



## Planning Committee

Anderson Room, City Hall  
6911 No. 3 Road

Wednesday, September 3, 2014  
4:00 p.m.

Pg. #      ITEM

### MINUTES

- PLN-5      (1)    *Motion to amend the minutes of the meeting of the Planning Committee held on Tuesday, July 17, 2012 to read as follows in the second paragraph under Item No. 8:*
- “The Chair stated that residents in Burkeville have indicated, through the Sea Island Community Association Board, that they wish to take a hiatus from participating in the public consultation surveys regarding form and character guidelines for granny flats or coach houses.”*
- PLN-7      (2)    *Motion to adopt the minutes of the meeting of the Planning Committee held on Tuesday, July 22, 2014.*



### NEXT COMMITTEE MEETING DATE

Tuesday, September 16, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

### COMMUNITY SERVICES DEPARTMENT

1. **RICHMOND MEDIA LAB**  
(File Ref. No. 11-7144-01) (REDMS No. 4258707)

PLN-30

See Page PLN-30 for full report

*Designated Speaker: Kim Somerville*

STAFF RECOMMENDATION

- (1) *That the staff report titled Richmond Media Lab, dated July 29, 2014, from the Director, Arts, Culture and Heritage Services, be received for information; and*
- (2) *That future funding to operate the Richmond Media Lab be included in the 2015 budget process for Council consideration.*



**PLANNING & DEVELOPMENT DEPARTMENT**

2. **RICHMOND RESPONSE: PROPOSED METRO VANCOUVER (MV) REGIONAL GROWTH STRATEGY (RGS) TYPE 3 AMENDMENT – MINOR B FOR CITY OF PORT MOODY**

(File Ref. No. 01-0157-30) (REDMS No. 4306475)

PLN-36

See Page PLN-36 for full report

*Designated Speaker: Terry Crowe*

STAFF RECOMMENDATION

*That:*

- (1) *Metro Vancouver be advised that the City of Richmond does not object to the City of Port Moody's application to amend the Metro Vancouver (MV) Regional Growth Strategy (RGS) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area; and*
- (2) *staff continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.*



3. **RICHMOND RESPONSE TO BC MINISTRY OF AGRICULTURE CONSULTATION ON POTENTIAL CHANGES TO THE AGRICULTURAL LAND RESERVE USE, SUBDIVISION AND PROCEDURE REGULATION**

(File Ref. No. 08-4040-01) (REDMS No. 4310143)

PLN-47

[See Page PLN-47 for full report](#)

*Designated Speaker: Terry Crowe*

**STAFF RECOMMENDATION**

*That:*

- (1) the attached Richmond response (Attachment 2), which was submitted to the Ministry of Agriculture prior to the deadline of August 22, 2014 regarding potential changes to the Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation be ratified;*
- (2) the Ministry of Agriculture be requested to extend the deadline for comments to September 30, 2014 to enable all stakeholders to have reasonable time to provide feedback;*
- (3) the Ministry of Agriculture be requested to provide a detailed analysis of the potential impacts and implications (including taxation implications) of each proposed change, enable local governments to also regulate the proposed changes, and allow the local governments and stakeholders the opportunity to review the draft regulations prior to their adoption;*
- (4) the Ministry of Agriculture and Agricultural Land Commission (ALC) staff and funding be increased to properly enforce the existing and proposed ALR regulations; and*
- (5) this report and recommendations be forwarded to Richmond MPs, MLAs, the Metro Vancouver Board and all Metro Vancouver local governments.*



4. **APPLICATION BY AJIT THALIWAL FOR REZONING AT 4800 PRINCETON AVENUE FROM LAND USE CONTRACT 009 TO SINGLE DETACHED (RS1/B)**

(File Ref. No. 12-8060-20-009167; RZ 14-662753) (REDMS No. 4308739)

PLN-85

[See Page PLN-85 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:*

- (1) for the rezoning of 4800 Princeton Avenue from “Land Use Contract 009” to the “Single Detached (RS1/B)” zone; and*
- (2) to authorize the termination, release and discharge of “Land Use Contract 009” entered into pursuant to “Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973”, as it affects 4800 Princeton Avenue;*

*be introduced and given first reading.*

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5. MANAGER’S REPORT

ADJOURNMENT

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# City of Richmond

**Memorandum**  
Finance and Corporate Services Department  
City Clerk's Office

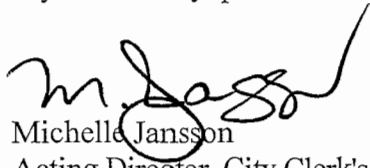
**To:** Planning Committee  
**From:** Michelle Jansson  
Acting Director, City Clerk's Office  
**Date:** August 15, 2014  
**File:** 01-0107-10-03/2014  
**Re:** Planning Committee Minutes – July 17, 2012

It has been brought to my attention that the Minutes of the July 17, 2012 Planning Committee meeting contain a misprint, whereby reference is made to a “Burkeville Society” under Item No. 8.

Staff have confirmed that a “Burkeville Society” does not exist, and therefore its reference in the Planning Committee minutes should be corrected. The meeting audio recording indicates that the Sea Island Community Association Board requested that the Burkeville area be excluded from any zoning changes as a result of the then proposed 2041 Official Community Plan.

Please find an extract of the above noted minutes, as amended to reflect the *Sea Island Community Association Board*. Also, a motion to amend the minutes will appear on the Wednesday, September 3, 2014 Planning Committee meeting for consideration.

If you have any questions or concerns, please feel free to contact me at 604.276.4006.



Michelle Jansson  
Acting Director, City Clerk's Office

Att. 1

pc: Councillor Derek Dang  
Councillor Ken Johnston  
Councillor Linda McPhail

## Planning Committee

Tuesday, July 17, 2012

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8. **GRANNY FLATS AND COACH HOUSES IN EDMERE (2041 OCP UPDATE)**

(File Ref. No. 08-4045-00/Vol 01) (REDMS No. 3567420)

Terry Crowe, Manager, Policy Planning, accompanied by Holger Burke, Development Coordinator, stated that, as part of the Official Community Plan review process, public consultation surveys were undertaken in both the EdmERE and Burkeville neighbourhoods regarding form and character guidelines for granny flats or coach houses. The goal is for Council to authorize bylaws-in-principle regarding these types of residences for only EdmERE at this time. Mr. Crowe added that City engineers want to conduct further studies in Burkeville.

The Chair stated that residents in Burkeville have indicated, through ~~the their~~ **Burkeville Society Sea Island Community Association Board**, that they wish to take a hiatus from participating in the public consultation surveys regarding form and character guidelines for granny flats or coach houses.

In response to a query regarding the proposed \$1,000 cost of the granny flat and coach house development permit, Mr. Jackson advised that it is an appropriate amount, and that it is based on a cost recovery point of view.

In response to a further query, staff confirmed that the idea is for a resident who has an existing home and who wishes to construct a granny flat or coach house on their existing residential lot.

It was moved and seconded

(1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 8922 (Attachment 1), to create a new Single Detached with Granny Flat or Coach House (RE1) zone and rezone a portion of the EdmERE neighbourhood with lanes from Single Detached (RS1/E) to Single Detached with Granny Flat or Coach House (RE1):*

(a) *be introduced and given first reading; and*

(b) *be referred to the same Public Hearing as the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw for the 2041 OCP Update for consideration and approval;*

(2) *That the Richmond Official Community Plan Bylaw 7100, Amendment Bylaw for the 2041 OCP Update designate EdmERE as an intensive residential development permit area with guidelines (Attachment 2);*

(3) *That Development Permit, Development Variance Permit and Temporary Commercial and Industrial Use Permit Procedure Bylaw No. 7273, Amendment Bylaw 8923 (Attachment 3), to not require Development Permit signage in EdmERE for granny flat and coach house applications:*

(a) *be introduced and given first, second and third reading; and*



## Planning Committee

Date: Tuesday, July 22, 2014

Place: Anderson Room  
Richmond City Hall

Present: Councillor Bill McNulty, Chair  
Councillor Evelina Halsey-Brandt  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Harold Steves  
Mayor Malcolm Brodie (entered at 4:05 p.m.)

Also Present: Councillor Linda McPhail

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

## MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on Tuesday, July 8, 2014, be adopted as circulated.*

**CARRIED**

## NEXT COMMITTEE MEETING DATE

Wednesday, September 3, 2014, (tentative date) at 4:00 p.m. in the Anderson Room

## COMMUNITY SERVICES DEPARTMENT

1. **9700 AND 9740 ALEXANDRA ROAD (POLYGON DEVELOPMENT 296 LTD.)- PROPOSED AFFORDABLE HOUSING CONTRIBUTION**  
(File Ref. No. 08-4057-05) (REDMS No. 4216164 v.4)

## Planning Committee

### Tuesday, July 22, 2014

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Dena Kae Beno, Affordable Housing Coordinator, provided an overview of the proposed affordable housing contribution and highlighted the following:

- the proposed development provides an option for an affordable housing contribution towards the Kiwanis Towers Affordable Housing development;
- the proposed affordable housing contribution would mitigate the risk of the contribution from the proposed Alexandra East project in the event the project is delayed; and
- six additional affordable housing units will be secured in the Alexandra East development under this proposal approach.

In reply to queries from Committee, Ms. Beno advised that (i) the amount for the proposed affordable housing contribution is secured from the proposed Alexandra East development, (ii) the proposed affordable housing contribution will be received earlier than what is anticipated from the final contribution proposed in the Alexandra East development, and (iii) the proposed affordable housing contribution, being forgone on the proposed Alexandra East development, will be received as built units instead.

*Mayor Brodie entered the meeting (4:05 p.m.).*

In reply to queries from Committee, Wayne Craig, Director, Development, advised that the proposed affordable housing contribution would be received as a cash-in-lieu developer contribution and that affordable housing units of equal value would then be incorporated into the proposed Alexandra East site.

Discussion ensued with respect to the integration of affordable housing units. Mr. Craig noted that the City's approach is to seek integrated affordable housing units within the development. Mr. Craig added that the proposed affordable housing contribution presented opportunities to secure affordable housing funding to be allocated for the Kiwanis Towers Affordable Housing development.

The Chair expressed concerns with respect to committing to proposed applications prior to approval. Mr. Craig advised that each rezoning application is considered on its own merit and that rezoning applications are not guaranteed approval.

It was moved and seconded

- (1) *That Option 1 in the staff report titled 9700 and 9740 Alexandra Road (Polygon Development 296 Ltd.) – Proposed Affordable Housing Contribution, dated May 20, 2014, from the General Manager, Community Services, be endorsed to permit cash-in-lieu affordable housing contributions from the rezoning of 9700 and 9740 Alexandra Road (Polygon Jayden Mews Homes Ltd.) as part of Rezoning Application RZ 13-649641;*
- (2) *That the Chief Administrative Officer and General Manager, Community Services be authorized to negotiate and execute an amendment to the Affordable Housing Contribution Agreement between the City and Kiwanis Senior Citizens Housing Society to:*
  - (a) *add 9700 and 9740 Alexandra Road as a proposed development project that is to provide a minimum affordable housing contribution of \$678,107; and*
  - (b) *reduce the proposed affordable housing contribution from 9491, 9511, 9531 and 9591 Alexandra Road to \$892,634.*

**CARRIED**

## **PLANNING & DEVELOPMENT DEPARTMENT**

2. **APPLICATION BY POLYGON DEVELOPMENT 296 LTD. FOR REZONING AT 9700 AND 9740 ALEXANDRA ROAD FROM “TWO-UNIT DWELLINGS (RD1)” AND “SINGLE DETACHED (RS1/F)” TO “TOWN HOUSING (ZT71) – ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)”**

(File Ref. No. 12-8060-20-009159; RZ 13-649641) (REDMS No. 4126857 v.7)

Mr. Craig provided an overview of the proposed development and noted that approximately 64 three-storey townhouses are planned for the site. He added that the proposed development will build upon the proposed north-south wildlife corridor being established by the adjacent development to the west.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw No. 9159:*
  - (a) *to create “Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”;* and
  - (b) *to rezone 9700 and 9740 Alexandra Road from “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/F)” to “Town Housing (ZT71) – Alexandra Neighbourhood (West Cambie)”;**be introduced and given first reading; and*

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- (2) *That the affordable housing contribution for the rezoning of 9700 and 9740 Alexandra Road (RZ 13-649641) be allocated entirely (100%) to the capital Affordable Housing Reserve Fund established by Reserve Fund Establishment Bylaw No. 7812.*

**CARRIED**

The Chair advised that the order of the agenda would be varied to consider Item No. 3 last.

4. **APPLICATION BY S-8135 HOLDINGS LTD. FOR REZONING AT 9191 AND 9231 ALEXANDRA ROAD FROM RS1/F (SINGLE-DETACHED) TO ZMU28 (RESIDENTIAL/LIMITED COMMERCIAL)**  
(File Ref. No. 12-8060-20-009163/009164; RZ 14-656219) (REDMS No. 4287209 v.2)

Mr. Craig briefed Committee on the proposed development and noted that the site will be zoned for higher density townhouses.

In reply to queries from Committee, Mr. Craig advised that the proposed development will be connected to the Alexandra District Energy Utility (ADEU). Also, Mr. Craig noted that the developer may qualify for a reduction in the City Beautification contribution as a result of the installation of beautification works off-site.

Discussion ensued with respect to sustainability features of the proposed development. Mr. Craig advised that the proposed development is not required to meet an EnerGuide 82 rating because of the proposed development's plan to connect to the ADEU.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9164, to amend Schedule 2.11A of the Richmond Official Community Plan Bylaw 7100:*

(a) *to create a new "Residential Mixed Use" designation and change the land use designation on the Alexandra Neighbourhood Land Use Map for 9191 and 9231 Alexandra Road from "Mixed Use" to "Residential Mixed Use"; and*

(b) *to incorporate related text and map changes to Section 8.2 of the Area Plan,*

*be introduced and given first reading;*

- (2) *That Bylaw 9164, 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;*

4.

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*is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act;*

- (3) That Bylaw 9164, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation; and*
- (4) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9163 to create the "Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)" zone and to rezone 9191 and 9231 Alexandra Road from "Single-Detached (RS1/F)" to "Residential/Limited Commercial (ZMU28) - Alexandra Neighbourhood (West Cambie)" be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to proposed development's sustainability features including its connection to the ADEU.

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

**3. APPLICATION BY HOLLYBRIDGE LIMITED PARTNERSHIP (INTRACORP) FOR REZONING AT 6888 RIVER ROAD AND 6900 PEARSON WAY FROM RESIDENTIAL/LIMITED COMMERCIAL (RCL3) TO RESIDENTIAL/LIMITED COMMERCIAL (ZMU27) - OVAL VILLAGE (CITY CENTRE)**

(File Ref. No. 12-8060-20-009148/008995/009150; RZ 14-665416) (REDMS No. 4284264)

Discussion ensued with regard to addressing matters related to the City's proposed funding arrangements for the Storeys development in a closed session.

The meeting was recessed at 4:15 p.m.

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The meeting reconvened at 4:36 p.m. with all members of Planning Committee present, including Cllr. McPhail.

In reply to queries from Committee, Mr. Craig advised that it is anticipated that there will be sufficient resources available from the surplus casino funds to allocate to the affordable housing component in the Storeys development. He added that the existing zoning in place secures the 29 affordable housing units on the subject site.

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It was moved and seconded

***That \$3.0 million for the Storeys development interim funding be allocated from surplus casino funding as a one-time source of funding.***

The question on the motion was not called as discussion ensued regarding the positive effects of allocating surplus casino funding to social services.

Staff were then directed to bring public awareness to the City's use of surplus casino funds.

Discussion then ensued with respect to (i) integrating affordable housing units into developments, (ii) expanding the proposal to allocate surplus casino funds to other affordable housing initiatives, (iii) the City's casino fund policy, and (iv) allocating casino funds on a case-by-case basis.

It was moved and seconded

- (1) That the staff report titled Application By Hollybridge Limited Partnership (Intracorp) for Rezoning at 6888 River Road and 6900 Pearson Way from Residential/Limited Commercial (RCL3) to Residential/Limited Commercial (ZMU27) - Oval Village (City Centre, dated July 11, 2014, from the Director, Development, be received for information; and***
- (2) That \$3.0 million for the Storeys development interim funding be allocated from surplus casino funding as a one-time source of funding.***

**CARRIED**

**4. MANAGER'S REPORT**

***(a) Changes to the Agricultural Land Commission Act***

Terry Crowe, Manager, Policy Planning, spoke of the Ministry of Agriculture's invitation to comment on possible changes to the *Agricultural Land Commission Act* by August 22, 2014.

Discussion ensued regarding the short time frame to provide feedback. Mr. Crowe noted that comments will be provided by the August 22, 2014 deadline and a feedback report will be provided to Council early in September 2014.

***(b) Metro Vancouver Regional Growth Strategy Amendment – City of Port Moody***

Mr. Crowe commented on the consultation process for a proposed Metro Vancouver 2040 Regional Growth Amendment for the City of Port Moody, noting that a feedback report will be provided to Council to meet the Metro Vancouver September 17, 2014 comment deadline.

6.



## Planning Committee

### Tuesday, July 22, 2014

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Discussion ensued with respect to the City of Port Moody's transit infrastructure and how the possible loss of industrial areas could affect the region.

**(c) Nanaksar Gurdwara Temple**

Mr. Craig spoke of the previous Nanaksar Gurdwara Temple expansion and a possible non-farm use application to use an adjacent gravel parcel for farm staging and overflow parking.

Discussion ensued with regard to the farming done in the temple lands. Mr. Craig noted that the blueberry trees on the land were removed due to illness but will be replanted in the future.

**(d) Correspondence – Richmond Seniors Advisory Committee**

Discussion ensued with respect to a letter dated June 24, 2014 from the Richmond Seniors Advisory Committee (attached to and forming part of these minutes as **Schedule 1**) regarding the Canada Health Accord.

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

***That staff examine the resolution provided in the letter dated June 24, 2014 by the Richmond Seniors Advisory Committee and report back.***

## ADJOURNMENT

It was moved and seconded

***That the meeting adjourn (4:53 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, July 22, 2014.

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Councillor Bill McNulty  
Chair

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Evangel Biason  
Auxiliary Committee Clerk



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MJ	my
DB	

0100-30-SADVI-01

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

PC: John Foster  
Cathy Carlile

June 24, 2014

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

Dear Mayor and Council:

**Re: Canada Health Accord**

I am writing this letter on behalf of the Richmond Seniors Advisory Committee. At our June meeting, RSAC members passed a motion to write a letter asking City Council to endorse the resolution made by the Council of Senior Citizens Organizations (COSCO).

The resolution is meant to address concerns of senior's organizations regarding the decisions from the federal government around the Canada Health Accord. The previous Health Accord expired on March 31, 2014. The Federal Government has chosen to renew the accord for three years providing funding on the same basis as the previous agreement. At the end of three years, funding will be tied directly to the percentage growth in the economy.

There is significant concern that this approach being taken by the Federal Government has been done without consultation with the provinces and that no consideration is being given to major factors such as the aging population.

Attached you will find the resolution wording that we are asking Council to endorse. The wording that we are asking Council to endorse is slightly different than the proposed wording from COSCO.

Thank you for considering this request.

Yours truly,

Kathleen Holmes  
Chair, Richmond Seniors Advisory Committee

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PLN - 14  
Richmond City Hall, 6911 No. 3 Road, Richmond, BC V6Y 2C1

Telephone: 604-276-4390 Fax: 604-276-4132 Email: sdavies@richmond.ca

### **Proposed Health Care Resolution:**

WHEREAS; we believe that access to quality health care is a fundamental right of every Canadian resident, regardless of race, gender, disability, political belief, social conditions, location, or ability to pay, AND

WHEREAS: we believe that a system of public and non-profit health care, publicly administered and delivered on a not-for-profit basis, contributes to the economic welfare of Canada and provides its citizens with high quality health care, AND

WHEREAS; we believe that all levels of government have a role to play in the delivery of quality and accessible health care, and that the Federal Government should give strong leadership in enforcing national standards and providing coordination, innovation, and federal transfers at a level that secures the integrity and reinforcement of the Canada Health Act of 1984, AND

WHEREAS; we believe that all Canadians should have equitable access to safe, affordable, and appropriate medications; many Canadians depend on medications for their very lives, AND

WHEREAS; we believe that Canadians should have the security of a continuum of community-based integrated services that includes a universal system of home care, home support and long-term care services, and hospice and palliative care; and that this continuum of services should be an integral part of a Canadian comprehensive health care system, AND

WHEREAS; we believe that a comprehensive national health care system includes education, prevention, diagnosis, counselling, and timely treatment.

THEREFORE BE IT RESOLVED; that the federal, provincial and territorial governments be urged to negotiate a new Health Accord that protects, transforms, and strengthens our National Health Care System to include adequate and stable human and financial resources, as well as a national seniors' health care plan and a national pharmaceutical strategy that will improve health outcomes for Canadians.

# ORIGINAL COSCO RESOLUTION

## HEALTH CARE RESOLUTION

WHEREAS; we believe that access to quality health care is a fundamental right of every Canadian resident, regardless of race, gender, disability, political belief, social conditions, location, or ability to pay, AND

WHEREAS; we believe that a system of public and non-profit health care, publicly administered and delivered on a not-for-profit basis, contributes to the economic welfare of Canada and provides its citizens with high quality health care, AND

WHEREAS; we believe that all levels of government have a role to play in the delivery of quality and accessible health care, and that the Federal Government should give strong leadership in enforcing national standards and providing coordination, innovation, and federal transfers at a level that secures the integrity and reinforcement of the Canada Health Act of 1984, AND

WHEREAS; we believe that all Canadians should have equitable access to safe, affordable, and appropriate medications; many Canadians depend on medications for their very lives, AND

WHEREAS; we believe that Canadians should have the security of a continuum of community-based integrated services that includes a universal system of home care, home support and long-term care services, and hospice and palliative care; and that this continuum of services should be an integral part of a Canadian comprehensive health care system, AND

WHEREAS; we believe that a comprehensive national health care system includes education, prevention, diagnosis, counseling, and timely treatment.

THEREFORE BE IT RESOLVED; that the federal, provincial and territorial governments be urged to negotiate a new Health Accord that protects, transforms, and strengthens our National Health care System to include adequate and stable human financial resources (including a six per cent escalator) as well as a

... national seniors' health care plan and a national pharmaceutical  
... strategy that will improve health outcomes for Canadians.

## COSCO calls on Ottawa to provide leadership to strengthen Medicare

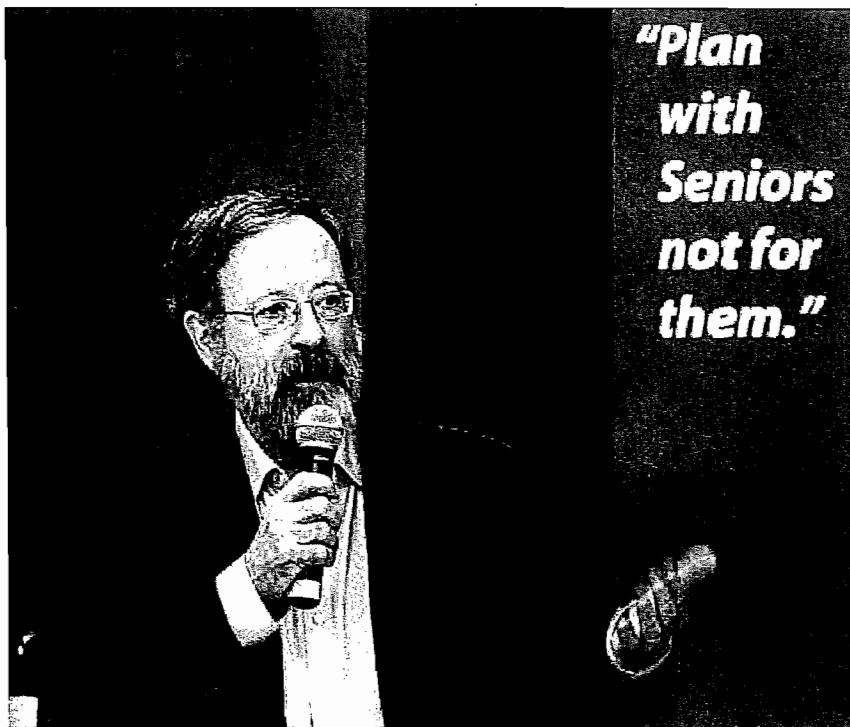
**B**RITISH COLUMBIA's largest federation of seniors has called on the federal, provincial and territorial governments to negotiate "a new comprehensive health accord that protects, transforms and strengthens our national health care system."

At a special meeting held in Vancouver in April – 11 days after the expiry of the national health accord – about 100 seniors unanimously adopted a declaration that quality health care must be available to every resident of Canada without discrimination, and regardless of ability to pay.

"All levels of government have a role to play in the delivery of quality and accessible health care," said Lorraine Logan, President of the 107,000 member Council of Senior Citizens' Organizations of B.C.

"The federal government should give strong leadership in enforcing national standards, not walking away from the table and refusing to negotiate a new accord," said Logan.

"To ensure Medicare is not fragmented, Ottawa must provide co-



Michael McBane, National Coordinator of the Canadian Health Coalition, addressed a special meeting of COSCO delegates April 11.

ordination, foster innovation, and provide financial support at a level that secures the integrity of the 1984 Canada Health Act," she said.

The meeting of COSCO delegates

heard from three health policy experts on the issue.

Michael McBane of the Canadian Health Coalition said the Harper gov-

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**Council Of Senior Citizens'  
Organizations Of BC (COSCO)**

www.coscobc.ca

**President:**

Lorraine Logan (BCGREA) 604 916-5151

**First Vice-President:**

Gudrun Langolf (VMRRA) 604 266-7199

**Second Vice-President:**

Alice Edge (BCNU RNN)

**General Vice-Presidents:**

Fred Coates (BCOAPO)

Wayne Dermody (BCGREA)

Leslie Gaudette (FSNA)

Barb Mikulec (BCRTA)

Diane Wood (BC FORUM)

**Treasurer:**

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Art Kube (SOGFM) 604 576-8000

**Directors:**

Soren Bech

Don Berg (Federation of Russian Canadians)

Patrick Brady (NPF)

Tom Brunker (BCRTA)

Bruce Ferguson (SCWR)

Mohinder Grewal (VCCSNS)

Al Heinrich (FSNA)

Alex Hui (CN Pensioners)

Kathleen Jamieson

Sylvia MacLeay (BCRTA) 604 921-7823

Lloyd Pelton (FSNA)

Gord Sheppard (UNIFOR 111)

Jean Sickman (BCGREA)

Ralph Steeves (IAMR)

*COSCO News welcomes your letters and contributions. Contact [soren.bech@shaw.ca](mailto:soren.bech@shaw.ca), or Editor, 2102 Porter Rd. Roberts Creek, B.C. V0N 2W5.*

**ELDER ABUSE:**

# It's time to face the reality

By Alice Edge

COSCO Second Vice-President

**T**HE BC PROVINCIAL government has issued a statement recognizing June 15 as World Elder Abuse Awareness Day. A very important event as according to federal government literature one in five Canadians believe they know of a senior who might be experiencing some form of abuse.

Elder abuse is any action by someone in a relationship of trust that results in harm or distress to an older person. Neglect is a lack of action by that person in a relationship of trust with the same result.

Abuse takes many forms such as: physical (hitting, pushing, shaking, inappropriate physical or chemical restraints, harm created by over or under medicating), psychological (includes actions that decrease their sense of self-worth and dignity), financial (includes actions that decrease the financial worth of an older person without benefit to that person) and neglect (includes inactions that may result in harm to an older person).

In the past year I have served as the Ombudsperson for COSCO, assisting seniors throughout the province to access governmental services federally or provincially, navigate the health care system, and find health services, which are not funded. For me it has highlighted the plight of many seniors in our communities who are bewildered, angry, frustrated, sad and overwhelmed by the lack of support they need.

So as World Elder Abuse Awareness Day arrives, I wonder if systemic abuse of the elderly exists in our country, province and communities. Have we neglected the elderly in exchange for tax credits, a few more dollars of tax relief (which the government promptly takes back in user fees like tolls, increased payment for health insurance)? Have we offered in the place of well resourced sustainable long term home care and health care, charity-funded services that are piecemeal, provide no continuity and leap from one project lily pad to the next?

What we need for Seniors' Week in BC and World Elder Abuse Awareness Day is a strong declaration that we should and must do better for the elderly. If we help them we will help everyone. It is not about entitlement it is about fairness, justice and dignity.

# New health accord needed to prevent fragmentation of public health care

*Continued from page 1*

ernment has launched a “stealth attack” on Medicare, with reductions in funding scheduled for future years.

“We need a national debate, a national conversation on the future of Medicare,” said McBane, adding that the withdrawal of federal leadership will lead to a fragmentation of service.

“This is a fight to maintain access so people can get care based on need,” he said.

Wendell Potter, former head of communications at a large health insurance company in the USA, said he walked away from his job when he realized private corporations were not improving access, were not improving quality of care, and looked on health

care as a major profit centre.

“With help from the Fraser Institute, the company misinformed Americans about Canada’s health care system, calling it the slippery slope to socialism,” said Potter.

He called on Canadians to carefully examine the misleading language used by those who promote privatization.

“Sound the alarm” said Potter. “You can lose Medicare for yourselves, your children, your grandchildren and future generations.”

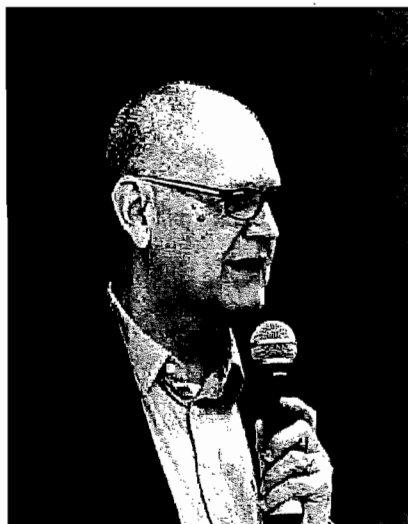
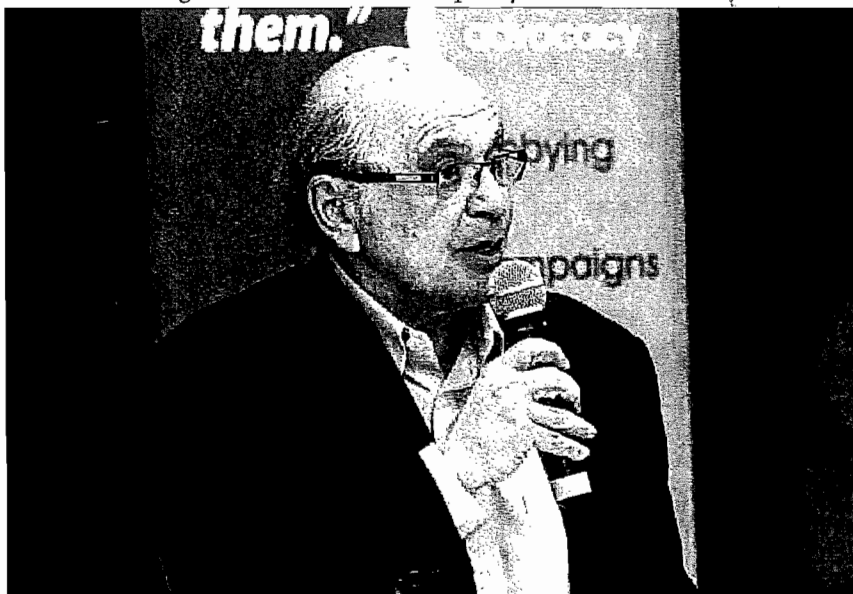
Alex Himelfarb – director of the Glendon School of Public and International Affairs at York University, former Clerk of the Privy Council and Secretary to the Cabinet for three prime ministers – said that private health care is far more expensive and has longer wait times.

Himelfarb called for a national Pharmacare program, a better approach to care for chronic illness, and the integration of home care and home support into Medicare.

“Countries that have done that have a more sustainable health care system than we have,” he said. “We have lots of work to do to make Medicare strong, better and more affordable. We need a clear vision for the future. We need federal leadership – and we don’t have it,” he said.

Seniors at the meeting expressed outrage that the federal government has refused to negotiate a new health accord, effectively ending Medicare as a national program.

They were also frustrated that four B.C. Conservative Members of Parliament – including Richmond MP Alice Wong, the minister of state for seniors – have refused to meet with them to discuss these issues.



Clockwise from top: Alex Himelfarb, Wendell Potter, and Lorraine Logan warned of the need to defend and enhance Medicare for Canadians.



## **PRESIDENT'S REPORT**

# **Keeping you up-to-date on COSCO'S advocacy for seniors**

By Lorraine Logan  
President, COSCO

**T**HIS WILL be a short article to update our members, affiliates and associates on where we are focussing our advocacy efforts and resources.

One of our major achievements to date is the campaign jointly sponsored by the Retired Teachers Association of B.C. and COSCO concerning the Canada Health Accord.

Through the efforts of this sub-committee, all of the Members of Parliament in B.C. have been contacted, questioned, informed and been asked to support a new and better Health Accord Agreement with the provinces and territories.

This campaign will continue into 2015 as a Federal Election unfolds.

We have also given support to our B.C. Health Coalition in their court challenge with Dr. Day and the private clinics.

This issue comes to trial in September. We will continue to support this effort.

The Postal Carrier cut-backs and development of community mail boxes continues to be an issue.

Art Kube, our Past President, has been addressing this at various events. This is also on-going and we will try to influence the Federal Government that this creates quite a hardship for older adults and older adults with physical disabilities.

We now have active committees to relate, resource and research our main areas of concern.

The following delegates are now Chairs of their respective portfolios:

- Barb Mikulec – Housing.
- Kathleen Jamieson – Health.
- Jean Sickman – Policy and Planning.
- Pat Brady – Finance.
- Lorraine Logan – Transportation.
- Alice Edge/Alex Hui – Communication/Facebook.
- Gudrun Langolf – Legislative/regulatory matters eg. BC Hydro (BC Utility Commission and Public Advocacy Centre), Media (CRTC), Elder Law etc. and our webpage.
- Ralph Steeves – Organizing.

As we move forward with issues and concerns that we perceive or that are presented to COSCO, these committee Chairs will take on these challenges and with the delegates' and members' input we will attempt to resolve issues or work with the parties involved to create a better environment for our seniors.

The table officers recently met with the new Senior's Advocate, Isobell Mackenzie, on April 8th and we had a good opportunity to discuss our concerns and enforce our COSCO motto, "Work and Plan with Seniors, not for them."

We met for approximately three hours and we are hopeful that COSCO and the Senior Advocate's Office will be collaborating on systemic issues that affect all older adults.

We have been assured that as her mandate begins to develop, that COSCO will be one of the groups sitting on any Advisory Council.

Regarding Coastal Ferries, the hardship in fare increases along with schedule reductions has certainly caused great concern for our older population relying on these transportation services.

COSCO has been supporting our branch in Sechelt/Gibsons with hundreds of signed petitions, letters of concern, attending rallies and generally attempting to get this government to re-think these decisions and reopen a real public consultation. This campaign will also continue.

The Table Officers and Chairs of our committees will be meeting in June to formulate a kind of strategic plan of "next steps" for COSCO in the coming years.

This should identify what we are now doing, what we may need to do and confirm and maintain our policies that identify with our mandate to Advocate for Seniors.

One of the slight changes to our delegates meeting is to encourage our delegates to "report out" on their specific concerns that occur in their own associations or groups.

Art had begun this process to some extent last year and we will continue to seek input from our members.

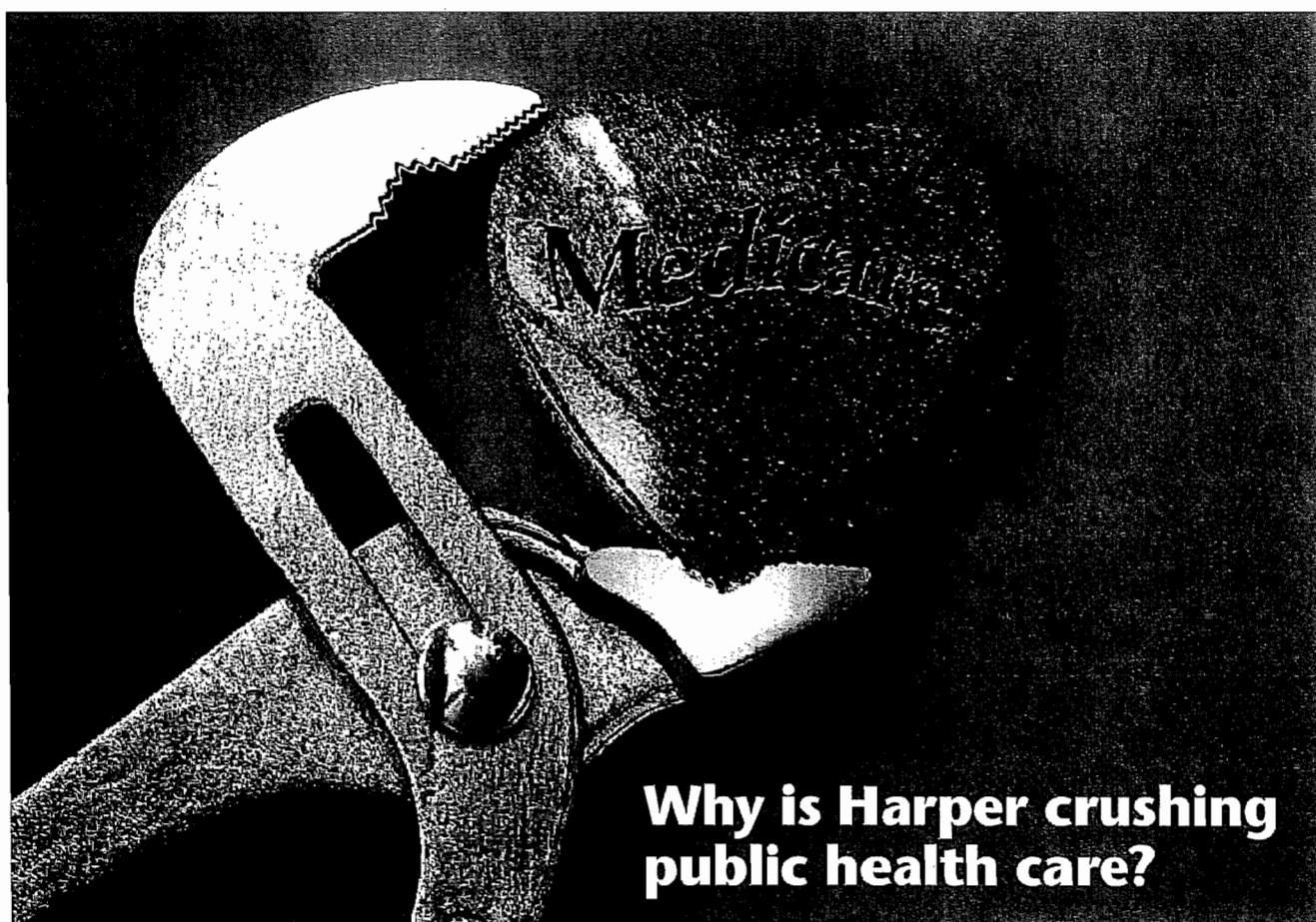
Stay tuned.

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**For the very latest news about COSCO activities, please visit us on the web:**  
**[www.coscobc.ca](http://www.coscobc.ca)**

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# Fighting for public health care



This special report is reprinted with permission from The Advocate, the quarterly news magazine published by BC FORUM, a COSCO affiliate. Visit [www.bcforum.ca](http://www.bcforum.ca) to learn more about BC FORUM.

**"I am concerned that without leadership from Ottawa and with reduced money, we are going to see a further slowdown of reforms, more regional disparities, and a push for more private health care."**

**– Roy Romanov, Chair of the Royal Commission on the Future of Health Care in Canada**

# Taking action to defend Medicare

**C**ANADIANS MAY face bed shortages and more expensive prescription drugs now that the 10-year Health Accord between Ottawa and the provinces has expired. The federal government has walked away from the table, refusing to negotiate a new agreement.

"It means the end of any rational planning for the health care system," said Michael McBane, executive director of the Canadian Health Coalition (CHC).

To draw attention to the importance of the issue, thousands of Canadians participated in 40 events across the country on March 31, the day the Health Accord expired.

## No federal leadership

McBane said a federal voice is needed to work towards equality of access throughout the country.

"The voice of Canada is the federal government, not the provinces. So national standards – to ensure equity of access regardless of where you live or your ability to pay – is a uniquely federal role. Nobody else can play that role," said McBane.

On the same day, the federal government shut down the Health Council of Canada which reported on health care problems and identified best practices to fix them.

"Without the Council, no one is doing that work," he said.

The Harper government has also announced, without consultation, that it is changing the funding arrangement with provinces and territories. They have eliminated the built-in equalization mechanism, starting this year. They will cut Ottawa's anticipated contribution to Medicare by \$36 billion, starting in 2017.

"Instead of negotiating a new Health Accord, Conservatives are



Stephanie Smith of the BCGEU, along with Diane Wood and Marion Pollack (not pictured) of BC FORUM, were among the thousands who participated in a national day of action to call for federal leadership in public health care.

downloading health care costs onto the provinces and turning their backs on a system that Canadians have relied on for generations," said Libby Davies, NDP Health Critic.

"As a result, we will see increased disparities across the country – longer wait times, reduced front-line services, and lack of access to home and long-term care," she said.

## Rich Alberta gets more

The end of the equalization system means the federal contribution to health care will fluctuate widely across Canada.

Alberta gets an extra \$1 billion this year. B.C. loses \$250 million.

The federal share of health costs will be slashed from 20 percent to 11 percent in Manitoba. It will be increased from 15 percent to 20 percent in Alberta.

The funding changes imposed by the Harper government will undermine the provinces' ability to meet the requirements of the Canada Health Act, said McBane.

"You can't have a universal social program unless you have the financial means to have poorer regions subsidized or financially supported," he said.

"The sole gainer in this is Alberta. Almost everybody else loses," said McBane.

# We need national Pharmacare

**T**HE NEED for a national pharmacare program is becoming desperate, says Dr. Jeff Turnbull, chief of staff at Ottawa Hospital. Patients are doing without medicine that could potentially cure them because they can't afford it.

"For the first time in my career, I have patients saying: I just can't afford this. I am going to have to live with my illness," says Turnbull.

Patients are left to struggle with painful and debilitating disease for the rest of their lives because new drugs for rheumatoid arthritis cost \$30,000. The cost of drugs to com-

bat hepatitis C is in the range of \$80,000.

Turnbull despaired that doctors will have to make life-and-death decisions based on people's ability to pay.

A study by the Canadian Medical Association found that one in ten Canadians cannot afford to fill prescriptions. The record is worst in B.C. where 17 percent do without prescribed drugs.

The fragmented pharmacare systems found in Canada lack the administrative efficiency and purchasing power of a single-payer sys-

tem which could save Canadians as much as \$14-billion per year.

The Health Council of Canada, now disbanded by the Harper government, initially worked towards a pharmacare plan for catastrophic drug coverage, aiming to reduce costs through bulk federal purchasing and coordinated prescribing practices.

The Harper government, however, began to back away from this initiative shortly after the 2006 election. It is an issue that requires federal leadership. The provinces cannot do it on their own.

## Health care: Now is the time

**A**FTER A YEAR and a half of consultations with thousands of Canadians in public forums and meetings with key stakeholders, NDP Health Critic Libby Davies (Vancouver East) has released a report that summarizes what she heard, and what needs to be done to improve public health care.

"This document outlines the concerns we heard from Canadians regarding primary care, home and long-term care, mental health, prescription drug coverage, and preventative health care," said Davies.

The work by Davies also outlines the steps that New Democrats propose to strengthen Medicare. Among the highlights, the report says the NDP will:

- Revoke the Conservatives' unilateral decision to take \$36 billion in anticipated funding out of health care.
- Support the development of new agreements with provinces and territories to improve health outcomes for Canadians.
- Invest in prevention by address-



Libby Davies, NDP Health Critic

ing the social determinants of health to ensure all Canadians have a decent income, access to healthy food, affordable housing and a social safety net.

- Ensure better value by working with provinces to make better use

of resources and fundamentally change how health care services are organized, managed and delivered.

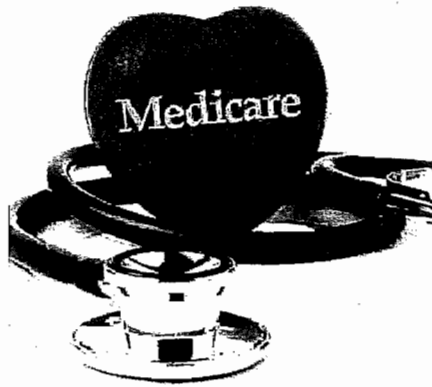
"The federal government has a clear role in ensuring that health care in Canada remains public and accessible," says the report.

"In particular, the federal government must investigate and enforce the ban on troublesome practices such as double-billing, queue-jumping, and increased privatization of medically necessary services."

The report identifies four major pillars for action: better access to prescription drugs, better care across the continuing care spectrum, timely access to primary care and prevention.

As an example of problems in the system, the report notes that half of Canadians cannot get a same day or next day appointment with their family doctors, thereby increasing the pressure on hospital emergency rooms.

You can read the full report on the web at [www.ndp.ca/health](http://www.ndp.ca/health).



**Tell  
them  
what  
you  
think!**

## It's time for all of us to take action to defend public health care

BC FORUM, BCRTA and COSCO, along with other seniors groups in B.C. urge you to:

- Write, phone, or visit your Member of Parliament to call for federal leadership on health care.
- Complete the short survey below to share and register your views on what should be done to improve health care services for this and future generations.

### Make your voice count

Please complete this survey in one of three easy ways:

- On the web: [bcforum.ca](http://bcforum.ca), [coscobc.ca](http://coscobc.ca) or [bcrtta.ca](http://bcrtta.ca)
- Mail to Survey, 207 – 1530 Mariner Walk, Vancouver, B.C. V6J 4X9, or
- Scan and email to [pither470@shaw.ca](mailto:pither470@shaw.ca)

- |   |                                 |                                |  |
|---|---------------------------------|--------------------------------|--|
| 1. Should the federal government negotiate a new Health Accord with provinces and territories in order to ensure there can be equal access to public health care across Canada?   | Yes<br><input type="checkbox"/> | No<br><input type="checkbox"/> | Don't know<br><input type="checkbox"/> |
| 2. Should the federal and provincial governments initiate a national Pharmacare program to provide better coverage for patients, and save up to \$14 billion a year through bulk purchases?   | Yes<br><input type="checkbox"/> | No<br><input type="checkbox"/> | Don't know<br><input type="checkbox"/> |
| 3. Since Medicare was implemented, the federal contribution has been cut from 50% to 20% in 2010. If current trends continue, it will drop to less than 12% over the next 25 years. Is it time for Ottawa to increase its contribution to public health care? | Yes<br><input type="checkbox"/> | No<br><input type="checkbox"/> | Don't know<br><input type="checkbox"/> |
| 4. Should home support, extended care and palliative care be brought under the Canada Health Act as essential parts of the continuum of care?   | Yes<br><input type="checkbox"/> | No<br><input type="checkbox"/> | Don't know<br><input type="checkbox"/> |
| 5. Will the future of public health care be a key issue for you when you decide how to vote in the next federal election?   | Yes<br><input type="checkbox"/> | No<br><input type="checkbox"/> | Don't know<br><input type="checkbox"/> |

# Taking a stand on health care

## The following resolution was adopted unanimously by COSCO delegates on April 11

*Whereas* access to quality health care is a fundamental right of every Canadian resident, regardless of race, gender, disability, political belief, social conditions, location, or ability to pay.

*Whereas* a system of public and non-profit health care, publicly administered and delivered on a not-for-profit basis, contributes to the economic welfare of Canada and provides its citizens with high quality health care.

*Whereas* all levels of government have a role to play in the delivery of quality and accessible health care; and that the Federal Government should give strong leadership in enforcing

national standards and providing coordination, innovation, and federal transfers at a level that secures the integrity and reinforcement of the Canada Health Act of 1984.

*Whereas* all Canadians should have equitable access to safe, affordable, and appropriate medications; many Canadians depend on medications for their very lives.

*Whereas* Canadians should have the security of a continuum of community-based integrated services that includes a universal system of home care, home support and long-term care services, and hospice and palliative care; and that this continuum of services should be an integral part of a Canadian comprehensive health care system.

*Whereas* a comprehensive national health care system includes education, prevention, diagnosis, counselling,

and timely treatment.

*Therefore be it resolved* that the federal, provincial and territorial governments be urged to negotiate a new comprehensive health accord that protects, transforms, and strengthens our national health care system. This must include human and financial resources including a 6 per cent escalator, as well as a national seniors health care plan and a national pharmaceutical strategy that will improve health outcomes for Canadians; and further

That this meeting of the Affiliates of the Council of Senior Citizens' Organizations of British Columbia ask other seniors organizations and individuals to join us in declaring our commitment to use all democratic means to ensure that the foregoing proposals are implemented in a new Canadian health accord.

## Making the most of new communication tools

By Alice Edge, Chair, COSCO Communications Committee

New technology has certainly changed how we communicate with our family, friends or community. Seniors have demonstrated they are as adept as the young folks at using the computer for email, research, skyping, Facebook, and tweeting.

Some have used smart phones to take and send photos of themselves and their activities and shared them with the world in real time. We have been encouraged and educated by our children and grandchildren.

COSCO has jumped on the techie bandwagon and its first fledgling journey is on Facebook. The plan is to report events attended by the executive, highlight articles and activities of interest and transition some communication like minutes of meetings and the newsletter to those who have access to computers or smart phones.

As you are likely aware postal rates have increased significantly and like so many other non-profit organizations, COSCO has to administer its finances wisely.

In addition to Facebook, our web site is being re-designed to make

it more esthetically pleasing, user friendly and useful in information sharing. Our plan is to use it for membership application/renewal and payment of fees in the future.

I would like to thank Gudrun Langolf, Second Vice President and Alex Hui, Member at Large for their support, enthusiasm and creativity to shape COSCO's future in the world of technology.

COSCO has heard your concerns that hard copy/paper communication must continue for the foreseeable future to continue the communication connection with our affiliates, associate members and the public.

# A Campaign to “Keep the Heart in Medicare”

By JoAnn Lauber,  
on behalf of the  
Campaign Committee

**W**ITH THE imminent expiry of the 2004 Health Accord on March 31, 2014, and the refusal of the federal government to negotiate with the provinces and territories to establish a new agreement, members of the BCRTA and COSCO sprang into action.

As seniors, many of us could remember, or had heard of, what life was like before Medicare, when a serious illness or accident could consign a family to months, even years, of struggle and toil to pay off medical debts. We were not about to sit idly by and allow our public health care system to be quietly dismantled.

We set out to arrange meetings with B.C.'s 36 Members of Parliament. During February, March and April, more than 90 BCRTA members and COSCO colleagues made contact with almost every B.C. MP. Twenty-nine MPs we met face-to-face in discussion. From two, we received printed communication. Two more we still hope to visit. Only three MPs would not meet with us, though we live in their constituencies and, as seniors, we do vote!

Some of the MPs who hold portfolios in Ottawa proved to be the most challenging to meet: “too busy” or no response, apparently not interested.

We asked the MPs whether they agreed that there is a need for federal leadership to negotiate a new 10-year health accord in order to secure the health care needs of citizens in all regions and into the future.

We asked them if they supported our requests, which were that a new Accord should include the following:

- Adequate and stable federal funding.



The first MP visit of the campaign: constituents Dale Lauber, JoAnn Lauber, MP Peter Julian (Burnaby- New Westminster), constituents David Scott and Bonnie Scott.

- A continuing Care Plan that integrates home, facility-based long term, respite and palliative care.
- A universal public drug plan that provides equitable access to safe and appropriate medication.

We were especially concerned about Ottawa's unilateral decision to reduce the health care funding and to change the funding to a per capita grant, which will mean losses in transfer funds to most provinces.

Each advocacy group sent us a report of the visit as they interpreted it.

Generally, those who spoke with Conservative MPs found their response to be similar-- that the health transfer funds were adequate and that the criteria surrounding future transfers were reasonable. When the changes came in 2017, the provinces would decide how to use the funds and how to make up the short fall.

The Liberal Party MPs generally support the three tenets we proposed for a new health accord, though they were not committed to the annual 6% escalator. Instead, they would institute stronger accountability measures to ensure that the provinces were

meeting set goals.

The Green Party MP supported a new Accord, not only protecting what is good in the system but also expanding and strengthening it.

The NDP MPs agreed enthusiastically with our proposals. They could see that a national drug plan would serve all Canadians well, ensure that all citizens had access to needed medications, and save billions of dollars.

In addition to visiting MPs, advocates submitted opinion articles, letters to editors and health accord materials to other community members. They sent valentines to the Prime Minister and to other federal ministers urging them to “Keep the Heart in Medicare.” And they organized a number of public meetings.

As next steps, we have asked for a meeting with B.C.'s health minister, to see how the funding cuts will be dealt with here, and we are reaching out to national and provincial groups that share our concerns.

It is our intention to make this an election issue at all three levels of government.



# Defending public health care in the courts

**Patients, doctors, health groups join in court battle with for-profit clinic seeking US-style system**

A GROUP OF patients, doctors and health care advocates has won the right to present expert evidence defending Canadian health care in the BC Supreme Court. A constitutional challenge by private, for-profit clinic owner Brian Day could determine the future of Canadian public health care.

“Brian Day’s plan to bring US-style health care to Canada would be disastrous for Canadians,” said Dr. Rupinder Brar of Canadian Doctors for Medicare.

“If Dr. Day wins, physicians will be allowed to charge patients any amount they like for services, and patients who can pay will get faster care than the rest of us. A win for Dr. Day will mean skyrocketing costs and longer wait times in the public health system as it loses doctors to a parallel private system.”

Brar said this could force patients to produce a credit card before getting the care they need.

“If we use all the evidence we have right now as to how to improve what we have, we can have a fantastic system with good access based on need and not ability to pay,” she said.

Dr. Day operates the Vancouver-based for-profit Cambie Surgery Corporation, infamous for unlawfully billing patients for services covered by Medicare – in some cases, up to six times the legal amount.

Day and his clinics are behind a constitutional challenge to Medicare, scheduled to go to trial in BC Supreme Court this September.



Dr. Rupinder Brar from Canadian Doctors for Medicare and Adam Lynes-Ford, BC Health Coalition at the BC Supreme Court.

The coalition opposing Day includes, among others, the Canadian Doctors for Medicare and the BC Health Coalition.

These organizations are concerned that Day’s case would increase health care costs while lengthening overall wait times for patients and erasing the fundamental Canadian principle of universal access to quality health care.

Also active in the coalition is a patient living with Limb-Girdle Muscular Dystrophy who could not afford and would not qualify for private health insurance under a US-style system.

“Our universal health care provides so much more than just hospitals,” said Rick Turner, BC Health Coalition co-chair.

“It ensures that patients have access to care, that doctors can focus on practicing medicine, and that Canadian businesses aren’t haggling over health benefits instead of creating new jobs. In September, we will present evidence to the Court that irrefutably

demonstrates the benefits of our single-payer, public health care system.”

“Dr. Day claims that the defining principle at the heart of Canadian Medicare – that health services be provided according to patients’ needs, not their ability to pay – is unconstitutional.

“If Day wins, the public health care system that Canadians rely on – and overwhelmingly support – will be effectively dismantled right across the country,” said Turner.

The “Coalition Intervenors” as they’re called in court will present evidence highlighting how Day’s challenge, if successful, would compromise patient health, disrupt medical practices, increase costs, and weaken the Canadian economy.

Last year, Day was ordered to disclose financial statements dating back five years. Investigators with the Medical Services Commission found evidence patients had been extra-billed for services covered by Medicare.

The case is scheduled to start September 8.



# BC needs quality, affordable housing for seniors

By Barb Mikulec, Chair  
COSCO Housing Committee

**T**HE HOUSING issues facing seniors are complex and daunting.

It is projected that the number of people aged 75 or over will increase by 85 percent in 15 years, and the overall population of Vancouver will grow by almost 40,000. These trends will continue to drive up housing costs at a time when Vancouver already has very low vacancy rates and the most expensive housing in Canada. Pensions are already stretched by rising costs for basics like electricity, heating, cable and food.

The question arises, will seniors be able to live in their own communities? Will communities be age-friendly? Will downsizing mean a loss of the services and neighbourhoods that are familiar to seniors? Are we serving blind or deaf citizens with appropri-

ate housing and care homes with staff who are able to communicate and assist seniors to retain their cognitive skills?

It is important for housing to be safe, in a cultural space which respects the citizens. Clean air, water, diversity and livability are important. Housing needs to be available, decent and affordable. A large and growing number of seniors are living alone and do not have the support that comes with a shared household and this situation particularly affects older senior women. Shelter costs have risen while incomes have declined.

Ideally, seniors should be near transit, shopping, medical services and a community centre that provides programs for a healthy lifestyle and sociability.

A related concern is the problem facing tenants of co-ops who will lose

rental assistance when the Federal Co-operative Housing Program shuts down in 2020. This affects more than 3,000 BC households. The province and federal government must step up to make sure the subsidies continue.

One program which makes rent more affordable is the Shelter Aid for Elderly Renters. It provides support to BC seniors age 60 or over who have low to moderate incomes. For eligibility criteria, contact [www.bchousing.org](http://www.bchousing.org) or (604) 433-2218.

COSCO's policy is to actively work with and maintain solidarity with community organizations to promote affordable, safe, accessible and quality housing. Our housing committee is working to gather information and become vocal on housing issues.

We invite your comments to Barb Mikulec, chair at [mikulec@telus.net](mailto:mikulec@telus.net).

## Membership Application

Please mail to the address below

- ☐ I wish to join COSCO as an Associate Member. I enclose my \$25 membership fee.
- ☐ I wish to make a donation to COSCO. Please find enclosed a cheque for \$\_\_\_\_\_.

Name: \_\_\_\_\_  
(PLEASE PRINT)

Address: \_\_\_\_\_

Postal Code: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

E-mail: \_\_\_\_\_

Date: \_\_\_\_\_ Signature: \_\_\_\_\_

Please make cheques payable to COSCO.

Mail your application to Ernie Bayer, Membership Secretary,  
6079 - 184 A Street, Surrey, BC V3S 7P7 604 576-9734.

Seniors groups and organizations wishing more information about joining COSCO should write or phone Ernie Bayer and request a membership package.



# City of Richmond

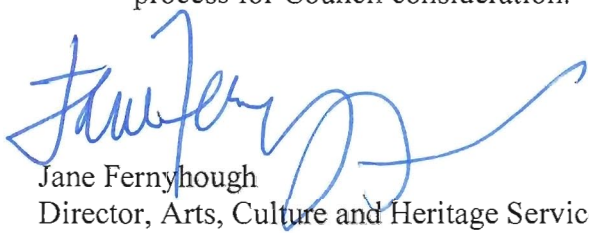
## Report to Committee

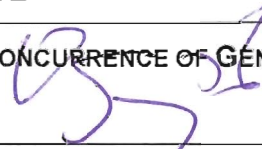


**To:** Planning Committee  
**From:** Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
**Re:** **Richmond Media Lab**

**Date:** July 29, 2014  
**File:** 11-7144-01/Vol 01

### Staff Recommendation

1. That the report titled "*Richmond Media Lab*" dated July 29, 2014, from the Director, Arts, Culture and Heritage Services, be received for information; and
2. That future funding to operate the Richmond Media Lab be included in the 2015 budget process for Council consideration.

  
Jane Fernyhough  
Director, Arts, Culture and Heritage Services  
(604-276-4288)

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

## Staff Report

### Origin

On May 21, 2014 the following referral was made at Planning Committee:

*That the Richmond Community Services Advisory Committee Communications Tool From Richmond Addiction Services Society and Richmond Youth Media Program, dated April 7, 2014, be referred to staff to examine:*

1. *Future funding and partnership opportunities for the Richmond Addiction Services Society and Richmond Youth Media Program;*
2. *Other programs that are operating out of the Richmond Media Lab;*
3. *How these programs support City strategies; and*
4. *The long-term strategy to staff these programs.*

The purpose of this report is to:

- Provide an examination of the Richmond Youth Media Program's future funding and partnership opportunities;
- Provide an analysis of other programs operating out of the Richmond Media Lab and how these programs support City strategies; and
- Outline options for long-term funding staffing strategies.

This initiative is in line with Council's Term Goal No.9 Arts and Culture:

*Continue to support the development of a thriving, resilient and diverse cultural sector and related initiatives in creating a vibrant healthy and sustainable City.*

### Analysis

#### Background

The Richmond Media Lab is City-operated and has located its own 400ft<sup>2</sup> space in the Richmond Cultural Centre, opened in March 2011 with the intent to expand the delivery of arts opportunities to include the growing field of media arts and to provide the community with increased access to media technology, including tools for video and audio editing, digital art, web design and podcasting, and to develop skills which could be applied towards artistic activities and practical marketable skills.

Concurrently, the Richmond Media Lab partnered with the Richmond Collaborative Committee for Children and Youth (RCCCY) to provide the Richmond Youth Media Program (RYMP), which is supported by the Vancouver Coastal Health Sharon Martin Community Health (SMART) Fund. The program targets low asset/hard to reach youth and engages them through program development with creative media technology and by connecting individuals with positive role models. Programming includes drop-in sessions where supervised youth can work independently or in a variety of structured classes.

In 2013, RYMP received 27 referrals, bringing the total number of active members to 68. Referrals came from a variety of sources including Family Services of Greater Vancouver, Richmond's Roving Youth Leaders, Kaleidoscope, Vancouver Coastal Health, Richmond Art Gallery, Richmond Youth Service Agency, Richmond Addiction Services, family members and youth themselves.

In addition to being home to RYMP, the Media Lab acts as a "hub" for creative, multimedia project creation and assists the Richmond Arts Centre, Richmond Art Gallery, Richmond Museum and the Richmond Public Library to complement their educational opportunities available to youth. The Media Lab also provides ongoing media production support (e.g. video coverage, audio recording, video production and editing) to other City divisions such as Corporate Communications, Economic Development, Community Social Development and Youth Services.

The original intent of the Media Lab was to be a programming offshoot of the Richmond Arts Centre; however, staff underestimated the interest it would generate in the community, particularly from youth at-risk and service agencies and organizations. This demand for programs and services in the media arts as well as the provision of sponsorship and grant revenues largely attribute for the Media Lab's success.

#### Future Funding and Partnership Opportunities

Currently, Richmond Addiction Services Society (RASS) plays the leadership role (originally filled by RCCCCY to partner with RYMP) and administers funding provided by Vancouver Coastal Health's SMART Fund. The Fund has helped support the program, including equipment and staff hours since its inception. The \$25,200 which was allocated for 2014/15 is expected to run out in March 2015. Richmond Steel and Recycling Ltd. has also been a sponsor of the Media Lab since its opening and 2014 funding, in the amount of \$12,000, has been confirmed until March 2015.

RASS has also been seeking out alternate funding sources for RYMP and has recently applied for one-year funding in the amount of \$20,000 through Telus' Community Grant. Staff have also been working with the Manager, Corporate Partnerships to extend the relationship with current sponsors and to explore new sponsorship opportunities to help support the Media Lab.

While sponsorship and grants have largely offset costs over the past three years, reliance on this type of funding strategy risks the long-term sustainability of the Media Lab and challenges future planning.

#### Other Media Lab Programs

In addition to RYMP, the Media Lab offers a wide range of programs in media arts such as Animation, Claymation, Acting on Camera, 3D Game Design, Digital Photography, Intro to Social Media, Music Production, Filmmaking and Learn to DJ. Classes are designed for students six years and up, including intergenerational classes.

Cinevolution Media Arts Society, the City's co-presenter of *Your Kontinent: Richmond International Film and Media Arts Festival*, is a Resident Art Group of the Media Lab which also offers animation and digital storytelling classes, media cafe screenings and community dialogue events, and unique media arts workshops.

The Media Lab continues to partner with a variety of outside organizations to increase access to media technology and to provide community outreach programming. Examples of the Media Lab's reach over the past three years include Newworld Theatre (DIY Podplay Project); RASS/Touchstone (Richmond Hospital, Challenging Automatic Prescription); ACTIMAGE Centre for Digital Arts (3D Modelling Workshop); Langara (Adobe Illustrator Workshop); Richmond SD38 Enex Project (Recording Artists Mentorship); Northwest Culinary Academy of Vancouver (Localvore Cooking Contest Video); and the Rick Hansen Anniversary Relay (RYMP DJ Performance).

Program growth in the Media Lab continues to be a trend with increases in both the variety of programs offered and the number of registered participants. For example, eight of the eleven programs offered this past summer filled with five of the programs carrying waitlists. Program adjustments and the addition of two new classes (Build a Website and Animation Level 1) helped to accommodate some of the waitlisted participants.

### Supporting City Strategies

The Richmond Media Lab was originally created to further the objectives laid out in the Council adopted Richmond Arts Strategy and to provide an opportunity for the community, particularly youth, to explore and benefit from the growing field of media arts. By using technology in ways that are current and relevant for young people and their learning experiences, the Media Lab has provided residents the opportunity to learn about media arts and develop technical related skills which help them become more engaged in their communities.

In addition to supporting the Richmond Arts Strategy, the Media Lab helps to advance the goals and actions in the City's Social Development Strategy and Youth Services Plan by providing a safe and youth-friendly space in the City Centre; expanding services for youth such as the RYMP program; initiating a collaborative approach to service delivery; encouraging community accessibility through free and affordable programming; and increasing the use of technology and enhancing existing communication channels.

Within the organization, the Media Lab has become an increasingly important corporate resource and is used regularly for support with video production and editing. It is anticipated that as the City continues to increase its use of video as a communication tool that the Media Lab's in-house video production, editing and training will continue to expand.

### Long-term Staffing Strategy

The Media Arts Specialist is responsible for advancing media arts practice and education by developing and facilitating programs and events that meet the needs of Richmond's culturally diverse community and address the trends in the media arts. A particular focus of the position involves utilizing media arts practice as a tool for creating positive opportunities for 'low asset' youth through the RYMP program.

Since the inception of the Media Lab in 2011, the Media Arts Specialist position has been mainly funded through sponsorship and grant money with some Department gap funding to maintain the number of staff hours. Project-related work and Media Lab programs are cost-recovery.

Further extension of the RYMP will require grant funding to support its goals and cover operating costs. Sponsorship will also continue to be important for the Media Lab to remain nimble in its response to new and growing trends in media arts. Long-term staffing however

does require a more sustainable approach to facilitate the success of future media arts programming, production and support. Three options are provided for consideration:

OPTIONS	STAFFING	ANNUAL COST
1	Regular PT 25 hrs/wk	≈\$57,062
2	Regular PT 30 hrs/wk	≈\$65,500
3	Regular FT	≈\$81,700

It is recommended that a request for funding in the amount of ≈\$81,700 for a full-time equivalent Media Arts Specialist (Option 3) be submitted to the City's 2015 budget cycle for consideration. This would allow for extended operating hours of the Media Lab, further growth and diversity of media arts programming, and extended in-house video production, editing and support.

#### Future Budget Implications

Currently the Media Lab is identified in the City's operating budget at a net cost to the City of \$14,200. Should funding for a full-time equivalent position be approved the net cost to the City would increase to \$46,500. Sponsorship and grants would continue to be sought to offset operational costs such as supplies and equipment. A decision to not approve funding for the position will require greater sponsorship and grant revenue to be secured to offset operational costs (e.g. staffing, supplies, equipment) or the Media Lab's service level will be reduced.

Information Technology has also identified the total cost of equipment replacement, which staff have broken down into a three-year annual replacement cost and included in the 2015 operating budget. Program and project-related contractors as well as supplies and materials continue to be budgeted as cost-recovery.

BUDGET	2014	2015
<b>Revenue</b>		
Sponsorship/Grants	\$37,200	\$37,200*
Program	\$28,600	\$28,600
<b>Total Revenue</b>	<b>\$65,800</b>	<b>\$65,800</b>
<b>Expenses</b>		
Staffing	\$49,400	≈\$81,700**
Events	\$500	\$500
Supplies & Materials	\$16,700	\$9,700
Contracts	\$13,400	\$13,400
IT Equipment	0	\$7,000
<b>Total Expenses</b>	<b>\$80,000</b>	<b>\$112,300</b>
<b>Net Difference</b>	<b>-\$14,200</b>	<b>-\$46,500</b>

\*Sponsorship revenue is dependent on continuing to secure sponsors.

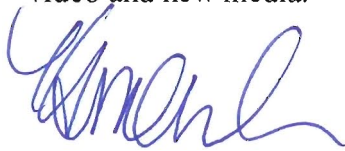
\*\*Recommended Staffing level - FTE

### **Financial Impact**

There is no financial impact to this report. Any funding requests will require a business case and be subject to future capital and operating budget approval.

### **Conclusion**

The activities and programs provided by the Media Lab expand the creative opportunities in the community and increase access to the growing field of media arts, particularly for youth. By creating a more sustainable operating model for the Media Lab, it is anticipated that it will continue to advance the key directives of the Richmond Arts Strategy, advance corporate initiatives and provide greater exposure to and opportunities in the growing areas of audio, film, video and new media.



Kim Somerville  
Manager, Arts Services  
(604-247-4671)



# City of Richmond

## Report to Committee

**To:** Planning Committee **Date:** August 18, 2014  
**From:** Joe Erceg, MCIP **File:** 01-0157-30-  
General Manager, Planning and Development RGST1/2014-Vol 01  
**Re:** **Richmond Response: Proposed Metro Vancouver (MV) Regional Growth  
Strategy (RGS) Type 3 Amendment – Minor B for City of Port Moody**

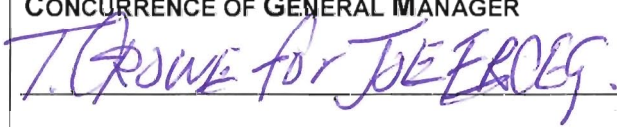


### Staff Recommendation

That:

1. Metro Vancouver be advised that the City of Richmond does not object to the City of Port Moody's application to amend the Metro Vancouver (MV) Regional Growth Strategy (RGS) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area; and
2. Staff continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.

  
Joe Erceg, General Manager  
Planning and Development

JE:jh  
Att. 5

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



## Staff Report

### Origin

The purpose of this report is to respond to Metro Vancouver's invitation to comment on a proposed Metro Vancouver (MV) Regional Growth Strategy (RGS) amendment as requested by the City of Port Moody, prior to the MV September 17, 2014 deadline.

This report supports Council's Term Goal #7 Managing Growth & Development:

*To ensure effective growth management for the City, including the adequate provision of facility, service and amenity requirements associated with growth.*

### Findings of Fact

In May 2014, the City of Port Moody requested Metro Vancouver to amend the Regional Growth Strategy (RGS) to change the regional land use designation, from Industrial and Mixed Employment, to General Urban for 8.3 ha (20.5 acres) for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area. This requested amendment also includes adding part of this area as a Frequent Transit Development Area to focus growth and development near a future Evergreen Line rapid transit station. The amendment process was initiated by the Metro Vancouver (MV) Board on July 11, 2014. Affected local governments and relevant agencies have until September 17, 2014 to provide comment on the proposed amendment. Following this, the MV Board will consider adoption of the bylaw amendments. There will not be a Public Hearing as this amendment is a Type 3 minor amendment to the RGS. A 50%+1 weighted vote by the MV Board at each reading, including adoption, is required.

### Chronology

Over the past few years, the City of Port Moody has been updating its Official Community Plan (OCP) to accommodate the upcoming Evergreen Line rapid transit line and the associated growth demands. Through this OCP review, the City of Port Moody has made several requests to amend the RGS, since its adoption in 2011.

#### *1. Special Study Area Amendment Request (2013)*

In early 2013, the City of Port Moody requested Metro Vancouver to designate (as an overlay) Special Study Areas for 497 ha (1,228 acres) of land that have the following regional land use designations in the RGS: Industrial (980 acres), General Urban (168 acres), Rural (76 acres) and Conservation & Recreation (4 acres). These areas are shown in Attachment 1. The land included three different sites near or along Burrard Inlet known as:

- A.) The Suncor (formerly Petro Canada) Refinery lands;
- B.) The Imperial Oil Company lands; and
- C.) The Mill and Timber Sawmill lands.

The purpose of the RGS Special Study Areas was to identify those areas where more detailed land use planning would be required by way of an area plan review or a site specific development plan. The amendment was referred to affected local governments and relevant agencies. On May 27, 2013, Richmond Council passed the following resolution:

*That as per the report from the General Manager, Planning and Development, dated May 24, 2013, titled Richmond Response: Proposed Metro Vancouver Regional Growth Strategy Type 3 Amendment – Minor B for Port Moody, Council:*

- (1) advise Metro Vancouver that the City of Richmond is opposed to the proposed RGS Amendment Special Study Area designation for all the affected sites, as it would lower the RGS amendment requirement from Type 2 (i.e., a 2/3 MV Board vote and a Public Hearing, to a Type 3 (i.e., a MV Board 50% + 1 weighted vote) for the RGS Rural, and Conservation and Recreation areas;*
- (2) advise Metro Vancouver that the City of Richmond supports an RGS Amendment Special Study Area designation to the RGS Industrial and General Urban designations, as the RGS amendment requirements do not change, but confirms that the City of Richmond has significant concerns regarding the regional effects of potential changes;*
- (3) direct staff to advise on the effect on Richmond and the region should the land use in this area in Port Moody be changed; and*
- (4) send a copy of the letter to the City of Port Moody and all Metro Vancouver member municipalities.*

On July 26, 2013 the MV Board adopted bylaw amendments that allowed the three Special Study Areas to be added to the RGS. However, the boundaries for these RGS Special Study Areas were only included on the RGS Industrial and General Urban lands so as to have no procedural effect associated with future applications for RGS land use designation amendments (i.e., not include the RGS Conservation & Recreation and Rural lands which would lower the voting threshold associated with any future application for re-designation). The Special Study Areas do not alter the underlying regional land use designations.

## *2. Regional Land Use Designation Amendment Request (2014)*

In early 2014, the City of Port Moody made three (3) separate requests to Metro Vancouver to amend regional land use designations so that they would reflect their new designations in Port Moody's proposed OCP. One of these areas, the Mill and Timber Site, has the Special Study Area overlay from the 2013 amendments to the RGS. The other two Special Study Areas were not part of these applications. The three separate application requests included the following:

1. Mill and Timber Site (14.7 ha [36.3 acres]) – Industrial (with a RGS Special Study Area overlay) to General Urban and removal of the Special Study overlay (Attachment 2).
2. Andres Wines Site (1.3 ha [3.2 acres]) – Industrial to General Urban (Attachment 3). This area is not within a Special Study Area.
3. Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area (8.3 ha [20.5 acres]) – Industrial and Mixed Employment to General Urban (Attachment 4). This area is not within a Special Study Area.

Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area

On July 11, 2014, the MV Board considered the requested amendments, and only initiated bylaw amendments and the referral process for #3 above, the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area.

Both the Mill and Timber Site and the Andres Wines Site were declined by the MV Board, as follows:

- For the Mill and Timber Site, the City of Port Moody envisioned this area, which is adjacent to the Moody Street Transit-Oriented Development Area and Murray Street Boulevard Area, to be a waterfront-oriented mixed-use development. The MV Board declined the requested amendments for the following reasons:
  - as the site is within a RGS Special Study Area, detailed land use planning is required before the removal of the existing RGS Special Study Area and an amendment to the existing RGS Industrial designation would be considered. With the lack of a specific development concept, any decision is premature; and
  - as the site still has an active saw mill and other industrial uses, re-designating lands from RGS Industrial to another RGS land use designation would reduce the already limited supply of industrial lands in the Region and should only be considered in unique cases based on a strong planning rationale.
- For the Andres Wines Site, the City of Port Moody contemplated a residential tower up to 26 storeys. The MV Board declined the requested RGS amendment for the following reasons:
  - the site is not within a defined RGS Urban Centre or Frequent Transit Development Area, lacks proximate access to a confirmed rapid transit station and may create pressure for the conversion of additional industrial lands to the north; and
  - more detailed planning work is required to substantiate the vision for both the site and the larger area's redevelopment.

## Analysis

The Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area involve 8.3 ha (20.5 acres) and include a variety of older lower density industrial and commercial related buildings. The current MV RGS land use designations and the requested changes are indicated in Attachment 5. The area and specific RGS amendment request can be broken down into the two following sub-areas:

1. Moody Centre Transit-Oriented Development Area (3.5 ha [8.6 acres]) – Request to amend this area, from Mixed Employment, to General Urban and include a proposed Frequent Transit Development Area (FTDA). The purpose of this amendment is to allow the area to redevelop with an increased concentration of commercial, office and residential uses, with the proposed Moody Centre rapid transit station at its core.
2. Murray Street Boulevard Area (4.8 ha [11.9 acres]) – Request to amend 1.1 ha (2.7 acres) of land, from Industrial, to General Urban and amend 3.7 ha (9.1 acres) of land from Mixed Employment to General Urban. The purpose of this RGS amendment is to redevelop this area into a pedestrian friendly environment with a mix of uses including light industrial, commercial, office, as well as residential.

The Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area are not part of the RGS Special Study Area overlay that was adopted by the MV Board in 2013. It is located to the immediate east of the Mill and Timber Site, which was included as a Special Study Area in 2013.

The proposed OCP for Port Moody supports the redevelopment of this area to reflect the new rapid-transit Evergreen Line, which will be operational by mid-2016. The Moody Centre station will service the Evergreen Line and be located within the subject properties. Although no detailed planning work has been completed for the area, the proposed OCP vision includes a mix of residential and commercial and other related uses, with a substantial increase in densities, with buildings ranging from 4 to 12 storeys high. The City of Port Moody's rationale is based on the area's proximity to the upcoming Evergreen Line and the West Coast Express station that is within 400 metres. The City wishes to promote transit-oriented development, expand the range of employment generating uses to include commercial and other uses, and establish a residential population to support local businesses.

Despite the loss of 1.1 ha (2.7 acres) of Industrial designated land and 7.2 ha (17.8 acres) of Mixed Employment designated lands, Metro Vancouver staff have indicated that the area is appropriate to support growth due to its proximity to a confirmed rapid transit station. Metro Vancouver staff have indicated that the proposed amendment would provide significant benefits to Port Moody and the amendment is generally consistent with the overall RGS goals and objectives.

Staff advise that the proposed RGS amendment has no measurable impact on Richmond. Re-designating the subject properties to RGS General Urban and including the Moody Centre Transit-Oriented Development Area as a Frequent Transit Development Area would help Port Moody fulfill its vision to revitalize and redevelop this area. It would also assist in meeting RGS growth objectives through the creation of a high density mixed-use urban community close to transit and amenities.

Although the City of Port Moody is not proposing to add employment lands elsewhere within the municipality, the creation of a high density urban village would provide for a mix of land uses. These land uses would include commercial and office uses that would generate employment opportunities. Richmond City staff do not object to the proposed amendment for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area as it would enable the City of Port Moody to create a high density urban village (Live, Work, Play) near a rapid transit station.

To better protect Metro Vancouver and Richmond's industrial and mixed employment lands, City staff are participating in several Metro Vancouver regional employment land studies including: updating the 2010 Metro Vancouver's Industrial Land Inventory, reviewing the Industrial Land Re-development and Intensification - Constraints and Solutions Study, and reviewing Metro Vancouver's Industrial Land Protection and Intensification – Policy Paper which integrates related Metro Vancouver studies completed since 2011. These studies are aimed at enabling all parties to better manage and protect employment and agricultural lands. Staff will continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations and update Council as necessary.

**Financial Impact**

None

**Conclusion**

Metro Vancouver has initiated the process to amend the Regional Growth Strategy, as requested by the City of Port Moody, to change the existing RGS Industrial and Mixed Employment designation, to General Urban for 8.3 ha (20.5 acres) of land known as the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area. The requested RGS amendment also includes designating 3.5 ha (8.6 acres), as a Frequent Transit Development Area to focus growth and development near a future rapid transit station along the Evergreen Line. The proposed amendment to the RGS has no impact on Richmond.

Staff do not object to the proposed MV RGS amendment for the Moody Centre Transit-Oriented Development Area and Murray Street Boulevard Area, as it will enable the City of Port Moody to create a high density urban village with a mix of land uses near a confirmed rapid transit station. Staff will continue to monitor any future MV RGS amendment applications which involve removing RGS Industrial and Mixed Employment designations, participate in MV industrial and employment land studies and update Council as necessary.



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



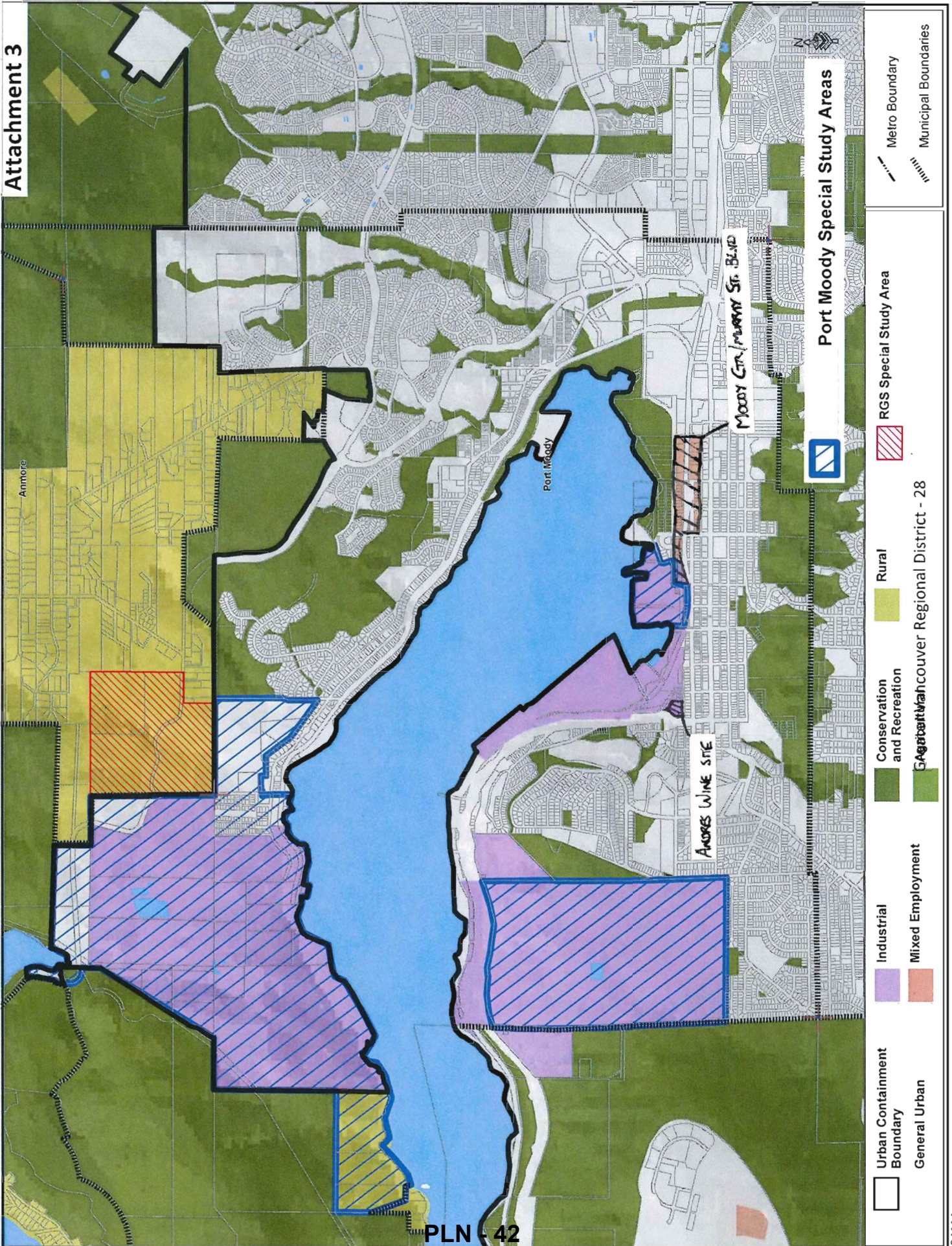
Terry Crowe  
Manager, Policy Planning  
(604-276-4139)

JH:cas

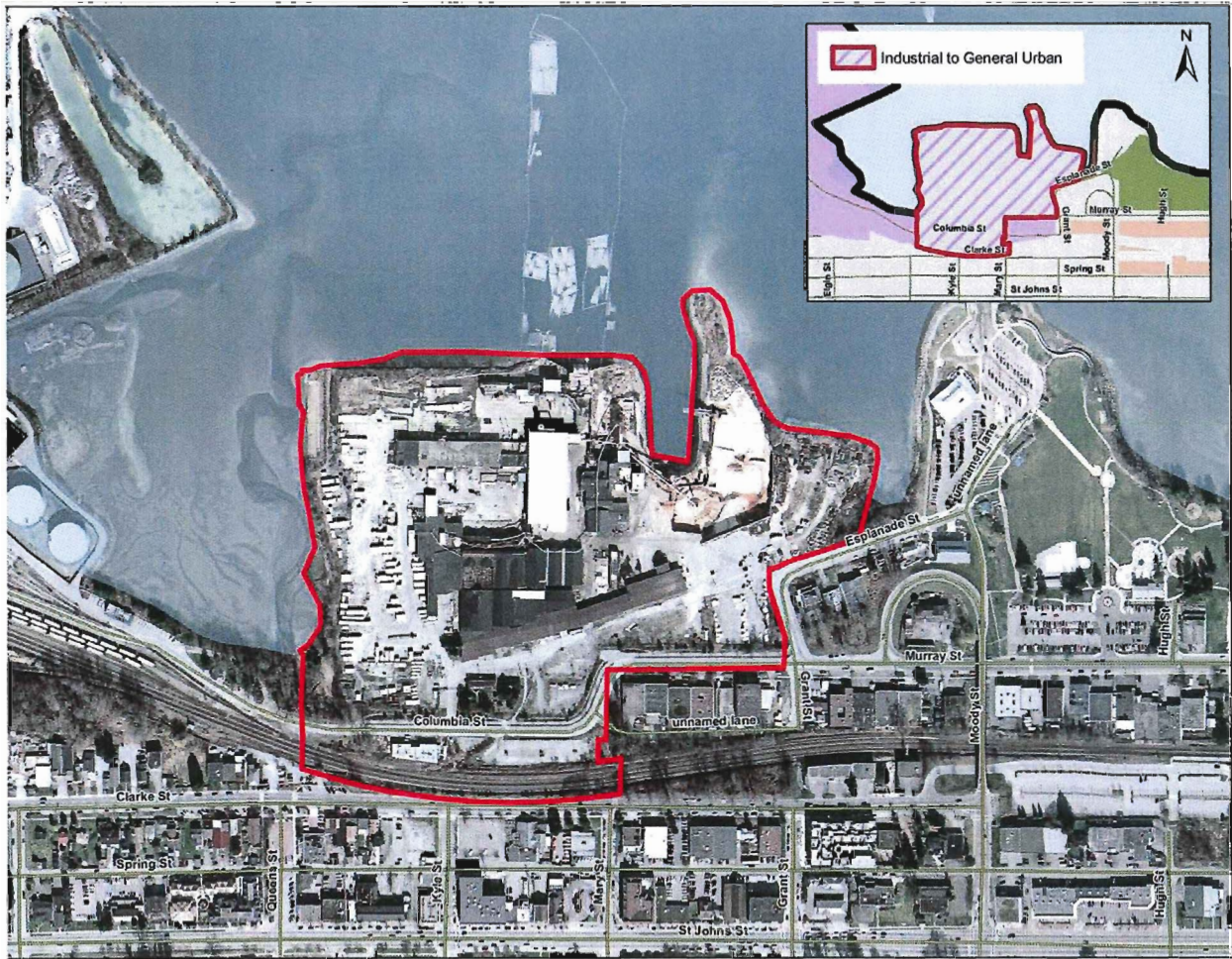
- Att. 1: City of Port Moody Special Study Areas in Metro Vancouver Regional Growth Strategy  
2: Aerial and Requested Amendment to Mill and Timber Site  
3: Aerial and Requested Amendment to Andres Wine Site  
4: Aerial and Requested Amendment to Moody Centre and Murray Street Boulevard Area  
5: Current and Proposed Regional Land Use Designations for Moody Centre and Murray Street Boulevard Area



Attachment 3







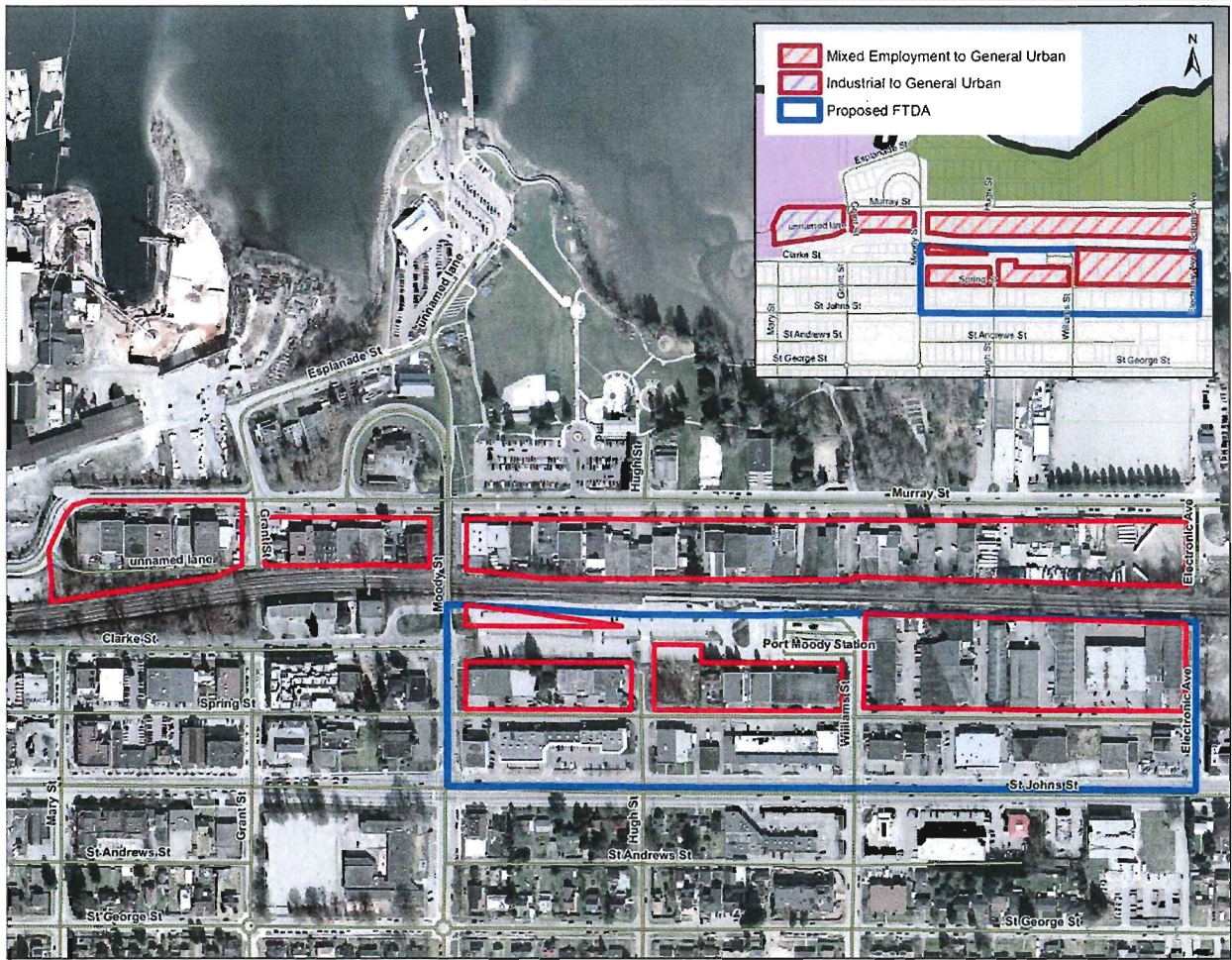
Mill and Timber Site





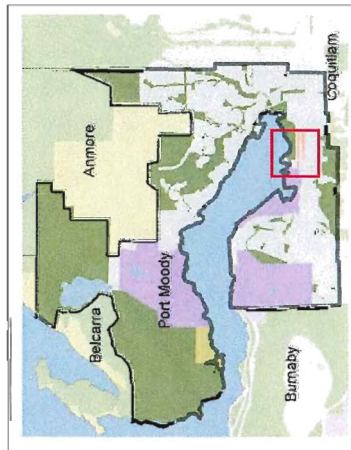
Andres Wine Site





Moody Centre and Murray Street Boulevard Area

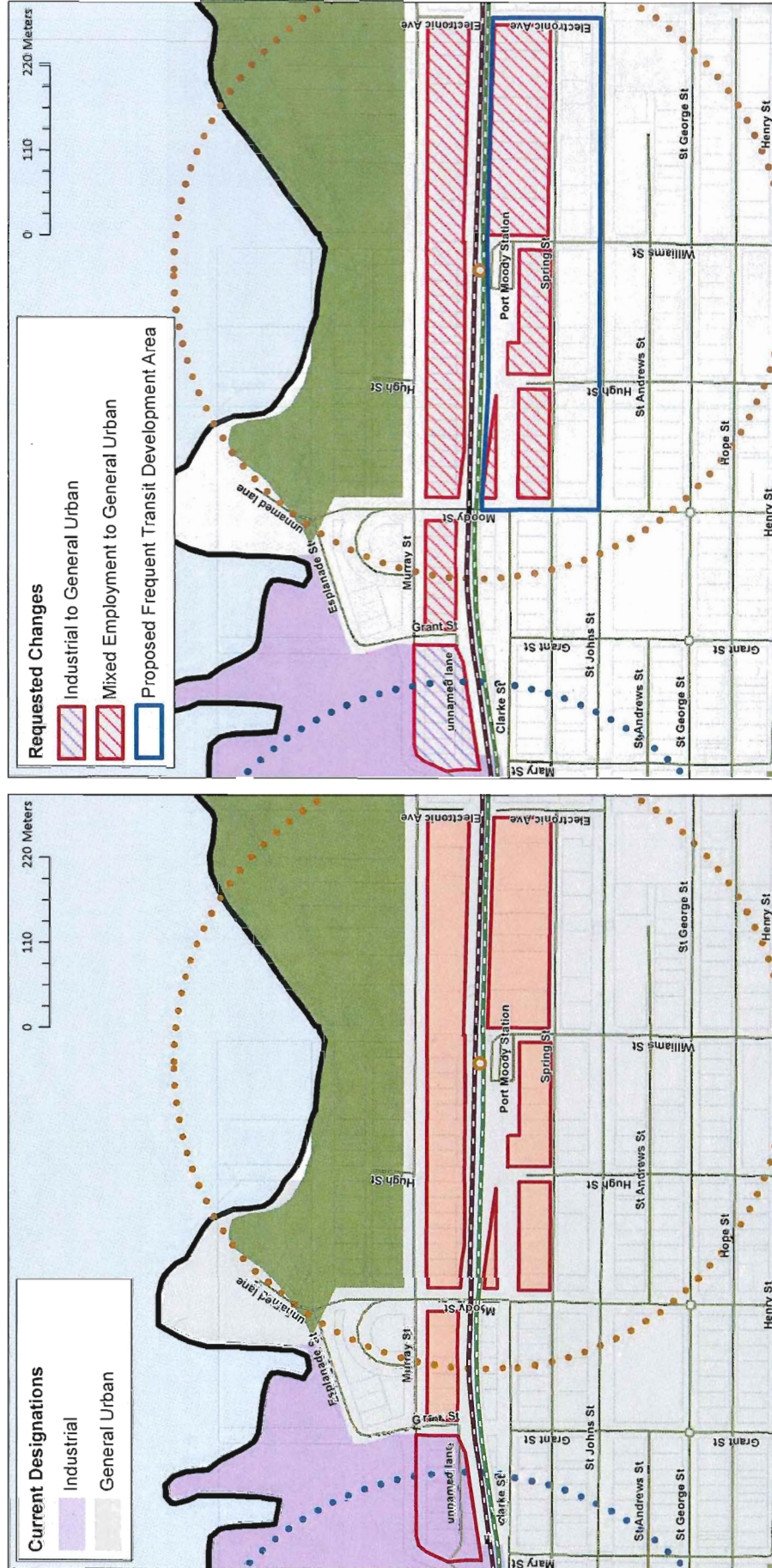




# **Murray Street Boulevard Area and Moody Station Transit-Oriented Development Area** **Metro 2040: Shaping our Future City of Port Moody Amendment Request**

- Industrial to General Urban (approx. 1.1 hectares)
- Mixed Employment to General Urban (approx. 7.2 hectares)
- Add Frequent Transit Development Area

Produced by Metro Vancouver  
 June 4, 2014



## **Metro 2040 Land Use Designations**

- Agricultural
- Conservation & Recreation
- Rural
- General Urban
- Industrial
- Mixed Employment
- Urban Containment Boundary (UCB)

## **Transit and Transportation**

- Westcoast Express (CP Rail Alignment)
- Evergreen concept
- Moody Centre Station (400 metre area)
- Potential Station (400 metre area)



To: Planning Committee

Date: August 15, 2014

From: Joe Erceg, General Manager  
Planning and Development

File: 08-4040-01/2014-Vol 01

Re: **Richmond Response to BC Ministry of Agriculture Consultation on Potential Changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation**

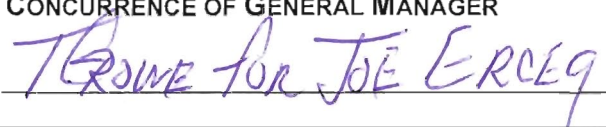


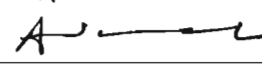
**Staff Recommendations**

That:

- (1) the attached Richmond response (Attachment 2), which was submitted to the Ministry of Agriculture prior to the deadline of August 22, 2014 regarding potential changes to the Agricultural Land Reserve (ALR) Use, Subdivision and Procedure Regulation be ratified;
- (2) the Ministry of Agriculture be requested to extend the deadline for comments to September 30, 2014 to enable all stakeholders to have reasonable time to provide feedback;
- (3) the Ministry of Agriculture be requested to provide a detailed analysis of the potential impacts and implications (including taxation implications) of each proposed change, enable local governments to also regulate the proposed changes, and allow the local governments and stakeholders the opportunity to review the draft regulations prior to their adoption;
- (4) the Ministry of Agriculture and Agricultural Land Commission (ALC) staff and funding be increased to properly enforce the existing and proposed ALR regulations; and
- (5) this report and recommendations be forwarded to Richmond MPs, MLAs, the Metro Vancouver Board and all Metro Vancouver local governments.

  
Joe Erceg, General Manager,  
Planning and Development

JE:mp  
Att.3

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

## Staff Report

### Origin

With the passage of Bill 24, the Ministry of Agriculture is proposing additional ALR activities and changes to the regulations for some of the allowable ALR uses (Attachment 1). The Ministry conducted a consultation from July 22 to August 22, 2014 to obtain input from local governments, regional stakeholders and the general public on regulation development.

The purpose of this report is to obtain Council's ratification of the attached Richmond response that has been submitted to the Ministry by its August 22, 2014 deadline (Attachment 2) and recommend that Council request the Ministry to extend its deadline to September 30, 2014 to allow local governments and stakeholders to have more time to respond and further consult on the proposed changes.

### Finding of Facts

#### Context

The ALC Act sets a legislative framework for the establishment and administration of the agricultural land preservation program and identifies permissible activities in the ALR. Specific regulations and details of the uses permitted in the ALR are found in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation which supports the Act.

The ALC Act was amended by the passage of Bill 24 in May 2014 and the key intention of the amendment was to allow farmers in the ALR to diversify their businesses and maintain agricultural viability. In order to support this legislative change, the Ministry is proposing to allow additional activities in the ALR without requiring property owners to make an application (e.g., non-farm use application) to the ALC and modify the parameters of the permitted uses.

#### Consultation Process

The Ministry of Agriculture formed a Reference Group that consists of representatives from the Agricultural Land Commission (ALC), the Union of British Columbia Municipalities (UBCM) and the BC Agriculture Council (BCAC) to obtain input on the proposed consultation questions and process. The Group will review the outcome of the consultation and provide input on any draft regulations that the Ministry may consider. The Ministry intends to have the new regulations in place by the end of 2014.

The Ministry's engagement website was live from July 22 to August 22, 2014 and comments were accepted through an online survey, by email, or by regular mail.

In addition, seven regional meetings took place during the consultation period with invited stakeholders including local governments and industry (i.e., agriculture associations and Farmers' Institutes). The City of Richmond's Policy Planning staff attended the regional meeting held in Abbotsford on August 14, 2014 and presented draft responses (Attachment 2) to obtain input from the regional stakeholders prior to the final submission.



## Analysis

### Richmond Responses

The ALR is divided into two zones, Zone 1 and Zone 2; Richmond is in Zone 2. There are a total of 11 questions but four of them are specific to Zone 2. The City of Richmond will not be directly affected by the proposed changes in Zone 2, so the attached response includes answers to only the Zone 1 questions which apply to Richmond.

As Council did not meet in August, staff did not have the opportunity to bring forward a report to Council regarding the proposed changes. Instead, staff circulated a memo to Council to obtain its feedback on staff's draft responses to the consultation questions. No changes were requested by Council, other than a request to require anaerobic digesters to use only materials produced on the farm. Staff presented the draft responses at the Abbotsford regional meeting, prior to the final submission.

The regional meeting was held from 9:00 am to 11:30 am on August 14, 2014 in Abbotsford. Approximately 40 delegations from Metro Vancouver, Fraser Valley Regional District, Sunshine Coast Regional District, Squamish-Lillooet Regional District attended the meeting. Most of them shared Richmond's concerns and their comments and answers to the consultation questions were generally consistent with the Richmond's draft responses. The key comments and concerns expressed by the regional stakeholders are:

- There was not enough time to review and discuss the proposed changes and the timing of the consultation is not adequate.
- It is difficult to answer the consultation questions as sufficient details of the proposed changes are not provided.
- The Ministry must further consult with the local governments and stakeholders once draft regulations are developed.
- The industrialization and commercialization of farmland should be avoided. Allowing an expansion of non-agricultural activities in the ALR would increase the land value and would make it difficult for farmers to find affordable, quality farmland. Soil-based agriculture and farming for food production should be the priority in the ALR.
- The purpose of the ALR is to preserve farmland for future generations. It is unclear how the proposed changes would benefit agriculture and the existing and future farmers. The Ministry should provide a detailed analysis of the impacts and implications of the proposed changes, as well as adequate justifications.
- More effective mechanisms and additional funding should be in place to ensure that the existing regulations are properly enforced before any changes to the regulations are considered.
- The taxation implications of the proposed changes must be analyzed and discussed with local governments.

In response to the comments regarding the timing and length of the consultation period, the Deputy Minister of Agriculture reaffirmed that the deadline would not be extended past noon August 22, 2014.

Based on these comments received at the regional meeting, staff have made minor modifications to the draft responses. The modifications are shown in italics (Attachment 2). The background

provided by the Ministry of Agriculture, as well as the relevant ALR Regulation and the City's zoning regulations are fully stated in Attachment 2.

A summary of the questions and answers are as follows:

Ministry of Agriculture's Consultation Questions	Summary of Richmond Response Submitted by August 22, 2014 Deadline
Should the parameters for allowable on-farm food storage, packing, processing and retail establishments be revised?	Strongly disagree - The existing parameters are sufficient to allow diversification and the current regulations should be properly enforced first.
Should breweries, distilleries and meaderies be allowed on ALR land on the same or similar terms as wineries and cideries are currently allowed?	Agree - Local governments should be allowed to place additional regulations (e.g., overall size limit) if they deem necessary.
Should the allowable footprint for consumption areas (or "lounges") ancillary to wineries and cideries (and potentially also breweries, distilleries and meaderies) be increased and if so on what basis?	Strongly Disagree - The currently allowable footprint (125 m <sup>2</sup> inside & 125 m <sup>2</sup> outside) is sufficient.
Should wineries and cideries (and potentially also breweries, distilleries and meaderies) be allowed to sell alcohol that was produced elsewhere in BC not at the winery or cidery?	Agree - As long as the retail area is limited to the same size (i.e., 300m <sup>2</sup> ) and a minimum of 50% of the products are grown and produced on site
Should anaerobic digesters be permitted in the ALR if the inputs are generated from farming activities?	Agree if all the inputs are generated from the farm and do not include domestic waste.
Should on-farm cogeneration facilities be permitted on farms where a portion of the energy created is used on-farm?	Strongly Agree
Should greater clarity be provided on what constitutes an agri-tourism activity that is allowable in the ALR without an application, and if so what parameters should be established?	Strongly Agree

#### Concerns regarding the Timing and Length of the Consultation

The short one-month consultation period in August, which is the peak holiday period, was not adequate to ensure a meaningful consultation. On August 6, 2014, staff sent an email to the Ministry for an extension of the deadline until the end of September, but the Ministry declined the request due to its commitment to have the changes in place by the end of 2014.

Staff recommend that Council formally request, by resolution, for an extension of the Ministry's deadline until September 30, 2014, so that the City and other local governments have additional time to provide more comprehensive and coordinated responses.

Richmond Additional Comments

In addition to responding to the Ministry's consultation questions, as directed by Council, staff took this opportunity to request the Minister of Agriculture to address a number of other concerns identified by Council over the years. Also, staff have concerns that details of the regulatory changes are currently unknown. For example, the first consultation question is whether the current parameters for allowable on-farm processing activities should be modified, but it is unclear to what extent the regulations will be revised. The Ministry of Agriculture should provide a detailed analysis and adequate justification for each proposed change and consult with local governments on draft regulations prior to adopting them and enable local governments to regulate the permitted uses.

The additional comments are summarized below and further clarified in the attached letter to the Ministry that was hand delivered at the regional meeting in Abbotsford (Attachment 3).

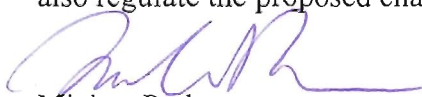
- Seek Provincial Government support to prepare an ALC policy to prohibit Port Metro Vancouver from converting ALR land to port industrial use and encourage the Federal Government to implement a dispute resolution process between PMV and local governments.
- Provide a comprehensive analysis of the impacts and implications of the proposed changes and prepare specific guidelines for local governments, property owners and agricultural producers to appropriately manage the proposed changes.
- Ensure that all the proposed changes reinforce and enhance agricultural viability, sustainability, and the protection and quality of the essential agricultural resources (i.e., soil water, air).
- Increase the Ministry and ALC staff and funding to properly enforce the existing and proposed ALR regulations (e.g., illegal soil fill, research, farm uses, municipal liaison).
- Consult with the First Nations regarding the proposed changes.

**Financial Impact**

None.

**Conclusion**

The Ministry of Agriculture conducted a consultation on potential changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation from July 22, 2014 to August 22, 2014. Staff submitted the Richmond response prior to the submission deadline of August 22, 2014 along with additional requests to address a number of other concerns identified by Council over the years, and recommend that Council ratify the response (Attachment 2). As the length and timing of the Ministry's consultation period was not appropriate to ensure a meaningful consultation, it is also recommended that Council request the Ministry of Agriculture to extend the deadline for comments on the potential changes to September 30, 2014. It is further recommended the Ministry of Agriculture provide a detailed analysis of the potential impacts and implications (including tax implications) of each proposed change, allow the local governments and stakeholders the opportunity to review the draft regulations prior to their adoption and enable local governments to also regulate the proposed changes.



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MP:cas

<b>Attachment 1:</b>	Ministry of Agriculture's Consultation Paper
<b>Attachment 2:</b>	Richmond Responses to the Ministry of Agriculture's Consultation Questions sent to the Minister of Agriculture on August 22, 2014
<b>Attachment 3:</b>	Richmond Staff's August 13, 2014 Letter delivered to the Deputy Minister Of Agriculture on August 14, 2014 in Abbotsford



# Consultation on Potential Changes to the *Agricultural Land Commission Act*: Agricultural Land Reserve Use, Subdivision and Procedure Regulation

July 2014



Ministry of  
Agriculture

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## 1. Purpose

The purpose of this consultation is to invite your input on some proposed additional activities that could be allowed on farmland in the Agricultural Land Reserve without a requirement to make an application to the Agricultural Land Commission, on whether and to what extent these allowable uses should vary between different regions of the province, and on what parameters you think should be put around the proposed new uses.

## 2. Background

Approximately five percent of BC's land base is included in the Agricultural Land Reserve (ALR), a provincial zone within which agriculture is recognized as the priority activity. The ALR includes public and privately held land and is administered by the Agricultural Land Commission (ALC), an independent government tribunal, with the purpose of preserving agricultural land and encouraging its use for farming.

The *Agricultural Land Commission Act* (the Act) establishes both the ALR and the ALC in legislation. The Act sets out the structure and operations of the ALC and identifies permissible land uses within the ALR. The Agricultural Land Reserve Use, Subdivision and Procedure Regulation (ALR Regulation) provides greater specificity to many of the provisions in the Act.

Amongst other things, the ALR Regulation identifies specific land uses allowable on farmland in the ALR without an application to the ALC. Current examples include such things as growing plants and raising animals, putting up buildings necessary for the farm, selling agricultural products direct to the public, limited food processing and, unless prohibited a local government, specified non-farm activities such as agri-tourism accommodation, temporary sawmills, kennels, and others.

Any activities not permitted by the ALR Regulation do require an application to the ALC, which can approve, deny or vary the application. Applications are required in order to include or exclude land from ALR, to subdivide land within the ALR, or to carry out an activity not expressly permitted in the Act or Regulations.

The passage of Bill 24 in May 2014 introduced amendments to the Act that change the way in which the ALC is structured and governed. Some of the detail that determines how these legislative changes will be implemented will be provided through changes to the ALR Regulation. One aspect of regulatory change contemplated by the amendments is to expand the list of allowable uses on ALR land, and possibly to vary them between ALR regions.

The focus of this consultation is to ask the question: what further activities should be allowable on farmland in the ALR without an application to the ALC, what parameters should be put around them, and should they vary between regions? A Reference Group convened by the Minister of Agriculture and comprised of representatives from the ALC, the Union of British Columbia Municipalities (UBCM) and the BC Agriculture Council (BCAC) has made a number of specific suggestions in answer to this question, and these suggestions are presented in this paper for your consideration and comment.

Context for the questions is provided in sections 4 and 5 of this paper. Section 6 provides some specific suggestions for new activities that should be allowable in the ALR without an application to the ALC, and also some further specific suggestions for regulatory change related to agri-tourism and the subdivision and leasing of land in the ALR.

## 3. Consultation Process

### Minister's Reference Group and ALC

- A Minister's Reference Group comprised of representatives from the ALC, UBCM and the BCAC has been struck to inform the consultation process and any regulatory outcomes.
- An initial meeting of the Reference Group was held in early July to provide advice on the consultation process, and to provide substantive input on the consultation questions.
- A separate meeting was then held with the ALC (commissioners and staff) to solicit further input on the consultation questions.
- The input gained from the Reference Group and the ALC form the basis of the consultation questions presented in this paper.
- As well, the ALC has provided a number of specific, technical suggestions for regulatory amendments aimed at providing greater clarity for landowners, local governments and the ALC itself around some existing allowable uses. While these suggestions are not the subject of this consultation, they will be provided on the consultation website (see Public Input, below) for your information.
- The Reference Group will meet again mid-way through the process to review stakeholder feedback and provide any additional, interim advice.
- A final meeting of the Reference Group will be held at the end of the consultation process to review outcomes and provide input on any draft regulations the Ministry may consider at that time.

### Regional Stakeholder Consultations

- Seven regional meetings will take place between July 22<sup>nd</sup> and August 22<sup>nd</sup> encompassing all six ALR regions.
- Invited stakeholders include local government (all Regional Districts), industry (wide cross-section of agriculture associations and farmers' institutes) and other key organizations (e.g. agriculture programs from post-secondary institutions).
- The Ministry will lead the consultation process. The ALC will also attend the regional meetings.

### Public Input

- Public input on the consultation questions will be solicited via a consultation website: <http://engage.gov.bc.ca/landreserve> or via a dedicated Ministry email address: [ALCA\\_Feedback@gov.bc.ca](mailto:ALCA_Feedback@gov.bc.ca)
- The website will be live from July 22<sup>nd</sup> to August 22<sup>nd</sup>.
- Submissions can also be sent by mail to:  
ALR Reg. Consultation  
PO Box 9120 Stn. Provincial Government  
Victoria BC V8W 9B4

## 4. Overview of Changes to the ALCA

The Act was most recently amended in May 2014, by the passage of Bill 24. At that time, several legislative changes were introduced regarding how the ALC is structured and how it makes decisions on applications. These changes directly inform the framework of this consultation – to discuss what activities should be allowable on farmland in the ALR without an application to the ALC, and if these should vary between regions.

### a) Zones, Regions and Regional Panels

The May 2014 amendments to the Act codify the existing six ALR regions into law, and require that a regional panel of at least two commissioners be established in each of the six regions.

The amendments also establish two ALR zones, each comprised of three of the six ALR regions:

**Zone 1:**

Okanagan region  
South Coast region  
Vancouver Island region

**Zone 2:**

Interior region  
Kootenay region  
North region

All applications to the ALC (for land exclusions, land inclusions, subdivisions, and land uses not otherwise permitted by the Act or Regulations) must now be forwarded by the Chair of the ALC to the appropriate regional panel for decision. At its discretion, a regional panel may take an application referred to it by the Chair, and refer this application instead to the ALC Executive Committee.

Subject to any regulations, if the Chair of the ALC determines that an application is of provincial importance, is novel or of general importance to the application of the Act, or may affect more than one panel region, the Chair may also refer the application to the ALC Executive Committee for decision, instead of referring it to a regional panel. The ALC Executive Committee is made up of the six regional panel vice-chairs, and the Chair of the ALC.

While the amendments to the Act provide the ability to further define in regulation when the Chair may refer an application to the Executive Committee, the Minister's Reference Group has advised that the Act provides enough specificity as written (i.e. the Chair may refer an application to the Executive Committee when the Chair considers an application is of provincial importance, is novel or of general importance to the application of the Act, or may affect more than one panel region). As such, it is preferable to allow the Chair the discretion to work within the legislative parameters provided, without further definition being required in regulation at this time.

### b) Decision Making

The amendments to the Act also introduced new factors for the ALC to consider when making decisions on applications in Zone 2. In making decisions on applications the ALC has always considered the purpose of the ALC as defined in Section 6 of the Act:

- a. to preserve agricultural land;
- b. to encourage farming on agricultural land in collaboration with other communities of interest;

- c. to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.

This has not changed in Zone 1.

In Zone 2, however, the ALC is now required by legislation to consider, in descending order of priority:

- The purposes of the ALC as defined in section 6 of the Act
- Economic, cultural and social values;
- Regional and community planning objectives; and
- Other prescribed considerations.

While the amendments to the Act provide the ability to further define in regulation the factors the ALC must consider in deciding on applications in Zone 2, there is no intention to develop such regulations at this time, and this consultation does not therefore include any questions on this topic.

## c) Allowable Uses of ALR Land

The activities that are allowable on ALR land without requiring an application to the ALC are established in the ALR Regulation. There are two broad categories of allowable uses, called Farm Uses and Permitted Uses. Farm Uses include a range of things including: the growing of plants and raising of animals, horse riding, the application of fertilizers, the construction of farm buildings, farm related agri-tourism, and agro-forestry (i.e. activities directly related to farming). Farm Uses may not vary between Zone 1 and Zone 2, and may not be prohibited by local governments. Permitted Uses include such things as limited bed and breakfast accommodation, agri-tourism accommodation, temporary sawmills, kennels, and within certain limitations also non-agricultural home-based businesses. Permitted Uses are viewed as less directly related to agriculture than Farm Uses, but as still compatible with (of low impact to) the farm operation. Permitted Uses may vary between Zone 1 and Zone 2, and may be prohibited by local governments.

Whether and to what extent the list of Farm Uses and Permitted Uses in the ALR Regulation should be updated, and how if at all Permitted Uses should vary between zones, is the focus of this consultation. Further detail on what currently constitutes a Farm Use and a Permitted Use, together with suggestions for additional allowable uses, are provided in sections 5 and 6 of this paper for your consideration and comment.

## d) Governance

Other legislative changes introduced in May 2014 include the establishment of additional reporting requirements for the ALC, including a review of operations, performance indicators, details on applications received, survey results, plans, special problems and trends.

The Ministry will be working together with the ALC and other experts in administrative tribunal governance to further define the details of these new operational requirements.

## e) Other Regulation Making Authorities

The May 2014 amendments to the Act also provide new regulation making authorities to: define terms not otherwise defined in the Act; determine how the ALC should make certain information on its operations and decisions public; and to establish residency requirements for commissioners on regional panels.



Regulations establishing residency requirements for commissioners are being developed as part of the process to bring the recent Act amendments into force. Otherwise, there is no intention to move ahead on regulations at this time, other than on the central question of what activities (i.e. Farm Uses and Permitted Uses) should be allowed in the ALR without an application to the ALC, and how, if at all, these should vary between zones.

## f) Summary

In summary, the May 2014 amendments to the Act have introduced changes to the way in which the ALR is structured and governed. Some of the detail that determines how these legislative changes will be implemented will be determined through changes to the ALR Regulation that supports the Act. This consultation is intended to solicit input on potential regulatory changes as they relate to changes in the land use activities allowable in Zone 1 and Zone 2.

An itemized list of the recent amendments to the Act is provided in Appendix A.

# 5. Land Uses Currently Allowed in the ALR

Currently, land in the ALR can be used for farming, ranching, and other uses specified in the ALR Regulation. All other activities require an application to the ALC. The specific land uses permitted in the ALR without application to the ALC are listed in the ALR Regulation either as Farm Uses (Section 2 of the Regulation) or as Permitted Uses (Section 3). Land use activities not included in those sections, such as subdividing land, building additional residences, and excluding land from the ALR, require approval by the ALC through the application process.

Farm Uses include activities that are most directly aligned with the business of farming. Many of these activities are captured in the definition of farm use set out in the Act:

*an occupation or use of land for farm purposes, including farming of land, plants and animals and any other similar activity designated as farm use by regulation, and includes a farm operation as defined in the Farm Practices Protection (Right to Farm) Act<sup>1</sup>. ALCA s.1 (1)*

Section 2 of the ALR Regulation duly designates various activities as Farm Use, including: farm retail sales; operating farm wineries or cideries; storage, packing, and product preparation; timber production; agro-forestry; agri-tourism; and others (the full list of farm uses found in section 2 of the ALR Regulation is provided in Appendix B).

The majority of the activities listed in section 2 are restricted by specific parameters that ensure they support an active farm and have only a minimum impact on agricultural land. For example, farm retail sales are permitted only when either all of the farm products offered are produced on the farm, or at least half of the sales area is for products from the farm. Food processing is permitted only when half of the product being produced was sourced on the farm, or is feed for consumption on the farm. The activities listed in section 2 may be regulated but cannot be prohibited by local governments. The Act does not permit that the activities listed in section 2 may vary between Zone 1 and Zone 2.

Permitted Uses include activities that are not specifically agricultural in nature, but which are permitted

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<sup>1</sup> [http://www.bclaws.ca/civix/document/id/complete/statreg/96131\\_01](http://www.bclaws.ca/civix/document/id/complete/statreg/96131_01)

by regulation on ALR land without application to the ALC. Permitted uses are set out in section 3 of the ALR Regulation and include such activities as: bed and breakfast accommodations; temporary sawmills; breeding pets; establishing telecommunications equipment; and others (a full list of the permitted uses found in section 3 of the ALR Regulation is provided in Appendix B).

Similar to Farm Uses under section 2, parameters are established in the Regulation for the majority of these land uses in order to minimize their impact on agricultural land. For instance, temporary sawmills are permitted when half of the timber harvested is from the farm; bed and breakfasts are limited in size; and biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing land uses are permitted so long as related buildings do not exceed a specified footprint. The permitted uses listed in section 3 may be restricted or prohibited by local governments. Permitted Uses may vary between Zone 1 and Zone 2 of the ALR.

Table 1 illustrates the main differences between farm uses, permitted uses and non-farm uses as provided by the ALR Regulation.

### Possible Uses of Land:

A. Farm Use	B. Permitted Use	C. Non-farm Use
▶ Defined as "farm use" in the ALR Regulation s.2	▶ Defined specifically in ALR Regulation s.3	▶ Not permitted on ALR land without ALC approval
▶ No application to the Commission required	▶ No application to the Commission required	▶ Requires application to the Commission
▶ May be regulated but not prohibited by local government (s.2 ALR Regulation)	▶ Permitted unless prohibited by local government bylaw (s.3 ALR Regulation)	▶ Applications go to local government ahead of the Commission. Local Government can refuse to authorize the application, which ends the process, or forward to the Commission with comments and recommendations; the Commission then decides the application.



## 6. Consultation Questions

### Farm Use

To help identify potential changes to the ALR Regulation, the Ministry has consulted with the Minister's Reference Group (UBCM, BCAC, ALC), and separately also with the ALC. As a result of these consultations, two possible changes to what is an allowable Farm Use of land in the ALR are presented for your consideration and comment. Two additional changes are also presented for your consideration, based on the findings of the recent provincial Liquor Policy Review.

If added to the ALR Regulation, these land use activities would be permitted in the ALR without an application to the ALC, could be regulated but not prohibited by a local government, and would not be able to vary between Zone 1 and Zone 2.

**Q 1) *Should the parameters for allowable on-farm food storage, packing, processing and retail establishments be revised?***

Currently the Regulation states that food storage, packing, product preparation, and food processing are permitted "if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm or is feed required for farm production purposes on the farm". Retail sales are permitted if "at least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total area ... does not exceed 300m<sup>2</sup>."

These restrictions can inhibit neighbouring farms from investing in joint storage, packing, processing or retail establishment in the ALR, favouring instead the establishment of a number of small, similar operations. This may be an inefficient use of productive farmland, and cost prohibitive for individual small producers. One benefit of the proposed amendment would therefore be to enable cooperative arrangements between farms in proximity to one another.

Amongst other things, lessening the restrictions on on-farm processing could allow the establishment of abattoirs (large, small or mobile), on farms, to serve surrounding cattle, game or poultry farms. Other examples of potential new processing opportunities include value added, further-processing activities related to fresh produce (e.g. grape juice), dairy products (e.g. cheese), or nutraceutical / pharmaceutical products (e.g. related to medical marijuana).

Similarly, lessening restrictions on on-farm retail operations could further enable on-farm markets to sell products from several farms.

**Q 2) *Should breweries, distilleries and meaderies be allowed on ALR land on the same or similar terms as wineries and cideries are currently allowed?***

Currently, wineries and cideries are allowed on ALR land without application to the ALC, so long as a prescribed percentage of the agricultural product used to produce the final product comes from either the farm on which the winery/cideries sits, or another BC farm. The idea here is to extend the same provisions and conditions to breweries, distilleries and meaderies.

**Q 3) *Should the allowable footprint for consumption areas (or 'lounges') ancillary to wineries and cideries (and potentially also breweries, distilleries and meaderies) be increased, and if so on what basis?***

Currently, wineries and cideries in the ALR are allowed to establish consumption areas (or 'lounges') to a maximum size of 125m<sup>2</sup> inside, and 125m<sup>2</sup> outside, which is roughly equal to a maximum of 130 people.

One of the findings from the recent provincial Liquor Policy Review is that government should consult on increasing the limit for allowable consumption areas.

**Q 4) *To what extent should wineries and cideries (and potentially breweries, distilleries and meaderies) be allowed to sell alcohol that was produced elsewhere in BC, not at the winery or cidery?***

Currently, a winery or cidery may only sell alcohol produced at that winery or cidery. One of the findings from the recent provincial Liquor Policy Review is that government should consult on allowing the sale of alcohol produced in BC, but not produced on the farm.

**Note:** In all cases, whether expanding existing farm uses or creating new ones, careful consideration should be given to any appropriate parameters for limiting the Farm Use, for example by limiting the total footprint of any facilities in relation to the size of the farm, prescribing the location of a facility on a farm, the percentage of any inputs that should be derived from the farm, and the impact on neighbouring farms. The question of whether or not the property is actually being farmed may also be a consideration, as may be the impact of the proposed activity to the farm operation.

## Permitted Use

To help identify potential changes to the ALR Regulation, the Ministry has consulted with the Minister's Reference Group (UBCM, BCAC, ALC), and separately also with the ALC. As a result of these consultations, three possible changes to what is an allowable Permitted Use of land in the ALR are presented for your consideration and comment. If added to the ALR Regulation, these land use activities would be permitted in the ALR without an application to the ALC, could be prohibited by a local government, and could vary between Zone 1 and Zone 2.

**Q 5) *Should anaerobic digesters be permitted in the ALR if the inputs are generated from farming activities?***

Anaerobic digestion is defined as a collection of processes by which microorganisms break down biodegradable material in the absence of oxygen. In the farm context, biodegradable material primarily means animal waste, or manure. The process is used to manage farm waste and/or to produce fuels, which may then be used on farm or sold for revenue. Dairy farms in particular may benefit from being able to establish anaerobic digesters on-farm without an application to the ALC, given the ready availability of feedstock.

**Q 6) *Should on-farm cogeneration facilities be permitted on farms where a portion of the energy created is used on-farm?***

Cogeneration or combined heat and power (CHP) is the use of a heat engine or power station to simultaneously generate electricity, useful heat, and CO<sub>2</sub>, which can either be used on the farm or sold. Greenhouse operations in particular may benefit from being able to establish co-gen facilities on-farm without an application to the ALC, since heat and CO<sub>2</sub> are both used in greenhouse production.

**Q 7) *Should the parameters be expanded for when non-agriculture related businesses are allowed to operate on ALR properties in Zone 2?***

Currently the Regulation permits a home occupation use that is accessory to a dwelling, of not more than 100 m<sup>2</sup> or such other area as specified in a local government bylaw. One idea is to expand opportunities for a broader range of land-based non-agricultural businesses, such as certain oil and gas ancillary services.

**Note:** As with Farm Uses, careful consideration should be given to any appropriate parameters for limiting the proposed new activities, including the size and location of any facilities, their permanence, the percentage of inputs derived from the farm and/or the percentage of outputs used on the farm, their impact on neighbouring farms, options for land reclamation after the use ends, whether or not the property is actually being farmed, and the likely impact of the proposed use to the farm operation.

## Sub-division

Although most subdivisions require an application to the ALC, section 10 of the ALR Regulation establishes when and how subdivisions of ALR properties can be made by local government (and provincial) Approving Officers, without an application to the ALC. These include subdivisions that will consolidate two or more parcels into a single parcel, and certain other subdivisions when the subdivision will not result in any increase in the number of parcels.

Two ideas have been proposed to enable farmers and ranchers to expand the circumstances under which subdivisions can be approved by an Approving Officer without application to the ALC.

**Q 8) *Should the subdivision of ALR properties in Zone 2 to a minimum parcel size of a quarter section be allowed without an application to the ALC?***

From 1997 to 2003 the ALC “Quarter Section General Order” (or policy) permitted subdivisions down to a minimum size of a quarter section, without an application, in the Peace River and Northern Rockies Regional Districts. The idea here is to reinstate this practice, through regulation, and apply it throughout Zone 2.

**Q 9) *Should the subdivision of ALR parcels in Zone 2 that are of a defined size, and that are divided by a major highway or waterway, be allowed without an application to the ALC?***

Farm properties are often difficult to manage with a major obstruction in the way, and the ALC often allows subdivision of these parcels through an application. The idea here is to allow an Approving Officer to approve subdivisions where such a major obstruction (to be defined in regulation) exists.

## Agri-tourism

One proposal is that further definition of what constitutes an “agri-tourism activity” could usefully be provided in section 2 of the Regulation. Section 2 currently provides that agri-tourism activities are allowable as a farm use if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm. Providing greater clarity on what constitutes a “temporary and seasonal” activity and when that activity “promotes or markets farm products” may be beneficial for farmers, local governments and the ALC.

It has similarly been proposed that further definition be provided on when agri-tourism accommodations are permitted under section 3 of the Regulation, to ensure that any such accommodations are tied to a legitimate agri-tourism activity under section 2.

**Q 10) *Should greater clarity be provided on what constitutes an agri-tourism activity that is allowable in the ALR without an application, and if so what parameters should be established?***

## Leasing land

Currently a landowner in the ALR may lease their entire property without making an application to the ALC, but must make an application in order to lease a portion of their property. It has been proposed that temporary leases of a portion of a property be allowed without an application if the lease is to (a) enable the intergenerational transfer of active farm or ranch operations without a subdivision, or (b) to encourage the use of otherwise unfarmed land by existing or new farmers.

**Q 11) Should temporary leases of portions of a property in Zone 2 of the ALR be allowed without an application to the ALC for:**

- (a) intergenerational transfer of an active farm or ranch operation; and/or**
- (b) to encourage the use of otherwise unfarmed land by existing or new farmers?**

Allowing “life estate leases” for inter-generational transfer would allow retiring farmers to continue to live on their property while leasing or selling it to their children or other new entrants. The lease could allow a second residence to be established on the property, but no permanent subdivision of property would be involved.

Allowing temporary leases of a portion of a property to bring fallow ALR land into production could help new entrants/young farmers get into agriculture, and/or could increase opportunities for existing farmers to access more land without purchase. This kind of lease would not lead to additional residences being permitted on the farm and would not require a subdivision.

## 7. Thank you!

Your input into this consultation is greatly appreciated. If you would like to contribute further comments, you may do so by email at [ALCA\\_feedback@gov.bc.ca](mailto:ALCA_feedback@gov.bc.ca) or through our consultation website at <http://engage.gov.bc.ca/landreserve>

Comments can also be submitted by mail at:

ALR Reg. Consultation  
PO Box 9120 Stn. Provincial Government  
Victoria BC V8W 9B4

# Appendix A:

## List of Recent Amendments to the *Agricultural Land Commission Act*

General "Theme"	Description of Change	Section Reference
1) <b>ALC Reporting and Accountability</b>	Allow government, by regulation, to set service standards and reporting requirements for the Commission to the Minister.	ALCA Section 12(2)
	Minister can by order set performance standards.	ALCA Section 12(2.1)
2) <b>Panel Regions and Panel Composition</b>	Establish the 6 existing panel regions (defined geographically in the new Schedule to ALCA)	ALCA Section 4.1
	Require that a panel be established for each of the 6 panel regions.	ALCA Section 11(1)
	Require that the Chair refer applications from a panel region to the panel for that panel region.	ALCA Section 11(6)
	Sets out when chair of the Commission can refer an application to the executive committee.	ALCA Section 11.2
	Commission must consist of at least 13 individuals.	ALCA Section 5(1)
	Regional panels will have a minimum of 2 members, one of whom will be vice chair for the panel appointed by the LGIC.	ALCA Section 5(2) and ALCA Section 11
	Vice chairs and members must be resident in the region of the panel to which they are appointed ('residency' to be defined by regulation).	ALCA Section 5(2) and ALCA Section 11(3)
3) <b>Zones</b>	Zone 1 = Island, South Coast and Okanagan panel regions.	ALCA Section 4.2
	Zone 2 = the rest of BC (i.e. Interior, Kootenay, North panel regions, and other).	



General "Theme"	Description of Change	Section Reference
<b>4) Decision-Making in Zones</b>	<p>Zone 1 – no change to decision-making – ALC considers applications on case-by-case basis within the legislated purpose of the Commission, which are as follows:</p> <ul style="list-style-type: none"> <li>(a) to preserve agricultural land;</li> <li>(b) to encourage farming on agricultural land in collaboration with other communities of interest;</li> <li>(c) to encourage local governments, first nations, the government and its agents to enable and accommodate farm use of agricultural land and uses compatible with agriculture in their plans, bylaws and policies.</li> </ul> <p>In rendering its decisions in Zone 2, the Commission must also now consider other factors in descending order of priority:</p> <ul style="list-style-type: none"> <li>• economic, cultural and social values;</li> <li>• regional and community planning objectives; and</li> <li>• any other considerations prescribed by regulation.</li> </ul> <p>This does not require the Commission to make decisions that only reflect these new considerations. The Commission is still an independent body and will balance agricultural factors with these other considerations.</p> <p>The legislation provides for greater flexibility in ALC decision-making to allow farmers in Zone 2 to have more options for earning an income.</p>	ALCA Section 4.3
<b>5) Local Government Act Amendment</b>	<p>Section 879 of the <i>Local Government Act</i> is amended so that local governments must consult with the Commission earlier on in development of, or amendments to, an Official Community Plan (i.e. prior to first reading).</p>	<i>Local Government Act</i> Section 879
<b>6) Additional Regulation-Making Powers added to the ALCA</b>	<p>Several subsections have been added to section 58 of the ALCA to provide for additional regulation-making powers. The regulations we are consulting on in this process are tied to several of these new powers and to the other regulation-making powers that have existed for some time in the ALCA.</p>	ALCA Section 58

## Appendix B:

# Excerpt from the Agricultural Land Reserve Use, Subdivision and Procedure Regulation

### Activities designated as farm use

2 (2) The following activities are designated as farm use for the purposes of the Act and may be regulated but must not be prohibited by any local government bylaw except a bylaw under section 917 of the *Local Government Act* or, if the activity is undertaken on treaty settlement lands, by a law of the applicable treaty first nation government:

- (a) farm retail sales if
  - (i) all of the farm product offered for sale is produced on the farm on which the retail sales are taking place, or
  - (ii) at least 50% of the retail sales area is limited to the sale of farm products produced on the farm on which the retail sales are taking place and the total area, both indoors and outdoors, used for the retail sales of all products does not exceed 300 m<sup>2</sup>;
- (b) a British Columbia licensed winery or cidery and an ancillary use if the wine or cider produced and offered for sale is made from farm product and
  - (i) at least 50% of that farm product is grown on the farm on which the winery or cidery is located, or
  - (ii) the farm that grows the farm products used to produce wine or cider is more than 2 ha in area, and, unless otherwise authorized by the commission, at least 50% of the total farm product for processing is provided under a minimum 3 year contract from a farm in British Columbia;
- (c) storage, packing, product preparation or processing of farm products, if at least 50% of the farm product being stored, packed, prepared or processed is produced on the farm or is feed required for farm production purposes on the farm;
- (d) land development works including clearing, levelling, draining, berming, irrigating and construction of reservoirs and ancillary works if the works are required for farm use of that farm;
- (e) agri-tourism activities, other than accommodation, on land that is classified as a farm under the *Assessment Act*, if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm;
- (f) timber production, harvesting, silviculture and forest protection;

- (g) agroforestry, including botanical forest products production;
  - (h) horse riding, training and boarding, including a facility for horse riding, training and boarding, if
    - (i) the stables do not have more than 40 permanent stalls, and
    - (ii) the facility does not include a racetrack licensed by the British Columbia Racing Commission;
  - (i) the storage and application of fertilizers, mulches and soil conditioners;
  - (j) the application of soil amendments collected, stored and handled in compliance with the Agricultural Waste Control Regulation, B.C. Reg. 131/92;
  - (k) the production, storage and application of compost from agricultural wastes produced on the farm for farm purposes in compliance with the Agricultural Waste Control Regulation, B.C. Reg. 131/92;
  - (l) the application of compost and biosolids produced and applied in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002;
  - (m) the production, storage and application of Class A compost in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002, if all the compost produced is used on the farm;
  - (n) soil sampling and testing of soil from the farm;
  - (o) the construction, maintenance and operation of farm buildings including, but not limited to, any of the following:
    - (i) a greenhouse;
    - (ii) a farm building or structure for use in an intensive livestock operation or for mushroom production;
    - (iii) an aquaculture facility.
- (3) Any activity designated as farm use includes the construction, maintenance and operation of a building, structure, driveway, ancillary service or utility necessary for that farm use.
- (4) Unless permitted under the *Water Act* or the *Environmental Management Act*, any use specified in subsection (2) includes soil removal or placement of fill necessary for that use as long as it does not
- (a) cause danger on or to adjacent land, structures or rights of way, or
  - (b) foul, obstruct or impede the flow of any waterway.
- (5) The removal of soil or placement of fill as part of a use designated in subsection (2) must be considered to be a designated farm use and does not require notification except under section 4.



### Permitted uses for land in an agricultural land reserve

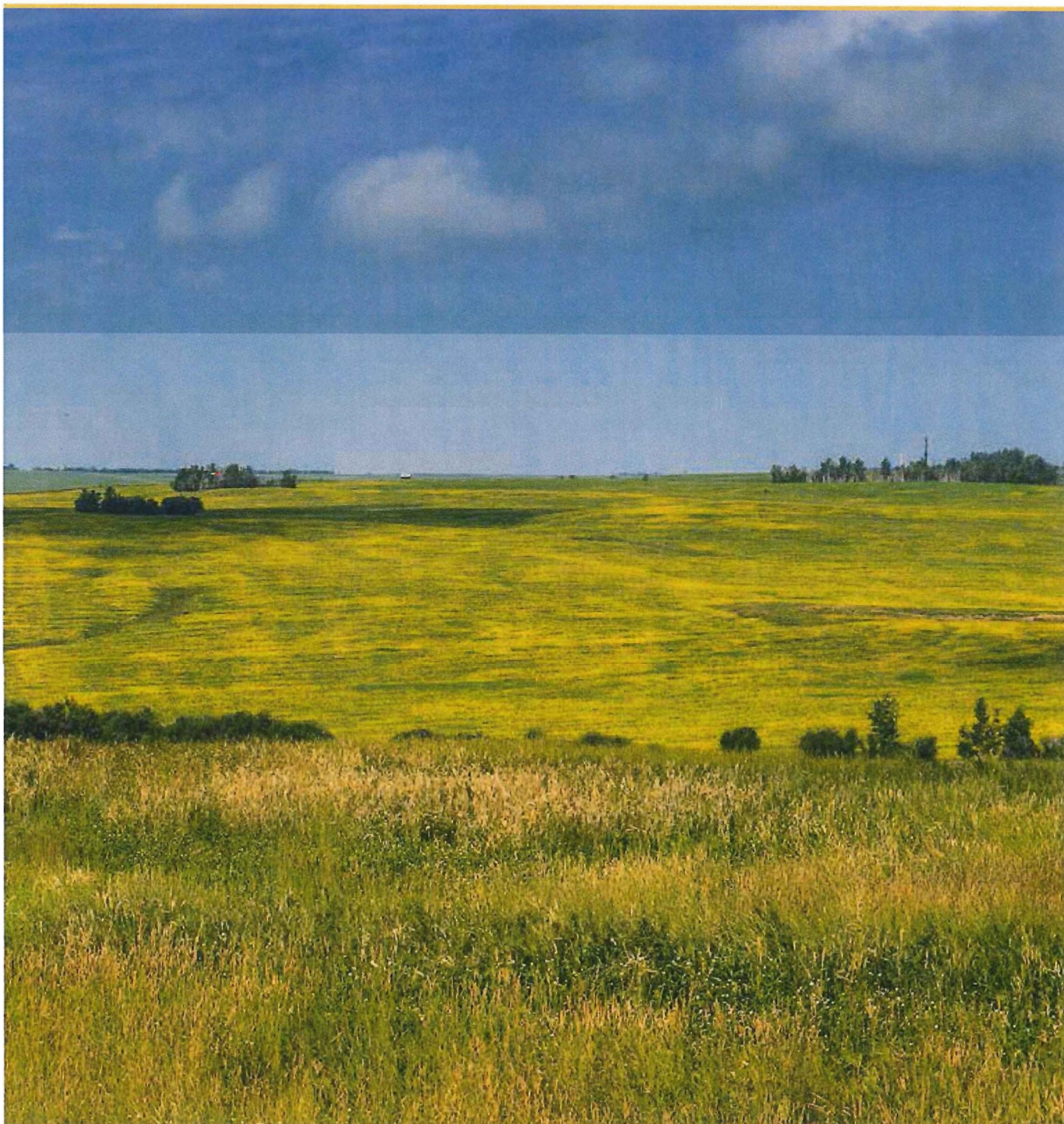
3 (1) The following land uses are permitted in an agricultural land reserve unless otherwise prohibited by a local government bylaw or, for lands located in an agricultural land reserve that are treaty settlement lands, by a law of the applicable treaty first nation government:

- (a) accommodation for agri-tourism on a farm if
  - (i) all or part of the parcel on which the accommodation is located is classified as a farm under the *Assessment Act*,
  - (ii) the accommodation is limited to 10 sleeping units in total of seasonal campsites, seasonal cabins or short term use of bedrooms including bed and breakfast bedrooms under paragraph (d), and
  - (iii) the total developed area for buildings, landscaping and access for the accommodation is less than 5% of the parcel;
- (b) for each parcel,
  - (i) one secondary suite within a single family dwelling, and
  - (ii) one manufactured home, up to 9 m in width, for use by a member of the owner's immediate family;
- (c) a home occupation use, that is accessory to a dwelling, of not more than 100 m<sup>2</sup> or such other area as specified in a local government bylaw, or treaty first nation government law, applicable to the area in which the parcel is located;
- (d) bed and breakfast use of not more than 4 bedrooms for short term tourist accommodation or such other number of bedrooms as specified in a local government bylaw, or treaty first nation government law, applicable to the area in which the parcel is located;
- (e) operation of a temporary sawmill if at least 50% of the volume of timber is harvested from the farm or parcel on which the sawmill is located;
- (f) biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, as long as the area occupied by any associated buildings and structures does not exceed 100 m<sup>2</sup> for each parcel;
- (g) use of an open land park established by a local government or treaty first nation government for any of the purposes specified in paragraph (f);
- (h) breeding pets or operating a kennel or boarding facility;
- (i) education and research except schools under the *School Act*, respecting any use permitted under the Act and this regulation as long as the area occupied by any buildings or structures necessary for the education or research does not exceed 100 m<sup>2</sup> for each parcel;
- (j) production and development of biological products used in integrated pest management programs as long as the area occupied by any buildings or structures necessary for the production or development does not exceed 300 m<sup>2</sup> for each parcel;

- (k) aggregate extraction if the total volume of materials removed from the parcel is less than 500 m<sup>3</sup>, as long as the cultivatable surface layer of soil is salvaged, stored on the parcel and available to reclaim the disturbed area;
  - (l) force mains, trunk sewers, gas pipelines and water lines within an existing dedicated right of way;
  - (m) telecommunications equipment, buildings and installations as long as the area occupied by the equipment, buildings and installations does not exceed 100 m<sup>2</sup> for each parcel;
  - (n) construction and maintenance, for the purpose of drainage or irrigation or to combat the threat of flooding, of
    - (i) dikes and related pumphouses, and
    - (ii) ancillary works including access roads and facilities;
  - (o) unpaved airstrip or helipad for use of aircraft flying non-scheduled flights;
  - (p) the production, storage and application of Class A compost in compliance with the Organic Matter Recycling Regulation, B.C. Reg. 18/2002, if at least 50% of the compost measured by volume is used on the farm.
- (2) Nothing in subsection (1) (a) is to be interpreted as permitting the conversion of a building into strata lots by an owner.
- (3) If a use is permitted under subsection (1) (k) it is a condition of the use that once the extraction of aggregate is complete, the disturbed area must be rehabilitated in accordance with good agricultural practice.
- (4) The following land uses are permitted in an agricultural land reserve:
- (a) any
    - (i) ecological reserve established under the *Ecological Reserve Act* or by the *Protected Areas of British Columbia Act*,
    - (ii) park established under the *Park Act* or by the *Protected Areas of British Columbia Act*,
    - (iii) protected area established under the *Environment and Land Use Act*,
    - (iv) wildlife management area established under the *Wildlife Act*, or
    - (v) recreation reserve established under the *Land Act*;
  - (b) dedication or upgrading of an existing road with vehicular access and use declared to be a highway under section 42 of the *Transportation Act*;
  - (c) road construction or upgrading within a dedicated right of way that has a constructed road bed for vehicular access and use;
  - (d) if the widening or works does not result in an overall right of way width of more than 24 m, widening of an existing constructed road right of way for
    - (i) safety or maintenance purposes, or
    - (ii) drainage or flood control works;

- (d.1) widening an existing constructed road right of way to ease one curve;
  - (e) establishing as a forest service road
    - (i) an existing road under the *Forest Act*, or
    - (ii) a new road in a managed forest;
  - (f) increasing the right of way width of a forest service road by up to 4 m if the widening does not result in an overall right of way width of more than 24 m;
  - (g) railway construction, upgrading and operations on an existing railbed within a dedicated right of way, including widening of an existing railway right of way if the widening does not result in an overall right of way width of more than 30 m;
  - (h) surveying, exploring or prospecting for gravel or minerals if all cuts, trenches and similar alterations are restored to the natural ground level on completion of the surveying, exploring or prospecting;
  - (i) surface water collection for farm use or domestic use, water well drillings, connection of water lines, access to water well sites and required rights of way or easements;
  - (j) soil research or testing as long as the soil removed or fill placed is only in an amount necessary for the research or testing.
- (5) Any permitted use specified in subsection (1) or (4) includes the construction, maintenance and operation of buildings, structures, driveways, ancillary services and utilities necessary for that use.
- (6) Unless permitted under the *Water Act* or the *Environmental Management Act*, any use specified in subsection (1) or (4) includes soil removal or placement of fill necessary for that use as long as the soil removal or placement of fill does not
- (a) cause danger on or to adjacent land, structures or rights of way, or
  - (b) foul, obstruct or impede the flow of any waterway.





**PLN - 72**

August 15, 2014

## Richmond Responses to the Ministry of Agriculture's Consultation on Potential changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation

**Note:** The Richmond responses in this attachment are the same responses as submitted to the Ministry of Agriculture in Abbotsford on August 14, 2014, except that this attachment contains several additional comments in italics.

### Part 1 – Richmond's Responses to the Ministry of Agriculture's Consultation Questions

**Ministry of Agriculture Question 1. The parameters for allowable on-farm food storage, packing, processing and retail establishments should be revised.**

Ministry of Agriculture Background: Currently, the Regulation states that food storage, packing, product preparation, and food processing are permitted if at least 50% of the product is from the farm or is feed required for the farm. Retail sales are permitted if at least 50% of the retail sales area is used to sell products from the farm. Allowing farms to pack, process and sell more product from neighbouring farms could encourage cooperative arrangements between farms in proximity to one another, could allow the establishment of more licensed abattoirs (large, small or mobile) on farms, and could encourage more on-farm, value added, further-processing activities related to fresh produce (e.g., grape juice), dairy products (e.g., cheese), or nutraceutical / pharmaceutical products (e.g., related to medical marihuana).<sup>1</sup>

City's Current Policy and Regulations: The current City's policy and regulations are generally consistent with the current provincial regulations except for farm-based wineries which are more rigorously regulated and medical marihuana facilities which are prohibited in the ALR. Currently, when a farm does not produce 50% of the products on site, it is not allowed in the ALR but may be allowed in an industrial area.

City's Draft Response: Strongly Disagree

- The existing parameters are sufficient to enable farm operations to diversify as stated.
- *The existing regulations should be properly monitored and enforced to prevent industrialization of farmland and protect productive farmland for soil-based agriculture.*
- The existing land use application process (i.e., ALR and the City non-farm use application process) is the appropriate mechanism to manage the expansion of such uses.
- If this regulation is changed, each local government should have the ability to establish their own regulations based on the context and issues specific to each municipality/region (e.g., Richmond's zoning regulatory approach to farm-based wineries in the ALR).

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<sup>1</sup> At the August 14 regional meeting, the Ministry clarified it is considering allowing only medical marihuana production facilities not other nutraceutical/pharmaceutical product processing facilities.

**Question 2. Breweries, distilleries and meaderies should be allowed on ALR land on the same or similar terms as wineries and cideries are currently allowed.**

Ministry of Agriculture Background: Currently, wineries and cideries are allowed on ALR land without application to the ALC, so long as a prescribed percentage (i.e., 50%) of the agricultural product used to produce the final product comes from either the farm on which the winery/cideries sits, or another BC farm. The idea here is to extend the same provisions and conditions to breweries, distilleries and meaderies.

City's Current Policy & Regulations: The provincial regulations require: at least 50% of farm product offered for sale is grown on the farm on which the winery or cidery is located; or at least 50% of the total farm product for processing is from other BC farms and the farm is more than 2 ha in area. In addition to the provincial regulations, the City limits the overall size of a farm-based winery to 1,000 m<sup>2</sup> (10,800 ft<sup>2</sup>) or a maximum floor area ratio of 0.05.

City's Draft Response: Agree

- Any ALR/provincial land use regulations considered for breweries, distilleries and meaderies should also allow for the City to place additional regulations and prohibit the land use, if the City deems necessary.

**Question 3. The allowable footprint for consumption areas (or 'lounges') ancillary to wineries and cideries (and potentially also breweries, distilleries and meaderies) should be increased.**

Ministry of Agriculture Background: Currently, wineries and cideries in the ALR are allowed to establish consumption areas (or 'lounges') to a maximum size of 125m<sup>2</sup> (1,345.5 ft<sup>2</sup>) inside, and 125m<sup>2</sup> (1,345.5 ft<sup>2</sup>) outside. One of the findings from the recent provincial Liquor Policy Review is that government should consult on increasing the limit for allowable consumption areas.

City's Current Policy & Regulations: The City's regulations are the same as the provincial regulations.

City's Draft Response: Strongly Disagree

- The existing indoor and outdoor consumption area limitations are sufficient.
- Increasing the size limitations for consumption areas will allow for the intensification of commercial activities and uses that are outside of the typical type of supporting commercial uses for a farm based winery (e.g., banquet hall, special event venue) which may negatively affect the agricultural operations and may cause conflict with neighbouring agricultural properties.
- If pursued, further clarification should first be provided to identify the exact proposed increases and their implications.
- *The City should be allowed to place additional regulations and prohibit the land use, if the City deems necessary.*

**Question 4. Wineries and cideries (and potentially breweries, distilleries and meaderies) should be allowed to sell alcohol that was produced elsewhere in BC, not at the winery or cidery.**

Ministry of Agriculture Background: Currently, a winery or cidery may only sell alcohol produced at that winery or cidery. One of the findings from the recent provincial Liquor Policy Review is that government should consult on allowing the sale of alcohol produced in BC, but not produced on the farm.



City's Current Policy & Regulations: In addition to the provincial regulations, the City limits the total area, both indoors and outdoors, used for the retail sales of all products to 300 m<sup>2</sup>.

City's Draft Response: Agree (with conditions)

- As long as the retail area is limited to the same size (i.e., 300 m<sup>2</sup>) and as long as a minimum of 50% of the retail area dedicated to retailing products grown and produced on the farm, this would be consistent with allowing retail activities not just limited to the product produced on site. The City does not want these retail areas to turn into stand alone stores that have no linkage to the farm operation.
- *The City should be allowed to place additional regulations and prohibit the land use, if the City deems necessary.*

**Question 5. Anaerobic digesters should be permitted in the ALR, if the inputs are generated from farming activities.**

Ministry of Agriculture Background: Anaerobic digestion is defined as a collection of processes by which microorganisms break down biodegradable material in the absence of oxygen. In the farm context, biodegradable material primarily means animal waste, or manure. The process is used to manage farm waste and/or to produce fuels, which may then be used on farm or sold for revenue. Dairy farms in particular may benefit from being able to establish anaerobic digesters on-farm without an application to the ALC, given the ready availability of feedstock.

City's Current Policy & Regulations: The City's regulations are the same as the provincial regulations (i.e., anaerobic digesters are not permitted in the ALR).

City's Draft Response: Agree

- Specific guidelines and requirements should be developed for this type of land use to ensure that negative impacts/nuisances to surrounding properties and the City are minimized.
- The province and ALC should establish a provincial permitting process to ensure that guidelines and regulations are being complied with and provide a means to manage complaints by enforcement.
- The province would need to take the lead on permitting and enforcement and have adequate staff to do so.
- Anaerobic digesters should be regulated on the site to ensure that they do not negatively affect farming, ground water, soil and air quality (e.g., odour).
- *All the inputs must be generated from farming activities on the farm and domestic waste should not be allowed (to avoid unwanted chemicals occurring on the farm).*
- *The City should be allowed to place additional regulations and prohibit the land use, if the City deems necessary.*

**Question 6. On-farm cogeneration facilities should be permitted on farms where a portion of the energy created is used on-farm.**

Ministry of Agriculture Background: Cogeneration or combined heat and power (CHP) is the use of a heat engine or power station to simultaneously generate electricity, useful heat, and CO<sup>2</sup>, which can either be used on the farm or sold. Greenhouse operations in particular may benefit from being able to

establish co-gen facilities on-farm without an application to the ALC, since heat and CO<sup>2</sup> are both used in greenhouse production.

City's Current Policy & Regulations: The City's regulations are the same as the provincial regulations (i.e., on-farm cogeneration facilities are not permitted in the ALR).

City's Draft Response: Strongly Agree

- Waste and by-products can be utilized more efficiently and contribute to sustainable energy supply, and nutrient and organic components can be used at the farm.
- The ALC should set the minimum amount of waste that should be produced on the farm to ensure that the facility does not turn into a major industrial site and should regulate where it can be located.
- Provincial guidelines and regulations need to be established to ensure that operations are run effectively and provide a means to address adjacency issues/complaints.
- Adequate staff should be provided to inspect and enforce.
- *The City should be allowed to place additional regulations and prohibit the land use, if the City deems necessary.*

**Question 10. Greater clarity should be provided on what constitutes an agri-tourism activity that is allowable in the ALR without an application, and if so what parameters should be established.**

Ministry of Agriculture Background: Further clarification on what constitutes an "agri-tourism activity" could usefully be provided in section 2 of the Regulation. Section 2 currently provides that agri-tourism activities are allowable as a farm use if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm. Providing greater clarity on what constitutes a "temporary and seasonal" activity and when that activity "promotes or markets farm products" may be beneficial for farmers, local governments and the ALC.

City's Current Policy & Regulations: The City's regulations are the same as the provincial regulations and has no further restrictions.

City's Draft Response: Strongly Agree

- Clearer parameters and regulations should be provided so that municipalities would be able to easily interpret them.
- Any regulations specific to agri-tourism activities as a permitted use should also enable the municipality to regulate it further or not permit it if it is deemed necessary.

## **Part 2 – Richmond's Additional ALR Requests of the Minister of Agriculture**

In addition to responding to the Ministry's questions, Richmond also requests the Minister of Agriculture to address a number of other concerns which are important to Richmond, as they have been identified by Council over the years. These additional Minister requests include:

1. Port Metro Vancouver (PMV) not to use the ALR for industrial purposes: PMV has purchased 240 acres of farmland in the ALR in Richmond and will not commit to farming it. The City of Richmond requests that the Minister seek Provincial government support to prepare an ALC policy to prohibit PMV from converting agricultural land to port industrial uses and that the



Province encourage the Federal Government to prepare and implement a binding dispute/conflict resolution mechanism between local governments and PMV.

2. A Planned and Managed Approach to ALC Act Changes: It is crucial for local governments, key stakeholders and the public to understand the implications of the proposed changes and have the opportunity to review and comment on draft regulations. Council is concerned about the lack of a detailed analysis of the proposed changes and their potential impacts. The City of Richmond requests that:
  - each proposed regulatory change be first clarified and comprehensively analysed for its on and off site impacts (e.g., sustainability, land use, water, sanitary, drainage, hydro, telecommunications, environmental, financial, taxation),
  - specific policies and guidelines for the Province, ALC, local governments and property owners be prepared to enable them to properly manage the proposed changes, and
  - more consultation be conducted on clarified proposed changes, before they are approved.
3. Agricultural Viability as the Priority: The Ministry is requested to ensure that all the proposed changes reinforce and enhance the following:
  - agricultural viability,
  - agricultural sustainability, and
  - the protection and quality of the essential agricultural resources (e.g., air, water, soil).These principles are essential for a viable agricultural sector, production, operations and products.
4. Additional Funding: The Ministry and ALC staff and funding should be increased to properly enforce the existing and proposed ALR regulations (e.g., illegal soil fill, research, farm uses, municipal liaison).
5. Consultation with First Nations: It is requested that First Nations be consulted regarding the proposed changes.

Prepared by: Policy Planning, City of Richmond



# City of Richmond

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Richmond, BC V6Y 2C1  
www.richmond.ca

August 13, 2014  
File: 08-4040-01/2014-Vol 01

Planning and Development Department  
Policy Planning  
Fax: 604-276-4052

Delivered by Hand

PO Box 9120 Stn.  
Provincial Government  
Victoria BC V8W 9B4

**Attention: Derek Sturko, Deputy Minister**

Dear Mr. Sturko:

**Re: City of Richmond Responses: Consultation on Potential Changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation**

The purpose of this letter is to provide Richmond's responses to the Ministry of Agriculture's consultation on potential changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, and request the Ministry to address several key issues that have been identified by the Richmond City Council over the years.

Council would like to reiterate its concerns regarding the inappropriate timing and the short length of the consultation period and is disappointed that its request for a deadline extension to the end of September, 2014 has been declined. Council asks that you re-consider its request for the extension. To meaningfully engage stakeholders and ensure full participation, the month of August when many people are away on vacation must be avoided and sufficient time must be allowed in order to review the proposed changes and provide comments.

## **Richmond Responses**

Attachment 1 contains Richmond's responses to the consultation questions. Please note that the responses may change based on the discussion at the regional meeting, and if so, they will be submitted by the August 22, 2014 noon deadline.

## **Richmond Additional Requests**

In addition to responding to the consultation questions, Council would like to take this opportunity to request the Minister to address the following issues and concerns:

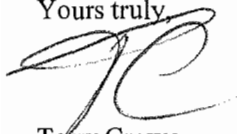
1. Port Metro Vancouver (PMV) not to use the ALR for industrial purposes: PMV has purchased 240 acres of farmland in the ALR in Richmond and will not commit to farming it. The City of Richmond requests that the Minister seek Provincial government support to

prepare an ALC policy to prohibit PMV from converting agricultural land to port industrial uses and that the Province encourage the Federal Government to prepare and implement a binding dispute/conflict resolution mechanism between local governments and PMV.

2. A Planned and Managed Approach to ALC Act Changes: It is crucial for local governments, key stakeholders and the public to understand the implications of the proposed changes and have the opportunity to review and comment on draft regulations. Council is concerned about the lack of a detailed analysis of the proposed changes and their potential impacts. The City of Richmond requests that:
  - each proposed regulatory change be first clarified and comprehensively analysed for its on and off site impacts (e.g., sustainability, land use, water, sanitary, drainage, hydro, telecommunications, environmental, financial, taxation),
  - specific policies and guidelines for the Province, ALC, local governments and property owners be prepared to enable them to properly manage the proposed changes, and
  - more consultation be conducted on clarified proposed changes, before they are approved.
3. Agricultural Viability as the Priority: The Ministry is requested to ensure that all the proposed changes reinforce and enhance the following:
  - agricultural viability,
  - agricultural sustainability, and
  - the protection and quality of the essential agricultural resources (e.g., air, water, soil).These principles are essential for a viable agricultural sector, production, operations and products.
4. Additional Funding: The Ministry and ALC staff and funding should be increased to properly enforce the existing and proposed ALR regulations (e.g., illegal soil fill, research, farm uses, municipal liaison).
5. Consultation with First Nations: It is requested that First Nations be consulted regarding the proposed changes.

We look forward to your support in addressing the key issues and concerns as noted above. If you need any clarification or wish to discuss this matter further, please contact me at 604-276-4319.

Yours truly,



Terry Crowe  
Manager, Policy Planning

TTC:mp

Att. (1)

Cc: Richmond Council  
Joe Erceg, General Manager, Planning and Development  
Minhee Park, Planner 1, Policy Planning

August 13, 2014

## Richmond Responses to the Ministry of Agriculture's Consultation on Potential changes to the Agricultural Land Reserve Use, Subdivision and Procedure Regulation

### Part 1 – Richmond's Proposed Responses to the Ministry of Agriculture's Consultation Questions

**Ministry of Agriculture Question 1. The parameters for allowable on-farm food storage, packing, processing and retail establishments should be revised.**

**Ministry of Agriculture Background:** Currently, the Regulation states that food storage, packing, product preparation, and food processing are permitted if at least 50% of the product is from the farm or is feed required for the farm. Retail sales are permitted if at least 50% of the retail sales area is used to sell products from the farm. Allowing farms to pack, process and sell more product from neighbouring farms could encourage cooperative arrangements between farms in proximity to one another, could allow the establishment of more licensed abattoirs (large, small or mobile) on farms, and could encourage more on-farm, value added, further-processing activities related to fresh produce (e.g., grape juice), dairy products (e.g., cheese), or nutraceutical / pharmaceutical products (e.g., related to medical marihuana).

**City's Current Policy and Regulations:** The current City's policy and regulations are generally consistent with the current provincial regulations except for farm-based wineries which are more rigorously regulated and medical marihuana facilities which are prohibited in the ALR.

**City's Draft Response:** Strongly Disagree

- The existing parameters are sufficient to enable farm operations to diversify as stated.
- The existing land use application process (i.e., ALR and the City non-farm use application process) is the appropriate mechanism to manage such uses.
- If this regulation is changed, each local government should have the ability to establish their own regulations based on the context and issues specific to each municipality/region (e.g., Richmond's zoning regulatory approach to farm-based wineries in the ALR).
- Currently, when a farm does not produce 50% of the products on site, it is not allowed in the ALR but may be allowed in an industrial area.

**Question 2. Breweries, distilleries and meaderies should be allowed on ALR land on the same or similar terms as wineries and cideries are currently allowed.**

**Ministry of Agriculture Background:** Currently, wineries and cideries are allowed on ALR land without application to the ALC, so long as a prescribed percentage (i.e., 50%) of the agricultural product used to produce the final product comes from either the farm on which the winery/cidery sits, or another BC farm. The idea here is to extend the same provisions and conditions to breweries, distilleries and meaderies.

**City's Current Policy & Regulations:** In addition to the provincial regulations, the City limits the overall size of a farm-based winery to 1,000 m<sup>2</sup> (10,800 ft<sup>2</sup>) or a maximum floor area ratio of 0.05.

City's Draft Response: Agree

- Any ALR/provincial land use regulations considered for breweries, distilleries and meaderies should also allow for the City to place additional regulations and prohibit the land use, if the City deems necessary.

**Question 3. The allowable footprint for consumption areas (or 'lounges') ancillary to wineries and cideries (and potentially also breweries, distilleries and meaderies) should be increased.**

Ministry of Agriculture Background: Currently, wineries and cideries in the ALR are allowed to establish consumption areas (or 'lounges') to a maximum size of 125m<sup>2</sup> (1,345.5 ft<sup>2</sup>) inside, and 125m<sup>2</sup> (1,345.5 ft<sup>2</sup>) outside. One of the findings from the recent provincial Liquor Policy Review is that government should consult on increasing the limit for allowable consumption areas.

City's Current Policy & Regulations: The City's regulations are the same as the provincial regulations.

City's Draft Response: Strongly Disagree

- The existing indoor and outdoor consumption area limitations are sufficient.
- Increasing the size limitations for consumption areas will allow for the intensification of commercial activities and uses that are outside of the typical type of supporting commercial uses for a farm based winery (e.g., banquet hall, special event venue) which may negatively affect the agricultural operations and may cause conflict with neighbouring agricultural properties.
- If pursued, further clarification should first be provided to identify the exact proposed increases and their implications.

**Question 4. Wineries and cideries (and potentially breweries, distilleries and meaderies) should be allowed to sell alcohol that was produced elsewhere in BC, not at the winery or cidery.**

Ministry of Agriculture Background: Currently, a winery or cidery may only sell alcohol produced at that winery or cidery. One of the findings from the recent provincial Liquor Policy Review is that government should consult on allowing the sale of alcohol produced in BC, but not produced on the farm.

City's Current Policy & Regulations: The City limits the total area, both indoors and outdoors, used for the retail sales of all products to 300.0 m<sup>2</sup>.

City's Draft Response: Agree (with conditions)

- As long as the retail area is limited to the same size (i.e., 300 m<sup>2</sup>) and as long as a minimum of 50% of the retail area dedicated to retailing products grown and produced on the farm, this would be consistent with allowing retail activities not just limited to the product produced on site. The City does not want these retail areas to turn into stand alone stores that have no linkage to the farm operation.

**Question 5. Anaerobic digesters should be permitted in the ALR, if the inputs are generated from farming activities.**

Ministry of Agriculture Background: Anaerobic digestion is defined as a collection of processes by which microorganisms break down biodegradable material in the absence of oxygen. In the farm context, biodegradable material primarily means animal waste, or manure. The process is used to manage farm



waste and/or to produce fuels, which may then be used on farm or sold for revenue. Dairy farms in particular may benefit from being able to establish anaerobic digesters on-farm without an application to the ALC, given the ready availability of feedstock.

**City's Current Policy & Regulations:** The City's regulations are the same as the provincial regulations (i.e., anaerobic digesters are not permitted in the ALR).

**City's Draft Response:** Strongly Agree

- If anaerobic digesters are permitted, it would benefit farmers given the ready availability of feedstock.
- However, specific guidelines and requirements should be developed for this type of land use to ensure that negative impacts/nuisances to surrounding properties and the City are minimized.
- The province and ALC should establish a provincial permitting process to ensure that guidelines and regulations are being complied with and provide a means to manage complaints by enforcement.
- The province would need to take the lead on permitting and enforcement and have adequate staff to do so.
- Anaerobic digesters should be regulated on the site to ensure that they do not negatively affect farming, ground water, soil and air quality (e.g., odour).
- All the inputs must be generated on the farm.

**Question 6. On-farm cogeneration facilities should be permitted on farms where a portion of the energy created is used on-farm.**

Ministry of Agriculture Background: Cogeneration or combined heat and power (CHP) is the use of a heat engine or power station to simultaneously generate electricity, useful heat, and CO<sup>2</sup>, which can either be used on the farm or sold. Greenhouse operations in particular may benefit from being able to establish co-gen facilities on-farm without an application to the ALC, since heat and CO<sup>2</sup> are both used in greenhouse production.

**City's Current Policy & Regulations:** The City's regulations are the same as the provincial regulations (i.e., on-farm cogeneration facilities are not permitted in the ALR).

**City's Draft Response:** Strongly Agree

- Waste and by-products can be utilized more efficiently and contribute to sustainable energy supply, and nutrient and organic components can be used at the farm.
- The ALC should set the minimum amount of waste that should be produced on the farm to ensure that the facility does not turn into a major industrial site and should regulate where it can be located.
- Provincial guidelines and regulations need to be established to ensure that operations are run effectively and provide a means to address adjacency issues/complaints.
- Adequate staff should be provided to inspect and enforce.

**Question 10. Greater clarity should be provided on what constitutes an agri-tourism activity that is allowable in the ALR without an application, and if so what parameters should be established.**

Ministry of Agriculture Background: Further clarification on what constitutes an "agri-tourism activity" could usefully be provided in section 2 of the Regulation. Section 2 currently provides that agri-tourism

activities are allowable as a farm use if the use is temporary and seasonal, and promotes or markets farm products grown, raised or processed on the farm. Providing greater clarity on what constitutes a “temporary and seasonal” activity and when that activity “promotes or markets farm products” may be beneficial for farmers, local governments and the ALC.

**City’s Current Policy & Regulations:** The City’s regulations are the same as the provincial regulations and has no further restrictions.

**City’s Draft Response:** Strongly Agree

- Clearer parameters and regulations should be provided so that municipalities would be able to easily interpret them.
- Any regulations specific to agri-tourism activities as a permitted use should also enable the municipality to regulate it further or not permit it if it is deemed necessary.

## **Part 2 – Richmond’s Additional ALR Requests of the Minister of Agriculture**

In addition to responding to the Ministry’s questions, Richmond also requests the Minister of Agriculture to address a number of other concerns which are important to Richmond, as they have been identified by Council over the years. These additional Minister requests include:

1. Port Metro Vancouver (PMV) not to use the ALR for industrial purposes: PMV has purchased 240 acres of farmland in the ALR in Richmond and will not commit to farming it. The City of Richmond requests that the Minister seek Provincial government support to prepare an ALC policy to prohibit PMV from converting agricultural land to port industrial uses and that the Province encourage the Federal Government to prepare and implement a binding dispute/conflict resolution mechanism between local governments and PMV.
2. A Planned and Managed Approach to ALC Act Changes: It is crucial for local governments, key stakeholders and the public to understand the implications of the proposed changes and have the opportunity to review and comment on draft regulations. Council is concerned about the lack of a detailed analysis of the proposed changes and their potential impacts. The City of Richmond requests that:
  - each proposed regulatory change be first clarified and comprehensively analysed for its on and off site impacts (e.g., sustainability, land use, water, sanitary, drainage, hydro, telecommunications, environmental, financial, taxation),
  - specific policies and guidelines for the Province, ALC, local governments and property owners be prepared to enable them to properly manage the proposed changes, and
  - more consultation be conducted on clarified proposed changes, before they are approved.
3. Agricultural Viability as the Priority: The Ministry is requested to ensure that all the proposed changes reinforce and enhance the following:
  - agricultural viability,
  - agricultural sustainability, and
  - the protection and quality of the essential agricultural resources (e.g., air, water, soil).These principles are essential for a viable agricultural sector, production, operations and products.

4. Additional Funding: The Ministry and ALC staff and funding should be increased to properly enforce the existing and proposed ALR regulations (e.g., illegal soil fill, research, farm uses, municipal liaison).
5. Consultation with First Nations: It is requested that First Nations be consulted regarding the proposed changes.

Prepared by: Policy Planning, City of Richmond



# City of Richmond

## Report to Committee Planning and Development Department

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

**Date:** August 15, 2014

**File:** RZ 14-662753

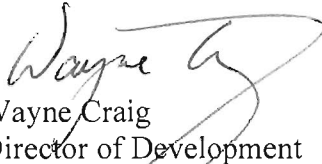
**Re:** Application by Ajit Thaliwal for Rezoning at 4800 Princeton Avenue from Land Use Contract 009 to Single Detached (RS1/B)

### Staff Recommendation:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9167:

- for the rezoning of 4800 Princeton Avenue from “Land Use Contract 009” to the “Single Detached (RS1/B)” zone; and
- to authorize the termination, release and discharge of “Land Use Contract 009” entered into pursuant to “Imperial Ventures Ltd. Land Use Contract By-law No. 2981, 1973”, as it affects 4800 Princeton Avenue;

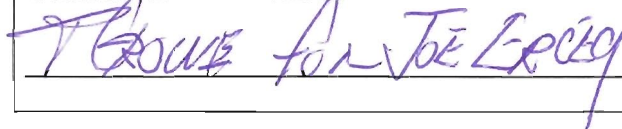
be introduced and given first reading.

  
Wayne Craig  
Director of Development

WC:mp  
Att.

### REPORT CONCURRENCE

#### CONCURRENCE OF GENERAL MANAGER



## **Staff Report**

### **Origin**

Ajit Thaliwal has applied to the City of Richmond for permission to rezone the property at 4800 Princeton Avenue from “Land Use Contract (LUC009)” to “Single Detached (RS1/B)” to allow the construction of a new single detached dwelling. The provisions of LUC009 allow single detached dwellings on this block of Princeton Avenue to be developed with a zero side yard setback on one side only and require all other aspects of the development to comply with the Zoning Bylaw 1430 which was applicable at the time of the development in the mid 1970s. The applicant wishes to discharge the LUC and construct a new house that would comply with the current RS1/B zone regulations.

### Discharging Land Use Contract 009

Staff recommend that Council approve the discharge of “Land Use Contract 009” registered on title of 4800 Princeton Avenue to allow the property to be rezoned to RS1/B for the proposal.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

### **Surrounding Development**

The subject site is located in an established residential neighbourhood consisting of a mix of single detached dwellings, townhouses and apartments which are all regulated under the same Land Use Contract (LUC009). Immediately to the north, east and west are zero lot line dwellings, and immediately to the south are single family dwellings that front onto Pembroke Place. The surrounding area has not undergone significant change since its development in the mid 1970s.

### **Related Policies & Studies**

#### 2041 Official Community Plan (OCP)

The OCP land use designation for this property is “Neighbourhood Residential (NRES)”. The proposed rezoning is consistent with the designation.

#### Affordable Housing Strategy

The Richmond Affordable Housing Strategy does not apply to this application since no new lot is being created.

### **Public Input**

The rezoning sign was installed on the property on June 23, 2014. There have been no comments received from the public about the development proposal in response to the placement of the rezoning sign.



## Staff Comments

### Background

The subject site is located on the south side of Princeton Avenue between Geal Road and Palmer Road. The surrounding area is regulated under LUC009 which was adopted in 1973 and registered on title in 1974. Most of the existing single detached houses developed under the LUC are single-storey buildings with a floor area of less than 167 m<sup>2</sup> (1,800 ft<sup>2</sup>). If the site is rezoned to “Single Detached (RS1/B)”, it would allow the construction of a house with 1.2 m (3.9 ft) side yard setbacks, a maximum floor area of approximately 245 m<sup>2</sup> (2,640 ft<sup>2</sup>), a height of up to two and a half (2 ½) storeys and a secondary suite.

### Trees & Landscaping

A tree survey and a Certified Arborist’s Report have been submitted as part of the rezoning application. The survey and report identify two (2) bylaw-sized trees on the subject property and one (1) bylaw-sized tree in the boulevard on Princeton Avenue. The Arborist’s Report identifies tree species, assesses the condition of the trees, and provides recommendations on tree retention and removal relative to the development proposal. The proposed Tree Retention Plan is shown in Attachment 3.

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

- Remove the Walnut tree (Tag #409) from the rear yard due to its poor condition;
- Relocate the on-site Palm tree (Tag #408) to the west side of the subject property due to conflict with the building envelope; and
- Relocate the Japanese Maple (Tag #407) located on City-owned property to the west to enable the replacement of the existing driveway.

One on-site tree (Tag #409) has been identified for removal. Based on the 2:1 tree replacement ratio goal stated in the OCP, two replacement trees are required. Suitable tree species for replacement trees, as recommended by the Project Arborist, include: Paperbark Maple (*Acer Griseum*) and Japanese Snowbell (*Styrax Japonicus*). Based on the size requirements for replacement trees in the Tree Protection Bylaw No. 8057, the proposed replacement trees must have a minimum calliper of 6 cm. The applicant is required to submit a Landscaping Security to the city in the amount of \$1,000 (\$500/tree) prior to final adoption of the rezoning bylaw to ensure that the replacement trees are planted and maintained.

Parks Operations staff have assessed the condition and location of the Japanese Maple (Tag #407) in the boulevard and have agreed to the proposed relocation of the tree, with special measures taken at future development stage.

The Project Arborist has provided a letter of undertaking to direct the relocation of the Japanese Maple (Tag #407) and the on-site Palm tree (Tag #408); the digging, handling, planning, guying, establishment maintenance and protection of the trees will be undertaken under the direction of the Project Arborist. Prior to adoption of the rezoning bylaw, the applicant is required to submit a contract between the applicant and a Certified Arborist for supervision of relocation of the City-owned Japanese Maple (Tag #407) and the Palm tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. The Contract should

include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.

To ensure successful relocation of the two trees to be relocated, the applicant is required to provide Tree Survival Securities in the amount of \$1,200 for the Palm tree (Tag #408) and \$1,300 for the Japanese Maple (Tag #407).

#### Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The flood construction level is a minimum of 0.3 m above the highest elevation of the crown of the road adjacent to the subject site (approximately 1.37m GSC).

#### Site Servicing & Vehicle Access

There are no servicing upgrades required with rezoning. The driveway crossing will remain in the same location.

#### Building Permit Stage

At Building Permit stage, the applicant must complete the following service connection works:

- Storm Sewer Works: the applicant is to reuse the existing inspection chamber and connection near the northeast corner of the property. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
- Water Works: Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow. City Operations staff are to disconnect the existing 20 mm diameter connection and install a new 25 mm diameter connection complete with a meter box at the property line. The meter box must be placed on the grass boulevard outside of private fence at minimum 1 m away from paved driveways and walkways.
- Sanitary Sewer Works: The applicant is to reuse the existing inspection chamber and connection near the southeast corner of the property.

#### **Analysis**

The rezoning of the site to RS1/B will allow future construction to occur within the parameters of the current standard single detached zoning regulations. The proposed redevelopment of the lot is not expected to significantly alter the existing single family character of the neighbourhood.

Staff recommend that Council approve the termination and discharge of "Land Use Contract 009" registered on title to 4800 Princeton Avenue (Registration Number K31033) along with the rezoning of the site to "Single Detached (RS1/B)".

Rezoning the subject property to RS1/B will ensure that the new house is consistent with typical single family homes in Richmond in terms of height, siting and density that are subject to the City's standard zoning requirements.

The list of rezoning considerations is included in Attachment 4, which has been agreed to by the applicant (signed concurrence on file).

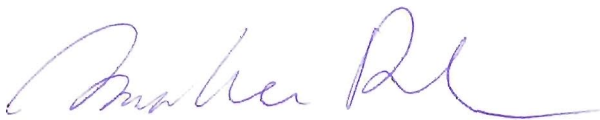
**Financial Impact or Economic Impact**

None.

**Conclusion**

This rezoning application is consistent with the land use designation contained in the OCP and the discharge of the LUC and proposal to rezone the site to RS1/B will make the site subject to the typical single family zoning provisions.

Staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, be introduced and given first reading.



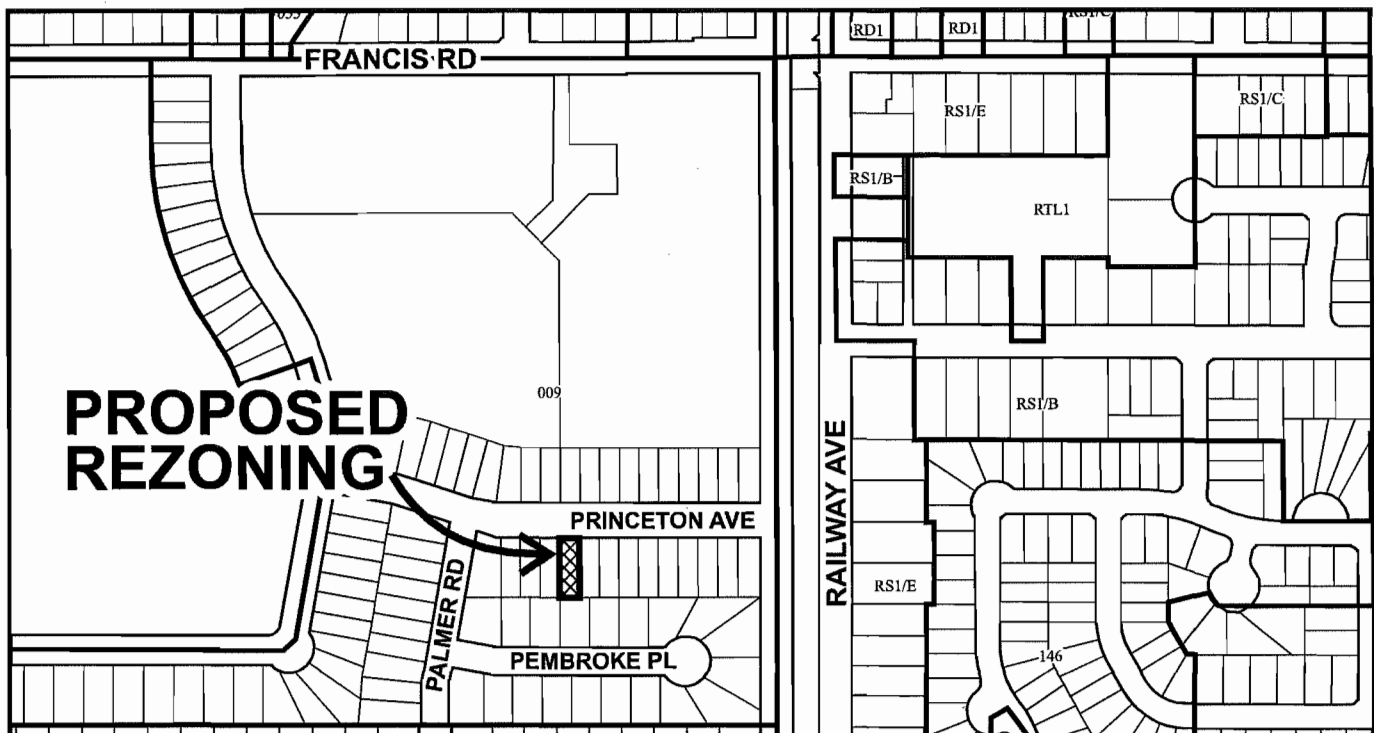
Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Proposed Tree Retention Plan
- Attachment 4: Rezoning Considerations



City of  
Richmond



4751 15.03	4751 15.57	4771 12.19	4791 12.19	4811 12.19	4831 12.19	4851 12.19	4871 12.19	4891 12.19	4911 12.19	4931 12.19	4951 12.19
<b>PRINCETON AVE</b>											
9440	12.19 4740	12.19 4760	12.19 4780	12.19 4800	12.19 4820	12.19 4840	12.19 4860	12.19 4880	12.19 4900	12.19 4920	12.19 4940
36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58	36.58
2.22	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19
	18.29	18.29	18.29	18.29	18.29	18.29	18.29	30.48			



**RZ 14-662753**

Original Date: 05/21/14

Revision Date:

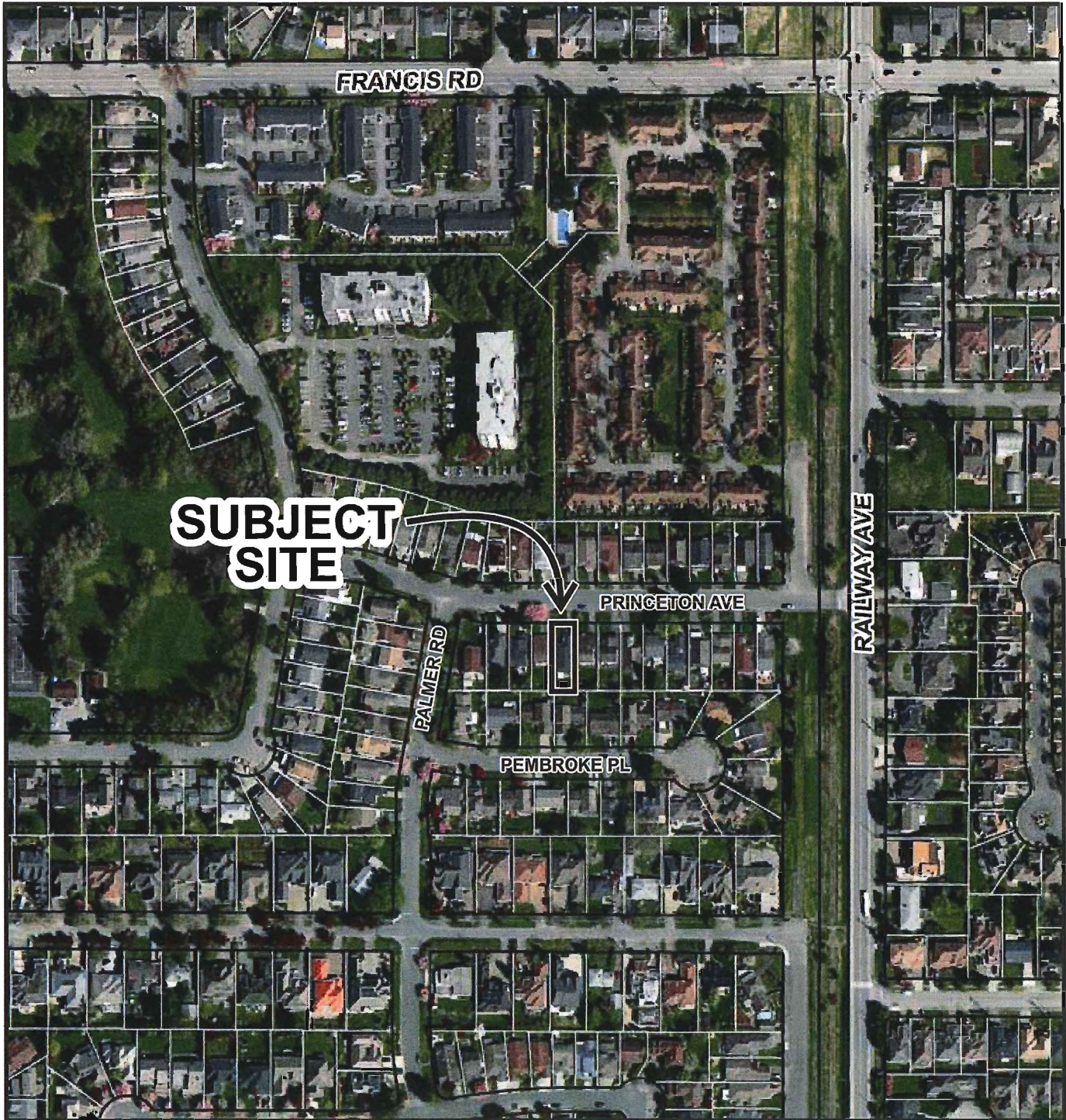
Note: Dimensions are in METRES

PLN - 90





City of  
Richmond



RZ 14-662753

Original Date: 05/22/14

Revision Date:

Note: Dimensions are in METRES

PLN - 91





**City of  
Richmond**

**Development Application Data Sheet**  
Development Applications Division

**RZ 14-662753**

**Attachment 2**

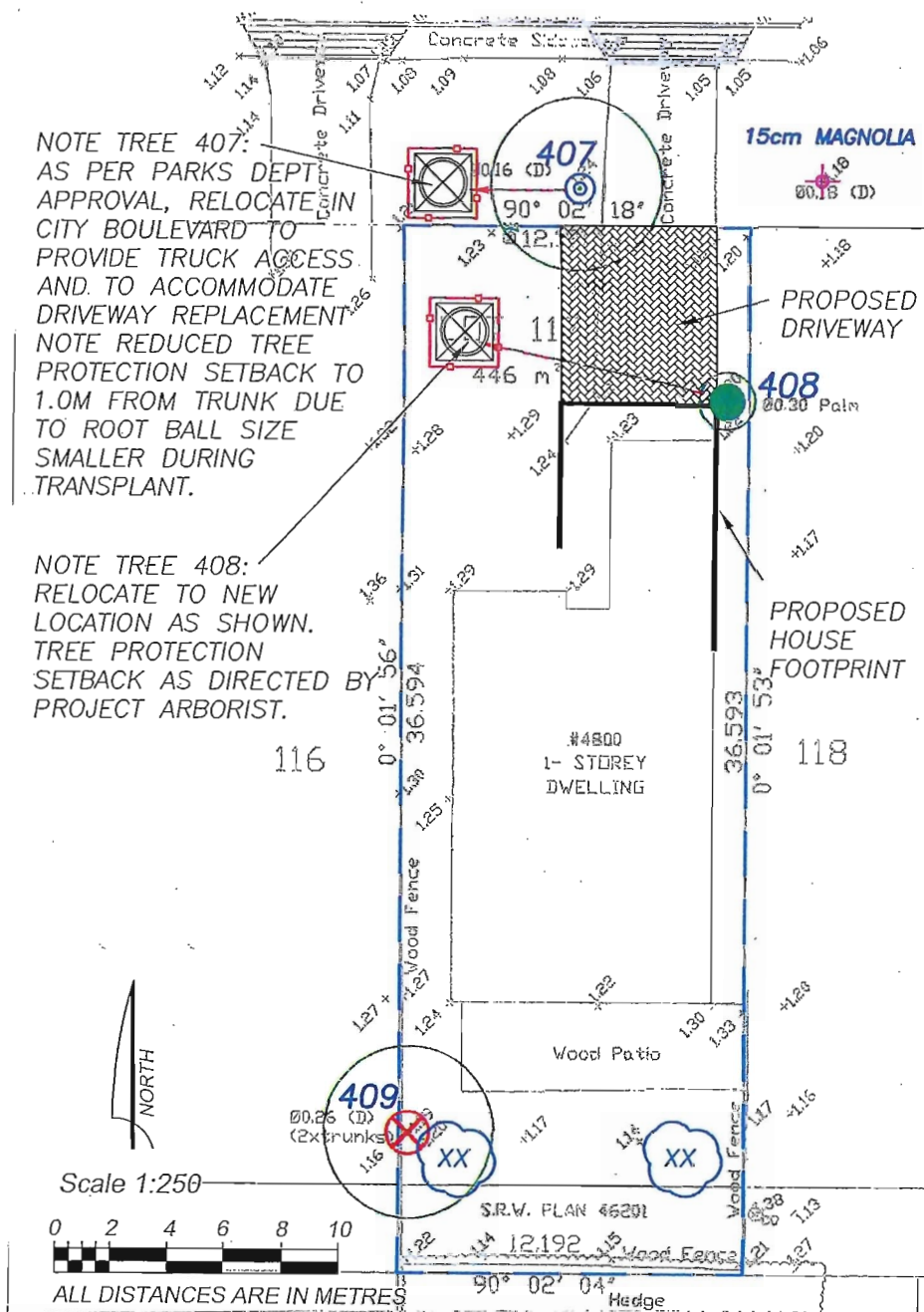
Address: 4800 Princeton Avenue

Applicant: Ajit Thaliwal

Planning Area(s): Seafair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Leonidas Sdrakas & Vasiliki Sdrakas	TBD
<b>Site Size (m<sup>2</sup>):</b>	446 m <sup>2</sup> (4,800.7 ft <sup>2</sup> )	No Change
<b>Land Uses:</b>	Single detached dwelling	No Change
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Zoning:</b>	Land Use Contract 009	Single Detached (RS1/B)

	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	446 m <sup>2</sup>	none
Lot Width (min. dimension):	12 m	12.2 m	none
Setback – Front Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Setback – Rear Yard (m):	Min. 6 m	Min. 6 m	none
Height (m):	Max. 2 ½ storey	Max. 2 ½ storey	none



### TREE INVENTORY AND ASSESSMENT LIST:

- Tag # denotes the tag affixed to the tree for reference in report and on drawings.
- Ht and Spr denote the height and spread (radius of crown) of the tree in metres as measured or estimated by the assessor if applicable. Height and Spread are not applicable for Grove or Forest Stand trees.
- Dbh denotes the diameter of the trunk measured at 1.4 m above grade or as per arboricultural standards (i.e. For multi stem trees).
- Cond denotes health and structural rating using Visual Tree Assessment (VTA) procedures. U denotes Unsuitable, M denotes Marginal, S denotes Suitable. See report for details.
- Action denotes the proposed treatment of the tree within the current development design. See report and drawing for details.

Tag #	Ht	Spr	Dbh (cm)	Tree Type	Cond	Observations	Action
407	4	3	8+7+8	Japonesse maple	S	Multiple stems attach at base with bark inclusion.	Relocate
408	4	1	26	Windmill palm	S	Characteristic form	Relocate
409	4	3	14+13	Walnut	U	Historically topped at 4m. Large historic pruning wounds. Replacement leaders carry entire crown.	Remove

### REPLACEMENT TREES: SUGGESTED PLANT LIST

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.

PLANT SIZES MUST MEET MUNICIPAL REQUIREMENTS FOR MINIMUM SIZE AND SPECIES.

PLANTING LOCATIONS MUST MEET ARBOROCULTURAL BEST MANAGEMENT PRACTICES AND BCSLA/BCINA SPECIFICATIONS FOR SELECTION, HANDLING, PLANTING, ESTABLISHMENT AND MAINTENANCE.

QTY	CODE	CAL/HT	BOTANICAL NAME	COMMON NAME
SMALL MATURE SIZE:				
1	AG	6cm CAL	ACER GRISEUM	PAPERBARK MAPLE
1	SJ	6cm CAL	STYRAX JAPONICUS	JAPANESE SNOWBELL



# City of Richmond

## Rezoning Considerations

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

**Address:** 4800 Princeton Avenue

**File No.:** RZ 14-662753

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9167, the developer is required to complete the following:**

1. Registration of a flood indemnity covenant on title.
2. Submission of a Tree Survival Security to the City in the amount of \$1,300 for the Japanese Maple (Tag #407) located on City boulevard to ensure successful transplanting.
3. Submission of a Tree Survival Security to the City in the amount of \$1,200 for the on-site Palm tree (Tag #408) to ensure successful transplanting.
4. Submission of a contract entered into between the applicant and a Certified Arborist for supervision of relocation of the Japanese Maple (Tag #407) and the Palm-tree (Tag #408) as well as any on-site works conducted within the tree protection zones of the relocated trees. The Contract should include the scope of work to be undertaken, including the proposed number of site monitoring inspections and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Landscaping Security in the amount of \$1,000 (\$500/tree) to ensure planting and maintenance of two (2) replacement trees with the following minimum sizes:

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

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

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

1. The boulevard must be graded towards the inspection chambers or ditch to prevent storm water from ponding on the boulevard, road, driveways and walkways.
2. Once the applicant has confirmed the building design at the Building Permit stage, the applicant must submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

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Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9167 (RZ 14-662753)  
4800 Princeton Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the land use contract designation of the following area and by designating it **“SINGLE DETACHED (RS1/B)”**.

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

2. That:

- a) “Land Use Contract 009”, entered into pursuant to “Imperial Venture Ltd. Land Use Contract By-law No.2981, 1973”, be terminated, released and discharged in relation to the following area:

P.I.D 004-088-069

Lot 117 Section 26 Block 4 North Range 7 West New Westminster District Plan 46200

- b) the Mayor and Clerk are hereby authorized to execute any documents necessary to terminate, release and discharge “Land Use Contract 009” from the above area.

3. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9167”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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