

No single detached housing dwelling unit shall have an exterior wall oriented to an interior side yard with a maximum length of continuous wall greater than 55% of the total lot depth.

**Bylaw 9524 Review**  
Cover Sheet  
**A1**

**Richmond Home Builders Group**

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## Proposal

### Planning Committee – 20<sup>th</sup> June 2017

The Richmond Building Group propose the following changes to be amended to the proposed bylaw 9524 at planning committee.

- 1) **Rear Yard Setback** – Change recommended **Option 3** – (25%) of lot depth

**Richmond Builders Group** agree to compromise with **Option 2** - this is the best fit and consistent with the recently approved Townhouse setbacks. (Min 6m for the ground floor limited to 60% of the width of the house / remaining 40% of wall face at 7.5m with Second Storey at 7.5m setback)

**\*Provision for Outdoor Covered Patio Space** also needs to be addressed by Staff as this is an integral part of home design.

- 2) **Maximum Depth of House** – Change the Recommended **Option 2** – Limit the maximum depth of house to a max. continuous wall @ 55% of the total lot depth.

**Richmond Builders Group** advice this will not improve the house design or reduce the massing issue in the rear yards & Recommended No Change and propose **Option 1 – Status Quo**.

- 3) **Garage Projection** – Change the Maximum projection from **9.1 to 9.8m** to allow (2.2ft) Extra to allow for side door access and clearance of front entry posts of homes.
- 4) The provision to allow lots less than **372m** = 4,002 sq ft and **28m** = 91.84 ft in depth is exempt and these lots can remain at 6m.

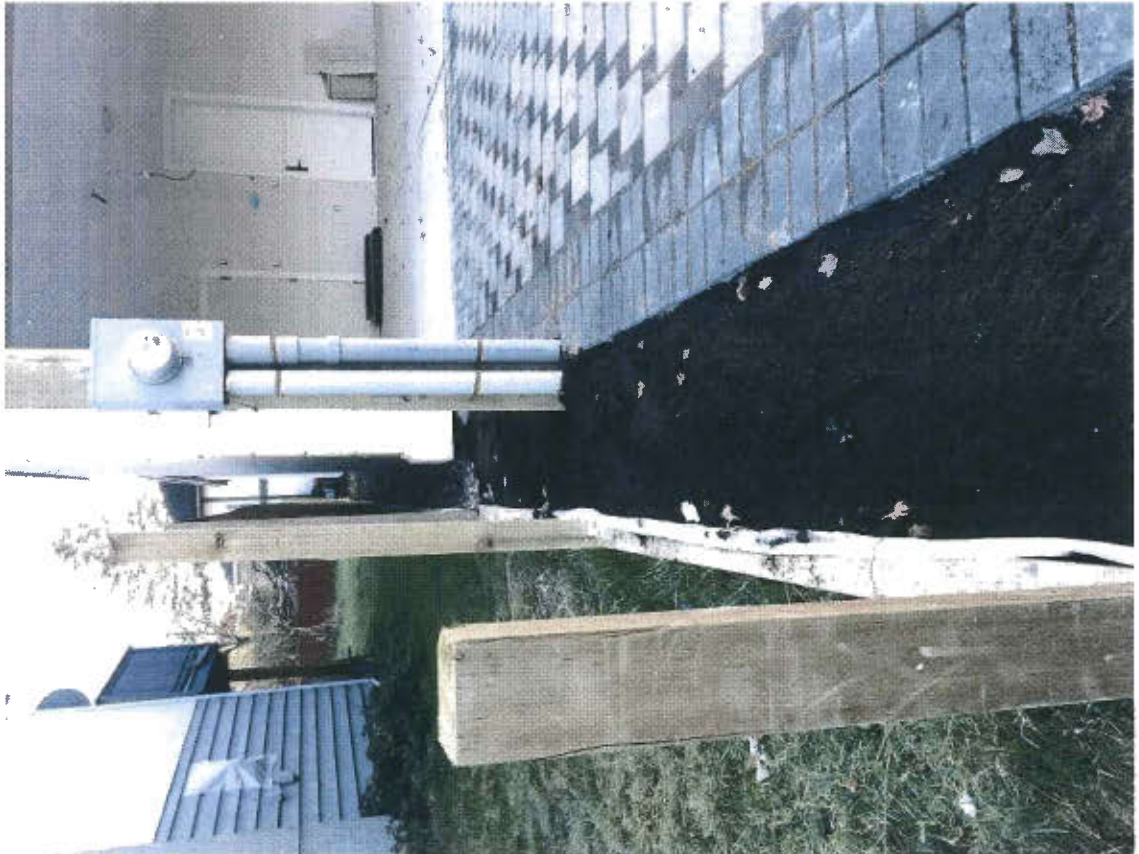
The Combination of the two requirements above will affect most or all the **Steveston Village** lots as most of them are 120 ft in depth and they have very

narrow frontages i.e. 30ft to 33ft and this provision **should be amended** to either (Or) of the above two conditions set out in the staff report.

Staff need to provide clarification as most of the smaller lots will be affected if the Max Depth of house @ 55% and the 25% Rear Yard setback is implemented.

- 5) Certain RS1/C & D zones on the Local Arterial Roads have additional front yard setbacks up to 30ft in the front for vehicle turning access, with the new proposed bylaw changes to the rear yards and side yards it will make the house designs of these zones very unpractical, Staff need to take this issue into consideration.
-

**4971 Foxglove Cres - Garage side yard "Projection" LESS THAN 0.6 metre to side fence. (lot is greater than 66' wide, Bylaw requires 2 metre side yard setback)**





# City of Richmond

## Report to Committee


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

**Date:** June 29, 2017  
**File:** HA 17-776233

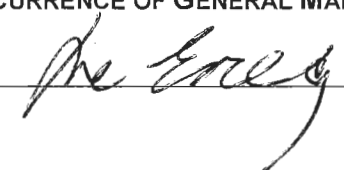
**Re:** Application by the City of Richmond for a Heritage Alteration Permit at 12111 3<sup>rd</sup> Avenue (Steveston Hotel)

### Staff Recommendation

That a Heritage Alteration Permit to authorize the painting of a wall mural on the side (south) elevation of the property at 12111 3<sup>rd</sup> Avenue, be issued.

  
Wayne Craig  
Director, Development

WC: hc  
Att. 4

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Policy Planning Arts, Culture & Heritage Services	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

## Staff Report

### Origin

The City of Richmond has applied to paint a mural on the side (south) elevation of a commercial building at 12111 3<sup>rd</sup> Avenue (Attachment 1), known as “Steveston Hotel”. Council endorsed the John Horton painting and mural, “S.V. Titania in Steveston”, on January 9, 2017, as a Canada 150 project, and the applicant has provided renderings of the mural (Attachment 2). The specific Council resolution that was passed at the Council meeting on January 9, 2017 is provided below.

- (1) *That the staff report titled “Canada 150 Commemorative Painting and Mural”, dated November 28, 2016, from the Director of Arts, Culture and Heritage Services, be endorsed in support of Canada 150 celebrations and major event programming in 2017;*
- (2) *That \$50,000 be allocated to commission a John M. Horton painting from the Council provision; and*
- (3) *That the \$50,000 expenditure for the cost of the artwork proposed to be funded from the Council Provision be included in the 5 Year Final Plan (2017-2021).*

The property owner has committed to enter into a five (5) year legal agreement with the City to retain the mural, exactly as installed, and the City will maintain it for this initial period. After five (5) years, it will be the owner’s discretion to retain, alter or remove the Canada 150 mural. This agreement will be secured prior to the painting of the mural and is separate from the City application for the Heritage Alteration Permit (HAP).

The Steveston Hotel has undergone significant and extensive exterior alterations since the time of its construction in the 1890s (Attachment 3). The existing side (south) elevation to be painted was added at a later date and is utilitarian. As a result, the proposed painting of the mural would not alter any original or otherwise significant features of the Steveston Hotel.

### Surrounding Development

The property at 12111 3<sup>rd</sup> Avenue is located within the boundaries of Steveston Village Heritage Conservation Area (HCA).

- To the North: One property in the “Commercial Mixed Use (ZMU26) – Steveston Village” zone.
- To the East: The former Rod’s Lumber site at 12088 3<sup>rd</sup> Avenue has been rezoned to the “Commercial Mixed Use (ZMU33) – Steveston Village” zone, on one consolidated lot, and associated DP 16-753377 and HA 17-763809 have been issued.
- To the West and South: The Gulf of Georgia Cannery federal historic site in the “Light Industrial (IL)” zone.

## **Richmond Heritage Commission**

This HAP for the painting of a mural will be provided to the Richmond Heritage Commission as an information item at the next regular meeting on July 19, 2017.

## **Related Policies & Studies**

### **Steveston Area Plan and Steveston Village Heritage Conservation Strategy**

Under the *Local Government Act*, a municipality can grant a property the status of “protected heritage property” in one of two ways. First, it can be protected through an individual heritage designation bylaw (“designated” heritage property) or, second, it can be protected through its inclusion in a “schedule” that is part of the designation of a Heritage Conservation Area (“scheduled” heritage property).

In 2009, Steveston Area Plan (SAP) was amended to include the designation of Steveston Village Heritage Conservation Area (HCA). As part of the HCA, 17 sites are identified (i.e. “scheduled”) and therefore are protected heritage properties. HAPs for the 17 protected heritage properties are subject to review and consideration in relation to all the policies and documents referenced in the SAP, including the Parks Canada National Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”). The S&Gs are applied to assess the impact of proposed interventions (i.e. alterations) on the heritage values and character-defining elements of a historic place, as identified in a Statement of Significance (SOS). Steveston Village Heritage Conservation Strategy includes SOSs for the significant historic sites and features in Steveston Village, including the SOS for Steveston Hotel, which is provided in Attachment 4.

### **Heritage Procedures Bylaw 8400**

Under the City’s Heritage Procedures Bylaw 8400 s.4.1.2, Council must issue a HAP for any exterior alterations to a building, or structure, or alterations to land, for a property identified in an HCA Schedule. A HAP is required for the proposed exterior alterations to the property at 12111 3<sup>rd</sup> Avenue because the property is included in the Steveston Village HCA Schedule.

Steveston Area Plan has an HCA and a Development Permit Area (DPA) for Steveston Village. Under the DPA, a Development Permit (DP) is required for exterior changes that exceed \$50,000. As the proposed exterior alterations are less than \$50,000, a DP is not required.

## **Analysis**

### **National Standards and Guidelines for Historic Places in Canada**

In Steveston Village HCA, the guidelines that apply to HAPs for protected heritage properties are the Parks Canada National Standards and Guidelines for the Conservation of Historic Places in Canada (“S&Gs”).

The following are excerpts from the S&G “standards” that are most relevant to the proposed exterior alterations to the Steveston Hotel.

***Standards for Historic Places***

- Standard #1 Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move part of an historic place if its current location is a character-defining element.
- Standard #3 Conserve heritage value by adopting an approach calling for minimal intervention.

These standards are applicable to the proposal because the issues to be assessed include: loss of any character-defining elements; and extent of changes. The proposal is supportable because no character-defining elements would be lost or damaged, and because the mural is reversible, (i.e. could be easily removed in the future), which is the most minimal approach to any intervention.

***Guidelines for Buildings – Exterior Walls***

The following is the excerpt from the S&G “guidelines” that is most relevant to the proposed exterior alteration to the Steveston Hotel.

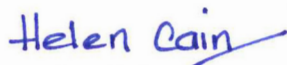
**Recommended:**

Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building’s heritage value.

Based on the National Standards and Guidelines for the Conservation of Historic Places in Canada, the mural is supportable because the proposed modification to the exterior wall will not harm character-defining elements and, as such, will respect the heritage value of Steveston Hotel.

**Conclusion**

Staff supports the proposed façade improvements because they will not negatively impact any character-defining elements of the protected heritage property.



Helen Cain

Planner 2, Heritage, Policy Planning

HC:lce

Attachment 1: Location and Aerial Maps for Subject Site at 12111 3<sup>rd</sup> Avenue

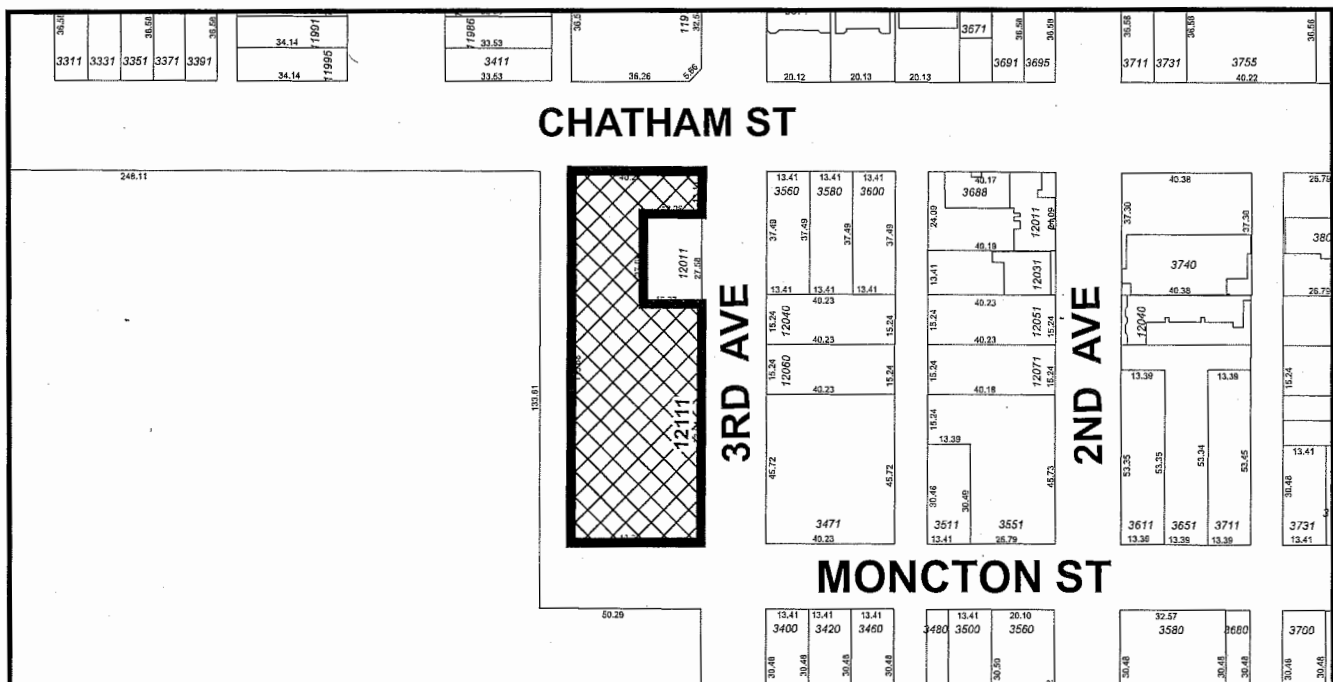
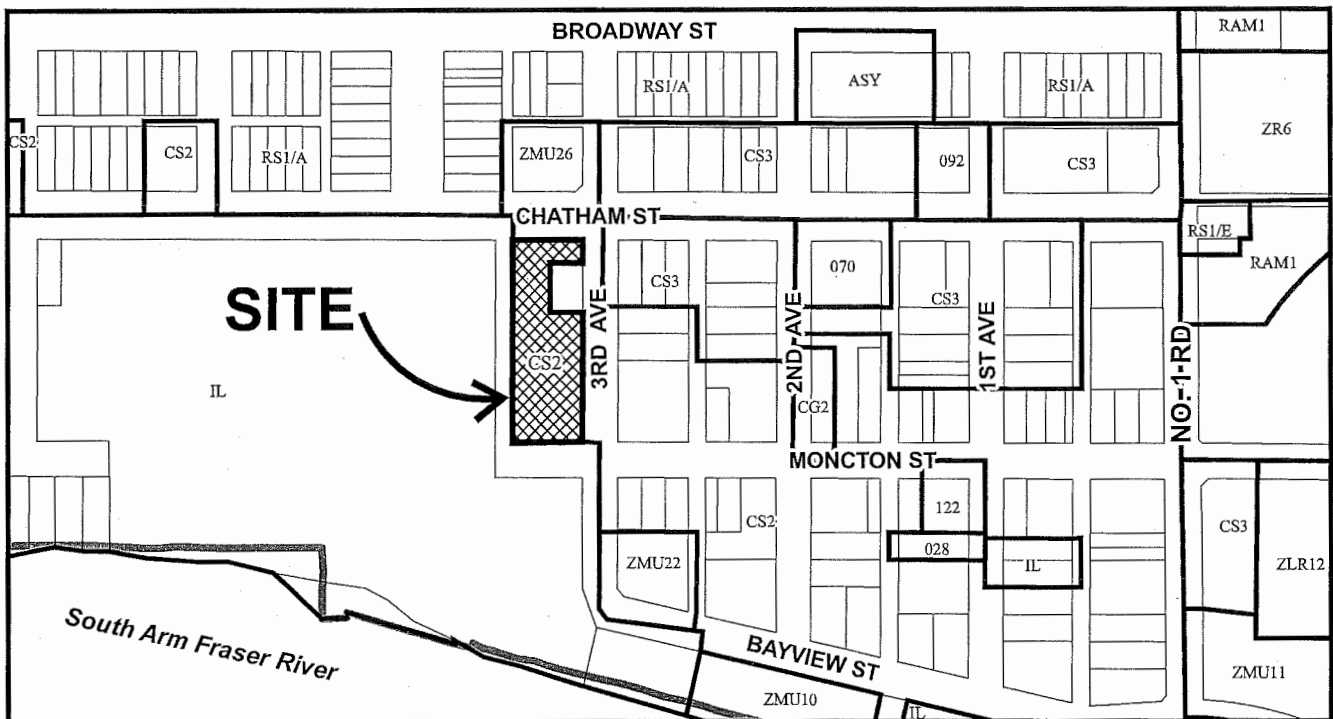
Attachment 2: Renderings for the Mural

Attachment 3: Photographs (City of Richmond Archives Reference Item No. 1777 19 1925 and Reference Item No. 1978 5 10)

Attachment 4: Statement of Significance for the Steveston Hotel



City of  
Richmond



HA 17-776233

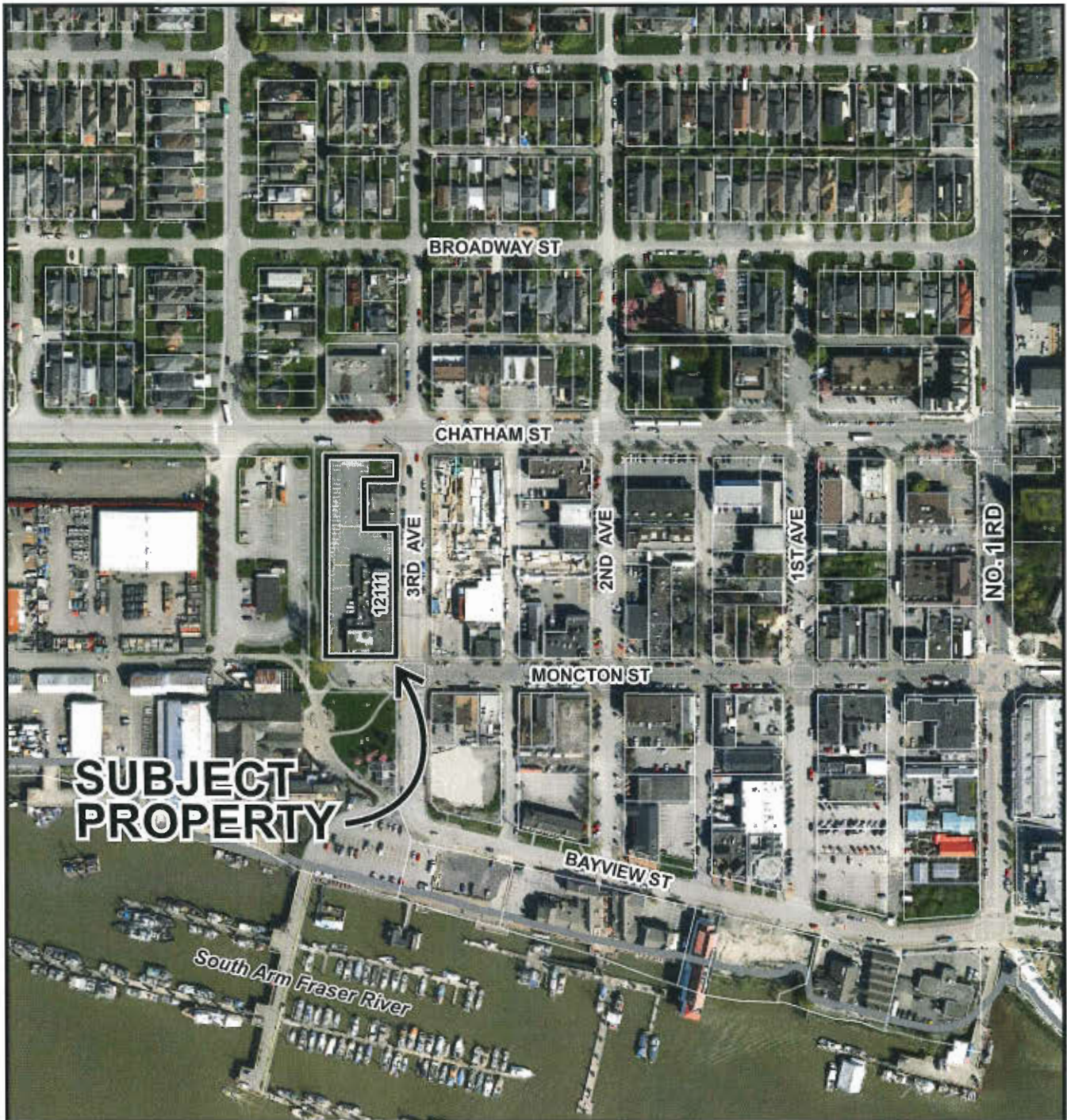
Original Date: 03/23/17

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



HA 17-776233

Original Date: 03/23/17

Revision Date:

Note: Dimensions are in METRES

Steveston Hotel - 12111 3rd Avenue - South Facing Moncton Street - Direct



Steveston Hotel - 12111 3rd Avenue - South Facing Moncton Street - East



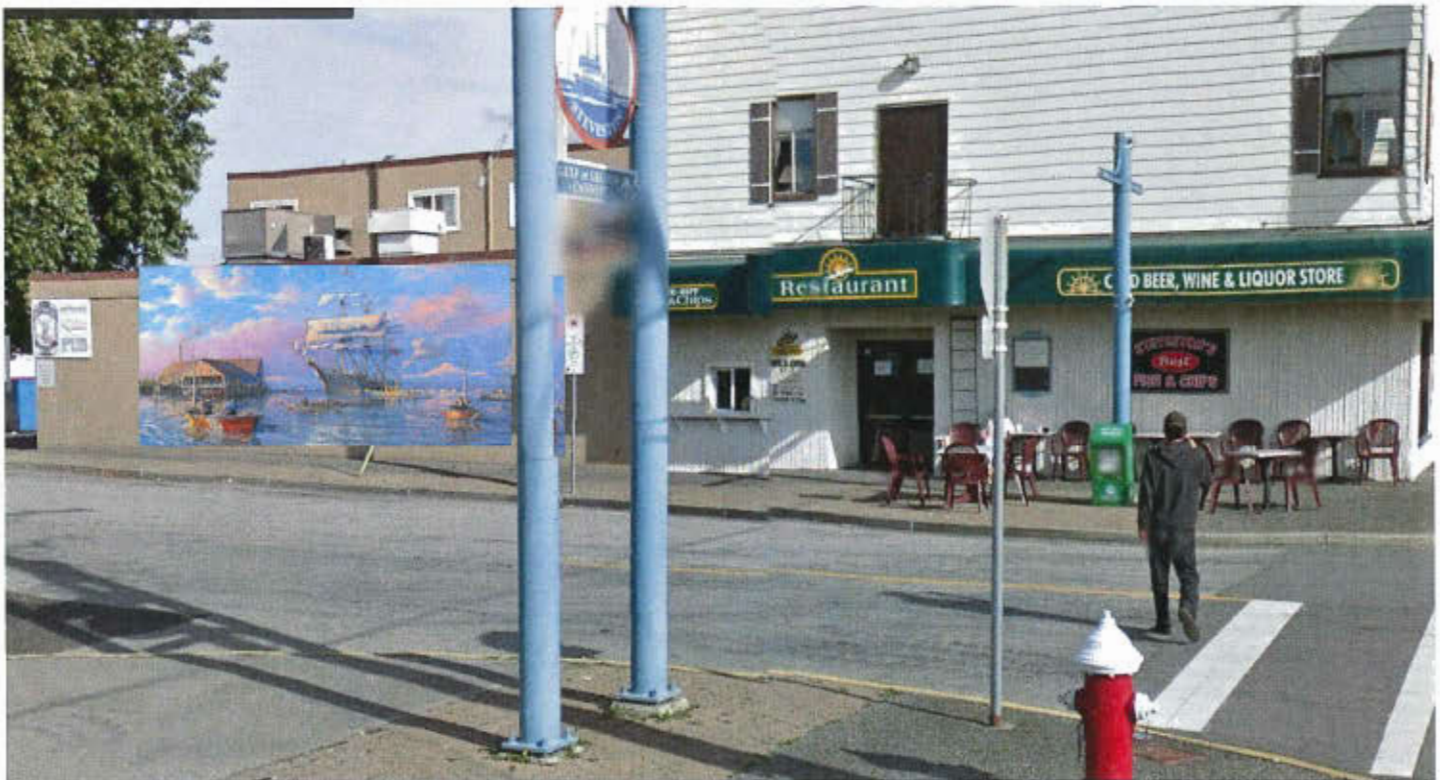
Attachment 2

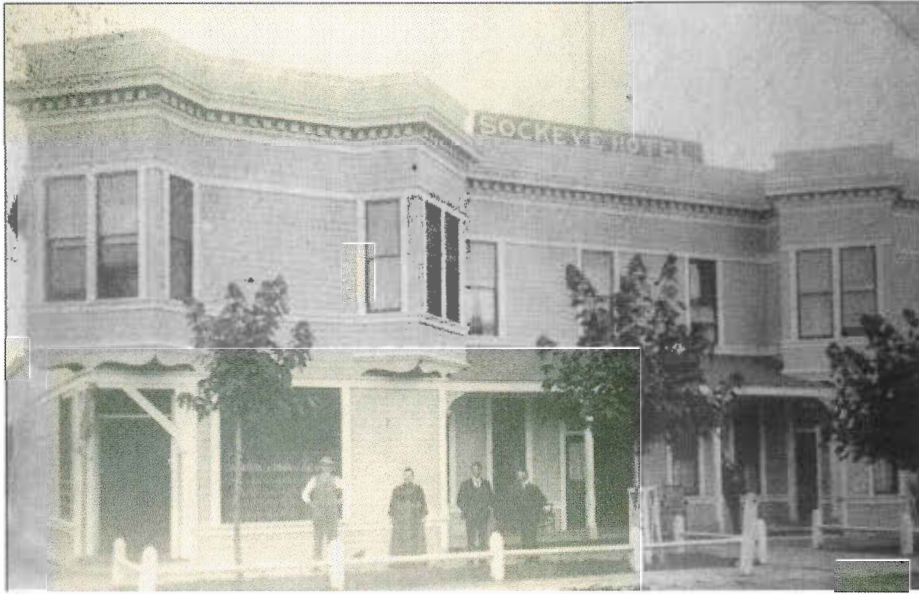


**Steveston Hotel - 12111 3rd Avenue - South Facing Moncton Street - Direct**



**Steveston Hotel - 12111 3rd Avenue - South Facing Moncton Street - West**





Sockeye Hotel, [ca. 1905]  
City of Richmond Archives  
Photography 31977 19 25



Sockeye Hotel, [ca. 1920]  
City of Richmond Archives  
Photography #1978 5 10

## Steveston Village Conservation Program

### Moncton Street resources

### 22. 12111 3rd Avenue Steveston Hotel/Sockeye Hotel



#### Description

The Steveston Hotel (Sockeye Hotel) takes up the west side of a full block along Third Avenue. The historic place is a two-storey, utilitarian structure with a flat, unarticulated façade and a flat roof. It directly fronts the street, without transition or landscaping.

#### Values

The Steveston Hotel is valued for its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place and local business. Constructed in 1894, the hotel represents the economic infrastructure which supported the local fishing and canning industries historically, and the tourism industry today. As an historic and longstanding fixture in the community, it is significant that this historic place has had continuing use as a gathering place for the town's citizens, and continues to operate in its original function today.

Architecturally, the Steveston Hotel is an excellent example of a building which predates the fire of 1918. A significant landmark building in the commercial downtown of the village, it represents the growth of Steveston as a prosperous frontier town in the late nineteenth and early twentieth centuries. It is also important to note the role of this building as a refuge for many after the fire, and its contribution to rebuilding the town seen in its temporary housing of the Steveston Post Office for a time.

#### Character-Defining Elements

The character-defining elements of the Steveston Hotel include:

- The hotel's landmark status at the terminus of Steveston's main street
- Its prominent location at the corner of Moncton Street and 3rd Avenue
- The liveliness and diversity the establishment lends to the street edge along 3rd Avenue
- Surviving elements of its two stages of construction, seen in such elements as its flat-roofed form and simple lines

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process, function and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities



# City of Richmond

## Heritage Alteration Permit

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

File No.: HA 17-776233

To the Holder: Arts, Culture and Heritage Services, City of Richmond

Property Address: 12111 3<sup>rd</sup> Avenue, Richmond, BC V7E 3K1

Legal Description: LOT 2 SECTION 10 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER  
DISTRICT PLAN 68935

(s.617, *Local Government Act*)

1. (Reason for Permit)
  - ☐ Designated Heritage Property (s.611)
  - ☐ Property Subject to Temporary Protection (s.609)
  - ☐ Property Subject to Heritage Revitalization Agreement (s.610)
  - ☒ Property in Heritage Conservation Area (s.615)
  - ☐ Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit is issued to authorize the painting of a mural on the side (south) elevation of the building, as shown in the rendering in Attachment 1.
3. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
4. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.

AUTHORIZING RESOLUTION NO. ISSUED BY THE COUNCIL THE DAY OF

DELIVERED THIS DAY OF , 2017

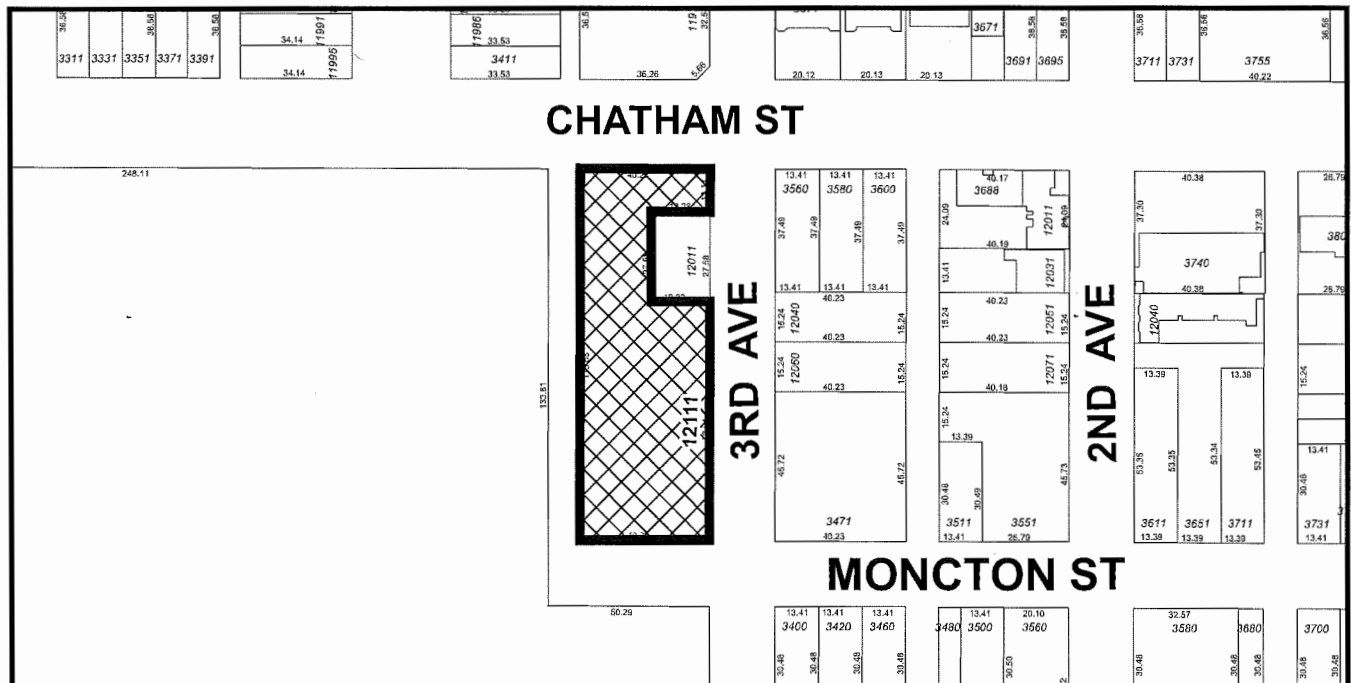
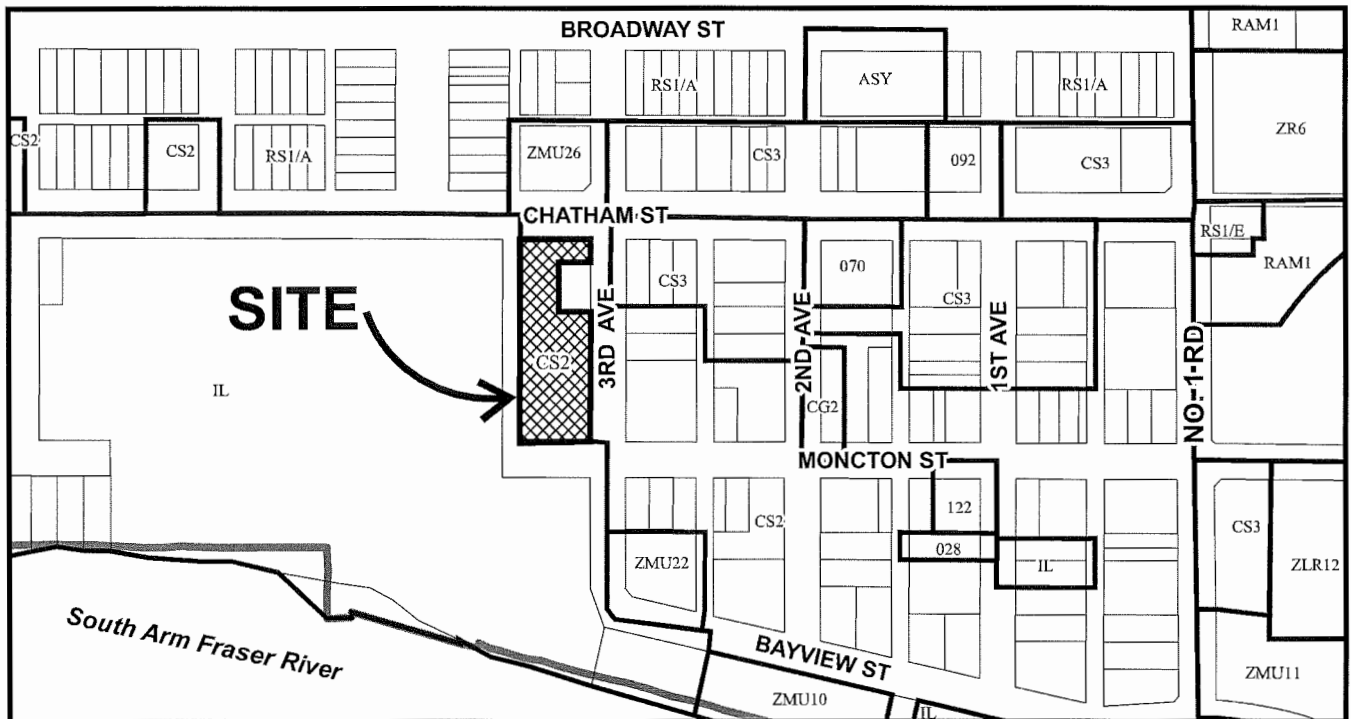
\_\_\_\_\_  
MAYOR

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

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



# City of Richmond



## HA 17-776233

Original Date: 03/23/17

Revision Date:

Note: Dimensions are in METRES





# City of Richmond

## Report to Committee

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

**Date:** June 27, 2017

**File:** AG 16-745803

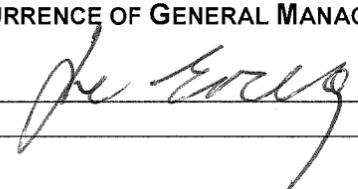
**Re:** Application by Thrangu Monastery for an Agricultural Land Reserve Non-Farm  
Use at 8160 No. 5 Road

### Staff Recommendation

That authorization for Thrangu Monastery to make a non-farm use application to the Agricultural Land Commission to allow for a non-farm use at the westerly 110 m of 8160 No. 5 Road for religious statues and an accessory parking lot be approved.

  
Wayne Craig  
Director of Development

WC:acr  
Att. 9

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

## Staff Report

### Origin

Thrangu Monastery Association has applied to the City of Richmond for permission to apply to the Agricultural Land Commission (ALC) for a non-farm use for the property at 8160 No. 5 Road (Attachment 1). Thrangu Monastery currently also owns the adjacent property to the north (8140 No. 5 Road) where the temple is located. Both properties are located in the Agricultural Land Reserve (ALR). The purpose of this application is to rezone the front westerly 110 m portion from "Agriculture (AG1)" to "Assembly (ASY)" and to maintain the remaining easterly portion as "Agriculture (AG1)". The rezoning would allow the Monastery to add landscaping and religious statues that are accessory to the monastery building on the adjacent site, to construct a produce stand to sell products grown on the property, to formalize the existing overflow parking lot, and to continue farming at the rear. This non-farm use application would also facilitate the consolidation of the properties at 8160 and 8140 No. 5 Road as shown in Attachment 2.

The current ALR non-farm use application is the first process required for this proposal, which requires endorsement by City Council before it is forwarded to the ALC for their consideration. If the application is approved by Council and the ALC, the applicant may apply for a rezoning application. If the owners decide to change the use on the property including an addition to the existing monastery or the construction of another building, another non-farm use application will be required, which must comply with the Richmond Zoning Bylaw including parking and loading requirements. The new application will again be reviewed by staff and the Agricultural Advisory Committee, and must be endorsed by City Council before ALC decision.

### Findings of Fact

The subject property at 8160 No. 5 Road has an area of 1.0 ha. The westerly 4,207.5 m<sup>2</sup> is proposed to be rezoned to "Assembly (ASY)" and the remaining 5,592.5 m<sup>2</sup> is to remain as "Agriculture (AG1)". A Development Application Data Sheet providing details about the development proposal is contained in Attachment 3.

### Previous Non-Farm Use Approval

Thrangu Monastery Association submitted a previous application (AG 13-629877) that was endorsed by City Council in December 2013 for the subject site at 8160 No. 5 Road. The application was for a similar non-farm use to allow for the westerly 93 m to be used for an educational institution (Montessori farm school), outdoor religious statue displays and on-site parking, and for the consolidation of 8140 and 8160 No. 5 Road. This ALC application was withdrawn in March 2015 because the applicant no longer wished to include the school. No decision was made by the ALC.

### Current Uses

The westerly 50 m portion of the subject property consists of an existing paved area, which is used as an informal overflow parking for the adjacent monastery on special occasions as well as

for special events occurring at neighbouring institutions. A farm building (barn) and a shed are located behind the paved area to support agricultural activities and storage.

In accordance with a farm plan (Attachment 4) that was developed in 2013, the project agrologist has confirmed that this farm plan has since been implemented. Six greenhouses were upgraded and are being used for the cultivation of fruit, vegetable and flowers. A mixed fruit-tree orchard is also maintained on the easterly portions of both properties. A full-time gardener has been responsible for all farm-activity for the past two years with assistance from congregation volunteers.

### Proposal

As part of the non-farm use application, the applicant proposes to beautify the front 110 m of the property with landscaping and a display of eight (8) religious statues known as stupas at a height of 3.91 m, and to construct a one-storey building for selling produce grown on the site and seed germination with an area of 53.5 m<sup>2</sup> as shown in Attachment 5. The Association is also proposing to develop an accessory parking lot with 54 spaces, which includes the required five (5) parking spaces for the roadside stand and the other 49 spaces will supply sufficient parking stalls for overflow parking for large monastery events and special events at adjacent community institutions. The existing barn will remain on the property and the small shed will be removed.

At 8140 No. 5 Road, the Thrangu Monastery is located within the front 110 m of the parcel, which is currently zoned "Assembly (ASY)". The remaining "backlands" portion of the site is being farmed and is currently zoned "Agriculture (AG1)". Thrangu Monastery has been implementing the farm plan that was required when the front portion of the site was rezoned to ASY (RZ 04-279819). The proposed consolidation of 8140 and 8160 No. 5 Road will result in a total area of 1.91 ha with 1.1 ha dedicated to agricultural use and 0.81 ha to institutional use.

The property at 8160 No. 5 Road was acquired by Thrangu Monastery Association to facilitate future expansion of the monastery; however, this remains a long-term objective and no proposals for temple expansion have been made to the City.

### Required Processes

This non-farm use application requires the approval of both City Council and the ALC prior to consideration of other City approvals such as rezoning and building permits. If rezoning approval is granted, the Monastery may deposit plans at the Land Title Office for consolidation of the two properties.

### **Surrounding Development**

The subject site is surrounded by properties contained in the ALR:

To the North: 8140 No. 5 Road, with an existing monastery (also owned by Thrangu Monastery) and parking on the westerly portion of the site, and a fruit orchard on the remaining portion on a split zoned parcel

To the East: BC Muslim Association zoned “Assembly (ASY)”

To the South: Vedic Cultural Society of BC zoned “Assembly (ASY)” on the westerly 91.44 m portion and Agriculture (AG1)” on the remaining portion.

To the West: Across No. 5 Road, AG1 zoned properties in the ALR

### **Related Policies & Studies**

#### 2041 Official Community (OCP)

A portion of the subject site is designated for “Agriculture” in the 2041 Official Community Plan (OCP), which permits primarily farming, food production and supporting activities, including those activities permitted in the ALR. The other portion is designated for “Community Institutional”, which is intended for institutions engaged in religious, educational or cultural activities, and may include other uses as permitted under Official Community Plan policies.

The proposal is consistent with the East Richmond McLennan Sub-Area Plan, which designates the front portion of the site as “Agriculture” to preserve the agricultural lands in the area, and the rear portion of the site as “Agricultural, Institutional, and Public” to establish community facilities and services in the area.

#### No. 5 Road Backlands Policy

The subject site is located in the No. 5 Road Backlands Policy Area as shown in Attachment 6. The City of Richmond Policy is supported by the ALC and allows for Community Institutional uses on the westerly 110 m (“Frontlands”) of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions (“Backlands”) are actively farmed. The proposed non-farm use application outlined in this report complies with this Policy.

#### Richmond Agricultural Viability Strategy

The Agricultural Viability Strategy (AVS) was developed in partnership with the Richmond Farmers Institute to establish a long-range strategy for improving the viability of farmlands within the City. One of the objectives of the AVS is to maximize the agricultural land available for agricultural production including lands within the No. 5 Road Backlands Policy Area. To achieve this, the Strategy recommends reviewing the feasibility of amalgamating smaller lots to larger ones wherever possible as consolidated farm parcels could be farmed by the owners, sold as farmland or leased to farmers in the future. The proposed non-farm use includes the consolidation of parcels.

#### Flood Plain Designation and Protection Bylaw 8004

In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 2.6 m was secured and registered on

title in 2007 for the property at 8140 No. 5 Road as required under RZ 04-279819. Once the properties are consolidated, this covenant will also apply to 8160 No. 5 Road.

### **Agricultural Advisory Committee (AAC) Advice**

The proposed non-farm use was reviewed by the City's Agricultural Advisory Committee (AAC), who asked about potential drainage impacts to the agricultural lands resulting from the proposed paving at the front of the property. The AAC approved the following motion (Attachment 7 – Excerpt of November 2, 2016 AAC draft meeting minutes):

*The AAC supports the proposal subject to ensuring that a drainage plan is implemented for the agricultural portion of the site, as approved by the City.*

In response to the AAC's comment regarding a drainage plan for the agricultural portion of the property, the project agrologist has provided a memo to staff to confirm that the current drainage is appropriate for agriculture as described in previous farm plans and that the addition of a drain line to No. 5 Road is not necessary (Attachment 8).

### **Analysis**

#### Zoning – Agricultural (AG1) and Assembly (ASY)

The property at 8160 No. 5 Road is currently zoned Agriculture (AG1). The AG1 zone does not allow for community institutional uses. If the non-farm use application is approved by City Council and the Agricultural Land Commission, the applicant will submit an application to rezone the westerly 110 m portion of the site to the "Assembly (ASY)" zone to allow for the proposed community institutional use of the garden and statuary, and permit the farm stand on a site-specific basis and further secured through a legal agreement.

The applicant is aware that no buildings or structures, except those approved within this application and as shown on Attachment 5, will be permitted until Council adopts a bylaw to rezone the front portion of the property to the "Assembly - ASY" Zone is completed. Should the applicant wish to further develop the property with additional institutional uses or structures other than currently proposed, a second non-farm use application would be required.

#### Farm Consolidation

The Backlands Policy encourages the consolidation of the parcels within the Policy area to increase farming viability by providing options for larger-scale agricultural operations. The proposed consolidation would benefit overall farming operations on both properties including irrigation improvements and resulting reduction of overall operation costs. No unified or permanent irrigation system currently exists for the orchards and greenhouses on the properties. Outdoor water taps have been built on 8140 No. 5 Road, but it is not financially feasible for the Association to build taps connecting to the City's water supply at 8160 No. 5 Road. With the proposed consolidation, the Monastery will install irrigation pipes for a unified irrigation system between the two properties.

Larger farm parcels provide more options for agricultural activities and may increase the profitability of farm operations.

#### Farm Access Road

The No. 5 Road Backlands Policy requires that when considering development proposals for ALR non-farm use and rezoning applications in the No. 5 Road Backlands Policy area, the City requires the applicant to register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development. The future farm access road would facilitate connections between the agricultural backland portions of properties within the policy area. The applicant will provide a 4 m right-of-way along the eastern edge of 8140 and 8160 No. 5 Road as shown on the preliminary consolidation plan (Attachment 2), as a condition of the future rezoning.

#### Adjacency and Streetscape

The applicant proposes a 3 m landscape buffer between the proposed Assembly (ASY) zone and Agriculture (AG1) zone on the non-agricultural land similar to the existing buffer at 8160 No. 5 Road as shown on the site plan. This will create a consistent landscaping feature on the proposed consolidated property. The Official Community Plan encourages an appropriate landscaped setback on the non-agricultural lands through the rezoning process for institutional uses.

The proposed produce stand is designed to complement the existing Monastery at 8140 No. 5 Road. The same colour, material and design of proposed building will make the building appear to be accessory to the Monastery. Landscaping colours and materials are also identical to the main building providing a both a visual and physical connection for pedestrians and vehicles between the two properties. The decorative gate will also continue along the frontage of the two properties providing an improvement to the community institutional streetscape along No. 5 Road.

#### Environmentally Sensitive Area Designation

A small portion of both 8140 and 8160 No. 5 Road at the east of the properties is designated as an Environmentally Sensitive Area (ESA). The applicant has no current plans to remove the ESA on either lots. However, the Association have been farming for over two years on the property and staff note that the owner would be exempt from ESA Development Permit if they wished to clear the ESA for farming purposes in the future.

#### Engineering and Transportation

Engineering and Transportation staff have no objections to the ALR non-farm use application. A 4 m dedication along the subject site's entire No. 5 Road frontage will be required at the rezoning process, and is consistent with the dedication provided at 8140 No. 5 Road, as shown on the preliminary consolidation plan (Attachment 2). All remaining technical and servicing

issues, including any required upgrades, will be addressed through the forthcoming rezoning application.

### Next Steps

If this non-farm use application is approved by City Council and the ALC, a rezoning application will be processed by staff, to address all remaining legal and technical components of the proposal. The following will be reviewed at the rezoning application process:

- More detailed building plans;
- Technical and servicing details, finalization of engineering and transportation requirements including land dedication and infrastructure upgrades;
- Review details of anticipated special events and a parking management plan;
- Secure an appropriate legal agreement and bond to ensure that the backlands will only be utilized for farm activities; and
- The consolidation of 8140 and 8160 No. 5 Road that will result in a 1.91 ha parcel with 1.1 ha dedicated to agricultural use and 0.81 ha to institutional use.

### Financial Impact

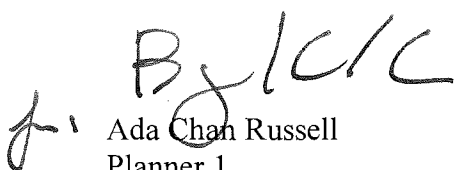
None.

### Conclusion

The following ALR non-farm uses are being proposed through this application:

- Outdoor religious statue display and landscaping; and
- 54 stalls parking lot to accommodate the proposed produce stand, to provide surplus parking for the Monastery, and to accommodate overflow parking from adjacent community institutions along No. 5 Road.

The proposed non-farm use application is consistent with the Richmond OCP and ALC policies. Staff recommends that the ALR appeal application by Thrangu Monastery Association to rezone the westerly portion of the site to Assembly (ASY) be endorsed and forwarded to the Agricultural Land Commission.

 Ada Chan Russell  
Planner 1

ACR:cas

Attachment 1: Location Map  
Attachment 2: Preliminary Consolidation Plan  
Attachment 3: Development Application Data Sheet  
Attachment 4: Farm Improvement Plan  
Attachment 5: Preliminary Drawings

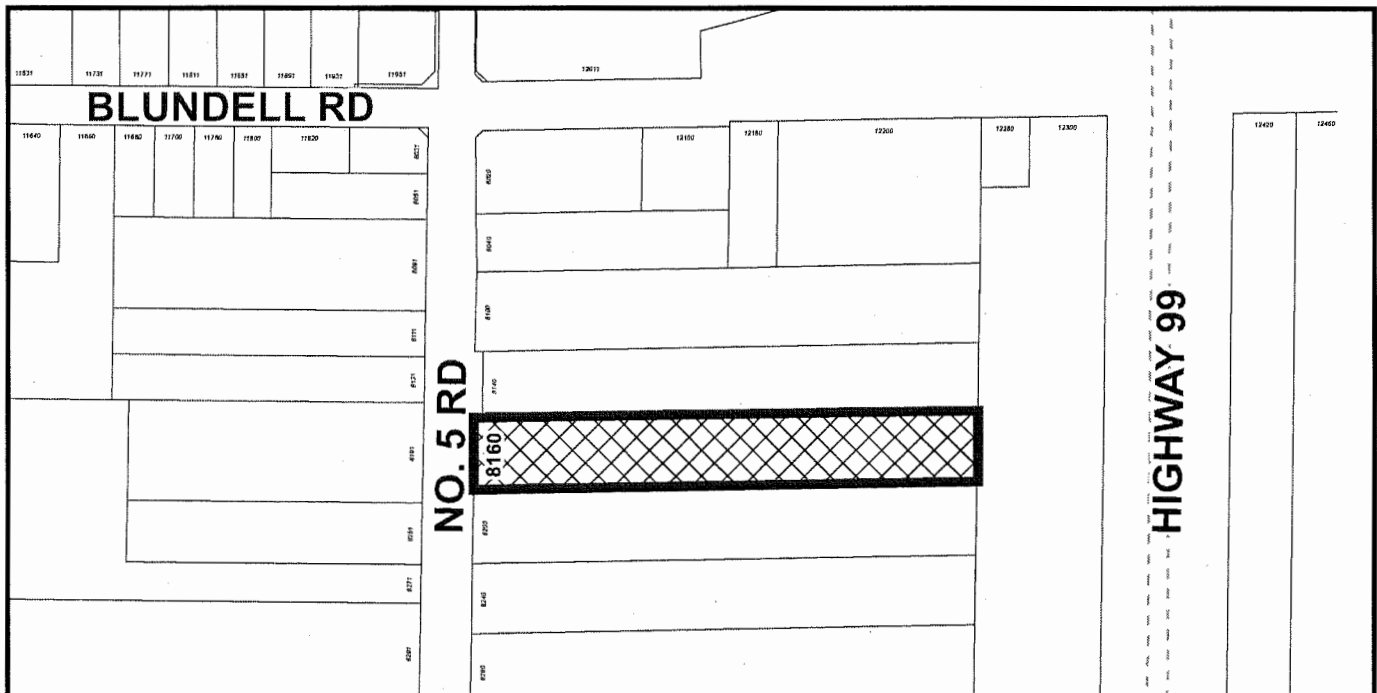
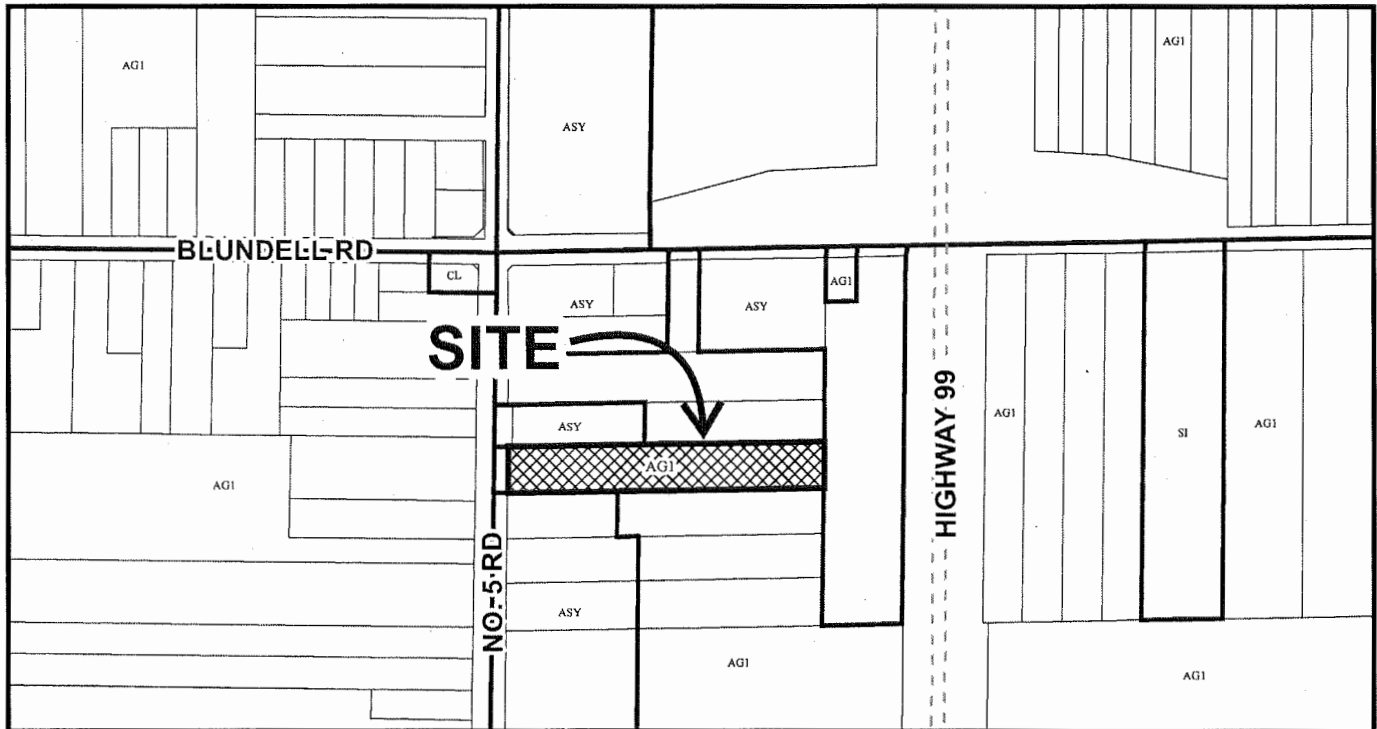
Attachment 6: Backlands Policy Area Map

Attachment 7: Excerpt of Agricultural Advisory Committee Meeting Minutes

Attachment 8: Drainage Memo from Agrologist



City of  
Richmond



AG 16-745803

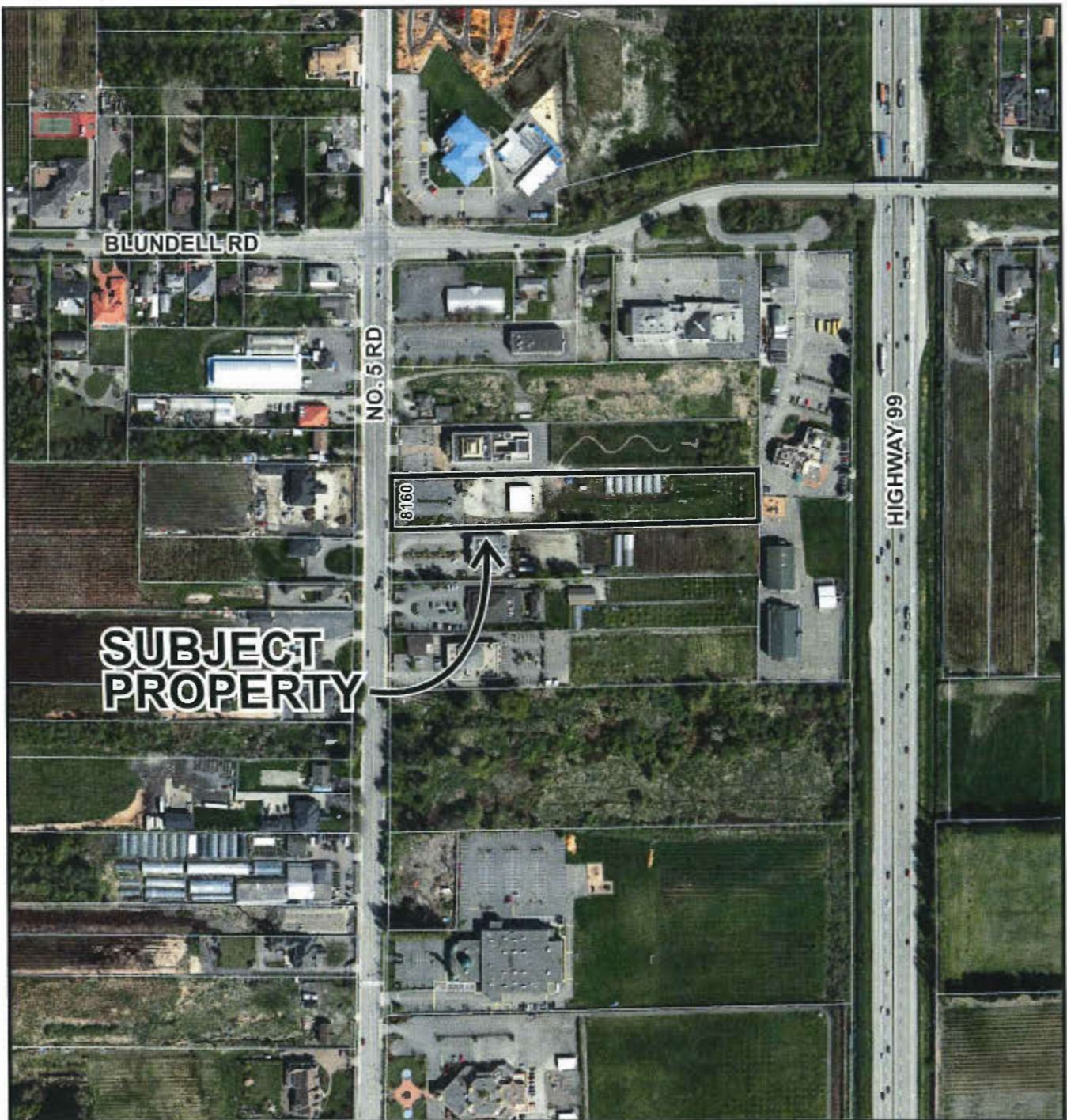
Original Date: 09/30/16

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



AG 16-745803

Original Date: 06/13/17

Revision Date:

Note: Dimensions are in METRES

DRAFT

SUBDIVISION PLAN OF LOT A, PLAN BCP32842 AND NORTH HALF LOT 3, BLOCK A, PLAN 4090  
BOTH OF SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST  
NEW WESTMINSTER DISTRICT

BCCS 92C.015

SCALE 1 : 750

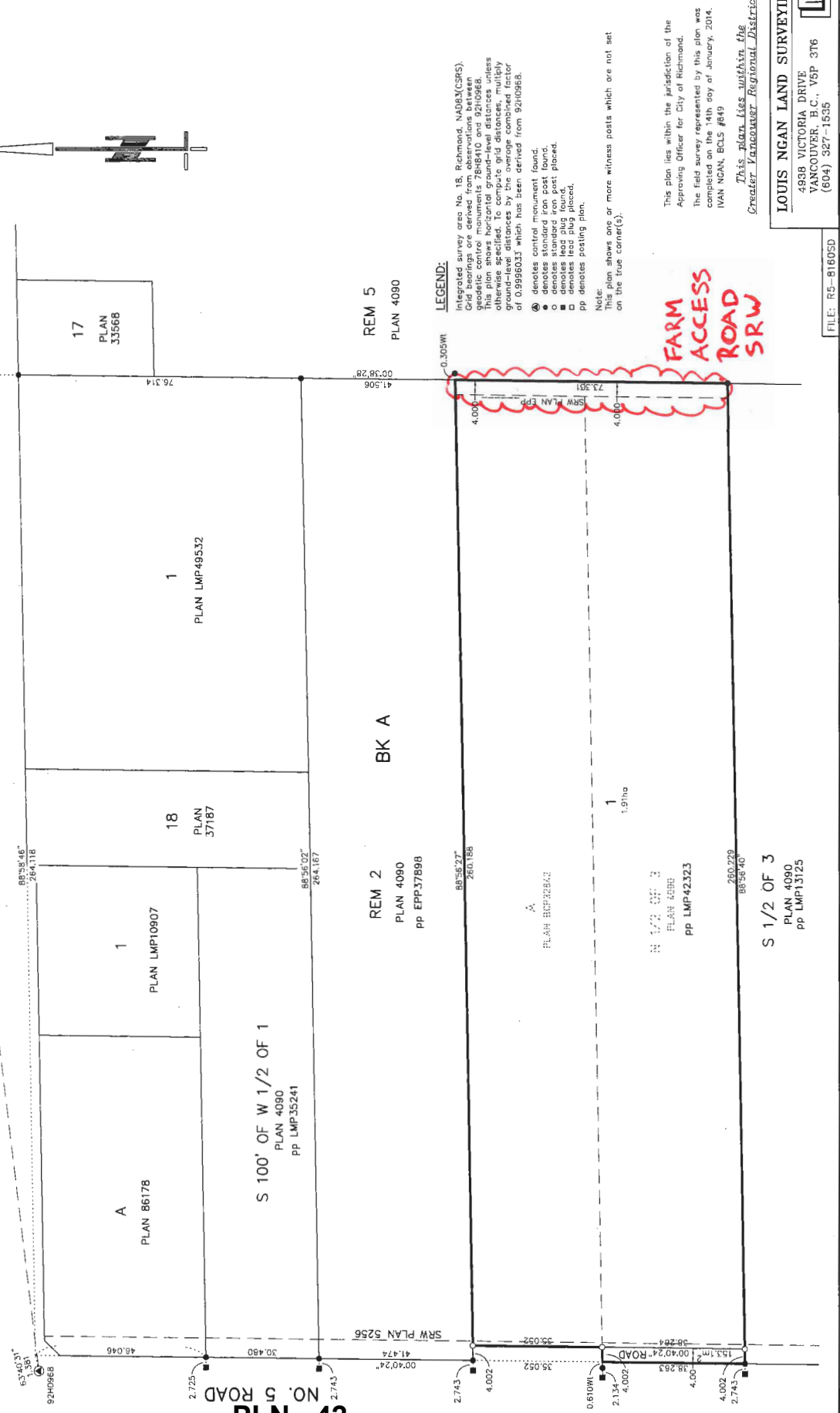


All distances are in metres.

The intended plot size of this plan is  
560mm in width by 432mm in height (C size)  
when plotted at a scale of 1 : 750.



BLUNDELL ROAD



FARM ACCESS ROAD SRW

This plan lies within the jurisdiction of the  
Approving Officer for City of Richmond.  
The field survey represented by this plan was  
completed on the 14th day of January, 2014.  
IAN NGAN BCL5 #849

This plan lies within the  
Greater Vancouver Regional District

LOUIS NGAN LAND SURVEYING  
4938 VICTORIA DRIVE  
VANCOUVER, B.C. V5P 3T6  
(604) 327-1535

FILE: R5-81605D

PLN - 42



**AG 16-745803**

**Attachment 3**

Address: 8160 No. 5 Road

Applicant: Thrangu Monastery Association

	Existing	Proposed
Owner:	Thrangu Monastery Association	No Change
Site Size (m <sup>2</sup> ):	1.0 ha	1.91 ha (Consolidation with 8140 No. 5 Road)
Land Uses:	Agricultural use	Agricultural uses (roadside stand, barn, and farm) and accessory community institutional
OCP Designation:	Community Institutional at the front 110 m and Agriculture at the back	No Change: Complies
ALR Designation	The property is contained within the ALR boundary	No Change: Complies
Area Plan Designation:	East Richmond McLennan	No Change: Complies
Zoning:	Agriculture (AG1)	Assembly (ASY) at the front 110 m and Agriculture (AG1) at the rear
Parking Required	NA	3 (1 space/20 m <sup>2</sup> of roadside stand)
Parking Actual	80 spaces may be accommodated	54 parking stalls
Other Designation	A small area designated as ESA on the east side of the subject property	No impacts to ESA as a result of proposed rezoning

Review of Farm Plan Implementation at 8160 No. 5  
Road Richmond BC

Prepared for  
Thrangu Monastery  
8140 No. 5 Road Richmond, BC

Prepared by

A handwritten signature in black ink, appearing to read "Bruce McTavish". The signature is fluid and cursive, with the first name "Bruce" written in a larger, more prominent script than the last name "McTavish".

Bruce McTavish  
McTavish Resource & Management Consultants Ltd.  
2858 Bayview St. Surrey, BC V4A @z4

March 22, 2016

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## 1.0 Introduction

The following report is the third report related to the agricultural site assessment of land Located at 8160 No.5 Road Richmond B.C. The report is prepared in response to questions from the City of Richmond with respect to implementing the agricultural plan that was developed in 2013 and the Addendum prepared on December 2, 2013 that outlined implementation costs for the farm plan.

The December 2, 2013 addendum detailed implementation cost that totalled \$10,800 (see below).

The following cost estimate assumes no volunteer labour for planting, cultivation, maintenance, harvesting and upgrading polyhouses in year 1:

- Purchase of fruit trees which will be 50 trees x \$25.00 = \$ 1250.00
- Purchase of new raspberry canes = \$ 50.00
- Purchase of 20 new blueberry plants = \$ 80.00
- Hoses to the fruit trees for hand watering = \$ 200.00
- Cultivation/tilling fruit tree area tractor + implements 8 hours = \$ 1000.00
  - Includes move in and move out charges
- Upgrading two remaining polyhouses = \$2,000.00
- Planting trees, staking trees and planting small fruits = \$1,000.00
- Purchase of seed or plugs of vegetables and installation = \$ 500.00
- Management of crops in year 1 including:
  - Fertility
  - Weeding
  - Pruning
  - Watering
  - Harvesting = \$4,000.00

**Total Estimated Costs \$10,080**

## 2.0 Implementation

A site inspection was carried out in the spring of 2016 to determine if the farm plan that was developed in 2013 had been implemented. The following observations were made:

The fruit tree orchard has been planted and all trees are staked, topsoil amended and in healthy condition (Figure 1).



Figure 1 Fruit tree orchard

Small fruit bushes including blueberries, goji berries, raspberries and black currents were planted and being maintained at the south end of the property.

Three of the polyhouses have been cleaned up and were in production in 2015 and have either been replanted in 2016 (Figure 2) or are ready for planting (Figure 3 and Figure 4). The remaining 3 polyhouses are slated for planting in 2016 (Figure 5).

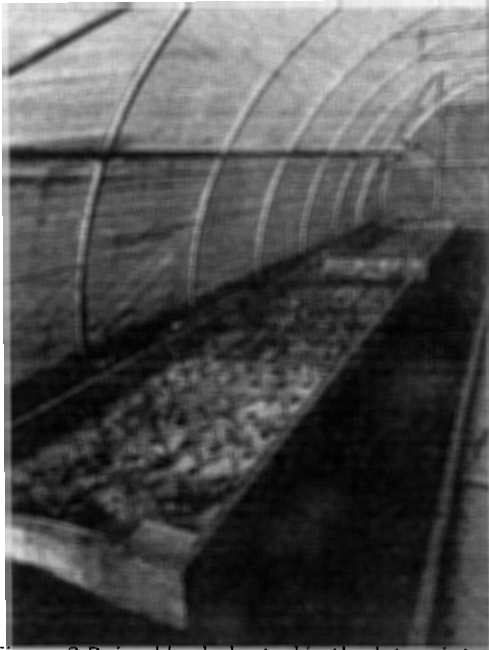


Figure 2 Raised bed planted in the late winter 2016



Figure 3 Raised beds ready for spring 2016 planting

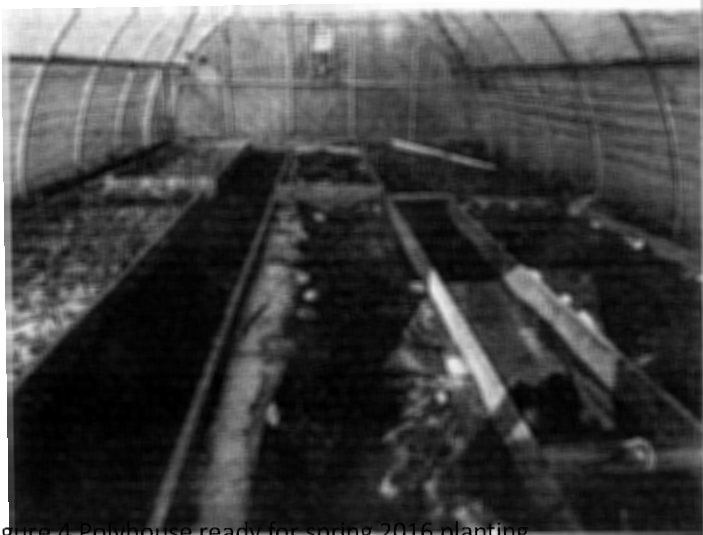


Figure 4 Polyhouse ready for spring 2016 planting



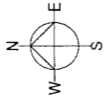
Figure 5 Overview of polyhouses

### 3.0 Summary

The site inspection indicated that the orchard and small fruit tree production area has been planted as recommended in the 2013 Farm Plan. The only addition work needed on this site is the clean up of 2 more polyhouses and the spring planting. The Polyhouse clean up costs will be approximately \$500 and the spring planting is an ongoing farm activity not a capital cost.

D0.0	COVER PAGE	NTS
D1.1	CONTEXT PLAN	1/32" = 1'-0"
D1.2	SITE PLAN	1/32" = 1'-0"
D1.3	AERIAL PLAN	NTS
D1.4	STREETSCAPES & BUILDING MATERIALS	
D1.5	STREETSCAPES & FENCE DESIGN	NTS
D2.1	SHOP PLAN, ELEVATIONS & SECTIONS	1/8" = 1'-0"
D2.2	STUPA PLAN & ELEVATIONS	1/8" = 1'-0"
D2.3	GATE PLAN, ELEVATION & DETAILS	1/8" = 1'-0"
D2.4	PAVER PATTERN & COLOURS	1/8" = 1'-0"
D2.5	EXISTING BARN PLAN	1/4" = 1'-0"
D2.6	DETAILS	1/2" = 1'-0"

<b>PROJECT INFORMATION</b>	<b>LOT 3, BLOCK A, SEC 19 BLK 4 NORTH RANGE 5 WEST NWD PL 4000</b>
Legal Description	
Zoning District	Rezone AG-1 Agriculture to Assembly ASY
Use(s)	Assembly Use (first 110m)
Lot Area	10,108 sq.m
Area Breakdown:	
Dedication Land Area (Area 3)	150 sq.m
Proposed Non-Farm Use Area (Area 1)	3,556 sq.m
Existing Active Farming Area to Remain	6,400 sq.m
ESA Area (Included Above)	467 sq.m
Staging Area (Included Above)	527 sq.m
Proposed Shop Building Area	53.5 sq.m
Parking Information:	
Use:	Surplus Parking to Triangu Monastery * 60 as overflow space to Triangu Monastery (no increase in floor area) Refer to existing parking management plan by 140 No. 5 for conditions and special event requirements.
Parking Space Required:	6 parkings required for road side stand
Parking Space (Surplus) Proposed:	48 parkings
Total Parking Spaces:	54 / 1 HC parking / 3 small parkings)



6M DEDICATION FOR FARM ACCESS ROAD



MARTIN LIEW ARCHITECT-AIBC

NO.	DATE	REVISION
	01 2018/03/07	RZ APPL
	02 2017/06/19	REV FOR RZ APPL

---

THIS DRAWING MUST NOT BE RECALLED THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT AND ENGINEER IN WRITING ANY CHANGES AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF FACADE DESIGN & CONSTRUCTION INC. NO PARTS MAY NOT BE LOANED OR REPRODUCED WITHOUT THEIR WRITTEN CONSENT.

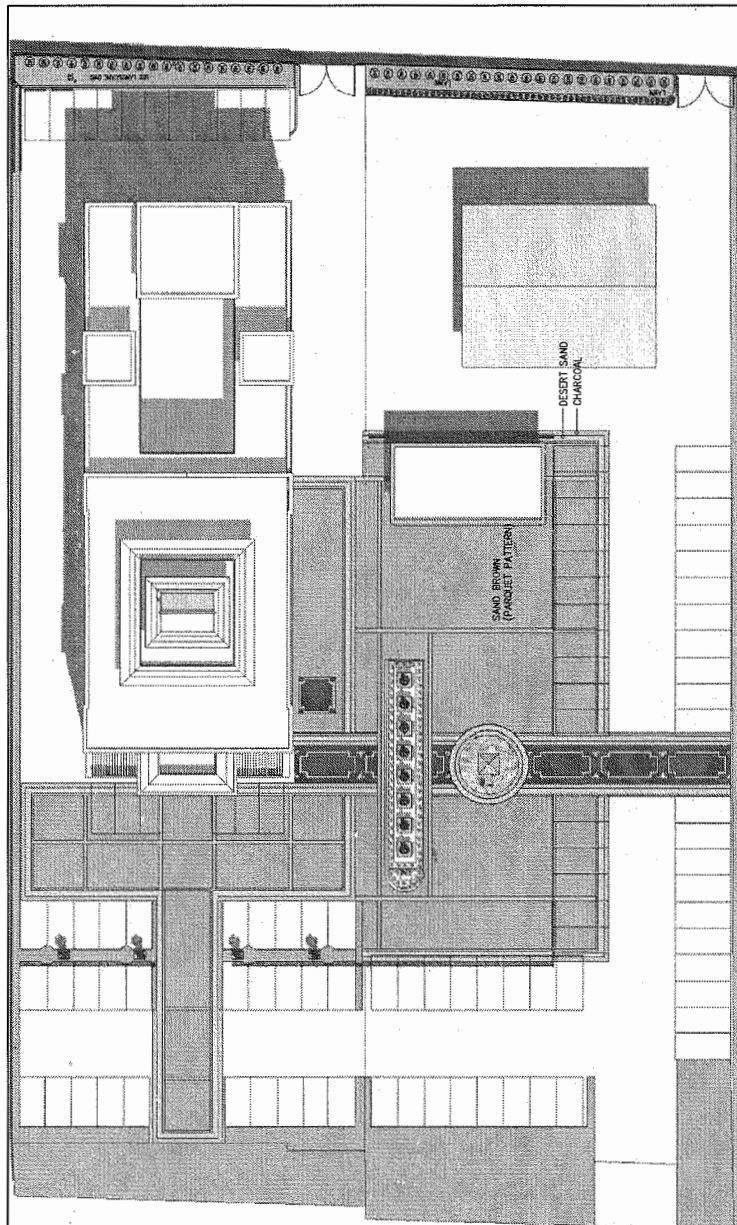
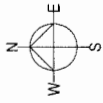
PROJECT TITLE  
8160 NO. 5 RD. RICHMOND  
Rezoning Application

**SHEET TITLE**  
**PROJECT DATA & DRAWING LIST**

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JHYVO	HT5
CHECKED:	PROJECT NUMBER:
MC	APR-0000
REVISION DATE:	Dwg. No.
2017/05/18	
PRINT DATE:	

**D.O.O**





CENTRAL PATH

PLN - 52

DRAWN	SCALE
CHECKED	PROJECT NUMBER
DATE	PROJECT NO.
REVISION DATE	DATE
REVISION NO.	DATE
PRINT DATE	

D1.3

SHEET TITLE  
AERIAL PLAN

PROJECT TITLE  
8160 NO. 5 RD. RICHMOND  
Rezoning Application

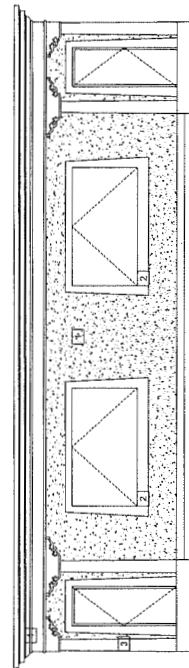
NZ.	DATE	REVISION
D1	2016/03/07	NZ APPL.
D2	2017/02/18	REV FOR NZ APPL.

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DRAWING IS NOT TO BE USED FOR  
CONSTRUCTION WITHOUT THE ARCHITECT'S  
CONSENT.

7029 17th Avenue, Burnaby B.C.  
Phone: +1 (604) 330-3500  
Email: martin@martin-architect.com

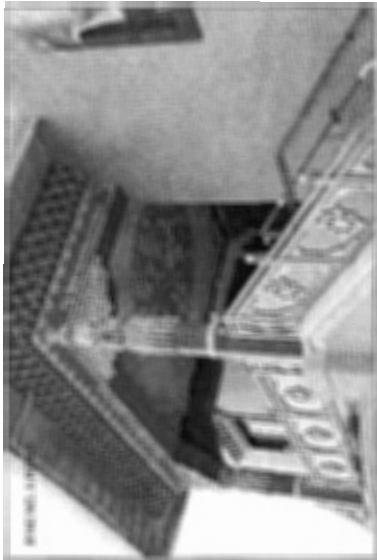
MARTIN LIEW ARCHITECT-AIBC

AERIAL PLAN  
\*RENDERING COLOURS ARE FOR REPRESENTATION ONLY. THEY DO NOT SHOW THE TRUE COLOURS. PLEASE REFER TO A2.4 FOR PAPER PATTERNS & COLOURS.  
\*PATTERNS AND COLOURS TO MATCH EXISTING PAPERS @ 8140 NO. 5 ROAD.

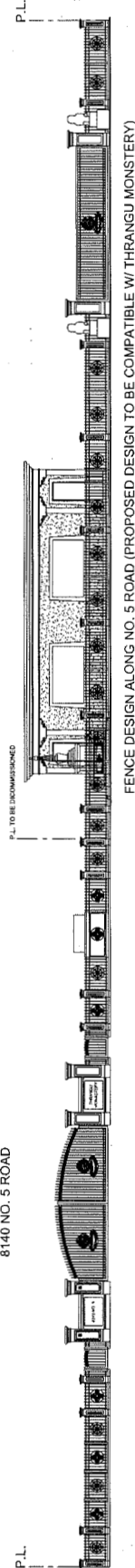


EXTERIOR FINISHES (TO BE COMPATIBLE W/ THRANGU MONASTERY)

- 1 ROCK DASH STUCCO  
Benjamin Moore 2090-40 WILD FLOWER
- 2 PAINTED WINDOW TRIM (BLACK)
- 3 PAINTED PILLAR  
Benjamin Moore 2093-30 BERRY WINE
- 4 PAINTED ROOF CORNICE W/ GOLD LINING  
Benjamin Moore 2093-30 BERRY WINE



8140 NO. 5 ROAD



7320 17th Avenue, Burnaby B.C.  
Phone: 604-666-1535  
Email: martin@martinliew.com

MARTIN LIEW ARCHITECT-AIBC

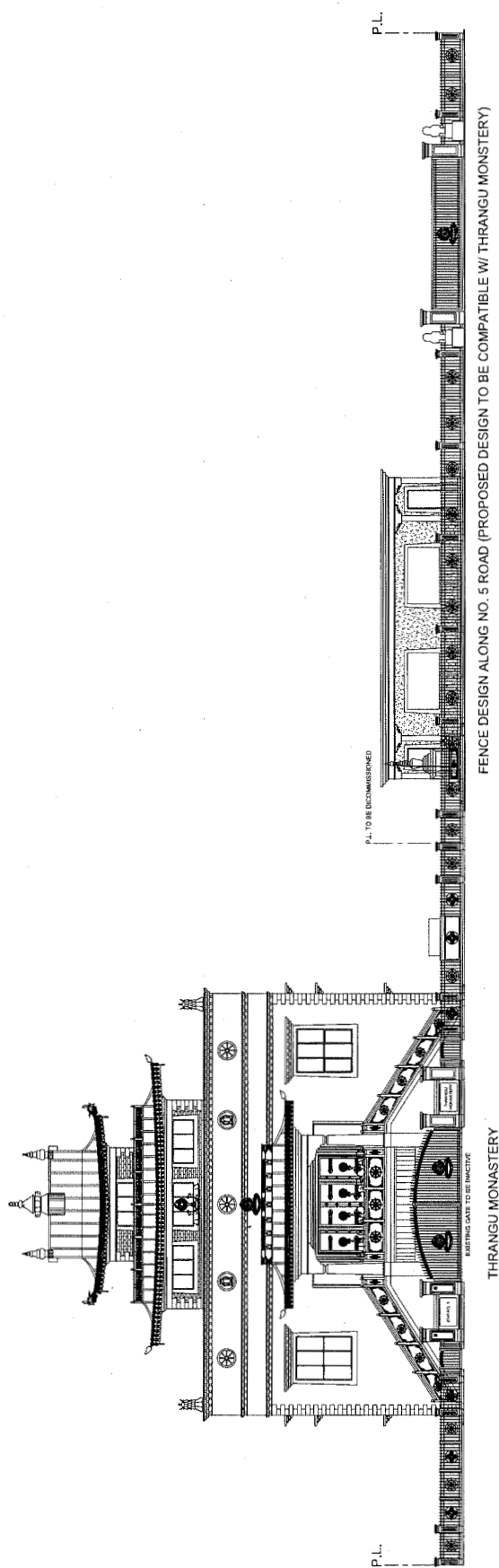
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NO. DATE REVISION  
01 20160918 RZ APPL  
02 20170518 NEW FOR RZ APPL

PROJECT TITLE  
8160 NO. 5 RD. RICHMOND  
Rezoning Application

SHEET TITLE  
STREETSCAPES & MATERIALS

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DATE: [blank]  
DESIGN DATE: [blank]  
PRINT DATE: [blank]  
D1.4



7039 17th Avenue, Burnaby B.C.  
Phone: +1 (604) 338-3506  
Email: [artcmilieu@gmail.com](mailto:artcmilieu@gmail.com)

MARTIN LIEW ARCHITECT-AIBC

NO.	DATE	REVISION
01	2016/09/18	RZ APPL.
02	2017/05/18	REV FOR RZ APPL

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PROJECT TITLE  
8160 N  
Rezon

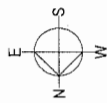
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8160 NO. 5 RD. RICHMOND  
Rezoning Application

SHEET TITLE

# STREETSCAPES

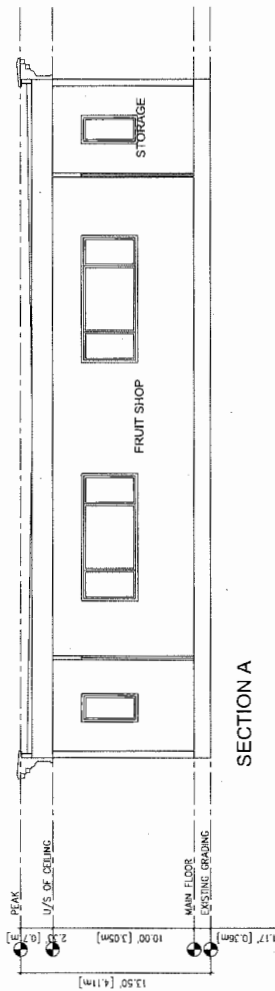
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ML	A-50-009
REVISION DATE:	Dwg. No.
2017/05/18	
PRINT DATE:	

D1.5

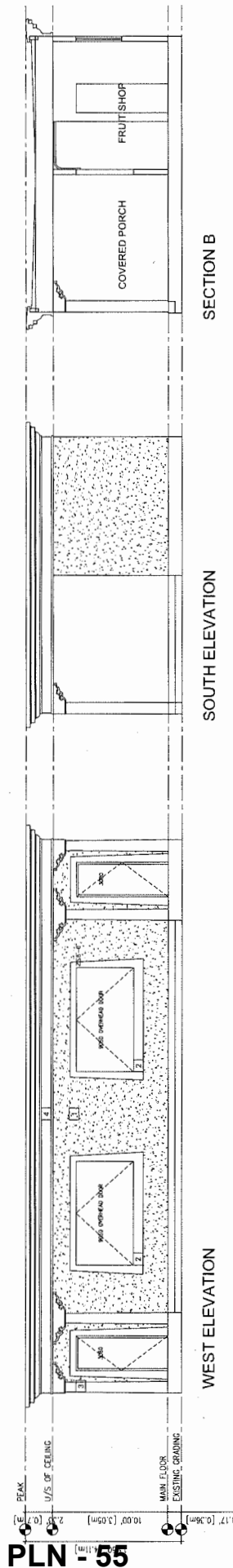


\* REFER TO FINISH LEGEND ON D1.4

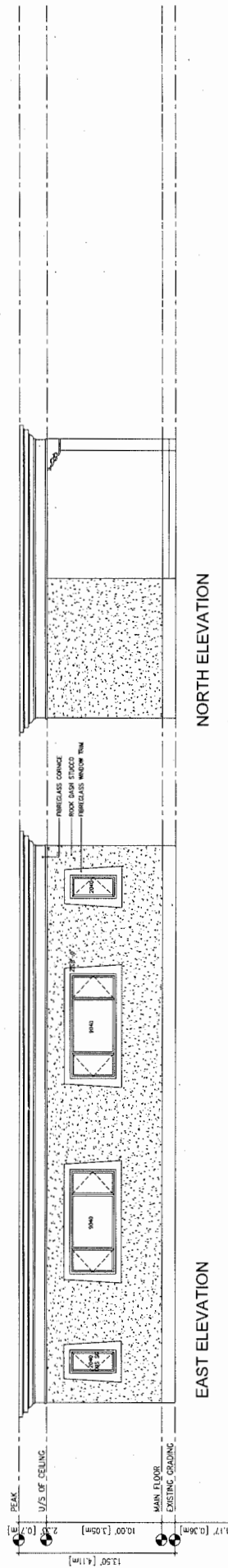
- 1 ROCK DASH STUCCO  
Benjamin Moore 2090-40 WILD FLOWER
- 2 PAINTED WINDOW TRIM (BLACK)
- 3 PAINTED PILLAR  
Benjamin Moore 2003-30 BERRY WINE
- 4 PAINTED ROOF CORNICE W/ GOLD LINING  
Benjamin Moore Benjamin Moore 2003-30 BERRY WINE



## SECTION A



**SOUTH ELEVATION**



NORTH ELEVATION

7039 17th Avenue, Burnaby B.C.  
Phone: +1 (604) 338-3508  
Email: [archanmiew@gmail.com](mailto:archanmiew@gmail.com)

NO.	DATE	REVISION
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02	201705/18	REV FOR RZ APPL.

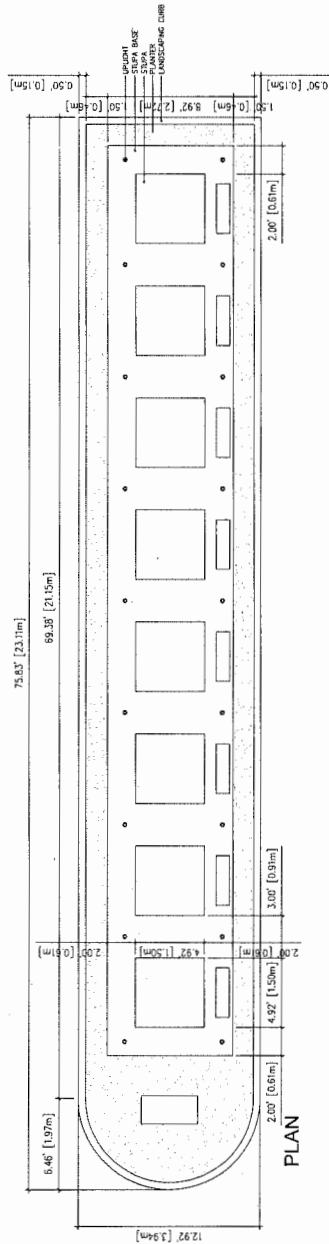
PROJECT TITLE  
8160 NO. 5 RD. RICHMOND  
Rezoning Application

SHOP PLAN, ELEVATIONS  
& SECTIONS

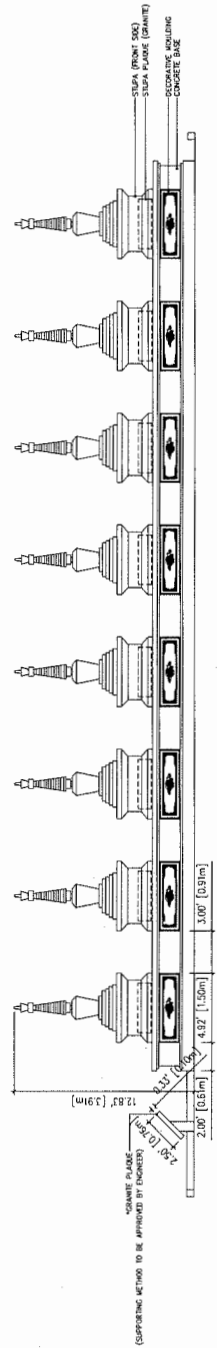
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 BY: JAVO  
 CHECKED: \_\_\_\_\_ PROJECT NUMBER: \_\_\_\_\_  
 M.L. A-00-000  
 REVISION DATE: \_\_\_\_\_ Desg. No. \_\_\_\_\_  
 2017/05/18  
 PRINT DATE: \_\_\_\_\_

MARTIN LIEW ARCHITECT-AIBC

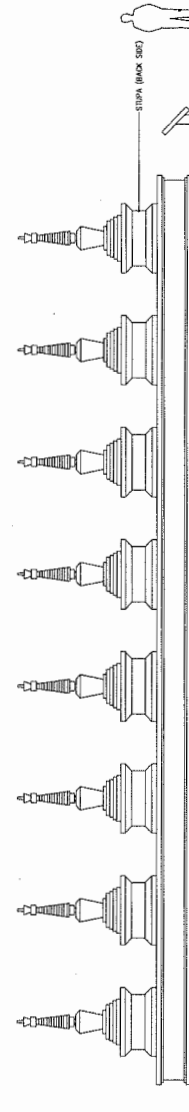
## D2.1



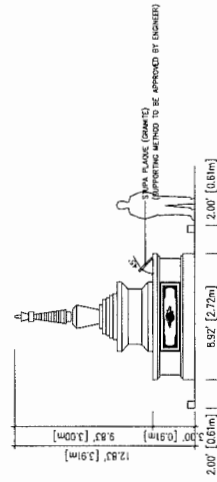
STUPA PLAQUE



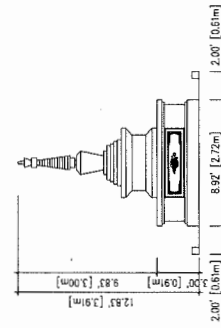
SOUTH ELEVATION (FRONT SIDE)



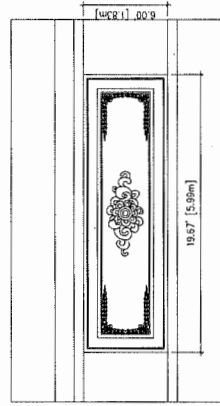
NORTH ELEVATION (BACK SIDE)



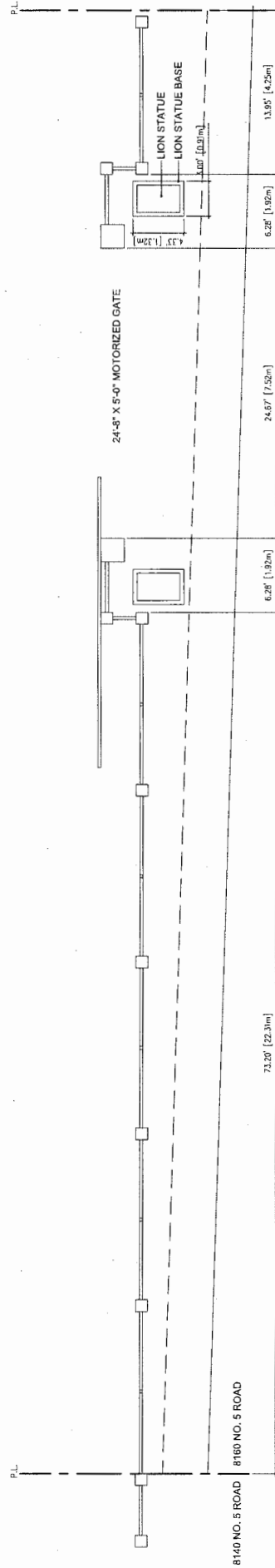
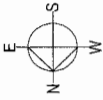
WEST ELEVATION



EAST ELEVATION

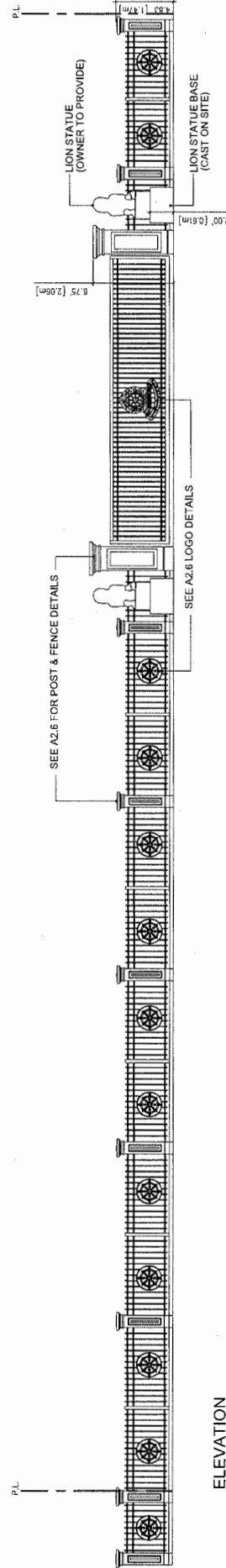


## DECORATIVE MOULDING



PLAN

PLN - 57



ELEVATION

7338 17th Avenue, Burnaby B.C.  
Phone: +1 (604) 338-3508  
Email: arch@dwg.com

MARTIN LIEW ARCHITECT-AIBC

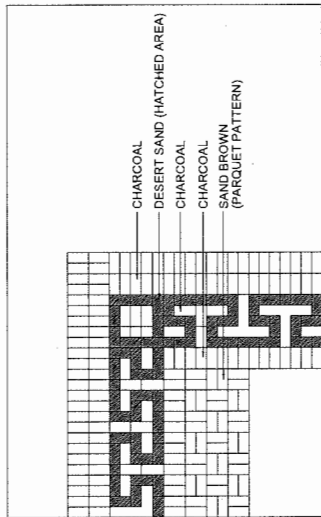
NO. DATE REVISION  
01 2015/11/16 RZ APPL.  
02 2017/05/18 REV FOR RZ APPL.

THIS DRAWING SET WILL BE USED FOR THE GENERAL  
CONSTRUCTION OF THE PROJECT. THE CLIENT AND  
ARCHITECT SHALL BE RESPONSIBLE FOR THE  
ACCURACY OF THE INFORMATION PROVIDED.  
THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR  
THE ACCURACY OF THE INFORMATION PROVIDED  
BY OTHERS. THE ARCHITECT SHALL NOT BE  
RESPONSIBLE FOR THE ACCURACY OF THE  
INFORMATION PROVIDED BY OTHERS.

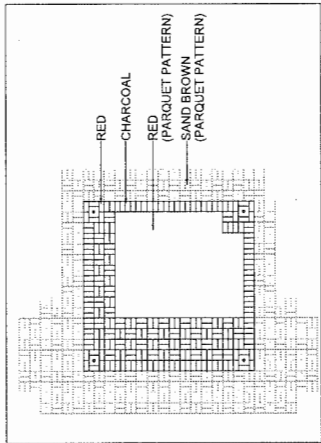
PROJECT TITLE  
8160 NO. 5 RD. RICHMOND  
Rezoning Application

SHEET TITLE  
GATE PLAN, ELEVATION & DETAILS

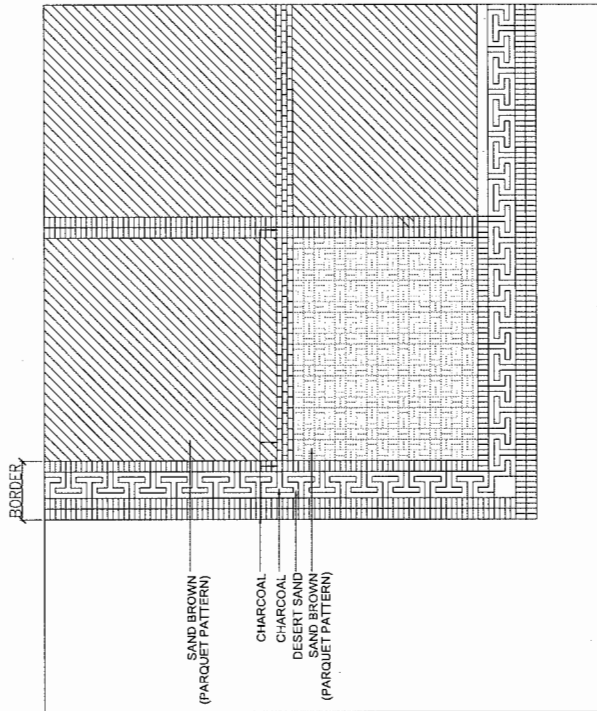
SHEET NO.  
D2.3



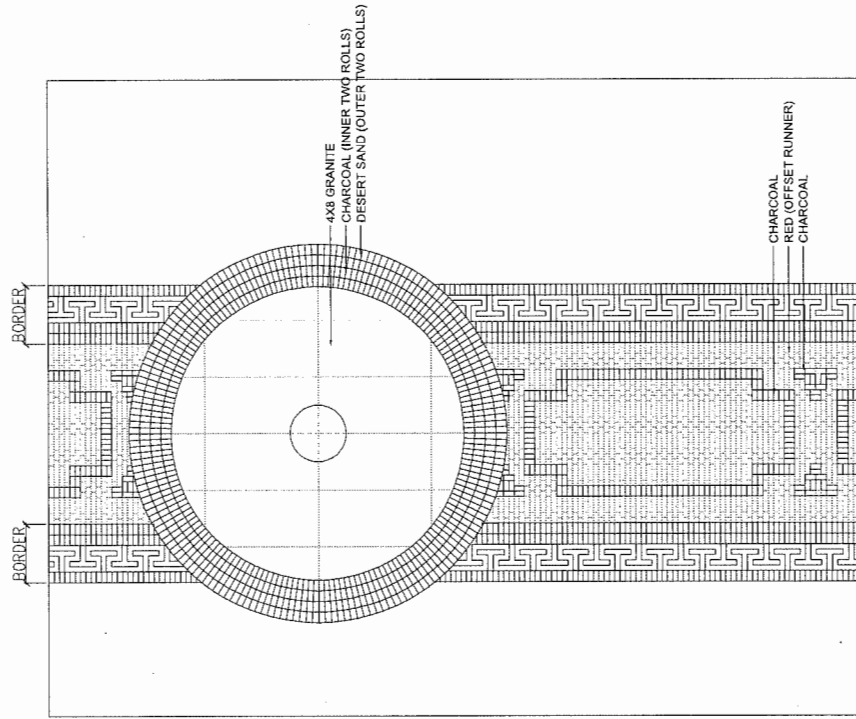
TYPICAL BORDER PAVES PATTERN & COLOURS



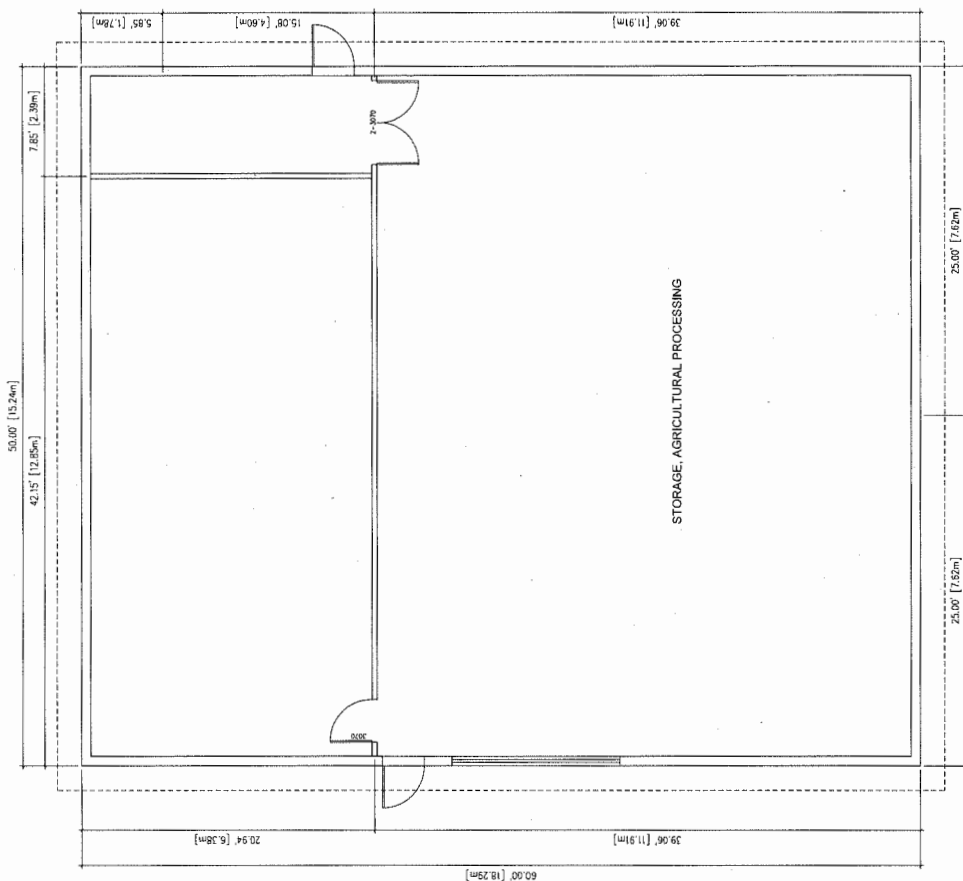
GROUND FLOOR ENTRY PAVES PATTERN



TYPICAL PAVES PATTERN & COLOURS



CENTRAL PATH PAVES PATTERN & COLOURS



FLOOR PLAN

7039 17th Avenue, Burnaby B.C.  
Phone: +1 (604) 335-3508  
Email: [sirchmiller@gmail.com](mailto:sirchmiller@gmail.com)

MARTIN LIEW ARCHITECT-AIBC

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NO.	DATE	REVISION
01	2015/11/16	R2 APPL.
02	2017/05/18	REV FOR R2 APPL.

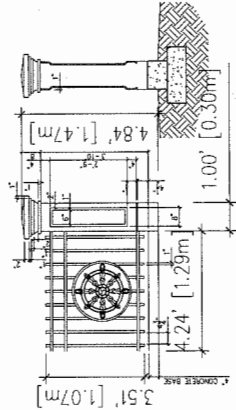
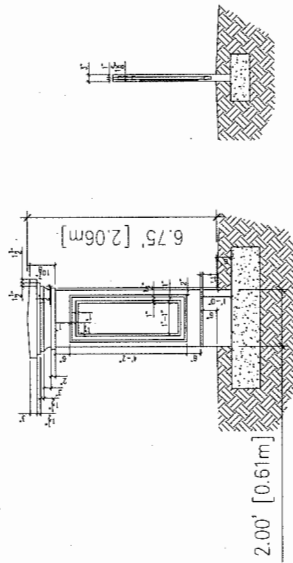
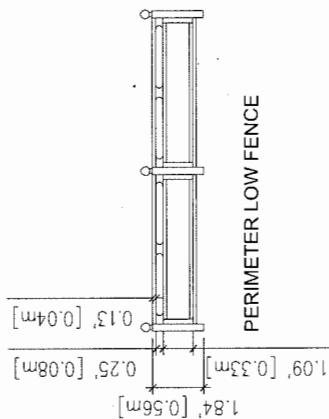
PROJECT TITLE  
8160 N  
Rezon

PROJECT TITLE  
8160 NO. 5 RD. RICHMOND  
Rezoning Application

SHEET TITLE  
BARN PLAN (EXISTING)

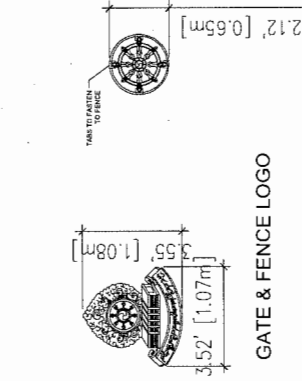
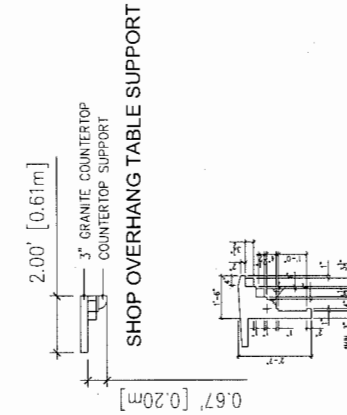
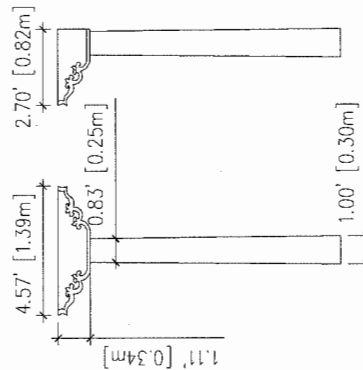
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DATE:	AUTHOR:
REVISION DATE:	Dep. No.
PRINT DATE:	

## D2.5



LARGE POST @ FRONT GATE

SMALL POST & FENCE @ FRONT GATE



SHOP COLUMN @ CORNER

SHOP FIBREGLOSS CORNICE

\* COLUMN SIZE TO BE DETERMINED BY STRUCTURAL ENGINEER

7038 17th Avenue, Burnaby B.C.  
Phone: +1 (604) 338-3068  
Email: martinliu@gmail.com

MARTIN LIEW ARCHITECT-AIBC

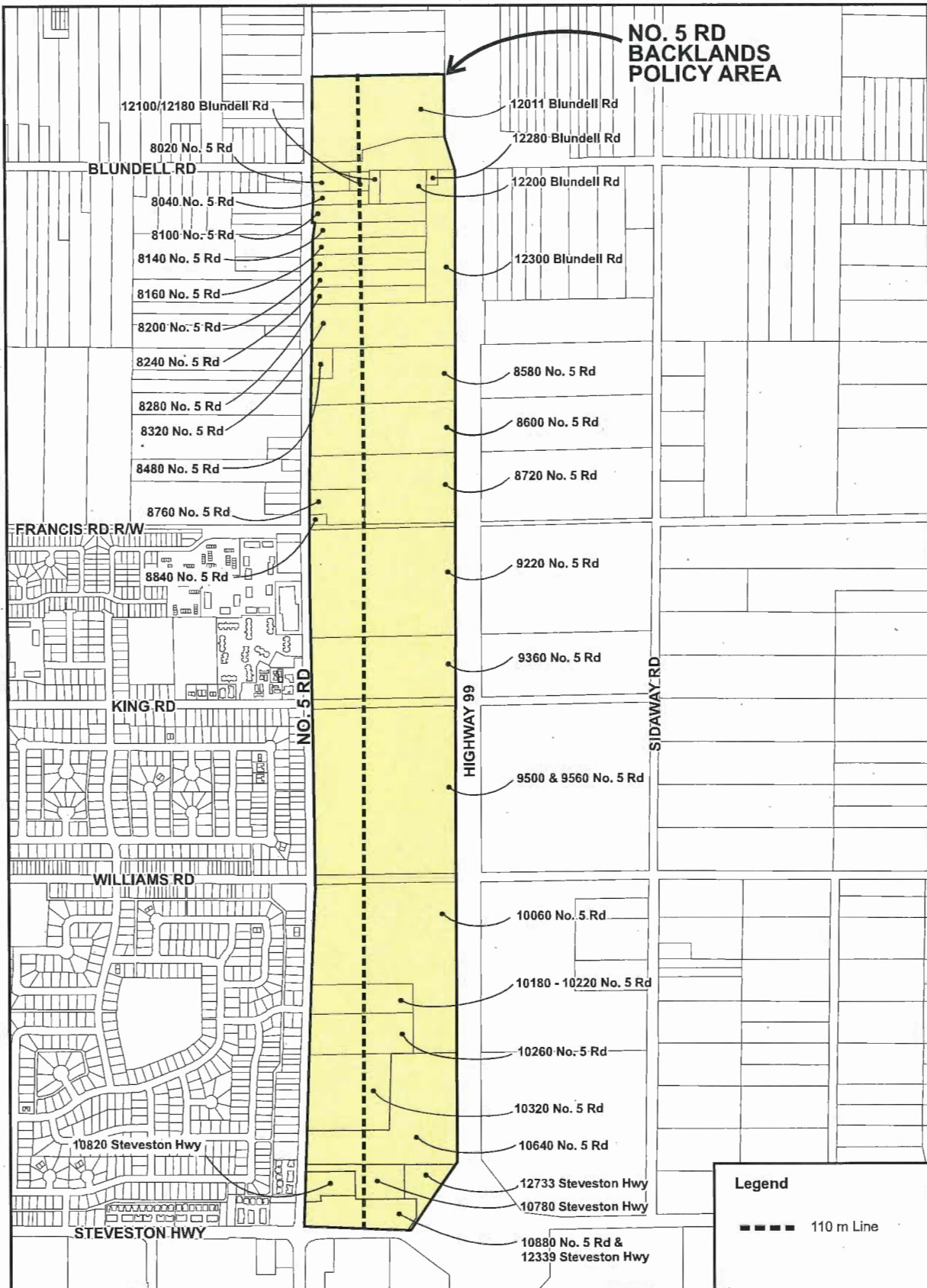
NO. DATE REVISION  
01 20/07/16 RZ APPL  
02 20/05/18 REV FOR RZ APPL

THIS DRAWING SET WHEN CALLED THE CORNICE  
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND  
MATERIALS AND CONDITIONS SHALL BE REPORTED  
TO THE ARCHITECT FOR APPROVAL AND AT ALL  
TIMES A COPY OF THE DRAWING SET SHALL BE  
ON HAND FOR THE ARCHITECT'S REFERENCE.

SHEET TITLE  
BARN PLAN (EXISTING)

DRAWN: JAVO  
CHECKED: JAVO  
DESIGNED: JAVO  
DATE: 20/05/18  
PRINT DATE: 20/05/18  
SCALE: 1/2" = 1'-0"  
SHEET NUMBER: A-0000  
DAY NO. 1  
PRINT DATE: 20/05/18

D2.6



# No.5 Road Backlands Policy Area

PLN - 61

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES



City of Richmond

## Excerpt of Minutes

## AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Wednesday, November 2, 2016 (7:00 pm)

M.2.002

Richmond City Hall

### 3. Development Proposal – Non-Farm Use Application at 8160 No. 5 Road (Thrangu Monastery)

Staff provided an overview of the non-farm use application at 8160 No. 5 Road to beautify the front portion of the property by developing a landscaped extension to the existing temple at 8140 No. 5 Road, including religious statues, an accessory produce stand and overflow parking. The proposal also includes consolidation of 8160 and 8140 No. 5 Road into one legal parcel. The Chair invited the applicants to the table.

The Committee had the following questions and comments:

- The AAC wanted to know how the farm plan has been implemented. Current farming activities include the planting of a fruit tree orchard with trees staked, topsoil amended and in healthy condition. Small fruit bushes were planted and being maintained at the south end of the property. Six polyhouses have either been replanted or newly planted this year including vegetables, fruits and flowers.
- The AAC asked for more information about the produce to be sold at the produce stand. The applicant explained that produce planted on site are already being sold at the monastery. The proposed produce stand would allow for the expansion of produce sales as well as a seed germination area.
- The AAC asked what the benefits of consolidation are. The benefits would be the creation of larger farmable parcels to provide more farm property options and viability for agricultural operations. The City of Richmond looks for opportunities to consolidate agricultural lots to provide opportunities for larger scale farm businesses. As part of the rezoning and consolidation, the applicant will improve the agricultural portion of the property by installing a unified irrigation system over both 8140 and 8160 No. 5 Road.
- The AAC wanted clarification in regards to how the No. 5 Road Backlands farm access road would function. The proposed 4 m wide statutory right-of-way along the east property line will be used as a north south farm access road in the future to connect with adjacent properties within the No. 5 Road Backlands Policy Area. An east west farm access road (Williams Road) will also provide connections to No. 5 Road from the north

south access road. Statutory right-of-ways have been secured for a few properties south of the subject properties.

- The AAC asked about potential drainage impacts to the agricultural lands resulting from the proposed paving at the front of the property. The applicant explained that currently there is existing paving on the western portion of the site. Variation in elevation within the agricultural portion helps prevent the crops from being affected by flooding. The consultant suggested that a line may be installed to further pick up depression areas on the site and move excess water to the City's stormsewer system.

As a result of discussion, the Committee passed the following motion:

*That the non-farm use application at 8140 No. 5 Road be supported as presented, subject to a revised farm plan reviewed by staff which would include drainage improvements to ensure agricultural land is not negatively impacted.*

*Carried Unanimously*



May 15, 2017

MEMO

To: Ada Chan Russell  
Planner City of Richmond

From: Bruce McTavish PAg  
McTavish Resource & Management Consultants Ltd.

Re: 8160 No. 5 Road Drainage

I have reviewed my previous reports from 2013, 2015 and 2016, for this property with respect to drainage and my professional opinion is that the drainage is appropriate for agriculture and that the addition of a drain line to No. 5 Road is not necessary.

The monastery has implemented the recommendations from my 2013 report and are producing agricultural products from the greenhouses, orchard and outside vegetable beds. The raised orchard and vegetable production areas are well drained and the greenhouses are not affected by standing water during the rainy season.

A handwritten signature in black ink, appearing to read 'Bruce McTavish', is written in a cursive style.

Bruce McTavish MSc, MBA, PAg, RPBio  
President  
McTavish Resource & Management Consultants Ltd.



# City of Richmond

## Report to Committee

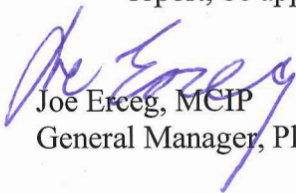
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**To:** Planning Committee **Date:** May 26, 2017  
**From:** Joe Erceg, MCIP **File:** 01-0100-30-ACEN1-  
General Manager, Planning and Development 01/2017-Vol 01  
**Re:** **Agricultural Advisory Committee 2016 Annual Report and 2017 Work Program**



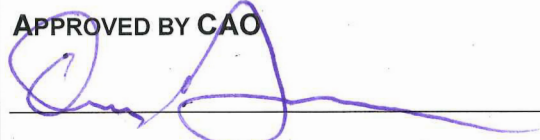
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### Staff Recommendation

1. That the staff report titled "Agricultural Advisory Committee 2016 Annual Report and 2017 Work Program" dated May 26, 2017 from the General Manager, Planning and Development, be received for information; and
2. That the Agricultural Advisory Committee 2017 Work Program, as presented in this staff report, be approved.

  
Joe Erceg, MCIP  
General Manager, Planning and Development

Att. 2

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

## **Staff Report**

### **Origin**

The Richmond Agricultural Advisory Committee (AAC) was established in 2003 upon Council approval of the Richmond Agricultural Viability Strategy (RAVS) which emphasizes soil based farming.

A primary role of the AAC is to provide agricultural advice, to Council, City staff and stakeholders (e.g., the BC Ministry of Agriculture, BC Agricultural Land Commission [ALC] Metro Vancouver), on a wide-range of issues and projects that affect agricultural viability and to help implement the RAVS recommendations

In accordance with the AAC Terms of Reference, this report summarizes the activities of the Committee in 2016 and recommends a 2017 Work Program for consideration and approval by Council. The AAC endorsed the proposed work program at its meeting held on May 24, 2017.

### **Summary of 2016 Annual Report**

The detailed 2016 Annual Report is contained in Attachment 1. Highlights are as follows:

- Reviewed and provided feedback on a total of nine development proposals related to or affecting agricultural activities.
- Received regular updates and provided feedback on various City policies and initiatives (e.g., No. 5 Road Backlands Policy).
- Received regular updates on the George Massey Tunnel Replacement project.
- Received information and commented on local food awareness initiatives (e.g., Updates on the Garden City Lands, Richmond Food Charter).
- Received information on agricultural initiatives and funding programs (e.g., BC Ministry of Agriculture farming advisory sheets).

### **Summary of Proposed 2017 Work Program**

The proposed detailed 2017 Work Program is contained in Attachment 2: the following is a summary of the highlights:

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS) agricultural policies which emphasize soil based farming.
- Provide agricultural advice to Richmond City Council and staff on proposed development, land use, soil fill, road, farm access and infrastructure (e.g., drainage, irrigation, dyking, pumping stations) matters in and adjacent to the ALR.
- Receive updates on a wide range of federal, provincial, regional, City and private sector agricultural initiatives and provide advice when requested.
- Continue to promote agriculture viability and soil based farming awareness in Richmond.

### **Financial Impact**

None.

## Conclusion

The 2016 Annual Report for AAC is submitted for information and the 2017 Work Program is recommended for Council approval



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TTC/acr

- Att. 1: 2016 Agricultural Advisory Committee Annual Report  
2: Proposed 2017 Agricultural Advisory Committee Work Program

**2016 Annual Report  
Agricultural Advisory Committee (AAC)  
Agricultural Advisory Committee 2016 Accomplishments**

Projects	Results Expected	Accomplishments and Comments
City and ALC Related Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Reviewed and provided comments on a total of 9 development proposals forwarded by staff: <ul style="list-style-type: none"> <li>- 9 required City approval</li> <li>- 6 required both City and ALC approval</li> </ul> </li> <li>Projects covered issues related to a Development Variance Permit application to increase the height of a telecommunication tower, and non-farm use applications: <ul style="list-style-type: none"> <li>- to place fill;</li> <li>- within the No. 5 Road Backlands Policy area;</li> <li>- to adjust property lines; and</li> <li>- for a sand storage facility</li> </ul> </li> </ul> <p>(see the Development Proposal List below)</p>
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Received information on the proposed changes to the No. 5 Road Backlands Policy and provided feedback</li> </ul>
External Agency Policy Initiatives	<ul style="list-style-type: none"> <li>Received information and updates</li> <li>Provided agricultural advice to the agency (through council) when requested</li> </ul>	<ul style="list-style-type: none"> <li>Received information on initiatives, funding programs, workshops and farming advisory information sheets from Ministry of Agriculture staff</li> <li>Received information on the Richmond Food Charter and the Regional Food System Action Plan and provided feedback</li> <li>Received information on the Metro Vancouver Agriculture Impact Assessment Guidelines and provided feedback</li> </ul>
Major Transportation Projects	Agricultural advice to Council	<ul style="list-style-type: none"> <li>Received regular updates regarding the George Massey Tunnel Replacement project from the provincial GMTR project team and City staff, and provided comments</li> </ul>
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> <li>Received updates on the Garden City Lands (Legacy Landscape Plan) and provided comments</li> </ul>
General Agricultural Related Issues	Identified specific initiatives that improve or impact agriculture	<ul style="list-style-type: none"> <li>Endorsed the Richmond Food Charter</li> </ul>

2016 List of Development Proposals Reviewed by the AAC

File No.	Address	Proposed use	Approvals Required		ALC Advice
			City	ALC	
DV 16-721776	17080 Cambie Rd	Telecommunication Tower Proposal to relocate and vary the permitted maximum height	X		That the DVP be supported to ensure no future limitation to agricultural activity
RZ 14-674068	8480 No. 5 Rd	Rezoning application to rezone from Agriculture (AG1) to Assembly (ASY) to allow for a proposed temple.	X		That the rezoning application be supported as presented
NF 15-690592	14791 Westminster Hwy	Non-farm use application to place 176,520 m <sup>3</sup> of soil fill to improve agricultural capability.	X	X	That the ALR non-farm use application for soil fill be supported subject to the following conditions: 1. The applicant ensures that there is no drainage impact on neighbouring properties. 2. The applicant commits to using only non-contaminated soil supported by a Phase 1 Environmental Site Assessment report and not to bring in construction materials and/or non-excavated soil. 3. No soil sub-contractor, other than the designated soil provider, to be used to ensure the soil quality. 4. A performance bond to be provided. 5. The property must be left to a condition that it can still be viable for agriculture if the tree nursery operation ceases.
NF 14-677194	PID 023-860-481	Non-farm use application to place soil fill to make the land suitable to grow raspberries and/or grapes	X	X	That the ALR soil fill application for the site be supported as presented
AG 16-732022	7341 & 7351 No. 5 Rd	Non-farm use application to adjust the lot line (subdivision) to create two evenly sized residential parcels.	X	X	That the ALR application as presented to adjust the shared lot line be supported.

File No.	Address	Proposed use	Approvals Required		ALC Advice
			City	ALC	
AG 16-745186	14671 Williams Rd	Non-farm use application for a sand storage facility on a parcel that contains portions designated as an ESA	X	X	That the ALR application as presented to allow a sand storage facility on 5 ha of the eastern portion of the site provided that the remainder 3.3 ha of the site is improved for agricultural uses be supported.
RZ 16-737760	9500 No. 5 Rd	Rezoning application to rezone the westerly 110 m portion of the former Mylora Golf Course to Assembly (ASY) and the backlands area to remain as Agriculture (AG1), application includes subdivision and remediation of the former golf course	X		That the AAC continue to support the current subject proposal as presented with the request that the rezoning application be brought back to the AAC once a formal decision is made by the ALC on the associated non-farm use application.
AG 16-745803	8160 No. 5 Rd	Non-farm use application to rezone the westerly 110 m portion of the parcel owned by Thrangu Monastery to Assembly (ASY) and the backlands area to remain as Agriculture (AG1), for a proposed extension of a monastery use; includes consolidation with adjacent lot	X	X	That the non-farm use application be supported as presented, subject to a revised farm plan reviewed by staff which would include drainage improvements to ensure agricultural land is not negatively impacted.
AG 16-748982	15240 & 15260 Westminster Hwy	Non-farm use application to adjust the lot line (subdivision) to create two evenly sized farm parcels.	X	X	That the non-farm use subdivision application not be supported as the proposal does not enhance agricultural viability.

### 2017 Proposed Agricultural Advisory Committee Work Program

#### AAC Role is to advise Council as follows:

- Assist in implementing the 2041 Official Community Plan and 2012 Richmond Agricultural Viability Strategy (RAVS) agricultural policies which emphasize soil based farming.
- Provide agricultural advice to Richmond City Council and staff on proposed development, land use, soil fill, road, farm access and infrastructure (e.g., drainage, irrigation, dyking, pumping stations) matters in and adjacent to the ALR.
- Receive updates on a wide range of federal, provincial, regional, City and private sector agricultural initiatives (e.g., BC Ministry of Agriculture, ALC, Metro Vancouver) and provide agricultural advice (through Council) when requested.
- Proactively, invite City Divisions to liaise with the AAC, as early as possible, on works which will have an impact on farming so that the Committee can provide advice.
- Continue to promote agriculture viability and soil based farming awareness in Richmond.

The 2017 AAC Work Program is identified below:

Projects	Results Expected	Objectives and Deliverables
City and ALC related Development Applications	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>• Review development applications forwarded to the AAC from staff or Council.</li> <li>• Provide comments and work with proponents to modify development proposals to meet City policies and address Committee comments as needed.</li> </ul>
Soil Removal and Deposit Activities in the ALR	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>• Receive updates on the Metro Vancouver's Illegal Fill Pilot Project and provide comments when requested.</li> <li>• Review soils applications (removal or deposition) forwarded to the AAC from staff or Council</li> </ul>
City Policy Initiatives	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>• Review various agricultural/ALR issues (e.g. Proposed ALC housing regulations and RMA Strategy)</li> </ul>
Transportation Works and Projects	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>• Continue to receive updates and provide comments on transportation works in and adjacent to ALR land that may impact agriculture.</li> <li>• Continue to receive updates on the George Massey Tunnel Replacement (GMTR) project, and provide agricultural advice as needed</li> </ul>
Richmond Agricultural Viability Strategy Policy Updates	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>• Monitor, update and implement the recommendations of the RAVS as needed.</li> </ul>

Projects	Results Expected	Objectives and Deliverables
Metro Vancouver's Farm Property Tax Investigation	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>Receive updates from Metro Vancouver and Richmond financial staff on the Farm Property Tax Investigation and provide comments when requested.</li> </ul>
Drainage and Irrigation	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>Receive updates from Engineering staff on proposed design, construction, and funding of ALR drainage and irrigation proposals and provide comments when requested.</li> </ul>
Public Awareness and Local Food Initiatives	Improved awareness and understanding of agriculture and its role in the community	<ul style="list-style-type: none"> <li>AAC to examine options to promote local agricultural and food awareness, including identifying funding and partnerships with other like-minded organizations. (e.g. Explore the feasibility of a farm tour in 2017)</li> </ul>
Agricultural Data System	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>Review and comment on 2016 Census results and related statistics.</li> <li>Comment on the latest agricultural trends and how they impact the Richmond Agricultural Viability Strategy as needed.</li> </ul>
Port, Industrial, and Non-farm Related Development	Agricultural advice to Council and/or ALC	<ul style="list-style-type: none"> <li>Comment on Port, Industrial and Non-Farm related development for its impact on agricultural viability as needed.</li> </ul>