



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Monday, December 16, 2013 – 7 p.m.**

**Council Chambers, 1<sup>st</sup> Floor  
Richmond City Hall  
6911 No. 3 Road  
Richmond, BC V6Y 2C1**

## OPENING STATEMENT

### Page

- PH-7**      1.    **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 8907 (RZ 11-586861)**  
(File Ref. No. 12-8060-20-8907; RZ 11-586861) (REDMS No. 4024242)

See Page **PH-7** for full report

**Location:**            7460 Ash Street

**Applicant:**           Man-Chui Leung and Nora Leung

**Purpose:**            To rezone the subject property from “Single Detached (RS1/F)” to “Single Detached (ZS14) – South McLennan (City Centre)”, to permit development of six (6) single detached lots.

**First Reading:**      April 22, 2013

**Order of Business:**

1.    Presentation from the applicant.
2.    Acknowledgement of written submissions received by the City Clerk since first reading.
3.    Submissions from the floor.

Page

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 8907.



**PH-44      2.      OFFICIAL COMMUNITY PLAN BYLAW 7100, AMENDMENT BYLAW 9065 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9066 (RZ 12-605272)**

(File Ref. No. 12-8060-20-9065/9066; RZ 12-605272) (REDMS No. 4003079)

See Page **PH-44** for full report

**Location:** 8451 Bridgeport Road and Surplus City Road

**Applicant:** Hotel Versante Ltd.

**Purpose of Official Community Plan Bylaw 7100, Amendment Bylaw 9065:**

To amend OCP Schedule 2.10 (City Centre Area Plan): by redesignating the subject consolidated location to “Urban Centre T5 (45m)” from the existing designations of “Urban Centre T5 (45m)”, “Urban Centre T5 (35m)”, and road; and by inserting River Road between West Road and Bridgeport Road; together with related minor map and text amendments.

**Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9066:**

To create a new “High Rise Office Commercial (ZC33) – (City Centre)” zone and rezone the subject location from “Light Industrial (IL)” to “High Rise Office Commercial (ZC33) – (City Centre)”, to permit the construction of a high rise commercial development with three towers of nine, twelve, and fourteen storey building height, a common five-storey base building, and approximately 19,882 m<sup>2</sup> of commercial, hotel and office space.

**First Reading:** November 12, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Page

**Council Consideration:**

1. Action on second and third readings of Official Community Plan Bylaw 7100, Amendment Bylaw 9065 and Richmond Zoning Bylaw 8500, Amendment Bylaw 9066.



**PH-105 3. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9069 (RZ 13-641189)**

(File Ref. No. 12-8060-20-9069; RZ 13-641189) (REDMS No. 4021832)

See Page **PH-105** for full report

**Location:** 3800/3820 Blundell Road

**Applicant:** Khalid Hasan

**Purpose:** To rezone the subject property from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots.

**First Reading:** November 12, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9069.



**PH-121 4. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9071**

(File Ref. No. 12-8060-20-9071) (REDMS No. 4026259)

See Page **PH-121** for full report

**Location:** City-Wide

**Applicant:** City of Richmond

**Page**

**Purpose:** To add definitions for “Medical Marihuana Production Facility” and “Medical Marihuana Research and Development Facility”;

To amend the definition of “Farm Business” to not allow a “Medical Marihuana Production Facility” and “Medical Marihuana Research and Development Facility” as a permitted use;

To amend the definition of “Office” to exclude a “Medical Marihuana Research and Development Facility” as a permitted use; and

To amend the Specific Use Regulations – Uses Permitted in All Zones to not allow a “Medical Marihuana Production Facility” and “Medical Marihuana Research and Development Facility” as an agricultural (secondary) use.

**First Reading:** November 12, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
  - (a) Ralph Schwartzman, 633-5960 No. 6 Road
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9071.
2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9071.

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**PH-161 5. RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9077 (ZT 13-646207)**

(File Ref. No. 12-8060-20-9077; ZT 13-646207) (REDMS No. 4008719)

See Page **PH-161** for full report

**Location:** 4691 Francis Road

**Applicant:** Vanlux Development Inc.



**Page**

**Purpose:** To amend the Single Detached (ZS21) - Lancelot Gate (Seafair) Zoning District to allow a maximum floor area ratio (FAR) of 0.55 to apply to the entire site.

**First Reading:** November 25, 2013

**Order of Business:**

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9077. ☐
2. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9077. ☐

**ADJOURNMENT**

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# City of Richmond

To Council - Nov. 25, 2013  
Report to Committee  
To PLN - Nov. 19, 2013

To: Planning Committee

Date: November 5, 2013

From: Wayne Craig  
Director of Development

Xf: RZ 11-586861  
12-8060-20-008907

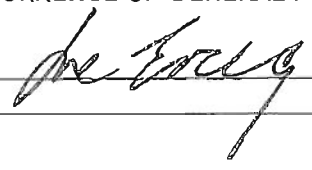
Re: Application by Man-Chui Leung and Nora Leung for Rezoning at 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)"

## Staff Recommendation

That Bylaw 8907, for the rezoning of 7460 Ash Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)", be forwarded to the December 16, 2013 Public Hearing.

  
Wayne Craig  
Director of Development  
(604-247-4625)

Att.

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

## Staff Report

### Purpose

Rezoning Bylaw 8907 for this application was heard at the May 21, 2013 Public Hearing. After receiving several written submissions and hearing concerns from a number of local residents regarding this proposal, Council adopted the following motion:

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907 be referred to staff to provide more information regarding the following:*

- 1) Species and dimensions of trees removed and of proposed replacement trees;*
- 2) Reduction in lots/density and the impact on the number of trees to be retained;*
- 3) Wildlife protection;*
- 4) Sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road; and*
- 5) Traffic calming measures.*

The purpose of this report is to provide Council with additional information related to these topics, and to recommend that Zoning Amendment Bylaw 8097 be forwarded to the December 16, 2013 Public Hearing.

### Origin

Man-Chui Leung and Nora Leung have applied to rezone 7460 Ash Street (**Attachment 1**) from "Single Detached (RS1/F)" to "Single Detached (ZS14) – South McLennan (City Centre)" in order to permit a six (6) lot single-family subdivision fronting onto Ash Street, General Currie Road and Armstrong Street (**Attachment 2**). The original rezoning report for this application was considered at the April 16, 2013 Planning Committee meeting, and forwarded to the April 22, 2013 City Council meeting where it received first reading.

The creation of the proposed lots within this subdivision plan will require the construction of an undeveloped section of General Currie Road. The application also requires the dedication of lands for the introduction of Armstrong Street at the eastern edge of the subject site to connect to this new section of General Currie Road. The development of these roads is in accordance with the South McLennan Sub-Area Plan, and will provide vehicular and pedestrian access to the proposed new lots.

### Findings of Fact

Please refer to the attached Development Application Data Sheet (**Attachment 3**) for a comparison of the proposed development data with the relevant Bylaw requirements.

### Surrounding Development

To the North: Across the General Currie Road, a Single Detached lot zoned "Single Detached (RS1/F)".

To the East: Single Detached lots zoned "Single Detached (RS1/F)".

To the South: Single Detached lots zoned "Single Detached (RS1/F)".

To the West: Across Ash Street, Single Detached lots zoned "Single Detached (RS1/F)".

### **Related Policies & Studies**

#### Official Community Plan

Official Community Plan (OCP) designation: Neighbourhood Residential: McLennan South Sub-Area Plan, Schedule 2.10D.

#### McLennan South Sub-Area Plan

OCP Sub-Area Land Use Map (**Attachment 4**): Residential, "Historic Single-Family", two and one-half storeys maximum, maximum density 0.55 F.A.R.

#### Floodplain Management Implementation Strategy

In accordance with the City's Flood Management Strategy, the minimum allowable elevation for habitable space is 2.9 m GSC or 0.3 meters above the highest crown of the adjacent road. A Flood Indemnity Covenant is to be registered on title prior to final adoption of rezoning.

### **Public Input**

At the May 21, 2013 Public Hearing meeting, this item received four (4) written submissions and four (4) people spoke at the meeting. The minutes of the meeting as well as the written submissions are in **Attachment 5** of this report. Two pieces of additional correspondence were received after the Public Hearing and are provided in **Attachment 6**.

### **Staff Comments**

In response to Council's referral, staff provides the following information to each of the five referral items.

#### **Referral Item 1:**

*"Species and dimensions of trees removed and of proposed replacement trees"*

With the submission of this rezoning application, the applicant submitted an Arborist Report to identify the location and condition of the existing on-site trees. The report also assessed the existing condition of these trees and recommended what trees would be suitable to retain with the proposed subdivision plan.

The Arborist report was reviewed by City staff and a site visit was conducted to confirm the possible condition of the existing trees that could be retained. The findings from the initial staff report are summarised in the following table.

**Tree Summary Table**

Item	Number of Trees	Tree Compensation Rate	Tree Compensation Required	Comments
Total On Site Trees	56	-	-	-
Within Right of Ways for Armstrong Street	11	N/A	None, as Road Required by Area Plan	Located within excavation and construction zones for roadworks.
Within Single-Family Building Envelope and/or grade elevation change	36	2:1	72	To be removed, due to conflicts with proposed building locations, driveways, or poor health or structure of the trees.
Trees To be Retained	9	-	-	To be protected during construction.

Of the 36 trees that were recommended for removal, 29 trees (approximately 80% of the total) are Birch trees, with the remainder consisting of a mixture of Western Red Cedar (2 trees), Norway Spruce (1 tree), Western Hemlock (1 tree), Japanese Flowering Cherry (1 tree), Lodgepole Pine (1 tree) and Cherry (1 tree). The size of the trees to be removed range from 17 cm to 45 cm DBH (diameter breast height) with a crown radius ranging from 1.5 metres to 6.0 metres. All the trees that are recommended for removal have been determined to be in either poor condition or located within the proposed building footprint.

The applicant has agreed to provide a portion of the required number of replacement trees in accordance with the City's 2:1 replacement policy, however given the number of required replacements (72), the likelihood of all the replacement trees on the proposed lots would be difficult given the allowable building area of the proposed zone. The initial staff report provided a table outlining the proposed tree planting.

**Number of Trees to be Planted per Lot**

Proposed Lot Numbers	Proposed Lot Size	Number of trees			
		Trees per Lot	Already Retained	To be Planted	Total Number of Trees to be planted
1	773.3m <sup>2</sup>	6	5	1	14
2	469.3m <sup>2</sup>	4	1	3	
3	469.9m <sup>2</sup>	4	1	3	
4	324.7m <sup>2</sup>	3	1	2	
5	342.3m <sup>2</sup>	3	1	2	
6	325.2m <sup>2</sup>	3	0	3	
Summary	72 trees required (minus) 2 street trees to be planted for the frontage of 7480 Ash Street. 14 new trees to be planted on the proposed lots = 56 tree shortfall (to be paid cash-in-lieu)				

In response to the Council referral, staff have worked with the applicant to increase the quantity of tree planting as to identify the quantity of additional tree planting as seen in the following table.

### Number of Trees to be Planted per Lot

Proposed Lot Numbers	Proposed Lot Size	Number of trees			
		Trees per Lot	Already Retained	To be Planted	Total Number of Trees to be planted
1	773.3m <sup>2</sup>	7	5	2	18
2	469.3m <sup>2</sup>	4	1	3	
3	469.9m <sup>2</sup>	4	1	3	
4	324.7m <sup>2</sup>	4	1	3	
5	342.3m <sup>2</sup>	4	1	3	
6	325.2m <sup>2</sup>	4	0	4	
Summary	72 trees required (minus) 2 street trees to be planted for the frontage of 7480 Ash Street. 18 new trees to be planted on the proposed lots = 52 tree shortfall (\$26,000.00 to be paid cash-in-lieu)				

Of the 18 new trees to be planted, the City's arborist recommends to increase the ratio of non-birch trees to mitigate the infestation of bronze birch borer a common cause for the removal of existing birch trees in the area. Bronze birch borer is an insect infestation and the common cause for the decline in health and the inevitable removal of existing birch trees.

The City's Arborist has provided a list of suitable trees for this proposal. It provides a good balance between conifers and deciduous trees. The table below outlines the number, type and size of trees to be planted, and the drawing in **Attachment 9** suggests appropriate locations. Staff have reviewed this with the applicant and they have agreed with this proposal.

Type	Number	Size
Japanese Flowering Cherry	3	6 cm caliper
Paper Birch	5	6 cm caliper
Western White Pine	3	3 metre height
Serbian Spruce	5	3 metre height
Western Red Cedar	2	3 metre height

#### Referral Item 2:

*"Reduction in lots/density and the impact on the number of trees to be retained"*

Staff and the applicant reviewed the idea of reducing the number of lots in the subdivision for the purpose of retaining more trees and has concluded that reducing the number of lots in the proposal would generally result in larger lots with larger houses, with no guarantee that any more mature trees would be saved due to the increased building footprint and need to increase the site grade due to flood construction level requirements. The current proposal with smaller lots allows for smaller houses that are more affordable than larger houses on larger lots. The rezoning proposed would

allow for the habitable space in the new homes on proposed lots 2-6 to be approximately 1,925 ft<sup>2</sup> to 2,750 ft<sup>2</sup> in size.

According to the submitted Arborist report, of the 36 trees listed for removal, only three (3) were listed in good condition. Their recommendation for removal stems from their location either within the allowable building footprint or would be further impacted by grade changes needed to comply with the flood protection bylaw. This situation would not change should there be a reduction of proposed lots as the buildable area within each lot would still require their removal.

The applicant has also noted that this development is required to provide considerable off-site road improvements which may not be economically feasible with a reduced lot yield.

### **Referral Item 3:**

#### *"Wildlife protection"*

At the May 21, 2013 Public Hearing meeting, speakers advised Council that an active bird's nest was located on the subject property. As this was new information, staff recommended to the applicant that they hire an environmental consultant to determine if there was an active bird's nest(s) on the property. The applicant hired the consulting firm of Pottinger Gaherty who submitted a report (**Attachment 7**) stating that one inactive bird's nest was found on the subject property, located within the rear yard area of the proposed Lot 5 (**Attachment 2**).

The size and location of the nest on a birch tree led to conclude the nest was formerly occupied by a small to medium sized raptor such as a Cooper's or Sharp-Shinned Hawk. Bird whitewash (bird droppings) were found at the base of the tree which led the consultant to suggest the nest was active as recently as this past spring or summer. The submitted arborist report identified this tree as birch, and the arborist report recommended its removal due to the poor condition of the tree.

Regulations for bird nest protection fall under both Federal and Provincial regulations. The *BC Wildlife Act* prohibits the destruction of occupied bird nests, as well as unoccupied eagle and heron nests. Pottinger Gaherty's report recommends a "least-risk window" of October 1 to February 28 for the removal of the tree to mitigate harm to raptors and other bird species. Otherwise, should the tree be removed outside of the window, the owner will need to undertake a nest survey by a qualified environmental professional (QEP) to ensure the nest is not active. If the nest is active at that time, the QEP is to recommend mitigative action immediately prior to the tree removal.

### **Referral Item 4:**

#### *"Sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road"*

This item was raised from letter submissions and at the Public Hearing to help aid the elderly occupant of 7500 Ash Street to better enable her to walk along Ash Street.

The applicant has agreed to install an asphalt sidewalk along the front of 7500 Ash Street and link it with the Ash Street frontage improvements they are undertaking for the subject property and 7480 Ash Street. Staff feel this is a considerable gesture and financial contribution on the part of the applicant as 7500 Ash Street has future redevelopment potential in accordance with the McLennan South Sub-Area Plan. The asphalt sidewalk will provide a safe pedestrian route until the ultimate frontage improvements are provided with the redevelopment of 7500 Ash Street.



Street front improvements are to be undertaken by the developer as part of their redevelopment, and are secured through rezoning or subdivision conditions. After the developer has completed the works and has passed the maintenance period, the City takes over the future maintenance.

Frontage improvements along the east side of Ash Street from General Currie Road to Blundell Road have already begun with the townhouse development at the corner of Ash Street and Blundell Road (7820 Ash Street) and the new single-family subdivision on the north and south side of Keefer Avenue with the installation of a 1.75 metre wide concrete sidewalk starting at the west property line, a 3.1 metre wide treed and grassed boulevard, curb and gutter and road widening to connect with the existing pavement. The subject development will continue this specification as part of their street improvements.

The frontage improvements for the remainder of the block are envisioned to occur in conjunction with redevelopment. There are eight (8) existing properties on the east side of Ash Street without frontage improvements. Two of these properties are subject to current redevelopment applications.

#### **Referral Item 5:**

##### *"Traffic calming measures"*

One of the issues at the Public Hearing was traffic calming along Ash Street, as residents raised concerns that the speed of vehicles was too high, and there should be means (such as speed bumps) to slow down traffic in the area.

The City's Transportation Department undertook a week long speed survey on Ash Street near the location of the subject property in May 2013. The data was collected using an electronic traffic detector, located in each lane at the midblock point between General Currie Road and Blundell Road. The detectors logged data for a 24 hour period for each of the seven (7) days, recording traffic speed, direction and the time of day vehicles passed over the detectors. The result of the seven (7) day study was an average vehicle speed of 44 Km/h, lower than the posted speed limit of 50 Km/h.

The current condition of Ash Street in the area of the subject property is a paved road that is approximately 7.3 metres wide that provides full two-way traffic flow, but with no curb and gutter, boulevard or sidewalk. Street parking has been allowed along an unpaved shoulder along the side of the street.

As development along Ash Street proceeds, street frontage improvements will be installed to allow two-way traffic and provide street parking on both sides of the street. These improvements will replace the area where vehicles currently park with the frontage improvements while maintaining an appropriate paved road width to support two-way vehicle movement and street parking. Future intersections will feature curb extensions to remove space for street parking while maintaining lane width.

#### **Analysis**

No other aspects of the proposal have been changed since the Public Hearing. The following is provided for information.

##### Proposed Zoning to Single Detached (ZS14) – South McLennan (City Centre)

The proposal to rezone the subject site to create smaller single detached lots is consistent with the McLennan South Sub-Area Plan that establishes minimum lot sizes for Single Family use

(Attachment 4). The policy permits lot widths fronting Ash Street to be at least 18.0 meters wide, with the remaining lots fronting General Currie Road and Armstrong Street at 11.3 meters wide, with corner lots being a minimum width of 13.0 meters. The "Single Detached (ZS14) – South McLennan (City Centre)" zone was chosen as it has been used on other Single Detached lots in the area. The proposed lot dimensions meet the minimum lot size requirements set out in the McLennan South Sub-Area Plan and the "Single Detached (ZS14) – South McLennan (City Centre)" zone.

#### Affordable Housing

In accordance with the Affordable Housing Strategy, the applicant previously agreed to provide a voluntary contribution of \$1 per buildable square foot of density for all new lots in relation to the proposed zone instead of providing secondary suites to at least 50% of new homes in this subdivision. This voluntary contribution amount to the Affordable Housing Reserve Fund is \$11,412.65 and is payable prior to the adoption of rezoning Bylaw 8907.

#### Utilities and Site Servicing

Engineering has reviewed the submitted servicing plans and have determined that upgrades to existing sanitary services will be needed. Water provisions will be determined at the Building Permit stage to ensure adequate flow. A voluntary contribution towards the committed upgrades for the South McLennan drainage area is in the amount of \$36,510.61 is required prior to the adoption of rezoning Bylaw 8907.

#### Servicing Agreement and Subdivision

The applicant is required to enter into a separate application for a Servicing Agreement for the purpose of designing for road construction, frontage improvements for sections of Ash Street, General Currie Road and Armstrong Street that front the subject property. Some of the improvements include but are not limited to:

#### Ash Street (from the north property line of the subject site and to the south property line of 7480 Ash Street)

- 1.75 meter wide concrete side walk;
- 3.10 meter wide grass and treed boulevard;
- curb and gutter; and
- road widening to existing pavement.
- A 1.5 metre wide asphalt sidewalk along the frontage of 7500 Ash Street to connect to the sidewalk above (voluntary work by the developer).

#### General Currie Road (from the north property line of the subject site)

- 1.75 meter wide concrete sidewalk;
- 4.10 meter wide grass and treed boulevard;
- curb and gutter; and
- road pavement covering half the width of the road right-of-way.

#### Armstrong Street (from the eastern edge of the property – after the 9.0 meter land dedication)

- 1.50 meter wide concrete sidewalk;
- 1.50 meter wide grass and treed boulevard;
- curb and gutter; and
- road pavement to the extent of the land dedication.

Other items such as sanitary upgrades, are also to be included as well as extending existing service lines to service the individual lots.

### Financial Impact

None.

### Conclusion

The proposed rezoning for the six (6) lot subdivision meets the requirements of the OCP (McLennan South Neighbourhood Plan) as well as the zoning requirements set out in the "Single Detached (ZS14) – South McLennan (City Centre)" zone. The proposed road configuration is consistent with the neighbourhood plan and Staff is confident the outstanding conditions will be met prior to final adoption. Staff support this rezoning application and recommend that Bylaw amendment No. 8907 be forwarded to the December 16, 2013 Public Hearing.



David Johnson  
Planner 2  
(604-276-4193)

DJ:cas

- Attachment 1: Location Map
- Attachment 2: Proposed subdivision layout
- Attachment 3: Development Application Data Sheet
- Attachment 4: McLennan South Sub-Area Land Use Map
- Attachment 5: Minutes of the May 21, 2013 Public Hearing minutes and written submissions
- Attachment 6: Additional correspondence after Public Hearing
- Attachment 7: Pottinger Gaherty report
- Attachment 8: Tree Survey Map showing tree retention and removal of existing trees.
- Attachment 9: Tree Survey Map showing tree retention and new plantings.
- Attachment 10: Conditional Rezoning Requirements



# City of Richmond

# PROPOSED REZONING



# GENERAL CURRIE RD

LS HSV

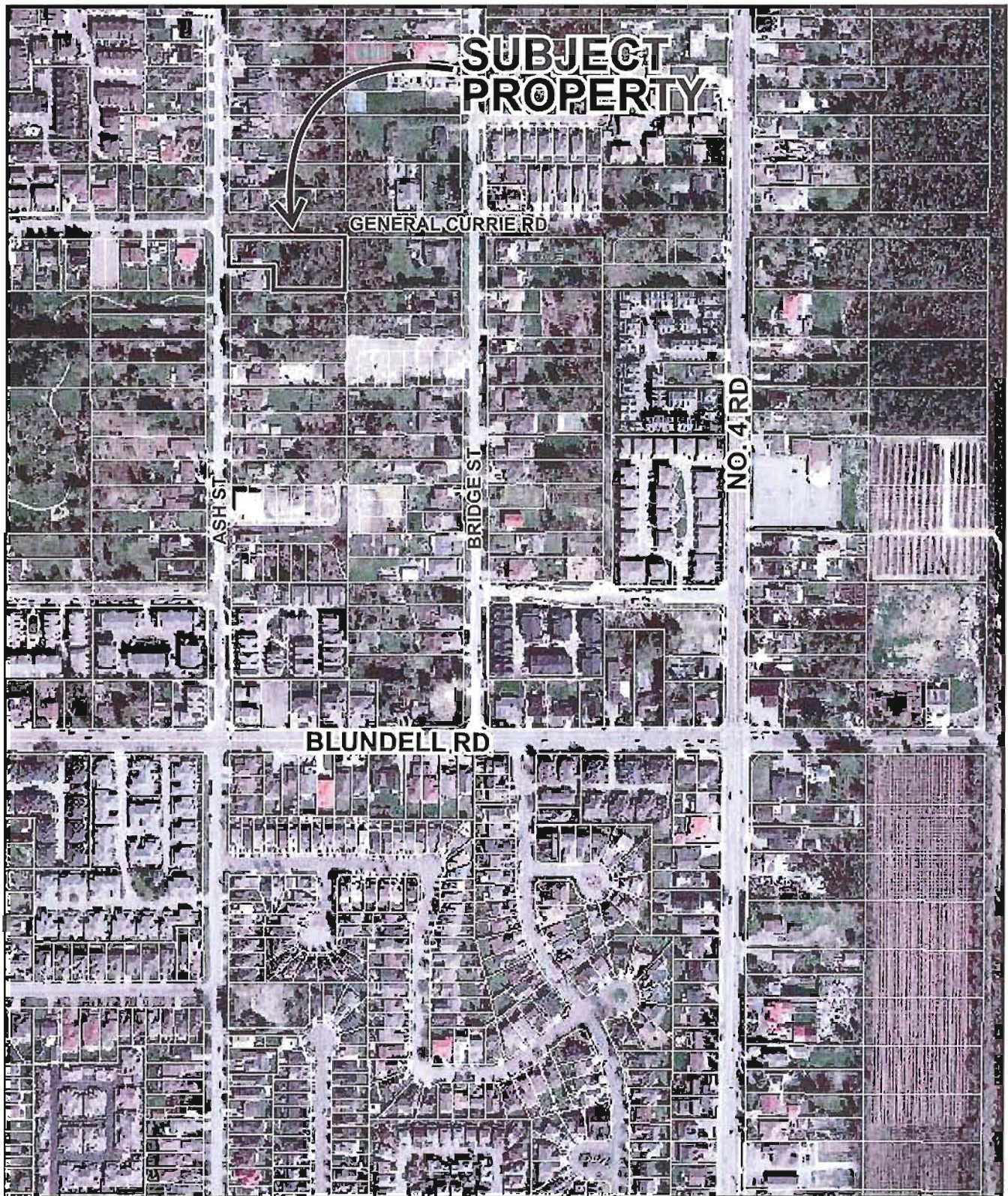
RZ 11-586861

Original Date: 08/17/11

Revision Date:

**Note:** Dimensions are in metres





RZ 11-586861

Original Date: 08/18/11

Amended Date:

Note: Dimensions are in METRES



# PROPOSED ROAD DEDICATION

PH - 18

N 1/2-2  
PLAN 1207

20.117



## City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca  
604-276-4000

## Development Application Data Sheet

**RZ 11-586861**

Address: 7460 Ash Street

Applicant: Man-Chiu Leung and Nora Leung

Planning Area(s): City Centre Area, McLennan South Sub-Area Plan (Schedule 2.10D)

	Existing	Proposed
Owner:	Man-Chiu Leung and Nora Leung	No change
Site Size (m <sup>2</sup> ): (by applicant)	3,079.0 m <sup>2</sup>	2,704.1 m <sup>2</sup> The gross site area is reduced by: <ul style="list-style-type: none"> <li>9.0 m wide dedicated right-of-way (Armstrong Street) along the site's eastern edge for road, complete with 4m x 4m corner cut at General Currie Road; and</li> <li>A 4 m x 4 m corner cut at Ash Street and General Currie Road.</li> </ul>
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential, "Historic Single-Family" 2 1/2 storeys max. - 0.55 floor area ratio (FAR)	No change
Zoning:	Single-Family Housing District, Subdivision Area F (RS1/F)	Single Detached (ZS14) – South McLennan (City Centre)
Number of Units:	1 single-family dwelling	6 single-family dwellings

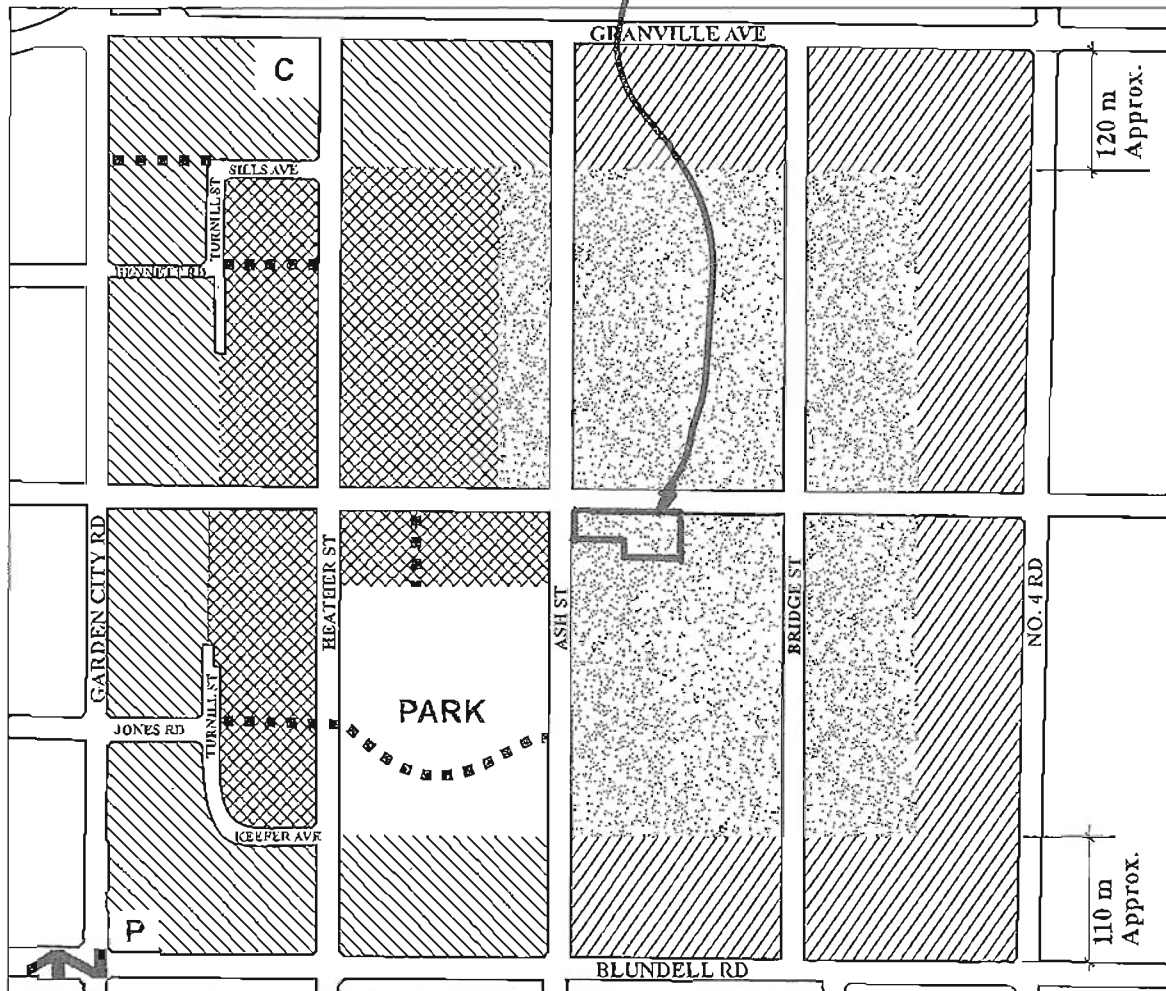
On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Floor Area Ratio:	Max. 0.55 FAR for first 464.5m <sup>2</sup> of lot area then 0.3 FAR for the remainder, plus additional areas for covered areas, off-street parking, and floor area above garage	0.55 FAR for first 464.5m <sup>2</sup> of lot area then 0.3 FAR for the remainder, plus additional areas for covered areas, off-street parking, and floor area above garage	none permitted
<u>Ash Street</u> Lot area Lot width	Min. 550.0 m <sup>2</sup> (area) Min. 18.0 m (width)	Lot 1 – 773.3 m <sup>2</sup> (area) 21.3 m (width)	none


On Future Subdivided Lots	Bylaw Requirement (ZS14)	Proposed	Variance
Minimum Lot Area General Currie Rd. / Armstrong Street	Min. 320.0 m <sup>2</sup>	Lot 2 – 469.3 m <sup>2</sup> Lot 3 – 469.9 m <sup>2</sup> Lot 4 – 342.3 m <sup>2</sup> Lot 5 – 324.7 m <sup>2</sup> Lot 6 – 325.2 m <sup>2</sup>	none
Min. Lot Dimensions	11.3 m (width) 13.0 m (width) (Lot 4) 24.0 m (depth)	Lot 2 – 11.30 m (width) 41.50 m (depth) Lot 3 – 11.30 m (width) 41.50 m (depth) Lot 4 – 14.57 m (width) 24.05 m (depth) Lot 5 – 13.50 m (width) 24.05 m (depth) Lot 6 – 13.55 m (width) 24.05 m (depth)	none





City of Richmond


## Land Use Map

Bylaw 7892  
2005/04/18**SUBJECT  
PROPERTY****R2 11-586861**

 Residential, Townhouse up to 3 storeys over 1 parking level, Triplex, Duplex, Single-Family 0.75 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum) Townhouse, Triplex, Duplex, Single-Family 0.60 base F.A.R.

 Residential, 2 1/2 storeys typical (3 storeys maximum), predominantly Triplex, Duplex, Single-Family 0.55 base F.A.R.

 Residential, Historic Single-Family, 2 1/2 storeys maximum 0.55 base F.A.R. Lot size along Bridge and Ash Streets:

- Large-sized lots (e.g. 18 m/59 ft. min. frontage and 550 m<sup>2</sup>/ 5,920 ft<sup>2</sup> min. area)

Elsewhere:

- Medium-sized lots (e.g. 11.3 m/ 37 ft. min. frontage and 320 m<sup>2</sup>/ 3,444 ft<sup>2</sup> min. area), with access from new roads and General Currie Road;

Provided that the corner lot shall be considered to front the shorter of its two boundaries regardless of the orientation of the dwelling.

 Trail/Walkway

**C** Church

**P** Neighbourhood Pub

**Note:** Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the "ring road".



City of  
Richmond

Minutes

## Regular Council Meeting for Public Hearings Tuesday, May 21, 2013

Place: Council Chambers  
Richmond City Hall  
6911 No. 3 Road

Present: Mayor Malcolm D. Brodie  
Councillor Chak Au  
Councillor Linda Barnes  
Councillor Derek Dang  
Councillor Evelina Halsey-Brandt  
Councillor Ken Johnston  
Councillor Bill McNulty  
Councillor Linda McPhail  
Councillor Harold Steves

Michelle Jansson, Acting Corporate Officer

Call to Order: Mayor Brodie opened the proceedings at 7:00 p.m.

1. **ZONING AMENDMENT BYLAW 8907 (RZ 11-586861)**  
(Location: 7460 Ash Street; Applicant: Man-Chui Leung and Nora Leung)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

- (a) Sharon MacGougan on behalf of Joyce MacGougan, 7500 Ash Street (Schedule 1)
- (b) Sharon MacGougan, 7411 Ash Street (Schedule 2)
- (c) Douglas Nazareth, 7480 Ash Street (Schedule 3)
- (d) Annie and Wolfgang Schroeder, 9360 and 9380 General Currie Road (Schedule 4)



**Regular Council Meeting for Public Hearings**  
**Tuesday, May 21, 2013**

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*Submissions from the floor:*

Mr. James Wright, 8300 Osgoode Drive, spoke on behalf of the Garden City Conservations Society and was concerned with the trend to disregard the conservation of mature trees. The Society would like to see a change in the trend and suggested that the application under consideration is a good place to take action for nature and human liveability.

Sharon MacGougan, 7411 Ash Street, spoke on behalf of herself and her mother, Joyce MacGougan at 7500 Ash Street, expressed concern with regard to the following: i) pedestrian safety due to the fragmentation of sidewalks in the area; ii) traffic issues related to speed and access to and from the site; iii) failure of the City to provide promised street upgrades; and iv) loss of mature trees and the associated undergrowth and wildlife.

In response to queries, Wayne Craig, Director of Development provided additional information on requirements for offsite improvements (curb, sidewalk, etc.) for this site and the adjacent site to the south (which does not have redevelopment potential). Mr. Craig confirmed the tree removal and replacement recommendations from the Arborist's report as well as the cash-in-lieu contribution for replacement tree planting.

Mr. Michael Wolfe, 9731 Odlin Road, expressed concern for the loss of a natural area and the need to protect species at risk. He suggested that the extension of General Currie Road was not necessary and the lands would be better served as park space.

Mr. Douglas Nazareth, 7480 Ash Street, suggested that the development be reduced to permit 4 residential units in order to preserve many of the trees and requesting the sidewalk be extended to 7500 Ash Street.

*Mayor Brodie acknowledged the conclusion of the first round of public speakers. Speakers then addressed Council for the second time with new information.*

Discussion ensued with respect to tree preservation and lot density, the species and size of trees removed and replaced, sidewalk extension to 7500 Ash Street and offsite improvements on Ash Street to Blundell Road, traffic calming measures including conducting a traffic study, and the preservation of a raptors nest in accordance with the Wildlife Act.



**Regular Council Meeting for Public Hearings**  
**Tuesday, May 21, 2013**

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In response to queries from Council, Mr. Craig explained how tree removal and replacement is determined, cash-in-lieu contributions are calculated and how the City's Flood Protection Bylaw impacts possible tree removal. Mr. Craig advised that staff is unaware of the raptors nest and will require the applicant to retain a qualified environmental professional to assess the situation. Mr. Craig further advised that a traffic calming study can take months and also requires public input to determine acceptable traffic calming measures for the neighbourhood.

PH13/5-1

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 8907 be referred to staff to provide more information regarding the following:*

- (1) species and dimensions of trees removed and of proposed replacement trees;*
- (2) reduction in lots/density and the impact on the number of trees to be retained;*
- (3) wildlife protection;*
- (4) sidewalk extension to 7500 Ash Street and the City's plan for sidewalk improvements to Blundell Road; and*
- (5) traffic calming measures.*

**CARRIED**

2. **ZONING AMENDMENT BYLAW 9008 (RZ 13-627573)**  
(Location: 5131 Williams Road; Applicant: Balandra Development Inc.)

*Applicant's Comments:*

The applicant was available to answer questions.

*Written Submissions:*

None.

*Submissions from the floor:*

None.

Jansson, Michelle

From: City of Richmond Website (webgraphics@richmond.ca)  
Sent: Friday, 17 May 2013 3:20 PM  
To: Mayor and Councillors  
Subject: Send a Submission Online (response #734)

Categories: 12-8060-20-8907

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>1</u>
Re: <u>7460 Ash St.</u>
<u>Zoning Amendment</u>
<u>Bylaw 8907</u>

## Send a Submission Online (response #734)

### Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	<a href="http://cms.richmond.ca/Page1793.aspx">http://cms.richmond.ca/Page1793.aspx</a>
Submission Time/Date:	5/17/2013 3:28:30 PM

### Survey Response

Your Name	Sharon MacGougan on behalf of Joyce MacGougan
Your Address	7500 Ash Street
Subject Property Address OR Bylaw Number	Bylaw 8907
Comments	<p>Re: File Reference No. 12-8060-20-8907 My name is Sharon MacGougan and I am submitting comments on the proposed rezoning on behalf of my 89 year-old mother, Joyce. She lives at 7500 Ash Street and she has lived there since 1948. Her property borders the property in question. These are her comments: there is already too much development in this area. There is too much traffic. She does not feel safe on Ash Street. She describes having to keep as far as possible from the road when travelling on Ash in her scooter or with her walker. She doesn't feel safe because, as she says, "I'm too slow". I also asked her about the trees. She is very upset that virtually all of them will be cut. She is worried for the birds. She also states that the neighborhood will look worse without the trees. Submitted on behalf of Joyce MacGougan by her daughter, Sharon MacGougan (7411 Ash</p>

Street) 604.278-8108

Attention: Director, City Clerk's Office

To Public Hearing
Date: May 21, 2013
Item # 1
Re: Zoning Amendment
Bylaw 8907
7460 Ash St.

Schedule 2 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

May 11, 2013

Re: Zoning Amendment Bylaw 8907 (RZ 11-586861)

My name is Sharon MacGougan. I live at 7411 Ash Street. I have a few comments about this proposed development.

#### Extension of Ash Street sidewalk

I request that the proposed new sidewalk/street improvements on Ash Street be extended to include my mother's house at 7500 Ash Street.

I believe my mother to be the last remaining "homesteader" still living on Ash Street (between Blundell and Granville). My father built their house in 1948. In 1949 - the year of the Great Flood - my father was one of the men who voluntarily sandbagged Richmond's dikes (after working a full day). My parents paid taxes in Richmond for 65 years. I think it would be a nice gesture and a real commitment to sense of community to provide my mother with a safe place to walk.

#### Traffic calming

Traffic calming and a full street upgrade were promised to Ash Street as part of the redevelopment process. According to the city's plan for South McLennan the money was to come from development cost charges. New homes have been built on our street. Now 6 more are planned. Do I understand correctly that development cost charges from these (built and to be built) homes will now go towards traffic calming and a street upgrade, as was promised?

#### Loss of Mature Trees

Our area has lots of mature trees. I am disappointed that plans for new housing developments in our area have seemingly not considered this unique aspect of our neighbourhood. We lost 24 trees on the Keefer extension (southeast of Ash). Barely any trees were replanted and none on the boulevard (something about pipes or wires). With this proposed new development 56 trees will be lost. And "Because of site constraints for new planting, no tree of significant size was recommended", pg.3.

What this really means is there is no room for trees. How is this possible? If the lots were a larger size there would be space for trees, bird habitat could be restored and the area would continue to reflect a respect for the natural world. Instead what we will get is lots of concrete and a few decorative trees that no bird will ever build a nest in. What a loss.

Supplementary comment: I have alerted city staff that there is an active hawk nest in the area slated to be clearcut. According to provincial regulations and common decency, the tree with the hawk nest and the immediate area surrounding it should not be cut while the nest is active.

### Little Things Matter

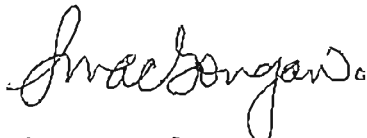
Safety is important. Good neighbourhoods are places where people can safely walk. And that should mean everyone, not just the sure-footed.

Overall planning would be nice when redevelopments of neighbourhoods are taking place. We have multiple sections of sidewalks that abruptly end. How about figuring out some way of connecting these walkways to nowhere?

Encouraging people to get out and walk (high density, park and shopping centre close by) is good but not in combination with speeding cars. Real traffic calming (not just cars parked at the side of roads) would deter some cars from running our street but it could also preserve lives.

Thank you for your consideration of these matters.

Yours truly,



Sharon MacGougan

7411 Ash Street

Richmond, B.C. V6Y 2R9

604.278-8108



Schedule 3 to the Minutes of the Council Meeting for Public Hearings held on Monday, May 21, 2013.

May 17, 2013

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>1</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 8907</u>
<u>7460 Ash St.</u>

CITY OF RICHMOND  
CITY CENTRE  
MAY 17 2013

CITY OF RICHMOND  
CITY CENTRE  
MAY 15 2013

Attention: Director, City Clerk's Office

Re: Written Submission Re: Zoning Amendment Bylaw 8907 [RZ 11-586861]

From: Douglas Nazareth - Owner of 7480 Ash Street, Richmond

I am the immediate neighbor on the south and west of this proposed rezoning. While I understand that the applicant is within his rights to increase the density of the said lot to ZS14 and I wish him well, I wish to place on record the following points and request Council to please act upon them.

1] Trees and Wildlife: From the report you will see that of the 56 mature trees on the land, 45 will be cut down. While I understand that the developer will financially compensate the city to plant saplings elsewhere, this is in direct contradiction to the OCP for South MacLellan where you said that the mature trees in this neighbourhood give it its distinct character and will be protected. I would like to suggest that the number of lots on this property be reduced from 6 to 4. This will allow for many more of the 45 mature and magnificent tree's to be retained. We will also be able to say that we did not have to create a concrete jungle for future generations to come and have stood behind our commitment to the environment that we in Richmond are so proud of. We are spending millions on conservation efforts and going green, yet we will take down such mature trees for two extra lots? There is also a plethora of wildlife in this area such as hawk's nests, coyotes, raccoons and squirrels. Please give this your serious consideration. My request here is to also include a condition that the tree's will only be removed once a building permit is issued for the individual lot. This will ensure that all the trees are not simply razed upon rezoning and an eyesore created for an undetermined period of time.

2] Boulevard: While I understand that the zoning conditions require that the front of my property be developed, my request to Council is that they find the marginal additional funds to extend this boulevard to my neighbour at 7500 Ash Street, immediately to the south. This is because she is a very old, original inhabitant [since 1948] of Ash street and is not very mobile. The sidewalk would be a great help for her to maneuver her motorized scooter to get to her daughters house across this busy street. Please consider using your considerable authority to extend one of our original Richmond residents this convenience.

3] Traffic Calming: Since the mid nineties when the overall plan for South McLellenan was drafted, we have been promised traffic calming along Ash Street and unfortunately after many complaints and traffic studies by the city, we still have vehicles going through at breakneck speeds. Please consider using speed humps along Ash to avoid making our neighbourhood a death trap.

4) Street Lighting: I see that one of the conditions of the rezoning is lighting along Ash street. There is only one light in the front of 7460 Ash and I would like to request that these be changed to two lamp posts, the second one being in front of my property as it is very dark and even pedestrians coming out of Paulik Park or my property run the risk of being hit by traffic due to the poor lighting conditions.

Thank you for your attention to this.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Nazareth', with a stylized, cursive script.

Douglas Nazareth  
Owner, 7480 Ash St., Richmond, BC V6Y 2S1  
Tel: 604 279 5491  
Cell: 604 728 6283

Schedule 4 to the Minutes of the  
Council Meeting for Public  
Hearings held on Monday, May  
21, 2013.

To Public Hearing
Date: <u>May 21, 2013</u>
Item # <u>1</u>
Re: <u>Zoning Amendment</u>
<u>Bylaw 8907</u>
<u>7460 Ash St.</u>

May 17, 2013

Attention: Director, City Clerk's Office

Re: Written Submission Re: Zoning Amendment Bylaw 8907 [RZ 11-586861]

From: Annie and Wolfgang Schroeder  
Owners of 9360 and 9380 General Currie Road, Richmond

Dear Council,

As long term residents of Richmond, we are very upset that you are planning on cutting down 45 mature trees in our neighbourhood just to allow for 5 houses to be built! Please do not be so heartless. I would like to suggest that you only allow for 3 houses in the backlands so that much of those magnificent trees are allowed to remain standing. Have we not cut down enough number of trees already in this once so environmentally friendly and beautiful neighbourhood?

Please rezone this centre of South MacLellan for a total of 4 houses only, so there will only be 3 that can be developed in the back plus one that faces Ash Street [already standing]. You have considerably increased the density in South MacLellan over the last 10 years so please do not ruin our neighbourhood further just for a couple of houses.

Thank you,

*A. Schroeder*

Annie and Wolfgang Schroeder

Owners of 9360 and 9380 General Currie Road,  
Richmond

*W. Schroeder*

CITY OF RICHMOND  
INFO CENTRE  
MAY 17 2013

RECEIVED  
CITY OF RICHMOND  
MAY 21 2013

From: MayorandCouncillors  
Sent: Thursday, 23 May 2013 16:14  
To: Johnson, David (Planning); Craig, Wayne  
Subject: FW: Ash Street, Bylaw 8907 at public hearing

Sent to Staff Only.

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

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

From: Sharon MacGougan [<mailto:sharonmacg@telus.net>]  
Sent: Wednesday, 22 May 2013 3:42 PM  
To: MayorandCouncillors  
Subject: re: Ash Street, Bylaw 8907 at public hearing

Dear Mayor and Councillors,

Thank you for your kind concern regarding the extension of the sidewalk to include 7500 Ash Street. My mother cried when I told her. She doesn't express emotion easily, so I know that she was really moved. Thank you for making her feel valued.

Sincerely  
Sharon MacGougan

---

**From:** MayorandCouncillors  
**Sent:** Thursday, 23 May 2013 16:07  
**To:** Johnson, David (Planning); Craig, Wayne  
**Subject:** FW: Ash Street matter, Bylaw 8907 at public hearing

For your appropriate action.  
Not provided to Council because of Public Hearing.

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

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**From:** Jim Wright [<mailto:jamesw8300@shaw.ca>]  
**Sent:** Tuesday, 21 May 2013 9:54 PM  
**To:** MayorandCouncillors  
**Subject:** Ash Street matter, Bylaw 8907 at public hearing

Mayor Brodie and Councillors, re Bylaw 8907:

Great job with the Ash Street matter!

It seems that the problematic gap in the continuity of the sidewalk is only the width of one lot and that council is looking to address it, and it was thoughtful of council members to be so concerned about that.

There was also progress toward retaining enough of the trees and the areas around them to perhaps retain the ecological character of the area.

With regard to not being able to keep much more treed area if there are four new lots instead of six, I suggest that the treed areas should be the priority, with the houses fitting in. Surely the adapting should be in the FAR.

The answer to Coun. Bill McNulty's question about the equivalent of 325 square metres is about 3,500 square feet. With four houses, the four houses would add up to about 14,000 square feet where there was just one house.

Although the elevation of the new houses will be above the current lot elevation, surely the land around the houses can be sloped up to them, leaving plenty of area where the fill would not affect the existing trees and the vegetation below them.

With the higher priority given to retaining the nature of the land, the homes can easily be more appealing, increasing their value, to the developer's benefit.

— Jim Wright, 778-320-1936 or 604-272-1936



**Pottinger Gaherty**  
 Environmental Consultants Ltd.  
 1200 - 1185 West Georgia Street  
 T 604.682.3707  
 F 604.682.3497  
 Vancouver, BC Canada V6E 4E8  
 www.pggroup.com

September 20, 2013  
 PGL File: 4330.01.01

Via E-mail: JOHNLE3383@shaw.ca

John Man-Chiu Leung  
 7460 Ash Street  
 Richmond, BC  
 V6Y 2S1

Attention: John Man-Chiu Leung

RE: BIRD NEST SURVEY FOR 7460 ASH STREET, RICHMOND, BC

## INTRODUCTION

A wildlife biologist from Pottinger Gaherty Environmental Consultants Ltd. (PGL) completed a bird nest survey at 7460 Ash Street in Richmond, BC. An application has been made to subdivide the 7460 Ash Street property and the process of subdivision will involve removing trees, most of which lie within a 120' x 140' area at the back of the property. To supplement the application, the City of Richmond has requested that a nest survey be completed for the property.

## OBSERVATIONS

The nest survey was completed on the morning of September 18, 2013. The objective of the survey was to identify, active or inactive bird nests on the property. No active bird nests were found during the survey. One inactive, medium-sized stick nest was observed in the upper third of a birch tree on the property (Photographs 1-3). Based on the size of the nest and its location in the tree (i.e., top third, in a crotch) it was likely constructed by a small to medium sized raptor such as a Cooper's or Sharp-Shinned Hawk (*Accipiter cooperii* or *Accipiter striatus*). Bird whitewash (i.e., bird droppings) on shrub vegetation at the base of the tree suggest that the nest was likely used in the spring or summer of 2013.

The tree containing the nest is located in the center of the property as indicated on the attached Tree Location and Retention Plan (possibly tree identification number 236 or 237).

## REGULATORY CONTEXT

The 1994 federal *Migratory Birds Convention Act* and attendant Migratory Birds Regulation protects migratory birds, their eggs and nests. Also, section 34 of BC's *Wildlife Act* prohibits the destruction of occupied bird nests, as well as unoccupied eagle, and heron nests.

Clearing activities within the bird nesting season can potentially harm nesting birds. In BC, the least-risk window identified for raptors, other than eagles and osprey, is October 1 to February 28 (Ministry of Environment's Develop with Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2012). To mitigate harm to raptors and other bird species, tree clearing should occur within this least-risk window.

## RECOMMENDATIONS

We recommend that tree removal at 7460 Ash Street occur within the October 1 to February 28 least-risk window. If tree removal must occur outside of this window a nest survey should be completed by a qualified environmental professional immediately prior to tree removal (i.e., within 24 hours) to identify active nests on the property, if present. If active nests are identified, a qualified environmental professional would recommend mitigative action.

## STANDARD LIMITATIONS

PGL prepared this letter for our client and its agents exclusively. PGL accepts no responsibility for any damages that may be suffered by third parties as a result of decisions or actions based on this report.

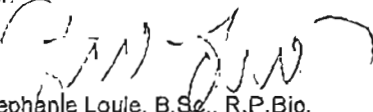
The findings and conclusions are Site-specific and were developed in a manner consistent with that level of care and skill normally exercised by environmental professionals currently practicing under similar conditions in the area. Changing assessment techniques, regulations, and site conditions means that environmental investigations and their conclusions can quickly become dated, so this report is for use now. The report should not be used after that without PGL review/approval.


The project has been conducted according to our instructions and work program. Additional conditions, and limitations on our liability are set forth in our work program/contract. No warranty, expressed or implied, is made.

We trust that this meets your needs. If you have any questions or require clarification, please contact Stephanie Louie at 604-895-7637.

## POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:

  
Stephanie Louie, B.Sc., R.P.Bio.  
Environmental Scientist

  
Susan P. Wilkins, M.Sc., P.Geo., LEED AP  
Vice President, Operations

SFL/SPW/slr  
P:\4300-4399\4330\01-01\4330-01 01-Sep13.doc

Attachments: Photographs  
Tree Location and Retention Plan



## Photographs



Photograph 1: Medium-sized stick nest located at 7460 Ash Street.



Photograph 2: Tree containing nest located at 7460 Ash Street.



Photograph 3: Nest location within tree (top left of photograph).

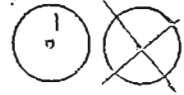
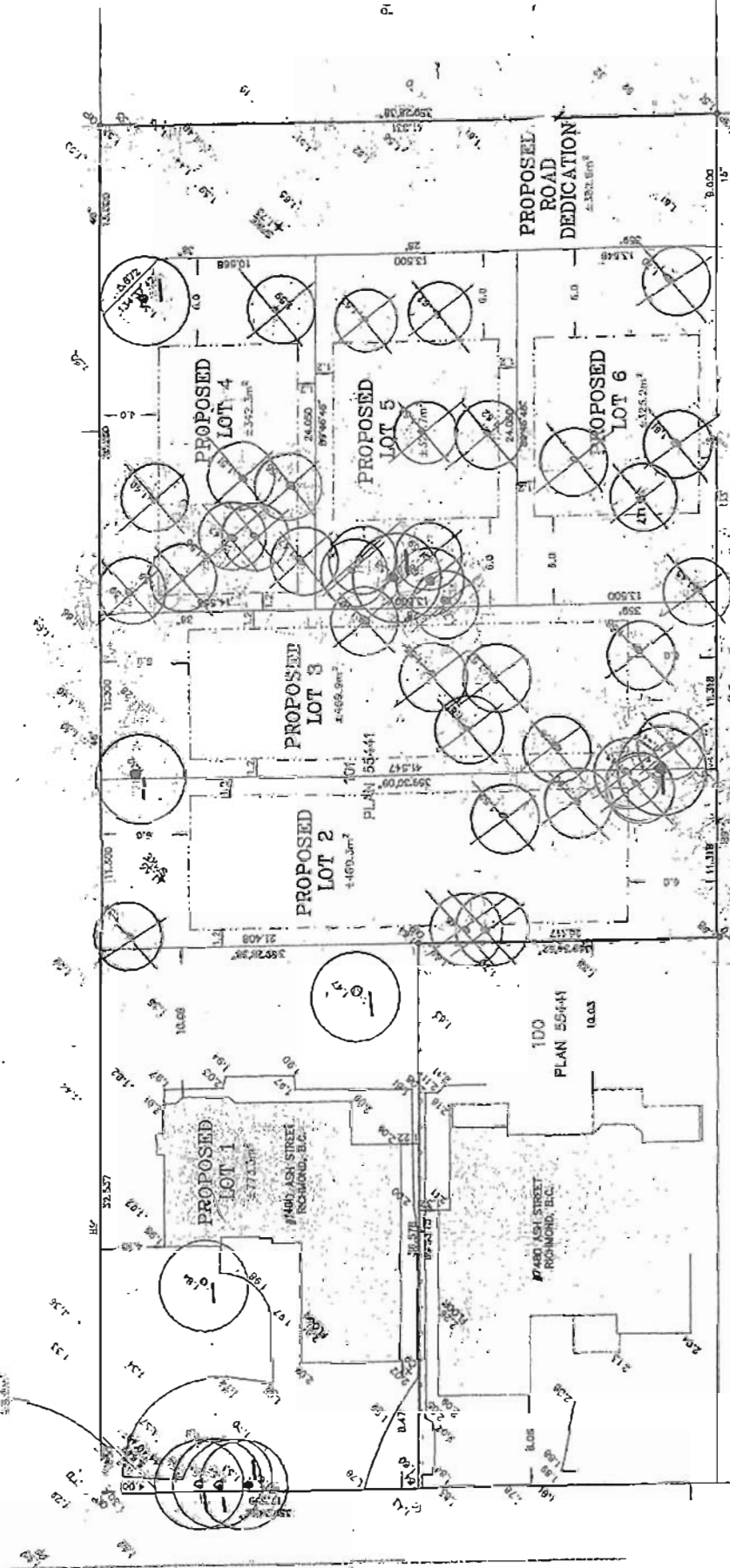
# Tree Location & Retention Plan

0 2 4 6 8 10  
(m)

Scale

GENERAL CURRIE ROAD  
(UNCONSTRUCTED ROAD)

PROPOSED  
ROAD  
DEDICATION



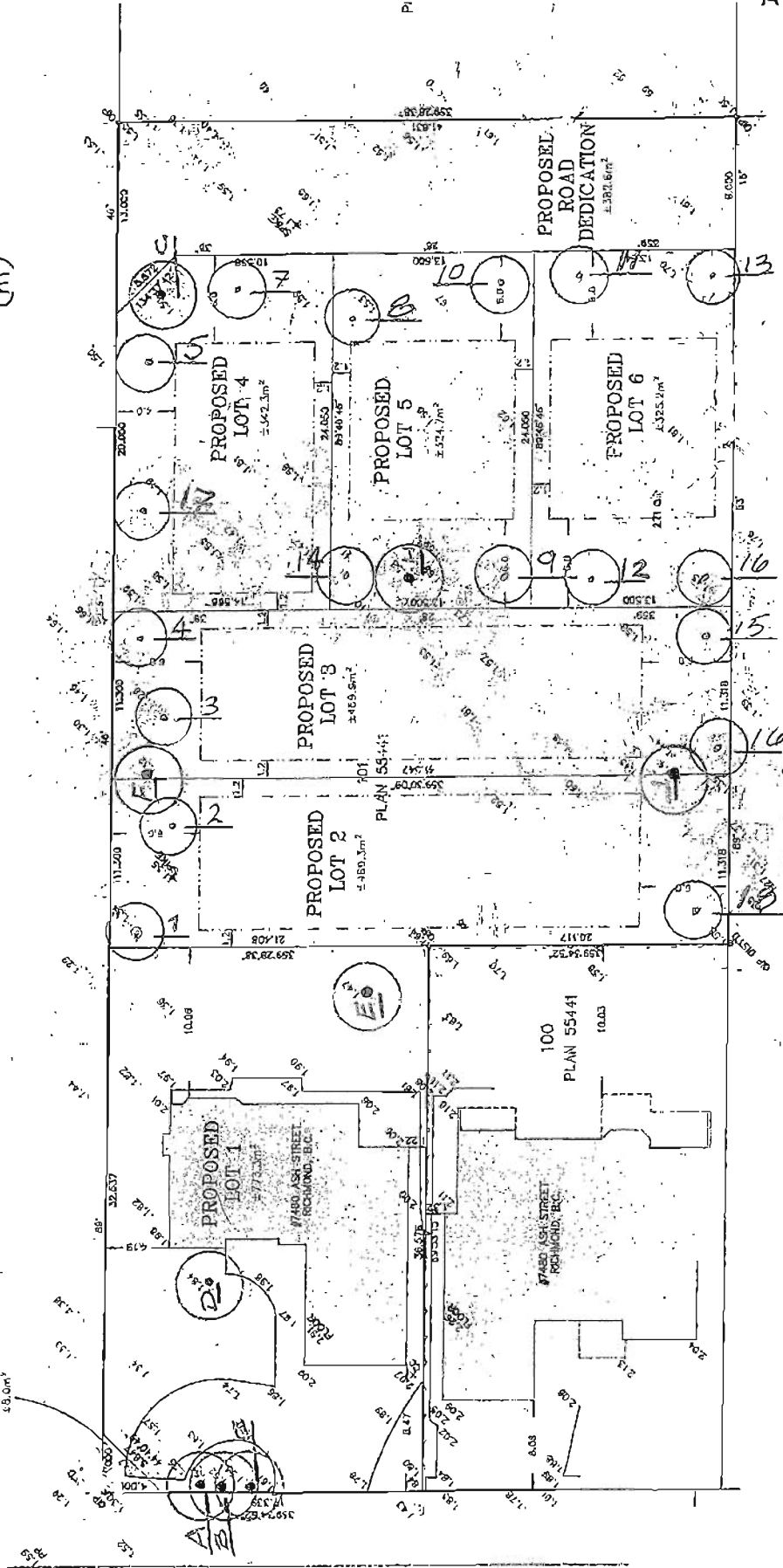
TREES TO BE RETAINED  
TREES TO BE REMOVED



Scale  
0 2 4 6 8 10  
(m)

GENERAL CURRIE ROAD  
(UNCONSTRUCTED ROAD)

PROPOSED  
ROAD  
DEDICATION  
5.9.0m



Tree Inventory		
Tree #	Retain/New	Type
A	Retain	Unidentified
B	Retain	Unidentified
C	Retain	Unidentified
D	Retain	Unidentified
E	Retain	Japanese Flowering Cherry
F	Retain	Cherry
G	Retain	Birch
H	Retain	Birch
I	Retain	Birch
1	New	Japanese Flowering Cherry
2	New	Serbian Spruce
3	New	Western White Pine
4	New	Paper Birch
5	New	Western Red Cedar
6	New	Paper Birch
7	New	Paper Birch
8	New	Japanese Flowering Cherry
9	New	Serbian Spruce
10	New	Western Red Cedar
11	New	Western White Pine
12	New	Serbian Spruce
13	New	Japanese Flowering Cherry
14	New	Paper Birch
15	New	Serbian Spruce
16	New	Paper Birch
17	New	Western White Pine
18	New	Serbian Spruce

**Conditional Rezoning Requirements  
7460 Ash Street  
RZ 11-586861**

**Prior to final adoption of Zoning Amendment Bylaw 8907, the developer is required to complete the following:**

1. 9.0 metre land dedication along the entire eastern edge of the subject site for the facilitation of constructing Armstrong Street. In addition to 4 metre by 4 metre corner cuts at the corner of Ash Street and General Currie Road and General Currie Road and Armstrong Street.
2. City acceptance of the developer's offer to voluntarily contribute \$26,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Tree Survival Security to the City in the amount of \$9,000.00 (\$1,000.00 per tree) for the nine (9) trees to be retained for at least a one year period to ensure survival.
4. Submission of a Tree Survival Security to the City in the amount of \$9,000.00 (\$500.00 per tree) for the 18 trees to be planted to ensure survival for at least a one-year period. The planning schedule for these new trees is in accordance with the following table:

Type	Number	Size
Japanese Flowering Cherry	3	6 cm caliper
Paper Birch	5	6 cm callper
Western White Pine	3	3 metre height
Serbian Spruce	5	3 metre height
Western Red Cedar	2	3 metre height

5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$11,412.65) to the City's Affordable Housing Reserve Fund.  
**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on three (3) of the six (6) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Voluntary contribution of \$36,510.61 to go towards the committed upgrades for the South McLennan Drainage Area to account 2221-10-000-14710-0000.
9. Enter into a Servicing Agreement\* for the design and construction of frontage improvements to Ash Street and frontage works to both General Currie Road and Armstrong Street. Works include, but may not be limited to:
  - a) East side of Ash Street, from General Currie Road to the south property line of 7480 Ash Street, including road widening, curb & gutter, 3.1m wide grass and treed boulevard, decorative "Zed" street lights, and a 1.75m wide concrete sidewalk near the property line;

- b) East side of Ash Street and on the west side of the property line of 7500 Ash Street, a 1.5 metre wide asphalt sidewalk along the entire frontage of the property, and to connect with the sidewalk in 9(a).
- c) South half of General Currie Road along the entire north frontage of the subject site, including watermain & sanitary sewer extension, sand/gravel base, curb & gutter, asphalt pavement, a 1.75m concrete sidewalk at or near the north property line of the subject site, a 4.10m grass and treed boulevard, comes with decorative "Zed" street lighting, and BC Hydro preducting; and
- d) West half of Armstrong Street along the entire east edge of the subject site including, but not limited to: peat removal (if required), sand/gravel base, curb & gutter, asphalt pavement, a 1.5m concrete sidewalk and 1.5m grass & treed boulevard, sanitary sewer, watermain, underground hydro, telephone, gas, cablevision, and any other servicing required to complete this portion of Armstrong Street. Note: At design stage it may be determined that the sanitary sewer cannot fit within the Road R.O.W., and may have to be located within its own Utility R.O.W. Design should also include water, storm & sanitary connections for each lot.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. 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:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.  
  
All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.  
  
The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

[Original signature on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



Richmond Zoning Bylaw 8500  
Amendment Bylaw 8907 (RZ 11-586861)  
7460 Ash Street

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 existing zoning designation of the following area and by designating it "SINGLE DETACHED (ZS14) – SOUTH McLENNAN – CITY CENTRE".

P.I.D. 003-822-605

LOT 101 SECTION 15 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER  
DISTRICT PLAN 55441

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 8907".

FIRST READING

APR 22 2013

A PUBLIC HEARING WAS HELD ON

MAY 21 2013

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED



\_\_\_\_\_  
MAYOR

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



# City of Richmond

To Council - Nov 12, 2013  
**Report to Committee**  
Planning and Development Department

~~TO PLN - Nov. 5, 2013~~

To: Planning Committee  
From: Wayne Craig  
Director of Development

Date: October 23, 2013  
File: RZ 12-605272  
12-8060-20-009065  
XL: 12-8060-20-009066/009032

Re: Application by Hotel Versante Ltd. for Rezoning at 8451 Bridgeport Road and Surplus City Road from Light Industrial (IL) to High Rise Office Commercial (ZC33) – (City Centre)

## Staff Recommendations

1. That Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, be abandoned.
  2. That Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan), to facilitate the construction of commercial uses at 8451 Bridgeport Road and City's surplus road, by:
    - a) Amending the existing land use designation in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to redesignate the subject site and City's surplus road to "Urban Centre T5 (45m)";
    - b) Amending the configuration of minor streets adjacent to the site in the Generalized Land Use Map (2031), Specific Land Use Map: Bridgeport Village (2031), and reference maps throughout the Plan to extend River Road from West Road to Bridgeport Road and re-align West Road between River Road and Bridgeport Road;
    - c) Together with related minor map and text amendments in Schedule 2.10 of Official Community Plan Bylaw 7100 (City Centre Area Plan);
- be introduced and given first reading.



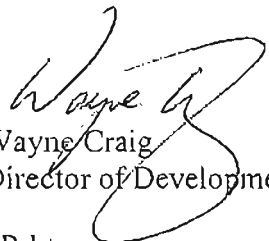
3. That Bylaw 9065, having been considered in conjunction with:

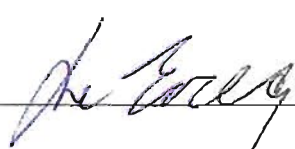
- The City's Financial Plan and Capital Program;
- The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

4. That Bylaw 9065, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby deemed not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 to: create "High Rise Office Commercial (ZC33) – (City Centre)"; and to rezone 8451 Bridgeport Road and City's surplus road from "Light Industrial (IL)" to "High Rise Office Commercial (ZC33) – (City Centre)"; be introduced and given first reading.

  
Wayne Craig  
Director of Development  
SB:kt  
Att.

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

## Staff Report

### Origin

Hotel Versante Ltd. has applied to the City of Richmond for permission to amend the Official Community Plan Bylaw 7100 (OCP) and rezone 8451 Bridgeport Road and a portion of surplus City Road in the City Centre's Bridgeport Village from "Light Industrial (IL)" to a new site specific zone, "High Rise Office Commercial (ZC33) – (City Centre)", to permit the construction of a high rise commercial development (**Attachments 1 & 2**). More specifically, the proposed rezoning provides for the construction of three towers of nine, twelve, and fourteen storey building height, a common five-storey podium. The development proposal includes approximately 19,882 m<sup>2</sup> of commercial, hotel and office space, approximately 110 hotel rooms, and approximately 333 parking spaces.

### Abandoning Previous Zoning Amendment Bylaw

Staff recommends that Council abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032. This bylaw received Third Reading on October 18, 1999 and was associated with a previous rezoning application (RZ 97-116491) for the site. The new owner has asked the City to abandon the bylaw.

### Proposed 2041 OCP City Centre Area Plan Amendments

The application includes proposed amendments to the Official Community Plan (OCP) Bylaw 7100 Schedule 2.10 City Centre Area Plan (CCAP) to amend the land use designation of the subject site, which includes 8451 Bridgeport Road and a surplus portion of West Road that currently runs through the property (**Attachment 3**). Transportation network changes associated with the development include re-opening the original portion of West Road connecting to Bridgeport Road and constructing an extension of River Road to connect to Bridgeport Road. Based on the reconfiguration of the transportation network, the closing and acquisition of the surplus portion of West Road to be consolidated as a part of the development parcel is supported by staff. A separate report will be provided by Real Estate Services as described below.

### Proposed Zoning Amendments

The application proposes to create a new site specific "High Rise Office Commercial (ZC33) – (City Centre)" zone and rezone the subject site to the new zone to facilitate the proposed development.

### Surplus City Road Acquisition

The application proposes to re-open the original West Road and Bridgeport Road intersection at the east edge of the site, and therefore the current curved portion of West Road is no longer required (**Attachment 4**). The surplus road land may be sold to the developer at fair market value through a separate purchase and sale agreement. The road closure bylaw and primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

### Servicing Agreement

The developer has agreed to enter into a Servicing Agreement as a rezoning consideration for the design and construction of improvements to the road network and servicing. Due to proximity to Bridgeport Road, City dike, and the jet fuel pipeline, coordination of the Servicing Agreement design and construction will be required with the Ministry of Transportation & Infrastructure, the Provincial Inspector of Dikes, Trans Mountain Pipeline (Jet Fuel) and Kinder Morgan Canada Inc.

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 5**).

### **Surrounding Development**

The subject site is situated in the Bridgeport Village – a transitional City Centre area designated for medium-density, mid and high-rise, business, entertainment, hospitality, arts, transportation hub uses (**Attachment 3**). The Bridgeport Village also includes a pedestrian-oriented secondary retail street along a portion of West Road, retail high streets at the village centre and an industrial reserve east of Great Canadian Way. The subject site is vacant and development in the vicinity includes:

- To the North, West and East: Across West Road, River Road and the future River Road extension, are vacant Light Industrial (IL) properties, including 9.29 ha of land and approximately 6.0 ha of foreshore area that is currently under staff consideration for a large multi-phase development with retail, entertainment, office, hotel, conference centre & park uses (RZ 12-598104).
- To the East: A two-storey light industrial building zoned Light Industrial (IL).
- To the South: Across Bridgeport Road, are a number of properties under Land Use Contract 126, containing a vacant one-storey casino building, one-storey restaurant building, two-storey strata-titled office building, and a number of surface parking lots. A rezoning application is currently under staff consideration for a high-rise development on lands between Bridgeport Road, No. 3 Road and Sea Island Way, including a six-level parkade and amenity building fronting onto Bridgeport Road (RZ 13-628557).

### **Related Policies & Studies**

Development of the subject site is affected by the City Centre Area Plan (CCAP) and related policies (e.g. Aircraft Noise Sensitive Development). An overview of these policies is provided in the “Analysis” section of this report.

## Consultation

- a) Ministry of Transportation & Infrastructure (MOTI): Consultation with MOTI is required due to the proximity of Bridgeport Road, a roadway under Provincial jurisdiction. MOTI staff has reviewed the proposal on a preliminary basis and final MOTI approval is required prior to rezoning adoption.
- b) Ministry of Forest, Land and Natural Resource Operations Archaeology Branch: Ministry staff reviewed an impact assessment report regarding the subject site prepared by Terra Archaeology Ltd. in 2006. No protected archaeological sites were identified, no further archaeological studies were recommended and no further consultation is required. If anything of archaeological importance is found during construction, the owner is required to contact the Archaeology Branch.
- c) School District: This application was not referred to School District No. 38 (Richmond) because it does not include any residential uses. The OCP Aircraft Noise Sensitive Development (ANSO) policy prohibits residential uses in this area. According to OCP Bylaw Preparation Consultation Policy 5043, which was adopted by Council and agreed to by the School District, residential developments which generate less than 50 school aged children do not need to be referred to the School District (e.g., typically around 295 multiple-family housing units).
- d) Airport: This application was not referred to Vancouver International Airport (YVR) because it does not include residential uses and the building height conforms to the Vancouver International Airport Authority Zoning Regulations.
- e) General Public: Signage is posted on-site to notify the public of the subject application. At the time of writing this report, no correspondence had been received. The statutory Public Hearing will provide local property owners and other interested parties with an additional opportunity to comment.

## Staff Comments

Based on staff's review of the subject application, including the developer's preliminary Transportation Impact Study (TIS) and Interim Road Functional Plan, staff are supportive of the subject rezoning, provided that the developer fully satisfies the Rezoning Considerations (Attachment 6).

## Analysis

Hotel Versante Ltd. has applied to the City of Richmond to rezone the subject 6,628.3 m<sup>2</sup> (1.64 ac.) development parcel which is a triangular site surrounded on all three (3) sides by Bridgeport Road, West Road and future River Road. The Light Industrial (IL) zoned land is vacant, save for a portion of West Road that is proposed to be closed and consolidated with the property at 8451 Bridgeport Road. The challenging triangular site is a gateway to the airport connector bridge, the Fraser Middle Arm and the development lands along the river.

The purpose of the proposed OCP amendments and rezoning is to permit the consolidation of the subject site into one (1) development parcel, construct road network improvements, and permit the construction of a three-tower high rise commercial development with a common podium totalling approximately 19,882 m<sup>2</sup> of office, hotel and commercial space (**Attachment 7**). The subject development proposal is notable for including a large component of office space, which is identified as a need in the CCAP.

#### Abandoning Previous Zoning Amendment Bylaw

The application also includes a recommendation to abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032, to create a site specific mid rise commercial hotel zone and rezone the property in association with rezoning application RZ 97-116491. The Bylaw received First Reading on September 27, 1999; Second and Third Readings and Public Hearing on October 18, 1999, but the requirements were never completed to enable the Bylaw to be adopted, the property was sold to a new owner and a new rezoning application for a new development proposal has been submitted to the City. With the new rezoning application, the Bylaw is rendered obsolete and can be abandoned.

#### Proposed OCP CCAP Amendments

Bridgeport Village is designated in the CCAP for medium-density, mid- and high-rise, business, entertainment, hospitality, arts, transportation hub uses along with an industrial reserve east of Great Canadian Way and retail high street along No. 3 Road (**Attachment 3**).

The CCAP designates the site as part of the commercial reserve – mid to high-rise. The proposal implements the CCAP commercial reserve policy as it involves the following range of commercial uses: hotel, office, and commercial retail.

The CCAP further designates the portion of the site located to the west of West Road as "Urban Centre T5 (35 m)" (2 FAR) and "Village Centre Bonus" (1 FAR). The smaller portion of the site, located East of West Road, is designated as "Urban Centre T5 (45 m)" (2 FAR) and "Village Centre Bonus" (1 FAR). The portion of West Road running through the site is shown as "road".

For greater clarity regarding land use designations, staff recommend that the current "Urban Centre T5 (35 m)" and road designations be removed from the subject site and the affected area be designated "Urban Centre T5 (45 m)" as per the existing designation of the remainder of the site and adjacent lands to the east. The "Village Centre Bonus" (1 FAR) designation applies to the entire site and would remain unchanged.

It is also proposed to amend the CCAP to reflect the re-opening of the West Road intersection at the East edge of the site. The proposed road improvements will be instrumental in servicing future development of the waterfront lands to the west.

#### Village Centre Bonus Amenity Contributions:

The CCAP designates the subject site and other Bridgeport Village properties as a Village Centre Bonus (VCB) area for the purpose of encouraging the provision of City-owned community benefit space by permitting an office density bonus of up to 1.0 FAR where a developer

constructs at least 5% of the bonus floor area as turnkey non-residential uses for the benefit of the City (e.g. artist studio space, arts program space). On this basis, staff recommend and the developer has agreed to provide a voluntary contribution of \$1,605,150 to facilitate the construction of community benefit arts & culture facilities in City Centre, the value of which contribution is based on the following, as determined to the satisfaction of the City:

- Construction value of \$450/ft<sup>2</sup>, based on a turnkey level of finish and inclusive of costs related to necessary ancillary uses and spaces; and
- A floor area of 3,567 m<sup>2</sup> (38,395 ft<sup>2</sup>), based on 5% of the subject development's maximum permitted VCB floor area.

Note that this approach has been reviewed and concurred to by Community Services staff. Staff recommend against the developer constructing a community benefit space on the subject site because its VCB floor area is too small to be operated in a cost-effective manner. Instead, prior to adoption of the subject rezoning, the developer shall make a voluntary cash contribution (100% of which shall be allocated for capital works) to the Leisure Facilities Reserve Fund for the construction of community benefit arts & culture facilities at another location within City Centre. Council will have sole discretion over the use of these funds.

#### Proposed Changes to Road Network

The development proposal includes road network improvements to re-open the original intersection of West Road and Bridgeport Road (**Attachment 4**), close the current West Road connection to Bridgeport Road and provide an interim River Road extension to a new intersection at Bridgeport Road. The portions of River Road and West Road adjacent to the site will be widened and completed to their ultimate design with the future development of the properties across the roads.

In 2001, MOTI required a road dedication from the site to widen Bridgeport Road and to relocate West Road to the West, further away from No. 3 Road, as part of the airport connector bridge construction project. A new portion of West Road was built, connecting to Bridgeport Road and concrete barriers were placed to prevent vehicles from using the original intersection. The West Road re-alignment cuts through the property at 8451 Bridgeport Road, and as a result of reviewing the subject development proposal, MOTI has indicated that the proposed road network improvements would be acceptable. MOTI approval is a requirement of the rezoning as well as a requirement of the Servicing Agreement for the design and construction of the road network improvements.

Road closure and purchase of the City's surplus Road from West Road is a requirement of rezoning. With the re-opening of the original West Road intersection, the current curved portion of West Road is no longer required and may be included in the subject rezoning proposal. The road closure bylaw and primary business terms of the purchase and sale agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services.

### Proposed Zoning Amendments

Amendments to the Richmond Zoning Bylaw are proposed to create the new site specific zoning district “High Rise Office Commercial (ZC33) – (City Centre)” and to rezone the subject site to the new zone. The proposed bylaw has been prepared to manage development on the subject site in accordance with CCAP guidelines.

### Proposal Details

Staff’s review of the proposed development shows it to be consistent with City policies and supportive CCAP objectives for the Bridgeport Village, as indicated below:

a) Sustainable Development:

- **District Energy Utility (DEU):** The site is required to be “DEU-ready”.
- **Leadership in Energy and Environmental Design (LEED):** The CCAP requires that all rezoning applications greater than 2,000 m<sup>2</sup> in size demonstrate compliance with LEED Silver (equivalency) or better, paying particular attention to features significant to Richmond (e.g., green roofs, urban agriculture, DEU, storm water management/quality). The developer has agreed to comply with this policy and will demonstrate this at Development Permit stage.
- **Flood Management Strategy:** In accordance with the City’s Flood Plain Designation and Protection Bylaw 8204, the developer has agreed to register a flood indemnity covenant as a rezoning consideration.
- **Aircraft Noise Sensitive Development (ANSD):** The subject site is situated within ANSD “Area 1a”, which prohibits new ANSD uses (e.g. residential, child care), and requires that a restrictive covenant be registered on title, including information to address aircraft noise mitigation and public awareness. The proposed development complies with the policy. The developer has agreed to register an aircraft noise indemnity covenant as a rezoning consideration.

b) Public Art: The developer has agreed to participate in the City’s Public Art Program. A voluntary contribution of approximately \$87,756, based on \$0.41 per buildable square foot, to the City’s Public Art fund as a rezoning consideration.

c) Infrastructure Improvements: The City requires the coordinated design and construction of private development and City infrastructure with the aim of implementing cost-effective solutions to serving the needs of Richmond’s rapidly growing City Centre. In light of this, staff recommend and the developer has agreed to the following:

- **Road Network Improvements:** the developer shall be responsible for road dedications and statutory right-of-ways (e.g., River Road extension, West Road widening, private road); and the design and construction of an interim River Road extension, interim West Road widening, and Bridgeport Road pedestrian and intersection improvements.

- **Engineering Improvements:** The developer shall be responsible for the design and construction of required storm sewer upgrades, sanitary sewer upgrades, water system upgrades, under-grounding of private utilities, coordination of works with MOTI, the Provincial Inspector of Dikes, Kinder Morgan, and related improvements, as determined to the satisfaction of the City.
- The developer has agreed to enter into a Servicing Agreement for the design and construction of the required road network and engineering works prior to rezoning adoption. Due to proximity to Bridgeport Road and City Dike, approval is required from MOTI and the Provincial Inspector of Dikes.
- The developer has agreed to provide a voluntary contribution of \$81,960 towards future downstream sanitary sewer upgrades from the development site to the Van Horne Pump Station as a rezoning consideration.

d) Proximity to Jet Fuel Pipe Line:

An existing jet fuel line owned by Trans Mountain Pipeline (Jet Fuel) and operated by Kinder Morgan Canada Inc. is located adjacent to the development site within River Road, West Road and Bridgeport Road and is subject to the National Energy Board Act and the British Columbia Oil and Gas Activities Act legislation. Portions of the required Servicing Agreement works, including road works, and site servicing, are within close proximity to the pipeline. Due to this proximity, Trans Mountain Pipeline (Jet Fuel) may require a legal agreement so that the works can be performed in proximity to the pipeline.

As a rezoning consideration, the developer has agreed to enter into a Servicing Agreement. The Servicing Agreement requires that the developer be responsible for the design and construction of infrastructure works, be responsible for the works during a maintenance period, and provide an insurance policy to cover the City in the event of any liability or damages arising from the Servicing Agreement works during the construction and maintenance periods. Due to the proximity of the jet fuel pipeline, the developer may be required to obtain any necessary approvals from Trans Mountain Pipeline (Jet Fuel) and/or related parties. The City's standard Servicing Agreement and the requirements thereunder may need to be modified to address the jet fuel pipe line.

In respect to the jet fuel pipe line, the City may be required to enter into an agreement with Trans Mountain Pipeline (Jet Fuel) and/or related parties. In the event that the City is required to enter into such an agreement, staff would first need to prepare a separate staff report to provide the details and seek authorization from Council.



- e) Form of Development: The developer proposes to construct a high rise, high density, commercial development, including a significant amount of office space, and ground level commercial and hotel uses on a prominent site located in the Bridgeport Village. The developer's proposed form of development conforms to the CCAP policies generally and Development Permit (DP) guidelines, with a significant setback, taller buildings and a private drive aisle located along Bridgeport Road to address the constraints and opportunities of the site.

Development Permit (DP) approval to the satisfaction of the Director of Development for the proposal is required prior to rezoning adoption. The architectural form and character of the development proposal will be reviewed at DP stage, including the following:

- Detailed architectural, landscaping and open space design.
  - Explore opportunities to create vibrant retail streetscape that contribute to the animation, pedestrian-amenity, and commercial success of the development and its surroundings.
  - Demonstration of LEED Silver (equivalency) or better.
  - Vehicle and bicycle parking; truck loading; garbage, recycling and food scraps storage and collection; and private utility servicing.
- f) Proposed Zoning Bylaw Amendment: A "High Rise Office Commercial (ZC33) – (City Centre)" site specific zone was prepared for the proposed development to allow high density, transit oriented, non-residential and central business district development in an area affected by aircraft noise. The zone includes a density bonus provision for as the site is located in the Village Centre Bonus Area. The development proposal complies with the permitted density and takes advantage of the density bonusing provision.
- g) Community Planning: As per CCAP policy, the developer proposes to voluntarily contribute approximately \$53,510, based on \$0.25 per buildable square foot, to the City's community planning reserve fund.

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

None.

## Conclusion

The proposed development is consistent with Richmond's 2041 OCP and City Centre Area Plan objectives for the Bridgeport Village, as set out in the proposed OCP and City Centre Area Plan (CCAP) amendments. The proposed high-rise project, office development, pedestrian-oriented streetscapes, River Road extension, West Road widening, and Bridgeport Road pedestrian and intersection improvements will assist in making Bridgeport Village a transit-oriented, urban community.

On this basis, staff recommend that:

- Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032 be abandoned;
- Official Community Plan Bylaw 7100, Amendment Bylaw 9065 (City Centre Area Plan) be introduced and given first reading; and
- Richmond Zoning Bylaw 8500, Amendment Bylaw 9066 be introduced and given first reading.



Sara Badyal, M. Arch, MCIP, RPP  
Planner 2



Terry Crowe  
Manager, Policy Planning

SB:kt

Attachment 1: Location Map

Attachment 2: Aerial Photograph

Attachment 3: City Centre Area Plan Specific Land Use Map: Bridgeport Village (2031)

Attachment 4: West Road Diagram

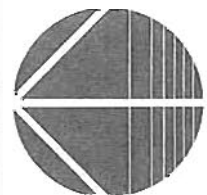
Attachment 5: Development Application Data Sheet

Attachment 6: Rezoning Considerations Concurrence

Attachment 7: Development Concept

Note: Dimensions are in METRES

RZ 12-605272







RZ 12-605272

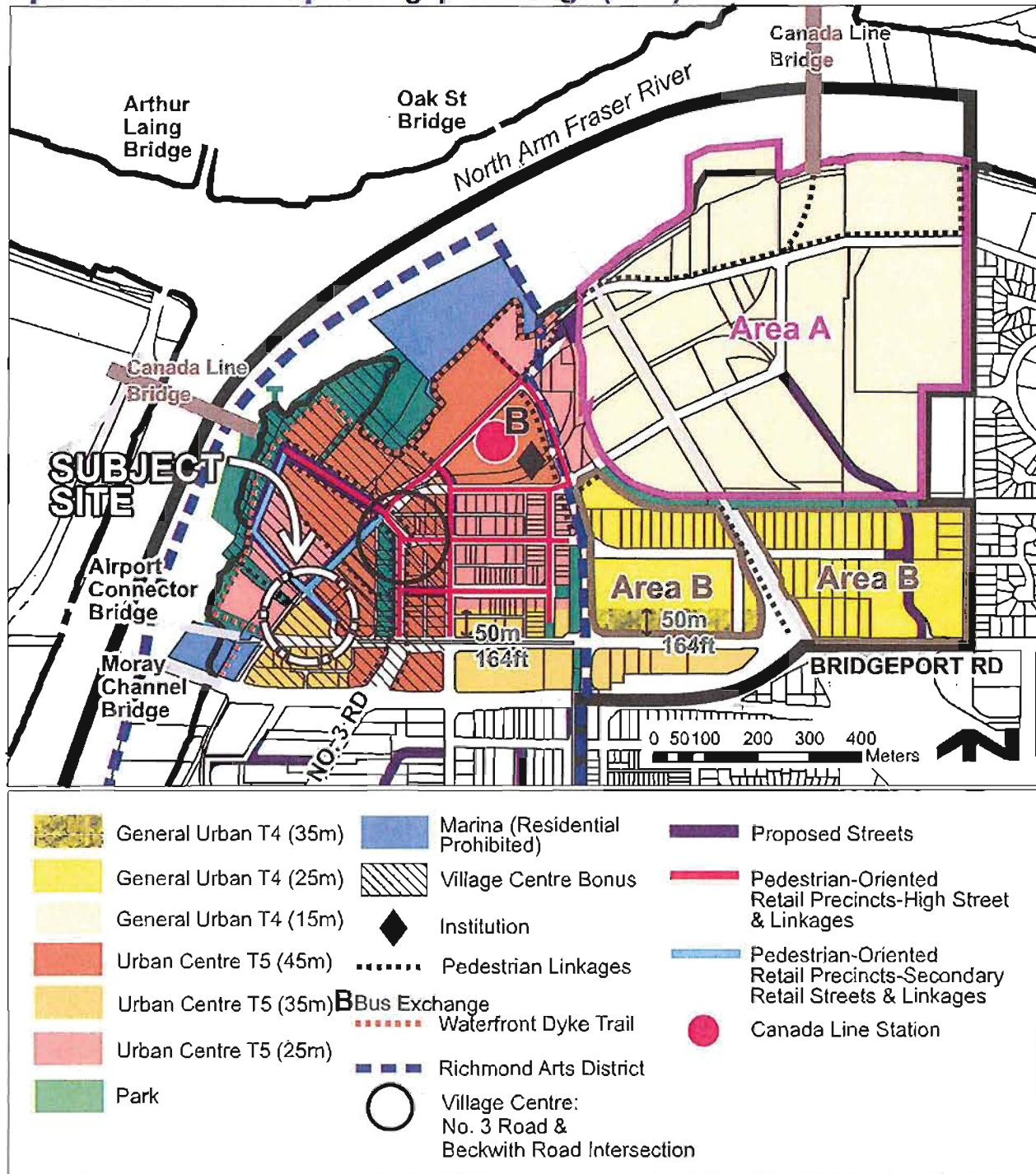
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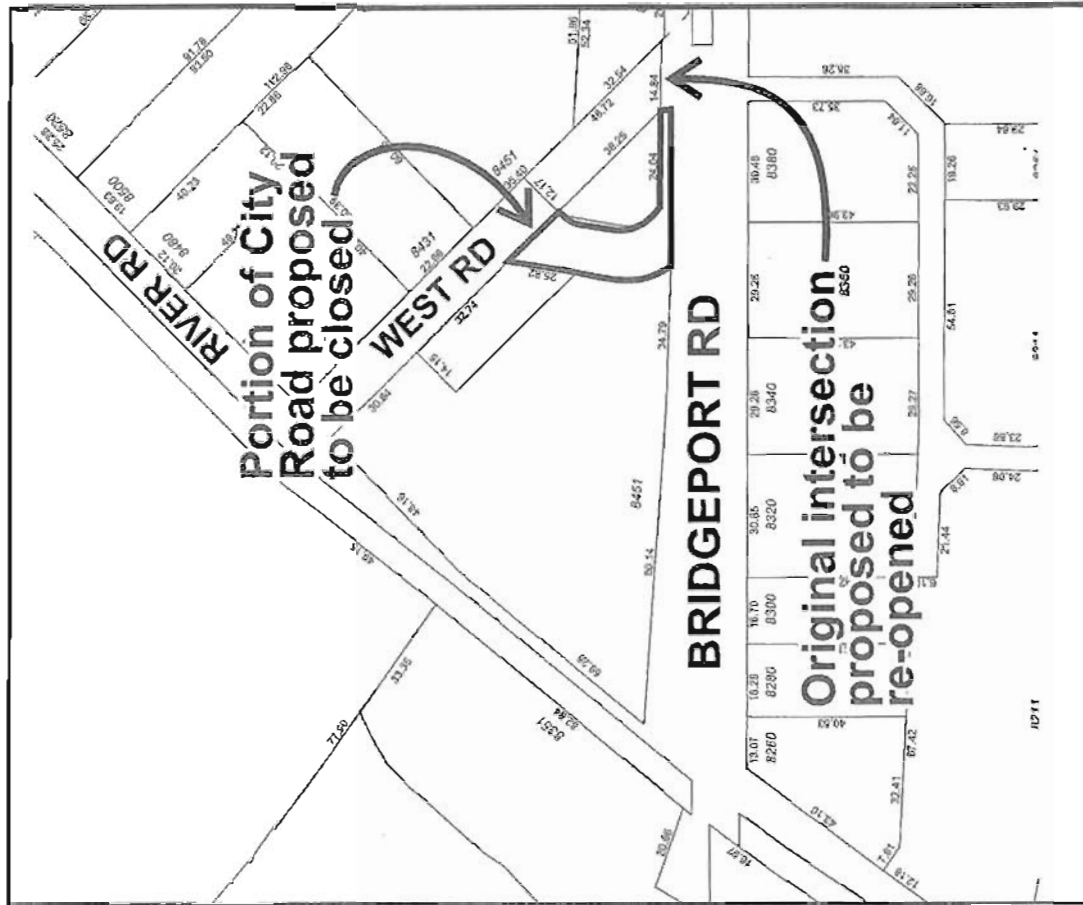
Amended Date: 10/02/13

Note: Dimensions are in METRES



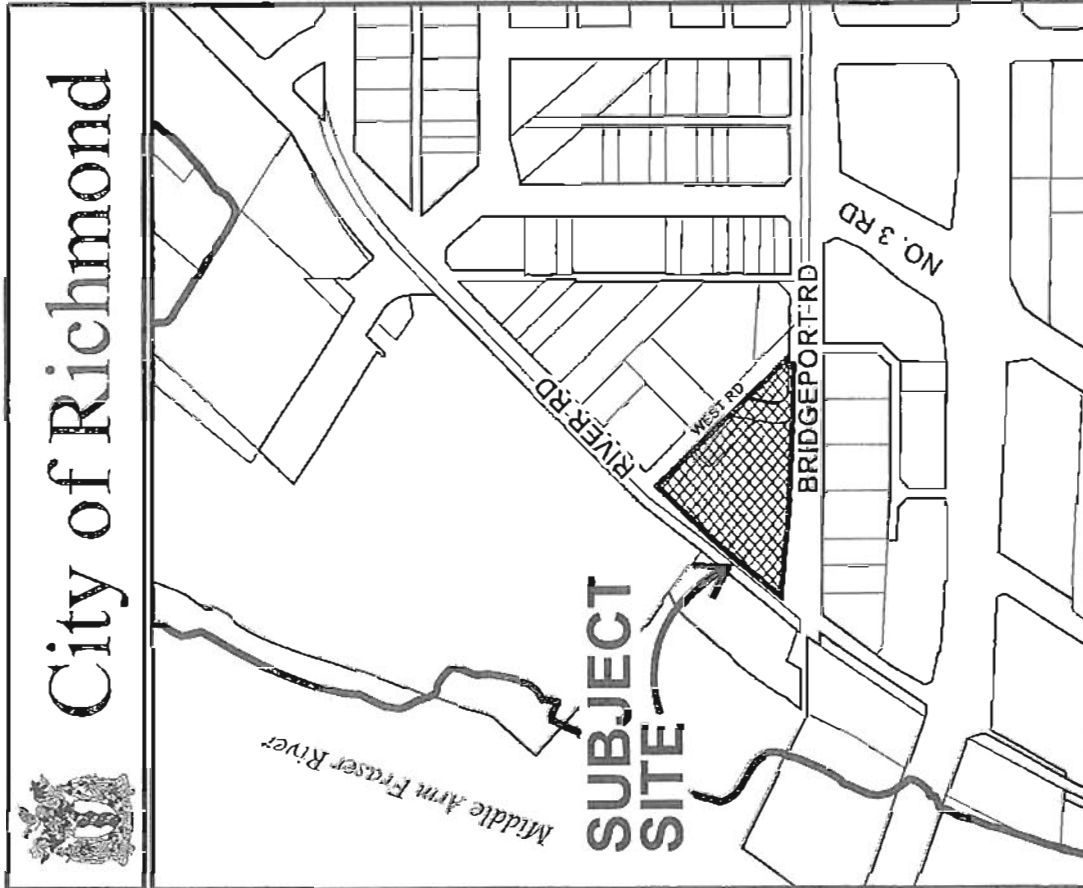
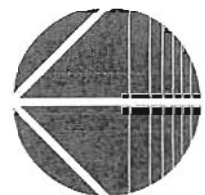
**City Centre Area Plan  
Specific Land Use Map: Bridgeport Village (2013)**





Original Date: 10/01/13  
 Revision Date: 10/18/13  
 Note: Dimensions are in METRES

# West Road Diagram RZ 12-605272





**RZ 12-605272**

**Attachment 5**

Address: 8451 Bridgeport Road

Applicant: Hotel Versante Ltd.

Planning Area(s): Bridgeport Village (City Centre)

	Existing		Proposed	
Owner:	Hotel Versante Ltd.		Same	
Site Size (m <sup>2</sup> ):	8451 Bridgeport Road Surplus West Road Total	6,263.4 m <sup>2</sup> 548.8 m <sup>2</sup> 6,812.2 m <sup>2</sup>	Development site Road dedication Total	6,628.3 m <sup>2</sup> 183.9 m <sup>2</sup> 6,812.2 m <sup>2</sup>
Land Uses:	Vacant		Hotel, Office, Commercial	
OCP Designation:	Commercial		Complies	
Area Plan Designation:	Urban Centre T5 (45 m) Urban Centre T5 (35 m) Road		Complies as amended to Urban Centre T5 (45 m)	
Aircraft Noise Sensitive Development Policy:	Area 1a Restricted Area		Complies	
Zoning:	Light Industrial (IL)		High Rise Office Commercial (ZC33) – (City Centre)	
Number of Units:	Vacant		19,882.6 m <sup>2</sup> development including: 7,726.5 m <sup>2</sup> 110-room hotel, 9,071.1 m <sup>2</sup> office space, and 3,084.9 m <sup>2</sup> commercial space	
	Bylaw Requirement		Proposed	Variance
Floor Area Ratio:	Max. 3.0 including Village Centre bonus: Min. 1.0 office		3.0, including 1.37 office	None permitted
Lot Coverage – Building:	Max. 90%		Less than 50%	None
Setbacks: Bridgeport Rd West Rd River Rd	Min. 1.7 m at grade Min. 0.1 m above Min. 1.7 m at grade Min. 0.1 m above Min. 1.7 m at grade Min. 0.1 m above		Min. 9.1 m Min. 5.8 m Min. 1.7 m Min. 0.1 m Min. 3.9 m Min. 1.5 m	None
Height:	Max. 47.0 m geodetic		Max. 47 m geodetic	None
Off-street Parking Spaces: Hotel Office Commercial Total	139 121 72 332		139 122 72 333	None
Accessible Parking Spaces:	Min. 2% (7 spaces)		3% (10 spaces)	None
Small Car Parking Spaces:	Max. 50% (166 spaces)		Max 50% (166 spaces)	None



## Rezoning Considerations

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

**Address:** 8451 Bridgeport Road and Surplus City Road

**File No.:** RZ 12-605272

**Prior to considering adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9066, the developer is required to complete the following:**

1. Abandon Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 7032.
2. Final Adoption of Official Community Plan Bylaw 7100, Amendment Bylaw 9065.
3. Provincial Ministry of Transportation & Infrastructure approval.
4. Council approval of the road closure bylaw for the surplus city road. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
5. Consolidation of the lands into one development parcel.
6. Road dedication (as per Schedule A, or as approved by the Director of Transportation):
  - a) River Road – Up to 2 m wide dedication along the entire River Road frontage for a new 2 m wide sidewalk.
  - b) Corner cuts, measured from the new property line and/or edge of PROP, whichever is further into the site:
    - i) 4m x 4m corner cut dedication at the corner of Bridgeport Road and West Road.
    - ii) 4m x 4m corner cut dedication at the corner of Bridgeport Road and River Road.
    - iii) 4m x 4m corner cut dedication at the corner of West Road and River Road.
7. The granting of statutory PROP rights-of-way (as per Schedule A, or as approved by the Director of Transportation):
  - a) West Road – 2 m wide PROP required along the entire West Road frontage for a new 2 m wide sidewalk. The ROW will include City maintenance and liability.
  - b) Drive Aisle – Approximately 7.9 m wide PROP required along the entire Bridgeport Road frontage to accommodate public passage over the 6.1 m wide travel lanes of the internal drive aisle, which passes underneath portions of the building. The ROW will include owner maintenance and liability.
8. Registration of an aircraft noise indemnity covenant for non-sensitive uses on title (Area 1A of the OCP Aircraft Noise Sensitive Development Map).
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant and/or alternative legal agreement(s), to the satisfaction of the City, securing the owner's commitment to connect to District Energy Utility (DEU), which covenant and/or legal agreement(s) will include, at minimum, the following terms and conditions:
  - a) No building permit will be issued for a building on the subject site unless the building is designed with the capability to connect to and be serviced by a DEU and the owner has provided an energy modelling report satisfactory to the Director of Engineering;
  - b) If a DEU is available for connection, no final building inspection permitting occupancy of a building will be granted until the building is connected to the DEU and the owner enters into a Service Provider Agreement on terms and conditions satisfactory to the City and grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying the DEU services to the building;
  - c) If a DEU is not available for connection, then the following is required prior to the earlier of subdivision (stratification) or final building inspection permitting occupancy of a building:
    - i) the City receives a professional engineer's certificate stating that the building has the capability to connect to and be serviced by a DEU;



- ii) the owner enters into a covenant and/or other legal agreement to require that the building connect to a DEU when a DEU is in operation;
  - iii) the owner grants or acquires the Statutory Right-of-Way(s) and/or easements necessary for supplying DEU services to the building; and
  - iv) if required by the Director of Engineering, the owner provides to the City a letter of credit, in an amount satisfactory to the City, for costs associated with acquiring any further Statutory Right of Way(s) and/or easement(s) and preparing and registering legal agreements and other documents required to facilitate the building connecting to a DEU when it is in operation.
11. City acceptance of the developer's offer to voluntarily contribute \$0.41 per buildable square foot (e.g. \$87,756) to the City's public art reserve fund (to City account 7750-80-000-00000-0000).
  12. City acceptance of the developer's voluntary contribution in the amount of \$0.25 per buildable square foot (e.g. \$53,510) to future City community planning studies, as set out in the City Centre Area Plan.
  13. City acceptance of the developer's voluntary contribution in the amount of \$1,605,150 to the City's Leisure Facilities fund for arts & culture facilities in City Centre.
  14. City acceptance of the developer's voluntary contribution in the amount of \$81,960.00 for downstream sanitary sewer upgrades from the development site to the Van Horne pump station and/or City identified upgrades within the Van Horne pump station catchment area (to City account 2253-10-000-14912).
  15. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
  16. Enter into a Servicing Agreement\* for the design and construction of road and infrastructure improvement works. Works include, but may not be limited to providing the general road cross-sections described below and as per Schedule A, or as approved by the Director of Transportation:
    - a) River Road – New road construction between West Road and Bridgeport Road to provide (from east to west): 2.0 m wide concrete sidewalk, 1.5 m wide grass boulevard with street trees, 0.15 m wide curb and gutter, 6.0 m wide asphalt travel lanes, and a 1.0 m wide shoulder, with appropriate intersection improvements and City Centre street lighting.
    - b) West Road – Road widening between Bridgeport Road to River Road to provide (from south to north): 2.0 m wide concrete sidewalk, 1.5 m wide grass boulevard with street trees, 0.15 m wide curb and gutter, 7.88 m to 8.6 m wide asphalt travel lanes, 0.15 m wide curb and gutter, and a 1.5 m wide interim sidewalk, with appropriate intersection improvements and City Centre street lighting.
    - c) Bridgeport Road – Road widening between West Road and new River Road to provide (from south to north): 1.5 m wide grass boulevard with street trees behind the existing curb and gutter, 2.0 m wide concrete sidewalk, varying width of buffer zone, and 6.1 m wide asphalt travel lanes, with appropriate City Centre street lighting.
    - d) Storm sewer improvements to:
      - i) Install appropriate storm sewer system in new River Road between Bridgeport Road and West Road.
      - ii) Upgrade storm sewer along West Road frontage to minimum 600 mm diameter from Bridgeport Road (manhole STMH6195) to 8431 West Road (manhole STMH6197) (approximately 72 m length).
      - iii) Upgrade storm sewer along West Road frontage to minimum 675 mm diameter from 8431 West Road (manhole STMH6197) to River Road (manhole STMH6173) (approximately 68 m length).
    - e) Water system improvement: Upgrade water main along West Road frontage from 150 mm diameter asbestos concrete pipe to minimum 200 mm diameter PVC pipe from Bridgeport Road to River Road (approximately 120 m length).
    - f) Sanitary sewer improvement: Upgrade sanitary sewer along West Road frontage to minimum 300 mm diameter from Bridgeport Road (manhole SMH5761) to River Road (manhole SMH5758) (approximately 120 m length).
    - g) Private Utilities improvements:
      - i) Under-grounding of existing private utility pole lines along West Road and River Road frontages, except for BC Hydro Transmission poles (BC Hydro Transmission poles requiring relocation to accommodate road and utility improvements will be at the developer's cost).

- ii) Confirmation of approval from the applicable private utility companies (e.g. BC Hydro, Telus, Shaw) regarding the location(s) of above ground private utility structures (e.g. vista, pad mounted transformers, LPTs, GPON cabinet, Shaw kiosk). All above ground private utility structures shall be located on-site, and shall not be located within City statutory rights-of-way.
- iii) Granting of any rights-of-way required by private utility companies to accommodate their above ground structures and future under-grounding of overhead lines.

Servicing Agreement works are subject to Provincial Inspector of Dikes, MOTI, Trans Mountain Pipeline (Jet Fuel) and Kinder Morgan Canada confirmation as part of the Servicing Agreement process, and additional agreements and security may be required.

**Prior to Building Permit\* Issuance, the developer is required to complete the following:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
4. Obtain a Building Permit (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:**

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

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

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

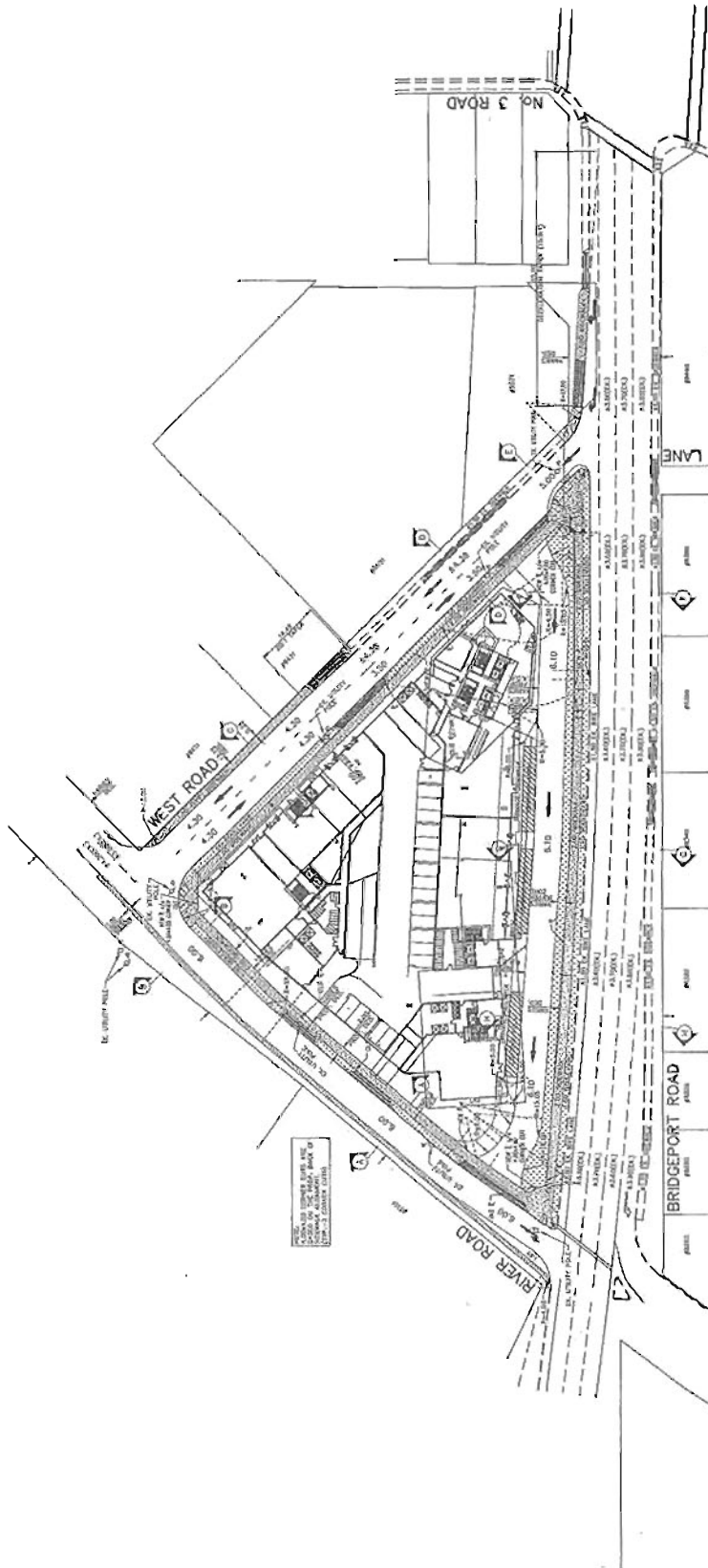
- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



# Schedule A



NOTES:  
1. ALL ELEVATIONS ARE TO EXISTING DATUM AND ARE DERIVED FROM CITY OF RICHMOND DATA.  
2. CONTRACTOR TO CONFORM TO RICHMOND CITY ENGINEERING, PRIOR TO CONSTRUCTION.  
3. CONTRACTOR TO CONFORM TO RICHMOND CITY ENGINEERING, PRIOR TO CONSTRUCTION.  
4. ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MCD) AND THE CURRENT CITY OF RICHMOND SPECIFICATIONS AND DETAILS, 2004/05.

City of Richmond

FUNCTIONAL PLAN  
'INTERIM'

BASH BRIDGEPORT ROAD  
CITY FILE: RZ 12-505272

DESIGNER	DATE	SCALE	DATE
QUANTITY	DATE	SCALE	DATE

MPT ENGINEERING CO. LTD.  
REGISTERED ARCHITECTS AND ENGINEERS (P.E. & P.L.) TEL: 01856 444 444 FAX: 01856 444 444  
MYIE MOYEING INTERNATIONAL ENTERPRISES LTD.

MPT ENG. No.: 0185644-77  
SHT. No.: 1 OF 4

NOTES:  
1. ALL ELEVATIONS ARE TO EXISTING DATUM AND ARE DERIVED FROM CITY OF RICHMOND DATA.  
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ENGINEER'S DECLARATION  
I, the undersigned, being a duly qualified and registered professional engineer, do hereby certify that the above is a true and correct copy of the original drawings and specifications as submitted to me by the client, and that I am not aware of any fraud or deception in connection with the same.  
SIGNED: [Signature]  
DATE: 10/10/05  
FOR THE ENGINEER: [Signature]  
DATE: 10/10/05

## HOTEL VERSANTE &amp; OFFICE DEVELOPMENT

ALL AREAS ARE PRELIMINARY, SITE LAYOUT SUBJECT TO CITY'S APPROVAL

September 23, 2013

## LEGAL DESCRIPTION:

LOT 215, BLOCK E NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT PLAN 35892

## CIVIC ADDRESS:

8451 BRIDGEPORT ROAD, RICHMOND B.C.

CONCEPT  
ONLY

GROSS SITE AREA BEFORE ADJUSTMENTS:		73,316 SF	6,812 m <sup>2</sup>
RIVER RD. & WEST RD DEDICATION:		1,876 SF	184 m <sup>2</sup>
PUBLIC SIDEWALK ROW		4,101 SF	381 m <sup>2</sup>
SITE AREA:		67,248 SF	6,247 m <sup>2</sup>
NET SITE AREA AFTER ADJUSTMENTS:		71,349 SF	6,626 m <sup>2</sup>
GROSS BUILDABLE AREA:		236,231 SF	21,946 m <sup>2</sup>
FSR ALLOWED	3.00	214,047 SF	19,585 m <sup>2</sup>
FSR PROPOSED	3.00	214,014 SF	19,582 m <sup>2</sup>
COMMERCIAL	0.47	33,206 SF	3,085 m <sup>2</sup>
OFFICE	1.37	97,641 SF	9,071 m <sup>2</sup>
HOTEL	1.17	83,167 SF	7,726 m <sup>2</sup>

	HOTEL PH 1	OFFICE PH 1	OFFICE PH 2	COMMERCIAL	NET AREA FAR	HOTEL ROOMS	CORE HOTEL	CORE OFF. 1	CORE OFF. 2	CORE COMM.	GROSS AREA TOTAL
GROUND FL.	12,038	718	1,232	6,277	23,265	0	0	0	0	0	23,265
2ND FLOOR	3,769	406	348	4,975	9,498	0	767	860	581	213	11,719
3RD FLOOR	4,573	407	348	5,452	10,780	0	767	580	581	213	13,002
4TH FLOOR	4,833	7,514	348	0	12,695	0	767	590	581	142	14,775
5TH FLOOR	4,687	10,415	348	0	15,450	9	767	590	581	142	17,530
6TH FLOOR	5,898	10,415	0	6,751	23,154	9	767	590	581	142	25,234
7TH FLOOR	6,233	10,415	0	6,751	23,399	13	767	590	581	142	25,479
8TH FLOOR	6,233	10,442	7,004	0	23,279	13	767	590	581	0	25,217
9TH FLOOR	6,233	10,415	6,754	0	23,402	13	767	590	581	0	25,340
10TH FLOOR	6,233	0	6,754	0	12,987	13	767	0	581	0	14,335
11TH FLOOR	6,233	0	6,754	0	12,987	13	767	0	581	0	14,335
12TH FLOOR	5,778	0	7,004	0	12,782	6	767	0	581	0	14,130
13TH FLOOR	4,163	0	0	0	4,163	6	767	0	0	0	4,870
14TH FLOOR	6,233	0	0	0	6,233	4	767	0	0	0	7,000
TOTAL	83,167	60,747	36,894	33,206	214,014	110	9,971	4,790	6,381	594	236,231
TOTAL OFFICE			97,641								

## PARKING CALCULATION:

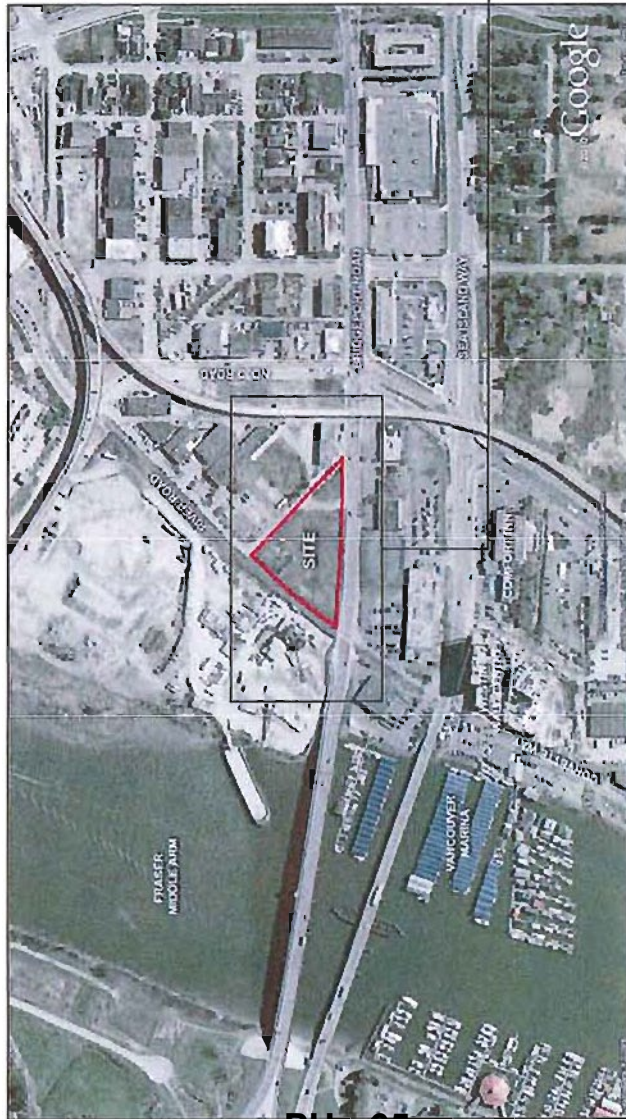
HOTEL:			
10 SPACES PER GROSS 100m <sup>2</sup> OF HOTEL FACILITIES	SEE DETAILED CALCULATION	TO	
1 SPACE PER 2 ROOMS	THE RIGHT		
3 SPACES FOR GROSS 100m <sup>2</sup> OF GENERAL RETAIL			
15% RELAXATION AS PER 7.9.5.1.			
TOTAL HOTEL REQUIRED			139
OFFICE:			
3.75 SPACES PER GROSS 100m <sup>2</sup> ON FIRST 2 LEVELS	2,704	SF	9
1.5 SPACES PER GROSS 100m <sup>2</sup> ABOVE FIRST 2 LEVELS	93,893	SF	131
15% RELAXATION ABOVE 2ND FLOOR 7.9.5.1.			20
TOTAL OFFICE			121
COMMERCIAL:			
3.75 SPACES PER 100m <sup>2</sup> ON FIRST 2 FLOORS	14,252	SF	50
1.5 SPACES PER GROSS 100m <sup>2</sup> ABOVE FIRST 2 LEVELS	18,954	SF	26
15% RELAXATION AS PER 7.9.5.1.			4
TOTAL COMMERCIAL REQUIRED			72
TOTAL REQUIRED PARKING			332
TOTAL PROPOSED PARKING	incl. 16 H/C stalls		332
LOADING:			
1 MED SPACE * 1 PER EACH 5000m <sup>2</sup> OVER 1850m <sup>2</sup>			4
1 LARGE SPACE * 1 PER EACH 5000m <sup>2</sup> OVER 1850m <sup>2</sup>			5
TOTAL REQUIRED LOADING			9
TOTAL PROPOSED LOADING	RELAXATION REQUESTED		7
BICYCLE PARKING:	Class 1 Long term		
	Class 2 Short term		
HOTEL:			
0.27 CLASS 1 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	12,627	SF	3
0.27 CLASS 2 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	12,627	SF	3
TOTAL HOTEL:			6
OFFICE:			
0.27 CLASS 1 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	97,641	SF	24
0.4 CLASS 2 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	8,971	m <sup>2</sup>	36
TOTAL OFFICE:			60
COMMERCIAL:			
0.27 CLASS 1 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	33,206	SF	8
0.4 CLASS 2 SPACES PER 100m <sup>2</sup> OVER 100m <sup>2</sup>	33,206	SF	8
TOTAL COMMERCIAL:			16
TOTAL REQUIRED BICYCLE PARKING	class 1 - 35	class 2 - 47	
	0.33 vertical allowed		
TOTAL PROPOSED BICYCLE PARKING	class 1 - hor. class 1 - vert	class 2 - class 2 - hor. class 2 - vert	48
	48	48	48

		Allowed		PROVIDED	
REQUIRED	2% H/C cars			7	1
ALLOWED	50.00% small cars			187	149
TOTAL PARKING COUNT PROVIDED					
on grade	REG	SM	H/C	TOTAL	
LVL1	15	2	2	19	
LVL2	30	36		66	
LVL3	41	34	6	81	
LVL4	45	37		82	
LVL5	43	40	2	85	
TOTAL	174	149	10	333	

AREA HOTEL	Retail	Bar/ Restaurant	Conference Lounge	Spa/ Fitness	# of ROOMS
GROUND	3,805	2,637	2,105		
2ND FLOOR	844		473		
3RD FLOOR			3,656		
4TH FLOOR					9
5TH FLOOR					9
6TH FLOOR	815				9
7TH FLOOR					13
8TH FLOOR					13
9TH FLOOR					13
10TH FLOOR					13
11TH FLOOR					13
12TH FLOOR		2,488			6
13TH FLOOR					8
14TH FLOOR					4
TOTAL	5,564	5,125	6,234		110
TOTAL	8,722 SF		810.27 m <sup>2</sup>		81.00
TOTAL	3,805 SF		362.77 m <sup>2</sup>		10.88
TOTAL	staff/guest rooms				55.00
TOTAL	2,637 SF		244.98 m <sup>2</sup>		9.18
PARKING REQ'D					156.10
PARKING REQ'D ABOVE 2ND LEVEL					114.35
Allowed Relaxation			15 % above 2nd floor		17.45
Total Parking Required					138.64

Parking Requirements	10 Spaces/	100 m <sup>2</sup>	restaurant/meeting/ conference lounge
	3 Spaces/	100 m <sup>2</sup>	Retail/General Convenience
	1 Space/	2 rooms	
	3.75 Spaces/	100 m <sup>2</sup>	Gross Leasable Floor Area - Restaurant







BL  
B.L. BRIDGEPORT LTD.  
10000 100th Ave.  
Richmond, BC V6V 1K1  
Tel: (604) 273-8800  
Fax: (604) 273-8801  
www.bl.ca



NOTES

REVISIONS  
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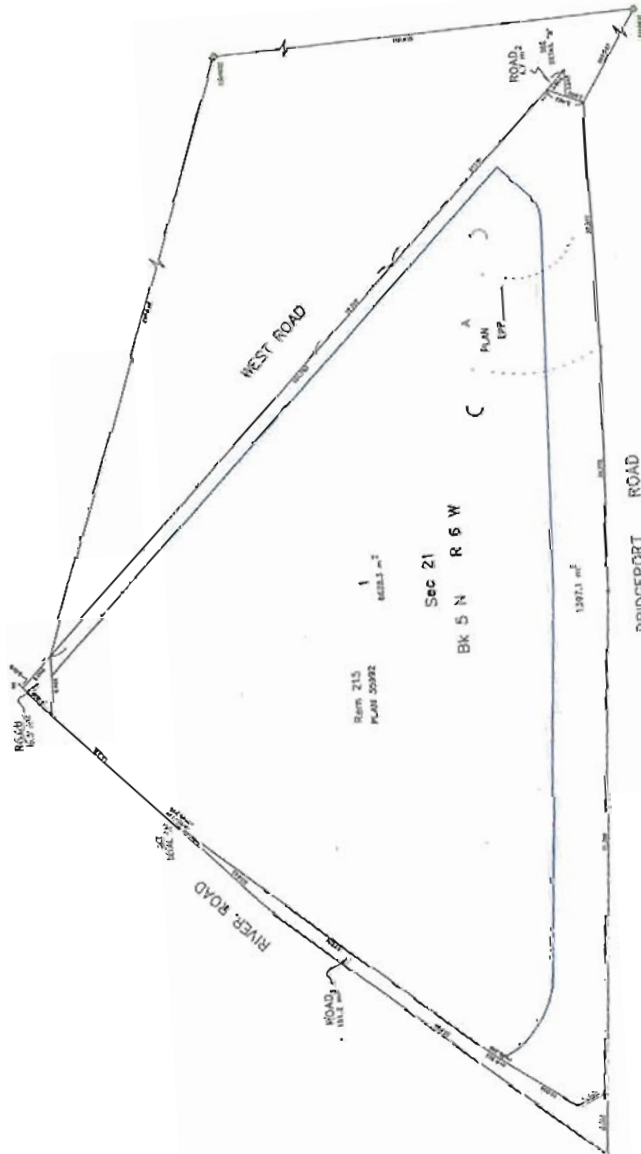
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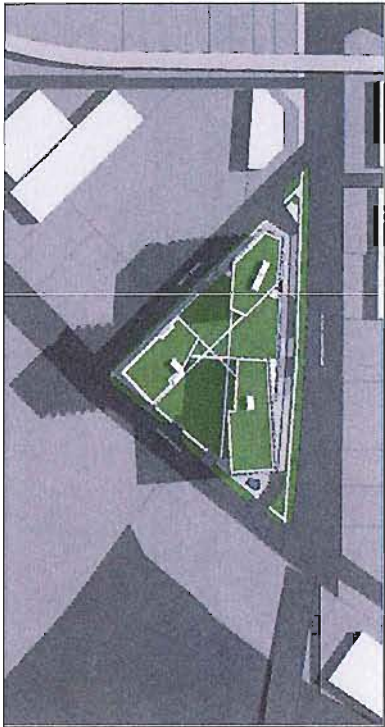
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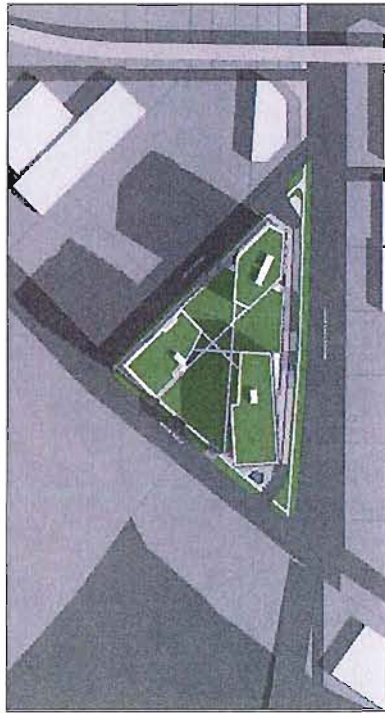




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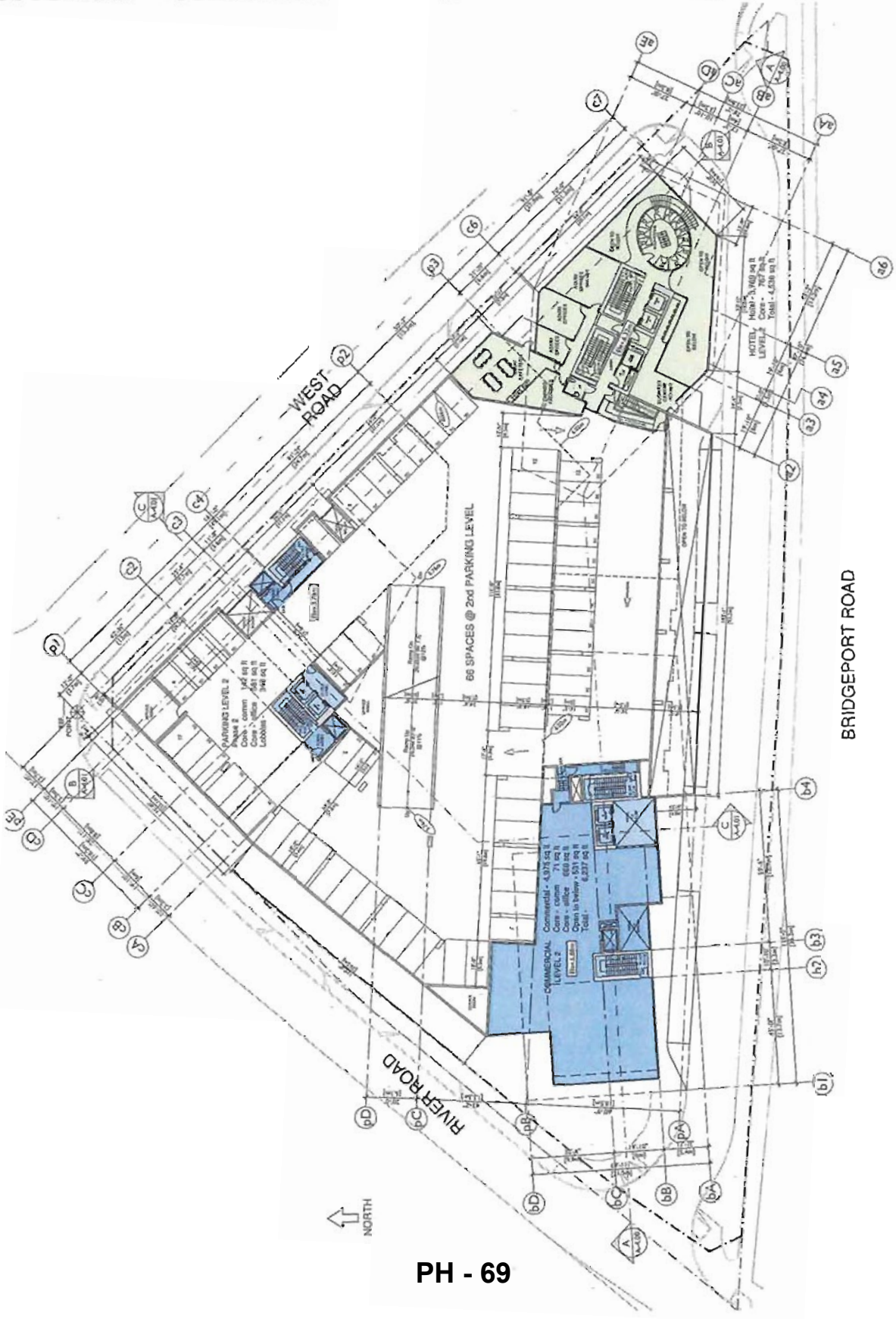
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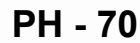
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8451 BRIDGEPORT ROAD  
RICHMOND, BC  
FOR MYIE LTD  
LEVEL 2

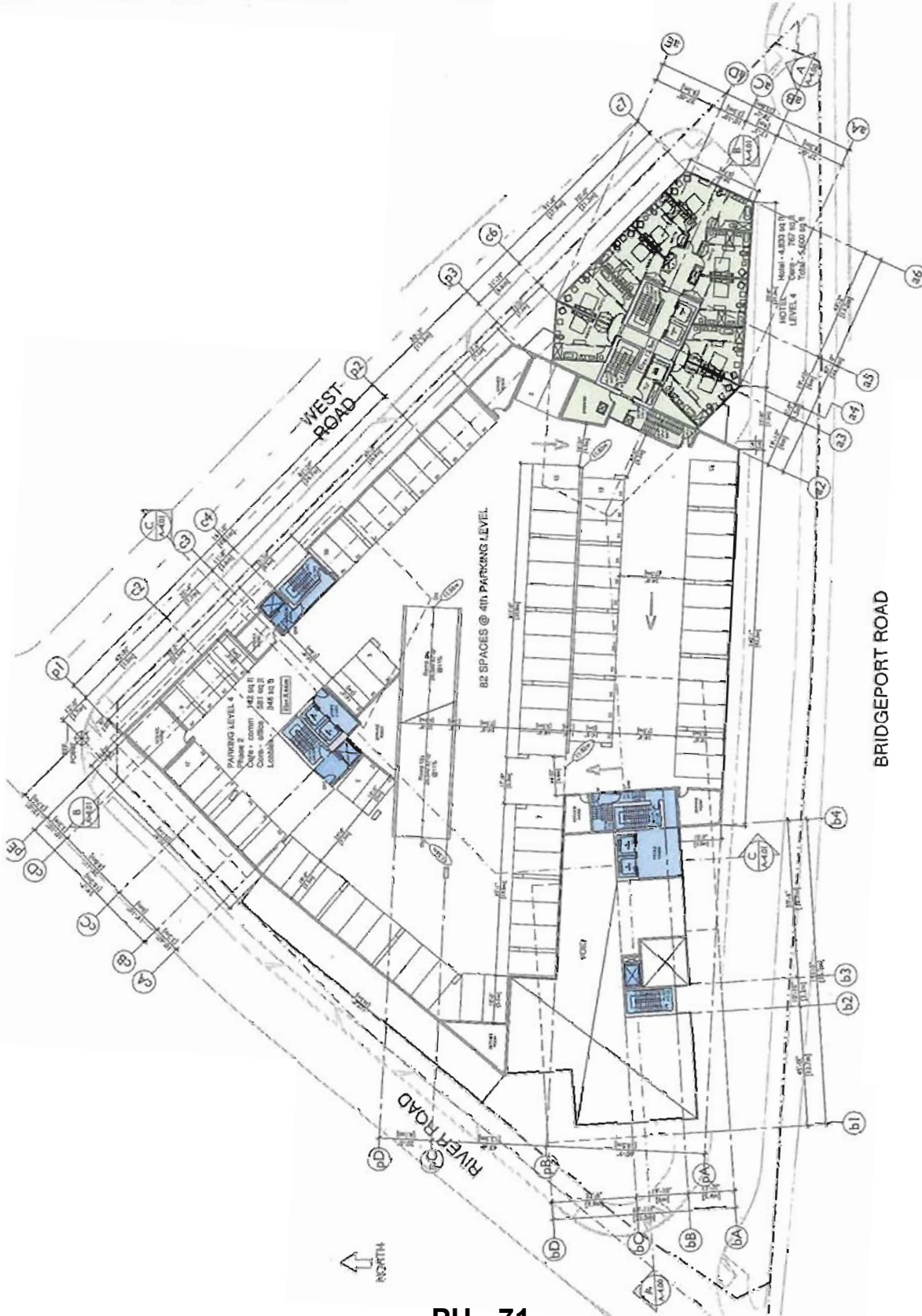
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DESIGNED BY	1145
CHECKED BY	
APPROVED BY	

A-2.02







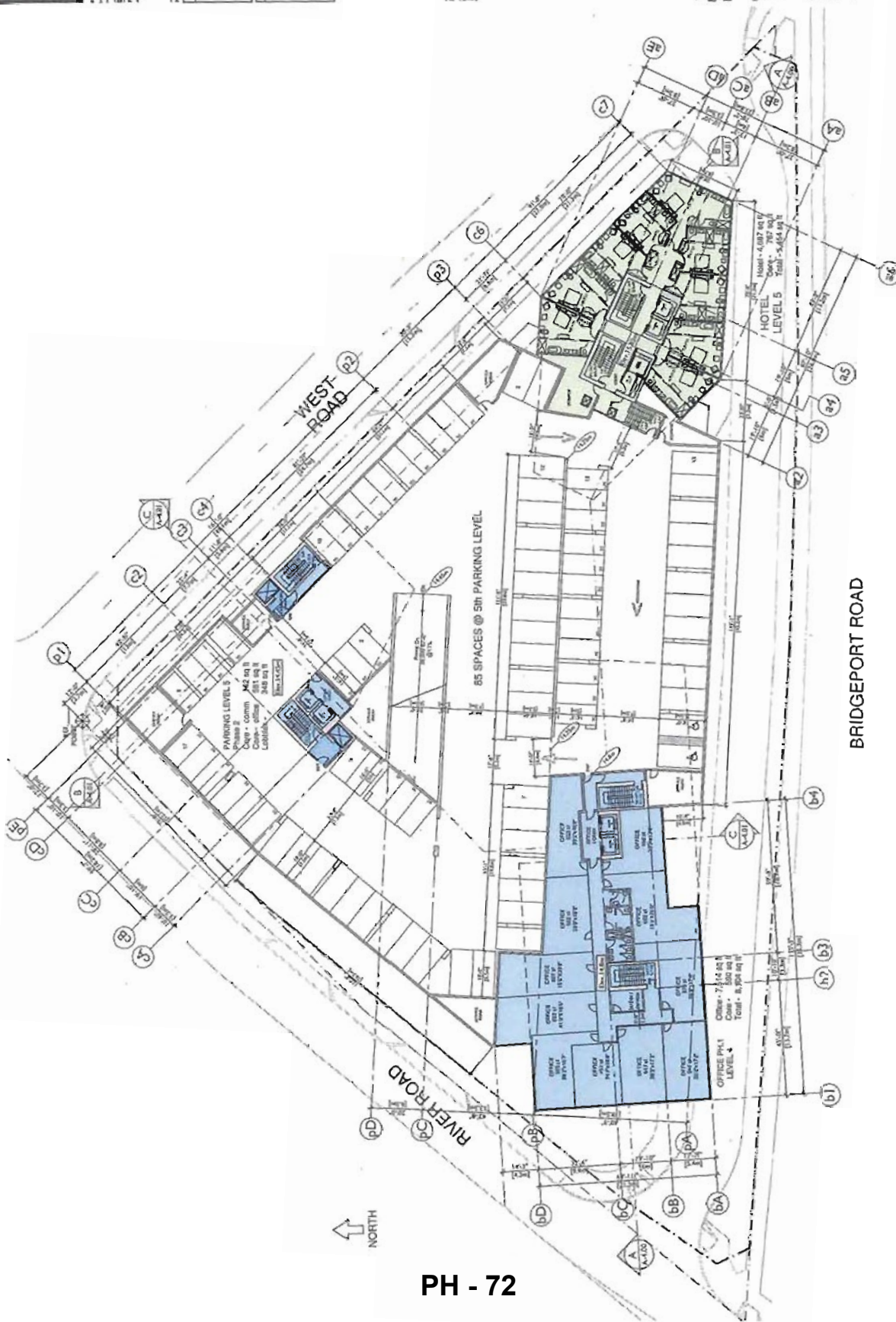


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08451 BRIDGEPORT ROAD  
RICHMOND, BC  
FOR HYIE LTD  
LEVEL 5

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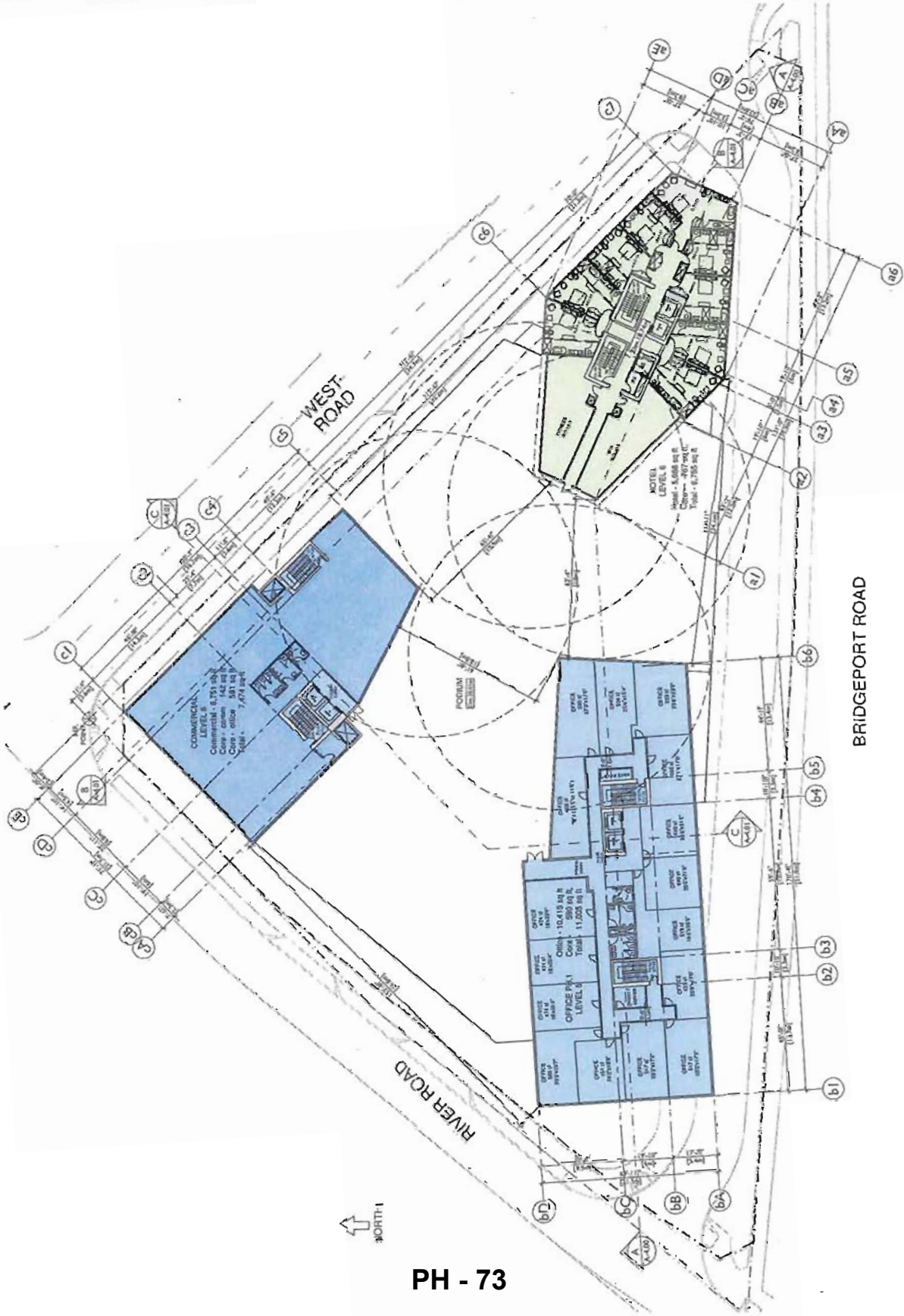


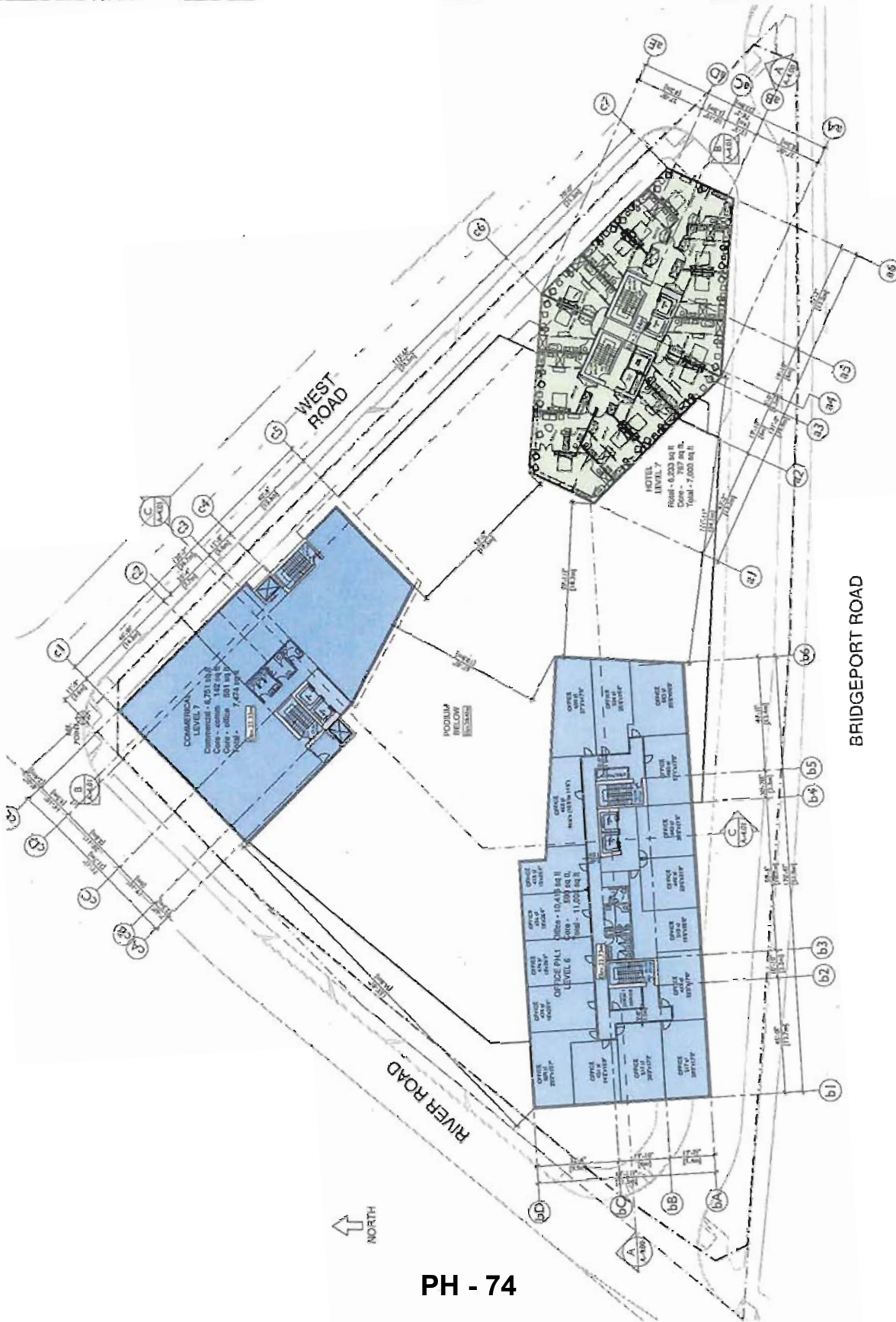




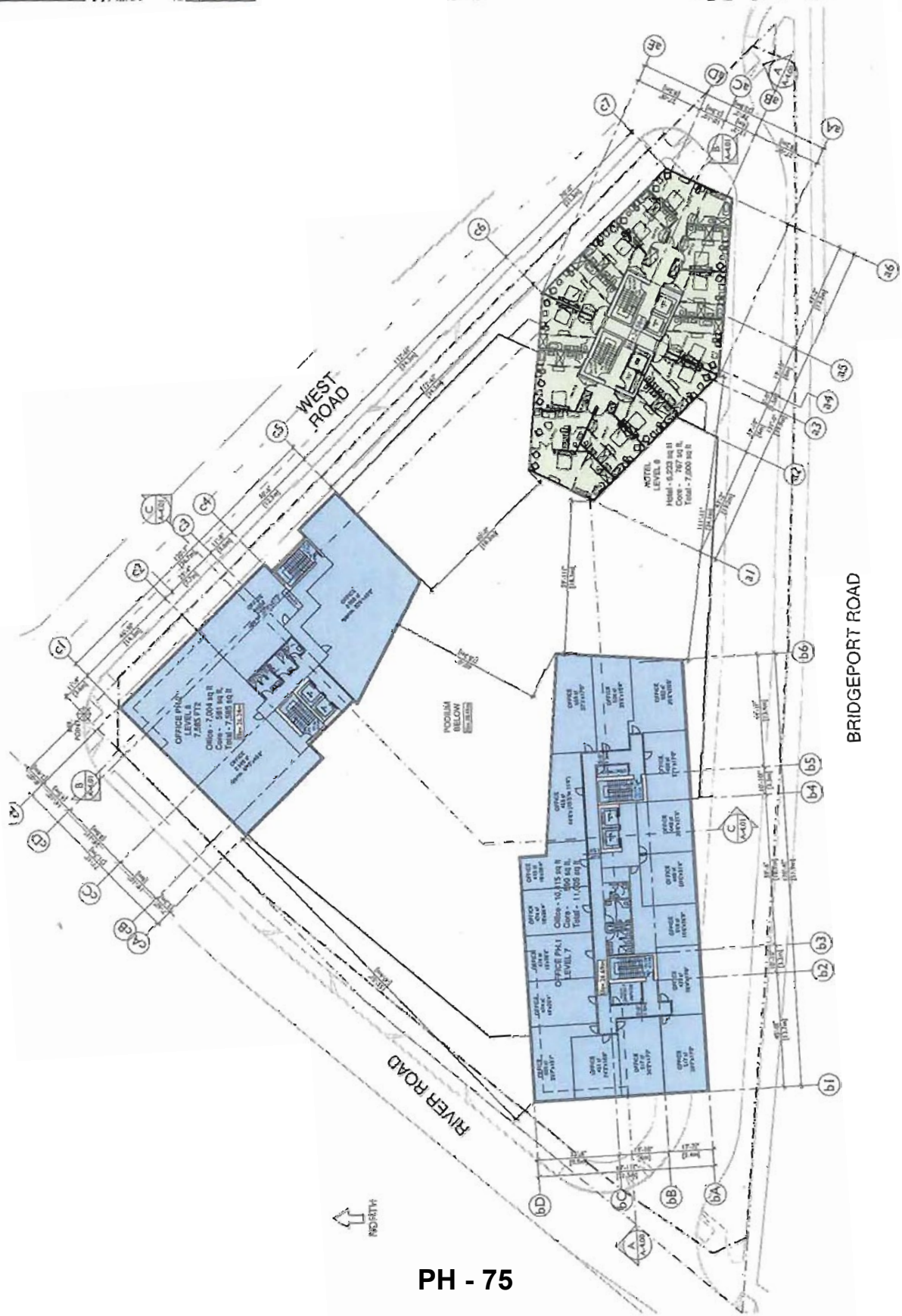
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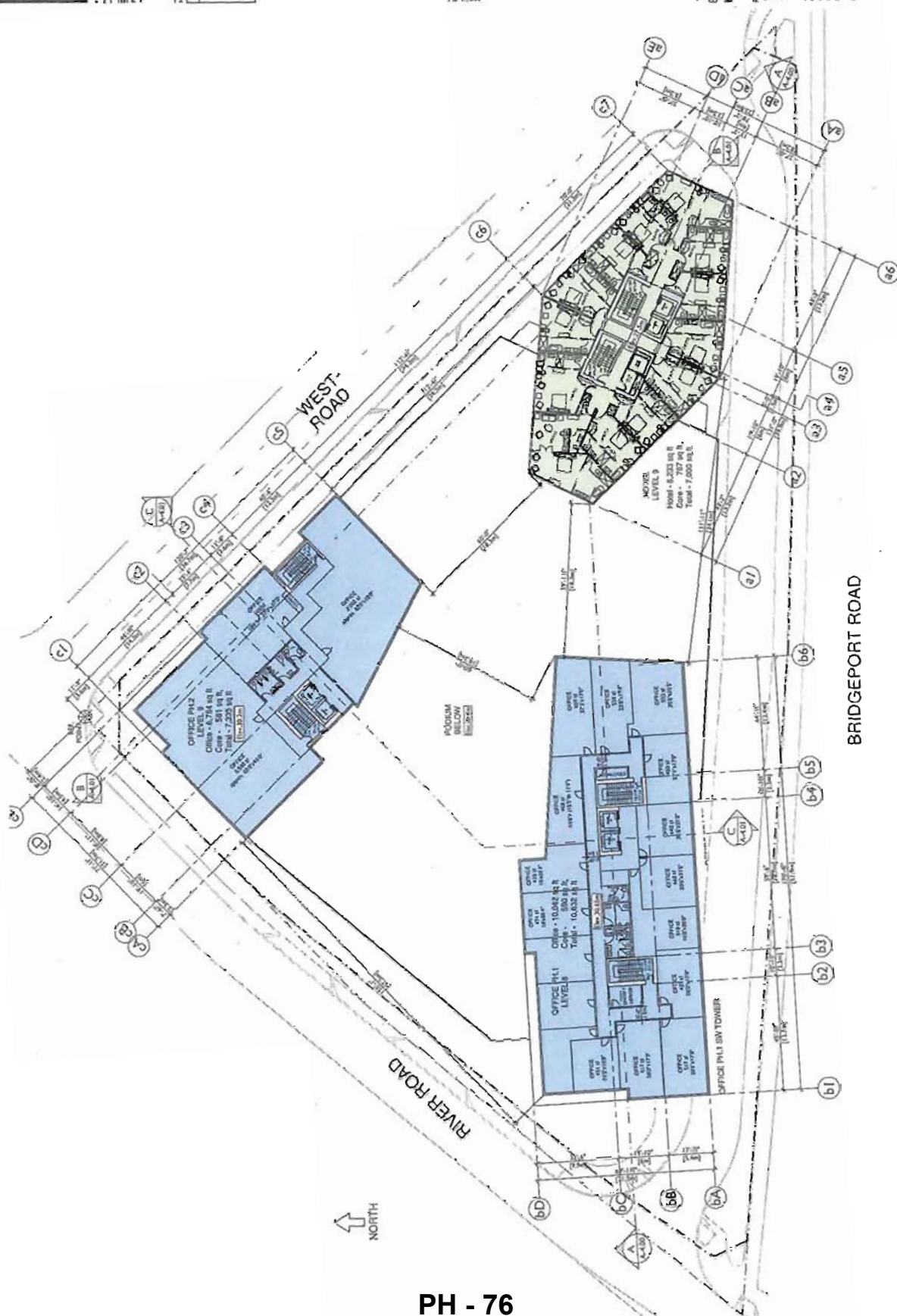
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[Light Blue Box]	COMMERCIAL
[Yellow Box]	HOTEL



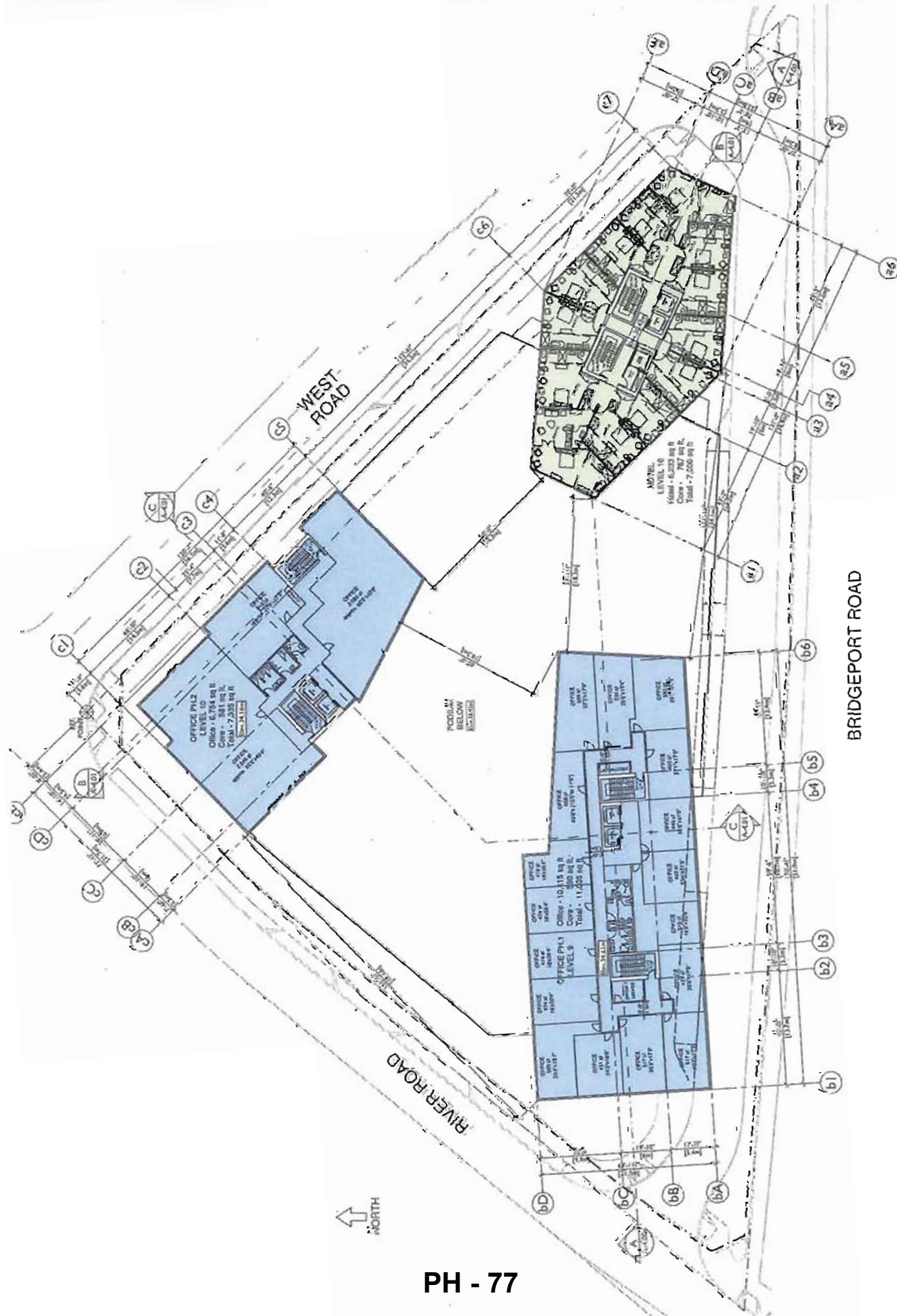












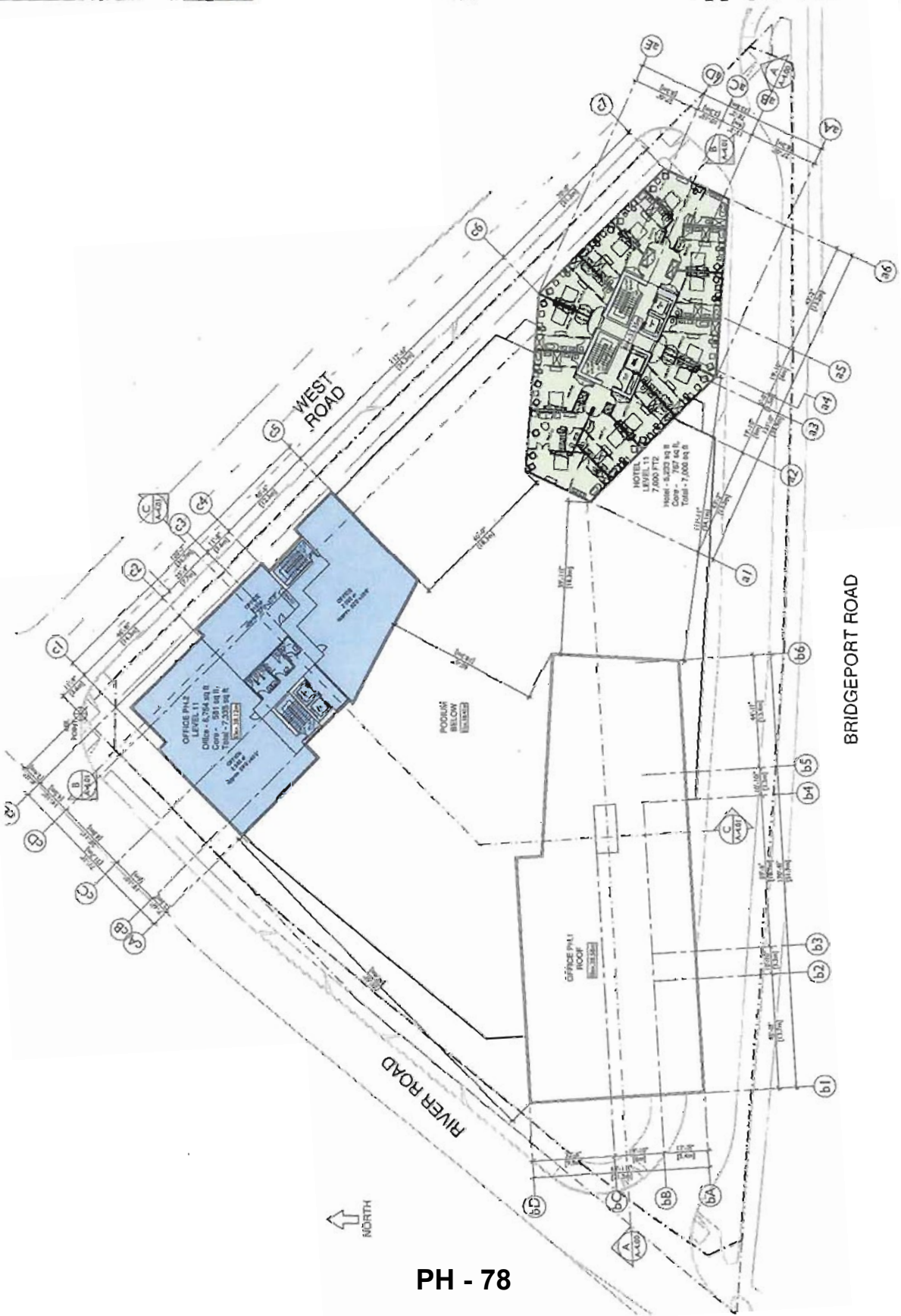


1000 BRIDGEPORT ROAD  
RICHMOND, VA 23261  
TEL: (804) 781-1145  
FAX: (804) 781-1146  
WWW.GBL.COM



NOTES
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

LEGEND
HOTEL
COMMERCIAL
OFFICE



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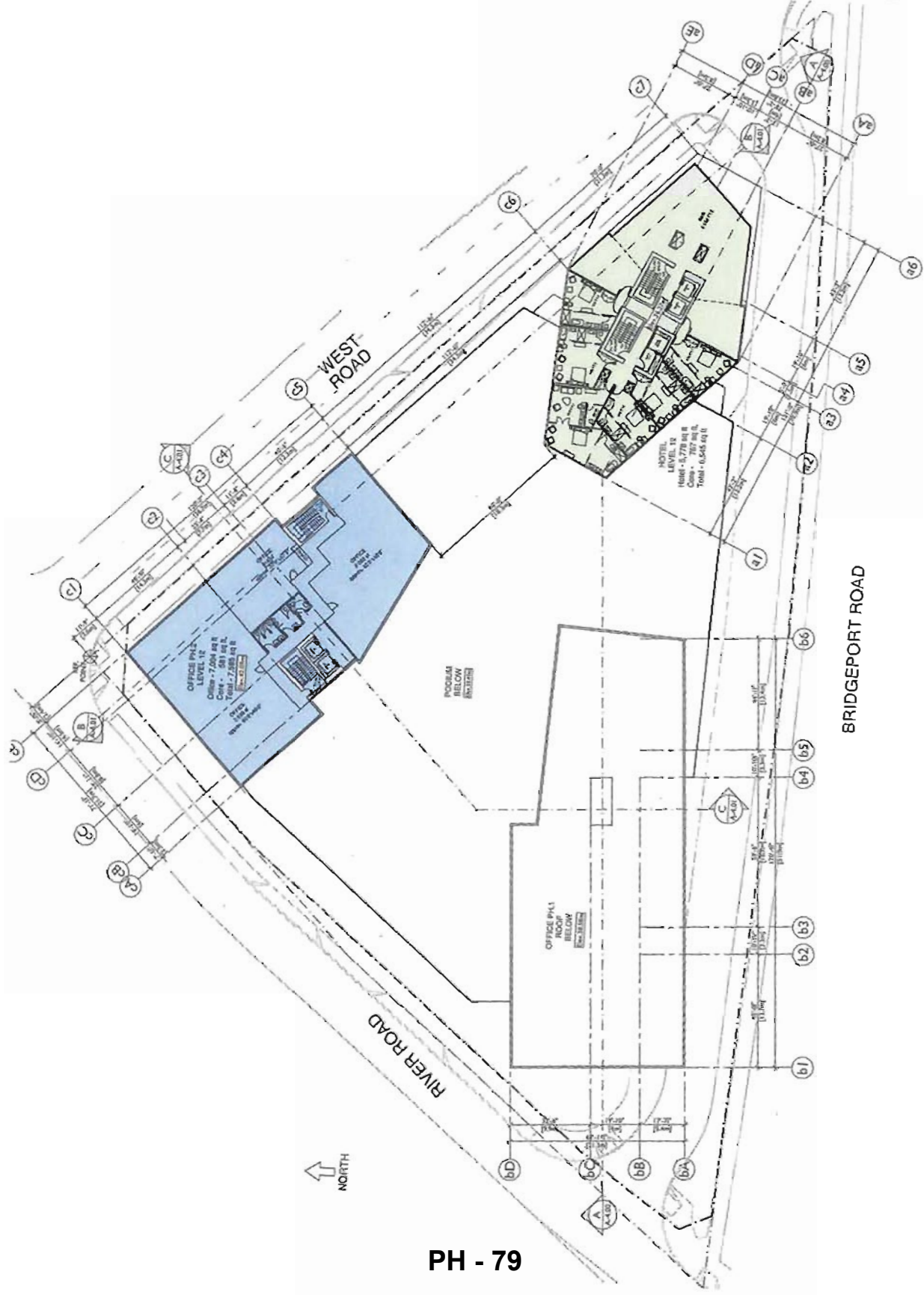
1000 BRIDGEPORT ROAD  
RICHMOND, VA 23261  
TEL: (804) 781-1145  
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OFFICE



8451 BRIDGEPORT ROAD  
 RICHMOND, BC

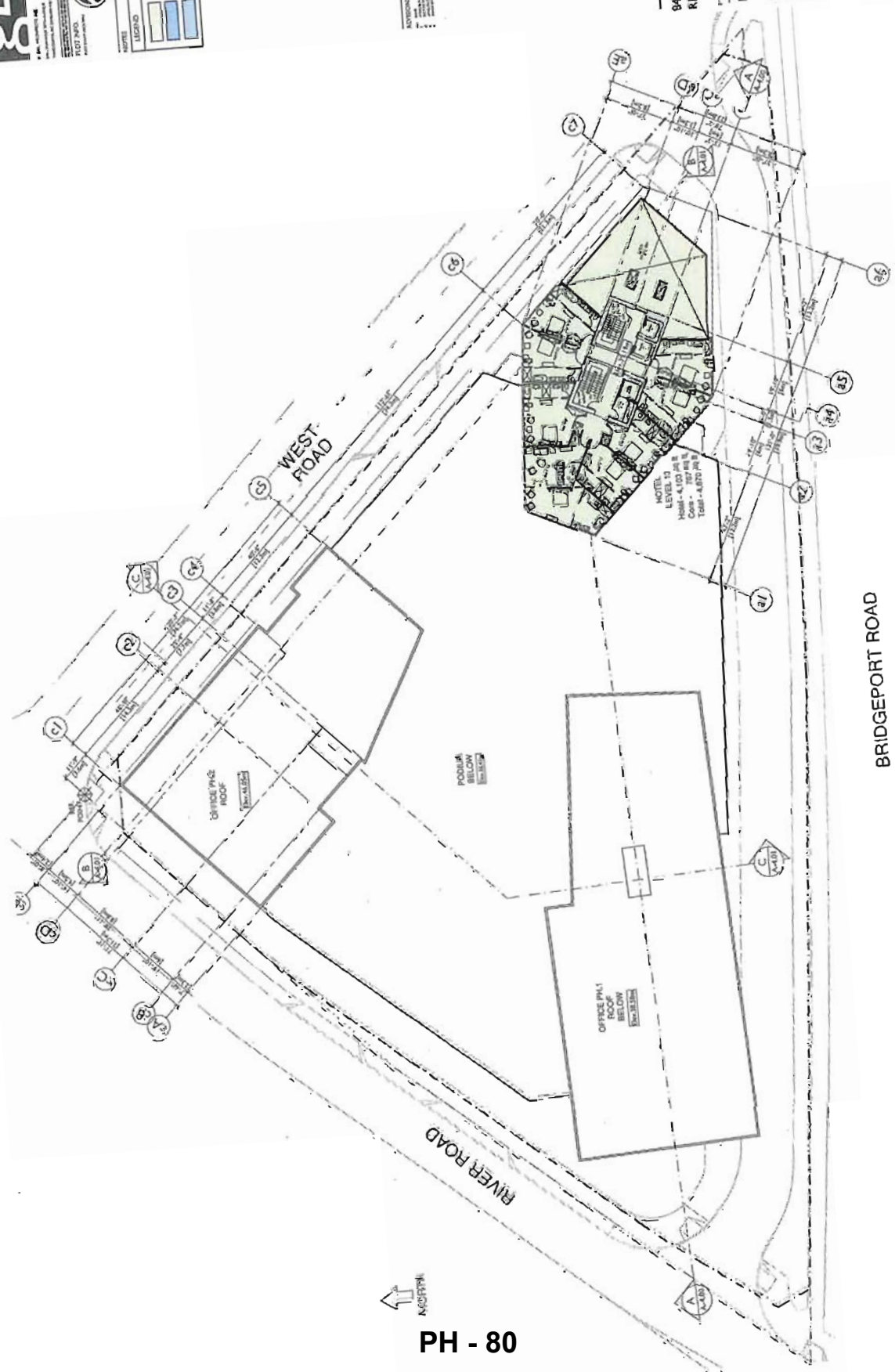
FOR PHYL LTD

LEVEL 12

DATE	11/04/2012
PROJECT	1145
SCALE	1:145
DESIGNER	
CHECKER	
APPROVER	

**A-2.12**









gbl  
800-451-1145  
1145  
1145

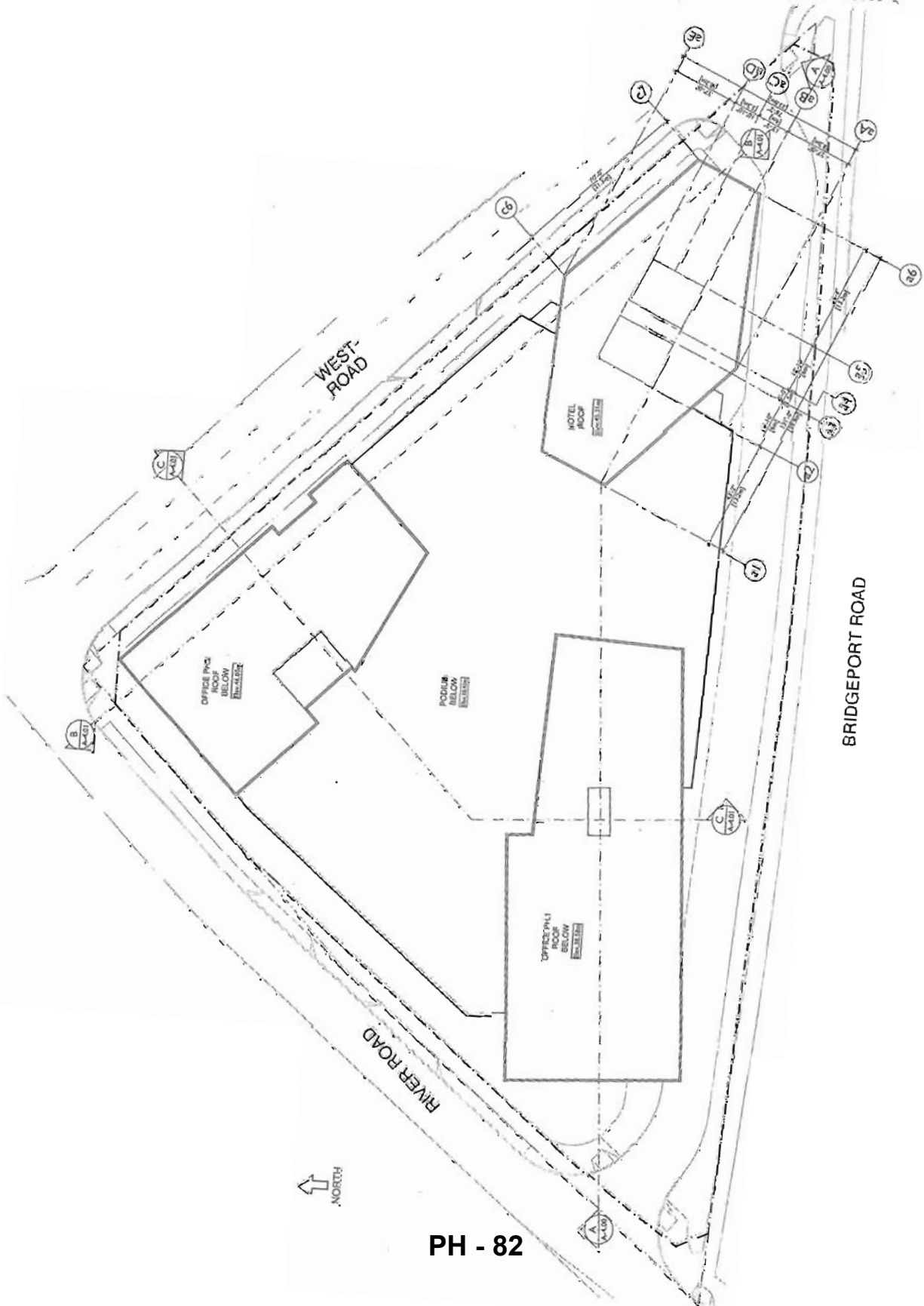


NOTES
LEGEND
HOTEL
COMMERCIAL
OFFICE

8451 BRIDGEPORT ROAD  
RICHMOND, BC  
FOR MYR LTD  
ROOF LEVEL

DATE
11/14/15
BY
11/14/15
SCALE
1:145

A-2.15



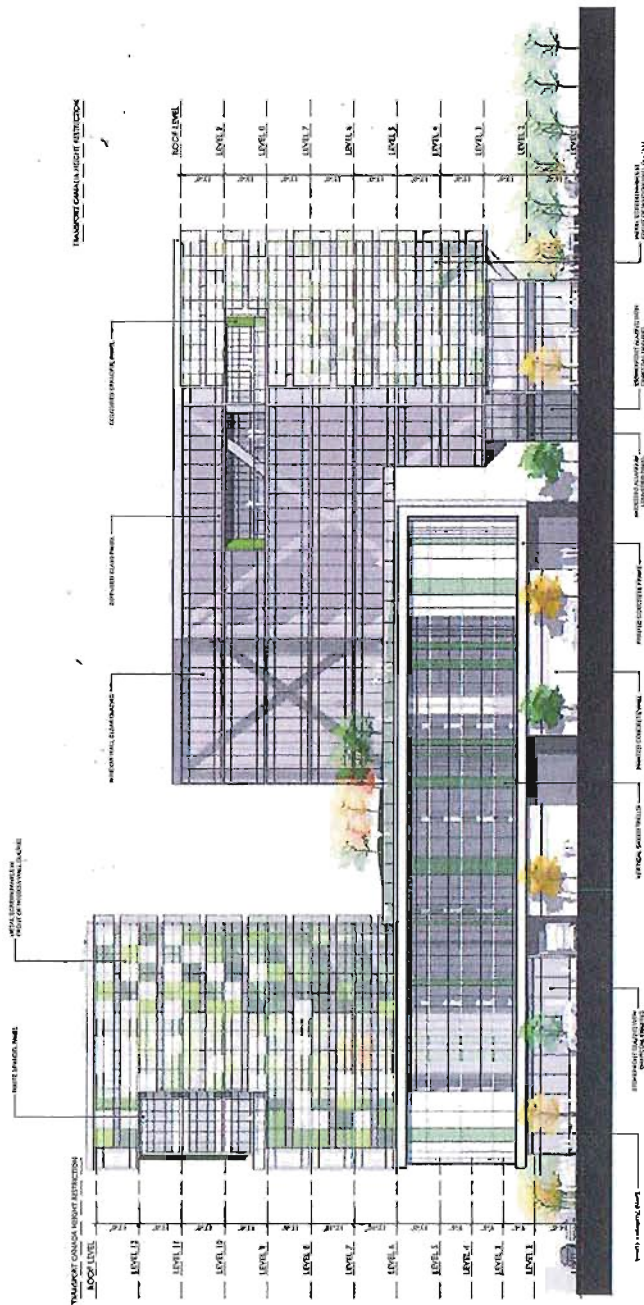






WEST ROAD ELEVATION





RIVER ROAD ELEVATION

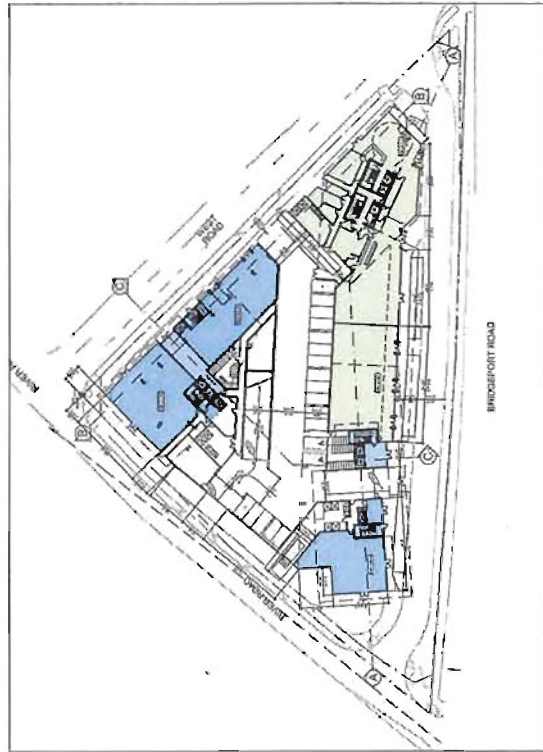
8451 BRIDGEPORT ROAD  
RICHMOND, BC

FOR MYIE LTD

RIVER ROAD  
ELEVATION

DATE	11/14/2014
RECEIVED BY	1145
ORDERED BY	1145
QUANTITY	1145

A-3.02



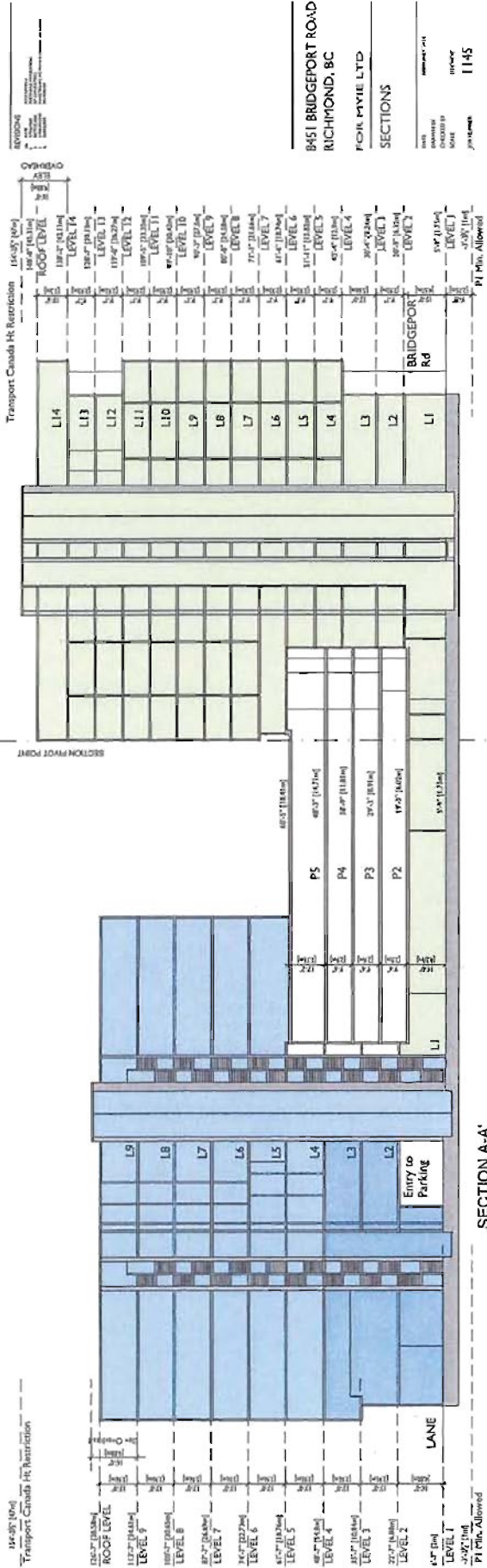
KEY PLAN

**gBL**

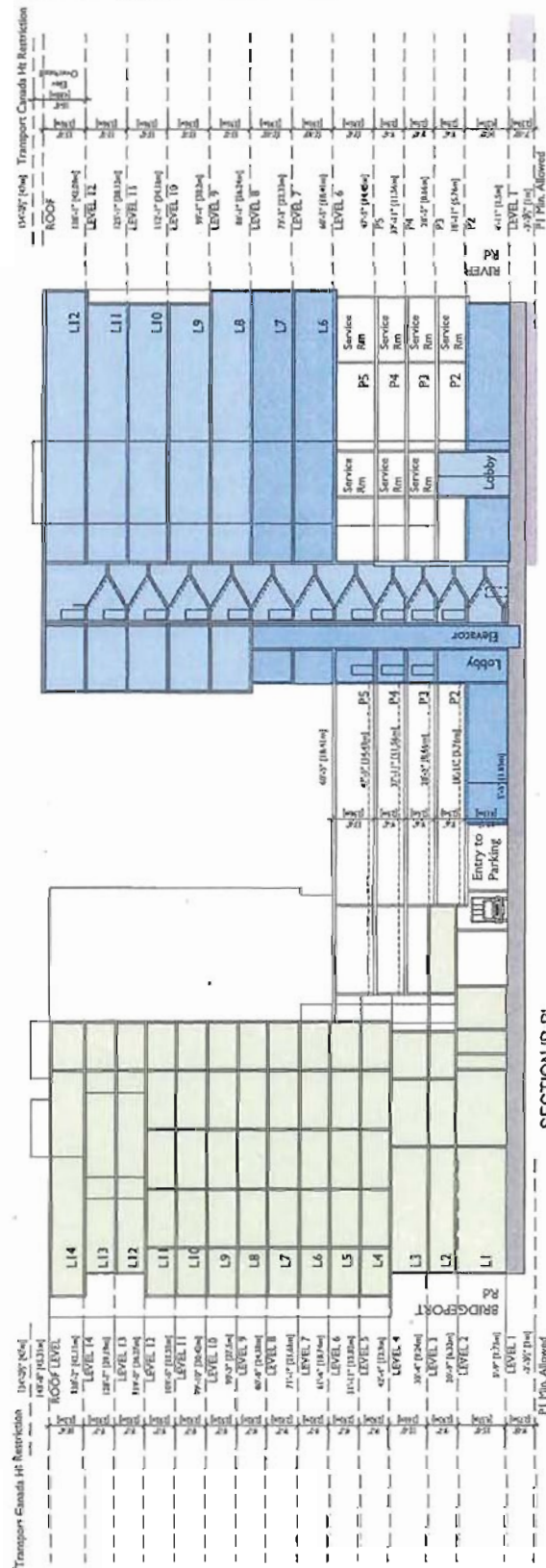
Geotechnical & Building Ltd.  
1000 Highway 104, Suite 100  
Richmond, BC V6X 1A7  
Tel: 604-273-8888  
Fax: 604-273-8889  
www.gbl.ca

**LEGEND**

	HOTEL
	COMMERCIAL
	OFFICE



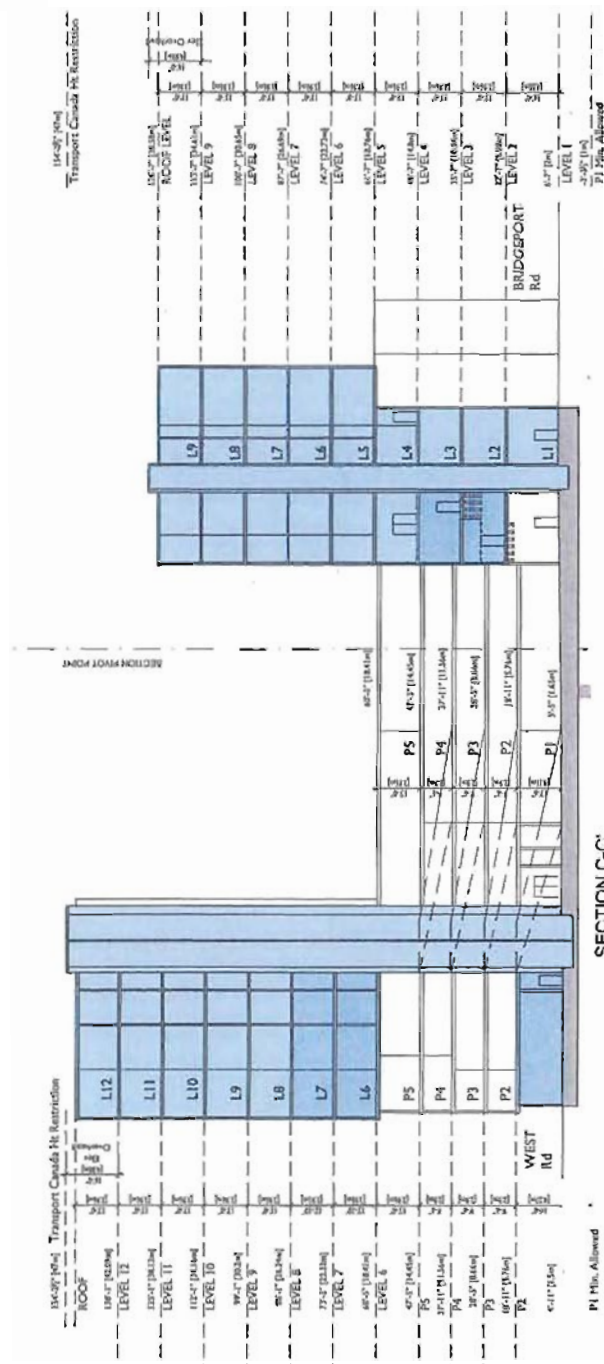
**A-4.00**

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4451 BRIDGEPORT ROAD  
RICHMOND, BC  
FOR MYHE LTD  
SECTIONS

DATE \_\_\_\_\_  
 REVENUE \_\_\_\_\_  
 ROAD \_\_\_\_\_  
 COUNTY \_\_\_\_\_

A-4.01







VIEW SOUTH-WEST ALONG WEST ROAD



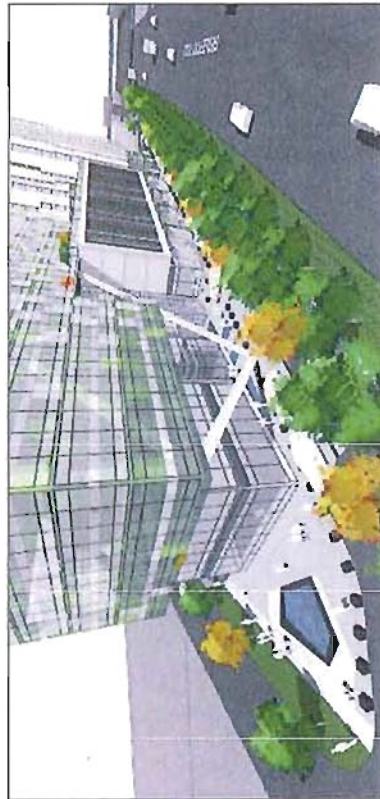
VIEW WEST ALONG HOTEL ATILUM AND COMMERCIAL FRONTAGE



VIEW SOUTH WEST ALONG WEST ROAD

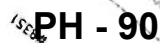


STREET VIEW LOOKING NORTH WEST



VIEW NORTH EAST OF THE COMMERCIAL BASE AND OFFICE COMPONENT





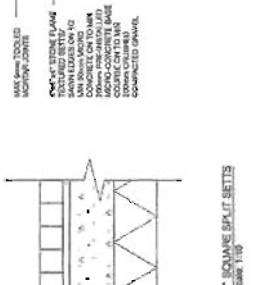
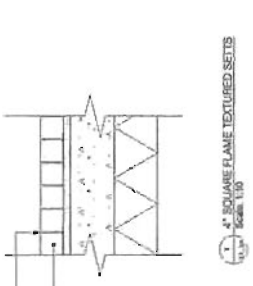
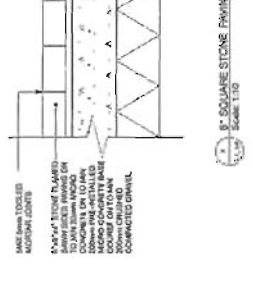
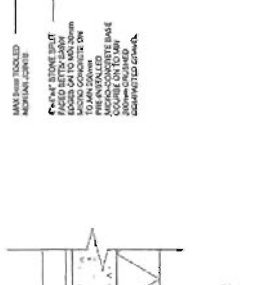
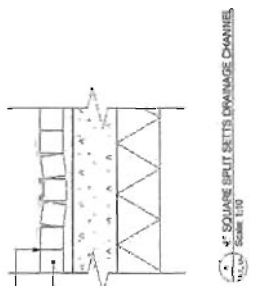






10000 10th Street, Suite 200  
 San Francisco, CA 94104  
 Tel: 415.774.1100  
 Fax: 415.774.1101  
 Email: info@considereddesign.com  
 Website: www.considereddesign.com

**GENERAL NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION (CSCS) AND THE LATEST EDITIONS OF THE AASHTO STANDARD SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION (M&M).  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES.  
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAFFIC CONTROL MEASURES.  
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION.  
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SURVEYING INFORMATION.  
 7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY GEOTECHNICAL INFORMATION.  
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ENVIRONMENTAL INFORMATION.  
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC PRESERVATION INFORMATION.  
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ARCHITECTURAL INFORMATION.  
 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LANDSCAPE ARCHITECTURE INFORMATION.  
 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PUBLIC WORKS INFORMATION.  
 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY FIRE DEPARTMENT INFORMATION.  
 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POLICE DEPARTMENT INFORMATION.  
 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HEALTH DEPARTMENT INFORMATION.  
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SOCIAL SERVICES INFORMATION.  
 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION DEPARTMENT INFORMATION.  
 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CULTURAL REOURCES INFORMATION.  
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HISTORIC LANDMARKS INFORMATION.  
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ANTI-CORRUPTION INFORMATION.



4' SQUARE SPLIT SETS DRAINAGE CHANNEL  
 Scale: 1/4" = 1'-0"

6\"/>

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revision: \_\_\_\_\_ date: 02.10.13

revision: \_\_\_\_\_ date: 02.10.13

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revision: \_\_\_\_\_ date: 02.10.13

revision: \_\_\_\_\_ date: 02.10.13

**PROJECT:**  
 10000 10th Street, Suite 200  
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 02.10.13

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**SCALE:**  
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**SCALE:**  
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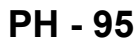
PH 93

1 GENERAL ARRANGEMENT

L6\_L1

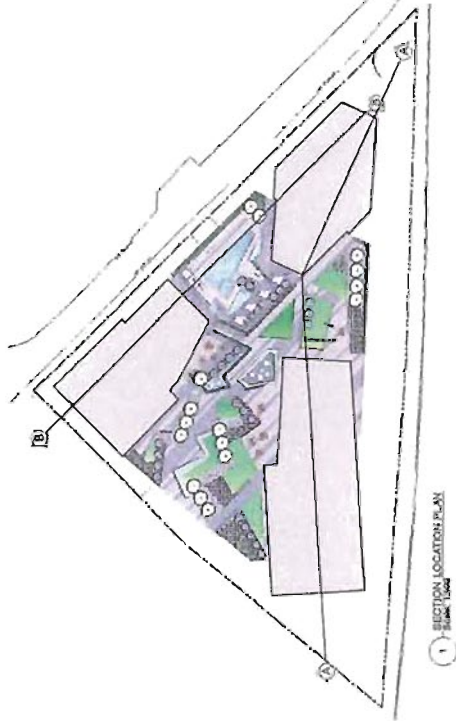




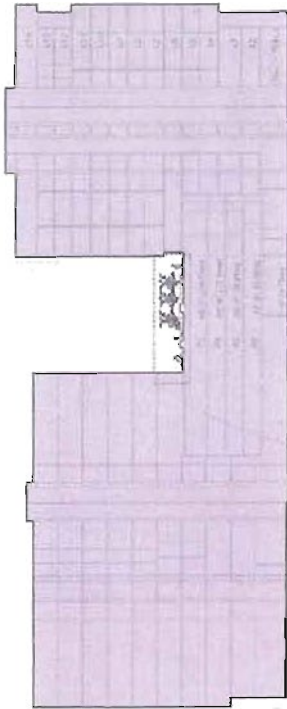


1775 17th Avenue, Suite 100  
 Berkeley, CA 94709  
 Tel: 415.863.1111  
 Fax: 415.863.1112  
 Email: info@considereddesign.com

**Project:** 4455 BRIDGEPORT ROAD DEVELOPMENT  
**Location:** LOT 115, BLOCK 8 NORTH, PARCELS 8 WEST, NEW WEST DISTRICT PLAN 20042  
**Scale:** 1" = 10' (1" = 10')



1 SECTION LOCATION PLAN



SECTION A-A'

2 SECTION A-A'

**Project:** 4455 BRIDGEPORT ROAD DEVELOPMENT  
**Location:** LOT 115, BLOCK 8 NORTH, PARCELS 8 WEST, NEW WEST DISTRICT PLAN 20042  
**Scale:** 1" = 10' (1" = 10')

**Project:** 4455 BRIDGEPORT ROAD DEVELOPMENT  
**Location:** LOT 115, BLOCK 8 NORTH, PARCELS 8 WEST, NEW WEST DISTRICT PLAN 20042  
**Scale:** 1" = 10' (1" = 10')

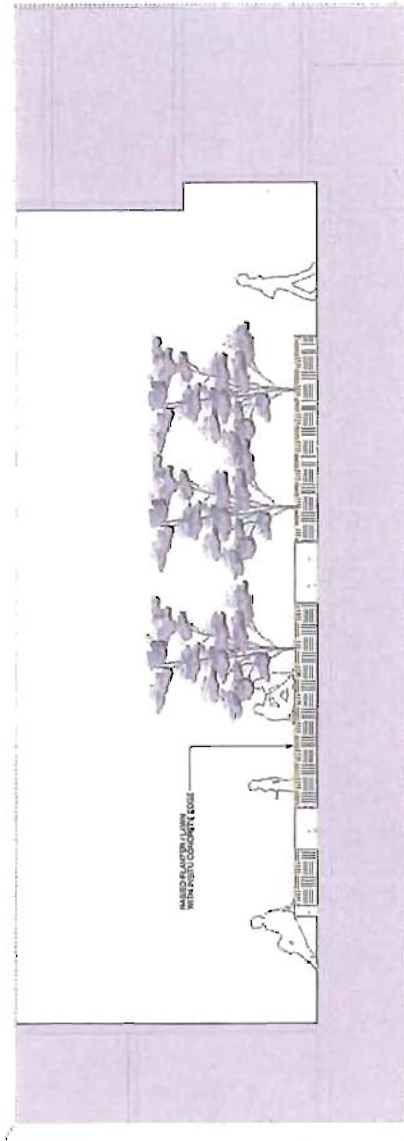
**Project:** 4455 BRIDGEPORT ROAD DEVELOPMENT  
**Location:** LOT 115, BLOCK 8 NORTH, PARCELS 8 WEST, NEW WEST DISTRICT PLAN 20042  
**Scale:** 1" = 10' (1" = 10')

**Project:** 4455 BRIDGEPORT ROAD DEVELOPMENT  
**Location:** LOT 115, BLOCK 8 NORTH, PARCELS 8 WEST, NEW WEST DISTRICT PLAN 20042  
**Scale:** 1" = 10' (1" = 10')



**Project:** 4455 BRIDGEPORT ROAD DEVELOPMENT  
**Location:** LOT 115, BLOCK 8 NORTH, PARCELS 8 WEST, NEW WEST DISTRICT PLAN 20042  
**Scale:** 1" = 10' (1" = 10')

L6\_L7



3 SECTION A-A' DETAIL



300-270-0000  
 4778 302 AVE  
 Suite 100  
 New West, BC V3V 2A4  
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**DATE:**  
 30.10.12  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT  
 LOT 110, BLOCK 5 NORTH RANGE 6 WEST,  
 NEW WEST DISTRICT PLAN 35992

**DATE:**  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

**DATE:**  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

**DATE:**  
 03.10.13

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**DATE:**  
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 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

**DATE:**  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

**DATE:**  
 03.10.13

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 03.10.13

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 401 BRIDGEPORT ROAD DEVELOPMENT

**DATE:**  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

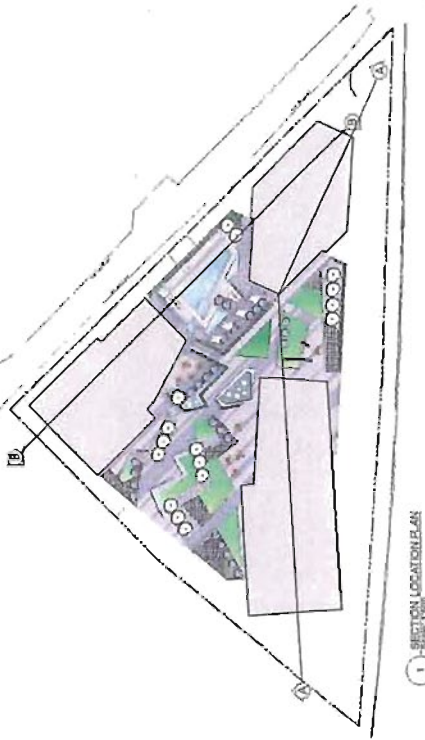
**DATE:**  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

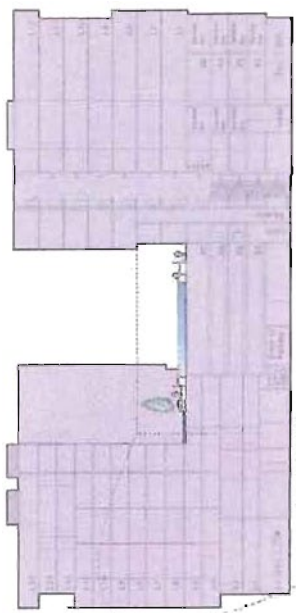
**DATE:**  
 03.10.13

**PROJECT:**  
 401 BRIDGEPORT ROAD DEVELOPMENT

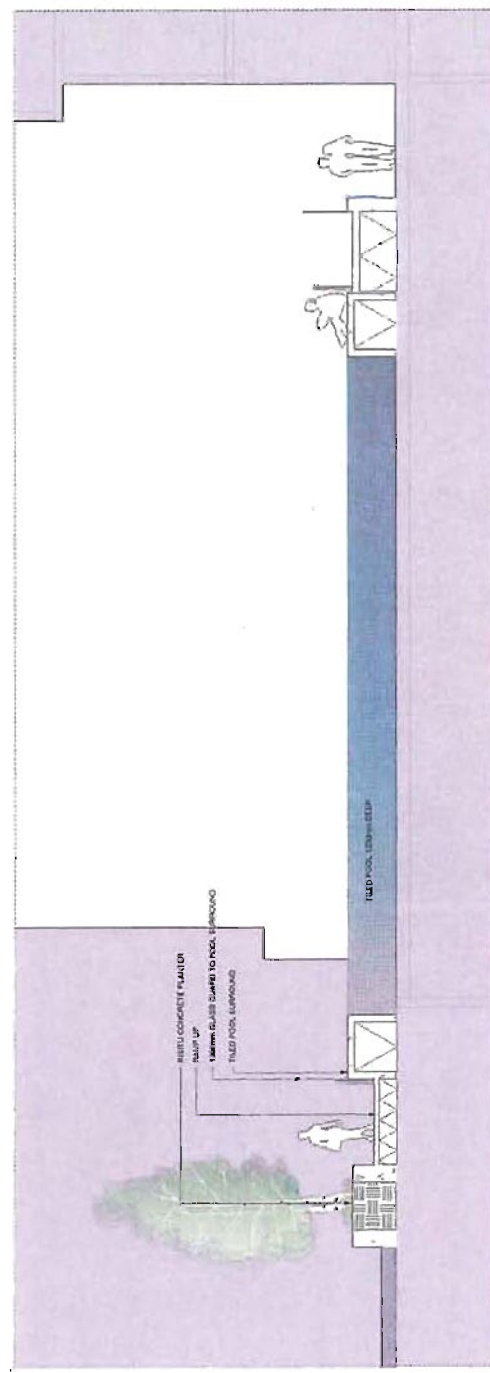
**DATE:**  
 03.10.13



1 SECTION LOCATION PLAN



2 SECTION B-B DETAIL



3 SECTION B-C DETAIL





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**Richmond Official Community Plan Bylaw 7100  
Amendment Bylaw 9065 (RZ 12-605272)  
8451 Bridgeport Road and Surplus City Road**

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

1. Richmond Official Community Plan Bylaw 7100, Schedule 2.10 (City Centre Area Plan) is amended by:
  - a) Repealing the existing land use designation in the Generalized Land Use Map (2031) thereof for that area shown cross-hatched on "Schedule "A" attached to and forming part of Bylaw 9065", and by designating it "Urban Centre T5".
  - b) In the Generalized Land Use Map (2031) thereof, designating along the west and east property lines of 8451 Bridgeport Road "Proposed Streets".
  - c) Repealing the existing land use designation in the Specific Land Use Map: Bridgeport Village (2031) thereof for that area shown cross-hatched on "Schedule "A" attached to and forming part of Bylaw 9065", and by designating it "Urban Centre T5 (45m)".
  - d) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the west and east property lines of 8451 Bridgeport Road "Proposed Streets".
  - e) In the Specific Land Use Map: Bridgeport Village (2031) thereof, designating along the east property line of 8451 Bridgeport Road "Pedestrian-Oriented Retail Precincts-Secondary Retail Streets & Linkages".
  - f) Making various text and graphic amendments to ensure consistency with the Generalized Land Use Map (2031) and Specific Land Use Map: Bridgeport Village (2031) as amended.

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 9065".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

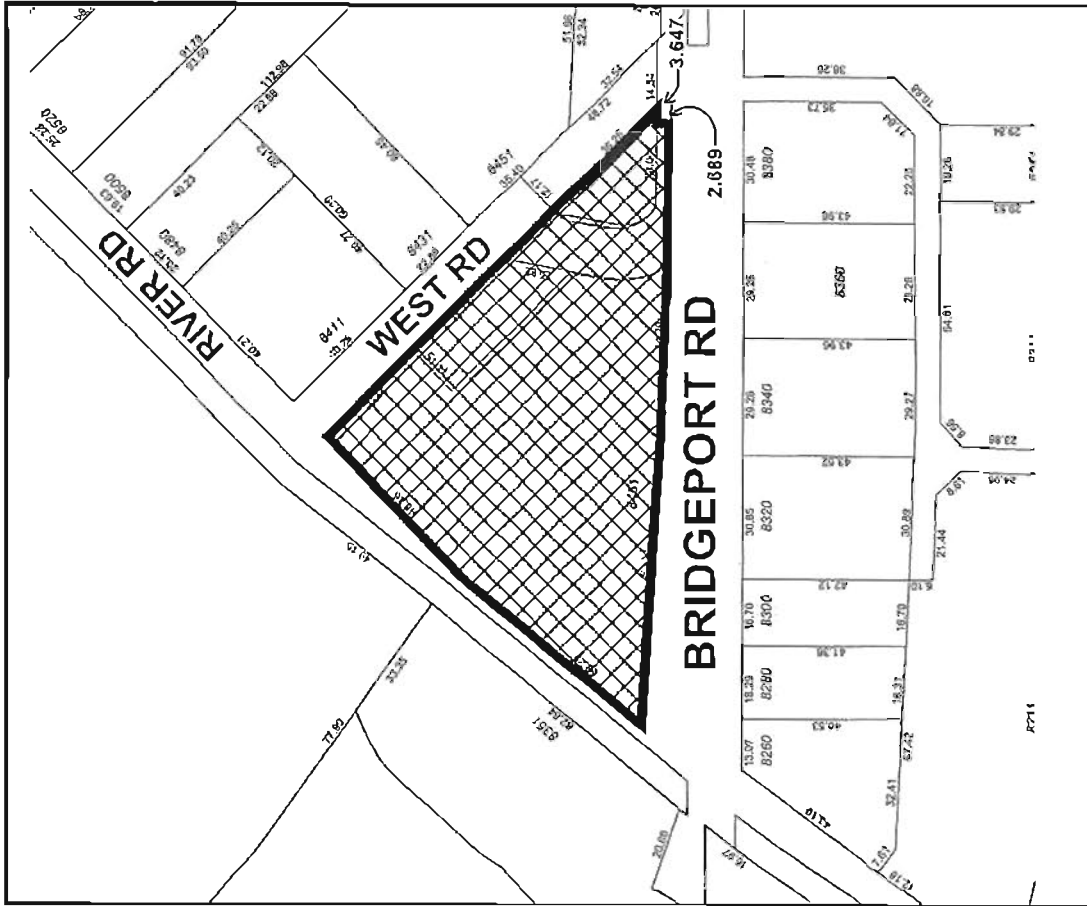
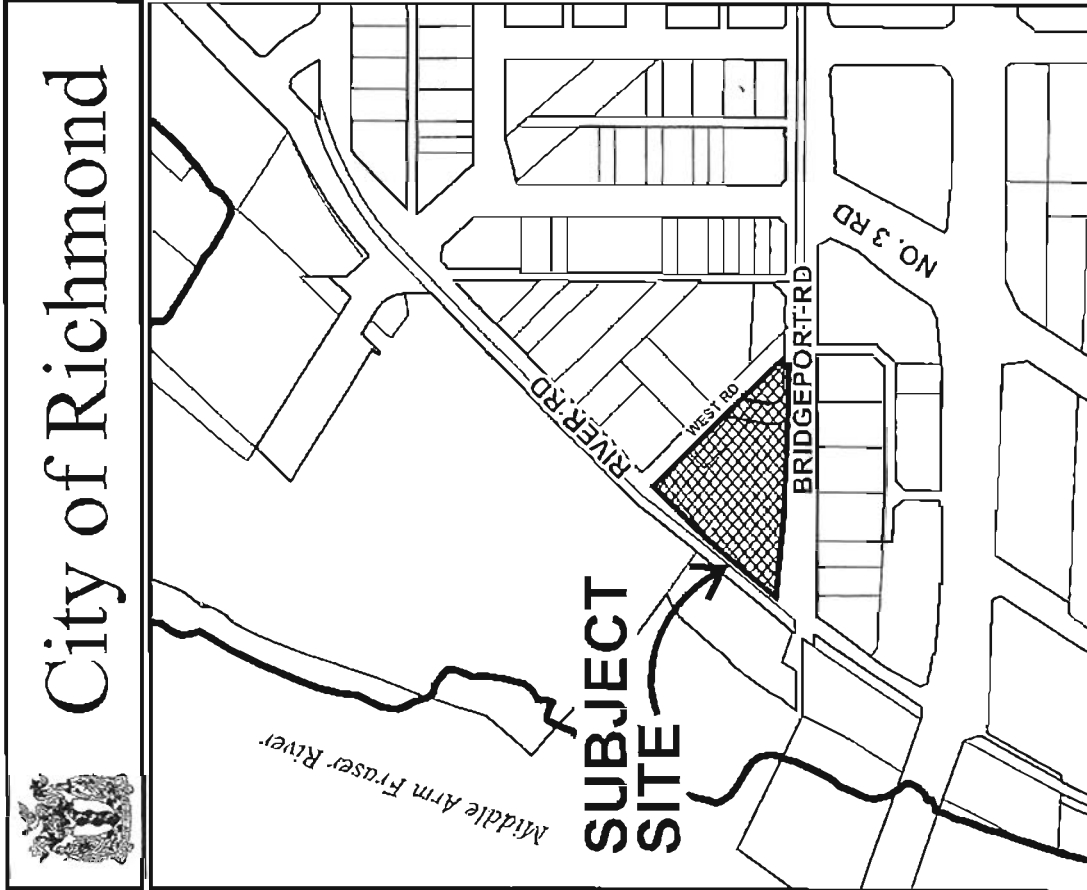
ADOPTED

NOV 12 2013



\_\_\_\_\_  
MAYOR

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



**RZ 12-605272**

Original Date: 10/01/13  
Revision Date:  
Note: Dimensions are in METRES



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9066 (RZ 12-605272)  
8451 Bridgeport Road and Surplus City Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting Section 22.33 thereof the following:

**“22.33 High Rise Office Commercial (ZC33) – (City Centre)**

**22.33.1 Purpose**

The **zone** provides for high-**density**, transit-supportive, non-residential, central **business** district **development** in an area affected by aircraft noise. The zone provides for an additional **density bonus** that would be used for rezoning applications in the Village Centre Bonus Area of the **City Centre** in order to achieve **City** objectives.

**22.33.2 Permitted Uses**

- hotel
- education, commercial
- entertainment, spectator
- government service
- health service, minor
- library and exhibit
- liquor primary establishment
- manufacturing, custom indoor
- neighbourhood public house
- office
- parking, non-accessory
- private club
- recreation, indoor
- recycling depot
- religious assembly
- restaurant
- retail, convenience
- retail, general

- retail, secondhand
- service, business support
- service, financial
- service, household repair
- service, personal
- studio
- veterinary service

#### 22.33.3 Secondary Uses

- n/a

#### 22.33.4 Permitted Density

1. The maximum **floor area ratio** of the site is 2.0.
2. Notwithstanding Section 22.33.4.1, the reference to a maximum **floor area ratio** of "2.0" is increased to a higher **density** of "3.0" provided that the lot is located in the Village Centre Bonus Area designated by the City Centre Area Plan and the owner uses the additional 1.0 **density bonus floor area ratio** only for **office** purposes.
3. There is no maximum **floor area ratio** for **non-accessory parking** as a principal use.

#### 22.33.5 Permitted Lot Coverage

1. The maximum lot coverage is 90% for **buildings** and **landscaped roofs over parking spaces**.

#### 22.33.6 Yards & Setbacks

1. The minimum **setback** of a **building** to a public road is 1.7 m for the **first storey** of a **building**, and 0.1 m for all other **storeys** of a **building**.

#### 22.33.7 Permitted Heights

1. The maximum **height** for **buildings** is 47.0 m geodetic.
2. The maximum **height** for **accessory structures** is 12.0 m.

#### 22.33.8 Landscaping & Screening

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

#### 22.33.9 On-site Parking and Loading

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



**22.33.10 Other Regulations**

1. Signage must comply with the City of Richmond's *Sign Bylaw No. 5560*, as it applies to **development** in the Downtown Commercial (CDT1) zone.
2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply."
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**HIGH RISE OFFICE COMMERCIAL (ZC33) – (CITY CENTRE)**".  
  
That area shown cross-hatched on "Schedule "A" attached to and forming part of Bylaw No. 9066"
3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9066**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

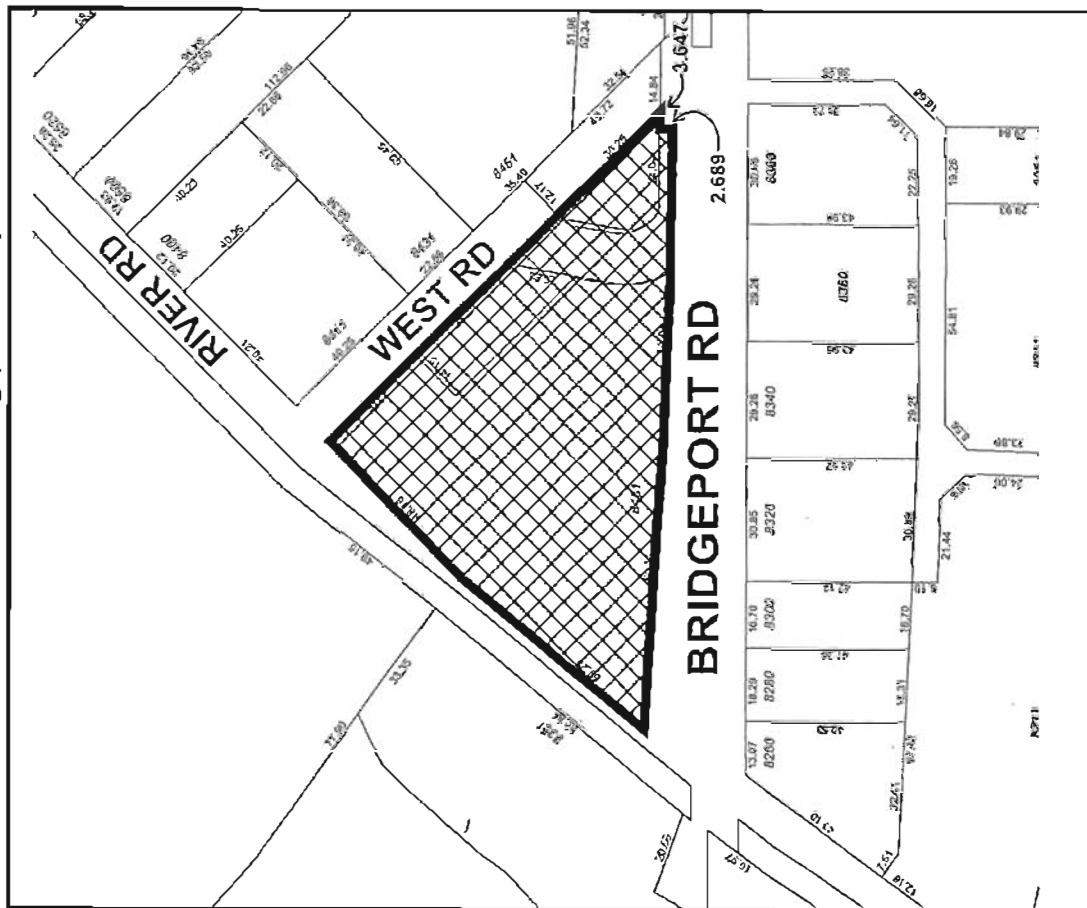
MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

NOV 12 2013

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

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



RZ 12-605272

Original Date: 10/01/13

Revision Date:

**Note: Dimensions are in METRES**



# City of Richmond

To Council - Nov 12, 2013  
**Report to Committee**  
Planning and Development Department

TO PLN - Nov. 5, 2013

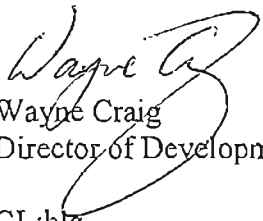
**To:** Planning Committee  
**From:** Wayne Craig  
Director of Development

**Date:** October 24, 2013  
**File:** RZ 13-641189

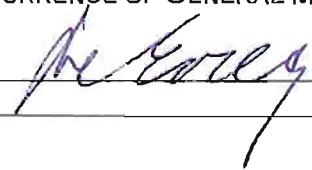
**Re:** Application by Khalid Hasan for Rezoning at 3800 and 3820 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

## Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, for the rezoning of 3800 and 3820 Blundell Road from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director of Development

CL:blg  
Att.

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

## Staff Report

### Origin

Khalid Hasan has applied to the City of Richmond for permission to rezone the property at 3800/3820 Blundell Road from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, to permit the property to be subdivided to create two (2) lots, each with vehicle access from Blundell Road (see **Attachments 1 and 2**). There is currently an existing strata-titled duplex on the subject site, which is proposed to be demolished.

### Findings of Fact

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

### Surrounding Development

The subject site is located on the south side of Blundell Road, between No. 1 Road and Dalemore Road, in an established residential neighbourhood consisting mainly of single detached housing and duplexes, with other land uses to the north and east, as described below:

To the north, directly across Blundell Road, is an older strata-titled multi-family development under Land Use Contract 024;

To the east and west, on either side of the subject site, are older duplexes on lots zoned “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)”, respectively; and

To the south, directly behind the subject site, are newer dwellings on lots zoned “Single Detached (RS1/E)” fronting Bairdmore Crescent.

### Related Policies & Studies

#### 2041 Official Community Plan (OCP) Designation

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

#### Lot Size Policy 5474

The subject property is located within the area covered by Lot Size Policy 5474, adopted by City Council in 2008 (**Attachment 4**). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m<sup>2</sup> in area.

### Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total building area towards the City's Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total building area of the single-family developments (i.e. \$5,280) in-lieu of providing a secondary suite on 50% of the new lots.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, the City will accept a proposal to build a secondary suite within a dwelling on one (1) of the two (2) lots proposed at the subject site. To ensure that a secondary suite is built in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title prior to rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

### **Public Input**

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

### **Staff Comments**

#### Background

The general area of this development application, on the south side of Blundell Road and west of No. 1 Road, has seen limited redevelopment through rezoning and subdivision in recent years. Two (2) rezoning and subdivision applications were completed to the west of the subject site in 2011 and 2012, at 3648/3668 Blundell Road and 3680/3688 Blundell Road, respectively. There is potential for other properties with duplexes along the south side of this block of Blundell Road to rezone and subdivide consistent with Lot Size Policy 5474.

#### Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses the condition of trees, and provides recommendations on tree retention and removal relative to the development proposal. The Report identifies and assesses two (2) bylaw-sized trees on the subject site (Trees # 255 and 256), and eight (8) off-site trees on neighbouring lots (Trees A, B, C, D, E, F, G, H). The Tree Retention Plan is shown in Attachment 5.

The report recommends:

- Retention of the Blue Spruce on the subject site (Tree # 256), due to its good condition and location within the front yard;



- Removal of the European Birch from the subject site (Tree # 255) due to its poor condition. The tree has been repeatedly topped, has significant dieback in the crown, and it is possible that the tree is infested with Bronze Borer;
- Removal of off-site Trees A, B, D, E, F, G, H from neighbouring lots due to their marginal and unsuitable condition for retention (e.g. dieback in crown, historical pruning and topping, and branch failure). The applicant has decided to protect the off-site trees. Tree protection fencing must be installed on-site around the driplines of the off-site trees, root pruning is required, and perimeter drainage, excavation and fill placement must be diverted to outside of tree protection zones;
- Retention of off-site Tree C on the neighbouring lot, which is located far enough away from the subject site such that no impacts are expected. No protection measures are required for Tree C.

The City's Tree Preservation Official has reviewed the Arborist's Report, conducted a Visual Tree Assessment, and concurs with the Arborist's recommendations based on the condition and location of the trees.

Tree protection fencing must be installed to City standard around the Blue Spruce (Tree # 256) prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed. The existing driveway crossing to the east of the tree is to be maintained in its current location for the proposed east lot to facilitate protection of this tree. If removal and resurfacing of the driveway on the east lot is proposed, then it must be undertaken with on-site direction of a Certified Arborist.

Tree protection fencing must be installed on-site around the driplines of Trees A, B, D, E, F, G, H to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03. Tree protection fencing must be installed prior to demolition of the existing dwelling on-site and must remain in place until construction and landscaping on the proposed lots is completed.

Prior to rezoning bylaw adoption, the applicant must:

- Submit a contract with a Certified Arborist for supervision of any works to be conducted within the tree protection zone of on-site Tree # 256 and the tree protection zone of off-site trees that encroach into the subject site (Trees #A, B, D, E, F, G, H). The contract must include the proposed number of monitoring inspections (including stages of development), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review. The Contract must include a provision for the supervision of root pruning for off-site trees, and installation of perimeter drainage, excavation and fill placement outside of the tree protection zones.
- Submit a survival security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Blue Spruce in the front yard will be protected (Tree # 256). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

Based on the 2:1 tree replacement ratio goal in the 2031 Official Community Plan (OCP), a total of two (2) replacement trees are required to be planted and maintained on the proposed lots. Consistent with this policy, the applicant will provide two (2) replacement trees on the proposed lots.

The applicant also proposes to provide one (1) additional tree on the proposed lots, consistent with “Council Policy 5032 – Tree Planting”, which encourages two (2) trees per lot.

Consistent with the City’s Tree Protection Bylaw, the sizes of trees proposed to be planted on the proposed lots are as follows:

# Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2 Replacement Trees	8 cm		4 m
1 Additional Tree	6 cm		3.5 m

Prior to rezoning bylaw adoption, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

#### Existing Covenants

There are existing covenants registered on Title of the strata lots, which restrict the use of the property to a duplex (i.e., BE49183, BE49184), which must be discharged from Title by the applicant prior to rezoning bylaw adoption.

#### Flood Management

Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

#### Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

Vehicle access to the proposed lots will be via two (2) driveway crossings to Blundell Road. The existing driveway crossing to the east of the Blue Spruce tree in the front yard (Tree # 256) is to be maintained in its current location for the proposed east lot to facilitate protection of this tree. If removal and resurfacing of the driveway on the east lot is proposed, then it must be undertaken with on-site direction of a Certified Arborist.

#### Subdivision

At subdivision stage, the developer will be required to pay servicing costs.

**Analysis**

The subject site is located in an established residential area consisting mainly of single detached housing and duplexes.

This development proposal is consistent with Lot Size Policy 5474, which allows existing duplexes to rezone and subdivide into two (2) equal lots. This development proposal will enable a subdivision to create two (2) lots, each approximately 12 m wide and 446 m<sup>2</sup> in area.

There is potential for other lots containing duplexes along this block of Blundell Road to rezone and subdivide consistent with the Lot Size Policy.

**Financial Impact**

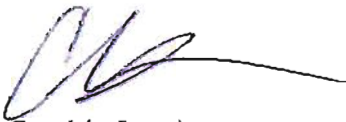
None.

**Conclusion**

This rezoning application to permit subdivision of an existing large duplex-zoned lot into two (2) smaller lots complies with Lot Size Policy 5474 and applicable policies and land use designations contained within the OCP.

The list of rezoning considerations is included in **Attachment 6**, which has been agreed to by the applicant (signed concurrence on file).

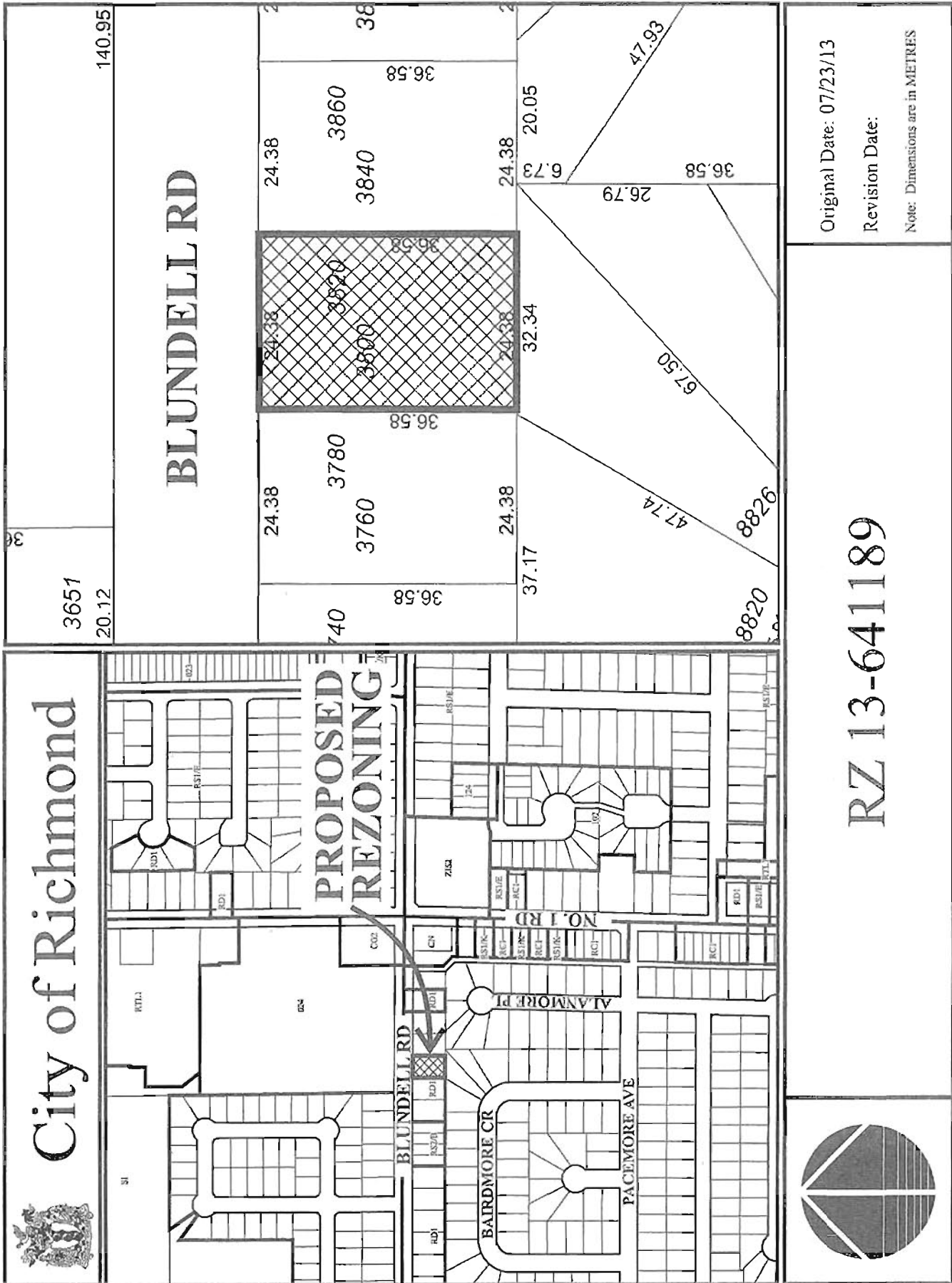
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9069 be introduced and given first reading.



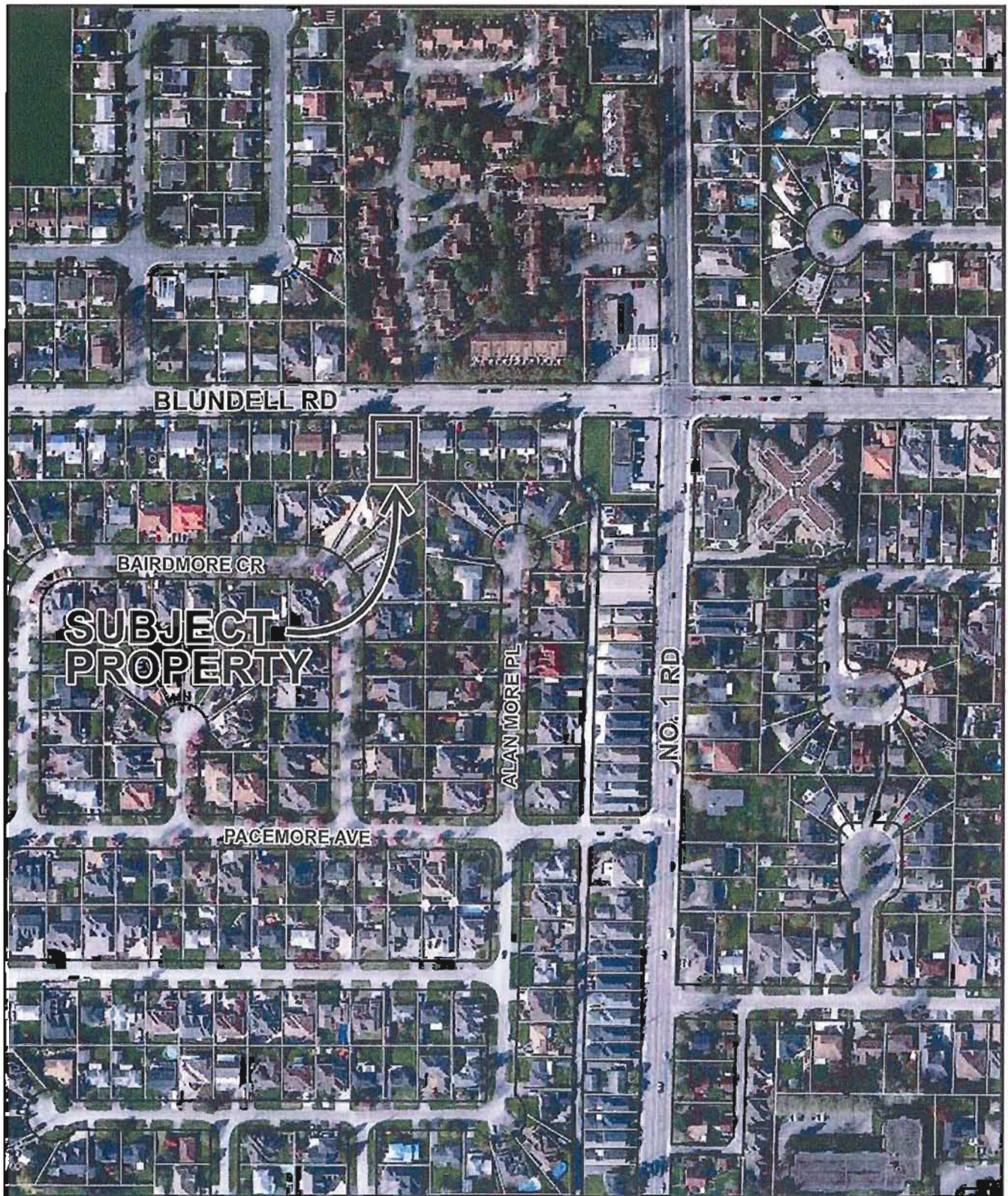
Cynthia Lussier  
Planning Technician

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5474
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations







RZ 13-641189

Original Date: 07/23/13

Amended Date:

Note: Dimensions are in METRES



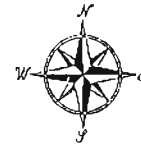
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA LOT 1  
SECTION 22 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT  
STRATA PLAN NW123 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY  
IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS  
SHOWN ON FORM 1**

ATTACHMENT 2

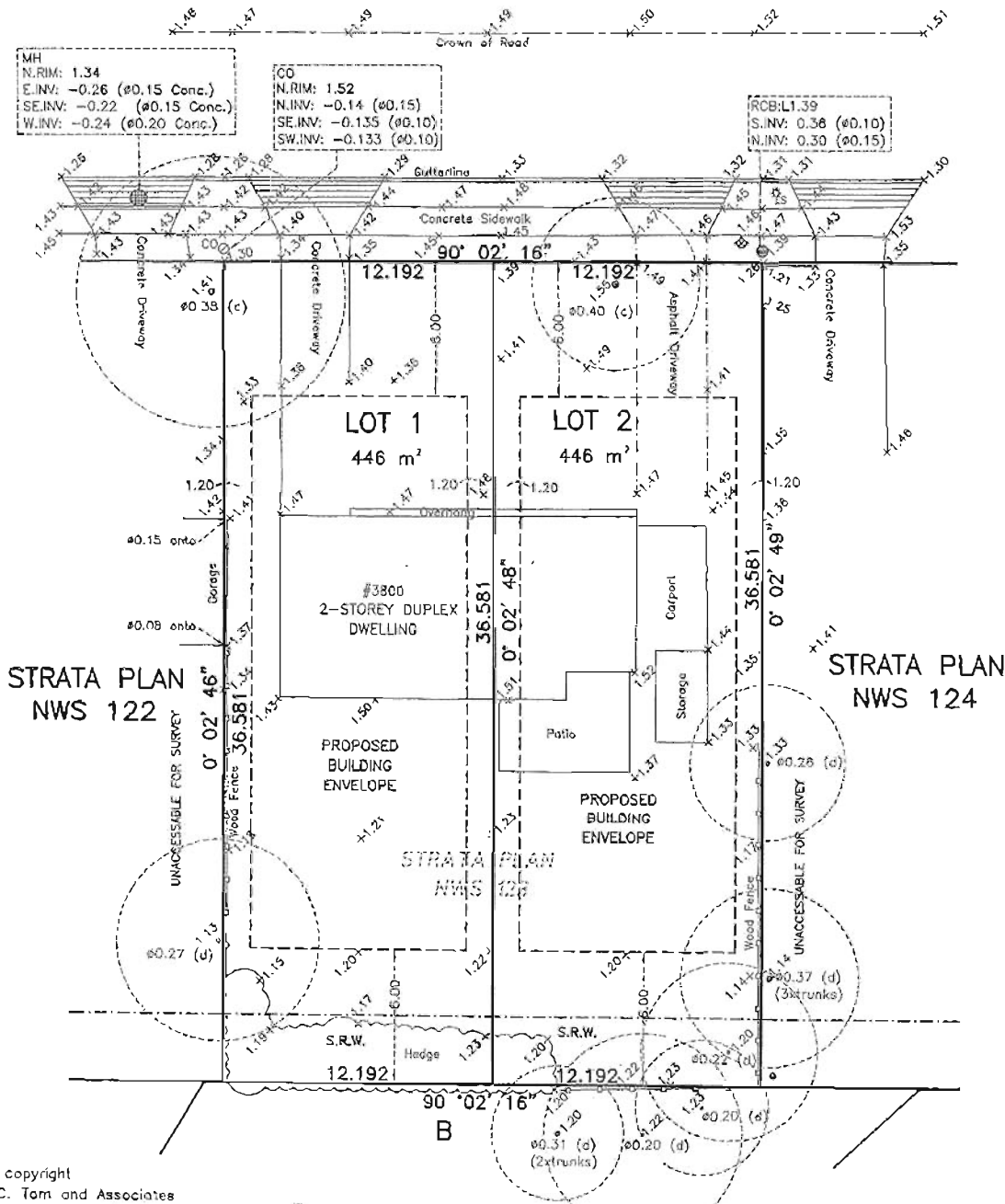
#3800 BLUNDALL ROAD,  
RICHMOND, B.C.  
P.I.D 001-124-277

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



BLUNDALL ROAD



© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
Email: office@jctam.com  
Website: www.jctam.com  
Job No. 5211  
FB-236 P6-7  
Drawn By: TH

**LEGEND:**

- (c) denotes coniferous
- (d) denotes deciduous
- ⊙ denotes power pole
- ⊙ denotes round catch basin
- ⊙ denotes manhole
- ⊙ denotes fire hydrant
- ⊙ denotes cleanout
- LS denotes lamp standard

**NOTE:**

Elevations shown are based on City  
of Richmond HPN Benchmark network.  
Benchmark: HPN #234,  
Control Monument 77H4891  
Located at CL Gibbons Dr & Gamba  
Dr, E side of grass median  
Elevation = 1.125 metres

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*[Signature]*  
JOHNSON C. TAM, B.C.L.S.

**PH - 113**

JUNE 25th, 2013

DWG No. 5211-TOPO

NTS



**RZ 13-641189**

**Attachment 3**

Address: 3800 and 3820 Blundell Road

Applicant: Khalid Hasan

Planning Area(s): Seafair

	Existing	Proposed
Owner:	3800 Blundell Rd: Baldev Singh Purewal 3820 Blundell Rd: Parminder Singh Phangura	To be determined
Site Size (m <sup>2</sup> ):	892 m <sup>2</sup> (9,601 ft <sup>2</sup> )	Two (2) lots, each approximately 446 m <sup>2</sup> (4,800 ft <sup>2</sup> )
Land Uses:	Single detached dwelling	Two (2) single detached dwellings
OCP Designation:	Neighbourhood Residential (NRES)	No change
Lot Size Policy Designation:	Lot Size Policy 5474 permits rezoning and subdivision of lots containing duplexes into two (2) equal lots.	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

**Policy 5474:**

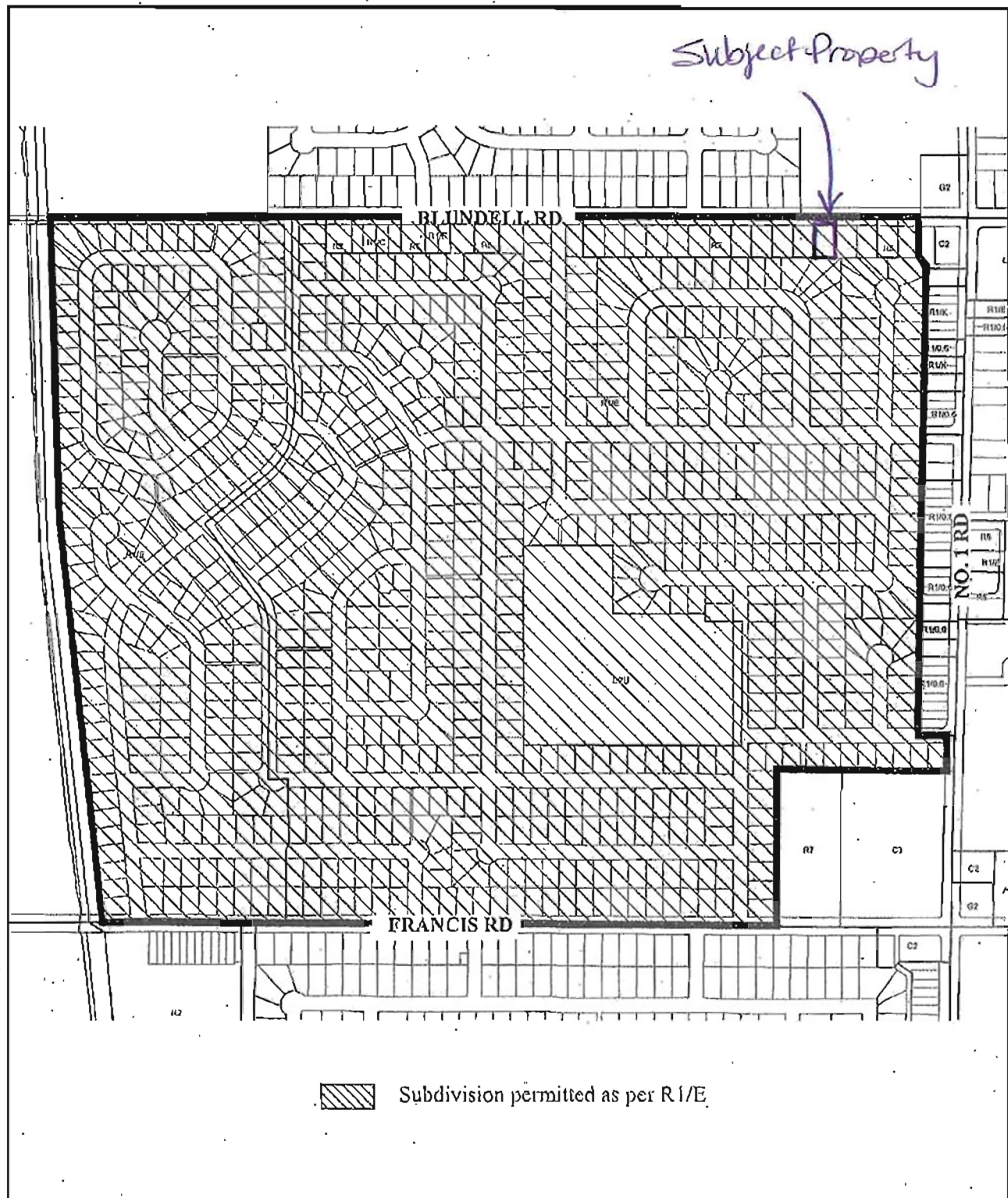
The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.



Policy 5474  
21-4-7 & 22-4-7

Original Date: 02/29/08

Amended Date: 05/20/08

Note: Dimensions are in METRES









## Rezoning Considerations

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

Address: 3800 and 3820 Blundell Road

File No.: RZ 13-641189

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9069, the developer is required to complete the following:**

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs). The Landscape Plan should:
  - comply with the guidelines of the Arterial Road Policy in the 2041 OCP;
  - include the dimensions of required tree protection fencing;
  - include a variety of suitable native and non-native replacement trees and vegetation, ensuring a rich urban environment and diverse habitat for urban wildlife; and
  - include the three (3) trees to be planted and maintained, with the following minimum sizes:

# Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2 Replacement Trees	8 cm		4 m
1 Additional Tree	6 cm		3.5 m

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of on-site works conducted within the tree protection zone of the trees to be retained (i.e. Tree # 256 on-site, and Trees A, B, D, E, F, G, H off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (including stages of construction), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$1,000 (to reflect the 2:1 replacement ratio at \$500/tree) to ensure that the Blue Spruce in the front yard will be protected (Tree # 256). Following completion of construction and landscaping on the subject site, 50% of the security will be released subject to a landscaping inspection to verify tree survival. The remaining 50% of the security will be released one (1) year after the initial landscaping inspection if the tree has survived.
4. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,280) to the City's Affordable Housing Reserve Fund.
 

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a flood indemnity covenant on title.
6. Discharge of existing covenants BE49183, BE49184 registered on title of the strata lots, which restrict the use of the property to a duplex.

At demolition\* stage, the following is required to be completed:

- Installation of tree protection fencing on-site around the Blue Spruce (Tree # 256) and the driplines of Trees A, B, D, E, F, G, H. Tree protection fencing must be installed to City standard and in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to demolition of the existing dwelling on-site, and must remain in place until construction and landscaping on the proposed lots is completed.

At subdivision\* stage, the following is required to be completed:

- Payment of servicing costs.

At building permit\* stage, the following is required to be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 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:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the *Provincial Wildlife Act* and *Federal Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed original on file]

Signed \_\_\_\_\_

Date \_\_\_\_\_



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9069 (RZ 13-641189)  
3800/3820 Blundell Road**

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 existing zoning designation of the following area and by designating it "SINGLE DETACHED (RS2/B)".

P.I.D. 001-124-277

STRATA LOT 1 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW123 TOGETHER  
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION  
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON  
FORM 1

P.I.D. 001-124-285

STRATA LOT 2 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT STRATA PLAN NW123 TOGETHER  
WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION  
TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON  
FORM 1

2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9069".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 12 2013

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>hl</i>

\_\_\_\_\_  
MAYOR

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



# City of Richmond

To Council - Nov 12, 2013  
**Report to Committee**  
Planning and Development Department

TO PLN - Nov. 5, 2013

To: Planning Committee

Date: October 30, 2013

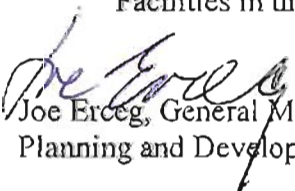
From: Joe Erceg  
General Manager, Planning and Development

File: 12-8060-20-009070  
X12: 12-8060-20-009072

Re: **Managing Medical Marihuana Production Facilities, and Research and  
Development Facilities in Agricultural and Urban Areas**

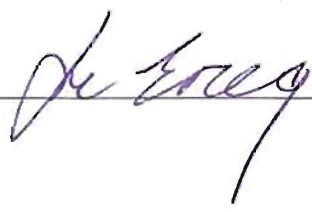
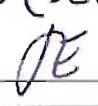
## Staff Recommendation

1. That the City of Richmond request Health Canada to only consider issuing licences under the federal Marihuana for Medical Purposes Regulations (MMPR) in compliance with the City's Strategic Facility Management Approach contained in this report;
2. That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9072 that adds Land Use Policies in Section 3.0 of the OCP, to establish a Strategic Facility Management Approach regarding Health Canada Licensed Medical Marihuana Production Facilities, and Research and Development Facilities in Urban and Agricultural Areas, be introduced and given first reading;
3. That Bylaw 9072, having been considered in conjunction with:
  - The City's Financial Plan and Capital Program;
  - The Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby deemed to be consistent with said program and plans, in accordance with Section 882(3)(a) of the Local Government Act;
4. That Bylaw 9072, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing, along with Zoning Bylaw 9070 below; and
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9070 proposing Regulations to better manage Medical Marihuana Production Facilities and, Research & Development Facilities in the City, be introduced and given first reading.

  
Joe Erceg, General Manager,  
Planning and Development

JE:tc  
Att. 6



REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
Fleet & Environmental Programs	<input checked="" type="checkbox"/>	
Law	<input checked="" type="checkbox"/>	
APPROVED BY CAO ( <del>DEPUTY</del> )		
		

## Staff Report

### Origin

This report responds to the following medical marihuana facility management issues: (1) Health Canada's June 2013 Marihuana for Medical Purposes Regulations (MMPR), (2) the BC Agricultural Land Commission's (ALC) October 2013 bulletin (**Attachment 1**), regarding how the ALC will manage facilities in the Agricultural Land Reserve (ALR), (3) the City's recent external advice regarding issuance of a Building Permit for a licensed Research and Development Facility, and (4) the importance for the City to establish a medical marihuana facility policy in a timely manner, as Health Canada may issue MMPR facility licenses in Richmond at any time.

### 2011- 2014 Council Term Goals

This report addresses the following Council Term Goal:

- 7 - Manage Growth and Development.

### Background

#### (1) Terms

In this report, to better manage newly licensed Health Canada medical marihuana facilities, the following terms are used:

- "Licensed Commercial Medical Marihuana Production Facility" (Production Facilities) which primarily focus on growing, researching and developing, processing, and distributing medical marihuana;
- "Licensed Medical Marihuana Research and Development Facility" (R&D Facilities) which primarily focuses on medical marihuana research and development;
- "Agricultural Area": means land contained in Agricultural Land Reserve (ALR) and land outside the ALR and that is zoned to allow for "Farm Business" as a permitted use, namely, in the Agriculture (AG1), Golf Course (GC), Roadside Stand (CR), Agriculture and Truck Parking - No 6 Road (East Richmond) (ZA1), Agriculture and Park - Terra Nova (ZA2) and Agriculture and Botanical Show Garden -Fantasy Gardens (Ironwood Area) (ZA3) zoning districts;
- "Urban Area": means lands not in the Agricultural Area.

These distinctions are important because Health Canada licenses two types of facilities, namely: "Production Facilities" and "Research and Development Facilities". The Agricultural Land Commission (ALC), in its recent bulletin (**Attachment 1**), has stated that "Production Facilities" are defined as "farm use" and do not require ALC approval, while the "Research and Development Facilities", as they are not specifically related to the growing of an agricultural product, require an application to the ALC for non-farm use approval. By recognizing the two types of Facilities, the City can establish effective medical marihuana facility policies in Urban and Agricultural Areas.

#### (2) Existing MMAR Program

In 2001, the Federal government introduced the *Marihuana Medical Access Regulations* (MMAR) Program to enable Canadians to access marihuana for medical purposes, by applying to Health Canada for an Authorization To Possess (ATP) and, if applicable, a license to grow it.

Federal data indicates that under the MMAR, in 2001 there were 500 ATPs, in August 2012, there were 21,986 ATP persons, and by 2014 this may increase to 40,000 ATP persons.

Currently, British Columbia and Nova Scotia have shares of MMAR participation that exceed their population shares, while Quebec's MMAR participation is disproportionately lower than its population share. In 2011, the Government of Canada proposed program changes and held public consultations. Concerns raised included: land use, crime, health, building safety and environmental matters. On February 25, 2013, Council directed staff to provide comments to Health Canada on the proposed MMAR with specific direction that, under the new program, compliance with applicable provincial and municipal laws be required (**Attachment 2**).

**(3) Summary: Proposed Federal Marihuana for Medical Purposes Regulations (MMPR)**

A.) General: The existing MMAR Program with its approximately 40,000 ATP licences will be replaced by the new Federal Marihuana for Medical Purposes Regulations (MMPR) in March 2014. The aim is to reduce health and safety risks, while achieving a more quality-controlled and secure product for medical use. Individuals would not access medical marihuana from Health Canada, but by obtaining the support of a health care practitioner (a physician or, potentially a nurse practitioner) and then purchasing it from licensed commercial producers.

The highlights of Health Canada new MMPR program include:

- Production in residential dwellings will no longer be permitted.
- All aspects of medical marihuana growth, cultivation, processing, storage, research and development, shipping/distribution and administrative office functions are to be centralized and contained in a secured Facility, which must contain a restricted-access area and 24/7 video surveillance monitoring.
- A commercial licensed producer will have the ability to conduct research and development, test and produce a variety of product strains.
- Storefronts and retail outlets will not be permitted.
- All medical marihuana distribution will be by a secured courier to a registered client.
- Key Facility personnel must hold valid security clearance, issued by Health Canada.
- Applicants for a commercial medical marihuana production license must provide notice (including location details) to the local government, and police and fire authorities.
- Health Canada will ensure that a Facility meets security, safety, quality control, record keeping, inventory and monitoring requirements to avoid product theft.

B.) Summary: While, Health Canada is not bound by the City zoning bylaws when issuing licenses, the City will encourage licensees to meet all City bylaws and zoning requirements. The new MMAR will move Canada from having many small producers, to fewer larger commercial producers.

**(4) Summary of the Agricultural Land Commission's Position**

A.) General: In response to Health Canada's new MMPR, the Agricultural Land Commission (ALC) published an August 2013 information bulletin titled "Medical Marihuana Production in the Agricultural Land Reserve" (**Attachment 1**).

The ALC advises that in the ALR:

- Licensed Commercial Medical Marihuana “Production Facilities” which may include accessory uses like processing, storage, packaging, testing, shipping, distribution and basic supporting office functions, are consistent with the definition of a “farm use” and do not require the ALC to approve the Facilities though an ALR farm use application;
- License Medical Marihuana “Research and Development Facilities”, as they do not focus on plant production, are not a permitted farm use and require an ALR non-farm use application and approval;
- Local governments should consult with the ALC in the preparation of any zoning amendment bylaws that propose to regulate medical marihuana production facilities in the ALR.

B.) Summary: City staff consulted with the ALC in preparing this report. As per the Local Government Act, section 882 (3) (c), which states that any proposed OCP amendment bylaw which applies to ALR land be referred to the ALC for comment, staff recommend that the proposed Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9072, be referred to the ALC for comment, along with the proposed Zoning Bylaw 8500, Amendment Bylaw 9070, in advance of the Public Hearing.

#### **(5) City Approach to Managing Medical Marihuana Current New Facility Inquiries**

A.) Inquiries: Since the introduction of Health Canada’s MMPR program in June 2013, City staff have received approximately a dozen inquiries and/or notifications, as required by the new MMPR, all for Production Facilities and most in Urban Areas. The City’s response to all new MMPR Facility inquiries has been that: (1) all facilities are not a permitted use in the Zoning Bylaw and (2) a rezoning application is required.

As the City’s understanding of how to manage Facilities is changing and as Health Canada may issue Facility licences at any time, it is best if the City establish a Facility management approach and policies soon.

B.) Summary: This report presents an approach to better manage proposed Facilities.

### **Analysis**

#### **(1) Research**

A.) Metro Municipalities: As in Metro Vancouver, there will not be one common municipal facility management approach (**Attachment 3**), staff suggest that Richmond establish its own approach and policies to meet its unique needs and priorities. It is noted that Chilliwack prohibits Production Facilities in all zones, on private lands, except in one special zone. Surrey allows only one Production Facility in a special zone on a city owned property. On October 28, 2013, Abbotsford voted to prepare a bylaw to stop the operation of commercial “grow- ops”.

While this report does not propose to prohibit all Facilities in the whole City, if Council wishes to prohibit all Facilities in the City, staff have included draft Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marihuana Regulation), for Council’s consideration in

**Attachment 6.** If Council approves Bylaw 9071: no change to the OCP would be required, and the proposed 2041 OCP Bylaw 9072 and Zoning Bylaw 9070 would not be approved.

B.) Richmond Agricultural Advisory Committee Consultation (AAC): On July 18, 2013, the AAC advised that they do not support licensed commercial medical marihuana Production Facilities in the Agricultural Land Reserve (**Attachment 4**). It is noted that the AAC position is at odds with the ALC's position and the City has limitations on its ability to prohibit Production Facilities in the ALR.

C.) October 2013, Health Canada Information: On October 22, 2013, Health Canada provided the following requested information:

- Approvals To Date: To date, Health Canada has approved two new Facilities, both are in Saskatchewan and both are Production Facilities;
- Projected Applications: Over the next 10 years, it is very difficult for Health Canada to say how many applications Richmond may receive. To date, Health Canada has 220 applications across Canada, mostly in Ontario and BC, and all are for Production Facilities as they can include R&D activities. Health Canada has four (4) Production Facility applications from Richmond, with one being partway through its review process and the other three just starting their review processes.
- Crime: Regarding evidence of any increased in crime near facilities, Health Canada advises that there is no evidence which is specific to marihuana production facilities. Health Canada growers and manufacturers who work with other controlled substances including narcotics don't have notable issues. The small scale growers under Health Canada's old regulations have had some home invasions and thefts, which is part of the reason why Health Canada is moving to the new secure facilities.
- Facility Description: Health Canada advises that there is a huge range in Facility sizes, from as small as a few thousand square feet, to industrial buildings as large as 40,000 square feet, to very large green houses. All have grow areas, storage vaults, processing/packaging areas and shipping. Some have call centres. A pure R&D Facility would generally be much smaller scale.
- Servicing and Transportation: Health Canada has no insights regarding facility servicing (e.g., water, sanitary, drainage, solid waste activity) and transportation activity (e.g., daily worker, truck and courier traffic to and from Facilities). Shipping and vehicular traffic will vary with business size, and different Production Facilities are making different arrangements to consolidate their outbound shipments with Canada Post or other shippers. There should be no foot traffic other than staff - no retail sales.

D.) Richmond Findings - Existing Regulations and Issues:

General: Staff researched the main concerns which will likely be generated by both types of Facilities and how they may be addressed. A summary of these concerns and possible responses is presented in **Attachment 5**. Staff has learned that there is much uncertainty regarding what type, how many, where and with what requirements and restrictions Health Canada will license Facilities in Richmond. As well, there are many land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure



(e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Ecological Network, Environmentally Sensitive Areas, Riparian Management Areas), nuisance (e.g., noise, odour and emissions) and financial concerns and uncertainties, in managing Facilities, as well as unknown cumulative effects. Health Canada advises that it focuses on enabling access to medical marijuana and is not required to follow City bylaws.

- **IN THE URBAN AREA:**

- R&D Facilities are currently allowed in all zones which permit "office" uses as currently defined in the Zoning Bylaw. As this is not desirable, as too many such Facilities may occur with uncertain impacts, staff recommend amending the definition of "office" in the Zoning Bylaw to exclude R&D Facilities.
- With this approach, Council can require a rezoning for both types of Facilities, and potential problems, uncertainties and their cumulative effects regarding the type, number and location of Facilities can be better managed.
- Suitable areas in which to accommodate both types of Facilities include OCP Mixed Employment and Industrial designations, as it is anticipated that these may avoid many Facility conflicts and have the necessary transportation and infrastructure.
- In allowing Facilities in these Urban Areas, care must be taken not to displace needed Mixed Employment or Industrial uses.
- This approach may avoid having Facilities locate in the Agricultural Area, thus preserving agricultural land.

- **IN THE AGRICULTURAL AREA:**

- In Richmond, long term Agricultural Area viability is very important to achieve;
- As Health Canada requires that all Facilities be enclosed in buildings which will occupy, but not use valuable agricultural soils, any Facilities allowed in the Agricultural Area need to be carefully limited and managed to preserve the valuable agricultural soils for long term agricultural use and future generations;
- As the ALC has determined that Production Facilities are a "farm use" and the City may not be able to prohibit them, staff recommend a very rigorous regulatory approach (i.e., a minimum site size of 100 acres). A large minimum size will, it is suggested, assist in accommodating the anticipated large Facility buildings and, as many buildings could be placed on a large site, this arrangement may avoid having many smaller licensed Facility sites scattered throughout the Agricultural Area creating an inefficient arrangement. For reference, it is estimated that: with a 100 acre minimum site size, four (4) sites may be eligible to accommodate a Production Facility in the Agricultural Area, all east of Highway 99; with a 50 acre minimum site size, 16 sites may be eligible in the whole Agricultural Area, and with a five (5) acre minimum lot size, over 40 sites may be eligible in the whole Agricultural Area;
- Staff suggest that the fewer Facilities - the better, in view of the principle of equitable distribution, and physical and economic impacts.

E.) Financial Considerations: The Finance Department advises that BC Assessment has indicated that: (1) as the licensing of medical marihuana Facilities is still new to them, there will most likely be more changes to the rules, as more Facility licenses are issued, and (2) the percentage of farm classification attributed to each type of Facility will be determined on a case by case basis. The BC Assessment policies are summarized below:

<b>Tax Implication If A Licensed Marihuana Facility Meets The Farming Requirements As Set Out By The BC Assessment Act</b>	
<b>1. In the ALR:</b>	
<b>(1) For Production Facilities</b>	<ul style="list-style-type: none"> <li>- If a property was previously used as an active farm and was given a farm classification, there will be minimal tax impact if the facility was used for growing marihuana;</li> <li>- If a property did not previously qualify for farming, there would be a reduction in taxes if the new facility was used to grow marihuana and if it meets the farming requirement. Using a sample 104 acre property in the ALR, municipal taxes dropped by 87% from \$20K to \$2.6K.</li> </ul>
<b>(2) For R&amp;D Facilities</b>	<ul style="list-style-type: none"> <li>- If a property was previously used as an active farm and was given a farm classification, there will be minimal tax impact if the facility was used for growing marihuana;</li> <li>- If a property did not previously qualify for farming, there would be a reduction in taxes if the new facility was used to grow marihuana and if it meets the farming requirement. Using a sample 104 acre property in the ALR, municipal taxes dropped by 87% from \$20K to \$2.6K.</li> </ul>
<b>2. In Urban Areas</b>	
<b>(1) For Production Facilities</b>	<ul style="list-style-type: none"> <li>- If a Facility meets the farming requirements as set out by the Assessment Act, the assessed property value could potentially be reduced to \$3,720/acre;</li> <li>- Any improvements on the property will receive an exemption of up to \$50,000 or 87.5% of the assessed value, whichever is greater;</li> <li>- This will result in substantially reduced taxes for the property and the tax burden will be shifted to other taxpayers. In this scenario, a 1 acre industrial property was sampled and municipal taxes reduced by 87% from approximately \$24K to \$2.7K. Comparing this to the ALR example, a similar 104 acre property in an urban setting would result in municipal taxes reduced from \$2.496M to \$280</li> </ul>
<b>(2) For R&amp;D Facilities</b>	<ul style="list-style-type: none"> <li>- If the property is used entirely for a R&amp;D Facility and does not qualify for a farm classification, the property will be assessed as Class 06 – Business.</li> </ul>

This means that, if BC Assessment decisions involve lower farm assessment rates, fewer taxes may be collected and the tax burden would be shifted to other tax payers. If Facilities in these areas require expensive infrastructure, or create a high demand for City services (e.g., police, fire, emergency response), the City may have less revenue to provide them.

F.) Summary: As there are many concerns and uncertainties regarding Facilities, staff recommend that Council manage them in a strategic, limited and cautious manner with rigorous regulatory requirements in the Agricultural and Urban Areas.

**(2) Recommended Strategic Facility Management Approach****A.) Overall (These policies would apply on a City – wide basis)**

Staff recommend that Council adopt the following “Strategic Facility Management Approach” aimed at limiting the type, number and location of licensed Facilities by establishing rigorous, regulatory requirements which involve:

- Requesting Health Canada: (1) not to issue any Facility licenses in the City of Richmond, under the federal Marihuana for Medical Purposes Regulations (MMPR), until the City has established a Strategic Facility Management Approach (Approach), and (2) once the City has established an Approach, to issue any Facility licenses in compliance with the Approach;
- Encourage only one Production Facility, within the City of Richmond, as it can include R&D activities;
- Discourage any Facility in the Agricultural Area;
- In the Urban Area, use the rezoning process to review and ensure that an application for a Facility meets all City policies and requirements (e.g., meet minimum site size); and
- In Agricultural Area, notwithstanding that the City has limits on its power to prohibit, require that any Facility application, prior to the issuance of a Building Permit, undergo a rigorous review, as outlined in Section C below.

**B.) In the Urban Area**

The following policies shall apply to any application to accommodate a Production or R&D Facility. Requirements will be refined in conjunction with any rezoning application.

- Land Use Considerations
  - Require all Facility proposals to undergo a rezoning process;
  - Consider accommodating a Facility only in an OCP Mixed Employment and Industrial designated area;
  - Any Facility is to avoid proximity to sensitive land uses involving residential, schools, parks, conservation areas, and community institutional uses; and
  - To minimize potential negative impacts with other land uses and businesses, a licensed Facility must be located in a stand alone building, which does not contain any other businesses or adjoining non-licensed unit.
- Developer Plans:
  - A Facility applicant must meet all federal, provincial and regional requirements;
  - A Facility applicant must adequately address City land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Ecological Network, Environmentally Sensitive Areas, Riparian Management Areas), nuisance (e.g., noise, odour and emissions), financial and other technical issues for the site and surrounding area;
  - A Facility applicant shall submit reports and plans prepared by qualified professionals to address all City issues including land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g.,

- Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions), financial and other technical issues for the site and surrounding area; and
- Facility applicant prepared reports and plans are to be reviewed, as Council determines, by the Advisory Committee on the Environment, RCMP, Richmond Fire-Rescue and others, prior to a rezoning.
- **Transportation Requirements:**
  - All City transportation policies and requirements must be met.
- **Infrastructure and Emergency Response Considerations**
  - To address infrastructure servicing requirements and emergency response requirements, a licensed Facility must have frontage on an existing, opened and constructed City road; and
  - A Facility applicant shall consult with Health Canada and other agencies, where appropriate, as determined by Council.
- **Environmental Considerations**
  - A Facility applicant shall address all environmental concerns and comply with all applicable City environmental policies (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network); and
  - A Facility applicant shall consult with the Advisory Committee on the Environment and other Advisory Committees where appropriate, as determined by Council.
- **Life Safety, Nuisances Concerns**
  - All Facilities must comply with current BC Building Code, BC Fire Code, BC Fire Services Act, BC Electrical Code and other related codes or standards;
  - All Facilities must comply with the City's Building Regulation Bylaw, Noise Regulation Bylaw and other City Bylaws;
  - All Facility applicants must prepare emergency response, safety/security and fire and life safety plans prepared by the appropriate professional consultants for review and approval by the City; and
  - Facilities shall not emit any offensive odours, emissions and lighting to minimize negative impacts to surrounding areas.

### **C.) In The Agricultural Area:**

Prior to consideration for the issuance of a Building Permit, the following policies and requirements must be addressed:

- **Land Use Considerations**
  - Facility applications will be reviewed on a case-by-case basis;
  - Consider only on land zoned to allow for "Farm Business" as a permitted use within and outside of the Agricultural Land Reserve (ALR);
  - Allow only on land designated "Agriculture" in the 2041 OCP;
  - Require a 100 acre (40.5 hectares) minimum lot area;
  - Require a 200 m minimum property line separation distance from lands designated in the Official Community Plan or zoned to allow for school, park, conservation area and/or community institutional land uses;
  - Require a 200 m minimum property line separation distance from lands designated in the Official Community Plan or zoned to allow for residential uses;

- Require a 50 m minimum frontage on an opened and constructed public road;
- Require a 15 m minimum yard setback to all property lines;
- Require a 15 m minimum separation distance to any single-detached housing located on the same lot;
- No portion of the Facility building, including any supporting structures, parking spaces, loading spaces, drive-aisles areas and on-site sanitary septic disposal system shall be located further than 100 m from a constructed public road abutting the property;
- On a corner lot or double fronting lot, the 100 m setback from a constructed public road abutting the property shall be determined based on the location of the permitted access to the lot;
- A Facility must be located in a standalone building that contains no other uses; and
- A Facility must comply with all regulations contained in the applicable zone.
- Developer Plans
  - A Facility shall demonstrate compliance with all federal, provincial, regional and City regulations and requirements;
  - A Facility must adequately address City land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other technical issues specific to each proposal; and
  - A Facility applicant shall submit reports and plans prepared by qualified professionals to address all City issues including land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other technical issues specific to each proposal.
- Transportation Requirements:
  - All City transportation policies and standards are met.
- Infrastructure Servicing and Emergency Response
  - To address infrastructure servicing requirements and emergency response requirements, a Licensed Facility must have frontage on an existing, opened and constructed City road;
  - A Facility applicant shall consult with Health Canada, the Agricultural Land Commission and other agencies where appropriate, as determined by Council; and
  - A Facility applicant shall consult with the Agricultural Advisory Committee, the Advisory Committee on the Environment and other Advisory Committees where appropriate, as determined by Council.
- Environmental Considerations
  - A Facility applicant shall comply with all applicable City environmental policies (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network);
- Managing Soils: To carefully manage soils, the following policies shall be followed:



- Illegal soil fill activities, or intentionally modifying farm land to reduce its agricultural capability for the purposes of developing a Facility is not permitted;
- It is preferred that a Facility locate on agricultural lands that have low soil capability (e.g., already modified due to past activities or site-specific conditions, which must be verified by an external, independent consulting professional);
- A Facility applicant shall specify permeable surface treatments for Facility parking, loading and drive-aisle areas;
- A Facility applicant shall submit information prepared by an appropriate qualified professional consultant (e.g., agrologist, soil scientist, geotechnical engineer or other), to confirm how native soils will be retained on site and protected, the quality and quantity of fill, how any soil/site contamination will be prevented and that the proposed Facility will not negatively impact the viability of farmland and supporting infrastructure on the site and in the neighbourhood (e.g., on-site drainage);
- A Facility applicant will be required to provide: (1) a soil estimate from a qualified professional to rehabilitate the site back to its original agricultural capability and (2) provide security for the full cost of the rehabilitation; and
- A proposed Facility which involves soil fill and / or removal may be required to apply to and receive approval from the ALC through an ALR non-farm use application, as determined by Council and the ALC.
- Fencing: As a Facility may implement fencing and other security perimeter measures to meet federal requirements, all security measures that impact farm land are to be reviewed, as Council determines, by the City's Agricultural Advisory Committee (AAC), Advisory Committee on the Environment (ACE) and other authorities, to ensure that agricultural and environmental concerns are minimized.
- Life Safety, Nuisances Concerns
  - A Facility located in the Agricultural Areas must comply with BC Building Code (Division B, Part 3);
  - A Facility must comply with current BC Fire Code, BC Fire Services Act, BC Electrical Code and other related codes or standards;
  - A Facility must comply with the City's Building Regulation Bylaw, Noise Regulation Bylaw and other City Bylaws;
  - A Facility must prepare emergency response, safety/security and fire and life safety plans prepared by the appropriate professional consultants for review and approval by the City; and
  - A Facility shall not emit any offensive odours, emissions and lighting to minimize negative impacts to surrounding areas.

D.) Summary: The proposed Strategic Facility Management Approach aims to protect the City's interests and address Facility uncertainties and any unwanted cumulative effects.

### **(3) Recommended 2041 Official Community Plan and Zoning Bylaw Amendments**

To achieve the Strategic Facility Management Approach, staff propose the following:

- OCP Bylaw 9000, Amendment Bylaw 9072 to establish a Strategic Facility Management Approach, as outlined above;

- Richmond Zoning Bylaw 8500, Amendment Bylaw 9070 (Medical Marijuana Regulation) to:
  - Define - Medical Marijuana Production Facility and R&D facility;
  - In order to rigorously regulate a Production Facility in the Agricultural Area, acknowledge the use as a “farm business”;
  - Exclude Medical Marijuana R&D facility from a farm business;
  - Exclude Medical Marijuana R&D facility from office;
  - Clarify that the agriculture as secondary use in all zones does not include a Medical Marijuana Production Facility and/or Medical Marijuana R&D facility;
  - Introduce specific regulations for Medical Marijuana Production Facilities in Agriculture Areas, which only permits them on sites zoned to allow for “Farm Business” as a permitted use within and outside of the ALR.

#### **(4) Prohibiting all Medical Marijuana Facilities**

As an alternative, if Council wishes to prohibit Production Facilities and R&D Facilities in the City, staff have presented draft Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marijuana Regulation), for Council’s consideration in **Attachment 6**. If Council approves Bylaw 9071: (1) no change to the OCP would be required, and (2) the proposed 2041 OCP Bylaw 9072 and Zoning Bylaw 9070 not be approved.

#### **(5) OCP Consultation**

The proposed OCP Bylaw 9072 has been prepared in consideration of the City’s OCP Bylaw Preparation Consultation Policy No 5043. Staff have considered if the following entities needed or will be need to be consulted regarding the proposed OCP Bylaw 9072: the Metro Vancouver Board, adjacent municipal councils, First Nations (e.g., Sto:lo, Tsawwassen, Musqueam), TransLink, Port Metro Vancouver, Steveston Harbour Authority, Vancouver International Airport Authority (VIAA), Richmond School Board, Richmond Coastal Health Authority, community groups and neighbours, other relevant Federal and Provincial Government Agencies.

Staff advise that early discussions have already been held with the ALC and that the proposed OCP Bylaw 9070 be forwarded to the ALC for comment in advance of the Public Hearing, along with Zoning Bylaw 9070, as it affects the ALR. Staff consider that no further consultation regarding the proposed OCP Bylaw 9070 is required, as other entities are not directly affected.

#### **(6) Next Steps**

If acceptable, Council may initiate the proposed OCP and Zoning Bylaw amendments.

#### **Financial Impact**


Finance advises that, if BC Assessment decisions involve lower farm assessment rates, fewer taxes may be collected and the tax burden would be shifted to other tax payers. If Facilities in these areas require expensive infrastructure, or create a high demand for City police, fire, emergency response), the City may have less revenue than otherwise to provide them.

## Conclusion

To enable the City to respond to recent Health Canada, BC Agricultural Land Commission and external advice, this report recommends that Council establish a Strategic Facility Management Approach by adopting OCP and Zoning Bylaw amendments.



Terry Crowe,  
Manager, Policy Planning  
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Kevin Eng,  
Planner I  
(604-247-4626)

KE:ffc

Attachment 1	August 2013, Agricultural Land Commission (ALC) Information Bulletin titled "Medical Marihuana Production in the Agricultural Land Reserve"
Attachment 2	February 25, 2013, Council resolution
Attachment 3	Summary of Research of Metro Vancouver Municipalities' Land use Approaches
Attachment 4	July 18, 2013, AAC Minutes Excerpt
Attachment 5	Summary of Research of Land Management Issues and Responses
Attachment 6	Drafted Zoning Bylaw amendment To Prohibit Licensed Medical Marihuana Production Facilities in Agricultural Areas



**INFORMATION BULLETIN  
MEDICAL MARIHUANA PRODUCTION  
IN THE AGRICULTURAL LAND RESERVE**

Updated October 2013

Health Canada has proposed the Marihuana for Medical Purposes Regulation (MMPR). It is expected that the current system of personal use licenses and designated person licenses will be phased out by April 1, 2014. In its place, new Federal licenses are anticipated, geared to larger scale production facilities. For further information about the proposed changes see the following websites <http://www.hc-sc.gc.ca/dhp-mpps/marihuana/index-eng.php> and <http://gazette.gc.ca/rp-pr/p1/2012/2012-12-15/html/req4-eng.html>.

Various local governments in British Columbia are looking at their zoning bylaws to determine where these larger scale commercial production facilities should be directed. A number of local governments are considering industrial, commercial and agricultural zones, within purpose built structures and with siting regulations from property lines and residential uses.

*The Agricultural Land Commission Act* and regulations determine land use in the Agricultural Land Reserve (ALR). Due to the number of inquiries from local governments and Medical Marihuana production proponents, the ALC provides this information bulletin with regard to Medical Marihuana production in the ALR.

Section 1 of the *Agricultural Land Commission Act* defines "farm use" as:

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*.

Based on the above definition, if a land owner is lawfully sanctioned to produce marihuana for medical purposes, the farming of said plant in the Agricultural Land Reserve (ALR) is permitted and would be interpreted by the Agricultural Land Commission as being consistent with the definition of "farm use" under the *ALC Act*.

Notwithstanding the farming of land for the production of medical marihuana, not all activities associated with its production would necessarily be given the same "farm use" consideration. Accessory uses associated with the farm use include a small business office, testing lab, processing and drying, packaging shipping areas, cloning room and anything else directly related to the growing and processing of the plant. Determining an accessory use is contingent on the use being necessary and commensurate with the primary function of the property/building to produce an agricultural product. If a land use activity is proposed that is not specifically related to the growing of an agricultural product including a stand-alone research and development facility, an application to the ALC for non-farm use would be required.

The ALC has reviewed several proposed facilities and is satisfied that the majority of proposed sites focus on the activity of growing the plant and thus no longer requires proponents to submit a proposal for review. However, proponents of medical marihuana production facilities should contact local government to determine the applicability of zoning bylaws.



City of  
Richmond

Minutes

Regular Council Meeting  
Monday, February 25, 2013

**CONSENT AGENDA**

- R13/4-4 5. It was moved and seconded  
*That Items 5 through 17 be adopted by general consent.*

CARRIED

6. **COMMITTEE MINUTES**

*That the minutes of:*

- (1) *the Community Safety Committee meeting held on Wednesday, February 13, 2013;*
- (2) *the Special General Purposes Committee meeting held on Monday, February 12, 2013 and the General Purposes Committee meeting held on Monday, February 18, 2013;*
- (3) *the Planning Committee meeting held on Tuesday, February 19, 2013;*
- (4) *the Public Works & Transportation Committee meeting held on Wednesday, February 20, 2013;*

*be received for information.*

ADOPTED ON CONSENT

7. **PROPOSED MEDICAL MARIHUANA ACCESS REGULATIONS**

(File Ref. No. 03-1240-02-01, XR: 10-6600-10-01) (REDMS No. 3768844)

- (1) *That the Minister of Health be advised, by way of comments through the Health Canada website, that the proposed Medical Marijuana Access Regulations require compliance with applicable Provincial and Municipal laws in order to obtain a license; and*
- (2) *That a letter be sent to the Federal and Provincial Ministers of Health, Richmond MPs, and Richmond MLAs requesting that the proposed Medical Marijuana Access Regulations require compliance with applicable Provincial and Municipal laws in order to obtain a license.*

ADOPTED ON CONSENT

4.



Summary of Research of Metro Vancouver Municipalities' Land Use Approaches in Relation to Medical Marihuana Production Facilities			
Municipality	Applicable Zoning Regulations	Overall Approach to Medical Marihuana Production Facilities Licensed by Health Canada Under the New MMPR	Status
Abbotsford	None	Considering a bylaw to prohibit "grow-ops"	Under review
Burnaby	No specific zoning regulations for medical marihuana production and/or facilities	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Coquitlam	<ul style="list-style-type: none"> <li>– Zoning regulations based on previous Health Canada MMAR.</li> <li>– Use definitions included for medical marihuana grow operation, medical marihuana dispensary and controlled substance.</li> <li>– Definition of agriculture excludes a medical marihuana grow operation.</li> </ul>	No land use response in relation to the recently enacted Health Canada MMPR.	Zoning regulations approved in July 2012.
Delta	No specific zoning regulations for medical marihuana production and/or facilities	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Langley City	Zoning regulations to control medical marihuana dispensaries under the previous MMAR	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Langley Township	Zoning regulations to prohibit the unlawful selling, distributing and trading of marihuana except as permitted and authorized under the previous MMAR.	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Maple Ridge	<ul style="list-style-type: none"> <li>– Zoning regulations currently being considered.</li> <li>– Zoning regulations proposed to allow the production of medical marihuana in the ALR only.</li> <li>– Zoning regulations proposed to establish minimum parcel sizes, separation requirements and siting/setback restrictions.</li> </ul>	<ul style="list-style-type: none"> <li>– Proposed land use approach is in direct response to the recently enacted Health Canada MMPR.</li> <li>– Allow medical marihuana production facilities only in the ALR and subject to compliance with locational and siting criteria.</li> <li>– Do not permit the use on any lands outside of the ALR.</li> <li>– Their approach identifies the ALC to be the lead agency in determining whether a medical marihuana production facility complies as a permitted farm use, or whether accessory uses require ALC application and approval.</li> </ul>	Proposed zoning bylaw amendments are to be: 1 referred to the ALC for comment. 2 considered at a future Public Hearing, once ALC comments are received.
Pitt Meadows	Zoning use definition of agriculture does not allow for the cultivation of a controlled substance as defined in the Controlled Drugs and Substances Act	No land use response in relation to the recently enacted Health Canada MMPR.	Approved
Surrey	<ul style="list-style-type: none"> <li>– Zoning use definitions for marihuana and medicinal marihuana.</li> </ul>	<ul style="list-style-type: none"> <li>– Land use approach is in direct response to the recently enacted Health Canada MMPR.</li> </ul>	Approved in early 2013.

Summary of Research of Metro Vancouver Municipalities' Land Use Approaches in Relation to Medical Marihuana Production Facilities			
Municipality	Applicable Zoning Regulations	Overall Approach to Medical Marihuana Production Facilities Licensed by Health Canada Under the New MMPR	Status
	<ul style="list-style-type: none"> <li>- Zoning use definition for horticulture specifically excludes the growing of medical marihuana.</li> <li>- Zoning use definition for growing of medical marihuana included as a permitted use in a specific zoning district.</li> </ul>	<ul style="list-style-type: none"> <li>- Prohibitive approach taken as land use regulations only permit the growing of medical marihuana City-wide to one zoning district only on a property owned by the municipality.</li> </ul>	
Vancouver	No specific zoning regulations for medical marihuana production and/or facilities.	No land use response in relation to the recently enacted Health Canada MMPR.	N/A
Chilliwack (Not a Metro Vancouver member municipality)	<ul style="list-style-type: none"> <li>- Zoning defines a medical marihuana grow operation and prohibits this use in all zones, except a select few zones;</li> <li>- A medical marihuana grow operation is not a permitted use in the Agricultural Zone.</li> </ul>	<ul style="list-style-type: none"> <li>- Land use approach is in direct response to the recently enacted Health Canada MMPR.</li> <li>- Defines medical marihuana production and prohibits this use in all zones, except for a special zoning district.</li> <li>- Requires rezoning applications</li> </ul>	Zoning Bylaw amendments adopted in September 3, 2013



City of Richmond

Minutes

**EXCERPT – ITEM 4**  
**AGRICULTURAL ADVISORY COMMITTEE (AAC)**  
**Held Thursday, July 18, 2013 (7:00 pm to 9:15 pm)**  
**M.1.003**  
**Richmond City Hall**

**In Attendance:**

Bill Zylmans (Chair) Todd May; Scott May; Danny Chen; Kyle May; Colin Dring; Krishna Sharma; Steve Easterbrook; Kevin Eng (Policy Planning); Terry Crowe (Policy Planning);

**Regrets:**

Dave Sandhu; Bill Jones; Councillor Harold Steves; Kathleen Zimmerman (Ministry of Agriculture and Lands); Tony Pellett (Agricultural Land Commission)

**Guests:**

Lyle Weinstein; Saeed Jhatam

**1. Adoption of the Agenda**

AAC members adopted the July 18, 2013 AAC agenda.

2.

3.

**4. Medical Marihuana Production in the ALR**

In conjunction with recent changes to Federal regulations relating to the licensing and production of medical marihuana and an information bulletin published by the ALC about medical marihuana production in the ALR, staff is requesting feedback and comments from the AAC on this land use issue in Richmond. The following background information was provided by City staff.

- The Federal government has implemented regulations intended to phase out the previous program allowing for the production and distribution of medical marihuana to those in medical need and implement a new regulatory process and commercial industry under the Marihuana for Medicinal Purposes Regulations (MMPR).
- The MMPR involves a shift from medical marihuana being provided by licensed individuals (often in private residences) to a commercial industry where the regulations

and issued licenses will ensure access to quality controlled marihuana for medical purposes, produced under secure and sanitary conditions.

- Based on a review of the Federal regulations, staff identified that commercially licensed producers of marihuana for medical purposes will be contained in fully enclosed secured buildings that also are involved in secondary, processing, storage, packaging, office/administration and shipping/distribution functions.
- The ALC has recently published an information bulletin entitled “Medical Marihuana Production in the Agricultural Land Reserve”. This bulletin confirms that an individual/company who is lawfully sanctioned to produce medical marihuana for commercial purposes, the farming of the plant is considered a permitted farm use under the ALC act.
- City staff also sought additional clarification from ALC staff on the accessory uses (processing, packaging, office/administration, storage, shipping/distribution) to a federally licensed medical marihuana facility in the ALR. ALC staff confirmed that so long as the primary purpose of such a facility is to produce an agricultural crop, these accessory uses would be permitted.
- As noted in the information bulletin, ALC recommends that all local government’s contemplating changes to their zoning bylaw regarding medical marihuana production in the ALR should contact the ALC for review and comment.
- Staff identified that a medical marihuana production facility is not a defined use in the zoning bylaw.

Based on this background information, staff were in the process of developing some preliminary options for medical marihuana production in the ALR. General discussion ensued amongst committee members and staff about the legal issues, ALR jurisdiction, examples of prohibitive approaches in other Lower Mainland municipalities (Surrey and Chilliwack) and how other Provincial legislation (Right to Farm Act) factors in. Staff will be examining these issues are part of the review currently being undertaken.

The following comments were forwarded by individual AAC members:

- Does not support medical marihuana production on any lands contained in the ALR as these facilities will likely be fully enclosed, high-security, concrete bunkers occupying farmland with significant negative impacts to existing farm operators and residents in the ALR.
- A key question for this land use issue is how medical marihuana facilities in the ALR will impact the agricultural viability of existing farm business operations.
- Although the concerns about security, servicing and impacts to land are all valid, one member viewed the emergence of centralized, commercial medical marihuana production as a new business sector with associated economic benefits to Richmond. Reference was

also made to non-viable ALR land in Richmond that had already been filled or negatively altered and suggested that this land could be more suitable ALR land to locate medical marihuana production facilities.

- Security of such facilities and mechanisms to inspect and enforce regulations to ensure compliance remains a primary concern.
- A member felt that a federally licensed commercial medical marihuana production facility did not belong in the ALR and is more appropriate to be located in industrial areas.
- A member noted it was a difficult land use issue to tackle given the ALC's determination of it being a farm use and other concerns about such a facilities negative impact on farm land.
- One member questioned what the actual benefits to farmers would be in Richmond from a proposed medical marihuana production facility locating on ALR land.
- One member stated his opposition to an overly prohibitive approach of not permitting this use on agricultural land, without having more information from the federal government about operations. Economic opportunities and diversification can arise from the development of this new industrial sector that may warrant further exploration on agricultural lands under specific circumstances.

As a result, the following motion was moved and seconded:

*That the Agricultural Advisory Committee does not support the development of federally licensed commercial medical marihuana production facilities in the Agricultural Land Reserve.*

The following discussion ensued amongst Committee members on the motion:

- General concerns about taking an overly prohibitive approach.
- Whether for properties with good or poor soils, pertaining to agricultural capability, commercial medical marihuana facilities do not belong in the farm areas.
- Comments were echoed about if this use is permitted in the ALR, consideration for medical marihuana facilities to locate on agricultural sites that had been previously degraded (i.e., through previous filling).

*The AAC carried the motion as proposed*

*C. Dring, T. May, D. Chen, K. Sharma, K. May, S. May – Support  
S. Easterbrook – Abstained  
B. Zylmans – Opposed*



**Richmond Land Use Issues and Responses  
For Licensed Medical Marijuana Production Facilities**

**Purpose**

This table summarizes the anticipated land use issues for a licensed commercial medical marijuana Production Facility in the City's Agricultural and Urban Areas, and outlines possible responses (e.g., through zoning or other regulations), to address planning, safety and servicing objectives of the City.

<b>AGRICULTURAL AREAS: 1. LAND IN THE AGRICULTURAL LAND RESERVE (ALR), AND 2. AGRICULTURAL ZONE (AG1) LAND WITHIN THE ALR WHICH PERMITS A "FARM BUSINESS"</b>	
<b>Issue</b>	<b>Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)</b>
1. <u>Management Model</u> A licensed Health Canada commercial medical marijuana production facility may be regarded as being similar to a light industrial building.	Noted.
2. <u>Proceed with a Strategic, Cautious, Rigorous Regulatory Facility Management Approach</u>	1. <u>2041 OCP Policies</u> : Amend the 2041 OCP to establish a Strategic Facility Management Approach; 2. <u>Zoning Bylaw</u> : Amend the Zoning Bylaw as necessary. 3. <u>Other</u> : Apply other requirements (e.g., Building Bylaw and codes, the Business License Bylaw, and Business Regulation, Bylaw).
3. <u>Ensure Inter-Governmental Compliance</u> A.) Ensure federal compliance with Health Canada's MMPR. B.) Ensure ALC compliance.	Request all relevant Health Canada and ALC documentation and approvals
4. <u>Avoid General Land Use Conflicts</u> A.) Avoid locating Facilities in close proximity to OCP designated or zoned sensitive land uses like residential, school, park, community institutional, assembly and similar uses; B.) Avoid potential negative impacts to existing residential uses (primarily single-family homes) on the site or nearby.	1. Establish minimum separation distances from the property containing the Facility to sensitive uses. 2. Establish minimum: <ul style="list-style-type: none"> <li>- setbacks for a Facility to a lot's property lines to enable sufficient separation to mitigate any negative impacts;</li> <li>- setbacks for a Facility to any existing residential dwellings located on the same site to mitigate any negative impacts;</li> <li>- site size, frontage, yard and road frontage requirements to ensure that a site can accommodate setbacks.</li> </ul>
5. <u>Avoid Compounding Potential Problems With Several Facilities</u> Avoid concentrating medical marijuana production facilities in close proximity to one another to avoid compounding any potential negative impacts in one area.	Establish minimum separation distances between such facilities.
6. <u>Ensure Facility Building and Use Compatibility</u> Ensure that medical marijuana production facilities do not occur in residential buildings, or share a building with other, unrelated uses.	- Health Canada MMPR regulations do not permit the production of medicinal marijuana in any type of residential dwelling. - Require that a proposed Facility: <ul style="list-style-type: none"> <li>- be located in a stand-alone building,</li> <li>- containing no other uses except those which are considered accessory, and</li> </ul>

<b>AGRICULTURAL AREAS:</b> <b>1. LAND IN THE AGRICULTURAL LAND RESERVE (ALR), AND</b> <b>2. AGRICULTURAL ZONE (AG1) LAND WITHIN THE ALR WHICH PERMITS A "FARM BUSINESS"</b>	
<b>Issue</b>	<b>Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)</b>
	<ul style="list-style-type: none"> <li>- meet all Federal, Provincial, Regional and City requirements and codes.</li> </ul>
<b>7. <u>Avoid Potential Nuisances</u></b> Avoid potential nuisances caused by Facility lighting, odour, noise, ventilation and vehicle traffic.	<ul style="list-style-type: none"> <li>- Establish minimum setbacks for a Facility to a lot's property lines and/or separation distances to other sensitive land uses located on-site, to enable sufficient separation to mitigate any negative impacts;</li> <li>- Require the submission of appropriate professional reports to confirm that nuisances caused by a Facility (e.g., lighting, odour, noise, ventilation and vehicle traffic) will be avoided or minimized.</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul>
<b>8. <u>Ensure Appropriate Transportation Services</u></b> Ensure that adequate transportation services are available and manage traffic.	<ul style="list-style-type: none"> <li>- Require the submission of appropriate professional report(s) to confirm that a proposed Facility:               <ul style="list-style-type: none"> <li>- can be adequately serviced by appropriate transportation services;</li> <li>- that traffic is well managed;</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul> </li> </ul>
<b>9. <u>Ensure Appropriate Services and Infrastructure</u></b>	<ul style="list-style-type: none"> <li>- Require the submission of appropriate professional report(s) to confirm that a proposed Facility can be adequately serviced by:               <ul style="list-style-type: none"> <li>- City storm and water systems, and</li> <li>- an on-site sanitary sewer septic system approved by Vancouver Coastal Health.</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul> </li> </ul>
<b>10. <u>Ensure Appropriate Solid Waste Management</u></b>	<ul style="list-style-type: none"> <li>- Require a Solid Waste Management Plan which meets City requirements, for example:               <ul style="list-style-type: none"> <li>- it should target 70% waste diversion and support the waste reduction hierarchy to minimize waste generation,</li> <li>- maximize reuse, recycling and material recovery, and dispose of any remaining waste in accordance with approved practices.</li> <li>- all recyclable materials banned from disposal (in addition to organics) are not permitted in the waste disposal stream.</li> </ul> </li> <li>- Incorporate into 2041 OCP Policy</li> </ul>
<b>11. <u>Ensure Community Life Safety And Security</u></b>	Ensure that: <ul style="list-style-type: none"> <li>- physical security measures implemented on-site are regulated through Health Canada's MMPR and that all facilities comply with these provisions:</li> <li>- City fire and life safety issues are addressed by the applicable building, fire and electrical code requirements;</li> <li>- that Emergency Response Plans are approved by the RCMP and Richmond Fire-Rescue;</li> <li>- Inspections of a Facility are undertaken, as determined by City, RCMP and Richmond Fire Rescue staff,</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul>

URBAN AREAS: LANDS OUTSIDE AGRICULTURAL AREAS	
Issue	Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)
1. <u>Management Model</u> A licensed Health Canada commercial medical marihuana production facility may be regarded as being similar to a light industrial building.	Noted.
2. Proceed with a Strategic, Cautious, Rigorous Regulatory Facility Management Approach	<ol style="list-style-type: none"> <li>1. <u>2041 OCP Policies</u>: Amend the 2041 OCP to establish a Strategic Facility Management Approach;</li> <li>2. <u>Zoning Bylaw</u>: Amend the Zoning Bylaw as necessary.</li> <li>3. <u>Other</u>: Apply other requirements (e.g., Building Bylaw and codes, the Business License Bylaw, and Business Regulation. Bylaw).</li> </ol>
3. <u>Ensure Inter-Governmental Compliance</u> <ul style="list-style-type: none"> <li>- Ensure federal compliance with Health Canada's MMPR.</li> <li>- Ensure ALC compliance.</li> </ul>	Request all relevant Health Canada and ALC documentation and approvals
4. <u>Avoid General Land Use Conflicts</u> Avoid locating facilities in close proximity to OCP designated or zoned sensitive land uses like residential, school, park, community institutional, assembly and similar uses.	<ul style="list-style-type: none"> <li>- Establish minimum separation distances from the property containing the Facility to sensitive uses.</li> <li>- Review each rezoning application on a case-by-case basis to ensure land use conflicts are minimized.</li> </ul>
5. <u>Avoid Compounding Potential Problems With Several Facilities</u> Avoid concentrating medical marihuana production facilities in close proximity to one another to avoid compounding any potential negative impacts in one area.	Establish minimum separation distances between such facilities.
6. <u>Ensure Facility Building and Use Compatibility</u> Ensure that medical marihuana production facilities do not occur in residential buildings, or share a building with other, unrelated uses and limit the impacts on a multi-tenanted and stratified industrial site/building.	<ul style="list-style-type: none"> <li>- Health Canada MMPR regulations do not permit the production of medicinal marihuana in any type of residential dwelling.</li> <li>- Require that a proposed Facility: <ul style="list-style-type: none"> <li>- be located in a stand-alone building,</li> <li>- containing no other uses except those which are considered accessory, and</li> <li>- meet all Federal, Provincial and City requirements and codes.</li> </ul> </li> </ul>
7. <u>Avoid Potential Nuisances</u> Avoid potential nuisances caused by Facility lighting, odour, noise, ventilation and vehicle traffic.	<ul style="list-style-type: none"> <li>- Through the rezoning application, review all potential nuisances and secure appropriate responses and mitigation measures.</li> <li>- Require the submission of appropriate professional reports to confirm that nuisances caused by a Facility (lighting, odour, noise, ventilation and vehicle traffic) will be avoided or minimized.</li> <li>- Incorporate into 2041 OCP Policy.</li> </ul>
8. <u>Ensure Appropriate Transportation Services</u> Ensure that adequate transportation services are available and manage traffic.	<ul style="list-style-type: none"> <li>- Through the rezoning application, review each proposal on a case-by-case basis, to ensure appropriate transportation and traffic management.</li> <li>- Require the submission of appropriate professional report(s) to confirm that a proposed Facility can be</li> </ul>

URBAN AREAS: LANDS OUTSIDE AGRICULTURAL AREAS	
Issue	Examples of Possible Facility Management Highlights (e.g., by OCP, Zoning, Building Permit, or Other City Requirements, or Agreements)
	adequately serviced by appropriate transportation services and that traffic is well managed. - Incorporate into 2041 OCP Policy.
9. <u>Ensure Appropriate Services and Infrastructure</u> Ensure adequate City services and supporting infrastructure similar to a light industrial type development.	- Through the rezoning application, review each proposal on a case-by-case basis, to ensure appropriate water, sanitary and drainage infrastructure - Through the rezoning application, require the submission of the appropriate professional consultant reports to confirm the ability of the Facility to be serviced by appropriate City infrastructure. - Incorporate into 2041 OCP Policy.
10. <u>Ensure Appropriate Solid waste Management</u>	<u>Ensure Appropriate Solid Waste Management</u> - Require an adequate Solid Waste Management Plan. The Plan meet City requirements for example, it should target 70% waste diversion and support the waste reduction hierarchy to minimize waste generation, maximize reuse, recycling and material recovery, and dispose of any remaining waste in accordance with approved practices. All recyclable materials banned from disposal (in addition to organics) are not permitted in the waste disposal stream. - Incorporate into 2041 OCP Policy
11. <u>Ensure Community Life Safety And Security</u>	Ensure that: - physical security measures implemented on-site are regulated through Health Canada's MMRP and that all facilities comply with these provisions. - City fire and life safety issues are addressed by the applicable building, fire and electrical code requirements. - that Emergency Response Plans are approved by the RCMP and Richmond Fire - Rescue. - Inspections of a Facility are undertaken, as determined by City, RCMP and Richmond Fire Rescue staff. - Incorporate into 2041 OCP Policy.

**Bylaw to prohibit Medical Marihuana Facilities  
in all areas of the City of Richmond**



**City of  
Richmond**

**Bylaw 9071**

**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9071 (Medical Marihuana Regulation)**

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

1. Richmond Zoning Bylaw 8500 is amended by:

i. Inserting the following text into Section 3.4 – Use and Term Definitions:

**“Medical Marihuana Production Facility**

Means a facility for the growing and production of medical marihuana in a fully enclosed **building** as licensed and lawfully sanctioned under Health Canada’s *Marihuana for Medical Purposes Regulations* (as amended from time to time), including the necessary supporting accessory uses related to processing, testing, research and development, packaging, storage, distribution and **office** functions that are directly related to and in support of growing and cultivation activities.

**Medical Marihuana Research and Development Facility**

Means a facility for the research and development of medical marihuana only in a fully enclosed **building** as lawfully sanctioned by Health Canada under the *Controlled Drugs and Substances Act* (as amended from time to time).”

ii. Repeal the definition of **farm business** in Section 3.4 – Use and Term Definitions and replace it with the following:

**“Farm business**

Means a business in which one or more of the following farm activities are conducted, and includes a farm education or farm research institution to the extent that the institution conducts one or more of the following farm activities:

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and



**structures;**

- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;
- f) intensively cultivating in plantations, any
  - i) specialty wood crops, or
  - ii) specialty fibre crops prescribed by a Minister of the Province of BC;
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under part 3 of that Act, to carry on the **business** of aquaculture;
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act;
- k) processing or direct marketing by a farmer of one or both of
  - i) the products of a farm owned or operated by the farmer, and
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 to the extent that the processing or marketing of those products is conducted on the farmer's farm, but

**farm business** does not include:

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- iii. In Section 3.4 -- Use and Term Definitions, repeal the existing definition of **office** and replace with the following text:

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- iv. Insert the following text into Section 5.13.4 – Uses Permitted in All Zones:

“c) A medical marihuana production facility and medical marihuana research and development facility is not permitted.”

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9071**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor



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Richmond Zoning Bylaw 8500  
Amendment Bylaw 9071 (Medical Marihuana Regulation)

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PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

\_\_\_\_\_  
MAYOR

NOV 12 2013

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





From the desk of  
**Ralph Schwartzman**

633-5960 No. 6 Road  
Richmond, BC  
V6V 1Z1  
604-278-0912

November 6, 2013

City of Richmond  
Honourable Mayor Brody and Richmond Councillor members

To whom it may concern,

**RE: Richmond approval of Medical Marihuana Grow Operation**

Our group CanCanna is currently in the process of applying to Health Canada for a Commercial license to produce medical marihuana under the new guide lines of the Federal Government. Our proposed site would be located in the Municipality of Richmond specifically 5960 #6 Road. Is it possible to get a clarification on the statement made to Council at the Public Hearing November 5 that the following municipalities have prohibited the production of medical marihuana?

- 1) Chilliwack
- 2) Pitt Meadows
- 3) Abbotsford

We reviewed the Public meetings for the above mention municipalities and have found conflicting information. Please find enclosed the documentation of our findings:

**Chilliwack**

August 20, 2013 Council Meeting  
Council amending the definition of Special Industrial (M6) Zone to include a new subparagraph allowing medical marihuana grow operation.

Zoning Bylaw 2001 No. 2800 Subsection 11

**11.06 M6 (SPECIAL INDUSTRIAL) ZONE**

**(2) PERMITTED USES**

The following added USES shall be the only USES permitted in this ZONE unless specifically permitted elsewhere in this BYLAW by GENERAL or SPECIAL REGULATIONS.

(o) MEDICAL MARIHUANA GROW OPERATION (AB#3947)

The Issue was once again brought up by the council on September 3, 2013 as Bylaw No. 3947 and carried unanimously.

That the following bylaws be now reconsidered, finally passed and adopted,  
that they be signed and the corporate seal affixed thereto:

"Zoning Bylaw Amendment Bylaw 2013, No. 3947"

(Text amendment – RZ000810)

## **Pitt Meadows Oct 1, 2013 Council Meeting**

### **From the Video of the Council Meeting:**

1:18:00; Mayor requests reading of report regarding the handling of Medicinal Marijuana Grow Operations (MMGO) and how it would impact their zoning regulations. The reading suggests that MMGO be prohibited from agricultural zones, but suggests putting MMGO in industrial zones. The reader mentions that the city has to have a location that accommodates MMGO and feels it would be better regulated in an industrial zone to allow proper inspection and protocol, as well as proper taxation for the facilities. The reader also suggests looking into the establishment of a new industrial zone that is not currently available to any properties in the Pitt Meadows Municipality.

The Mayor says that anyone interested in pursuing such ventures must apply through the proper channels and meet before council in a public hearing. The Mayor mentions that the federal government says that the municipalities have the accommodate MMGO.

### **Minutes from Oct 1<sup>st</sup> Council Meeting regarding Medical Marijuana Growing Facilities:**

Councillor G. O'Connell requested the recommendations be voted on separately.

**MOVED** by Councillor G. O'Connell, **SECONDED** by Councillor T. Miyashita, **THAT** Council, upon the recommendation of Council in Committee:

A. Receive into the record the report dated September 13, 2013 from the Director of Operations and Development Services/Deputy CAO. ([http://pittmeadows.ca/granicus.com/MeetingViewer.php?meta\\_id=59071&view=&showpdf=1](http://pittmeadows.ca/granicus.com/MeetingViewer.php?meta_id=59071&view=&showpdf=1))

**CARRIED**

**MOVED** by Councillor B. Bell, **SECONDED** by Councillor T. Miyashita, **THAT** Council, upon the recommendation of the Council in Committee:

B. Direct staff to prepare a bylaw for Council's consideration that would accommodate the production of medical marijuana within an industrial zoning designation.

**CARRIED** with Councillor G. O'Connell voting in the negative.

**MOVED** by Councillor B. Bell, **SECONDED** by Councillor J. Elkerton, **THAT** Council, upon the recommendation of the Council in Committee:

C. Direct staff to forward a copy of this report to the Agricultural Land Commission, the Ministry of Agriculture, and the Mayor to send lobbying letters to all UBCM municipalities and provincial MLAs.

The subject has not since been brought up in any subsequent meeting.

## Abbotsford Executive Meeting

As of October 21, 2013, Abbotsford Executive Council Committee are in the process of creating a new bylaw prohibiting the use of any land within the municipal boundaries of the city of Abbotsford for federally licensed medical marijuana grow operations. The staff is directed to prepare a report about the proposed bylaw amendment, but it has yet to be passed.

To conclude we feel that there might be some misinformation that has been presented to Richmond City Council and think it only fair that all the information is accurate.

On behalf of CanCanna we would like to thank you for looking into these inconsistencies. Can you please confirm that Richmond will have a positive acceptance for MEDICAL MARIHUANA GROW OPERATION facilities based on an individual bases.

We look forward to your response.

Best regards,

Ralph Schwartzman



# City of Richmond

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
www.richmond.ca

December 10, 2013  
File: 12-8060-02-53/Vol 01

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

Ralph Schwartzman  
633 - 5960 No. 6 Road  
Richmond, BC V6V 1Z1

Dear Mr. Schwartzman:

**Re: Managing Medical Marihuana Production Facilities in Richmond**

This letter responds to your correspondence (dated November 7, 2013) to Mayor and Council in regards to the management of Medical Marihuana Production and Research and Development Facilities in Richmond.

In your letter, specific concerns were noted about clarifying the existing zoning regulations for the production of medical marihuana in Chilliwack, Pitt Meadows and Abbotsford as communicated in the City staff report considered by Planning Committee on November 5, 2013. City staff have reviewed the information contained in our staff report and examined the current information on regulations for production of medical marihuana in the above three referenced municipalities mentioned in your letter.

Of the three cities referenced, Chilliwack is the only one that has adopted zoning regulations related to medical marihuana grow operations (adopted September 3, 2013). The Pitt Meadows Council has directed their staff to review medical marihuana production in industrial areas and this review is in process. Abbotsford is in the process of reviewing zoning regulations specific to medical marihuana production. In addition, the Township of Langley is also in the process of considering land use regulations to address medical marihuana production. I suggest that you contact these municipalities directly to obtain the latest information about how they intend to manage licensed medical marihuana facilities.

At the upcoming December 16, 2013 Public Hearing (7 pm – Richmond City Hall, Council Chambers), Council will consider a zoning bylaw amendment (Bylaw 9071) that will define Medical Marihuana Production and Medical Marihuana Research and Development Facilities and prohibit these uses city-wide. This approach does not preclude Council from considering rezoning applications on a case-by-case basis. Attached to this letter is an excerpt of the November 12, 2013 Council meeting minutes and a copy of the proposed zoning amendment Bylaw 9071 (Attachment 1).

Should you have any questions, please feel free to contact me (604-276-4139;  
tcrowe@richmond.ca).

Yours truly,

A handwritten signature in black ink, appearing to be 'TC' with a stylized flourish.

Terry Crowe  
Manager, Policy Planning

KE:cas

pc: Mayor and Council  
Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Director of Development  
Kevin Eng, Planner 1





City of  
Richmond

Minutes

**Regular Council**  
Tuesday, November 12, 2013

- (4) *staff be authorized to take all necessary steps to raise title to the road closure area of ±5,907 square feet and transfer it to Hotel Versante Ltd or its designate for \$700,000 plus applicable taxes; and*
- (5) *staff be authorized to take all necessary steps to complete all matters detailed herein including authorizing the Chief Administrative Officer and the General Manager, Finance and Corporate Services to negotiate and execute all documentation required to effect the transaction, including executing all required Land Title Office documentation.*

**ADOPTED ON CONSENT**

**19. MANAGING MEDICAL MARIJUANA PRODUCTION FACILITIES, AND RESEARCH AND DEVELOPMENT FACILITIES IN AGRICULTURAL AND URBAN AREAS**

(File Ref. No. 12-8060-20-9070/9072) (REDMS No. 4026259, 4013196, 4020951, 4023122)

- (1) *That the City of Richmond requests that Health Canada not issue any medical marihuana facility licenses in the City of Richmond under the federal Marihuana for Medical Purposes Regulations (MMPR);*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9071 (Medical Marihuana Regulation) be introduced and given first reading; and*
- (3) *That Bylaw 9071 be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing.*

**ADOPTED ON CONSENT**



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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9071 (Medical Marihuana Regulation)**

---

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MAYOR

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

CITY OF RICHMOND
APPROVED by <i>HL</i>
APPROVED by Director or Solicitor <i>HL</i>



# City of Richmond

To Council - Nov. 25, 2013  
**Report to Committee**  
Planning and Development Department

TO PLN - Nov. 19, 2013

To: Planning Committee  
From: Wayne Craig  
Director of Development

Date: October 28, 2013

File: ZT 13-646207  
File: 8060-20-9077

Re: Application by Vanlux Development Inc. for a Zoning Text Amendment to Increase the Overall Floor Area Ratio to 0.55 for the Entire Property Located at 4691 Francis Road.

## Staff Recommendation

1. That Richmond Zoning Bylaw 8500 Amendment Bylaw 9077, for a Zoning Text Amendment to the "Single Detached (ZS21) - Lancelot Gate (Seafair)" site specific zone, to increase the overall allowable Floor Area Ratio (FAR) to a maximum of 0.55 for the entire property, be introduced and given first reading.

*Wayne Craig*

Wayne Craig  
Director of Development

EL:blg  
Att.

## REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

*He Greg*



## Staff Report

### Origin

Vanlux Development Inc. has applied to the City of Richmond for a Zoning Text Amendment to the "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone in order to increase the overall allowable Floor Area Ratio (FAR) to 0.55 for the entire property located at 4691 Francis Road (**Attachment 1**).

### Background

Vanlux Development Inc. originally applied to the City to rezone and to develop the subject site (formerly 4691, 4731 and 4851 Francis Road) with 19-unit townhouses. Due to the opposition from surrounding residents, Vanlux revised the proposal to five (5) single-family lots. In order to address neighbouring property owner's concerns regarding potential overlooking issue, Vanlux agreed to rezone the subject site to a site specific zone which includes provisions to require a minimum 10.0 m rear yard setback for all lots, and limits the maximum size of the building footprint.

Rezoning Bylaw 8965 (RZ 12-617436) to create "Single Detached (ZS21) – Lancelot Gate (Seafair)" and to rezone the subject site to "Single Detached (ZS21) – Lancelot Gate (Seafair)" was approved on September 23, 2013.

At the building design stage, Vanlux determined that slightly larger homes (approximately 600 ft<sup>2</sup> of additional floor area per dwelling) could be accommodated on the subject site while meeting the lot coverage, setbacks, and height regulations of the "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone. Vanlux also feels that they can achieve the larger house size and still address the neighbours' concerns. Therefore, Vanlux is proposing a Zoning Text Amendment to increase the maximum permitted density from 0.55 FAR on the first 464.5 m<sup>2</sup> (5,000 ft<sup>2</sup>) of lot area, plus an additional 0.3 FAR on the balance of the lot area to 0.55 FAR on the entire lot. Under the current "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone, the total FAR that can be achieved is approximately 0.47.

### Findings of Fact

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

### Surrounding Development

- To the North: Existing single-family homes on lots zoned "Single Detached (RS1/E)" fronting Lancelot Drive.
- To the East: Geal Road right-of-way (unopened road), the Railway Corridor Greenway, and Railway Avenue.
- To the South: Across Francis Road, a low-density townhouse complex under Land Use Contract (LUC009).
- To the West: Existing single-family homes on lots zoned "Single Detached (RS1/E)" fronting Francis Road.

## **Related Policies & Studies**

### Arterial Road Policy

The Arterial Road Policy in the 2041 Official Community Plan (OCP), Bylaw 9000, directs appropriate development onto certain arterial roads outside the City Centre. The subject site is located on a local arterial road but is not identified for any Arterial Road developments (i.e., townhouse, compact lot, or coach house). While the subject site meets the location criteria for additional new townhouse area, single-family land use is being maintained on the site based on public input.

### Floodplain Management Implementation Strategy

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw (No. 8204). A Flood Indemnity Restrictive Covenant specifying the minimum flood construction level has been secured as part of the previous rezoning application (RZ 12-617436).

### Affordable Housing Strategy

The Richmond Affordable Housing Strategy requires a suite on at least 50% of new lots, or a cash-in-lieu contribution of \$1.00 per square foot of total building area toward the Affordable Housing Reserve Fund for single-family rezoning applications.

The applicant has agreed to provide a voluntary cash contribution for affordable housing based on \$1 per square foot of building area. A voluntary cash contribution in the amount of \$17,682.29 was provided as part of the previous rezoning application (RZ 12-617436). Based on the additional proposed density up to 0.55 FAR on the entire site, an additional voluntary cash contribution in the amount of \$3,276.58 is to be provided prior to final adoption of Zoning Text Amendment Bylaw 9077.

### **Public Input**

The applicant has forwarded confirmation that a development sign has been posted on the site. A support letter from the immediate neighbours has been received (**Attachment 3**).

### **Staff Comments**

#### Tree Preservation and Replacement

Tree preservation was reviewed as part of the previous rezoning application (RZ 12-617436); Tree Preservation Plan can be found in **Attachment 4**. A summary of the tree preservation scheme is as follows:

- Three (3) trees on site are identified for retention. A Tree Survival Security to the City in the amount of \$2,000 has been secured;
- Three (3) trees located on the neighbouring property to the north (4891 Lancelot Drive) and to the west (4671 Francis Road) are identified to be retained and protected. Tree protection fencing is installed on site and a contract with a Certified Arborist to monitor all works to be done near or within all tree protection zones has been provided; and

- A total of 21 trees were identified for removal; 42 replacement trees are required.

As part of the previous rezoning application (RZ 12-617436), Vanlux proposed to plant 16 replacement trees on site and provide a voluntary cash contribution (\$500/replacement tree) for the balance of the replacement trees to be planted off site. As part of this Zoning Text Amendment application, Vanlux reviewed the tree planting scheme and proposed to plant an additional 11 trees on site (bringing the total number of replacement trees up to 27) to provide a better interface with the neighbouring properties to the north (see proposed landscape plan in **Attachment 5**).

#### Site Servicing

No servicing concerns based on the proposed increase in floor area ratio have been identified. Frontage improvement works with new sidewalk and boulevard have been secured as part of the previous rezoning application (RZ 12-617436).

#### Subdivision

Prior to approval of subdivision, the developer will be required to pay Development Cost Charges (City & GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and all Servicing Costs.

#### **Analysis**

The subject application is being brought forward for consideration based on site-specific factors.

1. The property is located on a local arterial road. While the site meets the location criteria for additional new townhouse area, single detached housing land use is maintained on this site based on public input. The normal density for arterial road townhouse development ranges from 0.6 to 0.65 FAR. The total FAR that can be achieved on the future lots to be created on this site, under the current "Single Detached (ZS21) – Lancelot Gate (Seafair)" zone, is approximately 0.47. The proposed density is 0.55.
2. All the future lots to be created on this site will be substantially wider (min. 15.36 m vs. 13.50 m), deeper (min. 43.72 m vs. 24 m), and larger (min. 671.4 m<sup>2</sup> vs. 550 m<sup>2</sup>) than the minimum zoning requirements.
3. A site plan (**Attachment 6**) has been submitted to demonstrate that the proposed homes will be situated at least 10.0 m from the rear property lines with no projections into this required setback. The proposed lot coverage for buildings is limited to 3,000 ft<sup>2</sup> as requested by the neighbours.
4. The rear yard setbacks to the second floor of the proposed dwellings are increased (from 10.0 m to a range of 11.5 m to 15.2 m) to help minimize over-look potential.
5. A set of Site Sections (**Attachment 7**) has been submitted to demonstrate that the proposed homes will be a maximum of two-storeys with an overall height similar to the adjacent homes.

6. A landscape plan (**Attachment 5**) has been submitted to demonstrate that additional landscaping will be planted to provide screen plantings between the proposed homes and the existing adjacent homes to the north. Additional trees and landscaping are proposed on site and an additional landscaping security in the amount of \$24,699.60 will be provided prior to final adoption of Zoning Text Amendment Bylaw 9077 to ensure the landscaping will be installed according to the revised landscape plan.
7. The proposal is supported by the immediate neighbours.

**Financial Impact**

None.

**Conclusion**

The subject site is located on a local arterial road where a higher density is supported by the Arterial Road Policy in the Official Community Plan (OCP). The proposed Zoning Text Amendment will allow larger homes to be built on the lots to be created by a five (5) lot subdivision. While the size of the future dwellings will be larger, the lot coverage for building of each lot will be maintained at a maximum of 3,000 ft<sup>2</sup>, building height will be remained at two-storeys, the rear yard setbacks to the second floor will be increased to up to 15.2 m, and additional trees and landscaping will be planted in the back yards. On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 9077 be introduced and given first reading.



Edwin Lee  
Planning Technician – Design  
(604-276-4121)

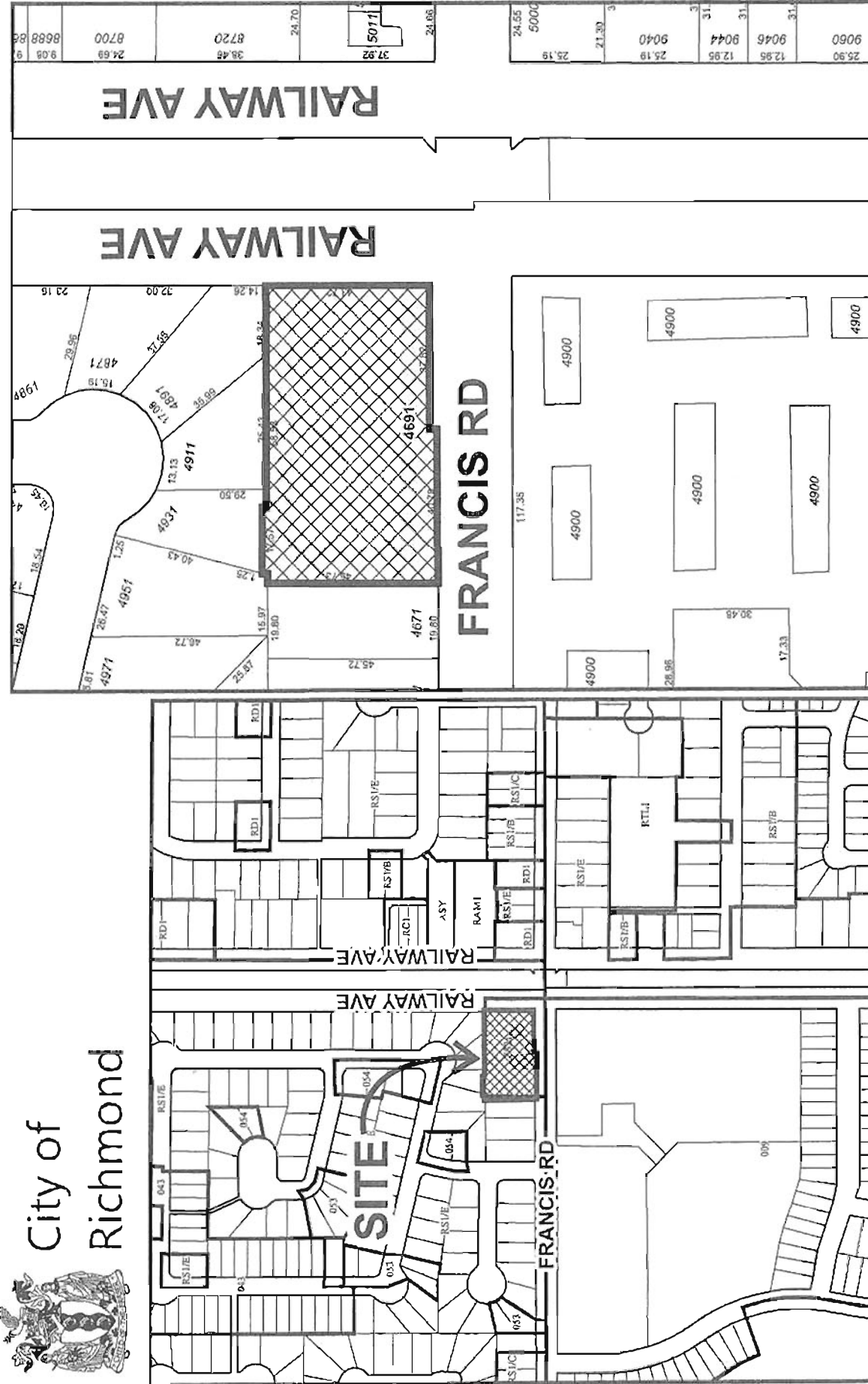
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There are requirements to be dealt with prior to final adoption:

Development requirements, specifically:

1. City acceptance of the developer's offer to voluntarily contribute \$3,276.58 to the City's affordable housing fund.
2. Receipt of a Letter-of-Credit for landscaping in the amount of \$24,699.60.

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Support Letter  
Attachment 4: Tree Preservation Plan  
Attachment 5: Proposed Landscape Plan  
Attachment 6: Proposed Site Plan/Context Plan  
Attachment 7: Preliminary Building Sections



**PH - 166**



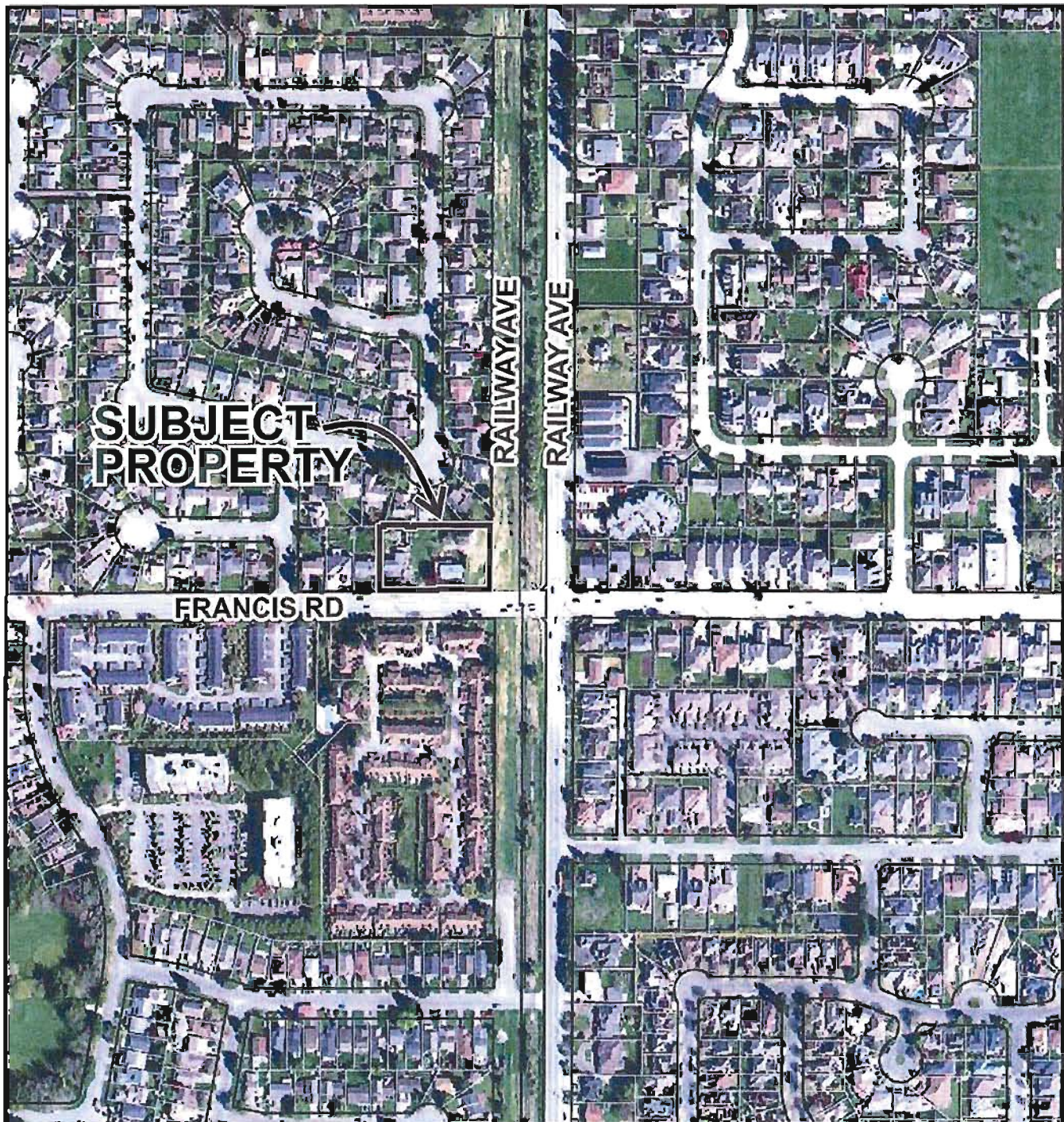
ZT 13-646207

**Note: Dimensions are in METRES**





City of  
Richmond



ZT 13-646207

Original Date: 10/01/03

Revision Date:

Note: Dimensions are in METRES





ZT 13-646207

Attachment 2

Address: 4691 Francis Road

Applicant: Vanlux Development Inc.

Planning Area(s): Seafair

	Existing	Proposed
Owner:	Vanlux Development Inc.	No Change
Site Size (m <sup>2</sup> ):	3,540.2 m <sup>2</sup>	No Change
Land Uses:	vacant lot	Five (5) single-family dwellings
OCP Designation:	Specific Land Use Map: Low-Density Residential	No Change
Area Plan Designation:	N/A	No change
702 Policy Designation:	N/A	No change
Zoning:	Single Detached (ZS21) – Lancelot Gate (Seafair)	No change
Number of Lots:	1	5
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 on 464.5 m <sup>2</sup> of lot area plus 0.3 on the balance of the lot area	Max. 0.55 applies to the entire lot area	Zoning Text Amendment Requested
Lot Coverage – Building:	Max. 45% or 278.7 m <sup>2</sup>	Max. 45% or 278.7 m <sup>2</sup>	none
Lot Coverage – Non-porous:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping:	Min. 30%	Min. 30%	none
Setback – Principal Building - Front Yard (m):	Min. 9 m	Min. 9 m	none
Setback – attached single storey garage - 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 – Exterior Side Yard (m):	Min. 3.0 m	Min. 3.0 m	none
Setback – Rear Yard (m):	Min. 10 m	Min. 10 m	none
Height (m):	Max. 2 ½ storeys & 9.0 m	2 storeys & Max. 9.0 m	none
Lot Width:	Min. 13.5 m	Min. 15.36 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Area:	Min. 550 m <sup>2</sup>	Min. 550 m <sup>2</sup>	none
Off-street Parking Spaces:	Min. 2 spaces	Min. 2 spaces	none

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

August 12, 2013

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

Planning and Development Department

Dear Sirs/Mesdames:

**Re: Vanlux Development Inc. ("Vanlux")**  
**Application: RZ-12-617436**  
**4691, 4731 and 4851 Francis Road, Richmond (the "Property")**

Attached is a copy of a site plan with respect to the proposed consolidation and subdivision of the Property (the "Plan"). The undersigned are the owners of those properties which are contiguous to the Property as indicated on the Plan (the "Neighbours").

It is our understanding that the initial application of Vanlux was for a multi-family development to be constructed on the Property. Because of the concerns expressed by some of the Neighbours, Vanlux has changed its proposed development of the Property to one of single-family homes to be built on each of the five new proposed lots comprising the Property based on the attached plan indicating a density of 0.55 fsr.

The current zoning by-law permits the construction of single-family homes with a maximum fsr of 0.45. We believe single-family homes with 0.55 fsr to be an acceptable compromise among Vanlux and ourselves in return for its acceptance of our opposition to its original multi-family development proposal.

Vanlux has listened to our concerns with respect to large rear yard setbacks and the proposed siting of the single-family homes on the Plan addresses this concern.

the Property which will be as follows:

Lot	Size of Lot	x 0.55
1	7,407.5 sq.ft.	4,074.1 sq.ft.
2	7,289.7 sq.ft.	4,009.3 sq.ft.
3	7,227.6 sq.ft.	3,975.2 sq.ft.
4	7,227.6 sq.ft.	3,975.2 sq.ft.
5	8,076.1 sq.ft.	4,441.7 sq.ft.

Yours truly,

4671 Francis Road

\_\_\_\_\_  
Name:

4951 Lancelot Drive

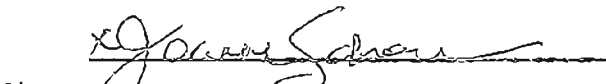
X 

Name: RAYMOND HO


4931 Lancelot Drive

\_\_\_\_\_  
Name:


4911 Lancelot Drive

X   
Name: Joanne Schroeder

4891 Lancelot Drive

X   
Name: Marilyn Donaldson

We, John and Sharon Parrott, of 8960 Lancelot Gate, likewise are fully supportive of the application of Vanlux to increase the allowable density to 0.55 fsr for each of the proposed lots to be created upon the subdivision of the Property

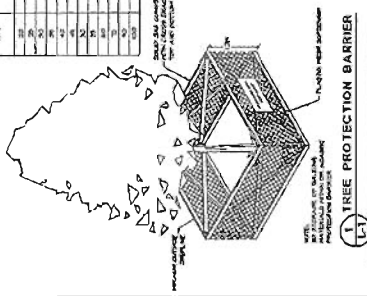
  
\_\_\_\_\_  
John Parrott

  
\_\_\_\_\_  
Sharon Parrott

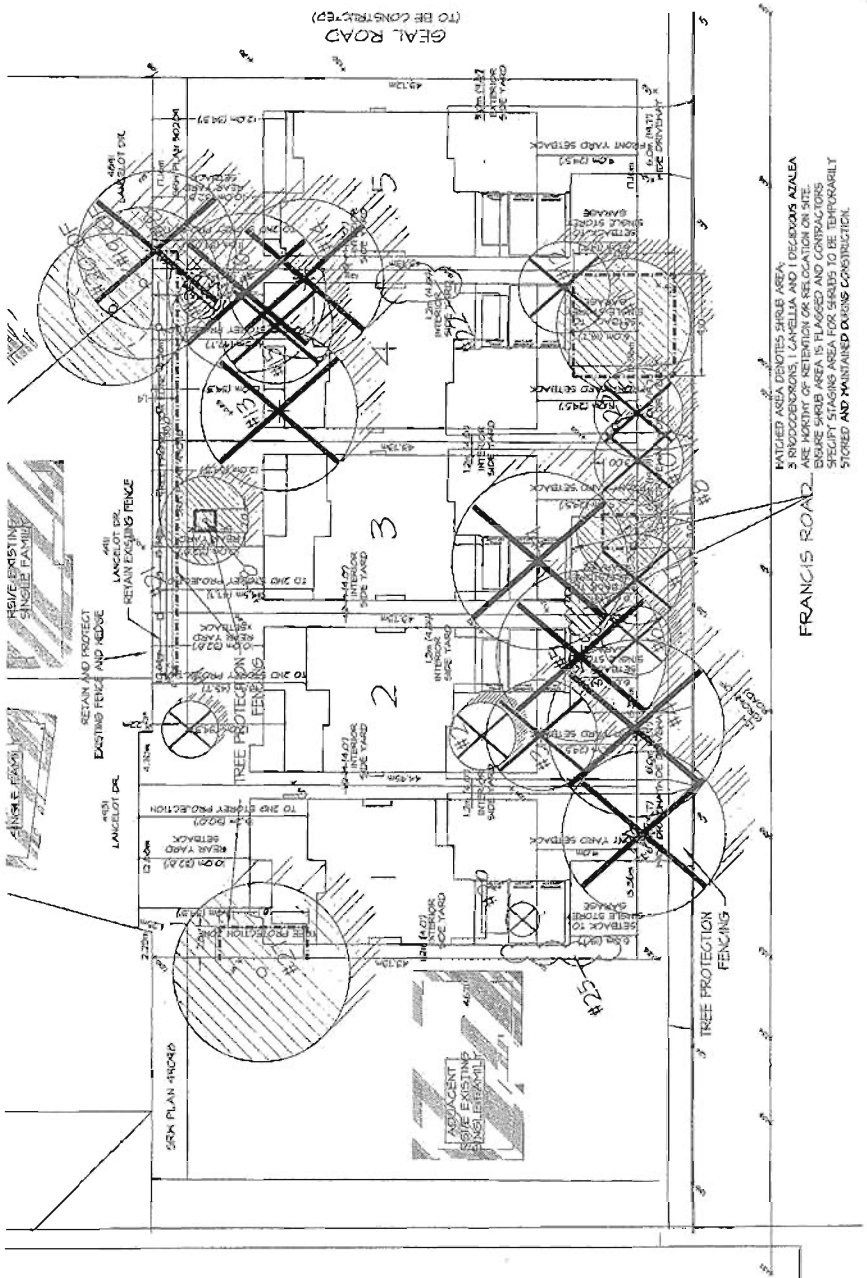
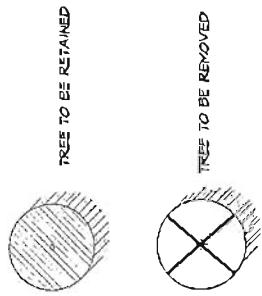


**THE BARBERS PROTECTION WALL**

Barber	Tree	Height (m)	Width (m)	Length (m)	Volume (m³)	Weight (kg)
1	1	1.2	0.4	2.0	0.96	1920
2	2	1.2	0.4	2.0	0.96	1920
3	3	1.2	0.4	2.0	0.96	1920
4	4	1.2	0.4	2.0	0.96	1920
5	5	1.2	0.4	2.0	0.96	1920
6	6	1.2	0.4	2.0	0.96	1920
7	7	1.2	0.4	2.0	0.96	1920
8	8	1.2	0.4	2.0	0.96	1920
9	9	1.2	0.4	2.0	0.96	1920
10	10	1.2	0.4	2.0	0.96	1920
11	11	1.2	0.4	2.0	0.96	1920
12	12	1.2	0.4	2.0	0.96	1920
13	13	1.2	0.4	2.0	0.96	1920
14	14	1.2	0.4	2.0	0.96	1920
15	15	1.2	0.4	2.0	0.96	1920
16	16	1.2	0.4	2.0	0.96	1920
17	17	1.2	0.4	2.0	0.96	1920
18	18	1.2	0.4	2.0	0.96	1920
19	19	1.2	0.4	2.0	0.96	1920
20	20	1.2	0.4	2.0	0.96	1920

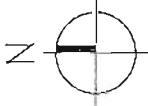


PH - 172



**M2**  
LANDSCAPE ARCHITECTURE

4220-3600 Kingsway  
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NO.	DATE	REVISION DESCRIPTION	BY	CHK.
1	2007.01.10	ISSUED FOR PERMIT	DL	
2	2007.01.10	REVISED FOR PERMIT	DL	
3	2007.01.10	REVISED FOR PERMIT	DL	
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5	2007.01.10	REVISED FOR PERMIT	DL	
6	2007.01.10	REVISED FOR PERMIT	DL	
7	2007.01.10	REVISED FOR PERMIT	DL	
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9	2007.01.10	REVISED FOR PERMIT	DL	
10	2007.01.10	REVISED FOR PERMIT	DL	

**PROJECT**  
ARBOREAL  
ASSESSMENT  
4691 47th Street  
RICHMOND, BC

**DATE** 2007.01.10  
**SCALE** 1:200  
**DESIGNED BY** DL  
**CHECKED BY** DL  
**DATE** 2007.01.10  
**PROJECT NUMBER** 17220

**CONTRACT**  
TREE ASSESSMENT  
PLAN  
L7  
OF 1

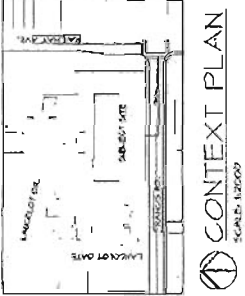
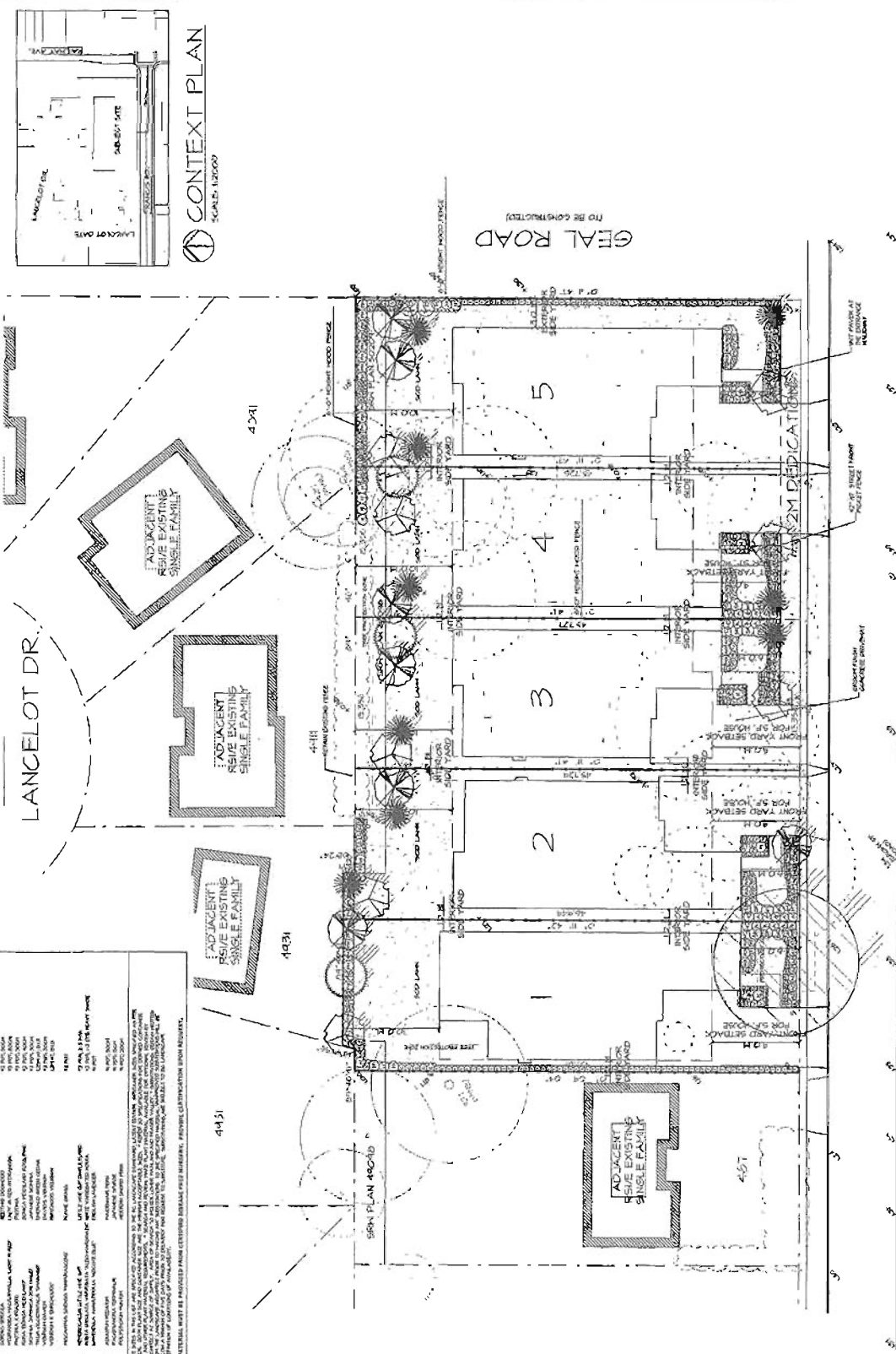
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4220 - 26 Street West  
 New Westminster, British Columbia  
 V3L 3C7  
 Tel: 604.553.0945  
 Fax: 604.553.0945  
 Email: office@m2la.com

**PLANT SCHEDULE**

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
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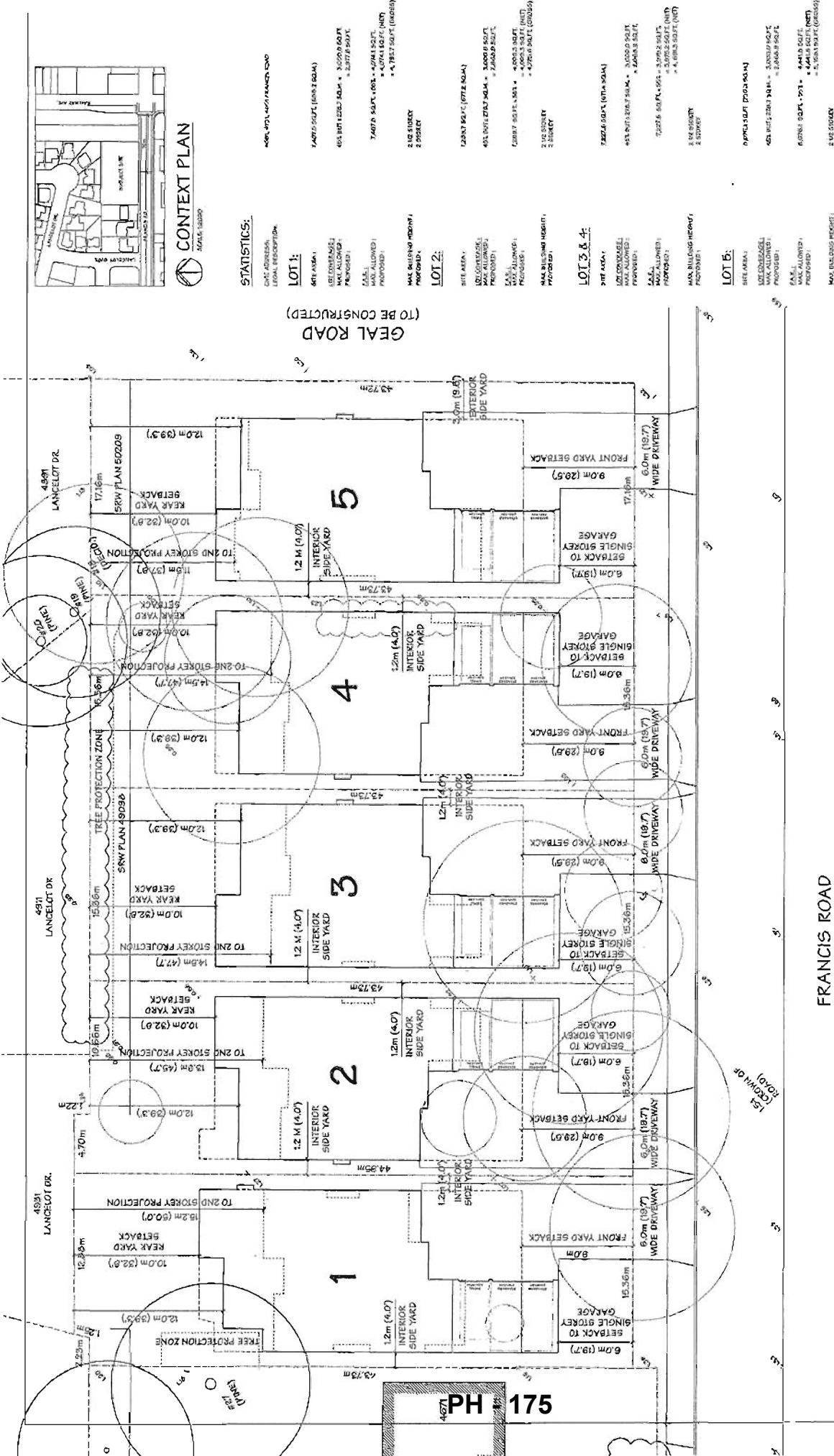
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PROJECT: RESIDENTIAL SINGLE-FAMILY  
 4291, 4731, 4831 FRANCIS ROAD  
 RICHMOND, BC

REVISIONS:

NO.	DATE	DESCRIPTION
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2	10/10/10	FINAL DESIGN
3	10/10/10	CONSTRUCTION
4	10/10/10	MAINTENANCE
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11	10/10/10	REPAIRS
12	10/10/10	REPAIRS
13	10/10/10	REPAIRS
14	10/10/10	REPAIRS
15	10/10/10	REPAIRS
16	10/10/10	REPAIRS
17	10/10/10	REPAIRS
18	10/10/10	REPAIRS
19	10/10/10	REPAIRS
20	10/10/10	REPAIRS
21	10/10/10	





FRANCIS ROAD

GEAL ROAD  
(TO BE CONSTRUCTED)

# CONTEXT PLAN

SCALE: 1:500

## STATISTICS:

DATE: 10/11/2011  
LEGAL DESCRIPTION:

### LOT 1:

SITE AREA: 1,200.00 SQ.M.  
LOT COVER: 1,200.00 SQ.M.  
MAX. ALLOWED: 1,200.00 SQ.M.  
PROPOSED: 1,200.00 SQ.M.  
MAX. BUILDING HEIGHT: 2 STOREY

### LOT 2:

SITE AREA: 1,200.00 SQ.M.  
LOT COVER: 1,200.00 SQ.M.  
MAX. ALLOWED: 1,200.00 SQ.M.  
PROPOSED: 1,200.00 SQ.M.  
MAX. BUILDING HEIGHT: 2 STOREY

### LOT 3 & 4:

SITE AREA: 1,200.00 SQ.M.  
LOT COVER: 1,200.00 SQ.M.  
MAX. ALLOWED: 1,200.00 SQ.M.  
PROPOSED: 1,200.00 SQ.M.  
MAX. BUILDING HEIGHT: 2 STOREY

### LOT 5:

SITE AREA: 1,200.00 SQ.M.  
LOT COVER: 1,200.00 SQ.M.  
MAX. ALLOWED: 1,200.00 SQ.M.  
PROPOSED: 1,200.00 SQ.M.  
MAX. BUILDING HEIGHT: 2 STOREY



SITE PLAN  
SCALE: 1:500

Yanamolo  
Architecture Inc.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY DESIGN	10/11/2011	YANAMOLO	YANAMOLO
2	FINAL DESIGN	10/11/2011	YANAMOLO	YANAMOLO

## SINGLE FAMILY DEVELOPMENT

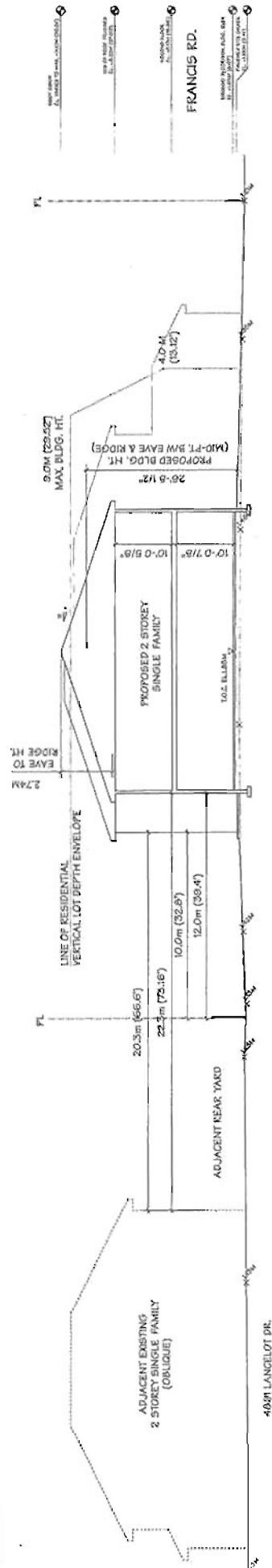
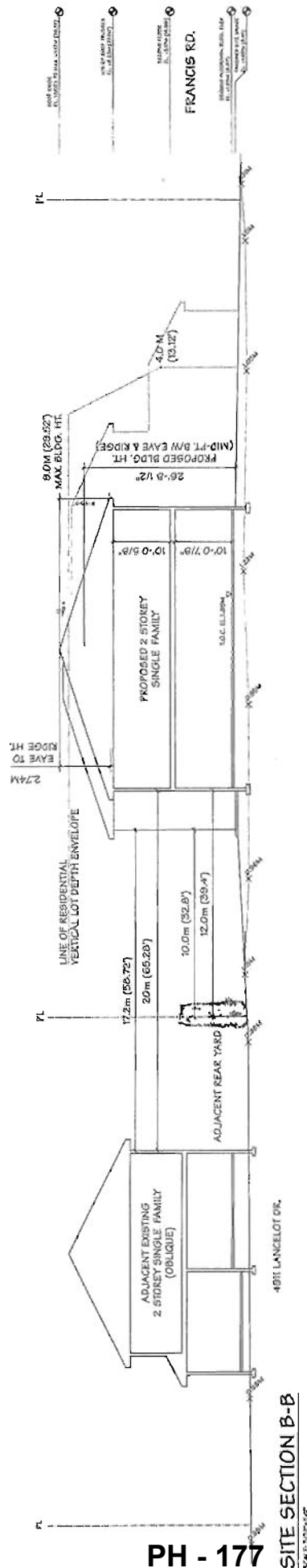
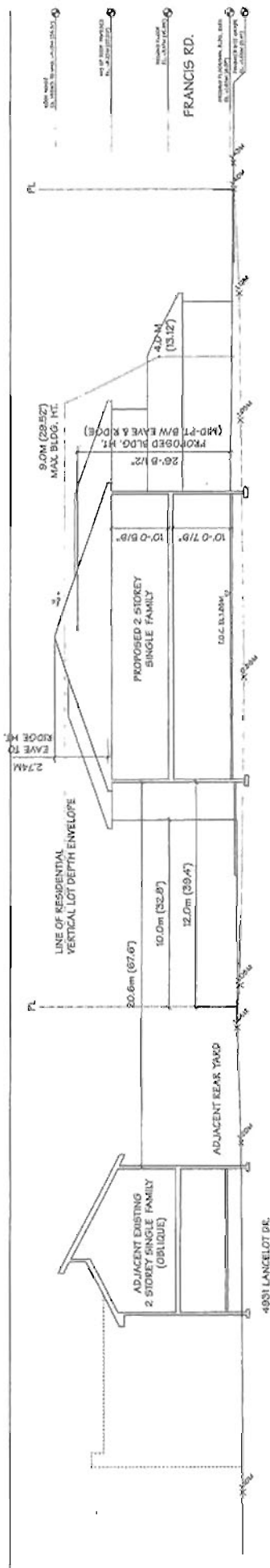
### SITE PLAN STATISTICS

TOTAL LOT AREA	6,000.00 SQ.M.
TOTAL LOT COVER	6,000.00 SQ.M.
TOTAL LOT HEIGHT	2 STOREY
TOTAL LOT VOLUME	12,000.00 CU.M.

Plan #1.0







# SITE SECTION C-C

SCALE 3/8" = 1'-0"

## Plan #1

**PROJECT**  
SINGLE FAMILY DEVELOPMENT

**DESIGNED BY**  
YAMAMOTO ARCHITECTURE INC.

**DATE**  
06/14/2018

**BY**  
[Signature]

**SCALE**  
3/8" = 1'-0"

**PROJECT NO.**  
180123

**CLIENT**  
MR. & MRS. J. SMITH

**ADDRESS**  
1234 MAIN ST., SUITE 100  
ANYTOWN, CA 90210

**PROJECT NO.**  
180123

**DATE**  
06/14/2018



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9077 (ZT 13-646207)  
4691 Francis Road**

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

1. Richmond Zoning Bylaw 8500 is amended by deleting subsection 15.21.4.2 and substituting the following:  
  
“2. The maximum **floor area ratio (FAR)** is 0.40.”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9077**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

NOV 25 2013

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DEC 06 2013

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\_\_\_\_\_  
MAYOR

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