



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

**Monday, February 15, 2016 – 7 p.m.**

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

## OPENING STATEMENT

### Page

1. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT  
BYLAW 9506**

(File Ref. No. 12-8060-20-009506) (REDMS No. 4823402)

PH-4

See Page **PH-4** for memorandum – Manager, Policy Planning

PH-9

See Page **PH-9** for full report

**Location:** 8020, 8040, 8100, 8140, 8160, 8200, 8240, 8280, 8320, 8480, 8580, 8600, 8720, 8760, 8840, 9220, 9360, 9500, 9560, 10060, 10160, 10180, 10220, 10260, 10320, 10780, 10820, and 10880 No. 5 Road, 12011, 12100, 12180, 12200, 12260, 12280, and 12300 Blundell Road, and 12339 and 12733 Steveston Highway

**Applicant:** City of Richmond

**Purpose:** To incorporate the No. 5 Road Backlands Policy, which allows institutional uses within the first 110 metres east from No. 5 Road if the remaining portions (Backlands) are actively farmed, within Richmond's Official Community Plan.

**First Reading:** December 14, 2015

**Order of Business:**

**Page**

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 Official Community Plan Bylaw 9000, Amendment Bylaw 9506.

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2. Adoption of Official Community Plan Bylaw 8500, Amendment Bylaw 9506.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9507 (ZT 15-708370)**

(File Ref. No. 12-8060-20-009507; ZT 15-708370) (REDMS No. 4791846)

**PH-116**

**See Page PH-116 for full report**

**Location:** 8477 Bridgeport Road

**Applicant:** GBL Architects Inc.

**Purpose:** A Zoning Text Amendment to the “High Rise Office Commercial (ZC33) - (City Centre)” zone to allow vehicle sale/rental as a permitted secondary use on the property at 8477 Bridgeport Road.

**First Reading:** January 25, 2016

**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 9507.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9511 (RZ 15-692244)**

(File Ref. No. 12-8060-20-009511; RZ 15-692244) (REDMS No. 4846602)

PH-125

See Page **PH-125** for full report

**Location:** 7400/7420 Schaefer Avenue

**Applicant:** Chi Kuen Yeung and Cardison Chun Kik Yeung

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

**First Reading:** January 25, 2016

**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 9511.

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ADJOURNMENT

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**To:** Mayor and Councillors  
**From:** Terry Crowe, MCIP  
Manager, Policy Planning Department  
**Date:** February 11, 2016  
**File:** 08-4050-10/2016-Vol 01  
**Re:** **Summary of Feedback: Proposed OCP No. 5 Road Backlands Policy From: The Public Information Meeting and the Richmond Agricultural Advisory Committee**

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**Purpose**

The purpose of this memorandum is to summarize the feedback regarding the proposed OCP No. 5 Road Backlands Policy, from the January 27, 2016 Public Information Meeting and the February 4, 2016 Richmond Agricultural Advisory Committee (AAC) meeting.

**Public Information Meeting**

The public information meeting was held from 6:00 pm until 8:00 pm in Meeting Room 2.004 at City Hall. Notification letters were sent to the 33 property owners within the No. 5 Road Backlands Policy area, and the meeting was advertised in the local newspaper on January 20, 2016 and January 22, 2016. Boards were displayed around the room with the intention that participants could walk through the room, learn about the proposed changes and have questions answered by staff. Staff provided a short presentation at 6:30 pm to explain the proposed changes and a question and answer session followed for approximately an hour. Attendees were encouraged to complete comment sheets after the meeting and submit them by February 5, 2016.

Approximately 50 people attended the meeting. Most participants were members of the congregations located within the No. 5 Road Backlands Policy area and some were residents who had a general interest.

The tone of the meeting was respectful, engaged but concerned. The majority of the attendees were concerned that the impacts of the proposed highway widening on the Backlands were still unknown. The key comments and questions were as follows:

- It is premature to finalize the proposed changes to the No. 5 Road Backlands Policy as the impacts of the George Massey Tunnel Replacement project are still unknown.
- In addition to the land acquisition for the proposed highway widening, the proposed farm access road would result in an additional loss of farm land.
- What is the purpose of the proposed farm access road, who is going to build it and what would be the required standards?
- If the Backlands are donated to the City, who will be farming them?
- Who is responsible to address the requirements associated with the Riparian Management Area and Environmentally Sensitive Areas, and what would be their impacts on the Backlands?



- What is the definition of “farming”? The City should provide a clear definition of what would be considered adequate farming to better guide the property owners.
- As community institutional uses are currently well-established in the Policy Area, the whole Backlands area should now be excluded from the Agricultural Land Reserve (ALR) to allow additional urban uses such as seniors housing.

Staff answered these questions based on the staff report. Attendees were appreciative that the City hosted the public information meeting and they had an opportunity to have their questions answered in advance of the Public Hearing. Afterwards some stayed to ask additional questions specific to their properties and several indicated that they may approach to City to discuss the option of having the City farm their lands and the implications of providing farm road access.

In summary, nine (9) comment sheets (27% of property owners/occupants) were returned indicating that the respondents: (1) farmed the backlands and intended to continue to do so, and (2) were silent regarding: (a) having the City farm their lands and / or (b) their provision of a farm access road. Townline Gardens Inc. who owns the properties at the south end of the Policy area, located outside the ALR, requested that those lands be excluded from the Policy. Staff agree and note that the Policy requires the City to consult with the Agricultural Land Commission (ALC) before any changes are made. A table summarizing the comments is provided in Attachment 1.

#### **Richmond Agricultural Advisory Committee (AAC) Comments**

On February 4, 2016, the Richmond Agricultural Advisory Committee (AAC) reviewed the proposed changes and unanimously passed the following resolution:

*That the proposed OCP amendment regarding the No.5 Road Backlands Policy be supported with the following comments and suggestions:*

- *Access from No. 5 Road (i.e., east-west connection through the existing road allowances) should be recognized as important as the proposed north-south connection.*
- *A covenant should be required to be registered on title as part of a development application process for an institutional development to indicate that the development approval is subject to an active agricultural operation in the Backlands, and the property may be subject to potential agricultural impacts including noise, dust and odour.*
- *The City should more proactively enforce the farming requirement (e.g., annual inspection by a certified professional to ensure compliance and/or economic incentives such as tax exemption. (Attachment 2)*

Staff believe that the AAC’s suggestions can be achieved without changing the proposed Policy (e.g., during specific development application reviews, access from No. 5 Road to the Backlands and the suggested covenant requirement can be considered at that time).


**ALC Comments:** To date, staff have not heard from the Agricultural Land Commission (ALC).

**Suggested Next Steps**

Staff advise that after the Public Hearing, Council:

1. as intended, adopt the proposed OCP amendment to clearly establish the City intentions regarding how the No 5 Road Backlands Area is to develop for community institutional and agricultural uses, and farm road access, and
2. if acceptable, direct staff to explore with the ALC, the acceptability removing Townline Gardens Inc. lands from the No. 5 Road Backlands Policy Area which are not in the ALR and report back before June 20, 2016 regarding the acceptability of this proposals.

Should you have any questions, please contact me at (604) 276-4139.



Terry Crowe  
Manager, Policy Planning

Att.1 Comment Sheet Summary Table

Att. 2 Excerpt: AAC Minutes February 4, 2016

cc. Joe Erceg, General Manager, Planning and Development  
Wayne Craig, Director of Development  
Barry Konkin, Program Coordinator, Development  
Victor Wei, Director of Transportation  
Minhee Park, Planner 1

## Attachment 1

Comment Sheet Summary No. 5 Road Backlands Policy				
	Address	Property Owner	Current Use	Comments
1	10060 No. 5 Road	Lingyen Mountain Temple	Temple & fruit trees, blueberries and vegetables	There are still many unanswered questions about the George Massey Tunnel Replacement project (the scope of the province's land acquisition, the timeline of the project). It is premature to finalize any proposed changes to the Backlands.
2	8020 No. 5 Road	Bruce Anstey Gabe Csanyi Jonathan Csanyi Wayne Coleman	Christian Meeting Hall	N/A, no Backlands
3	8140 and 8160 No.5 Road	Thrangu Monastery Association	Assembly & Fruit orchard and greenhouses	We would like to continue farming our backlands. Our main concerns with both leasing the land and granting right-of-way access to the City are (1) safety (the monastery is home to several monks throughout the year) and (2) pollution (air, noise, etc.) from either increased traffic near our backlands or unclean farming methods.
4	10880, 10820, 10780 No.5 Road & 12339, 12399 and 12733 Steveston Hwy	Townline Gardens Inc.	Multi-family development	Please remove us from the No. 5 Road Backlands Policy Area
5	8720 No. 5 Road	Daljit S Dhillon Harjit K Dhillon Hercham K Dhillon Manjit S Dhillon		Currently for sale
6	8100 No. 5 Road	Domenica Taddei Giuseppe Taddei (Note: survey filled by the occupant)	House & raising chicken and eggs	Currently renting the house. Would like to continue raising chickens and eggs. The property is for sale.
7	10260 No.5 Road	Richmond Christian School Association	Two school buildings and parking lot & school vegetable gardens and bee apiary	Intend to expand the student/school vegetable garden. Preparing for an aquaponic farm to be in operation in 2016. Business plan, site plan and lease agreement to be forwarded to the City of Richmond
8	8200 No.5 Road	Vedic Cultural Society	Building & blueberry farming and green house	Intend to continue to farm the backlands
9	9220 No. 5 Road	World Growth Investment Inc.	Leased to farmers to plant vegetables	We would like to continue to farm.

**Excerpt from the Minutes from  
The Agricultural Advisory Committee Meeting  
Thursday, February 4, 2016 – 7:00 p.m.  
M.2.002, Richmond City Hall**

**5. No. 5 Road Backlands Policy**

Staff summarized the proposed changes to the No. 5 Road Backlands Policy and requested the Committee to provide comments and feedback.

The Committee had the following questions and comments:

- The proposed north-south farm access road component may need to be amended due to the land acquisition for the Highway 99 widening project. The Policy should focus on ensuring access from No. 5 Road (i.e., east-west connection utilizing the existing road allowances) is provided, rather than focusing on the proposed north-south connection.
- General question was asked how the potential impacts of agricultural uses on institutional uses are addressed. Staff noted that there was an agreement between the property owner and the City to allow institutional uses if the Backlands are farmed. Staff also noted that registration of a covenant is required as part of the development approval process to ensure that the Backlands are farmed. Members suggested that an additional covenant be required to notify that the properties are subject to potential impacts of an active agricultural operation.
- The Committee discussed the implications of not meeting the farming requirement, and noted that a proper enforcement mechanism must be in place. It also noted that the City should take a more proactive approach in dealing with non-compliance (e.g. hiring an agricultural professional to inspect the sites to ensure the Backlands are adequately farmed.)
- The Committee also asked about the future farm plan by the City. The City will be working with property owners who would be interested in voluntarily donating the Backlands or entering into legal agreements with the City to explore opportunities (e.g., partnership with Kwantlen University for an incubator farm).
- The Committee noted that a better control of the water level is needed, especially during summer time, as the Backlands are poorly drained. Also, the City should work with the Province to ensure that an adequate irrigation and drainage system is in place after the ditch is relocated as part of the George Massey Tunnel Replacement project.

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

*That the proposed OCP amendment regarding the No.5 Road Backlands Policy be supported with the following comments and suggestions:*

- *Access from No. 5 Road (i.e., east-west connection through the existing road allowances) should be recognized as important as the proposed north-south connection.*
- *A covenant should be required to be registered on title as part of a development application process for an institutional development to indicate that the development approval is subject to an active agricultural operation in the Backlands, and the property may be subject to potential agricultural impacts including noise, dust and odour.*
- *The City should more proactively enforce the farming requirement (e.g., annual inspection by a certified professional to ensure compliance and/or economic incentives such as tax exemption).*

*Carried Unanimously*



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<b>To:</b>	Planning Committee	<b>Date:</b>	November 27, 2015
<b>From:</b>	Wayne Craig Director of Development	<b>File:</b>	AG14-657892
<b>Re:</b>	<b>Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road</b>		

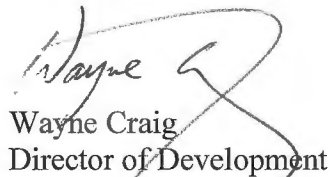
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### Staff Recommendation

That:

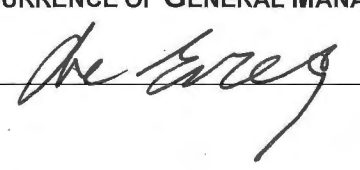
1. The application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission;
2. Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9506 that adds No. 5 Road Backlands Policies in Section 7.0 of the OCP be introduced and given first reading;
3. Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in conjunction with:
  - the City's Financial Plan and Capital Program; and
  - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with Section 882(3) (a) of the Local Government Act.
4. Richmond 2041 Official Community Plan Bylaw 9000, Amendment Bylaw 9506, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043 and Section 882(3)(c) of the Local Government Act, will be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing;
5. This report and Bylaw 9506, be forwarded to the Richmond Agricultural Advisory Committee for comments in advance of the Public Hearing;
6. Staff be directed to host a public information meeting with all affected property owners along the No.5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing.

7. Policy 5037 "No. 5 Road Backlands Policy" be rescinded once Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506 is adopted; and
8. Staff be directed to continue to monitor the progress of the George Massey Tunnel Replacement project and report back when the impacts on the Backlands are better known.

  
Wayne Craig  
Director of Development

WC: mp

Att.

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Finance Department	<input checked="" type="checkbox"/>	
Real Estate Services	<input checked="" type="checkbox"/>	
Parks Services	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

## Staff Report

### Origin

At the May 20, 2015 Planning Committee meeting, staff provided a report titled “Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road”. In the discussion, the Committee expressed concerns regarding a lack of active agricultural activities along the No. 5 Road Backlands in general, and discussed options to ensure that farming activities take place along the No. 5 Road Backlands.

As a result, the Committee passed the following motion:

*That the staff report titled Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road, dated April 29, 2015, from the Director, Development, be referred back to staff.*

At the same meeting, the Committee also passed the following motion:

*That staff examine:*

- 1. The overall vision for the No. 5 Road Backlands;*
- 2. Options for a farm access road along the Backlands from Blundell Road to Steveston Highway;*
- 3. Options to assemble properties along No. 5 Road to create an agricultural “green” zone; and*
- 4. The properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037.*

The purpose of this report is to respond to the referral, and bring forward the ALR non-farm use application by Arul Migu Thurkadevi Hindu Society of BC at 8100 No. 5 Road for re-consideration.

### Findings of Fact

#### Current No. 5 Road Backlands Policy 5037 (March 27, 2000 - Policy 5037)

The current No. 5 Road Backlands Policy 5037 was adopted on March 27, 2000 to implement a stricter approach to ensure that when (1) institutional uses are allowed within the first 110 metres east from No. 5 Road, (2) active farming occurs on the remaining Backlands and all proponents of proposals for lands subject to the Policy are required to prepare an acceptable farm plan, enter into legal agreements and provide a financial guarantee to farm to ensure active farming of the Backlands (Attachment 1).

This report proposes an updated No. 5 Road Backlands Policy (e.g., a vision, clarifying ownership and farm road access options, a preferred farm access road location and limited residential uses). As well, staff are recommending that the Policy be incorporated to the 2041 Official Community Plan, to ensure that it is formally recognized by all as an important City land use policy.



Previous Backlands Policy 5006 is provided in Attachment 2 and Policy 5035 in Attachment 3. A summary chronology of No. 5 Road Backland events is provided in Attachment 4.

#### Summary Description of Properties within the No. 5 Road Backlands Policy Area

Various maps are provided in Attachment 5 to provide detailed information about the properties within the No. 5 Road Backlands Policy Area. A summary of the information is as follows:

- There are a total of 33 properties within the No. 5 Road Backlands Policy area (see Map 1).
- 10 parcels are wholly designated for institutional uses with no farming requirement. These parcels are relatively small and most of them are located on the south side of Blundell Road (see Map 2).
- Most of the institutional uses on the properties along Blundell Road predate the original September 10, 1990 No.5 Road Backlands Policy 5006.
- Four parcels are located outside of the ALR (i.e., the “Gardens” site) and are designated “Limited Mixed-Use” in the 2041 Official Community Plan (OCP) (see Map 2).
- 19 properties are split-designated with the westerly 110m portion designated “Community Institutional” and the remaining portion designated “Agriculture” in the 2041 OCP.
- Of these 19 split-designated properties, 10 properties have been rezoned to allow institutional uses on the westerly 110m of the properties (see Map 2 and Map 3) after the adoption of Policy 5006. Of the 10 properties:
  - The rezoning applications for the following eight properties were approved in the 1990s before a stricter procedure and requirements were put into place. The property owners were required to register a restrictive covenant on the title, to ensure that the Backland is retained for agricultural purposes, and submit a farm plan to the Agricultural Land Commission (ALC) for review and approval; however, most of the farm plans submitted for the non-farm use and rezoning approvals by the City and the ALC were not detailed (i.e., did not indicate crop or proposed infrastructure).

Eight Properties That Were Approved In The 1990s Before A Stricter Policy Was Established	
Address	Name
1. 8200 No. 5 Road	Vedic Cultural Society of BC
2. 8240 No. 5 Road	Dharm Drum Mountain Buddhist Association
3. 8320 No. 5 Road	International Sports, Arts and Educations Centre Inc. (not developed)
4. 8580 No. 5 Road	Shia Muslim Community of BC
5. 8760 No. 5 Road	Richmond Jewish Day School Society of BC
6. 9360 No. 5 Road	Catholic Independent School (not developed)
7. 10060 No. 5 Road	Lingyen Mountain Temple
8. 10260 No. 5 Road	Richmond Christian School Association

- The following two institutional developments were approved after 2000. A detailed farm plan was provided as part of the rezoning process for each property.

Two Institutional Developments That Were Approved After The Current Policy Was Approved In 2000	
Address	Name
1. 8140 No. 5 Road	Thrangu Monastery Association
2. 8280 No. 5 Road	Peace Evangelical Church



- The following four applications are currently under review (see Map 5).

Four Applications Currently Under Review			
Address	Application	Status	Details
1. 8100 No. 5 Rd (Subject of Referral)	AG14-657892 RZ14-667707	Initially considered by Planning Committee on May 20, 2015	<ul style="list-style-type: none"> <li>– Split-designated</li> <li>– To rezone the westerly 110m to develop a Hindu temple and establish a blueberry farm in the Backlands</li> <li>– A detailed farm plan submitted for the proposed blueberry farm</li> </ul>
2. 8480 No. 5 Rd	RZ14-674068	Under staff review	<ul style="list-style-type: none"> <li>– Not required to farm as site is less than 110m deep</li> <li>– Exempt from the ALC Act as the site is less than 2 acres and was by separate title certificate prior to December 21, 1972</li> <li>– To rezone the entire property to “Assembly (ASY)” to develop a Buddhist temple</li> </ul>
3. 9500 No. 5 Rd (Former Mylora Golf Course site)	AG13-646237	Under staff review	<ul style="list-style-type: none"> <li>– Split-designated</li> <li>– To rezone the westerly 110m to “Assembly (ASY)” zone and subdivide it into five parcels,</li> <li>– Proposes to remediate and dedicate the Backlands to the City</li> </ul>
4. 10060 No. 5 Rd (Lingyen Mountain Temple)	RZ13-641554	Under staff review	<ul style="list-style-type: none"> <li>– Split-designated</li> <li>– The westerly 110m already zoned to allow institutional uses</li> <li>– Proposes to expand the existing temple</li> <li>– A detailed farm plan submitted for review</li> </ul>

The owners of the properties at 8100 No. 5 Road (#1 above) and 10060 No. 5 Road (#4 above) will be required to farm the Backlands. The applicant of the non-farm use application at 9500 No. 5 Road (# 3 above) proposes to dedicate the Backlands to the City. The property at 8480 No. 5 Road (# 2 above) will not be required to farm, as it is less than 110m from No. 5 Road.

- The following four split-designated properties have not been rezoned (see Map 5). Should the owners apply to develop the westerly 110m of the properties for an institutional use, they will be required to provide a farm plan and a financial guarantee for the implementation of the farm plan, and register a restrictive covenant on title to secure the Backlands for farming purposes only.

Four Split-Designated Properties Have Not Yet Been Rezoned	
Address	Name
8160 No. 5 Road	Thrangu Monastery Association
8720 No. 5 Road	Individual Owners
9220 No. 5 Road	World Growth Investment
10320 No. 5 Road	Lingyen Mountain Temple

- Currently, there are a total of 16 institutions within the No. 5 Road Backlands Policy Area. It is anticipated that as many as 10 more institutions could be located along the corridor, if all the properties within the Policy area are developed in accordance with the Policy.

## Analysis

### Properties that comply with the requirements of the No. 5 Road Backlands Policy No. 5037

An analysis of the Backlands reveals the following:

- Of the 33 properties, 19 properties are split-designated (institutional / agriculture) and 10 properties have been rezoned to allow institutional uses on the westerly 110m. Two of them have not been developed and eight of them are required to farm the Backlands.
- Finance staff advise of the following:
  - Annually, they contact the owners of the eight properties to verify their eligibility for tax exemption, and conduct site visits to confirm that there is evidence of farming activity.
  - For the purposes of the City's Permissive Tax Exemption, any religious property within the Policy area where staff have determined that the land is used for food production or has been recently prepared for planting, will be given an exemption. The exemption is only for the religious building and land used for religious purposes. The tax exemptions do not include the Backlands.
  - If the properties are not actively farmed, Council can withhold providing a tax exemption.
  - In 2015, all the eight properties were given the tax exemption.
- Most of the property owners initially made attempts to farm their Backlands but some of their properties have been farmed intermittently or have limited farming activities.
- Some of the property owners grow farm products for their own consumption or for community purposes.
- Most of the properties are farmed by volunteers who are not experienced farmers, and they lack the financial or business capacity to achieve commercial-scale farming operations.

### Options for a North - South Farm Road Access

The purpose of the proposed north-south farm road access along the Backlands is to divert farm vehicles away from No. 5 Road, minimize potential traffic conflict between the general public and farm users, and provide continuous connected vehicular farm access to facilitate farming.

The proposed potential farm road access can be achieved through a statutory right-of-way which can be secured as part of a development application. Map 5 included in Attachment 5 shows where the current opportunities are to secure the statutory right-of-way. For example:

- On the north side of the King Road allowance, all the properties, except for four properties at 8100 No. 5 Road, 8160 No. 5 Road, 8720 No. 5 Road and 9220 No. 5 Road have been already rezoned to allow assembly uses on the westerly 110m, which limits the opportunity to secure the statutory right-of-way.
- On the south side of the King Road allowance, there is potential to negotiate for a farm road access through the following two active development applications:
  1. 10060 No. 5 Road (Lingyen Mountain Temple): Staff are processing the Lingyen Mountain Temple rezoning application at 10060 No. 5 Road, to require the applicant to prepare an acceptable farm plan, register a restrictive covenant on title to ensure that it is farmed, and provide a financial guarantee and a statutory right-of-way for a farm road

access to connect their Backlands, with 9500 No. 5 Road and the City's property to the south at 10640 No. 5 Road.

2. 9500 No. 5 Road (the former Mylora Golf Course site): The applicant of the non-farm use has proposed to remediate the Backlands and dedicate it to the City in exchange for rezoning and subdivision of the westerly 110m portion. As the City will own the Backlands, it is not necessary to secure a statutory right-of-way along the Backlands.

On the north side of King Road, as there currently is limited opportunity to establish continuous farm road access, staff recommend that any Backland property owners who would like to obtain development approvals from the City, on a case by case basis, will be required to register a statutory right-of-way on the title in favour of the City for a future farm access road.

Below are the results of staff's review of the following three farm access road location options:

1. Along the eastern edge of the Backlands (Recommended): Providing the farm access road along the eastern edge (immediately west of the existing City's Riparian Management Area to the west of Highway 99) would allow a straight north / south farm road connection and would mitigate potential conflicts between the institutional uses and agricultural activities. In the future, if necessary, this potential farm road access could be connected to No. 5 Road by improving the existing City east-west road allowances (i.e., Francis, King and William Road allowances). The potential future farm access road along the eastern edge of the Backlands is shown on Map 6 in Attachment 5.
2. Along the western edge of the Backlands (Not Recommended): staff do not recommend this location as the existing zoning boundary is not straight (i.e., some of the institutional uses are approved beyond the 110 m line) and some properties have already been rezoned to allow institutional uses, so access road would have to be acquired; therefore, the feasibility of creating a straight, efficient access road on the western edge of the Backlands is limited.
3. A combination of using the western Backland (110m line) and eastern property edges (Not Recommended): this option will take more farmland away from farming and break up a consolidated area that could be farmed.

Should Council support the above Recommended farm access road requirement, staff will identify the appropriate statutory right-of-way and driving surface widths and standards for the future farm access road. Preliminary discussions with the Transportation staff suggest that a 6m wide driving surface could suffice. (Note that the proposed farm access road will be affected by the proposed George Massey Tunnel (GMT) replacement bridge).

#### Options to Assemble Properties Along No. 5 Road To Create An Agricultural Green Zone

The No. 5 Road Backlands Agricultural Green Zone "Concept" simply means that the Backlands are actively farmed, owned either privately or by the City, and provide either private or City farm road access.

Since the adoption of the current No. 5 Road Backlands Policy No. 5037 (i.e., since the City implemented the stricter approach), active farming in the backlands is adequately secured based on detailed farm plans. There is limited farming activity on the properties which were rezoned in the 1990s (i.e., subject to the previous Policy 5006), but the Permissive Tax Exemption shows that, although somewhat limited, there is some farming activity on the majority of the properties.

To achieve the Concept and more adequate farming of the Backlands, it is proposed that the City encourage Backland owners who do not want to farm their Backlands, to either:

1. voluntarily donate their Backland to the City, as part of a development application review process, so that it can be farmed (e.g., by the City, or leased by the City to someone who agrees to farm it). This approach involves subdivision and legal public access to each site, to ensure effective agricultural activity, City control and farm vehicle access. Negotiations between the City and the owner would determine who builds and maintains the farm road and/or remediates the site into a suitable state for farming or gardening. Such subdivision and construction of farm road access would require the ALC's approval. Real Estate staff prefer that the City own Backland sites in fee simple and have formal farm vehicle access to sites, to facilitate farming, or
2. Alternatively, if Backland owners do not wish to voluntarily donate their land to the City for farming and vehicle access, the City could remove their burden by entering into various legal agreements with the owners to secure the ability to actively farm the Backlands on behalf of the owners and have adequate access to the Backlands. The ownership of the Backlands will remain unchanged.

Staff recommend that dedication of the Backlands be negotiated on a case-by-case basis through future development applications (e.g., 9500 No. 5 Road – former Mylora Golf Course site).

Parks staff advise that, if the City acquires Backland properties or enters into legal agreement to farm the Backlands on behalf of the owners, Parks would maintain them and the land could be made available for farming by a negotiated City's Real Estate Services lease with others (e.g., a farmer, community group, residents), as the case may be. These leased or dedicated lands could support community gardens.

Parks staff already manage several existing community gardens (e.g., Terra Nova Rural Park, the south foot of Gilbert Road, adjacent to the City's Tree Nursery, King George Park, the Garrett Wellness Centre, the Railway and Moncton intersection, Paulik Neighbourhood Park), as well as the implementation of the Garden City Legacy Landscape Plan. As necessary, in the future, a study proposal may be brought forward for consideration to better clarify, for the entire Backlands, the potential for market and community farming and how to achieve it.

#### Subject Referral Site - Proposed Non-farm Use at 8100 No. 5 Road (AG14-657892)

As the applicant is willing to register a statutory right-of-way (approximately 6 m wide) over the Backland for a farm access road, staff recommend that the application be supported as presented to the Planning Committee on May 20, 2015 and be forwarded to the Agricultural Land Commission. Should the ALC approve the application, there will be a requirement to register a statutory right-of-way over the Backland, as a condition of the rezoning approval. The staff report presented to the Planning Committee on May 20, 2015 is included in Attachment 7.

#### The Overall Vision for the No. 5 Road Backlands

Staff recommend that the current No. 5 Road Backland Policy be strengthened by:

1. Clarifying the Vision, as follows:
  - For the Frontlands (the first 110 meters from No. 5 Road): Institutional uses.

- For the Backlands (the remainder):
  - Agricultural uses
  - private or City ownership of the Backlands and the farm access road.
- 2. Clarifying Residential Uses:
  - in the first 110 metres from No. 5 Road only ancillary residential uses to the institutional uses may occur (e.g. caretaker, assembly worker dormitory; no congregate care, senior housing, single family houses), and
  - in the Backlands, no residential uses are to occur at all.
- 3. Clarifying Backland Ownership and Farm Road Access:
 

Backland owners will have the option to either:

  - farm Backlands (by themselves or someone else),
  - dedicate the Backlands, or
  - enter into legal agreements to grant the City or its designate the ability to access and farm the Backlands on behalf of the owners.
- 4. Clarifying Backland Ownership Annual Farm Reporting Requirements:
 

To ensure that the Backlands are actively farmed, staff also recommend that Backland owners be required to annually provide clear evidence that their Backlands are being farmed in accordance with the approved farm plan. This requirement is being closely monitored as part of the City's Permissive Tax Exemption process.

This clarified Policy approach will provide the City with more opportunities to manage and possibly consolidate the Backlands into more viable farm units.

As well, staff are recommending that the Policy be incorporated to the 2041 Official Community Plan, to ensure that it is formally recognized by all as an important City land use policy.

#### Highway 99 Widening

As noted in the staff report dated September 28, 2015 to the General Purposes Committee on the George Massey Tunnel Replacement (GMTR) project, the provincial project team had indicated that they would need to acquire additional highway right-of-way from the adjacent properties within the No. 5 Road Backlands Policy area, since the existing section of Highway 99 between Blundell Road and Steveston Highway is much narrower than the corridor to the north. In order to understand the potential impacts of the widening project on the No. 5 Road Backlands, staff have continuously requested the provincial GMTR project team to provide detailed information including the width of the required land acquisition, but they have not clarified the matter.

Subsequently, staff met with the George Massey Tunnel Replacement (GMTR) project team on October 22, 2015, to discuss environmental issues related to the project. At that meeting, the GMTR team indicated that the width of the land acquisition from the properties for the proposed Highway 99 widening could be as much as 18 m. The GMTR project team also indicated that the width of land acquisition may vary depending on the design of the Highway 99 widening and options for the Steveston Interchange and potential Blundell Interchange. Provincial staff have not provide detailed design drawings at the time of preparing this report.

As noted in the memo dated November 13, 2015 from the Director of Transportation, City staff and Ministry of Transportation and Infrastructure staff with the GMTR project team met on



November 9, 2015 as part of the on-going technical liaison meetings held every two weeks (Attachment 8). Staff have kept the GMTR team apprised of the current review of the City's No. 5 Road Backlands Policy, particularly with respect to the potential establishment of a farm access road and how any required Highway 99 widening may impact adjacent properties and the location of the road.

Issues related to potential impacts on the City's Riparian Management Area (RMA) and Environmentally Sensitive Areas (ESA) have not been resolved yet and they need to be addressed as part of the senior government Environmental Assessment process for the GMTR project. It is the City's expectation that the GMTR project would respect and address any requirements associated with the City's RMAs and ESAs. It is anticipated the CMTR detailed design work and the Environmental Assessment process will involve a lengthy and rigorous process in which the City will participate.

In summary, the proposed Provincial widening of Highway 99 has significant implications on the No. 5 Road Backlands (e.g., size of farmable Backland parcels, the location of a desired City farm access road and a necessary and possibly shared Provincial / City drainage system for the Backland farms will be affected by the extent of Provincial Highway 99 widening).

Staff will meet with the Agriculture Land Commission (ALC) staff, representatives of an affected property and a special meeting with the BC Ministry of Transportation and Infrastructure staff, to review the possible impacts on the No. 5 Road Backlands. The goal of these meetings will be to minimize the negative impacts on assembly uses, farming and access to the Backlands.

Also, City has sent a letter to the BC Minister of Transportation and Infrastructure, and the ALC with copies to all Richmond MLA's, advising them of the City's concerns regarding the potential widening of Highway 99 on the west side which will impact existing and future institutions and the Backland farming (Attachment 9).

### Consultation

Staff have reviewed the proposed OCP Bylaw amendment, with respect to the BC Local Government Act and the City's OCP Consultation Policy No. 5043 requirements, and recommend that this report be forwarded to the ALC for comments. The table below clarifies this recommendation. Public notification for the Public Hearing will be provided as per the Local Government Act.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
BC Land Reserve Commission	Referral necessary, as the proposed amendment affects the properties located in the ALR.
Richmond School Board	No referral necessary. Not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary. Not affected.
The Councils of adjacent Municipalities	No referral necessary. Not affected.

OCP Consultation Summary	
Stakeholder	Referral Comment (No Referral necessary)
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary. Not affected.
TransLink	No referral necessary. Not affected.
Port Authorities (Vancouver Port Authority and Steveston Harbour Authority)	No referral necessary. Not affected.
Vancouver International Airport Authority (VIAA) (Federal Government Agency)	No referral necessary. Not affected.
Richmond Coastal Health Authority	No referral necessary. Not affected.
Community Groups and Neighbours	Will meet with the affected owners prior to the Public Hearing
All relevant Federal and Provincial Government Agencies	No referral necessary. Not affected.

Staff have already discussed the Planning Committee's referral and the proposed No. 5 Road Backlands Policy changes with the ALC staff at a preliminary level and do not anticipate that they will have any problems, as the proposed clarifications promote improved Backland farming.

Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9494, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found to require further consultation with the ALC.

Also, it is recommended that staff be directed to host a public information meeting with all affected property owners along the No.5 Road corridor to explain the proposed OCP amendment (i.e., changes to the No. 5 Road Backlands Policy) in advance of the Public Hearing.

The public will have an opportunity to comment further on the proposed OCP Bylaw amendment at the Public Hearing.

### **Financial Impact**

There will be potential staff and administrative costs associated with the potential land ownership, land management and maintenance of any Backlands transferred to the City or where access to farm is secured by legal agreements in favour of the City. A report can be prepared in the future for consideration, as required, to identify any potential costs associated with the proposed changes to the No. 5 Road Backlands Policy should City ownership of access to farm by the City be pursued by an application.

### **Conclusion**

Staff recommend that the No. 5 Backlands Policy be incorporated in the 2041 OCP with the following clarifications:

- establish a Vision (institutional / agricultural uses).
- require the Backland property owners who submit an application to the City, for an institutional use, to register a statutory right-of-way in favour of the City for a future farm road access along the eastern edge of the Backlands.

- explore acquiring Backlands through either property transfer to the City or appropriate legal agreements providing access to the Backlands on behalf of the City or its designates as part of any future development application review process.
- require Backlands owners to annually report how they are farming their Backlands as part of the Permissive Tax Exemption process.
- include an up-to-date No. 5 Road Backlands map.

It is also recommended that the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road, to develop a Hindu temple and off-street parking on the westerly 110m of the site, be endorsed as presented to the Planning Committee on May 20, 2015 and forwarded to the Agricultural Land Commission.



Minhee Park  
Planner 1  
(604-276-4188)

MP:cas

#### Attachments

- Attachment 1: Policy 5037, No. 5 Road Backlands Policy
- Attachment 2: Policy 5006, Non-Farm Use Along the No. 5 Road Corridor
- Attachment 3: Policy 5035, No. 5 Road Backlands
- Attachment 4: Chronology of Decisions on No. 5 Road Backlands
- Attachment 5: No. 5 Road Backlands Maps
- Attachment 6: No. 5 Road Backlands Chronology of Institutional Use Development
- Attachment 7: Staff Report dated April 29, 2015 regarding the Non-Farm Use Application for 8100 No. 5 Road (AG 14-65789)
- Attachment 8: Memo from Director of Transportation, dated November 13, 2015 regarding George Massey Tunnel Replacement – Update
- Attachment 9: Letter by Mayor Brodie to the ALC and the Minister of Transportation and Infrastructure dated October 15, 2015





# City of Richmond

# Policy Manual

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Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

## POLICY 5037:

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
  - "Assembly District" uses, and
  - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.  
  
The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
  - a) prepare farm plans;
  - b) explore farm consolidation;
  - c) commit to do any necessary on-site infrastructure improvements;
  - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
  - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
  - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



## Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

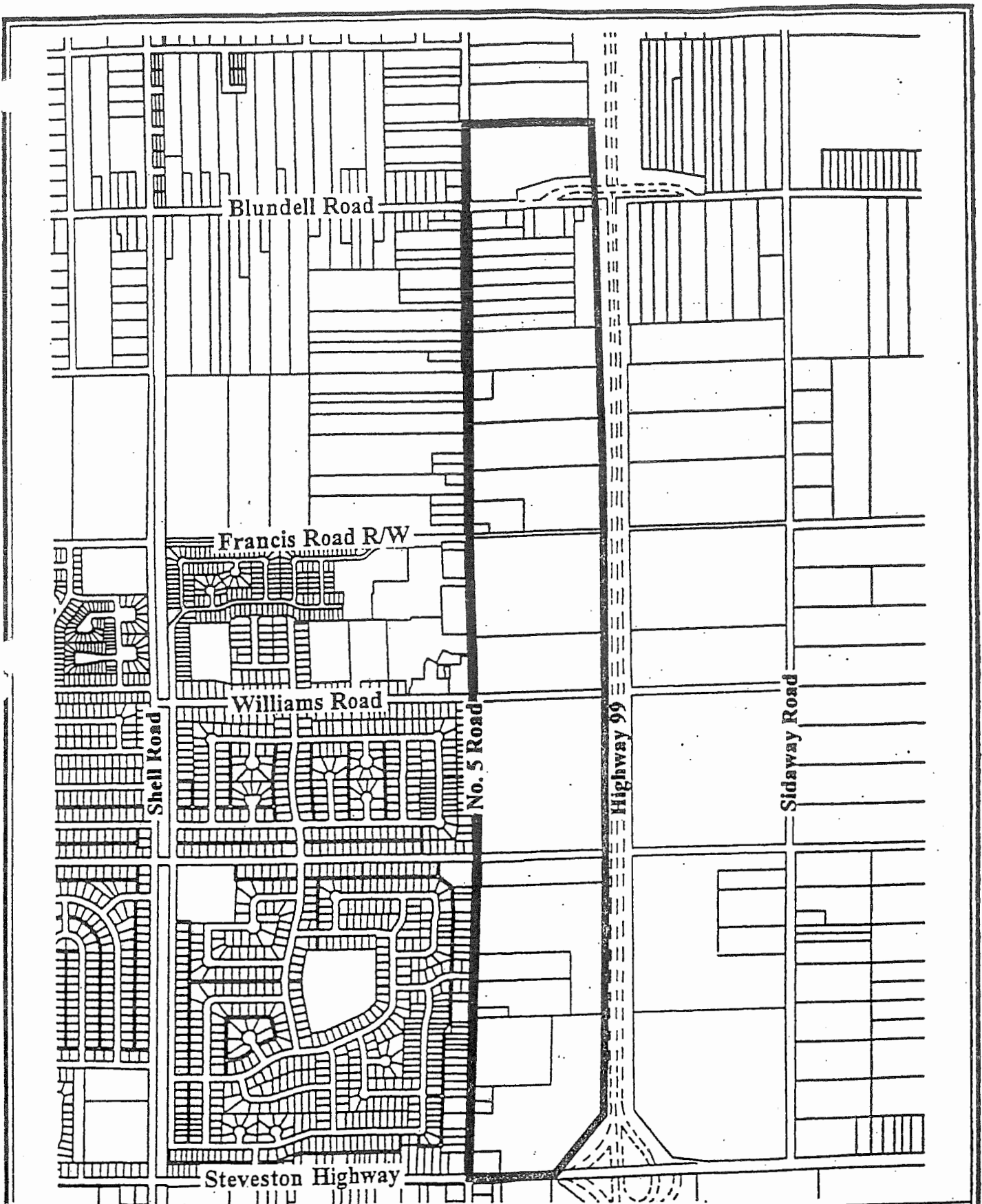
City approves rezoning application after proponent meets all City requirements.

## Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

## Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



Area Proposed for Public  
and Institutional Use

Date:  
01/24/00



# City of Richmond

# Policy Manual

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Adopted by Council: Sept. 10/90

POLICY 5006

File Ref: 4105-00

NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

## POLICY 5006:

It is Council policy that:

The following five non-farm use and development criteria, for the area shaded grey and marked as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 06/28/90, shall be used as the basis for evaluating non-farm use appeals to the Provincial Agricultural Land Commission:

1. Limit the **type** of non-farm uses to "Assembly District" uses and certain "School/Public Use District" uses (i.e. public park, public recreation facility, municipal works, health and safety measures, community use).
2. Initially, limit the **area** which may be developed to the corridor between Blundell Road and Steveston Highway.
3. Limit the **amount** of land on each property which may be developed to the front one-half. The remaining half would be left for farm use.
4. Require that satisfactory sanitary sewage disposal be provided as a condition of Development Permit approval.
5. Encourage property owners to develop rear portion of lots for allotment gardens, where they do not intend to farm the land themselves.

(Urban Development Division)



Page 2 of 2

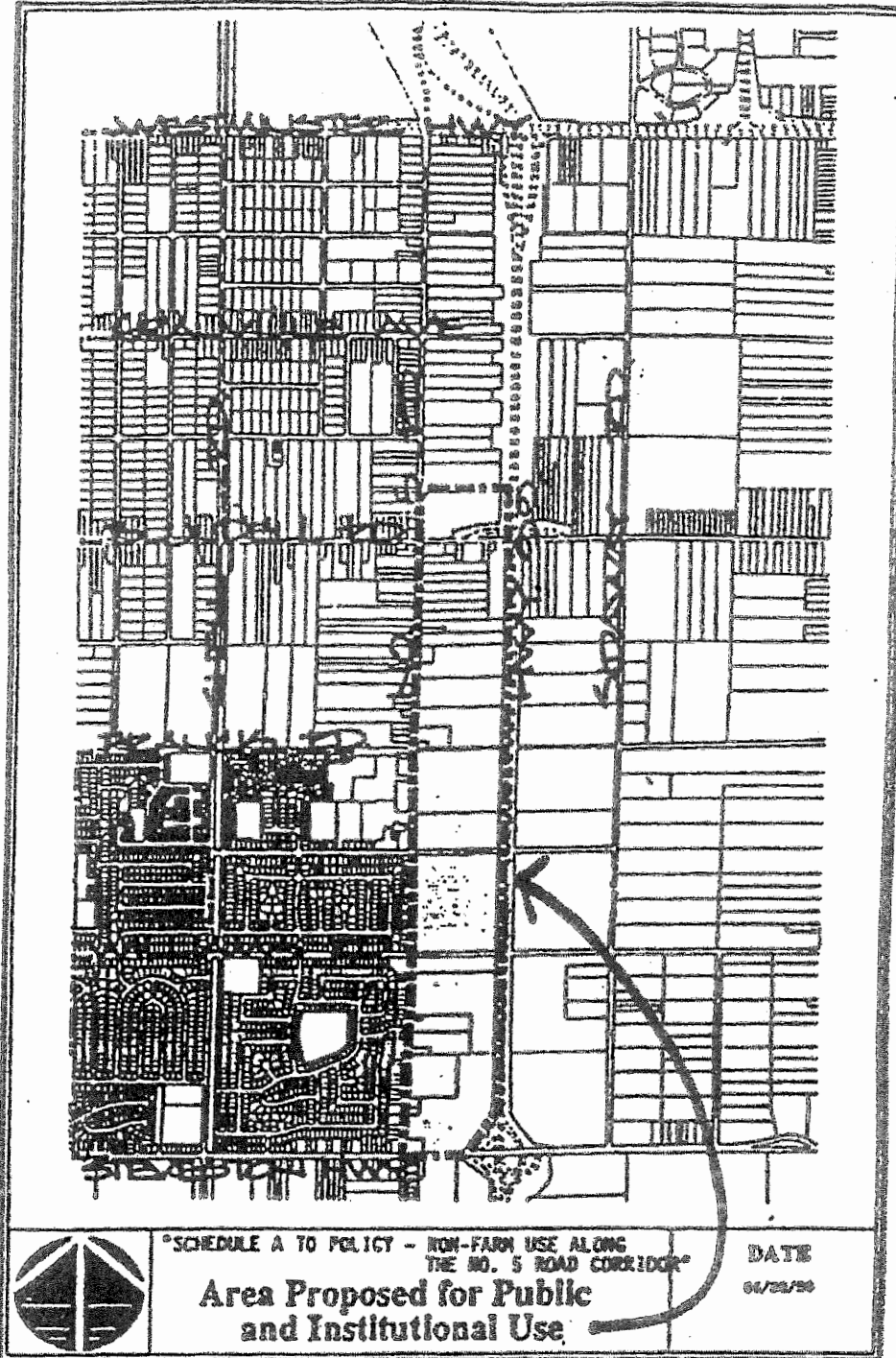
Adopted by Council: Sept. 10/90

POLICY 5006

File Ref: 4105-04

NON-FARM USE ALONG THE NO. 5 ROAD CORRIDOR

60





# City of Richmond

# Policy Manual

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Adopted by Council: November 9, 1998

POLICY 5035

File Ref: 4105-00

**NO. 5 ROAD BACKLANDS**

## **POLICY 5035:**

It is Council policy that:

For properties within the No. 5 Road Backlands:

- (a) Assembly District uses should continue to be considered;
- (b) Continue to strive for a partnership approach, with Backland owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical;
- (c) The moratorium should be retained, but lifted on an individual lot basis for owners who:
  - (i) prepare farm plans;
  - (ii) explore farm land consolidation;
  - (iii) commit to do any necessary on-site infrastructure improvements;
  - (iv) co-operate as necessary to remove constraints (e.g required infrastructure) to farming the backlands, in partnership with others; and
  - (v) commit to legal requirements as may be stipulated by Council to achieve acceptable land use (e.g. farming the backlands).

Refer to Policy 5006 for duplicate information.

(Urban Development Division)

## Chronology of Decisions on No. 5 Road Backlands

- 1950 Richmond establishes its first Zoning Bylaw No. 1134
- 1957 Richmond establishes its second Zoning Bylaw No. 1430
- 1973 Province establishes the Agricultural Land Reserve
- 1986 Richmond establishes its first Official Community Plan (OCP)
- 1989 Richmond establishes its third Zoning Bylaw No. 5300
- 1989 Richmond updates the OCP
- 1990 **Backland Policy Established (Policy 5006)**
- The Provincial Agricultural Land Commission (PALC) and Richmond Council agrees to a policy which supports non-farm uses in the Agricultural Land Reserve (ALR), specifically Assembly District (ASY) uses, in the No. 5 Road corridor (area bounded by Blundell Road, Highway 99, Steveston Highway and No. 5 Road).
- This policy:
- supported Assembly District (ASY) uses only within the westerly 110 m (361 ft.) of the properties fronting onto No. 5 Road and
  - required that the backlands be kept for farming.
- 1993 After several Assembly District (ASY) proposals were approved, the PALC and Council became concerned that the farming of the backlands was not occurring.
- PALC proposed that:
- a study be undertaken to identify the barriers to farming and what needed to be done to encourage and facilitate farming.
  - a moratorium be put on new applications until:
    - after the study was completed, and
    - a policy was developed and adopted by Council and the Commission.
- 1996 **Moratorium**
- Council agreed to PALC's proposal for a moratorium and study.
- 1997 A consultant (Zbeetnoff Consulting) undertook and completed the study.
- 1997 Planning Committee received the study report and directed that it be forwarded to the key stakeholders for comment.

**1998 (April) (a) No. 5 Road Backlands Consultation**

Staff submitted a report to Council containing the stakeholder comments and four recommendations.

Council adopted two of the four recommendations, namely:

- That Council proceed to address the No. 5 Road backland agricultural and development issues on a partnership basis with the land owners and to obtain their commitment to do their part of the implementation process.
- That staff be directed to establish a consultation process with the No. 5 Road Public Assembly Lands Improvement Group for the purpose of:
  - ✓ communicating and co-ordinating Council decisions on the future of the backlands and implementation of the Backlands Study findings and conclusions;
  - ✓ discussing possible ways of addressing their issues; and
  - ✓ determining the form of commitments required from the Group in respect of the provision of on-site infrastructure improvements (i.e., drainage, irrigation, road, land assembly, tenure arrangements for lessees, agricultural development plans, etc.).

**(b) Martin Property**

In addition to adopting the above recommendations, Council also passed a resolution directing that a letter be written to the Commission supporting a request from Mr. and Mrs. Del Martin that consideration be given to the lifting of the moratorium on their property at 10320 No. 5 Road, provided that:

- ✓ a farm plan was filed for the backlands, and
- ✓ a commitment to ensure that the land was actually farmed was obtained.

- 1998 (Aug.) In response to Council's directives, staff prepared and sent a questionnaire to all property owners in the No. 5 Road Backlands area, enquiring whether or not they are prepared to:
- participate in a partnership approach to removing the barriers to the farming of the backlands;
  - commit in principle to providing required on-site improvements on their properties;
  - commit in principle to undertaking the other required implementation actions, which were suggested in the Backlands Study report;
  - what the owners felt the next steps should be to achieve a successful solution to the farming of the backlands; and
  - affected property owners indicated that they are not interested in farming the land.
- 1998 (Sept.) Council endorsed a non-farm use application from the Richmond Christian School for the Del Martin property.



This application will be decided by the Land Commission.

1998 (Oct.) The Land Commission asked the City to comment on a proposal by the India Cultural Centre (8600 No. 5 Road) to use their backland for turf farming.

Council passed a Resolution advising the Land Commission that they support the India Cultural Centre's turf farm proposal.

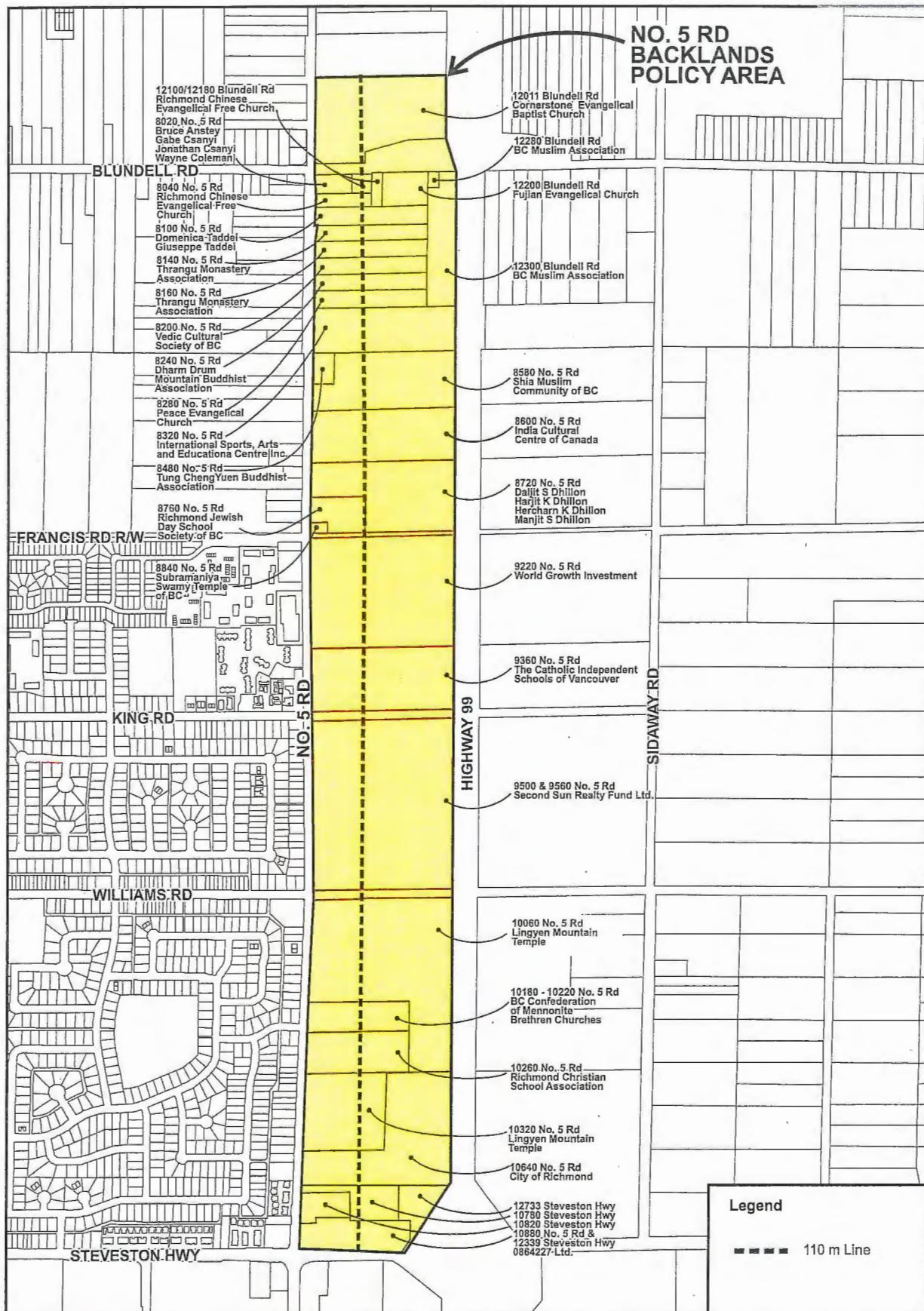
1998 (Nov.) **Revised Backlands Moratorium Policy (Policy 6035)**

- Council adopts Policy 6035.
- This means that Council and the ALC agree to lift the moratorium on a site by site basis if owners agree to meet certain farming conditions.

1999 (Mar.17) Richmond adopts a new OCP

2000 (Feb) **Current No. 5 Road Backlands Policy (Policy 5037)**

Richmond Council considers a consolidated and clarified Revised Backlands Moratorium policy.



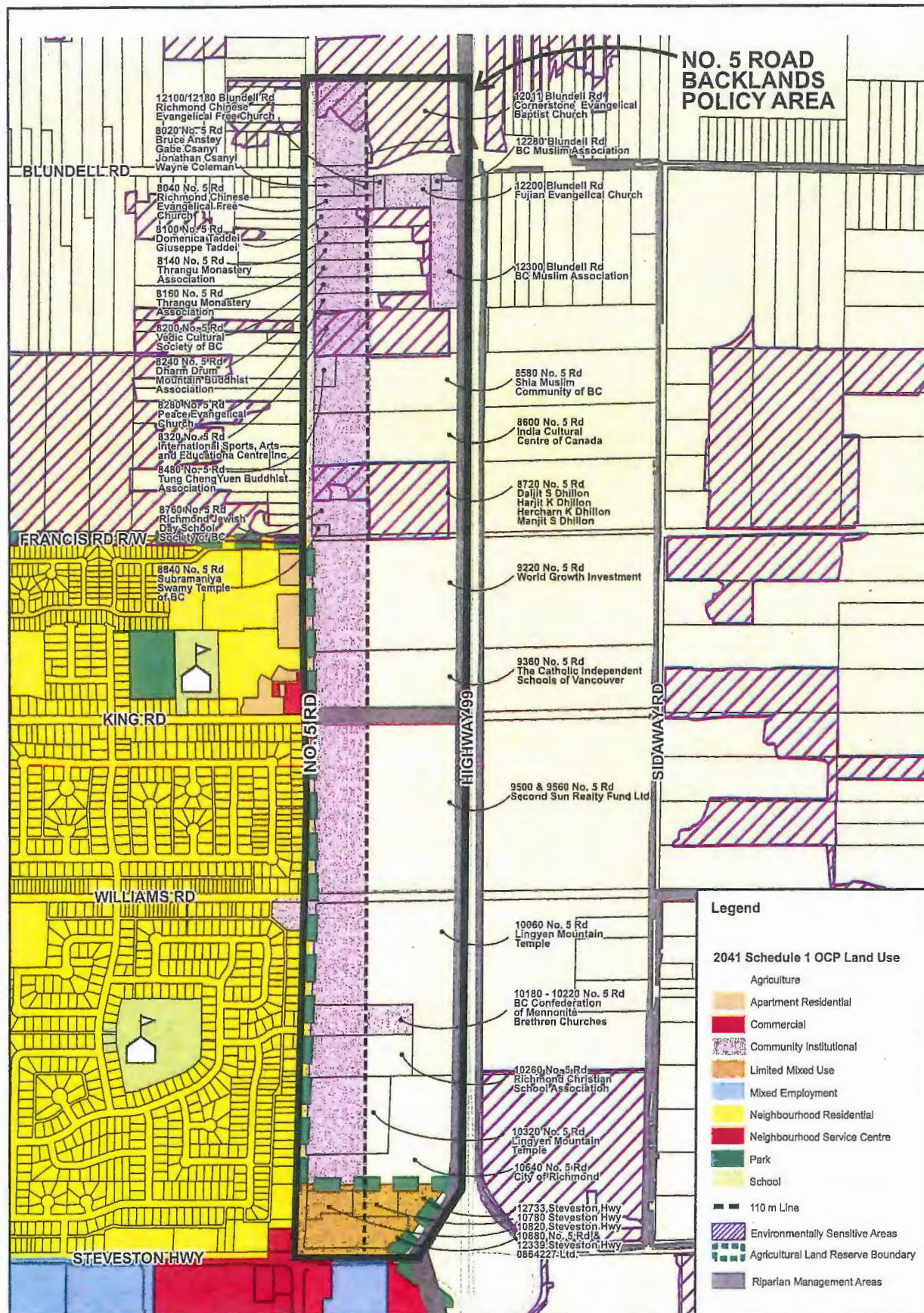
**Map 1**  
Lot Addresses and Owners  
No. 5 Road Backlands  
Policy **PH 30**

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES





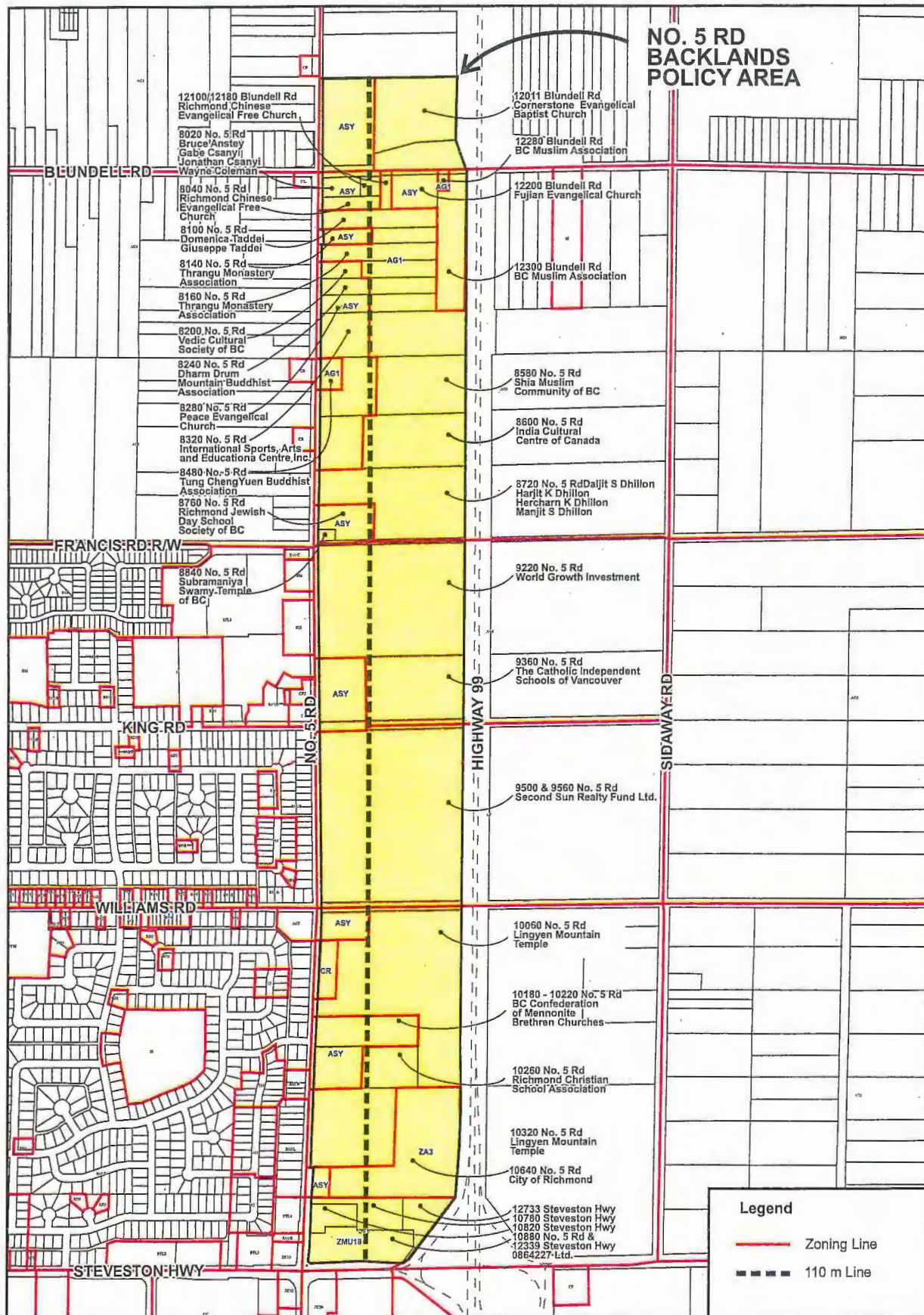
**Map 2**  
 2041 OCP Designations, Environmentally Sensitive Areas (ESAs) and Riparian Management Area (RMA) No. 5 Road Backlands Policy Area

Original Date: 09/04/14

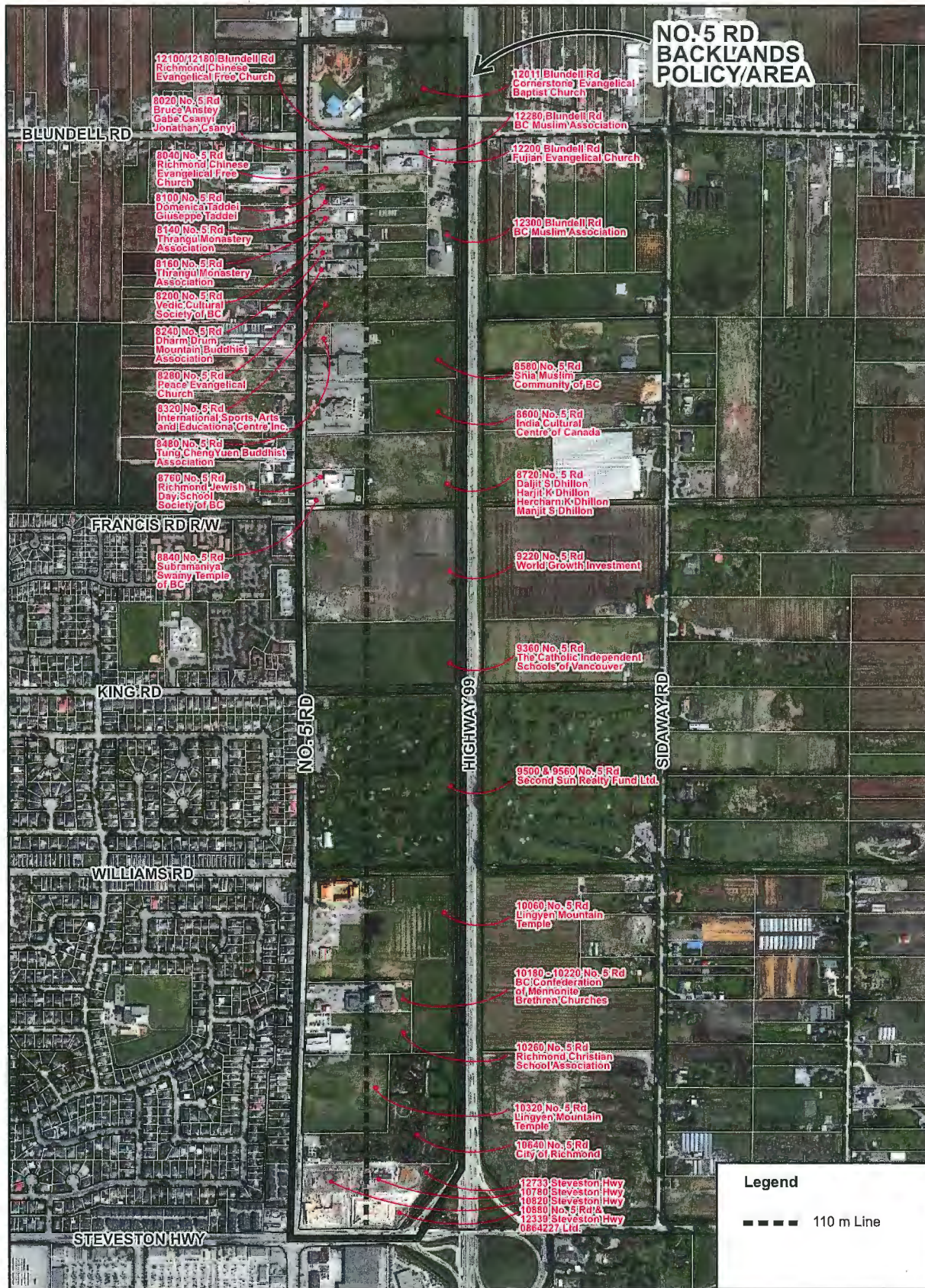
Amended Date: 10/22/15

Note: Dimensions are in METRES









**Map 4**  
**2013 Aerial Photo**  
**No. 5 Road Backlands Policy Area**

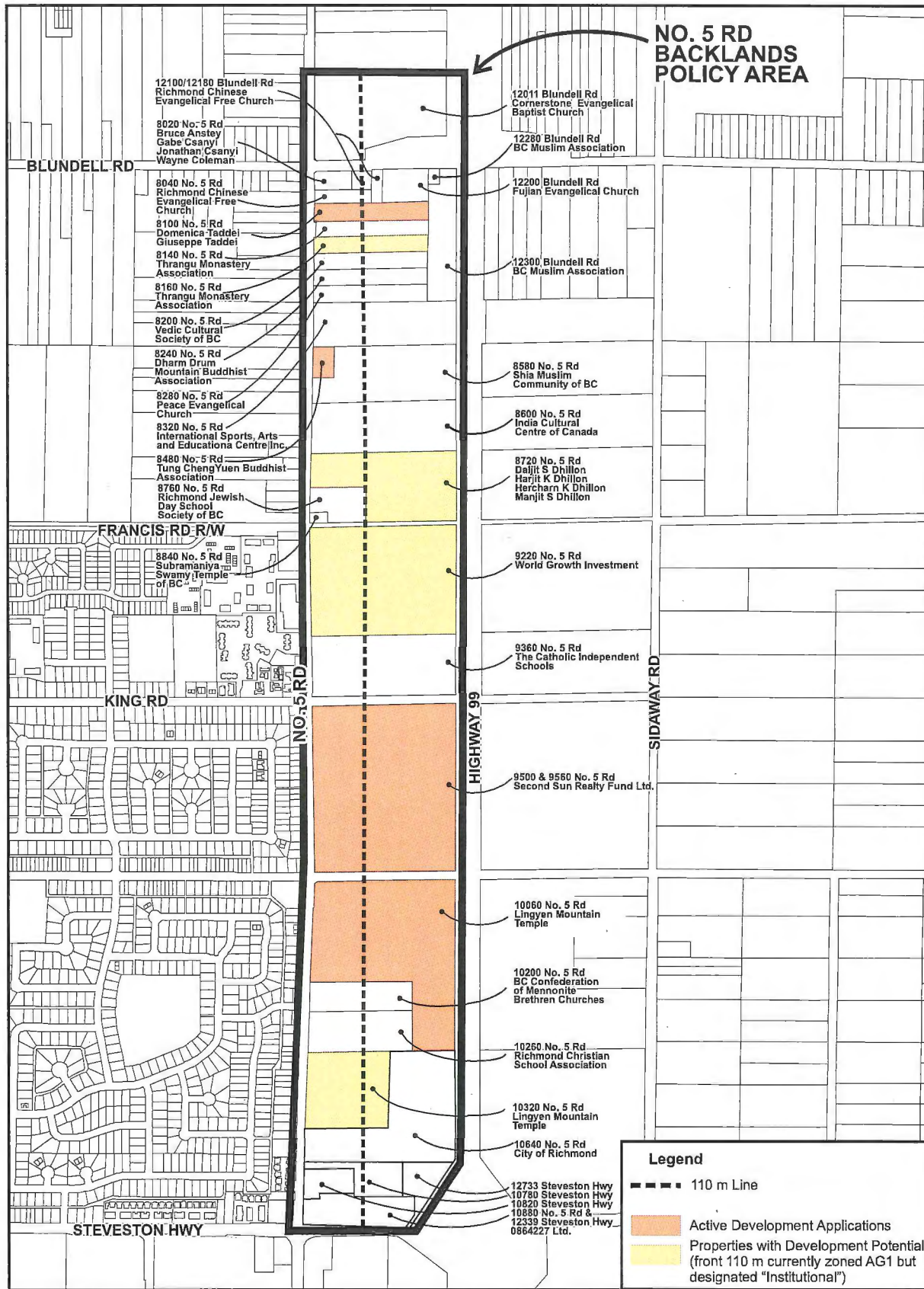
**PH - 33**

Original Date: 09/03/14

Amended Date: 11/24/15

Note: Dimensions are in METRES





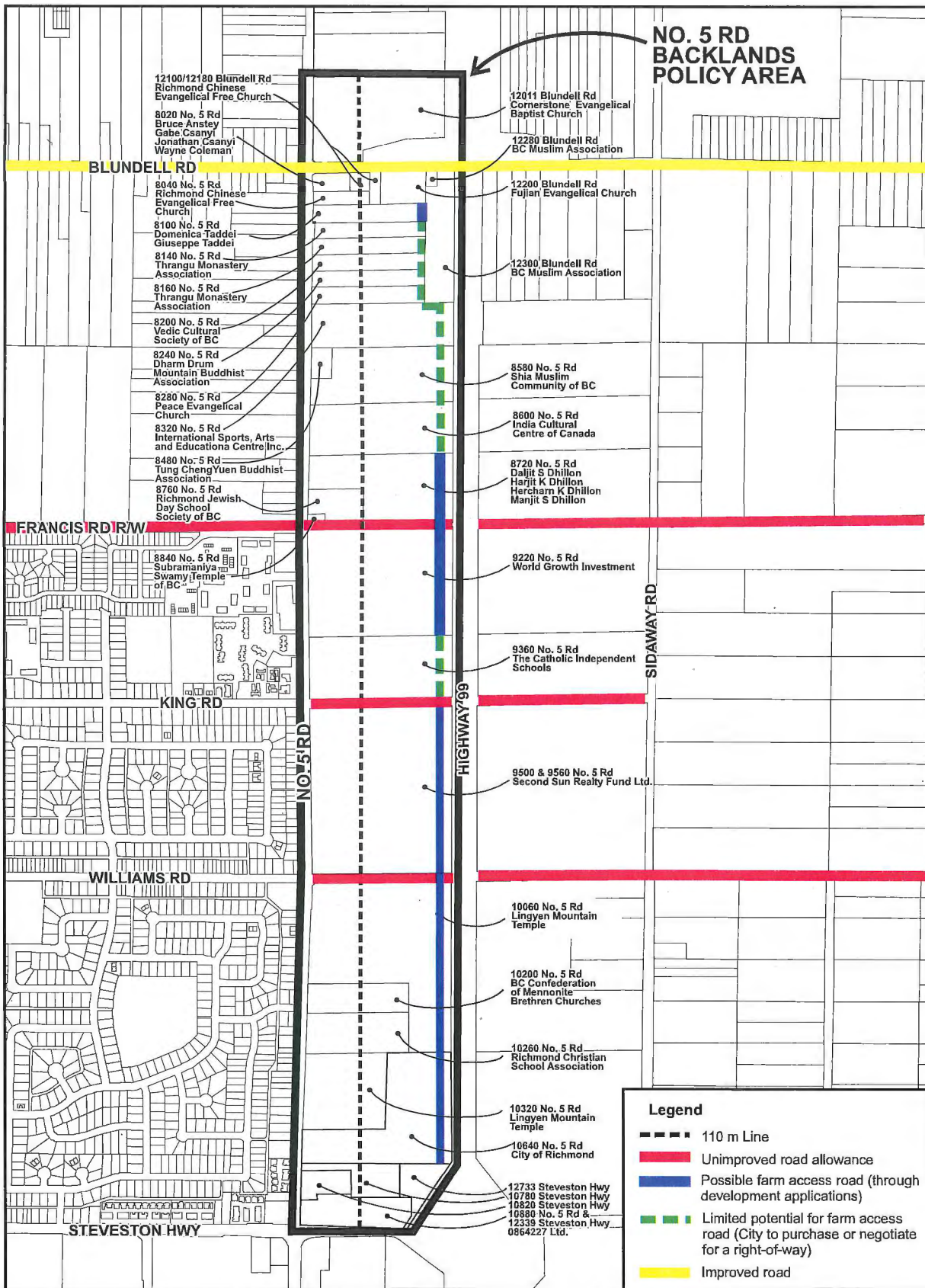
**Map 5**  
**Active Development Applications**  
**Properties with Development Potential**  
**No. 5 Road Backlands Policy Area**

**PH 34**

Original Date: 08/04/15

Amended Date: 11/24/15

Note: Dimensions are in METRES



**Map 6**  
Possible Farm Access Road  
No. 5 Road Backlands  
Policy Area  
**PH - 35**

Original Date: 08/04/15

Amended Date: 11/30/15

Note: Dimensions are in METRES



## No.5 Backlands Chronology of Institutional Use Development

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Pre-1990	12300 Blundell Rd	BC Muslim Association	<ul style="list-style-type: none"> <li>- The existing mosque was built in 1981.</li> <li>- The entire site is zoned ASY.</li> </ul>	Yes	N/A
Sept. 12, 1988	12011 Blundell	Cornerstone Evangelical Baptist Church	<ul style="list-style-type: none"> <li>- West 120 m of lot depth rezoned to ASY.</li> <li>- Remainder was approved for sports fields by ALC.</li> <li>- No requirement specified for farming</li> </ul>	Yes	N/A
Sep 25, 1989	8020 No.5 Rd	Bruce Anstey Gabe Csanyi Jonathan Csanyi Wayne Coleman	<ul style="list-style-type: none"> <li>- Larch Street Gospel meeting room</li> <li>- 46,652 ft2 meeting hall</li> <li>- No ALC approval required because the site is less than 2 acres.</li> <li>- Entire site was rezoned.</li> </ul>	Yes	N/A
Pre-1990	8600 No. 5 Rd.	India Cultural Centre of Canada	<ul style="list-style-type: none"> <li>- West 100 m of lot depth rezoned to ASY.</li> <li>- ALC approved a septic field to be located outside of the ASY zoned area. It occupies 150 feet of the AG1 zoned backlands.</li> <li>- No ALC policies governing non-farm uses along No.5 Road yet</li> </ul>	Yes	Some fruit trees along the eastern edge in the backlands
Sept. 10, 1990	<p>Council adopts Policy 5006 which outlines 5 criteria for assessing non-farm use and development along No. 5 Road. This policy is developed in conjunction with the Agricultural Land Commission. The 5 criteria are:</p> <ol style="list-style-type: none"> <li>1. Limit the type of non-farm uses to "Assembly District" uses and certain "School/Public Use District" uses (i.e. public park, public recreation facility, municipal works, health and safety measures, community use).</li> <li>2. Limit the area which may be developed to the corridor between Blundell Road and Steveston Highway.</li> <li>3. Limit the amount of land on each property which may be developed to the front one-half. The remaining half would be left for farm use.</li> <li>4. Require that satisfactory sanitary sewage disposal be provided as a condition of Development Permit approval.</li> <li>5. Encourage property owners to develop rear portion of lots for allotment gardens, where they do not intend to farm the land themselves.</li> </ol>				
March 25, 1991	8580 No. 5 Rd	Shia Muslim Community of B.C.	<ul style="list-style-type: none"> <li>- West 1.3 ha of land rezoned to ASY (depth of lot that was rezoned is not specified).</li> <li>- ALC approval of non-farm use subject to: <ul style="list-style-type: none"> <li>- Preparation of an Agricultural Development Plan,</li> <li>- Restrictive covenants to ensure that backlands remain as farmland.</li> <li>- No expansion of facilities or services (including parking and sewage disposal) into farmland permitted.</li> </ul> </li> </ul>	Yes	Some fruit trees along the eastern edge in the backlands



Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
June 22, 1992	8200 No. 5 Road (previous addresses: 8200 No. 5 Rd. 8220 No. 5 Rd.)	Vedic Cultural Society of B.C.	<ul style="list-style-type: none"> <li>West 91.44 m of lot depth rezoned to ASY.</li> <li>ALC approval of non-farm use subject to:               <ul style="list-style-type: none"> <li>Area for development is confined to the westerly 90 m;</li> <li>Preparation of an Agricultural Development Plan;</li> <li>Restrictive covenants to ensure that backlands remain as farmland;</li> <li>No encroachment into the backlands by buildings, parking or sewage disposal.</li> </ul> </li> </ul>	Yes	Yes
Feb. 8, 1993	8040 No. 5 Rd.	Richmond Evangelical Free Church	<ul style="list-style-type: none"> <li>Entire site was rezoned as it is less than 0.8 ha (2 acres) in size. No ALC approval needed.</li> <li>No requirements for farming were stipulated.</li> </ul>	Yes	N/A
Feb. 22, 1993	10200 No. 5 Road (previous addresses: 10160 No. 5 Rd. 10180 No. 5 Rd. 10200 No. 5 Rd. 10220 No. 5 Rd.)	BC Confederation of Mennonite Brethren Churches	<ul style="list-style-type: none"> <li>Entire 809 m<sup>2</sup> site (lot depth 40 m) was rezoned to ASY.</li> <li>Consolidation with 10180 No. 5 Road was required as part of rezoning application.</li> <li>Restrictive covenant to limit number of access points was required.</li> </ul>	Yes	N/A
Mar. 8, 1993	9360 No. 5 Rd.	Catholic Independent Schools	<ul style="list-style-type: none"> <li>West 108 m of lot depth rezoned to ASY.</li> <li>ALC approval subject to:               <ul style="list-style-type: none"> <li>Submission of an Agricultural Development Plan.</li> <li>Restrictive covenant to preserve the backlands for agriculture.</li> <li>No encroachment of parking, sewage disposal, etc. into agricultural lands.</li> <li>Development area restricted to west 1.5 ha area.</li> <li>Erect fencing between school site and agricultural lands.</li> </ul> </li> <li>The property has not been developed.</li> </ul>	No	N/A (the property has not been developed)
Apr. 2, 1993	8320 No. 5 Rd.	International Sports, Arts and Educations Centre Inc.	<ul style="list-style-type: none"> <li>West 110 m of lot depth rezoned to ASY.</li> <li>ALC approval in 1992 subject to:               <ul style="list-style-type: none"> <li>Submission of an Agricultural Development Plan.</li> <li>Restrictive covenant to limit uses on backlands to agriculture.</li> <li>No encroachments by septic fields or parking areas into agricultural lands.</li> <li>Lot consolidation.</li> </ul> </li> </ul>	No	N/A (the property has not been developed)

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Sep 13, 1993	12100 Blundell Rd	Richmond Chinese Evangelical Free Church	<ul style="list-style-type: none"> <li>Bylaw 6058 to rezone the entire site to ASY</li> <li>No ALC approval needed as the site is less than 2 acres.</li> <li>Restrictive covenant registered to limit access to Blundell Road to one 8m wide driveway located 10m east of the west property line.</li> </ul>	Yes	N/A
Dec. 15, 1993	8240 No. 5 Rd.	Dharm Drum Mountain Buddhist Association	<ul style="list-style-type: none"> <li>West 110 m of lot depth rezoned to ASY.</li> <li>ALC approval of non-farm use subject to:               <ul style="list-style-type: none"> <li>Preparation of an Agricultural Development Plan;</li> <li>Restrictive covenants to ensure that backlands remain as farmlands;</li> <li>No expansion of facilities into farmland permitted.</li> </ul> </li> </ul>	Yes	Fruit trees and Greenhouses
Apr. 25, 1995	10060 No.5 Road (Previous addresses: 10060 No. 5 Rd. 10040 No. 5 Rd.)	Lingyen Mountain Temple	<ul style="list-style-type: none"> <li>West 110 m of lot depth rezoned to ASY.</li> <li>ALC approval subject to:               <ul style="list-style-type: none"> <li>Restrictive covenant to ensure that the backlands remain agricultural, that there is no expansion of assembly uses onto backlands, and that all services and utilities are located within the ASY zoned areas.</li> <li>Completion of a soil conditioning program and water management plan.</li> </ul> </li> <li>Applicant submitted an Agricultural Site Plan.</li> <li>City staff reports did not tie rezoning approval to implementation of Agricultural Site Plan.</li> </ul>	Yes	Forage And Fruit trees
May 12, 1997	8760 No. 5 Rd.	Richmond Jewish Day School Society of B.C.	<ul style="list-style-type: none"> <li>Entire 0.95 ha (2.35 ac.) site rezoned to ASY.</li> <li>The depth of the lot is 129 m, so it exceeds the 110 m assembly use boundary.</li> <li>ALC approval subject to the planting of a garden or orchard along the eastern property line. The width of this orchard was 20 m to reflect the amount of land that exceeds the 110 m boundary. (Note: There is no orchard planted on the site; area that is supposed to be orchard is now occupied by grass)</li> <li>No covenants were registered to ensure that the eastern 20 m would be used for farmland and the rezoning application did not include a requirement to plant the orchard as a condition of rezoning.</li> <li>City required a restrictive covenant to limit access to the site as north as possible.</li> </ul>	Yes	Yes (20m along the eastern property line was required to be a garden or orchard)

Date Rezoned	Address	Institution	Comments/Requirements	Is Building Built?	Evidence of Farming?
Nov. 9, 1998	Council adopts Policy 5035 which imposes a moratorium on Assembly Use development along No. 5 Road, but specifies that the moratorium may be lifted on an individual basis for owners who: <ol style="list-style-type: none"> <li>1. Prepare farm plans;</li> <li>2. Explore farm land consolidation;</li> <li>3. Commit to do any necessary on-site infrastructure improvements;</li> <li>4. Co-operate as necessary to remove constraints (e.g. required infrastructure) to farming the backlands, in partnership with others; and</li> <li>5. Commit to legal requirements as may be stipulated by Council to achieve acceptable land use (e.g. farming the backlands.)</li> </ol>				
May 10, 1999	10260 No. 5 Rd.	Richmond Christian School	<ul style="list-style-type: none"> <li>- West 110 m of lot depth rezoned to ASY.</li> <li>- Detailed Farm Plan was submitted.</li> <li>- ALC approval subject to:               <ul style="list-style-type: none"> <li>- Restrictive covenant to restrict the backlands for agriculture, and limit buildings on the backlands to farm buildings only.</li> <li>- Deposit of \$5000 financial security to guarantee farming for at least one year.</li> <li>- Installation of a fence and landscape buffer between institutional and agricultural uses.</li> </ul> </li> </ul>	Yes	Farmed intermittently
Feb. 14, 2000	8840 No. 5 Rd.	Subramaniya Swamy Temple of B.C.	<ul style="list-style-type: none"> <li>- Entire 1000 m2 site was rezoned to ASY.</li> <li>- No ALC approval needed because site is less than 0.8 ha.</li> <li>- No farming was required as part of this application.</li> </ul>	Yes	N/A
March 27, 2000	Council adopts Policy 5037 and rescinds Policy No. 5006 and Policy 5035. The new Policy 5037 amends the No. 5 Road Backlands Policy by implementing stricter approvals procedure in order to achieve farming of the backlands. In addition to the conditions and criteria for development specified in Policies 5006 and 5035, Policy 5037 also adds: <ol style="list-style-type: none"> <li>1. That the amount of land on each property that may be developed for non-farm use is limited to the westerly 110 m of properties;</li> <li>2. That active farming of the backlands be undertaken before an application for rezoning be submitted to the City.</li> </ol>				
Dec 10, 2001	12200 Blundell Rd	The Fujian Evangelical Church	<ul style="list-style-type: none"> <li>- Bylaw 7278 adopted to allow expansion of the Fujian Evangelical Church</li> <li>- Entire site is zoned ASY</li> </ul>	Yes	N/A
March 15 2005	8280 No.5 Rd	Peace Evangelical Church	<ul style="list-style-type: none"> <li>- Bylaw 7720 Adopted in 2005 to rezone the west 110m to ASY and the remainder to AG1</li> <li>- The farm plan submitted in 2003 for RZ03-254766 outlines a program to plant approx. 70 fruit trees in the backlands.</li> </ul>	Yes	Yes
Oct 22, 2007	8160 No.5 Rd.	Thrangu Monastery Association	<ul style="list-style-type: none"> <li>- Bylaw 8222 to rezone the westerly 114m to ASY and the remained AG1</li> <li>- A farm plan submitted as part of RZ04-279819</li> <li>- Planting of a variety of fruit orchard trees</li> </ul>	Yes	Yes



City of  
Richmond

## Report to Committee

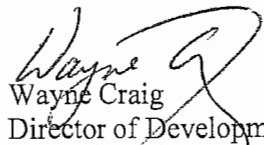
To: Planning Committee  
From: Wayne Craig  
Director of Development

Date: April 29, 2015  
File: AG14-657892

Re: Agricultural Land Reserve Appeal Application by Arul Migu Thurkadevi Hindu Society of BC for Non-Farm Use at 8100 No. 5 Road

### Staff Recommendation

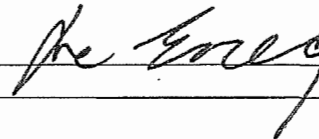
That the application by Arul Migu Thurkadevi Hindu Society of BC for a non-farm use at 8100 No. 5 Road to develop a Hindu temple and off-street parking on the westerly 110m of the site be endorsed and forwarded to the Agricultural Land Commission.

  
Wayne Craig  
Director of Development

WC:mp  
Att.

### REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER





## Staff Report

### Origin

Arul Migu Thurkadevi Hindu Society of BC has applied to the City of Richmond for an Agricultural Land Reserve (ALR) non-farm use application for permission to develop a Hindu temple and required off-street parking on the westerly 110 m of the site at 8100 No. 5 Road. The site is currently occupied by a single family dwelling, which will be demolished. A location map and an aerial photograph are included in Attachment 1.

### Findings of Fact

A Development Application Data Sheet providing details of the development proposal is contained in Attachment 2.

#### ALR Non-Farm Use Application Process

A non-farm use application requires consideration by Richmond City Council prior to being forwarded to the Agricultural Land Commission (ALC) for consideration. If the Council passes a resolution in support, the non-farm use application will be forwarded to the ALC. Should Richmond Council not grant approval of the non-farm use application, the application will not proceed further. Once the application is forwarded to the ALC, it has the sole decision making authority on the proposal. If approved, the application will be returned to the City for future consideration of the application to rezone the westerly 110m of the site from "Agriculture (AG1)" to "Assembly (ASY)".

### Project Description

The subject site is 10,955 m<sup>2</sup> (2.7 acres) in area. Under the proposed land use plan, approximately 40% of the site would be used by institutional use (i.e., the Hindu temple and associated off-street parking) and 60% would be used for agriculture. The site area for institutional uses is located within Council's endorsed 110m limit for institutional uses on the No.5 Road corridor. Details of the proposed agricultural plan are provided in the "Analysis" section of this report.

The proposed temple building will be approximately 1,308.7 m<sup>2</sup> (14,087.1 ft<sup>2</sup>) in floor area. The building will contain a worship hall, a multi-functional hall and ancillary uses on the ground floor, and a 152.6 m<sup>2</sup> (1,643 ft<sup>2</sup>) dormitory containing two sleeping units on the second floor. The proposed dormitory use is permitted under the "Assembly (ASY)" zone.

The multi-functional hall will front onto No. 5 Road and will be used for community support services such as a gathering place for seniors, language, cultural and religious studies and a dining hall after religious services. The main entrance to the worship hall is proposed on the east side of the building, and parking areas are proposed around the building. Preliminary drawings are provided in Attachment 3.

The proposed temple development would comply with the proposed "Assembly (ASY)" zoning regulations, except for the proposed height for the decorative roof elements. The preliminary drawings identify a variance to increase the height of the decorative roof elements from 12 m to

14.8 m. Details of the requested variance will be further reviewed through the forthcoming Development Variance Permit application process. If approved by the ALC, a staff report for the rezoning will be prepared for Council, and the Development Variance Permit application will be reviewed by the Development Permit Panel. Staff will continue to work with the applicant to refine the building design and reduce any potential building height variance should the application proceed.

### **Surrounding Developments**

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

To the North: The subject site abuts three properties to the north.

- To the northwest is the Richmond Chinese Evangelical Free Church with associate parking area located at 8040 No. 5 Road, which is zoned "Assembly (ASY)".
- The middle portion of the subject site abuts the rear portion of the site located at 12180 Blundell Road, which is zoned "Agriculture (AG1)". The site is also owned by Richmond Chinese Evangelical Free Church and is occupied by a single detached house. Currently, there are no farming activities occurring on the site.
- To the northeast is the Fujian Evangelical Church located at 12200 Blundell Road, which is zoned "Assembly (ASY)".

To the East: The BC Muslim Association at 12300 Blundell Road containing temple-related buildings and off-street parking. The entire site is zoned "Assembly (ASY)".

To the South: A property owned by Thrangu Monastery Association at 8140 No. 5 Road containing a temple building on a split-zoned property with "Assembly (ASY)" on the westerly 110 m and "Agriculture (AG1)" on the remaining portion. Active farming is undertaken on the back portion of the site in the form of an orchard.

To the West: Across No. 5 Road, "Agricultural (AG1)" zoned properties.

### **Related Policies & Studies**

#### 2041 Official Community Plan (OCP)

The westerly 110m of the subject site is designated "Community Institutional" in the 2041 OCP and "Agriculture, Institutional and Public" in the McLennan Sub-Area Plan, and the remaining portion is designated "Agriculture" in both plans. The proposal complies with the existing OCP and Sub-Area Plan land use designation (Attachment 4).

#### No. 5 Road Backlands Policy

The original No. 5 Backlands Policy was approved by Council in 1990 and was revised on March 27, 2000 (Attachment 5). The provision of this Policy allow for land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110m (361 ft.) of properties on No. 5 Road and all proposals for lands subject to the Policy are required to enter into legal agreements as deemed necessary to ensure active farming of the backlands. The proposal is consistent with this Policy.

Flood Plain Designation and Protection Bylaw 8204

The proposal must comply with the City's Flood Plain Designation and Protection Bylaw 8204. Registration of a Flood Plain Covenant on title will be required as part of the rezoning application process.

**Consultation**Agricultural Advisory Committee (AAC)

The AAC reviewed the proposal at its meeting held on January 29, 2015 and passed the following motion (Attachment 6):

*That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:*

- 1. Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
- 2. The drainage tile to be a minimum of 4" in size and not to have a sock; and*
- 3. An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

*Carried Unanimously*

Details of the agricultural plan and the revisions to address the AAC's comments are described in detail in the "Analysis" section of this report.

**Analysis**Staff Comments

No significant concerns have been identified through the review of the non-farm use application. As the majority of the subject site is designated as an Environmentally Sensitive Area (ESA) and the proposed parking area would encroach onto the western portion of the ESA, an ESA Development Permit will be required. Under the ESA Development Permit exemption criteria specified in the 2041 OCP, agricultural activities would not be subject to the ESA Development Permit requirements if the applicant provides information to demonstrate that the site will be farmed by legitimate farmers. Further review will be conducted at the Development Permit stage to determine the value of the ESA and appropriate compensation. The Development Permit would be combined with the Development Variance Permit if the applicant wishes to continue to pursue the variance for the increased height.

Agricultural Plan

The applicant has provided an agricultural plan prepared by a professional agrologist (Attachment 7). The plan describes the agricultural capability of the site and provides a detailed farm implementation plan.

The congregation intends to grow a selection of vegetables and fruits on a small portion of the agricultural land and plant approximately 815 blueberry trees, and donate farm products for



charity or use them for community purposes and/or self-consumption. The operation of the farm will be led by an established Richmond farmer who has extensive hands-on experience in biodynamic farming and the members of the congregation with previous farming experience.

In order to increase agricultural capability of the subject site, the plan proposes a subsurface drainage system, and salvage of topsoil from the proposed institutional portion of the site to be spread evenly across the agricultural portion of the land.

The AAC was generally satisfied with the proposed agricultural plan but noted concerns regarding the drainage system designed to discharge the subsurface drainage water into the eastern portion of the ESA and infiltrate naturally into the ground if the City does not allow the site to be connected to the City's storm sewer system on No. 5 Road. The AAC noted that this option may cause drainage issues for neighbouring properties, and requested that the applicant confirm with the City's Engineering staff if connection to the City's storm sewer system on No. 5 Road would be allowed. Also, the AAC requested that the minimum size of the subsurface drainage pipe be 4 inches, which is typical for blueberry farming, and not be covered with a filter sock (typically used to prevent clogging of perforated drainage pipes) as it is not suitable for organic soil.

In order to address the AAC concerns, the applicant has submitted a revised drainage plan and a memo providing the following additional details (Attachment 8).

- The site will be connected to the City's storm sewer system on No. 5 Road. Since the City does not allow groundwater to be discharged into the City's storm sewer due to its high iron content, the drainage design is revised to show that only surface water, not groundwater, will be discharged to the City's storm sewer system on No. 5 Road. The revised plan also shows that field drainage will be by a ditch on the south property line and site grading will direct surface water into the ditch and then into the main storm sewer pipe under the proposed parking area.
- No filter sock will be attached to the subsurface drainage pipe as requested by the AAC.
- Approximately 1,500 m<sup>3</sup> soil will be salvaged from the institutional portion of the site to be spread over the agricultural area.

The memo and the revised plan were circulated to the AAC members by email for review and comment. The AAC was generally satisfied with the revised plan and additional details provided in the memo, but requested the applicant to increase the size of the main storm sewer pipe under the parking area from 150 mm to 250 mm to prevent any potential flooding issues. The applicant further revised the memo to indicate the size of the storm sewer pipe will be 250 mm.

The cost to implement the agricultural plan is estimated to be \$59,925. Staff recommend that a legal agreement and security be requirements of the forthcoming rezoning application process to ensure the farm plan is implemented. The agreement will require confirmation that the agricultural backlands are in full farm production, which must be verified by a report submitted from the consulting agrologist prior to release of the security.

Forthcoming Applications

If the ALR non-farm use application is approved, the following issues will be dealt with at the future application stages:

- Rezoning Application
  - Develop more detailed building plans
  - Review technical and servicing details and finalize all engineering and transportation requirements including a 4-m land dedication along No.5 Road and infrastructure upgrades
  - Confirm compliance with the parking provisions in the Zoning Bylaw
  - Review details of the anticipated special events and parking management plan
  - Secure an appropriate legal agreement and bond to ensure that the agricultural backlands will only be utilized for farm activities and the proposed agricultural plan is implemented
- ESA Development Permit Application
  - Review details of the existing vegetation and determine appropriate mitigation and compensation measures
  - Develop detailed landscape plans
  - Finalize details of the landscape buffer between the proposed non-farm use and farm use and secure a legal agreement to be registered on title that identifies that the on-site agricultural landscape buffer to be implemented
  - Review details of a tree retention plan and determine appropriate replacement planting
- Development Variance Permit Application
  - Review details of the proposed height variance

The ESA Development Permit and Development Variance Permit would be processed concurrently.

**Financial Impact**

None anticipated.

**Conclusion**

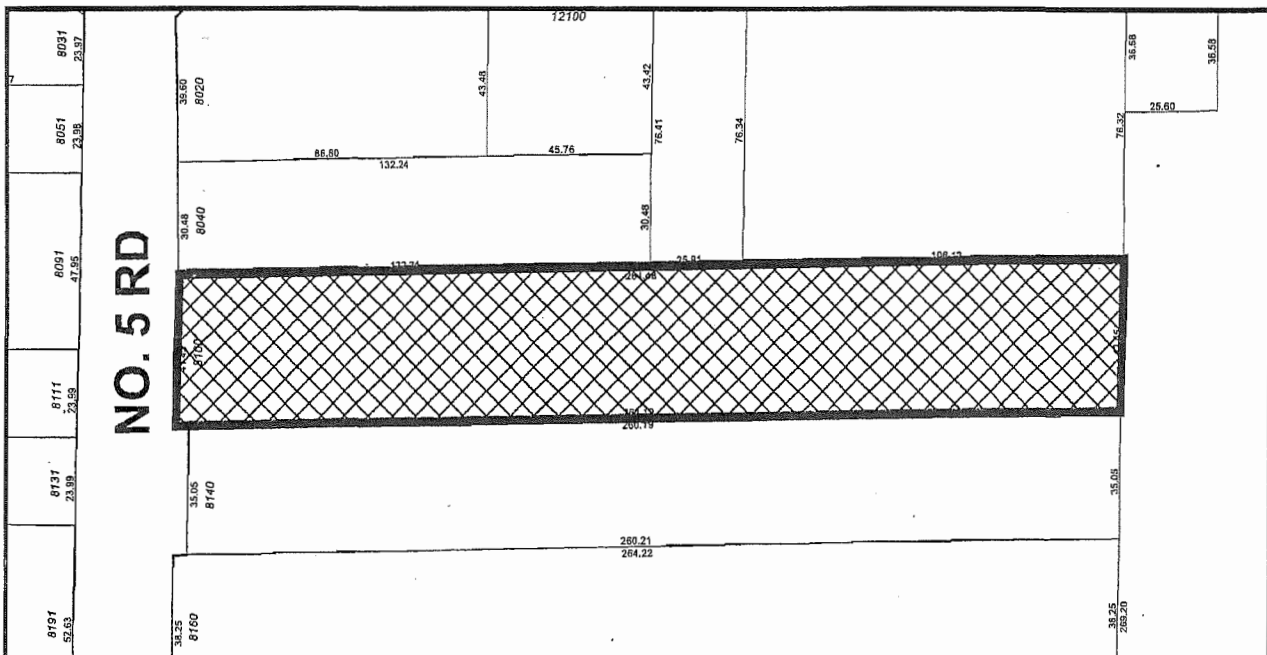
The proposal is consistent with the 2041 OCP and No. 5 Backlands Policy. Staff support the ALR non-farm use application at 8100 No. 5 Road and recommend that Council endorse the application to be forwarded to the ALC for consideration.

Minhee Park  
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Development Application Data Sheet
- Attachment 3: Preliminary Drawings
- Attachment 4: East Richmond McLennan Sub-Area Plan Land Use Map
- Attachment 5: No. 5 Road Backlands Policy
- Attachment 6: Agricultural Advisory Committee Meeting Minutes (January 29, 2015)
- Attachment 7: Agricultural Plan
- Attachment 8: Memo from the Agrologist and Revised Drainage Plan

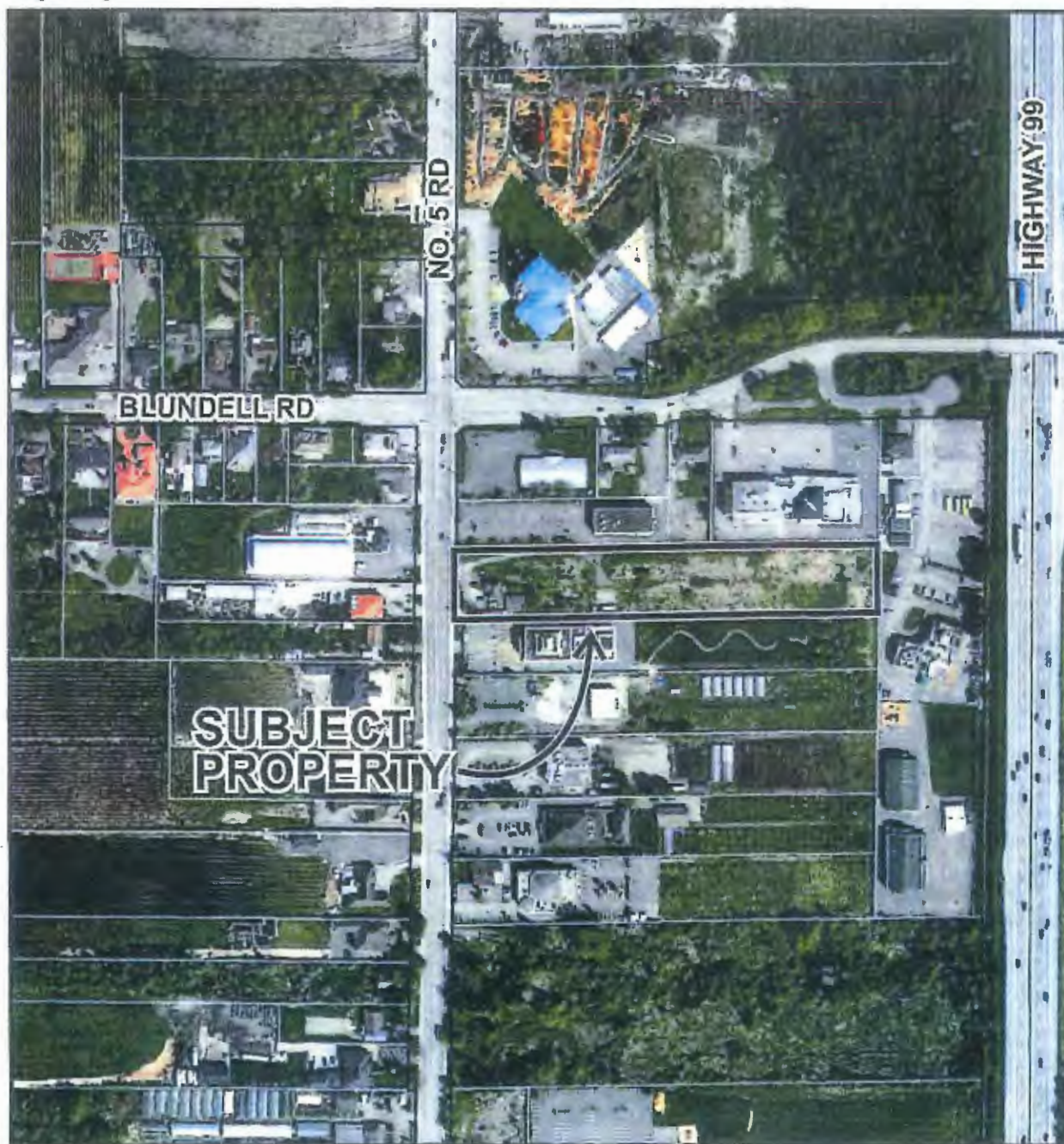
The map displays a grid of land parcels. A horizontal road, **BLUNDELL RD**, and a vertical road, **NO. 5 RD**, intersect. A parcel located east of No. 5 Rd and south of Blundell Rd is shaded with a cross-hatch pattern and labeled **SITE** with an arrow. Various other parcels are labeled with zoning codes: **AG1** and **ASY**. A small parcel is labeled **CL**. On the right side of the map, a vertical road is labeled **HIGHWAY 99**.



Note: Dimensions are in METRES



City of  
Richmond



AG 14-657892

Original Date: 03/17/14

Revision Date:

Note: Dimensions are in METRES





**City of  
Richmond**

**Development Application Data Sheet**  
Development Applications Division

**AG 14-657892**

**Attachment 2**

Address: 8100 No.5 Road

Applicant: Arul Migu Thurkadevi Hindu Society of BC

Planning Area(s): East Richmond – McLennan Sub Area

	Existing	Proposed
<b>Owner:</b>	Domenica Taddei & Giuseppe Taddei	Arul Migu Thurkadevi Hindu Society of BC
<b>Site Size (m<sup>2</sup>):</b>	10,955 m <sup>2</sup>	10,790 m <sup>2</sup> (after 4m dedication)
<b>Land Uses:</b>	A single detached house (to be demolished)	Westerly 110m: Institutional Remaining portion: Agriculture
<b>OCP Designation (General):</b>	Westerly 110m: Community Institutional Remaining: Agriculture	No change
<b>McLennan Sub Area Plan Designation:</b>	Westerly 110m: Agriculture, Institutional and Public Remaining: Agriculture	No change
<b>Zoning:</b>	Agriculture (AG1)	Westerly 110m: Assembly (ASY) Remaining: Agriculture (AG1)
<b>Other Designations:</b>	ESA (Old Fields and Shrublands) designation on the entire backlands and a portion of the proposed parking area	ESA DP required



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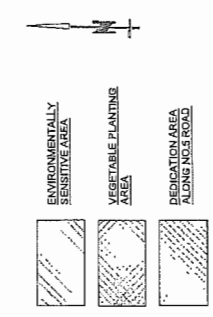
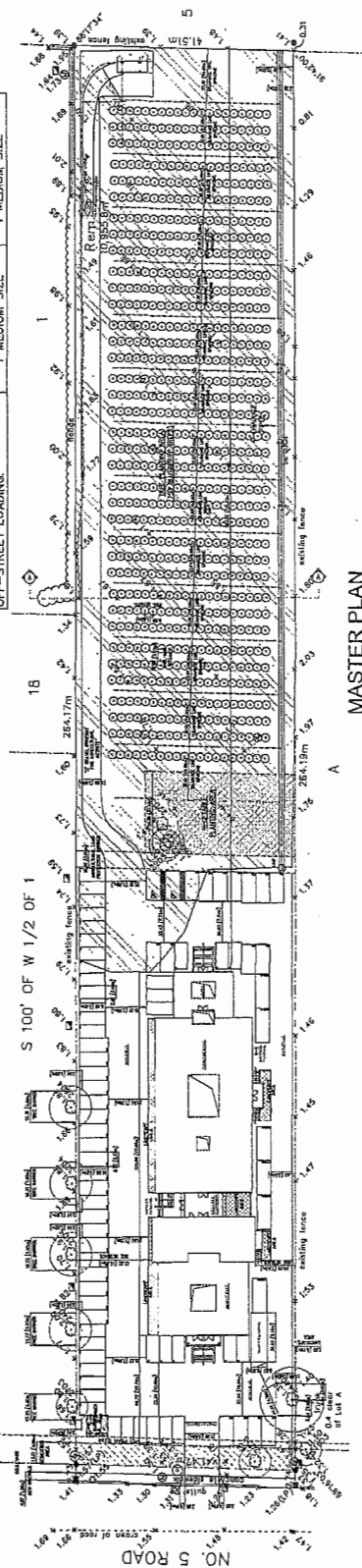
DATE: 10/10/2018

HINDU TEMPLE  
8100 NO. 5 ROAD  
RICHMOND, B.C.

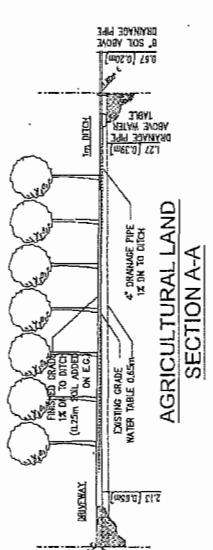
MASTER PLAN  
PROJECT DATA

Project No: 1801  
Client: Hindu Temple  
Site: 8100 NO. 5 ROAD  
Scale: 1/8" = 1'-0"  
Project Number: 1801  
Revision Date: 10/10/2018  
Revision: D01

EXISTING:	PROPOSED:
SURVEY PLAN OF LOT 2, EXCEPT THE SOUTH 115 FT; BLOCK "A" OF SECTION 19, BLOCK 4 NORTH, RANGE 5 WEST, NEW WESTMINSTER DISTRICT, 1961-4950	
SITE AREA: 117,939.19 SF (10,955.8 SM)	117,939.19 SF (10,955.8 SM)
LAND USES: SINGLE FAMILY HOUSE & AGRICULTURE	ASSEMBLY
OCF DESIGNATION: RESIDENTIAL & AGRICULTURE	ASSEMBLY
ZONING: AG1	ASY
REQUIRED/ALLOWED: (BASED ON ASY)	PROPOSED:
FLOOR AREA RATIO: 58669.60SF (0.50)	13784.55SF (0.117)
LOT COVERAGE: MAX. 41278.72SF (35%)	12283.55SF (10.42%)
SETBACK-FRONT YARD: MIN. 6.0m	20.34m (66.72')
SETBACK-SIDE YARD (NORTH): MIN. 7.5m	14.53m (47.53')
SETBACK-SIDE YARD (SOUTH): MIN. 7.5m	7.53m (24.70')
SETBACK-REAR YARD: MIN. 7.5m	171.77m (563.55')
HEIGHT: (m)	BUILDING: 10.3m (33.87') DECORATION TOWER: 14.78m (48.42')
LOT SIZE: N/A	117,939.19 SF (10,955.8 SM)
OFF-STREET PARKING ASSEMBLY:	RELIGIOUS ASY: 61.88 BANQUET HALL: 20.9 KITCHEN: 1.75 CHILD CARE: 1.75 TOTAL: 86
OFF-STREET BICYCLE PARKING ASSEMBLY:	CLASS-1: 2.12 CLASS-2: 26.13 TOTAL: 28.25
OFF-STREET PARKING ACCESSIBLE: OFF-STREET LOADING:	2% OF PARKING 1.4 1 MEDIUM SIZE 2 1 MEDIUM SIZE



MASTER PLAN







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Tel: (604) 271-1172 Fax: (604) 271-1166  
E-Mail: [info@vancouver.com](mailto:info@vancouver.com) <http://www.vancouver.com>

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No	Date	Revisión	SUBMISION
01	07/07/14	REZONING	REZONING
02	07/07/15	REZONING	REZONING
03	02/10/13	REZONING	REZONING
04	02/10/13	REZONING	REZONING
05	04/26/15	REZONING	REZONING

Count/Name

**Project Title**  
HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

Sheet Title  
SITE PLAN

# SITE PLAN

Figure 1: Typical section of a three-story building. The diagram shows a cross-section of a building with three floors. The total height is 12.17 m (3.97 m). The floor-to-floor heights are 3.97 m, 3.97 m, and 4.23 m. The building is divided into three vertical sections: a central 'TUC PAVING STALL' (1.60 m wide), a 'REGULAR PAVING STALL' (1.60 m wide), and a 'SMALL LAM PAVING STALL' (1.60 m wide). The total width is 4.80 m (15.75 ft). The building is labeled 'MADE LAMINATE' on the left and 'ROCK LAMINATE' on the right.

Revisions Detail	Dep. Mgr.	D02
Print Detail		
2015/04/28		

**PH - 51**

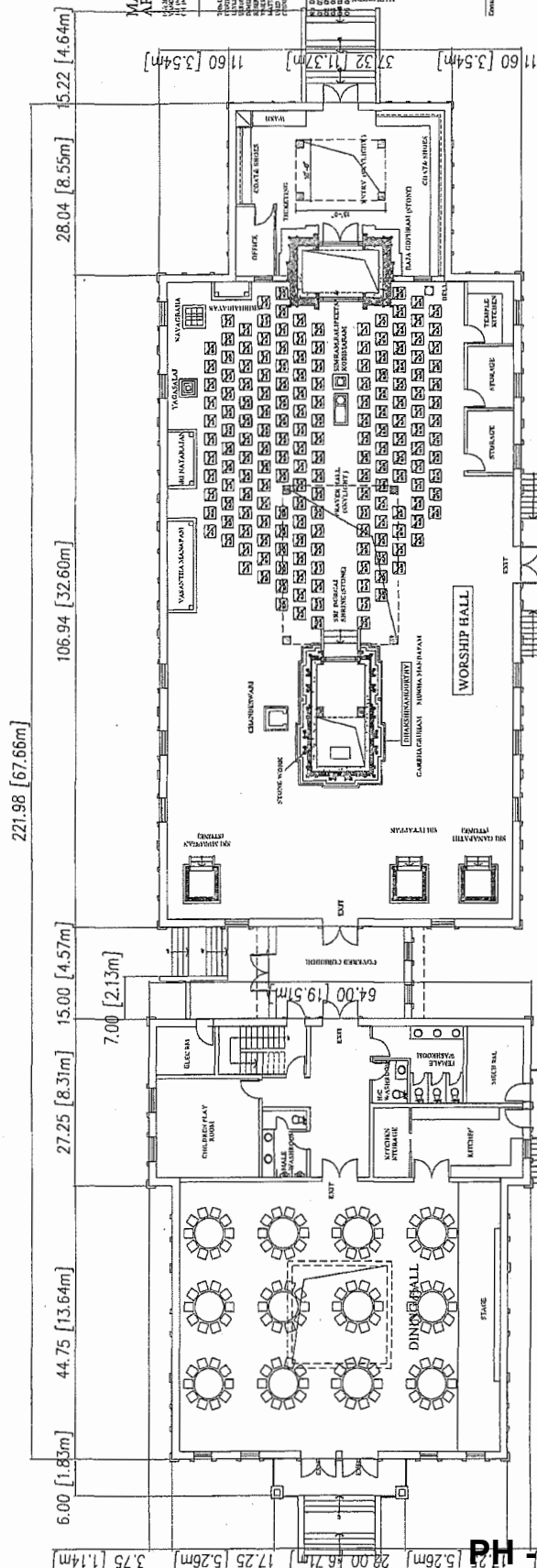
ON EASYING IT MAY BE CALLED, THE GENERAL THEORY THAT VIRTUALLY ALL DEMONSTRATIONS OF WORK ALL FALL UNDER TO THE MANAGEMENT OF WORK. ALL THE WORKS ARE UNDERSTOOD AS BEING ACTIVELY MANAGED TO THE EXTENT OF A PERSON'S CAPABILITY. THIS PLANE AND NORM ARE NOW AT ALL TIMES BEYOND THE CREATIVITY PROPERTY OF THE WORKING AMPLITUDE. AND MAY NOT BE EITHER BEING AMPLIFIED OR WITHIN THE WORKING AMPLITUDE.

Revisions	Date	By
REWORKING	07/07/14	
REWORKING	07/08/15	
REWORKING	02/10/15	
REWORKING	03/10/15	
REWORKING	04/28/15	

**Project Title**  
HINDU TEMPLE  
3100 NO.5 ROAD  
RICHMOND, B.C.

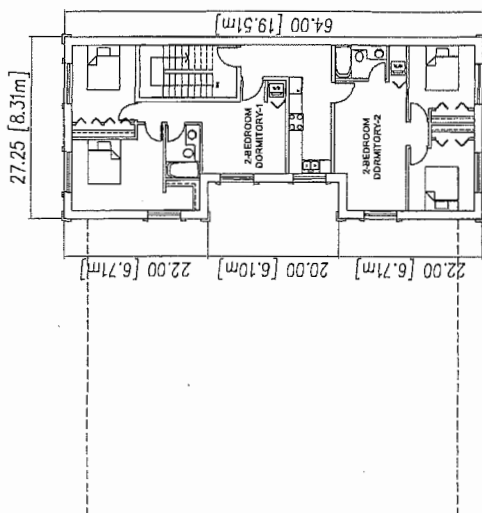
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FLOOR PLANS

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RE	MC	D03
Order:	1/8" = 1'-0"	
Project Number:		
Revision:		
Scale:		
Sheet:		
Project:		
Drawn:		
Check:		
Appr.:		
Date:		



## GROUND FLOOR PLAN

GROSS AREA: 12151.5 sf  
NUMBER OF SEAT FOR WORSHIP HALL=179  
NUMBER OF SEAT FOR DINING HALL= 120



## SECOND FLOOR PLAN

**GROSS AREA: 1643 sf**

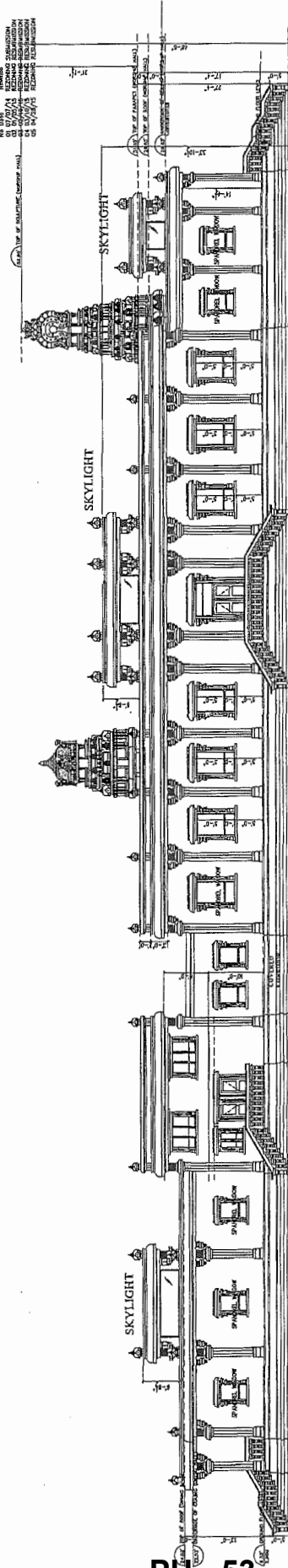


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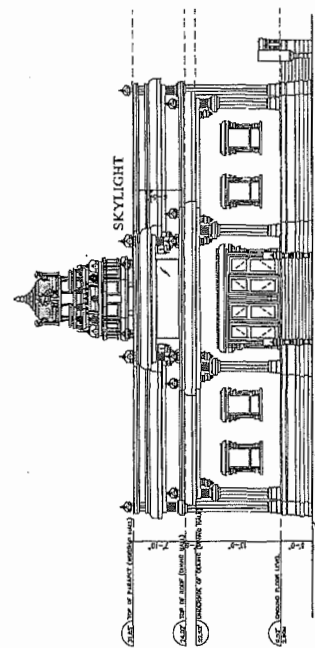
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REVISION: 01/17/14  
BY: MCH  
CHECKED: MCH  
APPROVED: MCH



**SOUTH ELEVATION**

HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

Sheet No.  
**ELEVATIONS**



**WEST ELEVATION (FRONTING NO.5 ROAD)**

Owner	BC
Architect	BC
Engineer	BC
Interior Designer	BC
Project Number	001
Revision Date	01/17/14
Project Name	HINDU TEMPLE
Project Location	8100 NO.5 ROAD, RICHMOND, B.C.

**D04**

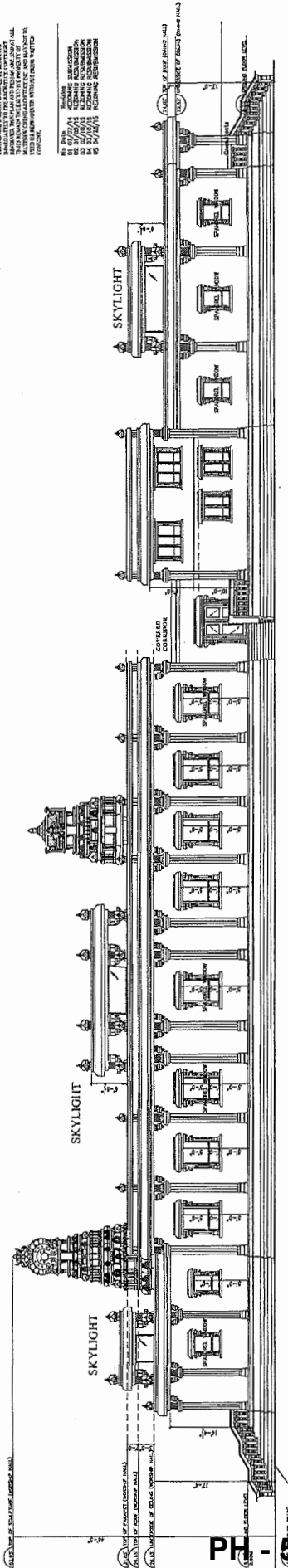


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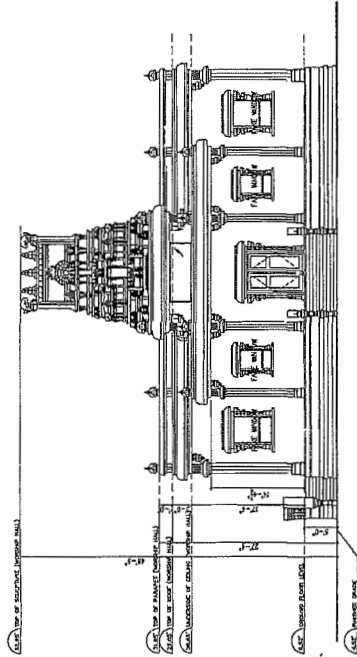
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BY: MCH/AL  
CHECKED: MCH/AL



NORTH ELEVATION

Product Size  
HINDU TEMPLE  
8100 NO.5 ROAD  
RICHMOND, B.C.

Scale: 1/8" = 1'-0"  
ELEVATIONS



EAST ELEVATION

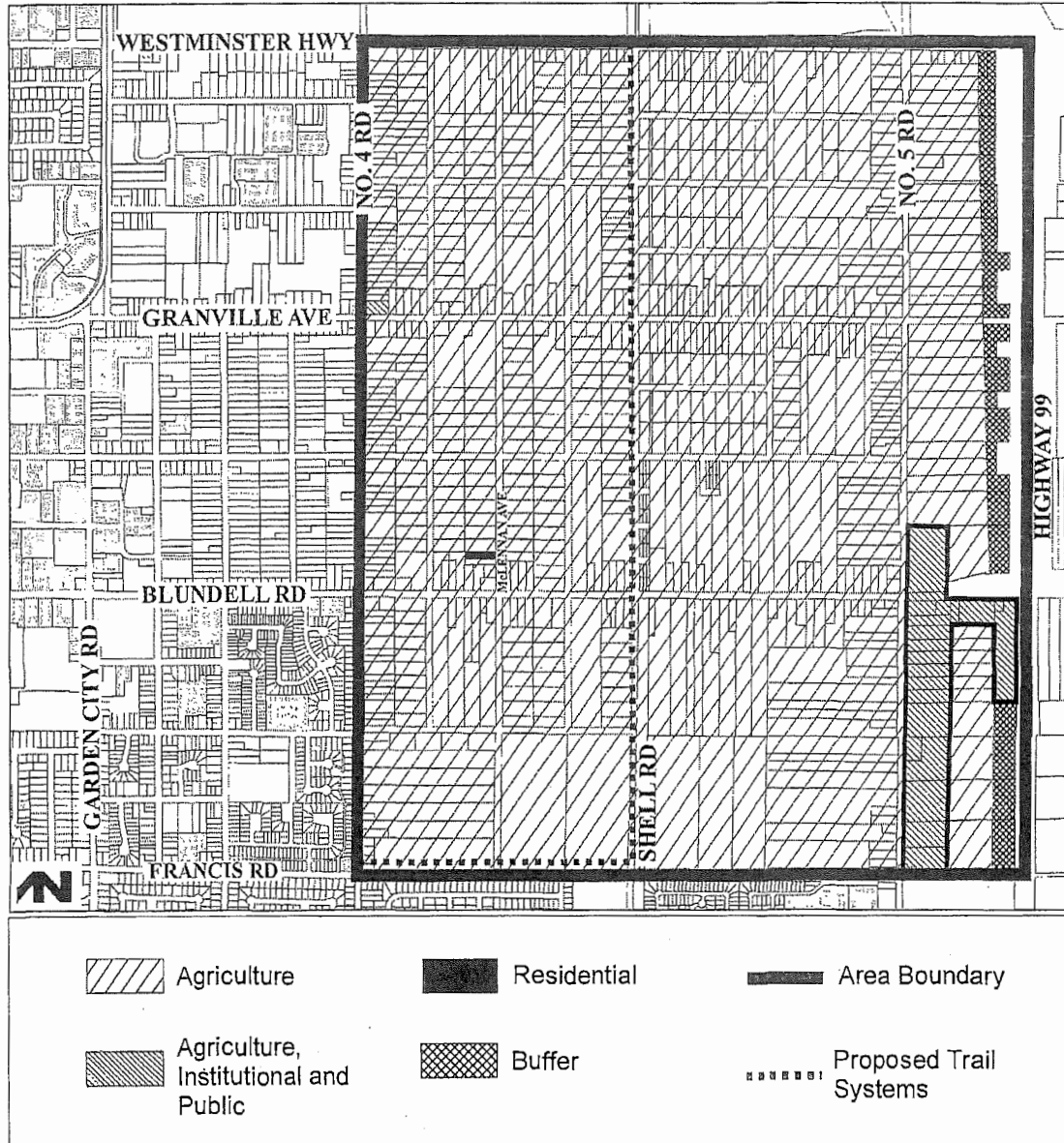
Project Name  
Hindu Temple  
8100 NO.5 ROAD  
RICHMOND, B.C.

Project Number  
D05

City of Richmond

# Land Use Map

Bylaw 8791  
2012/09/10





## City of Richmond

## Policy Manual

Page 1 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY

**POLICY 5037:**

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
  - "Assembly District" uses, and
  - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.  
  
The remaining back land portion of each property shall be retained for farm use only.
4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
  - a) prepare farm plans;
  - b) explore farm consolidation;
  - c) commit to do any necessary on-site infrastructure improvements;
  - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
  - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
  - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.



## Approvals Procedure

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

City approves rezoning application after proponent meets all City requirements.

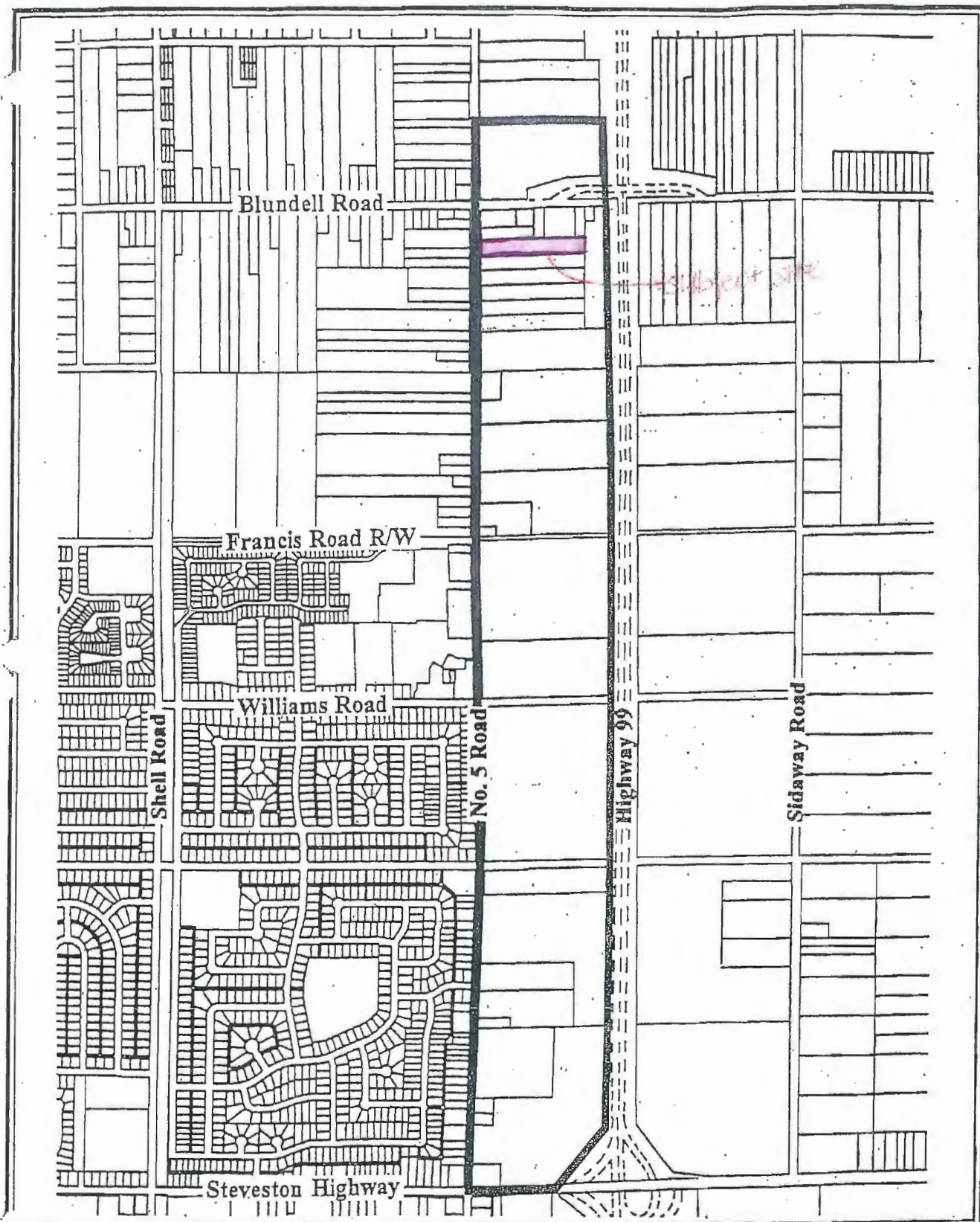
### Amendments to the above policies

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

### Co-ordination of review process

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.





Area Proposed for Public  
and Institutional Use

PH - 58

Date:  
01/24/00

Excerpt from the Minutes from  
**The Agricultural Advisory Committee Meeting**

Thursday, January 29, 2015 – 7:00 p.m.  
Anderson Room  
Richmond City Hall

**3. Development Proposal - ALR Non-Farm Use**

Staff outlined the non-farm use proposal to develop a new Hindu temple at 8100 No. 5 Road. Staff noted that the proposal is subject to the No. 5 Backlands Policy, which allows institutional uses on the westerly 110m when the remaining portion is strictly used for farming. Staff also indicated the proposal includes a height variance and will be subject to the ESA DP requirement.

Committee had the following questions and comments:

- In response to Committee's query about the maximum building height, Staff explained it is the requirement specified in the proposed "Assembly" zone.
- Committee asked how the properties along No. 5 had been monitored to ensure the property owners continue to farm the backlands and whether the restriction is enforceable. Staff explained as restrictive covenants are registered on titles of the most sites, it is enforceable. Staff also periodically check and receive complaints or information from neighbours.
- Discussion ensued with regard to fill issues in the ALR and Committee noted that any illegal activities should be carefully monitored.
- Committee also noted the importance of a "succession plan" to ensure that the backlands are continued to be farmed by future owners. Community members acknowledged that the agricultural plan is solid and provides a good amount of details. Committee noted that, if the plan is followed through, it will be successful and continuity over time is the key.
- Committee invited the applicants to the table. The project architect, Matthew Cheng, introduced himself and noted that other consultants, including the agrologist, was also in attendance.
- Committee requested further details of the proposed drainage tile and noted a 4" drainage tile is typical for blueberry farming and no sock to be attached as it is not good for organic soil.

- Committee expressed concerns about details of the proposed drainage plan. It was noted that, if the City does not permit the site to be connected to the City's storm sewer system it will likely become an issues for neighbouring sites.
- Committee was glad to see soil will be recaptured and reused on the site rather than brought from outside.
- In response to Committee's question about residential units in assembly buildings, Staff noted that the use is often included in institutional developments as an accessory use.
- Committee also asked if there would be any parking issues. Staff noted that the current proposal shows it meets the parking requirement. In reply to Committee's question about special event parking arrangement, the representative from the Hindu society noted that they had secured an agreement with neighbours; in case of special events, the neighbouring site could be used for additional parking.
- As the farm is proposed be used for non-commercial purposes, it was suggested that the congregation consider opportunities with other non-profit community group.

The following motion was passed:

*That the non-farm use application for a new Hindu temple at 8100 No. 5 Road be supported subject to the following conditions:*

1. *Additional organic soil to be retained on the site as per the recommendations included in the agrologist report;*
2. *The drainage tile to be a minimum of 4" in size and not to have a sock; and*
3. *An alternative drainage plan to be brought forward for Committee's review and comments if the City does not allow the site to connect to the City's storm sewer system.*

*Carried Unanimously*

## Agricultural Plan

**8100 No. 5 Road  
Richmond, BC**



Prepared for:  
**Arul Migu Thurkadevi Hindu Society of BC**  
7468 Edmonds Street  
Burnaby, BC  
V3N 1B2

Prepared by:  
**Pottinger Gaherty Environmental Consultants Ltd.**  
#1200 – 1185 West Georgia Street  
Vancouver, BC  
V6E 4E6

PGL File: 3587-02.01

December 2014





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## **List of Acronyms**

<b>AMT</b>	-	Arul Migu Thurkadevi
<b>ESA</b>	-	Environmentally Sensitive Area
<b>PGL</b>	-	Pottinger Gaherty Environmental Consultants Ltd.
<b>PID</b>	-	Parcel Identification Number



## 1.0 INTRODUCTION

Pottinger Gaherty Environmental Consultants Ltd. has been retained by the Arul Migu Thurkadevi (AMT) Hindu Society to develop an agricultural plan for the property located at 8100 No. 5 Road, Richmond, BC (the Site; Figure 1). Construction of the proposed temple and ancillary parking requires submission of a non-farm use application for the portion of the property fronting No 5 Road to the City of Richmond and Agricultural Land Reserve. The remaining portion of the property will be used for active agricultural purposes. This requires summarizing the capabilities and requirements to develop an agricultural use and farm implementation plan for submission to the City of Richmond and the Agricultural Land Commission.

Our report includes a description of the Site and Site soils, summarizes the Site's capabilities for farming, and provides an agricultural use and farm implementation plan. At this time, blueberry production has been planned for the Site and the farm implementation plan reflects soil requirements for blueberry production.

Specifically, the scope of our work includes a review of the following considerations and requirements:

- Topsoil: Develop a topsoil salvage and management plan;
- Drainage: Design a subsurface drainage plan for the agricultural portion of the property;
- Irrigation: Develop a crop irrigation system for the agricultural area; and
- Crop Alternatives: Suggest possible suitable agricultural uses for the agricultural portion of the property.

## 2.0 SITE DESCRIPTION

The Site is located on the east side of No. 5 Road, south of Blundell Road in Richmond, BC (Figure 1). The surrounding area is characterized by:

- North: institutional;
- West: institutional;
- South: agricultural and institutional; and
- East: agricultural.

### 2.1 Legal Description

The Site is comprised of one parcel. The legal description of the parcel is:

- 2 Sec 19 BLK4N RG5W PL 4090 Except Plan S115. The Parcel Identification Number (PID) is 003-413-110.

### 2.2 Zoning and Current Land Use

The Site is zoned by the City of Richmond as AG1 (traditional sites zoned for agriculture), and lies within the Agricultural Land Reserve. The Site is also designated as an Environmentally Sensitive Area (ESA) within the City of Richmond Official Community Plan. The ESA designation is Old Fields and Shrublands. The Official Community Plan has also identified the property as Agriculture and Community Institutional.

The City of Richmond considers Old Fields and Shrublands to be old fields and shrublands temporarily (>2 years) or permanently abandoned as agricultural or cleared lands that support mixed grass, forb, and shrub vegetation. Grass and shrub vegetation is often intermixed with increasing shrub cover after 10 years without mowing. Old field and shrubland is a man-made habitat type associated with the changing pattern of farming in agricultural landscapes, particularly the abandonment of farms.

## **2.3 Soils**

### **2.3.1 B.C. MOE Mapping**

The 1:25,000 scale published soils mapping in the RAB Bulletin 18: Soils of the Langley-Vancouver Map Area indicate the Site as Triggs-Lumbum soil complex. Triggs-Lumbum soil complex consists of up to 2m of partially- to well-decomposed organic matter overlying fine textured mineral deposits. Richmond soil series consists of 0.4 to 1.6m of well-decomposed organic matter overlying fine-textured deltaic deposits. Triggs-Lumbum soil complex are poorly drained and acidic in nature.

### **2.3.2 Current Onsite Inspection**

The subject property indicated evidence of surficial disturbance. The western portion had areas of gravel fill, including a driveway along the north property line and a footprint of a former structure near the south property line. A raised portion of the north side of the property has been covered in sawdust or hog fuel.

## **2.4 Land Use**

### **2.4.1 Subject Property**

The subject property is +/-1.1 hectare in area, and had a single-family residence, garage, shed and two metal shipping containers located on the western portion of the Site.

The property owners intend to redevelop a portion of the property in the western portion of the property extending 110m from the western property line.

## **2.5 Drainage Conditions**

There was no drainage system on the property. The water table is at or near the surface in winter. There was no standing water on the Site at the time of the Site inspection. There are no ditches adjacent to the property.

## **3.0 PROPOSED LAND IMPROVEMENTS**

### **3.1 Soil Conservation and Management**

#### **3.1.1 Soil Salvage and Use**

Topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality. Site preparation of the built area will require removal of the organic soils and preload of the underlying silts with sand.

The poor quality fill and gravel should be removed from the entire Site. The underlying organic soil should be excavated to the silt boundary and placed in an even layer over the agricultural portion of the Site.

Stumps located within the area that are intended for agricultural production should be removed to increase the farmable area.

### 3.1.2 Soil Management

In south-coastal BC, blueberries have traditionally been grown on highly organic soils with an organic matter content of 20 to 50%. They can also be grown successfully on mineral soils including silt or sandy loam. They, however, do not perform well in wet soils or heavy, poorly-structured clay soils. The Site's organic soils have a very high water-holding capacity, which will require attentive drainage management to ensure good plant growth and prevent soil decompression due to over-draining.

Maintaining soil cover with temporary cereal crops, permanent grass cover or other ground cover vegetation is very important in maintaining good surface infiltration and soil capacity.

Soil fertility amendments should be implemented based on soil test results, and fertilizers should be applied at the recommended rates for the specific vegetation.

Blueberries do best in acid soil with a pH range of 4.5 to 5.2. A pH outside this range can result in poor growth and low yields. A soil test should be used to determine the nutrient status and soil pH before conducting the first planting, at least six months before planting so that any amendments can be added as the field is prepared. Sampling will be conducted based on direction from an agricultural consultant or soil laboratory (for laboratory listings, refer to the BCAGRI publication, "Resources for Berry Growers").

Prior to planning, soils will be tilled to depth between 6 to 10 inches to prepare a suitable seedbed using either cultivators, harrows or rotovators. Due to the fine textured nature of the soils, tilling will only be conducted when moisture content is ideal.

## 3.2 Drainage

### 3.2.1 Drainage Rationale

Plants cannot tolerate extended periods of flooding especially when they are actively growing. Poorly drained soil can result in poor plant growth, poor yield, root rot, and plant death. A water table maintained at least 60cm (24in) below the soil surface is best for blueberry production. A subsurface drainage system is recommended for this Site to supply water table control.

### 3.2.2 Design Parameters

The proposed subsurface drainage system design was based on Site-specific information, crop requirements and climate data for Richmond, BC.

The guidelines in the BC Agricultural Drainage Manual (1997) were used for general reference, in addition to local experience and Site-specific information, to develop the drainage system installation design.

Lateral drain spacing was set at 10.0m with an average drain depth of 1.1m ranging between 1.0-1.2m to accommodate the required drain slope of 0.1% to the mainline collector.



### 3.2.3 Drain Lateral Lines

Drainage lines will be installed using a trenchless plow or backhoe. Perforated polyethylene corrugated drain pipes (Big O) fitted with a nylon sock will be used for the lateral drains. The drain slope would be 0.1% to the mainline connector.

The City of Richmond does not permit mechanical lift of drainage water into the municipal storm drain system; therefore, a gravity connection between the collector catch basin and the parking lot storm water collection system will be required. If the City of Richmond refuses to allow discharge of drainage from farmed development areas into the municipal storm sewer system on No. 5 Road, the drainage system will be designed to discharge the subsurface drainage water into the eastern portion of the ESA area and infiltrate naturally into the ground.

## 4.0 IRRIGATION

### 4.1 Irrigation Water Sources

In the south coast region of BC, rainfall is generally inadequate in July and August and supplemental irrigation is necessary. Municipal water is available from the City of Richmond municipal water system to supplement irrigation. The small size of the Site and portion intended for agriculture makes use of municipal water the most practical source of irrigation water.

Irrigation should be provided by a 2" service-fitted line with a double check valve meeting the local code for irrigation supply. This should be installed as part of the new water service for the Site during redevelopment. A 2" buried PVC Schedule 40 mainline should be installed. Standpipes with quick-connect valves installed at 30m intervals along the line are recommended to facilitate the connection of surface irrigation equipment.

Drip irrigation is recommended to maximize water efficiency as water is delivered directly to the root zone providing more consistent and even soil moisture. Fertilizers can also be injected into the irrigation water. The drainage system should be drained following harvest to prevent winter frost damage.

## 5.0 CROP ALTERNATIVES

### 5.1 Suitable Crops

Site soils are mapped as a Triggs-Lumbum complex whose dominant soil limitations include very poorly-drained, infertile and acidic soils. A selection of suitable crops can be successfully produced on the property following appropriate management inputs in addition to the proposed soil salvage and improved irrigation. Management inputs required to increase the agricultural capability include a water-management system to improve drainage, and lime and/or fertilizer application to manage the soil pH and naturally low fertile conditions associated with these soils.

Suitable crops identified for these soils by Bertrand et al. (1991)<sup>1</sup> includes: annual legumes, blueberries, cereals, cole crops, corn, perennial forage crops, root crops, and shallow rooted annual vegetables.

<sup>1</sup> Bertrand, R.A., Hughes-Games, G.A. and Nikkel, D.C. 1991. Soil Management Handbook for the Lower Fraser Valley. BC Ministry of Agriculture, Fisheries and Food.

The AMT Hindu Society intends to grow a selection of vegetables and flowers on a portion of the agricultural lands that will be used as part of the Temple services. After assessing potential crop options for the remainder of the agricultural land. Based on an assessment of agricultural suitability including consideration of adjacent land use, parcel size, and activities which would be compatible with the temple use, AMT Hindu Society identified blueberry production as the intended land use. AMT Hindu Society has identified a third party who will be responsible for blueberry production including planting and harvest.

Existing trees outside of the Temple development area will be protected as required by the ESA.

#### 5.1.1 Proposed Agricultural Operator

Arul Migu Thurkadevi (AMT) Hindu Society and PGL have consulted with a number of agricultural operators in the Lower Mainland to identify a suitable operator to manage the proposed blueberry operation. After inspecting the site all of the commercial operators decided not to move forward with the lands as they consider the parcel to be too small and not commercially viable. AMT Hindu Society however is not interested in commercializing the operation and intends to produce farm products for charity and community purposes as well as self-consumption.

To support the intended agricultural operation, AMT Hindu Society intends to utilize members of their organization who are established active farmers and labourers who reside in Richmond and are willing to assist with the farm operation. Additional labour will be provided by community elders and retirees who will do voluntary work under the guidance of the established farmer.

Daily and seasonal operations following planting will be based on the BC Ministry of Agriculture's blueberry management schedule, developed as part of the Berry Production Guide, a general guide to blueberry management based upon plant and pest development. Timing and associated actions are provided in Appendix 2.

#### 5.1.2 Proposed Planting Plan

The property owner has identified blueberry production as the intended agricultural crop for the Site. The plant spacing is based on feedback received from local farmers while additional recommendations are based on the BC Ministry of Agriculture's Berries Production Guide. Recommendations are summarized below.



- In-row spacing between blueberry bushes is 1.5m.
- Distance between rows 3m.
- Fall planting will be conducted if warranted as it allows quicker plant establishment in coastal regions.
- Two-year old nursery-grown plants will be used to establish a planting. Fertilize plants set out in the spring three to four weeks after planting. Two or more applications may be required through the first growing season.
- Plants will be set at the same depth as they were in the pot or nursery.
- Cover crops may include permanent grass covers between the rows, which will suppress weeds, provide support for farm machinery, improve soil structure and water infiltration and reduce soil erosion. Grasses that work best are low-growing perennials that are easy to establish and do not creep. Mixtures should contain no more than 25% perennial ryegrass to minimize mowing. Pure stands of sheep fescue or hard fescue establish slowly but withstand traffic well and require less mowing.
- If grass is selected for a cover crop, seeding is recommended to occur in spring or early fall (September). Seed mixtures at 30 to 55kg/ha (12 to 22kg/acre) and fescues at 30 to 45kg/ha (12 to 18 kg/acre).

Based on the planting plan, AMT Hindu Society intends to plant approximately 815 blueberry bushes.

Access to the agricultural lands will be provided through establishment of a gravel farm access road along the north property boundary.

Vegetated buffers including a variety of edible and ornamental plants will be established between the ALR lands and the adjacent property and the proposed temple. A planting plan is provided in AMT Hindu Society's submission.

## 6.0 AGRICULTURAL IMPROVEMENT COST ESTIMATE

<b>Topsoil Salvage</b>	
Strip and load topsoil from development area 3250m <sup>3</sup> @ \$5.00	\$16,250
Place and grade on agricultural area, 1,500m <sup>3</sup> @ \$2.00	\$3,000
<b>Subtotal Topsoil Salvage</b>	<b>\$19,250</b>
<b>Drainage System</b>	
Supply and install lateral drains 450m @ \$7.00	\$3,150
Supply and install buried mainline 110m @ \$30.00	\$3,300
Connections to built area storm system (if approved)	\$3,000
<b>Subtotal Drainage System</b>	<b>\$9,450</b>
<b>Irrigation System</b>	
Municipal services connection	\$4,000
Irrigation piping	\$3,000
Irrigation equipment	\$4,000
<b>Subtotal Irrigation System</b>	<b>\$11,000</b>
<b>Planting</b>	
Blueberry bush purchase 815 bushes @ \$15	\$12,225
Labour for planting 400 hrs @ \$15/hr	\$6,000
Soil preparation (machinery and amendments)	\$2,000
<b>Subtotal Planting</b>	<b>\$20,225</b>
<b>Total Estimated Cost</b>	<b>\$59,925</b>

## 7.0 SUMMARY AND CONCLUSIONS

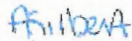
The Site's agricultural capability is primarily limited by poorly-drained, naturally infertile and acidic soil. Poor-quality fill on the western portion of the Site intended for development of the Temple also limits the Site's agricultural production potential. The proposed agricultural management inputs, including soil amendments and improved drainage, will dramatically improve the agricultural capability and increase the range of crops that can be produced on the Site.

PGL proposes segregation of topsoil during construction of the Temple. Soil suitable for segregation will be spread across the eastern portion of the Site to improve the soil's agricultural capability and ensure the conservation of topsoil.

Respectfully submitted,

POTTINGER GAHERTY ENVIRONMENTAL CONSULTANTS LTD.

Per:



Ashleigh Gilbert; M.Sc., A.Ag.  
Environmental Scientist



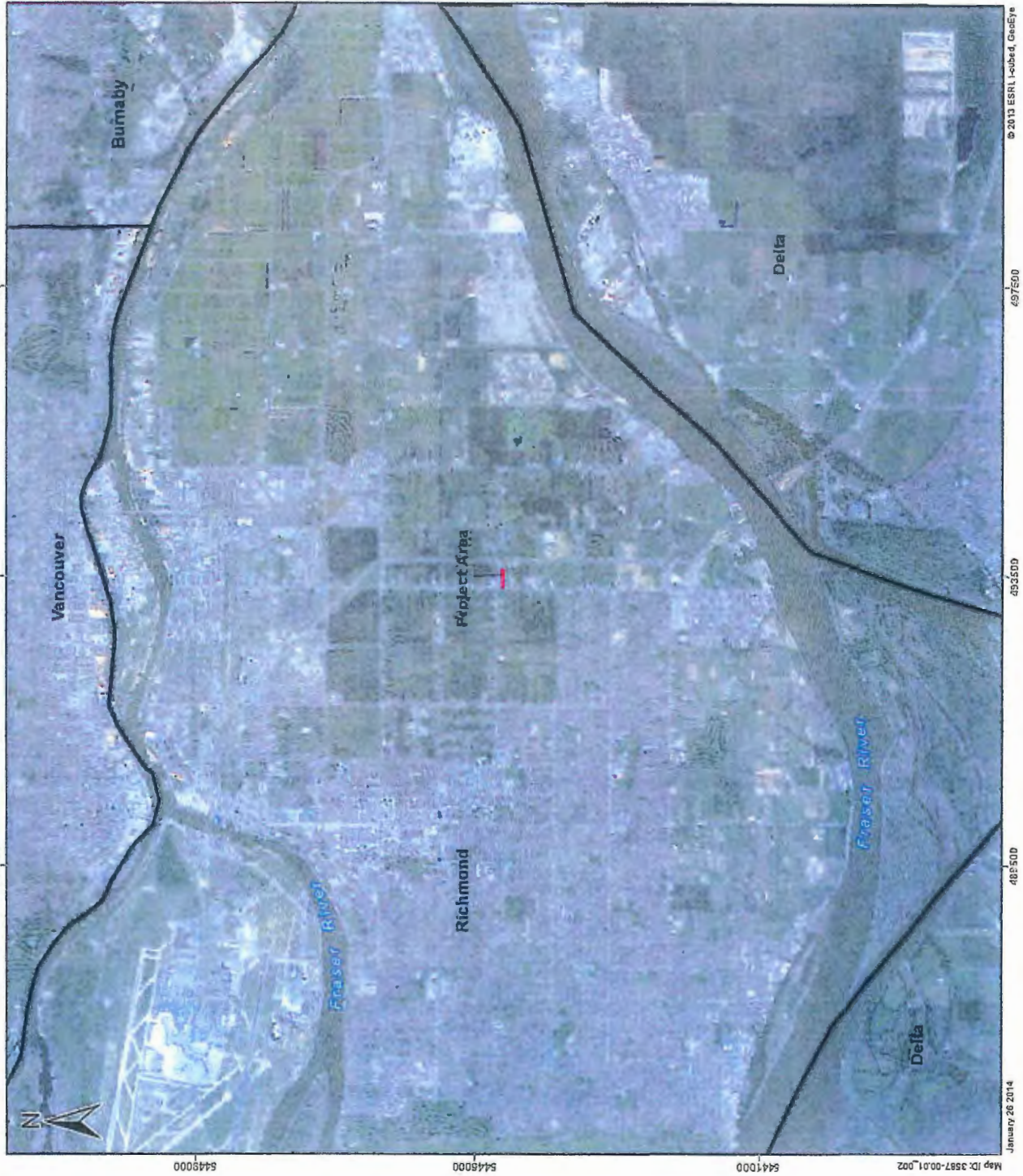
Stewart Brown, M.Sc., P.Ag., R.P.Bio.  
Senior Environmental Scientist

AAG/CSB/mlt/slr  
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**Figures**







## Site Location

Project Location

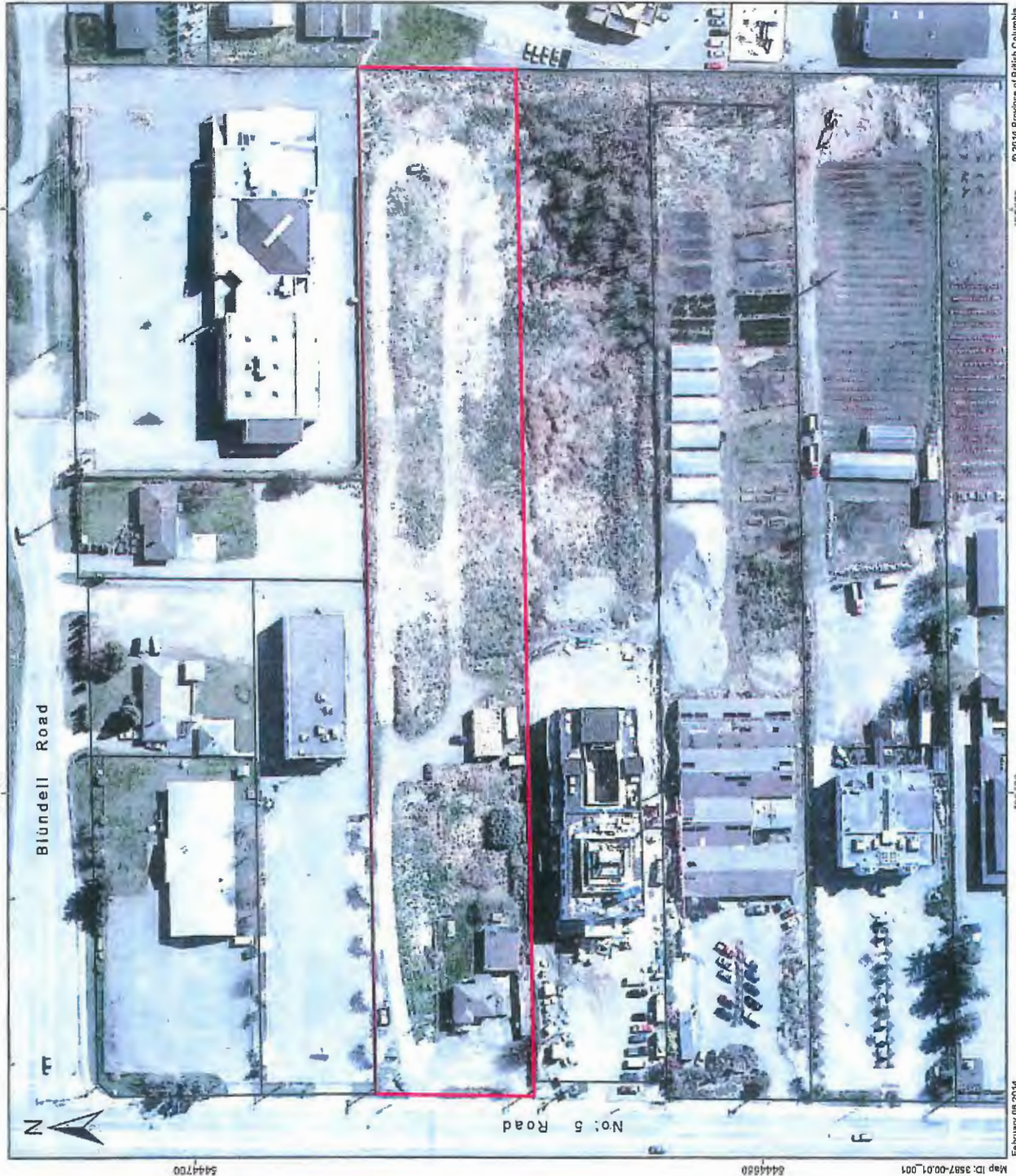


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Metres  
Coordinate System: NAD 1983 UTM Zone 10N

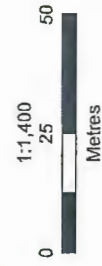
PGL Pottinger Galtier  
Environmental Consultants Ltd.

Figure 1





## Site Plan

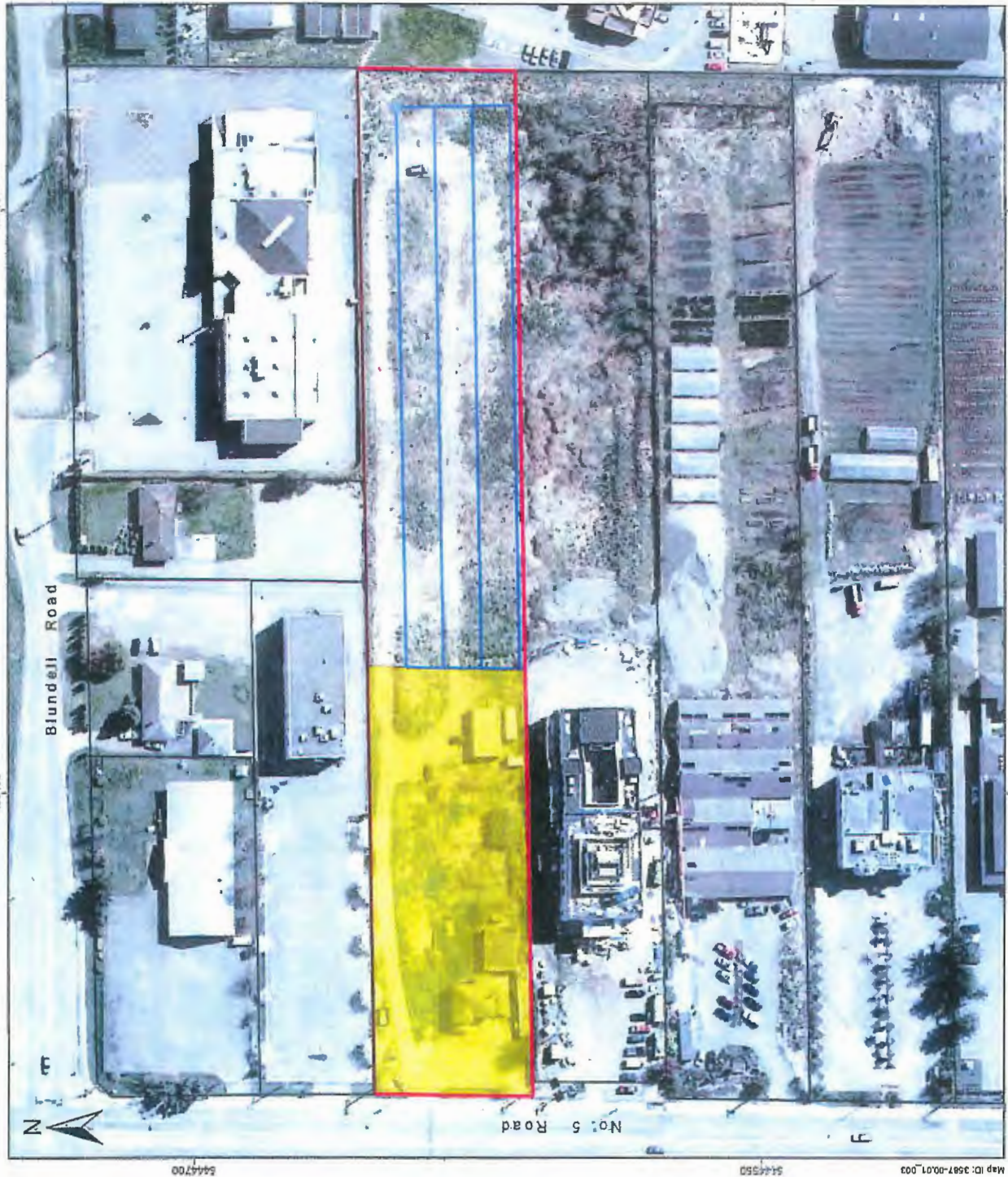


Coordinate System: NAD 1983 UTM Zone 10N



Figure 2





# Drainage Plan

- Collector Basin
- Drainage Line
- Development Area
- 8100 No 5 Rd
- Property Line

1:1,400  
0 25 50  
Metres  
Coordinate System: NAD 1983 UTM Zone 10N

PGL  
Pollinger Geomatics  
Limited

Figure 3

**Appendix 1**  
**Site Photographs**



February 2014



**Photograph 1:**

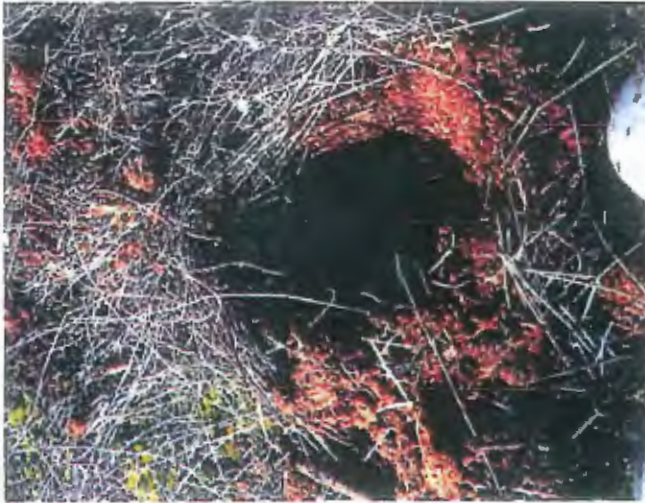
Looking west from the eastern  
end of the Site



**Photograph 2:**

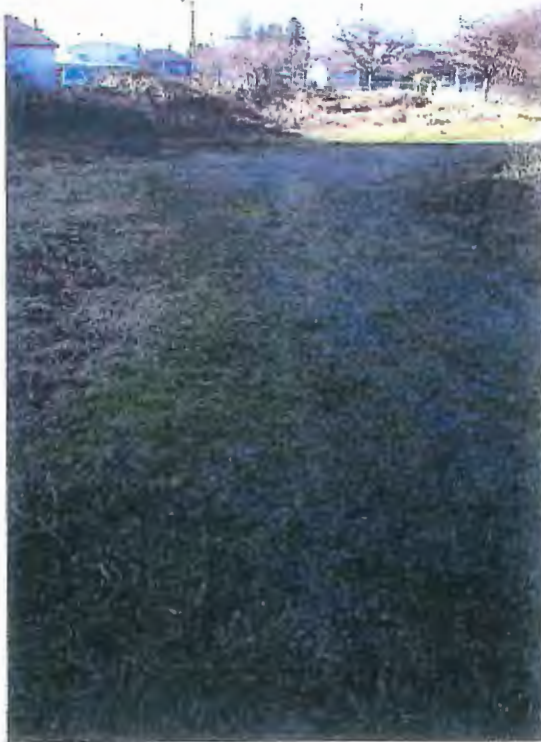
Eastern portion of the Site.  
Land use to the south and  
north is consistent with the  
proposed development.





Photograph 3:

Organic soils in the eastern portion of the property



Photograph 4:

Coarse fill in the proposed development area which will be segregated from organic soils





**Photograph 5:**



**Coarse fill that will require segregation**




**Photograph 6:**



**Topsoil which will be salvaged and applied to the agricultural portion of the Site**

**Appendix 2:**  
**Blueberry Management Schedule**  
**(After BC Ministry of Agriculture, Berry Production Guide, 2012)**



Timing	Type of Action	Action
<b>JANUARY / FEBRUARY</b> Plants dormant 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Prune beginning after leaf drop. Be sure to remove diseased and dead wood.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Apply copper oxychloride or Bordeaux mixture for bacterial blight. For mummy berry control, watch for development stage when leaf buds show 5 mm of green tissue. Also check for open mummyberry cups. Prepare to spray fungicide, as required. (February/March)</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Check for scale and apply dormant oil and/or lime sulfur spray by mid-February (before bud break), if required. Also helps to control leafroller, spanworm, wintermoth eggs and larvae.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>Apply pre-emergent herbicides before weed growth starts.</li> </ul>
	<b>Other</b>	<ul style="list-style-type: none"> <li>Ensure sprayers are tuned-up and calibrated.</li> </ul>
<b>MARCH</b> Buds start to swell 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li><b>New plantings.</b> Begin land preparation for spring plantings.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Continue to check growth of leaf buds and mummy berry cups. Apply fungicide to protect developing buds from mummy berry as necessary at critical growth stage. Apply Ridomil for root rot control, if required.</li> <li>Apply copper oxychloride for bacterial blight, as necessary.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>Seed grasses for permanent cover between rows when soil can be worked. Apply sawdust mulch to beds, if needed.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>Apply pre-emergent herbicides before weed growth starts if not applied earlier.</li> </ul>
	<b>Food Safety</b>	<ul style="list-style-type: none"> <li>Ensure a food safety plan is in place including a record keeping system.</li> </ul>

<b>LATE MARCH TO LATE APRIL</b> Leaf and flower bud break 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>• Make first fertilizer application (mid April).</li> <li>• <i>New plantings</i>. Set out new plants as conditions permit (up to mid May).</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>• Continue to apply fungicide for primary mummyberry control, as required.</li> <li>• Apply copper oxychloride for bacterial blight, if necessary. If not done earlier, apply Ridomil for root rot control, if required.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>• Apply recommended prebloom insecticides to control aphids and minimize spread of blueberry scorch virus. Start weekly checks of swelling blossom buds for hatching spanworm, winter moth (late March), and caterpillars blown to fields from outside areas. Apply controls as needed. Start weekly checks for leafrollers, looking at blossom clusters and rolled leaves.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>• Control weeds by cultivation and/or herbicides. Apply herbicides for quackgrass and other perennial weed control.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>• Watch for snails and slugs - control as required.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>• Seed grasses for permanent cover between rows if not done earlier. Apply sawdust mulch, if needed and not done earlier.</li> </ul>
<b>LATE APRIL/MAY</b> Blossoming	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>• Place bee hives in field when 10% of blossoms are open. Protect hives from bears where necessary. Remove hives from fields when blossoming is over.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>• Monitor all fields for symptoms of blueberry scorch and blueberry shock. Watch for mummy berry infections on flowers and shoots and apply fungicides if needed. Apply fungicides for Botrytis blight and/or Anthracnose (fruit rots) if wet weather is anticipated.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>• Continue to watch for leafrollers and control as needed. Monitor for aphids. Control aphids after bloom is finished and bees have been removed from the field. Apply sprays only if predator numbers are low and aphids are increasing.</li> </ul>



	Weed Control	<ul style="list-style-type: none"> <li>Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed, observing days to harvest interval.</li> </ul>
	Soil Care	<ul style="list-style-type: none"> <li>Watch for poorly drained areas in fields. Plan fall drainage improvements.</li> </ul>
	Food Safety	<ul style="list-style-type: none"> <li>Test irrigation and spray water for E. coli and fecal coliforms. Order toilets, hand washing units and other sanitary supplies.</li> </ul>
<b>JUNE</b> Fruit development 	Plant Care	<ul style="list-style-type: none"> <li>Make second fertilizer applications up to mid-June. Irrigate as necessary.</li> </ul>
	Disease Control	<ul style="list-style-type: none"> <li>Apply fungicides for Botrytis (fruit rot) and Anthracnose (ripe rot) if weather is wet during the fruit development period. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.</li> </ul>
	Insect Control	<ul style="list-style-type: none"> <li>Continue to watch for leafrollers and spanworms to late June, control as needed. Continue to monitor for aphids especially in scorch infected fields. Control as required. Prune out and destroy branches with tent caterpillars before end of June when caterpillars leave the nest.</li> </ul>
	Weed Control	<ul style="list-style-type: none"> <li>Cultivate for weed control in row middles or mow cover crop, as appropriate. Apply directed treatments of non-residual herbicides, if needed. Observe pre-harvest intervals.</li> </ul>
	Other Pests	<ul style="list-style-type: none"> <li>Prepare bird predation management plan. Install bird control devices or erect bird netting.</li> </ul>
	Soil Care	<ul style="list-style-type: none"> <li><b>New plantings.</b> Start to prepare land for new fall plantings.</li> </ul>
	Food Safety	<ul style="list-style-type: none"> <li>Place portable toilets and hand washing units. Ensure workers are trained in good hygiene and harvesting practices.</li> </ul>



<b>JULY</b> Fruit development and ripening 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Monitor soil moisture and irrigate as necessary.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Sample berries from each field and store at room temperature to assess fruit rot levels. Monitor for root rot symptoms and mark affected areas. Apply Aliette if necessary.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Continue to monitor insect pests, control only if needed. • Monitor for spotted wing Drosophila (SWD) and apply protective sprays after fruit ripens.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Install bird control devices, or erect bird netting if not done earlier.</li> </ul>
<b>JULY - SEPTEMBER</b> Harvesting 	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Harvest and market fruit. Collect plant tissue samples (mid July to mid August) for nutrient analysis. Irrigate as needed.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Continue to apply fungicides for Botrytis, Anthracnose, and other fruit rot diseases, if weather is wet. Observe days to harvest interval. Prune out branches killed by Godronia canker (red flagging) or bacterial blight and destroy.</li> </ul>
	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>Continue to apply protective sprays to control spotted wing Drosophila. Apply insecticides to control aphids and young scale if required. Observe pre-harvest intervals. Prune out and destroy branches with tent caterpillars (from mid July). Watch for scale "crawlers" from late July to August and control if needed.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>Control birds following approved guidelines.</li> </ul>
<b>SEPTEMBER</b> Post harvest growth	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>Continue to mow cover crop as needed.</li> <li><b>New plantings.</b> Install drainage, if needed. Monitor soil pH and adjust as necessary. Incorporate sawdust or compost in planting beds as required.</li> </ul>
	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>Irrigate as necessary.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>Apply copper spray for bacterial blight before fall rains start. Prune out diseased wood.</li> </ul>

	<b>Insect Control</b>	<ul style="list-style-type: none"> <li>• Prune out and destroy caterpillar tents before mid September when caterpillars drop to the ground for the winter.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>• Remove bird control devices and netting after harvest.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>• Take soil samples for analysis, if needed. Check pH of soil. Apply calcium and magnesium in form of dolomite or sulphur if required. Subsoil between rows when soil is dry, if necessary. Seed grasses for permanent cover between rows.</li> <li>• <b>New plantings.</b> Install drainage, if required and not done earlier.</li> </ul>
<b>OCTOBER</b> Post harvest growth	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>• Continue to prune out and remove diseased wood.</li> <li>• <b>New plantings.</b> Set out new plants. Best time to plant container stock in coastal areas.</li> </ul>
	<b>Disease Control</b>	<ul style="list-style-type: none"> <li>• Apply copper spray or Bordeaux Mixture for bacterial blight (total 2 sprays in fall).</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>• Check for field mice activity and apply bait, if required.</li> </ul>
	<b>Soil Care</b>	<ul style="list-style-type: none"> <li>• Check pH of soil and apply lime or sulfur, if required. Subsoil between rows when soil is dry, if necessary. Install or improve drainage, as required. Mow cover crop, if required.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>• Monitor weeds. Apply herbicides for grass control, according to label directions.</li> </ul>
	<b>Other</b>	<ul style="list-style-type: none"> <li>• Flush irrigation systems and sprayers to protect against winter damage.</li> </ul>
<b>NOVEMBER / DECEMBER</b> Plants dormant	<b>Plant Care</b>	<ul style="list-style-type: none"> <li>• Apply sawdust mulch, if necessary. Order bees for the coming season.</li> </ul>
	<b>Weed Control</b>	<ul style="list-style-type: none"> <li>• Apply Roundup for grass control if not done earlier.</li> </ul>
	<b>Other Pests</b>	<ul style="list-style-type: none"> <li>• Watch for field mice activity and apply bait if needed.</li> </ul>



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Vancouver, BC Canada V6E 4E6  
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## Memo

PGL File #: 3587-02.01

DATE: March 30, 2015

TO: Arul Migu Thurkadevi Hindu Society

FROM: Stewart Brown

### **Re: Agricultural Plan - 8100 No. 5 Road, Richmond, BC**

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Please find following an addendum to Pottinger Gaherty Environmental Consultants December 2014 Agricultural Plan. Changes have been incorporated in the Arul Migu Thurkadevi Hindu Society's application. Changes are based on feedback provide by the City of Richmond and the City of Richmond Agricultural Advisory Committee and include additional detail on the Soil Salvage and Use and Drainage plan.

#### **Soil Salvage and Use**

As indicated in our December 2014 Agricultural Plan, topsoil from the proposed building development area is proposed for salvage and use on the eastern agricultural portion of the property. The surface soil on the proposed assembly use area is poor quality. The underlying organic soils are assumed to be of good quality.

PGL has estimated that up to 1,500m<sup>3</sup> of suitable soil will be salvaged form the development area which will be spread uniformly across the agricultural portion of the property to a depth of approximately 0.25m to maintain the existing level grade. If more than 1,500m<sup>3</sup> of soil is salvaged it will be spread evenly across the agricultural area.

#### **Drainage**

The site drainage plan has been revised since the December 2014 Agricultural Plan to permit discharge of soil water to the municipal storm sewer. Lateral drainage lines (100mm) will now run in a north-south orientation and discharge into a drainage ditch that will run along the south property line before discharging into a sump and into a buried 250mm solid line that will connect to the existing municipal storm sewer. The drainage ditch will also intercept any surface flow originating from the adjacent property to the south.

The previous drainage plan included fitting perforated polyethylene corrugated drain pipes (Big O) with a nylon sock. At the request of the Agricultural Advisory Committee, the nylon sock will no longer be included in our design.

To ensure that the drainage lines do not actively dewater the site, pipes will be positioned above the sites water table and provide approximately 0.20 of freeboard.





## Drainage Plan

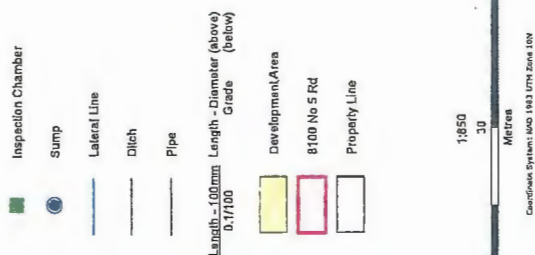


Figure 1





## City of Richmond

### Memorandum Planning and Development Division Transportation

**To:** Mayor and Councillors  
**From:** Victor Wei, P. Eng.  
 Director, Transportation  
**Date:** November 13, 2015  
**File:** 01-0150-20-THIG1/2015-  
 Vol 01  
**Re:** George Massey Tunnel Replacement – Update

On November 9, 2015, City staff and Ministry of Transportation & Infrastructure staff with the George Massey Tunnel Replacement (GMTR) project team met as part of the on-going technical liaison meetings held every two weeks. The GMTR team provided the following updates on the project.

#### 1. Release of Project Definition Report

No new information on the Project Definition Report (PDR) was shared by the GMTR project team at the meeting. Again, the project team advised that its anticipated release date would be by the end of 2015 but there is no commitment regarding a specific release date. They have verbally committed to showing the document to City staff and providing a short time period for feedback prior to its public release. No commitment was made regarding the length of time to be provided for City staff review but it is anticipated to be between several days and two weeks.

If and when the PDR is shared with staff, with or without a hard copy, a memorandum will be distributed immediately to update Council on any significant information followed by a staff report with a detailed assessment of the extent to which the PDR supports the Project Objectives endorsed by Council in June 2014.

#### 2. Typical Proposed Cross-Section of Widened Highway 99

Upon repeated past requests by staff, the GMTR team shared a sketch (Attachment 1) illustrating the typical proposed Highway 99 cross-section for the southbound direction just north of the Steveston Highway Interchange. The team confirmed that the bridge was still being contemplated as a ten-lane bridge with five lanes in each direction, and the sixth lane shown on the sketch (labelled as "OFF RAMP STEVESTON I/C") would merge into five lanes just before the bridge span.

As the sketch does not provide any context, staff have requested more detailed information to be added to the sketch including existing and proposed property lines to better illustrate property impacts, and an overlay of the existing Highway 99 cross-section to show the extent of proposed widening. The GMTR team advised that a revised sketch would be provided to staff but did not commit to the timing.

### 3. Public Consultation re BC Hydro Transmission Line Relocation

As noted in the staff memorandum dated November 2, 2015 to Council regarding the initiation of the public consultation process by BC Hydro, staff attended a small group meeting and part of a public open house held in Richmond on November 5, 2015 to gather feedback on the three alternatives for relocating the existing transmission line out of the tunnel (i.e., overhead, underground or attached to the new bridge).

To date, the small group meetings in Richmond and Delta have typically registered three to five participants with several of the attendees representing companies seeking business opportunities related to the project. Approximately eight to ten people attended the open house in Richmond. BC Hydro staff advise that attendees have been interested in further details of the GMTR project (e.g., number of lanes on the bridge) and, based on informal discussions, have indicated a preference for an overhead transmission line crossing the Fraser River. Staff will verify this finding by requesting BC Hydro to share with the City any written feedback from the public regarding the three alternatives.

As also noted in the above noted memorandum of November 2, 2015, a local newspaper notice advising of the consultation opportunities in Richmond did not appear until November 4, 2015 as the first notice (published October 30, 2015) included only the dates, locations and times of the small group meetings and open houses in Delta. To compensate for the short notice to Richmond residents, BC Hydro has extended the public consultation period and added a further small group meeting in Richmond on November 16, 2015.

### 4. October 30, 2015 Presentation at Project Office in Ironwood Mall

The memorandum dated November 6, 2015 regarding the GMTR team's update on the project at its project office within the Ironwood Mall on October 30, 2015 included, as an attachment, a copy of the presentation slides. Staff have since clarified that there were also display boards present. Staff were originally provided with an electronic copy of the same display boards in May 2015 for information and informal comment (Attachment 2). Staff were specifically requested by the project team in their e-mail transmittal to refrain from distributing the material as indicated by the watermark. The attached slides contain considerable technical details of the work being carried by the project team at the time; a summary of the key content was conveyed to Council in past reports and memoranda.

### 5. Mid Island Dike

At previous meetings, staff have advised the GMTR team of the City's long-term flood protection plan that would utilize Highway 99 as a mid island flood barrier or dike. While the City recognizes that raising the Highway 99 road surface to the desired height of 4.7 m geodetic may not be possible in all locations given fixed elevations of existing infrastructure, the City has requested that the GMTR team identify project features that would also serve a diking purpose where possible (e.g., higher centre median barrier) and present them to the City for review and discussion.

## 6. Highway 99 at Oak Street Bridge

As noted in a previous staff report, preliminary findings of field data collected by MoTI regarding northbound morning peak period traffic volumes through the George Massey Tunnel suggest that 60 per cent of the vehicles are destined for Richmond and of the 40 per cent continuing on to Vancouver, 30 per cent use the Oak Street Bridge.

Given that a new 10-lane bridge may induce higher traffic volumes on Highway 99 into Vancouver and MoTI analysis has indicated that the Oak Street-70<sup>th</sup> Avenue intersection may be a bottleneck in terms of traffic congestion, staff have reiterated a request that MoTI and City staff from both Richmond and Vancouver meet to proactively identify potential measures (e.g., signal timing changes) that could be implemented to mitigate any impacts.

## 7. Backlands and ESA Policies of the City

Staff have kept the GMTR team apprised of the current review of the City's Backlands Policy particularly with respect to the potential establishment of a farm access road and how any required Highway 99 widening may impact adjacent properties and the location of the road.

As the GMTR team noted that some private properties adjacent to the Highway 99 right-of-way that may be impacted by the widening of the highway are designated by the City as Environmentally Sensitive Areas (ESAs), staff have provided an overview and clarification of the City's ESA policies. Staff stated that it is the City's expectation that the GMTR project would respect and address any requirements City's Backlands and ESA policies, including any requirements associated with Riparian Management Areas, which are designated on both sides of Highway 99.

## 8. Environmental Assessment (EA) Review Process

Following the release of the PDR, a Project Description will be prepared based on the PDR that will be submitted to the Environmental Assessment Office (EAO) and initiate the EA review process. The GMTR team has provided staff with the draft Application Information Requirements (DAIR) for review and comment. The DAIR is essentially the table of contents for the project application to the EAO that identifies the scope of issues to be addressed as part of the application. Staff will be providing comments on the DAIR to the GMTR team to ensure that it is comprehensive and reflects Richmond-specific issues.

## 9. Invitation to Tour of George Massey Tunnel

The GMTR team has extended an invitation to Council and City staff to participate in a tour of the tunnel. The group would meet at the project office in Ironwood Mall and then proceed to the control building. The tour itself would involve descending into the wind tunnels adjacent to the travel lanes and walking the length of the tunnel and back (approximately two kilometres). Appropriate clothing should be worn and protective equipment (hard hat, boots and safety vest) will be required. The tour would take approximately three hours.

The GMTR team are flexible in scheduling a date and time depending on interest. If you are interested, please let me know by November 20, 2015 so I may inform the project team accordingly.

November 13, 2015

- 4 -

Please contact me at 604-276-4131 if you have any questions.



for: Victor Wei, P. Eng.  
Director, Transportation

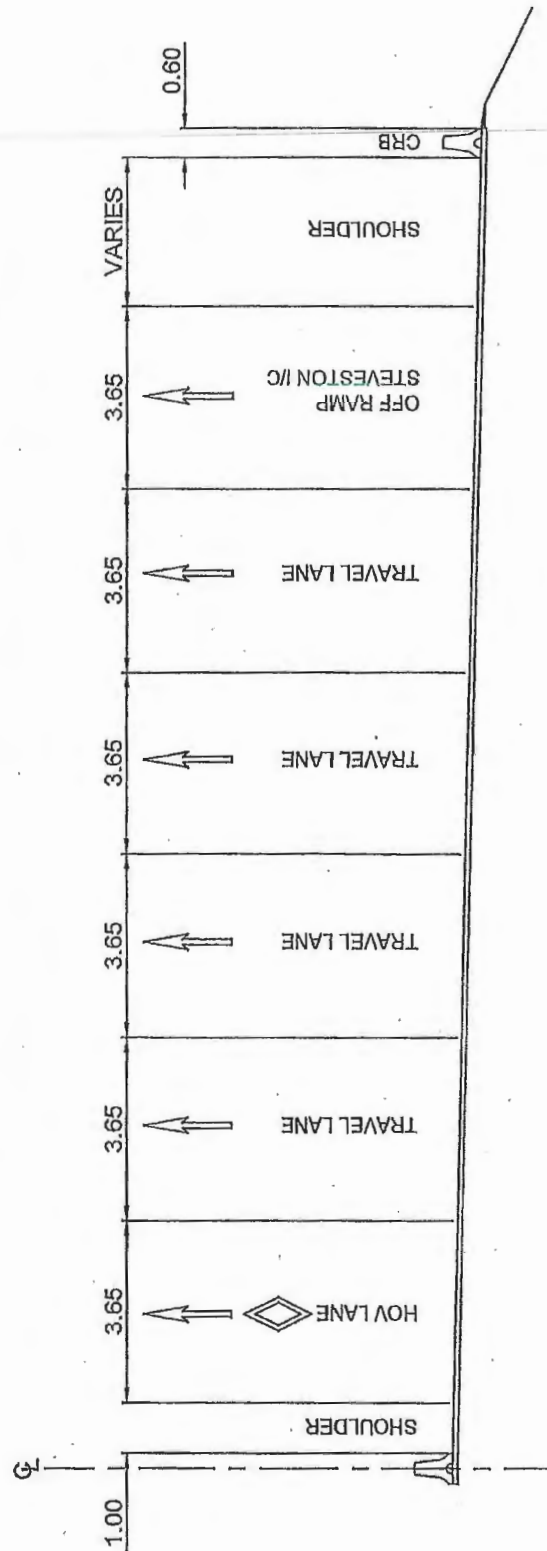
VW:jc

Att. 2

pc: SMT



# DRAFT FOR DISCUSSION



TYPICAL CROSS SECTION / HIGHWAY 99 SB - NORTH OF STEVESTON INTERCHANGE

George Massey Tunnel  
construction (1958)



Sections of the Tunnel prior to  
placement under the river (1957)



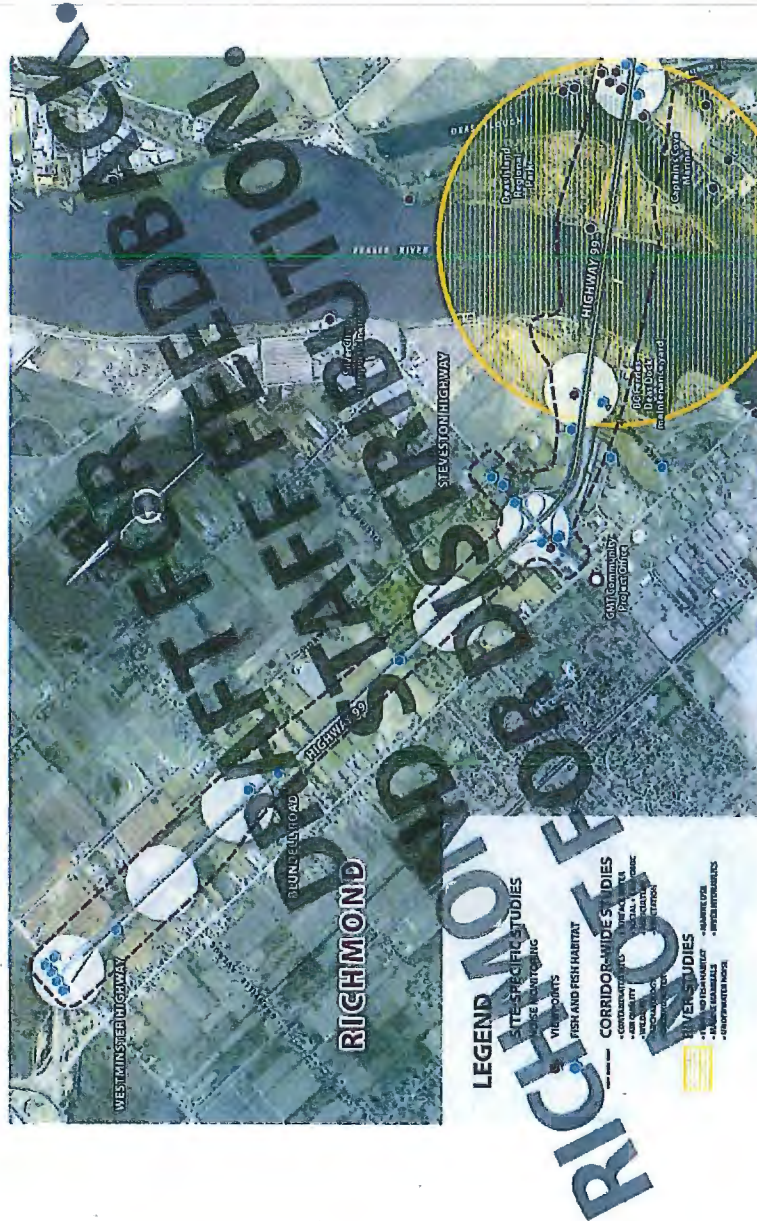
# Tunnel Decommissioning

The Tunnel is made up of six segments that were sunk into place in a dredged trench, joined and covered with sand and rock. In a reversal of this process, all or parts of the Tunnel could be removed as follows:

1. Remove sand
2. Remove rock protection layer along submerged Tunnel sections
3. Remove concrete mattress, sand and gravel
4. Lift and float out Tunnel sections

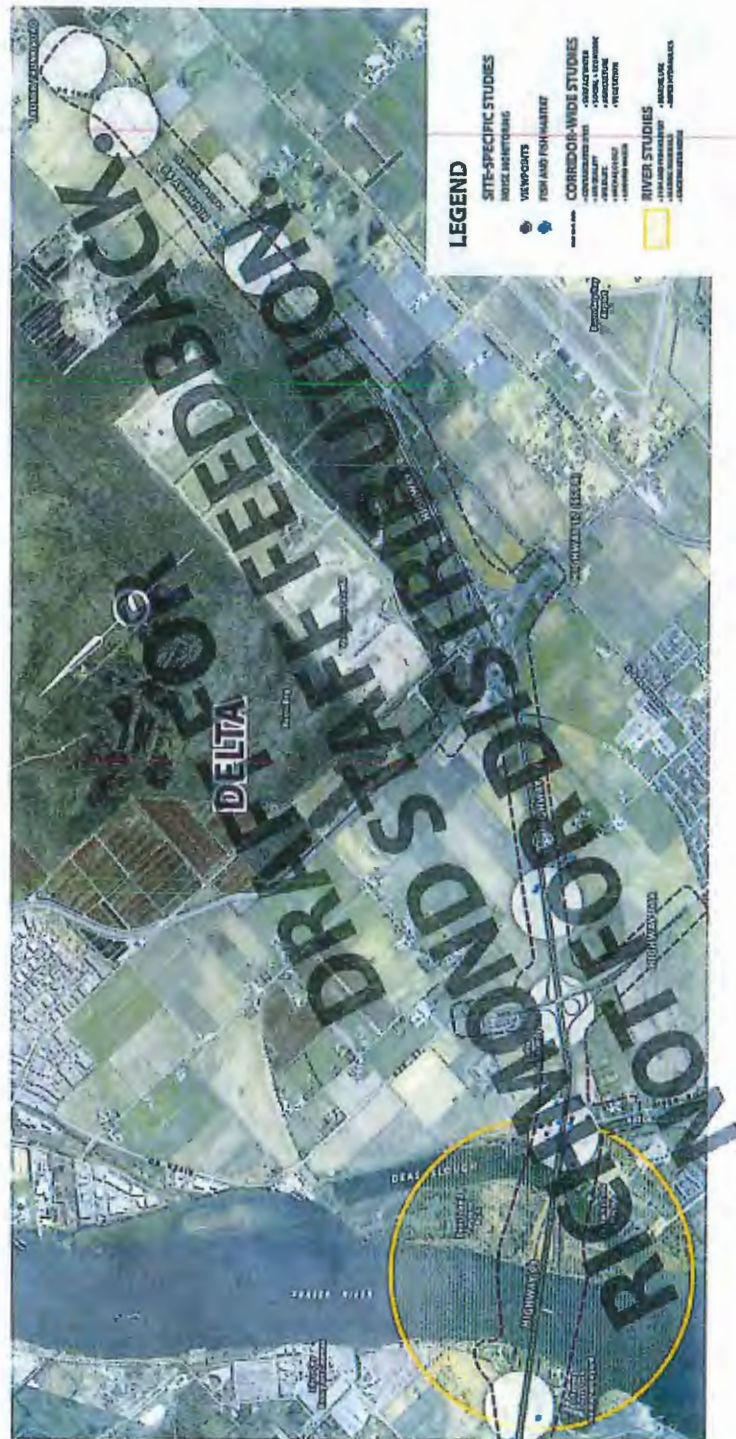


# Key Areas of Study - Richmond



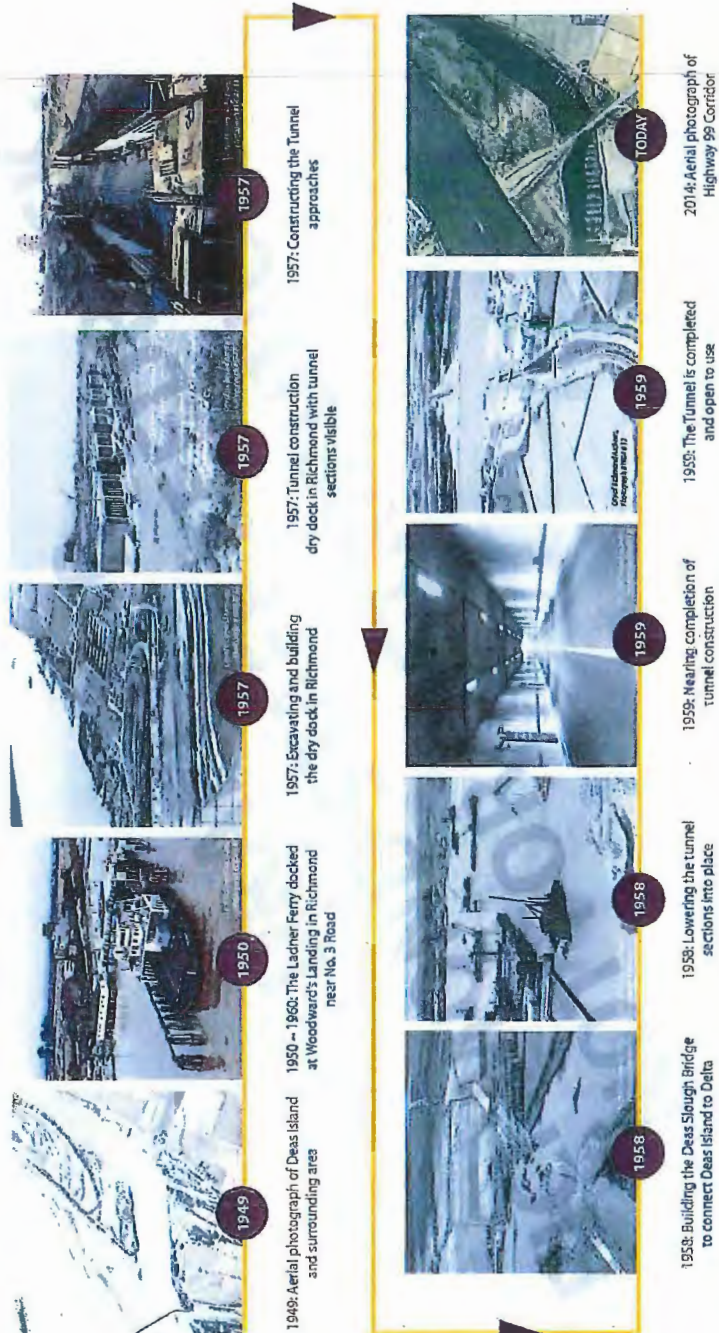


**PH - 96**





# Tunnel Construction



# New Bridge Conceptual Design





# Options Analysis


## Why a new bridge was chosen over other options

- Safety and emergency response considerations
- Public consultation in fall 2012 and spring 2013 indicated:
  - Preference for a new bridge instead of a new tunnel
  - Desire for improvements within the existing right-of-way
- Technical analysis confirmed a new bridge would have fewer effects on farm land and the environment than a new tunnel
- Less expensive than a new tunnel
- Provides the best cycling and pedestrian opportunities

### Why 10 lanes?

- Improved safety due to improvements in merging and reduced weaving
- Reduce congestion and accommodate traffic growth for the foreseeable future
- Additional lane for trucks and other slower-moving traffic



Areas of Study - Wildlife and Habitat	
Studies	Work to date
  <b>Fish and Fish Habitat</b>	<p>Compiled and reviewed information and field data on water flow, channel characteristics, and presence of barriers to fish passage in streams, ditches, Green Slough, Deas Slough and the Fraser River. Completed field sampling to classify fish habitat and to assess Project effects on salmon, trout, char, green and white sturgeon and eulachon in areas where data was unavailable.</p>
 <b>Marine Mammals</b>	<p>Compiled and reviewed information on habitat and the presence of Harbour seals, California sea lions and Steller sea lions. Modelled underwater noise levels to assess potential disturbance during construction.</p>
<b>Vegetation</b>	<p>Classified vegetation types to identify wildlife habitat and surveyed for rare plants and ecosystems through field studies and desktop analysis.</p>
<b>Wildlife</b>	<p>Used vegetation mapping and field studies to assess wildlife habitat and presence of raptors and herons, barn owls, swallows, small mammals and at-risk amphibians.</p>
<b>River Hydraulics</b>	<p>Compiled and reviewed data on Fraser River hydraulics to understand current river behaviour including flow, tides, sedimentation and currents and to predict how the river will function during and after Tunnel decommissioning.</p>





# Areas of Study - Land and Water Use



Studies	Work to date
Land Use	Compiled and reviewed information on land use designations, ownership, bylaws, zoning and parks in surrounding areas, as well as existing and future community plans and activities.
Marine Use	Compiled and reviewed information on commercial, Aboriginal and recreational marine use, navigation and fishing in the Fraser River, and confirmed river use with stakeholders.
Agriculture	Collected information on agricultural areas and capabilities; land use and crops; characteristic soil types; farming practices, operations, infrastructure and access; and irrigation and drainage use and function. Additional field data was collected where data gaps were identified.
Groundwater	Compiled and reviewed data on levels, quality and movement patterns of groundwater to assess potential changes during and after construction.
Surface Water	Compiled and reviewed data on surface water quality (e.g., temperature, dissolved oxygen, and pH), stormwater and runoff patterns to assess potential changes during and after construction. Additional field data was collected where data gaps were identified.

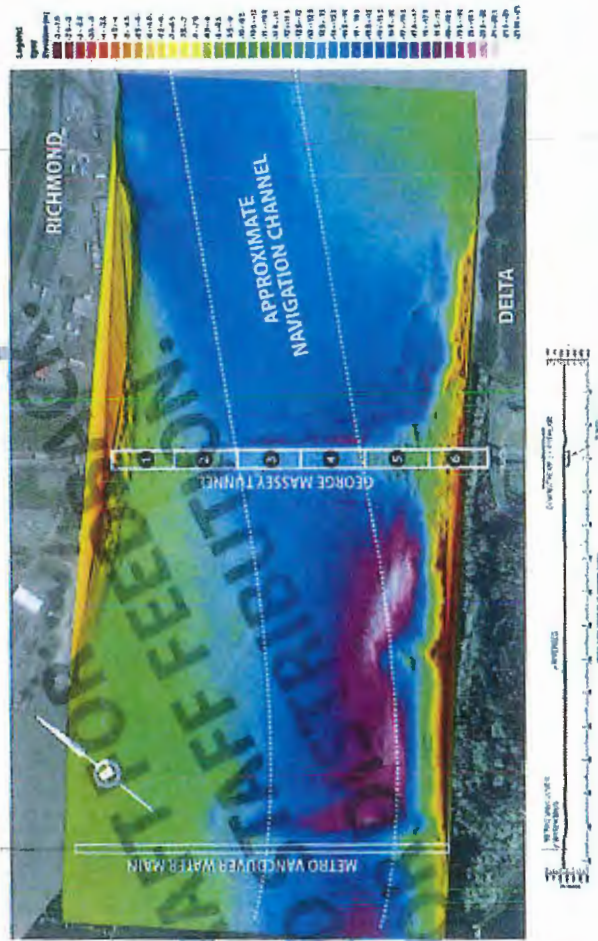
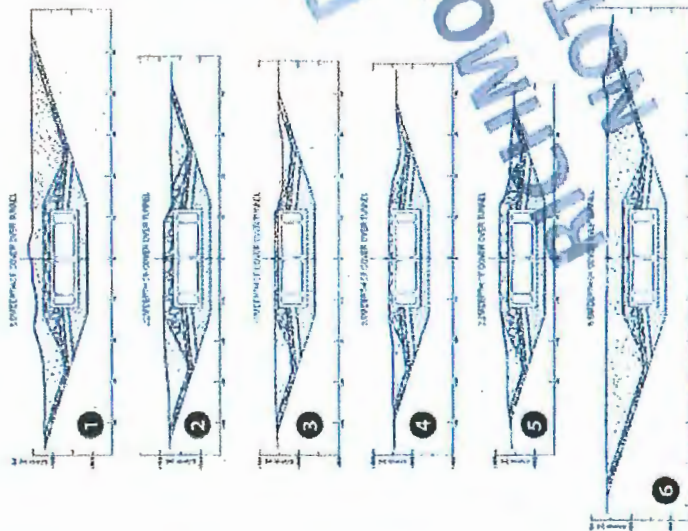
# Areas of Study - People and Places



Studies	Work to date
Heritage	Compiled and reviewed information on known archaeological and heritage sites, conducted field surveys to determine if any previously identified sites are located within the Project area, and compiled information on current and traditional uses.
Air Quality	Collected data on climate and general air quality, meteorological data, and ambient existing pollutant levels and, as part of a human health assessment, modelled the effects of emissions from traffic that will be produced once the Project is completed.
Noise	Measured noise levels in the Project corridor and, as part of a human health assessment, modelled noise that will be produced once the Project is completed.
Visual	Took photographs at various viewpoints within the Project corridor. Used these photographs as a base for computer modelling of visibility of the new bridge at these locations.
Contaminated Sites	Reviewed current and historical land use to identify potential contaminated sites. Additional field investigations were undertaken to classify sites where data gaps were identified.



# River Bathymetry



Legend

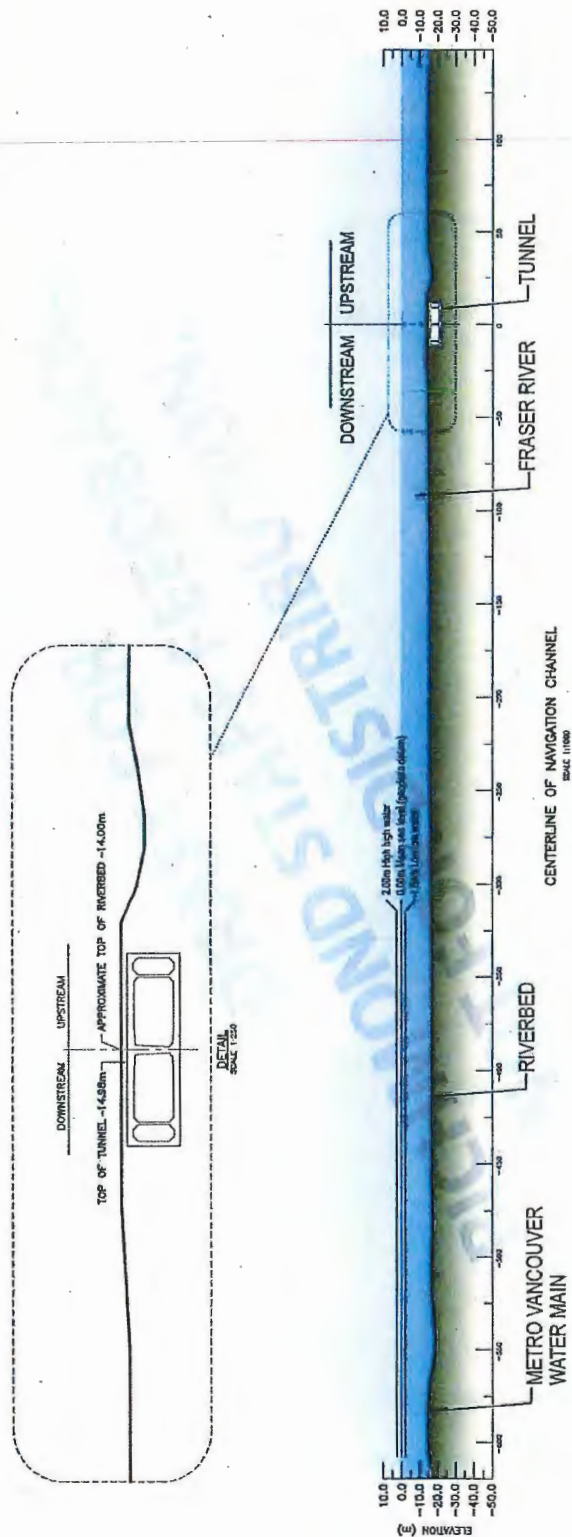
Depth (m)	Color
0.0 - 0.5	Dark Blue
0.5 - 1.0	Blue
1.0 - 1.5	Light Blue
1.5 - 2.0	Very Light Blue
2.0 - 2.5	White
2.5 - 3.0	Light Green
3.0 - 3.5	Green
3.5 - 4.0	Dark Green
4.0 - 4.5	Light Yellow
4.5 - 5.0	Yellow
5.0 - 5.5	Orange
5.5 - 6.0	Red
6.0 - 6.5	Dark Red
6.5 - 7.0	Brown
7.0 - 7.5	Dark Brown
7.5 - 8.0	Black
8.0 - 8.5	Dark Blue
8.5 - 9.0	Blue
9.0 - 9.5	Light Blue
9.5 - 10.0	Very Light Blue
10.0 - 10.5	White
10.5 - 11.0	Light Green
11.0 - 11.5	Green
11.5 - 12.0	Dark Green
12.0 - 12.5	Light Yellow
12.5 - 13.0	Yellow
13.0 - 13.5	Orange
13.5 - 14.0	Red
14.0 - 14.5	Dark Red
14.5 - 15.0	Brown
15.0 - 15.5	Dark Brown
15.5 - 16.0	Black
16.0 - 16.5	Dark Blue
16.5 - 17.0	Blue
17.0 - 17.5	Light Blue
17.5 - 18.0	Very Light Blue
18.0 - 18.5	White
18.5 - 19.0	Light Green
19.0 - 19.5	Green
19.5 - 20.0	Dark Green
20.0 - 20.5	Light Yellow
20.5 - 21.0	Yellow
21.0 - 21.5	Orange
21.5 - 22.0	Red
22.0 - 22.5	Dark Red
22.5 - 23.0	Brown
23.0 - 23.5	Dark Brown
23.5 - 24.0	Black
24.0 - 24.5	Dark Blue
24.5 - 25.0	Blue
25.0 - 25.5	Light Blue
25.5 - 26.0	Very Light Blue
26.0 - 26.5	White
26.5 - 27.0	Light Green
27.0 - 27.5	Green
27.5 - 28.0	Dark Green
28.0 - 28.5	Light Yellow
28.5 - 29.0	Yellow
29.0 - 29.5	Orange
29.5 - 30.0	Red
30.0 - 30.5	Dark Red
30.5 - 31.0	Brown
31.0 - 31.5	Dark Brown
31.5 - 32.0	Black
32.0 - 32.5	Dark Blue
32.5 - 33.0	Blue
33.0 - 33.5	Light Blue
33.5 - 34.0	Very Light Blue
34.0 - 34.5	White
34.5 - 35.0	Light Green
35.0 - 35.5	Green
35.5 - 36.0	Dark Green
36.0 - 36.5	Light Yellow
36.5 - 37.0	Yellow
37.0 - 37.5	Orange
37.5 - 38.0	Red
38.0 - 38.5	Dark Red
38.5 - 39.0	Brown
39.0 - 39.5	Dark Brown
39.5 - 40.0	Black
40.0 - 40.5	Dark Blue
40.5 - 41.0	Blue
41.0 - 41.5	Light Blue
41.5 - 42.0	Very Light Blue
42.0 - 42.5	White
42.5 - 43.0	Light Green
43.0 - 43.5	Green
43.5 - 44.0	Dark Green
44.0 - 44.5	Light Yellow
44.5 - 45.0	Yellow
45.0 - 45.5	Orange
45.5 - 46.0	Red
46.0 - 46.5	Dark Red
46.5 - 47.0	Brown
47.0 - 47.5	Dark Brown
47.5 - 48.0	Black
48.0 - 48.5	Dark Blue
48.5 - 49.0	Blue
49.0 - 49.5	Light Blue
49.5 - 50.0	Very Light Blue
50.0 - 50.5	White
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51.0 - 51.5	Green
51.5 - 52.0	Dark Green
52.0 - 52.5	Light Yellow
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53.0 - 53.5	Orange
53.5 - 54.0	Red
54.0 - 54.5	Dark Red
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55.5 - 56.0	Black
56.0 - 56.5	Dark Blue
56.5 - 57.0	Blue
57.0 - 57.5	Light Blue
57.5 - 58.0	Very Light Blue
58.0 - 58.5	White
58.5 - 59.0	Light Green
59.0 - 59.5	Green
59.5 - 60.0	Dark Green
60.0 - 60.5	Light Yellow
60.5 - 61.0	Yellow
61.0 - 61.5	Orange
61.5 - 62.0	Red
62.0 - 62.5	Dark Red
62.5 - 63.0	Brown
63.0 - 63.5	Dark Brown
63.5 - 64.0	Black
64.0 - 64.5	Dark Blue
64.5 - 65.0	Blue
65.0 - 65.5	Light Blue
65.5 - 66.0	Very Light Blue
66.0 - 66.5	White
66.5 - 67.0	Light Green
67.0 - 67.5	Green
67.5 - 68.0	Dark Green
68.0 - 68.5	Light Yellow
68.5 - 69.0	Yellow
69.0 - 69.5	Orange
69.5 - 70.0	Red
70.0 - 70.5	Dark Red
70.5 - 71.0	Brown
71.0 - 71.5	Dark Brown
71.5 - 72.0	Black
72.0 - 72.5	Dark Blue
72.5 - 73.0	Blue
73.0 - 73.5	Light Blue
73.5 - 74.0	Very Light Blue
74.0 - 74.5	White
74.5 - 75.0	Light Green
75.0 - 75.5	Green
75.5 - 76.0	Dark Green
76.0 - 76.5	Light Yellow
76.5 - 77.0	Yellow
77.0 - 77.5	Orange
77.5 - 78.0	Red
78.0 - 78.5	Dark Red
78.5 - 79.0	Brown
79.0 - 79.5	Dark Brown
79.5 - 80.0	Black
80.0 - 80.5	Dark Blue
80.5 - 81.0	Blue
81.0 - 81.5	Light Blue
81.5 - 82.0	Very Light Blue
82.0 - 82.5	White
82.5 - 83.0	Light Green
83.0 - 83.5	Green
83.5 - 84.0	Dark Green
84.0 - 84.5	Light Yellow
84.5 - 85.0	Yellow
85.0 - 85.5	Orange
85.5 - 86.0	Red
86.0 - 86.5	Dark Red
86.5 - 87.0	Brown
87.0 - 87.5	Dark Brown
87.5 - 88.0	Black
88.0 - 88.5	Dark Blue
88.5 - 89.0	Blue
89.0 - 89.5	Light Blue
89.5 - 90.0	Very Light Blue
90.0 - 90.5	White
90.5 - 91.0	Light Green
91.0 - 91.5	Green
91.5 - 92.0	Dark Green
92.0 - 92.5	Light Yellow
92.5 - 93.0	Yellow
93.0 - 93.5	Orange
93.5 - 94.0	Red
94.0 - 94.5	Dark Red
94.5 - 95.0	Brown
95.0 - 95.5	Dark Brown
95.5 - 96.0	Black
96.0 - 96.5	Dark Blue
96.5 - 97.0	Blue
97.0 - 97.5	Light Blue
97.5 - 98.0	Very Light Blue
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99.0 - 99.5	Green
99.5 - 100.0	Dark Green

# Planning and Consultation Process

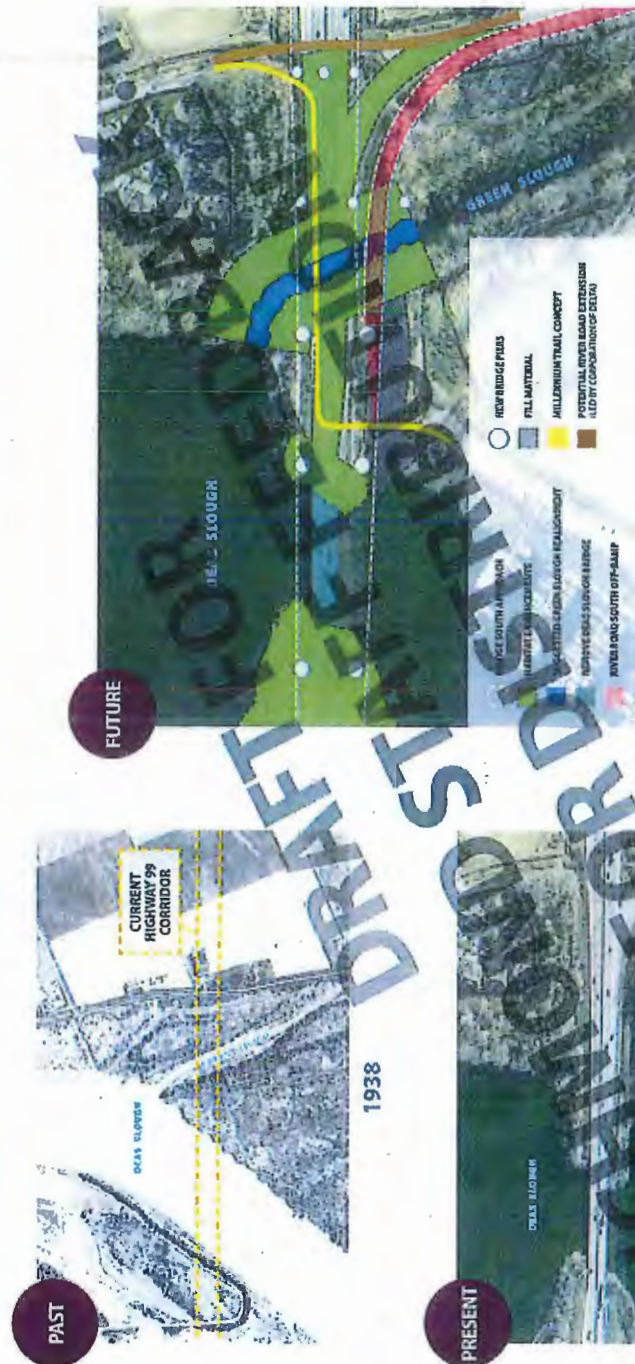




# Riverbed Profile



# South Approach Enhancement Opportunity



The Project will allow us to enhance the area under the new bridge, restore Green Slough to its original channel and improve the surrounding habitat.



City of  
Richmond

Malcolm D. Brodie  
Mayor

6911 No. 3 Road  
Richmond, BC V6Y 2C1  
Telephone: 604-276-4123  
Fax No: 604-276-4332

[www.richmond.ca](http://www.richmond.ca)

October 15, 2015

The Honourable Todd Stone  
Minister of Transportation and Infrastructure  
PO Box 9055 Stn Prov Govt  
Victoria, BC V8W 9E2

Frank Leonard  
Chair, Provincial Agricultural Land Commission  
133-4940 Canada Way  
Burnaby, BC V5G 4K6

Dear Minister Stone and Chair Leonard:

**Re: George Massey Tunnel Replacement Project and Widening of Highway 99**

At its October 13, 2015 meeting, Richmond City Council considered an update report on the George Massey Tunnel Replacement (GMTR) project regarding potential property acquisition by the Ministry of Transportation & Infrastructure (MoTI) on the west side of Highway 99 beyond the existing highway right-of-way between Blundell Road and Steveston Highway in Richmond as the number of vehicle lanes along this highway corridor may need to be increased as part of the GMTR project.

While adjacent properties on either side of Highway 99 in this corridor are within the Agricultural Land Reserve and zoned for agriculture, City staff have been informed by GMTR staff that based on input from the Agriculture Land Commission (ALC), the preference for any widening of the Highway 99 corridor is to occur on the west side as these lands are considered by the ALC as relatively less actively farmed.

Please note that the City's No. 5 Road Backlands Policy (Attachment 1), which was approved by Council in 1990 and revised in 2000, requires land uses permitted in the "Assembly (ASY)" zoning district on the westerly 110 m of properties fronting No. 5 Road and all proposals for lands subject to the Policy to enter into legal agreements as deemed necessary to require farm activities on the backlands (i.e., remainder of the property). As Council is desirous of enhancing farming on these properties, the City is concerned about the potential negative impacts to these backlands resulting from the widening of Highway 99.

Moreover, a non-farm use application for expansion of the Richmond Jamea Mosque at 12300 Blundell Road (located at the southwest quadrant of Blundell Road and Highway 99) was endorsed by Council on November 24, 2014 and forwarded to the ALC for approval. The ALC subsequently approved the application on June 23, 2015. This approval by ALC appears contradictory and should the GMTR project proceed to acquire additional right-of-way from this site, the existing and proposed on-site parking and circulation would be negatively impacted.

As the City is currently reviewing and considering an update of the No. 5 Road Backlands Policy, the City has the following requests:

- May we have further details from MoTI on the potential land takings from these properties as soon as possible in order to better understand the potential impacts to the No. 5 Road backlands as well as its general policy?
- Can the ALC clarify its rationale for preferring any widening of Highway 99 to occur on the west side and reconcile this position with its recent approval of the non-farm use application for an expansion of the Richmond Jamea Mosque at 12300 Blundell Road?
- Can MoTI and the ALC ensure that the City will be fully engaged in any detailed discussions regarding the use of ALR lands in Richmond for the GMTR project?

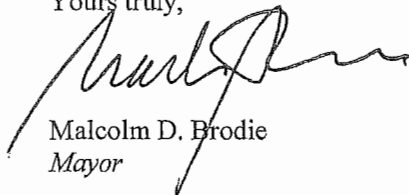
Further, as Council remain extremely concerned about the lack of details on the upcoming planned bridge and highway improvements, I wish to reiterate the written requests made to Minister Stone in my letter dated July 8, 2015 regarding the GMTR initiative:

- May we have a draft copy of the Project Definition Report as soon as possible? There needs to be sufficient time for Richmond City Council to review and comment on the Report before it is finalized later this year.
- May we have your advice regarding the Ministry's plan on the funding strategy for the construction and operation of the new bridge?
- May we have the latest position on the future of the existing tunnel.

The full involvement of and the timely sharing of the above information with the City of Richmond would help ensure that the GMTR project addresses any issues or concerns raised by our community.

I look forward to your reply.

Yours truly,



Malcolm D. Brodie  
Mayor

Att. 1

pc: John Yap, MLA – Richmond-Steveston  
Teresa Wat, MLA – Richmond Centre  
Linda Reid, MLA – Richmond East  
Members of Council  
SMT  
Victor Wei – Director, Transportation



**POLICY 5037:**

It is Council policy that:

1. The area outlined in bold lines as "Area Proposed for Public and Institutional Use" on the accompanying plan dated 01/24/00 may be considered for non-farm use.
2. The types of non-farm use which may be considered are:
  - "Assembly District" uses, and
  - Certain "School / Public Use District" uses (i.e., public park, public recreation facility, municipal works, health and safety measures, community use).
3. The amount of land on each property which may be developed for approved non-farm uses is limited to the westerly 110 m (360.892 ft) for properties fronting onto No. 5 Road.

The remaining back land portion of each property shall be retained for farm use only.

4. Satisfactory sanitary sewage disposal is required as a condition of Development Permit approval.
5. Continue to strive for a partnership approach, with back land owner prepared farm plans to achieve farming, but allow for a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or access roads), where a full infrastructure component is not practical.
6. The current moratorium on non-farm use approvals (initiated by the Land Commission and adopted by Council in February, 1996) should be retained and may be lifted on an individual lot basis for owners who:
  - a) prepare farm plans;
  - b) explore farm consolidation;
  - c) commit to do any necessary on-site infrastructure improvements;
  - d) co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the back lands, in partnership with others; and
  - e) commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the back lands).
  - f) undertake active farming of the back lands.
7. The following procedure will apply when considering applications for non-farm use and Assembly District rezoning.

**Approvals Procedure**

Proponent applies to City and Commission for non-farm use approval.

Commission reviews proposal and may give approval in principle for non-farm use based on the proponent:

- preparing an acceptable farm plan;
- entering into a restrictive covenant;
- providing a financial guarantee to farm; and
- agreeing to undertake active farming first

Proponent undertakes active farming based on the approved farm plan.

Commission gives final approval for non-farm use.

Proponent applies to City for rezoning of site to Assembly District (ASY).

City approves rezoning application after proponent meets all City requirements.

**Amendments to the above policies**

If either the City or the Land Commission intends to amend any of the above procedures, the initiating party will advise the other party of this intent and seek comment on the proposed amendments prior to concluding any approvals.

**Co-ordination of review process**

The City and the Commission will co-ordinate efforts when reviewing applications for non-farm use, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.



# City of Richmond

# Policy Manual

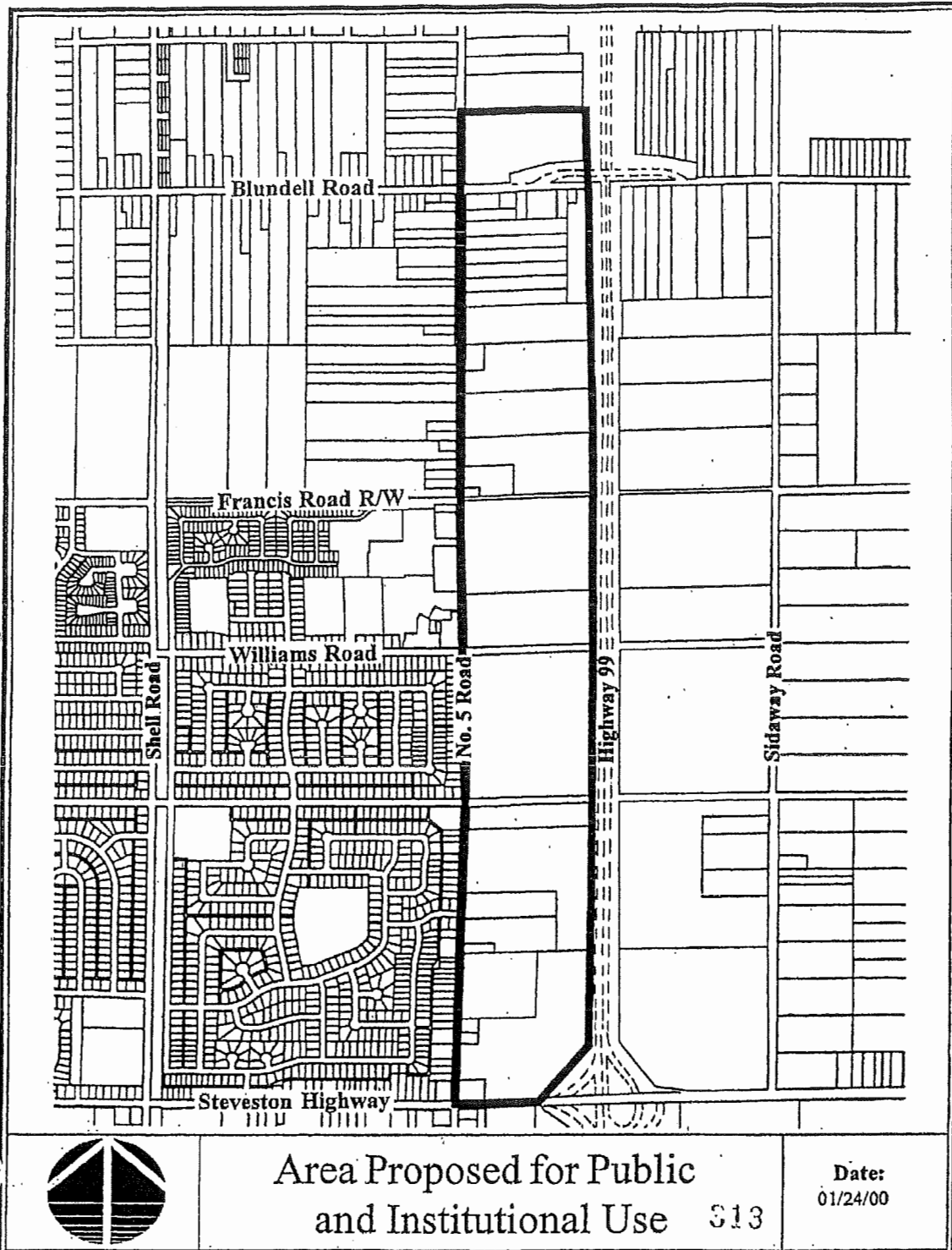
Page 3 of 3

Adopted by Council: Mar. 27/00

POLICY 5037

File Ref: 4105-04

NO. 5 ROAD BACKLANDS POLICY





**Richmond Official Community Plan Bylaw 9000  
Amendment Bylaw 9506  
(No. 5 Road Backlands Policy)**

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

1. Richmond Official Community Plan Bylaw 9000 is amended by adding the following text to Section 7.0 Agriculture and Food:

**7.3. No. 5 Road Backlands Policy**

**OVERVIEW:**

Since 1990, the City and the Agricultural Land Commission (ALC) have agreed that, within the Agricultural Land Reserve (ALR), there shall be a unique area called "No. 5 Road Backlands Policy Area" as shown on the attached No. 5 Road Backlands Policy Area Map.

The purpose of the Policy is to allow Community Institutional uses on the westerly 110m ("Frontlands") of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions ("Backlands") are actively farmed.

**OBJECTIVE:**

Community Institutional uses may be permitted in the Frontlands if the Backlands are actively farmed.

**POLICIES:**

- a) The types of uses which may be considered in the Frontlands are those consistent with the Community Institutional land use definition contained in the 2041 Official Community Plan (the "OCP") to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process.
- b) In the Frontlands, clearly ancillary uses (e.g., dormitory) to the principal Community Institutional uses are allowed, but principal residential uses (e.g., congregate housing, community care facility, multi-family housing) are not allowed.
- c) Property owners who do not intend to farm the Backlands themselves are encouraged to, either lease them to a farmer, dedicate their Backlands to the City or enter into legal agreements with the City to allow the City or the City's designate to access and farm the Backlands.



- d) The City will continue to strive for a partnership approach with property owners to achieve farming of the Backlands (e.g., based on the approved farm plans).
- e) In the Backlands, a limited infrastructure component (e.g., little or no regional and on-site drainage, irrigation or farm access roads) could be allowed, where a full infrastructure component is not practical.
- f) In the Frontlands, satisfactory sanitary sewage disposal is required as a condition of non-farm use or rezoning approval.
- g) Applicants shall submit the necessary reports to the City to achieve farming with all costs to implement works associated with an approved farm plan to be paid by the applicant.

### **Development Application Procedure and Requirements**

- a) All proposals for Community Institutional development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP.
- b) Consideration of Community Institutional development in the Frontlands is generally subject to:
  - i. Submission and approval of an ALR Non-Farm Use application that is required to be endorsed by the City prior to being considered by the ALC. If the City endorses the ALR Non-Farm Use application, it will be forwarded to the ALC for consideration.
  - ii. Pending the outcome of the ALR Non-Farm Use application, a rezoning application will also be required and subject to the required statutory process.
  - iii. Other Development Applications (i.e., Environmentally Sensitive Area Development Permit, Development Variance Permit) may also be required based on the proposal or site context.
- c) In certain cases, a rezoning application will not be required following approval of an ALR Non-Farm Use application. Under these circumstances, any specific requirements to be secured through the ALR non-farm use application are to be confirmed through the necessary resolution of Council upon consideration of the application.
- d) In considering development proposals (i.e., ALR Non-Farm Use applications or rezoning application) in the No. 5 Road Backlands Policy area, the City requires the applicants to:
  - i. Prepare farm plans with access;
  - ii. Explore farm consolidation;
  - iii. Commit to do any necessary on-site infrastructure improvements;
  - iv. Co-operate as necessary to remove constraints (e.g., required infrastructure) to farming the Backlands, in partnership with others;

- v. Commit to legal requirements as may be stipulated by Council to achieve acceptable land uses (e.g., farming the Backlands);
- vi. Provide financial security to ensure the approved farm plan is implemented;
- vii. Undertake active farming of the Backlands;
- viii. Register a statutory right-of-way on title for a future farm access road along the eastern edge of the property along the Backlands, to the satisfaction of the Director of Development; and
- ix. Comply with such other considerations or requirements by Council.

### Reporting requirements

- a) All property owners who are required to farm the Backlands must, in a form acceptable to the City, report to the City on a yearly basis regarding the current status of the farm by providing clear evidence (e.g., detailed description of the farming activities conducted in the Backlands, photos, farm tax records) that the Backlands are actively being farmed in accordance with the approved farm plans, to Council and the ALC's satisfaction.

### Amendments to the above policies

- a) Amendments to these policies in the 2041 OCP is subject to the required statutory process, which will include consultation between the City, ALC and other stakeholders as deemed necessary.

### Co-ordination of review process

- a) The City and the ALC will co-ordinate efforts when reviewing applications for ALR non-farm use and subsequent rezoning applications, in order to ensure that the interests of each party are addressed. This co-ordinated effort will be done prior to granting any approvals.
2. This Bylaw may be cited as **"Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9506"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

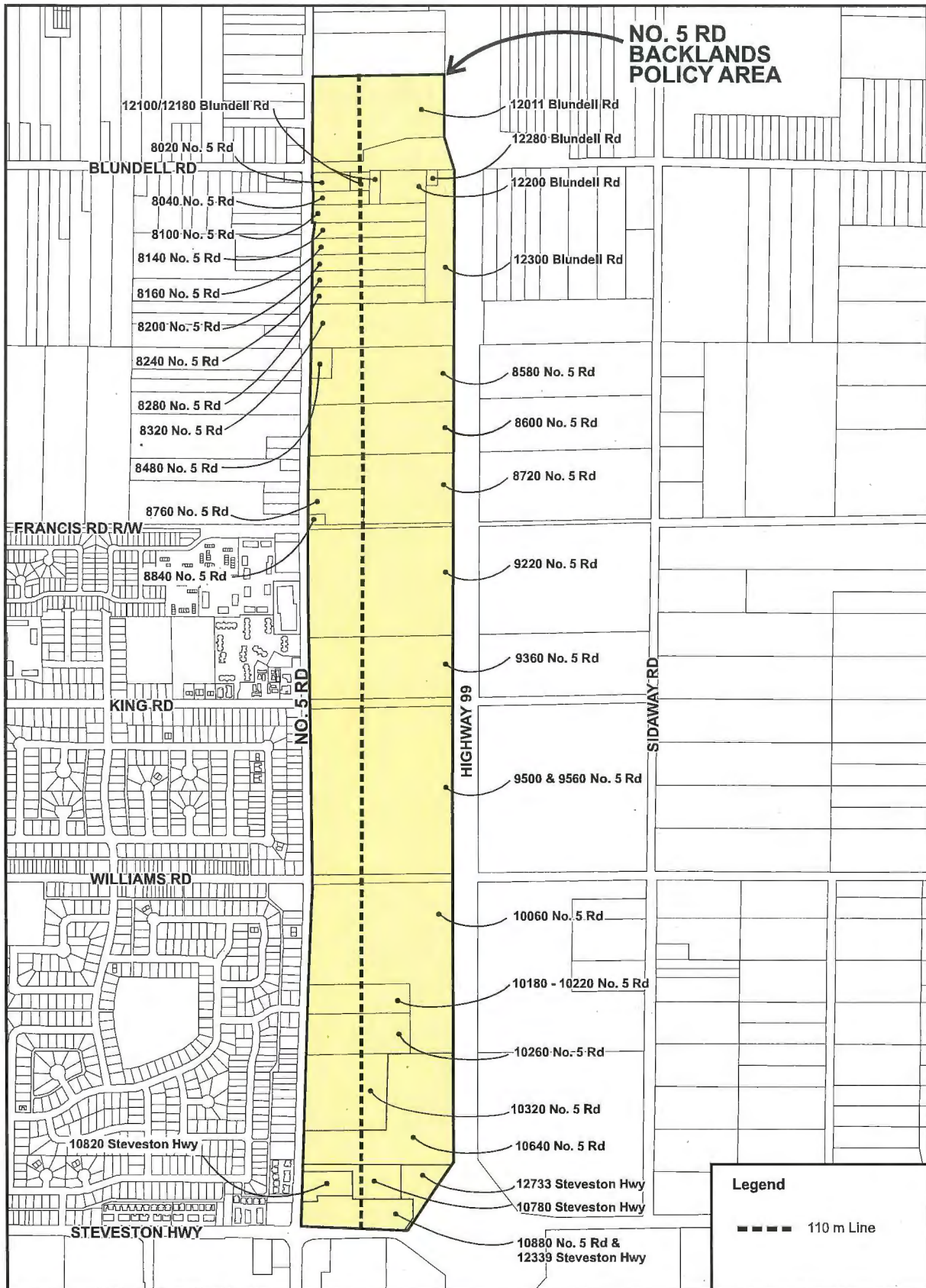
ADOPTED

DEC 14 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Manager or Solicitor 

\_\_\_\_\_  
MAYOR

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



## No.5 Road Backlands Policy Area

**PH - 115**

Original Date: 09/03/14

Amended Date: 10/22/15

Note: Dimensions are in METRES



# City of Richmond

## Report to Committee Planning and Development Division

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

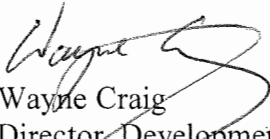
**Date:** December 3, 2015

**File:** ZT 15-708370

**Re:** Application by GBL Architects Inc. for a Zoning Text Amendment to the "High Rise Office Commercial (ZC33) - (City Centre)" Zone for the Property at 8477 Bridgeport Road

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9507, for a Zoning Text Amendment to the "High Rise Office Commercial (ZC33) - (City Centre)" zone to allow vehicle sale/rental as a permitted secondary use on the property at 8477 Bridgeport Road, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:sb  
Att.

### REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER





## **Staff Report**

### **Origin**

GBL Architects Inc. has applied to the City of Richmond for a Zoning Text Amendment to amend the “High Rise Office Commercial (ZC33) - (City Centre)” zone to allow limited vehicle sale/rental as a permitted secondary use on the property at 8477 Bridgeport Road (Attachments 1 and 2).

### **Findings of Fact**

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

### **Surrounding Development**

Surrounding development is as follows:

- To the north, west and east: Across West Road, River Road and the future River Road extension, are vacant properties zoned “Light Industrial (IL)”, including 9.29 ha of land and approximately 6.0 ha of foreshore area that is currently under application for a large multi-phase development with retail, entertainment, office, hotel, conference centre and park uses (RZ 12-598104).
- To the east: Across West Road, two-storey industrial building on property 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 building, a one-storey restaurant building, a 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 the lands between Bridgeport Road, No. 3 Road and Sea Island Way (RZ 13-628557).

### **Background**

In July, 2015, the City approved the original rezoning (RZ 12-605272) and Development Permit (DP 12-624180) for a high rise commercial development on the subject site. The development includes general retail, restaurant and office uses and a 100-room hotel. The permitted FAR is 3.0 (19,882 m<sup>2</sup>) and the building height is 47 m geodetic maximum. The form of development includes three (3) towers of 9, 12 and 14-storey building height with a common five-storey podium.

Subsequent to Council approving the Rezoning and Development Permit for the development, a business has expressed interest in locating in one of the ground floor commercial units facing Bridgeport Road to operate a showroom for the display and sale of luxury cars (Attachment 2). To allow for this, the owner has submitted the subject Zoning Text Amendment application.

**Related Policies & Studies**Official Community Plan (OCP)

The proposed Zoning Text Amendment is consistent with the City's Official Community Plan and the City Centre Area Plan.

The Specific Land Use Map: Bridgeport Village (2031) designates the site as "Urban Centre T5 (45m)" with a number of identified permitted uses and accessory uses. Automobile oriented uses are explicitly discouraged in the General Urban (T5) area, including the outdoor sales, maintenance and storage of motor vehicles.

However, the proposal complies with the intent of the CCAP by limiting the proposed land use to a secondary permitted use within a larger development, limiting the secondary land use to vehicle sale/rental only, limiting the area to the commercial unit size, and requiring the land use to be contained within the building. Outdoor vehicle sale/rental, maintenance services and outdoor storage of vehicles will be prohibited.

**Consultation**

The applicant has confirmed that a Zoning Text Amendment sign describing the proposal has been installed on the subject site and the statutory Public Hearing will provide local property owners and other interested parties with an opportunity to comment. At the time of writing this report, no public correspondence was received regarding the application.

Consultation with Ministry of Transportation & Infrastructure (MOTI) is required due to the proximity of Bridgeport Road, a roadway under Provincial jurisdiction. The proposal has been reviewed with MOTI staff on a preliminary basis and final MOTI approval is required prior to zoning text amendment adoption.

**Analysis**Text Amendment to the "High Rise Office Commercial (ZC33) - (City Centre)" Zone

The ZC33 zone is proposed to be amended to allow limited vehicle sale/rental in the approved mixed-use development under construction.

In the zoning bylaw, "vehicle sale/rental" is a defined land use that "means a facility for the retail sale or rental of new or used automobiles, motorcycles, snowmobiles, tent trailers, boats, travel trailers or similar light recreational vehicles, together with incidental maintenance services and sales of parts, and includes automobile dealerships but does not include dealerships for the sale of trucks with a gross vehicle weight of more than 4,100.0 kg, the sale of motor homes with a gross vehicle weight rating of more than 5,500.0 kg or a length greater than 6.7 m, or truck and manufactured home sales/rentals."

The Zoning Text Amendment includes inserting “vehicle sale/rental” in the “secondary uses” section of the ZC33 zone along with a new clause in the “other regulations” section of the ZC33 zone to:

- limit vehicle sale/rental to the property at 8477 Bridgeport Road only;
- limit vehicle sale/rental, display and storage to an interior area of no more than 400 m<sup>2</sup> (4,305 ft<sup>2</sup>) inclusive; and
- prohibit maintenance services, sales of automotive parts and the outdoor storage of vehicles for sale/rental.

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

The architectural character of the development under construction was approved by Council on July 27, 2015 (DP 12-624180). The proposed use is limited to an interior commercial unit (Attachment 2). There will be no impact to the approved site plan, building or landscape design.

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

None.

### **Conclusion**

The proposed Zoning Text Amendment to the “High Rise Office Commercial (ZC33) - (City Centre)” zone to allow limited vehicle sale/rental as a permitted secondary use in a commercial unit on the property at 8477 Bridgeport Road is consistent with the purpose of the zone and complies with the land use designations outlined within the Official Community Plan (OCP) and the City Centre Area Plan.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9507 be introduced and given first reading.



Sara Badyal, RPP  
Planner 2  
(604-276-4282)

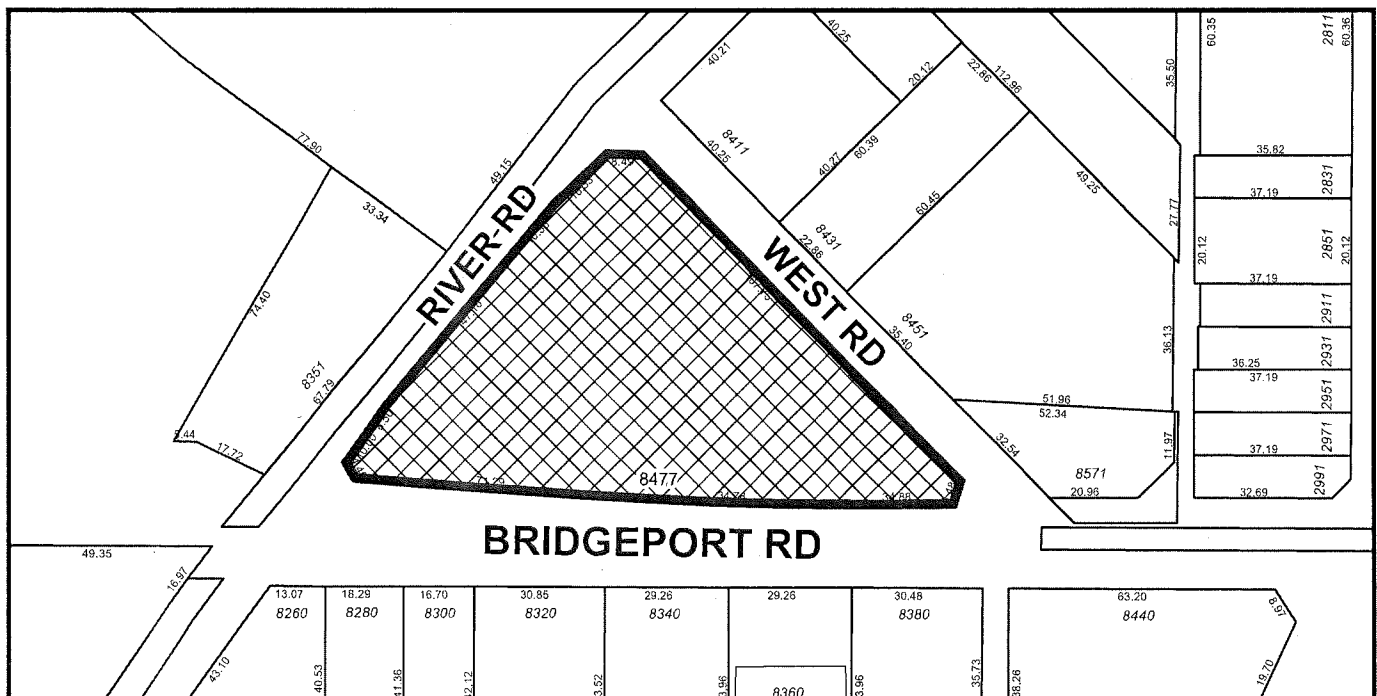
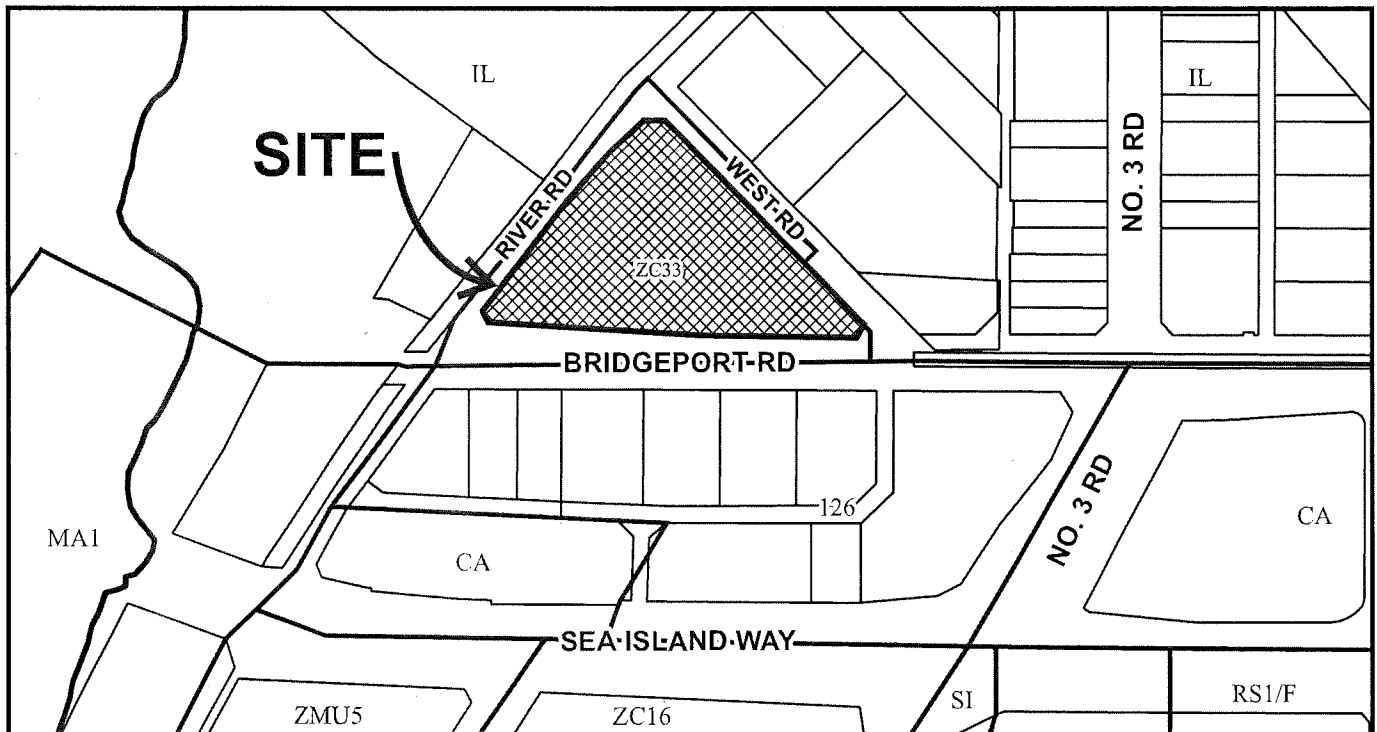
SB:rg

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9507, Provincial Ministry of Transportation & Infrastructure (MOTI) approval is required.

Attachment 1: Location Map and Aerial Photo  
Attachment 2: Development Ground Floor Plan  
Attachment 3: Development Application Data Sheet



City of  
Richmond



ZT 15-708370

Original Date: 09/09/15

Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



ZT 15-708370

Original Date: 09/09/15

Revision Date:

Note: Dimensions are in METRES

**GIL ARCHITECTS INC.**  
139 EAST 8th AVENUE  
VANCOUVER, BC CANADA V5T 1M9  
TEL. 604 736 1116  
FAX 604 781 5179

CHIC ADDRESS: 8453 EISING (POST) ROAD, MCCLINTOCK EC  
LEGAL DESCRIPTION: LOT 215, BLOCK 3 NORTH, PARCEL 6  
WEST, NEW INDUSTRIAL DISTRICT PLAN 33992

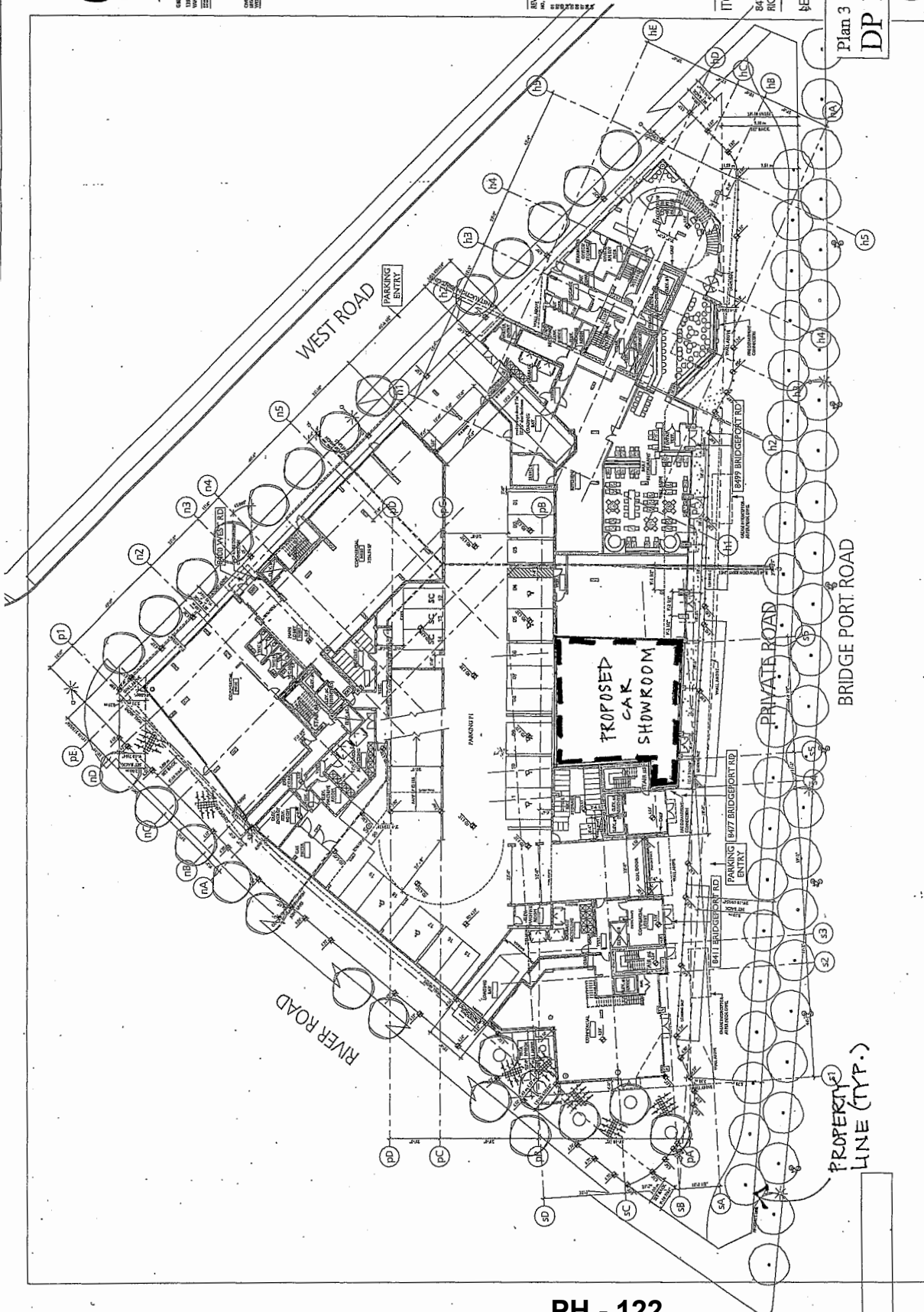
REVISIONS		NO.	DATE	DESCRIPTION
01	APRIL 2012	RECORDING APPLICATION		
02	APRIL 20, 2012	DP APPLICATION		
03	OCTOBER 15, 2013	FUNCTIONAL AND PLANNING RECORDS		
04	SEP 22, 2013	REVISED DP		
05	MAY 15, 2014	DP		
06	MAY 20, 2014	DP FOR FURNISHING LESSON		
07	JUNE 24, 2014	REVISED FOR ELEVATOR COMPLAINT		

ITC - BRIDGEPORT RD.  
8477 BRIDGEPORT RD.  
RICHMOND BC

LEVEL 1

Plan 3 Jan 20, 2015  
DP 12-624180

(DP)A-2.01





**ZT 15-708370**

**Attachment 3**

Address: 8477 Bridgeport Road

Applicant: GBL Architects Inc.

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

	Existing	Proposed
Owner:	International Trade Center Properties Ltd. No. BC0909412	No change
Site Size (m <sup>2</sup> ):	6628.3 m <sup>2</sup>	No change
Land Uses:	Vacant	No change
OCP Designation:	Commercial	Complies
Area Plan Designation:	Urban Centre T5 (45m)	Complies
Aircraft Noise Sensitive Development Policy:	Area 1a Restricted Area	Complies
Zoning:	High Rise Office Commercial (ZC33) - (City Centre)	Amended to include limited indoor vehicle sale/rental
Number of Units:	19,882 m <sup>2</sup> development includes: 7,593 m <sup>2</sup> 100-room hotel 9,066 m <sup>2</sup> office space 3,223 m <sup>2</sup> commercial space	Remains the same

	ZC33 Requirement	Proposed ZC33 Requirement
Floor Area Ratio:	Max. 3.0 including Village Centre bonus: Min. 1.0 office	Remains the same
Lot Coverage – Building	Max. 90%	Remains the same
Setbacks - Public Road	Min. 1.7 m at grade Min. 0.1 m above	Remains the same
Height	Max. 47 m geodetic	Remains the same



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9507 (ZT 15-708370)  
8477 Bridgeport 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:
  - a. Deleting section 22.33.3 and substituting the following:

**“22.33.3 Secondary Uses**

    - **vehicle sale/rental”**
  - b. Inserting the following into section 22.33.10 (Other Regulations):
    - “3. **Vehicle sale/rental** is limited to an indoor area to a maximum of 400 m<sup>2</sup> and to the following **site** only:  
8477 Bridgeport Road  
P.I.D. 029-611-598  
Lot 1 Section 21 Block 5 North Range 6 West New Westminster District Plan EPP37734
    4. For the purposes of this **zone**, **vehicle sale/rental** is limited to the sale, rental, display and storage of automobiles inside a **building** and the following **uses** are prohibited: **vehicle** maintenance services, sales of automotive parts, outdoor storage of **vehicles** for sale, and outdoor storage of **vehicles** for rental.”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9507”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND  
INFRASTRUCTURE APPROVAL

ADOPTED

JAN 25 2016

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Division

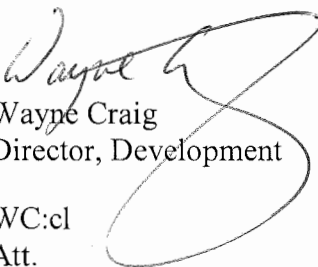
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

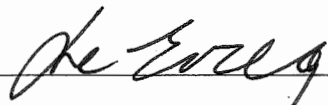
**Date:** December 16, 2015  
**File:** RZ 15-692244

**Re:** Application by Chi Kuen Yeung and Cardison Chun Kik Yeung for Rezoning at 7400/7420 Schaefer Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9511, for the rezoning of 7400/7420 Schaefer Avenue from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/K)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:cl  
Att.

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

## **Staff Report**

### **Origin**

Chi Kuen Yeung and Cardison Chun Kik Yeung have applied to the City of Richmond for permission to rezone the property at 7400/7420 Schaefer Avenue from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). A survey of the subject site is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the north, immediately across Schaefer Avenue are dwellings on lots zoned “Single Detached (RS1/E)”.

To the South is a dwelling on a lot zoned “Single Detached (RS1/E)”, which fronts Schaefer Gate.

To the East is a dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West, immediately across Schaefer Gate, is a dwelling on a lot zoned “Single Detached (RS1/E)”.

### **Related Policies & Studies**

#### **Official Community Plan/Zoning Bylaw 8500**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The redevelopment proposal at the subject site is consistent with this designation.

This rezoning application is also consistent with the amendment procedures contained in Section 2.3 of Richmond Zoning Bylaw 8500, which indicates that rezoning applications may be considered to permit the subdivision of a lot containing a duplex into no more than two (2) single-family lots. Each lot proposed at the subject site will be approximately 12 m (40 ft) wide and approximately 450 m<sup>2</sup> (4,860 ft<sup>2</sup>) in area.

### **Floodplain Management Implementation Strategy**

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

**Public Consultation**

A rezoning sign has been installed on the subject property. In response to the sign, staff has received a total of:

- Seven (7) pieces of correspondence in opposition to the proposal and one (1) piece of correspondence from a member of the public who is uncertain about their position on the proposal (Attachment 4);
- One (1) phone call citing concerns about protection of mature trees on the subject site; and,
- Two (2) phone calls with general questions about the application.

The nature of concerns expressed by residents is:

- Recent land use violations and suspected criminal activity at the subject site (e.g. illegal suites, police incidents), resulting in a perceived decline in the security and quality of the neighbourhood.
- Traffic and parking problems resulting from the number of tenants residing at the subject site and concern that these problems will increase with the proposed development.
- Potential removal of mature trees.
- Disruption of a quiet neighbourhood, and concern that the proposed lot widths at the subject site will change the appearance of the neighbourhood and set a precedent for additional rezoning and subdivision proposals.

In response to the concerns regarding illegal suites, traffic, and parking, Community Bylaws Department and Transportation Department staff have provided the following information:

- An investigation of the subject site by staff in the Community Bylaws Department was conducted in July of 2015, which confirmed the presence of illegal suites. A follow-up inspection of the subject site was conducted on October 30, 2015, which confirmed that the illegal suites have been removed and that the building has been restored to a duplex. The City has not received any further complaints regarding illegal suites at the property.
- City staff have not received any recent reports of traffic or parking concerns in this neighbourhood.
- The proposed development exceeds the Zoning Bylaw requirements of two (2) on-site vehicle parking spaces per lot, as it includes one (1) additional vehicle parking space on the lot that is to contain the secondary suite. As a result, the proposed two (2) single-family lots are expected to have minimal traffic impact on the surrounding road system.
- The proposed development will utilize the two (2) existing driveway crossings, which comply with the provisions of Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.
- Staff in the City's Transportation Department will monitor this location particularly once the construction of the new homes is completed for any changes to the parking conditions and traffic operations.

With respect to concerns about tree protection and removal, the applicant has provided a Certified Arborist's Report that assesses on and off-site trees on the basis of their condition and

as it relates to the development proposal. The Report submitted by the applicant has been reviewed by City staff and comments are described in the “Analysis” section of this staff report.

As it relates to the concerns about future rezoning and subdivision applications in this neighbourhood, the following information is provided:

- The subject site contains an existing duplex and is located in an established residential neighbourhood that has seen limited redevelopment through rezoning and subdivision in recent years. This development proposal is consistent with the amendment provisions of Richmond Zoning Bylaw 8500 as it involves a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than two (2) lots. The potential exists for other duplex lots to redevelop in a similar manner. No policy exists within this neighbourhood to support the rezoning and subdivision of lots that do not contain a duplex.
- The lot widths in the immediate surrounding neighbourhood range from approximately 15 m to 24 m in width. The proposal at the subject site would permit a subdivision to create a west lot of approximately 13 m in width and an east lot of approximately 12 m in width.

Should the Planning Committee endorse this application and should Council grant 1<sup>st</sup> reading to the rezoning bylaw, the standard Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site.

## **Analysis**

### **Conceptual development plans**

The applicant has submitted conceptual plans showing:

- The proposed architectural elevations of the dwellings along Schaefer Avenue and along Schaefer Gate; and
- The proposed landscaping of the front yard and exterior side yard on the corner lot (Attachment 5).

The proposed elevation and landscape plans respond to the City’s urban design objectives by providing an articulated and visually interesting façade along Schaefer Gate, and by enhancing the front and exterior side yard with a variety of evergreen shrubs (e.g. ferns, rhododendron, azalea, boxwood).

Prior to final adoption of the rezoning bylaw, the applicant is required to register a restrictive covenant on title specifying that the Building Permit application and ensuing development at the subject site must be generally consistent with the plans included in Attachment 5. Plans submitted at Building Permit application stage must comply with all City regulations. The Building Permit application process includes coordination between Building Approvals and Planning staff to ensure that the covenant is adhered to.

Vehicle access to the proposed lots is to be maintained at the existing driveway crossing locations. The driveway crossing to the proposed corner lot is to be along the south property line



off Schaefer Gate, and the driveway crossing to the proposed east lot is to be along the east property line off Schaefer Avenue. The existing driveway crossings are required to be upgraded to meet current City standard at development stage.

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses the following bylaw-sized trees:

- four (4) trees on the subject site (Trees # 86, 88, 89, 90);
- one (1) tree on the shared lot line with City property along Schaefer Gate (Tree # 87);
- one (1) tree within the boulevard along Schaefer Avenue on City-owned property (Tree # 85); and
- one (1) tree on the shared lot line with City property at 7440 Schaefer Avenue (Tree A).

The City's Tree Preservation Coordinator and Parks Department staff have reviewed the Arborist's Report, conducted visual tree assessment, and concur with the Arborist's recommendations to:

- Retain Trees # 87, 88, and 89 along Schaefer Gate, which are in moderate to good condition;
- Retain Trees # 85 and Tree A along Schaefer Avenue, which are in moderate to good condition;
- Remove Tree # 86 at the northwest corner of the site along Schaefer Gate due to poor form and condition (i.e., historically topped with weak attachments below decaying topping cuts); and
- Remove Tree #90 in the rear yard due to conflict with the proposed detached garage on the proposed corner lot.

The proposed Tree Retention Plan is shown in Attachment 6.

To ensure that Trees # 85, 87, 88, 89 and Tree A are protected at development stage, the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection (e.g. pruning etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$15,000.00. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City will release 90% of the security after construction and landscaping on-site has been completed

and inspected, and the remaining 10% of the security retained for a 1-year maintenance period to ensure that the trees have survived.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

For the removal of Trees # 86 and 90, the OCP tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The preliminary Landscape Plan included in Attachment 5 shows that three (3) trees are proposed in the front yard of the proposed corner lot (i.e., Japanese Maple, Dogwood, Cherry). In addition, the applicant has agreed to plant and maintain one (1) replacement tree on the proposed east lot.

To ensure that the four (4) replacement trees are planted on-site at development stage, the applicant is required to submit the following landscaping security prior to final adoption of the rezoning bylaw:

- a security in the amount of 100% of the cost estimate provided by the Landscape Architect for the works in the front yard and exterior side yard on the proposed corner lot (including installation, trees, soft and hard surfaces); and
- a security in the amount of \$500.00 for the one (1) replacement tree on the proposed east lot.

Note: The securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the securities for a 1-year maintenance period.

### **Existing Legal Encumbrances**

There is an existing covenant that is registered on title of the strata lots which restricts the use of the property to a duplex (i.e., BF94917 and BF94918). The covenant must be discharged from title as a condition of rezoning.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to a legal agreement registered on title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required

prior to final adoption of the rezoning bylaw. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

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

At future development stage, the applicant must pay costs associated with completion of the required servicing works and frontage improvements as described in Attachment 7.

Prior to subdivision, the applicant must demolish the existing duplex and discharge the existing Strata Plan (NWS365).

### **Financial Impact**

The rezoning application results in an insignificant Operational Budget Impact (OBI) for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

### **Conclusion**

The purpose of this rezoning application is to rezone the property at 7400/7420 Schaefer Avenue from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP. The application also complies with the Zoning Bylaw provisions regarding the subdivision of land that contains an existing duplex.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9511 be introduced and given first reading.



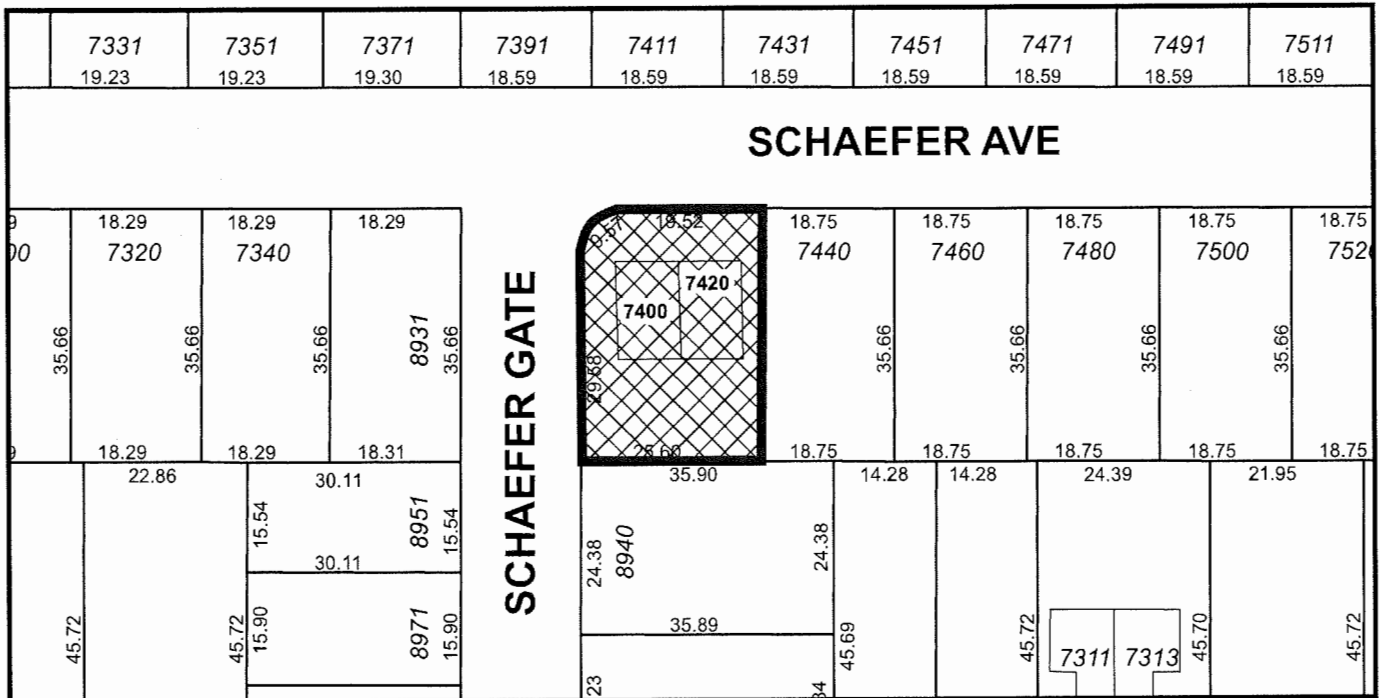
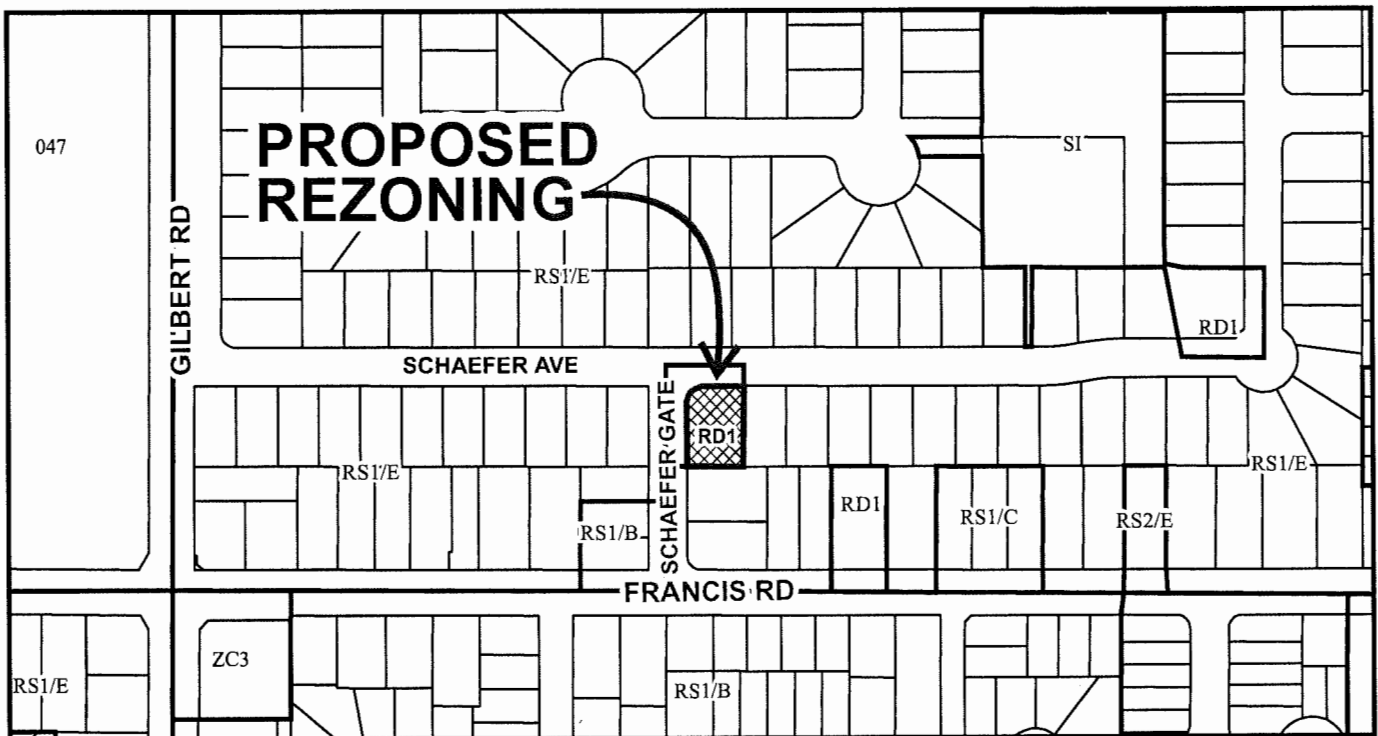
Cynthia Lussier  
Planner 1

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Correspondence received from the public
- Attachment 5: Conceptual Development Plans
- Attachment 6: Proposed Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond



**RZ 15-692244**

Original Date: 02/10/15

Revision Date: 02/12/15

Note: Dimensions are in METRES





City of  
Richmond



RZ 15-692244

Original Date: 02/10/15

Revision Date

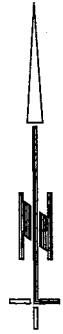
Note: Dimensions are in METRES

# SURVEY PLAN OF STRATA PLAN NWS365 BLOCK 4 NORTH, RANGE 6 WEST NEW WESTMINSTER DISTRICT

SCALE 1 : 250

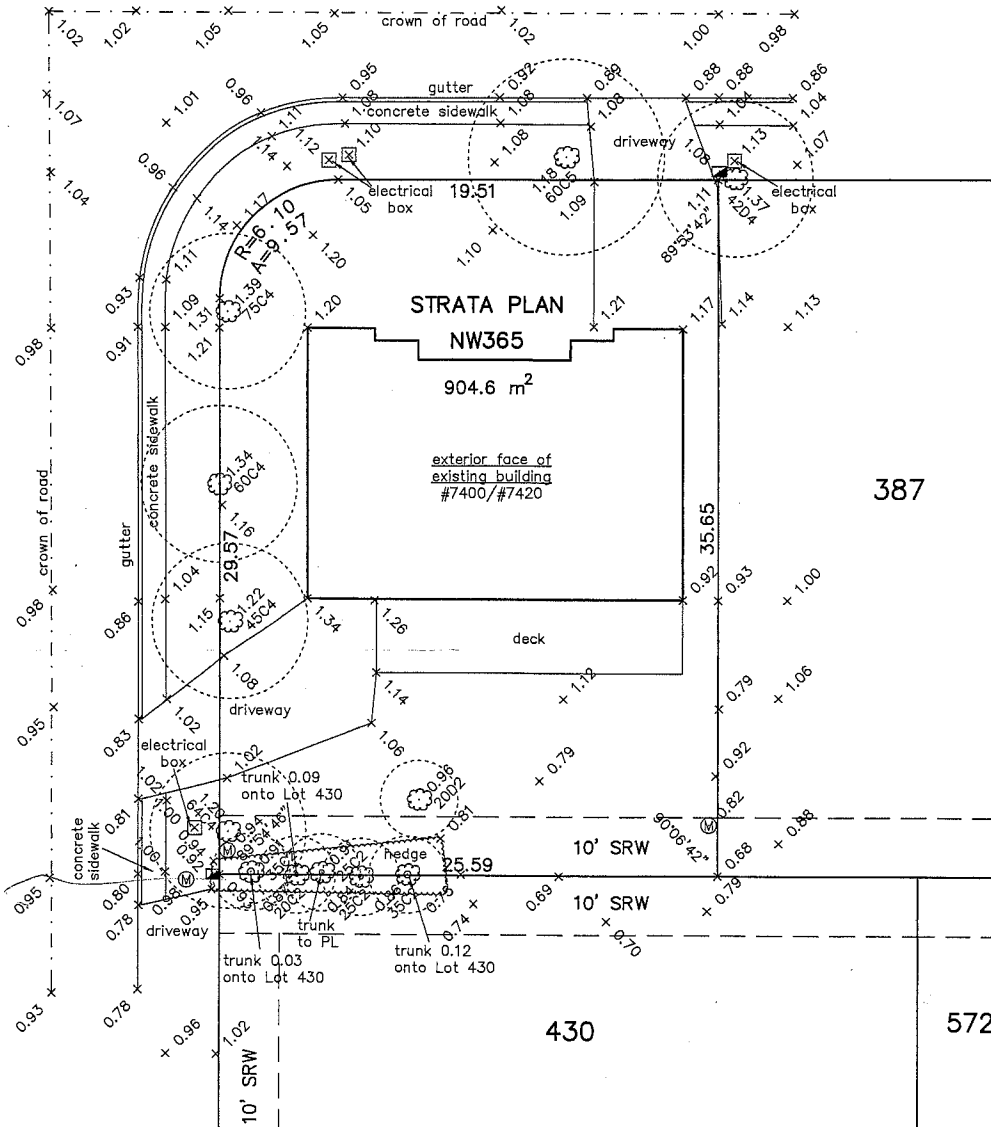
5 0 5 10m

All distances are in metres.



## SCHAEFER AVENUE

## SCHAEFER GATE



### NOTES:

- Lot dimensions are derived from field survey.
- Elevations are based on the Geodetic Datum of Richmond and are derived from HPN#190 (O2H1624) situated at the intersection of No. 5 Road and Granville Avenue. Elevation = 2.353 metres.
- For elevation control, use control monument or lead plugs in concrete sidewalk only.
- All trees and stumps shown as required by municipal bylaws.
- All elevations along curb lines are gutter levels.
- All dimensions are to exterior faces unless otherwise noted.
- Symbols plotted are for illustrative purposes and are not representative of their true size.

- ☐ denotes catch basin
- Ⓜ denotes manhole
- ⊙ denotes tree.
- 8C10 drip line radius (metres)
- C=caniferous
- D=deciduous
- diameter (centimetres)

### CIVIC ADDRESS

7400/7420 SCHAEFER AVENUE  
RICHMOND, B.C.

### ZONING: RD-1

CERTIFIED CORRECT.  
DATED THIS 6TH DAY OF JAN., 2015

LOUIS NGAN B.C.L.S.

L N L S METRO VANCOUVER  
LAND SURVEYORS



# City of Richmond

## Development Application Data Sheet

Development Applications Department

**RZ 15-692244**

**Attachment 3**

Address: 7400/7420 Schaefer Avenue

Applicant: Chi Kuen Yeung & Cardison Chun Kik Yeung

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Chi Kuen Yeung Cardison Chun Kik Yeung	To be determined
<b>Site Size (m<sup>2</sup>):</b>	904.6 m <sup>2</sup> (9,737 ft <sup>2</sup> )	Two (2) lots, each approximately 452.3 m <sup>2</sup> (4,868 ft <sup>2</sup> )
<b>Land Uses:</b>	Two-family dwelling	Two (2) single-family residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/K)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Buildings:	Max. 45%	Max. 45%	none
Lot Coverage – Buildings, structures, and non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – live plant material:	Max. 20%	Max. 20%	none
Lot Size (min. dimensions):	315 m <sup>2</sup>	Each approximately 452.3 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6.0 m	Min. 6.0 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
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

Attachment 4  
Correspondence received from the public



**Lussier, Cynthia**

---

**From:** Lussier, Cynthia  
**Sent:** Monday, 27 April 2015 12:58 PM  
**To:** 'tamara.tk7@gmail.com'  
**Subject:** 7400/7420 Schaefer Avenue

Hi Tamara

Your inquiry regarding the development proposal at 7400/7420 Schaefer Avenue has been forwarded to me for a response.

I am the planner that is reviewing the rezoning application and I can answer any questions you may have about the proposal. If you have concerns that you would like to ensure are communicated to Richmond City Council in their consideration of the rezoning application at this site, please reply by email describing why you are opposed to the application and I will attach a copy of your email to my staff report on this application.

If the rezoning application at the subject site moves forward to a Public Hearing, you will also have the opportunity to make your views known at the Public Hearing. In this case, an ad would appear in the local newspaper advising of the procedure to attend the Hearing and make comments. If you are located within 50 m of the subject site, you would receive a notification letter in the mail 10 days prior to the Hearing advising of the procedure to attend the Hearing and make comments.

Thank you,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** Tamara Klymko [<mailto:tamara.tk7@gmail.com>]  
**Sent:** Thursday, 23 April 2015 10:14  
**To:** PlanningDevelopment  
**Subject:** Schaefer Avenue 7400,7420

Hello,

On the corner of Schaefer Gate and Schaefer Avenue we are going to have development (

06 20 4 6 15 692244 000 00 RZ Staff Review Rezoning Chi K Yeung Janice Li 7789083988

CHI KUEN YEUNG & CARDISON CHUN KIK YEUNG have applied to the City of Richmond for permission to rezone 7400/7420 Schaefer Avenue from Two Unit Dwellings(RD1) to Single Detached (RS2/K), to permit the property to be subdivided to create two (2) lots fronting Schaefer Avenue. 7420 Schaefer Ave, 7400 Schaefer Ave).

I am not sure that I support such development in front of my house and on our street, I would like to know, how my opinion could be counted in making decision on this rezoning.

Thank you,

Tamara Klymko

## Lussier, Cynthia

---

**From:** Lussier, Cynthia  
**Sent:** Friday, 8 May 2015 09:36  
**To:** 'Hedwig Lee'  
**Subject:** RE: 7400/7420 Schaefer Avenue

Hi Hedwig

In response to your request, I can certainly email you the current information associated with the proposal. I have attached the proposed site plan and the proposed tree retention plan to this email. The Tree Retention Plan will have to be revised after the City's own Arborists review the proposal to determine whether they agree with the recommendations of the applicant's Arborist (also, there is a conflict on the Tree Retention Plan between Tree # 90 and the proposed location of the garage for the west lot). As shown in the proposed site plan, vehicle access to the proposed west lot is required off Schaefer Gate in accordance with the City's Bylaw 7222, and vehicle access to the proposed east lot is required off Schaefer Ave.



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In response to your question about the potential number of secondary suites, the proposed "Single Detached (RS2/K)" zoning allows 1 secondary suite per house. The applicant has not yet indicated whether they are proposing to include a secondary suite in each house or whether they are proposing to contribute a cash contribution to the City's Affordable Housing Reserve Fund in-lieu of building a secondary suite in each house. That is something that the applicant will have to advise before I can move their application forward.

The current duplex is not allowed to have 4 units. That violates the existing duplex zoning on the site. If you wish to file a formal complaint and have a property use inspector investigate the site, please contact the City's Community Bylaws department at 604-276-4345 or by email at: [communitybylaws@richmond.ca](mailto:communitybylaws@richmond.ca).

If, after you review the attached proposal, you would like to submit written correspondence for me to attach to my staff report to Council, please send it to me via email.

Please let me know if you have any questions.

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** Hedwig Lee [<mailto:hedwigl@hotmail.com>]  
**Sent:** Tuesday, 05 May 2015 7:01 PM  
**To:** Lussier, Cynthia  
**Subject:** RE: 7400/7420 Schaefer Avenue

Hi Ms Lussier

Thank you for responding to our email.

While we appreciate your offer to go over the proposal in person, unfortunately we both work full time so if there is a way to respond to our enquiries in writing that would be very helpful.

An additional question would be the on the proposed new houses. How many secondary suites will be allowed in each house? The reason for my question is that the current duplex is used as a rental unit with 4 families living in the duplex. There are 6 to 7 cars parked daily but parking has not been too much of an issue as 4 of the cars are parked in the driveway. With the division of the lot and the densification parking could also be an issue. The lot is located at the corner of Schaefer Gate and Schafer Ave where it is a high traffic area (relative to the other side streets) as Schaefer Gate is one of the two streets with access to the Francis Road within the block.

Thanks again for your help.

Hedwig and Eddie

---

From: [CLussier@richmond.ca](mailto:CLussier@richmond.ca)  
To: [hedwigl@hotmail.com](mailto:hedwigl@hotmail.com)  
Subject: RE: 7400/7420 Schaefer Avenue  
Date: Mon, 4 May 2015 20:43:06 +0000

Hi Hedwig and Eddie,

Thank you for your email.

If you'd like further information on the rezoning at the above-referenced site, I would be happy to meet with you at the front counter to review the proposal with you and to respond to your questions about the size of the new houses and the proposed tree retention/removal.

In terms of the process for expressing your objections to this rezoning application, please submit any concerns that you have about the proposed rezoning application to me via email. I will include your correspondence in the staff report to Council for their consideration.

Also, if the application were to move forward to a Public Hearing, there would be another opportunity to express your concerns directly to Council in person at the hearing or by submitting them in writing to Council directly.

Please let me know if you wish to meet to go over the proposal and let me know the dates and times that would work for you.



Cynthia Lussier

*Planning Technician*

Development Applications Division

City of Richmond

Tel: 604-276-4108

Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)

[www.richmond.ca](http://www.richmond.ca)

---

**From:** Hedwig Lee [<mailto:hedwigl@hotmail.com>]

**Sent:** Saturday, 02 May 2015 8:37 PM

**To:** Lussier, Cynthia

**Subject:** 7400/7420 Schaefer Avenue

Hi Ms Lussier

We would like to request for further information on the rezoning application for 7400/7420 Schaefer Avenue ( file no. RZ 15-692244). We are very concerned about the development. In particular the size of the new houses relative to the lot area and the loss of the four large trees facing Shaefer Gate, and how this will affect the character of our neighbourhood.

We spoke with several neighbours and they were equally concerned. Please advise what will be the process to raise our objections to this rezoning application.

Thank you for your assistance.

Hedwig Lee and Eddie Leung  
8931 Schaefer Gate

## **Lussier, Cynthia**

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 12 May 2015 9:15 AM  
**To:** 'Herb Wong'  
**Subject:** RE: 7400/20 Schaefer Ave

Hi Herb

I will include your email as an attachment in my staff report.

I can provide some clarification, though, on a few points below. Would you like to meet with me to discuss? Or discuss by phone? Please feel free to contact me at 604-276-4108.

Thank you,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** Herb Wong [<mailto:hwong@rbauction.com>]  
**Sent:** Monday, 04 May 2015 2:03 PM  
**To:** Lussier, Cynthia  
**Subject:** RE: 7400/20 Schaefer Ave

Hi Ms. Lussier,

Thank you for getting back to me.

Some of my neighbours were getting worried because the number on the application led to voicemail. At least we have finally made contact.

I will convey some of my concerns based on my own observations and then I will give you other details from only what I've heard.

- Currently, this duplex unit seems to be renting out to multi-families resulting in increased traffic and vehicles for parking.
- On garbage day, garbage is not secured, the crows get at it and garbage is all over the street.
- Just recently a SWAT team was called, our street was blocked off and we could not gain access to our home due to the police incident.
- Mainly, the above comments a tenant and owner matter so there probably not much to be done about that?

- Our neighborhood is relatively quiet but this property has quite a bit of “action” with the number of different families residing.

As for the application;

- Dividing the lot into two for two smaller homes would drastically change the appearance of the neighborhood and set a precedent for other properties.
- All lots are relatively the same size but with this application, that would change.
- Perhaps some of the trees would be removed for the new homes, which again will change the look of the neighbourhood.
- The owner with two properties is probably wanting more rental income and they’ll probably have more tenants, whether illegally or legally and with more vehicles.
- Because of the poorly managed owner/tenant relationship, we’ve had to keep our children inside or in the backyard. Our children are still young and really enjoy playing outside.

From what I’ve heard, the owner receives \$6,000/monthly for rent, so he’s probably looking for more. The RCMP have been to the property more than once this past year.

“There goes the neighborhood!”

Thank you again for any consideration and your attention to this matter.

Regards,

Herb Wong

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**From:** Lussier, Cynthia [<mailto:CLussier@richmond.ca>]  
**Sent:** Monday, May 04, 2015 1:39 PM  
**To:** Herb Wong  
**Subject:** RE: Schaefer Ave

Hi Mr. Wong,  
 Thank you for your email.

Please submit any concerns that you have about the proposed rezoning application at 7400/20 Schaefer Ave to me via email. I will include your correspondence in the staff report to Council for their consideration.

Also, if the application were to move forward to a Public Hearing, there would be another opportunity to express your concerns directly to Council in person at the hearing or by submitting them in writing to Council directly.

Please let me know if you have any questions.

Cynthia Lussier  
 Planning Technician  
 Development Applications Division  
 City of Richmond

Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** Herb Wong [<mailto:hwong@rbauktion.com>]  
**Sent:** Friday, 01 May 2015 4:59 PM  
**To:** Lussier, Cynthia  
**Subject:** Schaefer Ave

Dear Ms. Lussier,

Just wondering about the process for disputing the application for rezoning for a property in our neighborhood.  
How do we go about this and start this process?

Thank you for your immediate attention.

Regards,  
Herb Wong  
7431 Schaefer Avenue

Sent from Samsung Mobile

\*\*\*This email originated from the Internet\*\*\*



## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 19 May 2015 12:15 PM  
**To:** 'Chung Cindy'  
**Subject:** RE: Objection of Redevelopment to 4 houses - File# RZ15-692244 - 7400 -7420 Schaefer Ave

Hi Cindy,  
I received your email (below).

Could you provide more details on the nature of your concerns regarding the proposed rezoning application at 7400 -7420 Schaefer Ave?

If you wish to discuss your concerns in person or by phone, please contact me directly at 604-276-4108.

Thank you,

Cynthia Lussier  
Planning Technician  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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

From: Chung Cindy [<mailto:cindy.shiuto@hotmail.com>]  
Sent: Friday, 15 May 2015 6:07 PM  
To: Lussier, Cynthia  
Subject: Objection of Redevelopment to 4 houses - File# RZ15-692244 - 7400 -7420 Schaefer Ave

I am the owner of 8971 Schaefer Gate

**Lussier, Cynthia**

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 19 May 2015 12:21 PM  
**To:** 'Stella Chan'  
**Subject:** RE: File No.Rz1569224

Hi Stella

Thank you for your email (below).

I will include a copy of your email in my staff report to City Council.

If you wish to obtain more information about the rezoning application at 7400/7420 Schaefer Ave, please contact me by phone at 604-276-4108 or by email at [clussier@richmond.ca](mailto:clussier@richmond.ca)

Thank you,

Cynthia Lussier  
Planning Technician  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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

**From:** Stella Chan [<mailto:chocolatedog11@icloud.com>]  
**Sent:** Sunday, 17 May 2015 1:17 PM  
**To:** Lussier, Cynthia  
**Subject:** File No.Rz1569224

I oppose to rezone 7400 /7420 Schaefer Ave.,to subdivided .

It is a inner street,very quiet and good living area,it is nice to rezone for one single house for the land,this a inner street. Most. People live here for almost thirty years.my phone no.is 7788919982 Sent from my iPhone

## Lussier, Cynthia

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 19 May 2015 12:24 PM  
**To:** 'winnie Lau'  
**Subject:** RE: file no. RZ15-692244 7400-7420 Schaefer Ave, Richmond

Hi Ting,  
Thank you for your email (below).

I will include a copy of your email in my staff report to City Council.

If you wish to obtain more information about the rezoning application at 7400/7420 Schaefer Ave, please contact me by phone at 604-276-4108 or by email at [clussier@richmond.ca](mailto:clussier@richmond.ca)

Thank you,

Cynthia Lussier  
Planning Technician  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

---

**From:** winnie Lau [<mailto:winnieting88@yahoo.com>]  
**Sent:** Sunday, 17 May 2015 9:47 PM  
**To:** Lussier, Cynthia  
**Subject:** file no. RZ15-692244 7400-7420 Schaefer Ave, Richmond

I object the rezoning application of 7400-7420 Schaefer Ave because it will create a lot of traffic problems in future and the building will not identical with other properties in this area.

Owner of 7500 Schaefer Ave, Richmond  
Ting, Wing Lung

**Lussier, Cynthia**

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**From:** Lussier, Cynthia  
**Sent:** Tuesday, 26 May 2015 11:52 AM  
**To:** 'Sun MingEnterprises Limited'  
**Subject:** RE: objection to the rezoning application File No. RZ 15 692244

Hi Guo Zhen Ling  
Thank you for your email.

Your email will be included in the staff report on this rezoning application to be considered by City Council.

I have also received complaints from many other residents in the neighbourhood about the existing use of the property. I have referred the matter of illegal suites to the City's Community Bylaws department for investigation and enforcement. I will be providing an update on that investigation in my staff report to City Council.

Currently, there is 1 tree on the site that the City's Tree Preservation Coordinator has recommended for removal at the northwest corner of the site based on its condition (e.g. historically topped with weak attachments below decaying top cuts). There is 1 other small tree on-site that must be removed due to conflict with the proposed building on the future west lot. The remaining trees are currently recommended to be retained and protected. The final outcome of proposed tree removal, however, has yet to be determined and will be based on a number of factors such as whether there will be any conflict with the required servicing of the site (e.g. the locations of water, storm, sanitary connections etc.).

If you'd like to meet with me to obtain further information about the rezoning proposal, please let me know.

Sincerely,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** Sun MingEnterprises Limited [<mailto:sunmingent@hotmail.com>]  
**Sent:** Tuesday, 26 May 2015 10:57 AM  
**To:** Lussier, Cynthia  
**Subject:** objection to the rezoning application File No. RZ 15 692244

Good Morning :

I am here to express my objection to the rezoning application File No. RZ 15 692244.

Based on our daily observation and the fact of being the neighbour for \_\_3\_\_ years, this house has always been a rental for many families. We know the owner has rented the property for multiple families with illegal suites for it's current duplex zoning.

**PH1- 148**

The owner seems to mismanage this property as the tenants are questionable. Some examples include a swat team closing off our street recently for one of the tenants. We experienced quite a bit of inconveniences especially with parking and the property owner seems to have many different tenants as if the property is an extended stay business in a residential zone area.

If the rezoning application is approved, I'm sure one or more of the large trees will be removed to accommodate the new plans. This will further change our neighbourhood look.

Thanks for your time and attention to this matter.

Regards,

Guo Zhen Ling

7411 Schaefer Ave  
Richmond BC V6Y 2W7  
604-351-9351



**Lussier, Cynthia**

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**From:** Lussier, Cynthia  
**Sent:** Monday, 01 June 2015 1:28 PM  
**To:** 'siuhans wong'  
**Subject:** RE: 7400/20 Schaefer Ave (RZ 15-692244)

Hi Siuhan

Thank you for your email.

I will attach a copy of your email to the staff report to Council on this rezoning application.

If you wish to discuss your concerns with me in person or if you wish to have a look at the applicant's rezoning proposal, please let me know and we can arrange a meeting here at City Hall. I can be reached at 604-276-4108 or by email at [clussier@richmond.ca](mailto:clussier@richmond.ca)

Sincerely,

Cynthia Lussier  
*Planning Technician*  
Development Applications Division  
City of Richmond  
Tel: 604-276-4108  
Email: [clussier@richmond.ca](mailto:clussier@richmond.ca)  
[www.richmond.ca](http://www.richmond.ca)

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**From:** siuhans wong [<mailto:siuhans888@hotmail.com>]  
**Sent:** Sunday, 31 May 2015 8:28 PM  
**To:** Lussier, Cynthia  
**Subject:** file#Rz15-692244

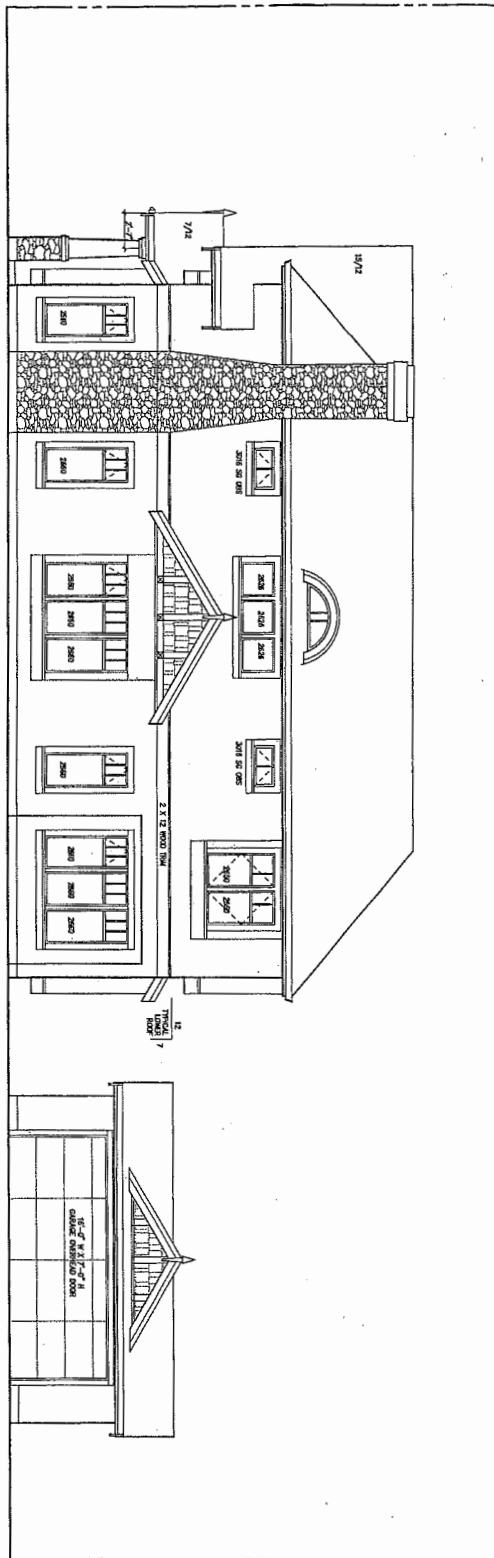
Dear Cynthia Lussier:

we came back early from holidays just to voice against the rezoning of 7400-7420 Schaefer Ave. This property been very bad for the area already. RCMP have been called to the property and constant changes of renters. I have been house owner for more than 20 years. The area been very nice till recent. I do not want the area to worsen any more. I would like to continue to live in this area where all three of my kids went to school.

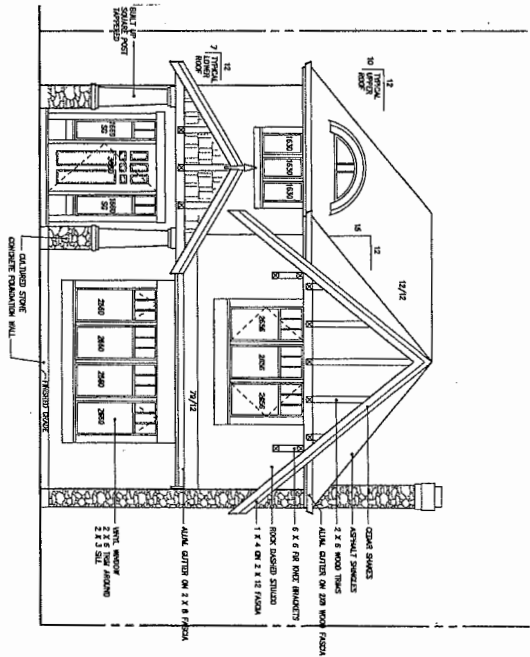
Regard

Siuhan Wong  
7340 Schaefer Ave

West Elevation



North Elevation

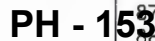


\*Note: plans must comply with all City Regulations at Building Permit stage.

THE DRAWING SHALL NOT BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF CADLAB. THE DESIGNER, CONTRACTOR AND SUB-CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS, SPECIFICATIONS AND MATERIALS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. COPYRIGHT RESERVED. THE PLANS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MAY BE USED OR REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.

<p>Revision No. A2</p>	<p>Project Title PROPOSED REZONING &amp; SUBDIVISION 7400/7420 SCHAEFER AVENUE VANCOUVER, B.C.</p> <p>Sheet Title STREET ELEVATIONS</p>	<p>No. Date Revision</p> <p>1. 01/15 FOR REZONING &amp; SUBDIVISION APPLICATION</p>	<p>Consultants</p> <p>CADLAB</p>
------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------	----------------------------------







**Address:** 7400/7420 Schaefer Avenue

**File No.:** RZ 15-692244

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9511, the applicant is required to complete the following items:**

1. Submission of a Landscape Plan for the front yard and exterior side yard of the proposed corner lot, 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 installation costs. The Landscape Plan should:
  - not include hedges along property lines abutting the street;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 6; and
  - include three (3) replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
1	11 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

Note: the security will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a 1-year maintenance period.

2. Submission of a landscaping security in the amount of \$500.00 to ensure that one (1) replacement tree is planted and maintained in the rear yard of the proposed east lot. The security will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # 85, 87, 88, 89, and Tree A). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection (e.g. pruning etc.), and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$15,000.00 for the trees to be retained (Trees # 85, 87, 88, 89, and Tree A). The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City will release 90% of the security after construction and landscaping on-site has been completed and inspected, and the remaining 10% of the security retained for a 1-year maintenance period to ensure that the trees have survived.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the subject site is generally consistent with the plans included in Attachment 5. Minor modifications to the plans at the Building Permit application stage are acceptable and may be required to ensure compliance with all City regulations.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of the existing covenant registered on title of the strata lots (i.e., BF94917 and BF94918), which restricts the use of the property to a duplex.



**At Demolition Permit\* stage, the following requirements must be completed:**

- Installation of tree protection fencing around all trees to be retained (Trees # 85, 87, 88, 89, and Tree A). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

**At Subdivision\* and Building Permit\* stage, the following requirements must be completed:**

- Discharge of the existing Strata Plan (NWS365).

*Water Works*

- Using the OCP Model, there is 162.5 L/s of water available at a 20 psi residual at the Schaeffer Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the developer's cost, the City is to:
  - cut and cap the existing water service connection at the watermain along the Schaeffer Avenue frontage.
  - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Schaeffer Avenue frontage.

Note: A Certified Arborist must be present to supervise and direct servicing works within tree protection zones.

*Storm Sewer Works*

- At the developer's cost, the City is to:
  - cut and cap the existing storm service connection at the northeast corner of the subject site.
  - Install a new storm inspection chamber at the proposed common property line complete with dual storm service connections to service the proposed lots along the Schaeffer Avenue frontage.

Note: A Certified Arborist must be present to supervise and direct servicing works within tree protection zones.

*Sanitary Sewer Works*

- At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection at the southeast corner of the subject site.
  - Install a new sanitary inspection chamber at the proposed common property line complete with dual sanitary service connections to service the proposed lots within the existing statutory right-of-way along the south property line of the subject site.

Note: A Certified Arborist must be present to supervise and direct servicing works within tree protection zones.

*Frontage Improvements*

- The developer is to upgrade the existing driveway crossings in their current locations to meet current City standard, as required. Note: A Certified Arborist must be present to supervise and direct any upgrading within tree protection zones.
- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - For their servicing requirements.
  - When relocating/modifying any existing power poles and/or guy wires along the property frontages.
  - To determine if aboveground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

*General Items*

- 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.

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The 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 Department at 604-276-4285.

**Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property 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)

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9511 (RZ 15-692244)  
7400/7420 Schaefer Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/K)"**.

P.I.D. 001-309-510

Strata Lot 1 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW365 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. 001-309-528

Strata Lot 2 Section 20 Block 4 North Range 6 West New Westminster District Strata Plan NW365 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 9511"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

JAN 25 2016

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

\_\_\_\_\_  
MAYOR

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