



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

Monday, March 16, 2015 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9182 (RZ 14-666216)**
(File Ref. No. 12-8060-20-009182; RZ 14-666216) (REDMS No. 4475035)

PH-3

See Page PH-3 for full report

Location: 11760 Seaton Road

Applicant: Alan Kwok and Angelina Kwok

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit subdivision into two (2) lots.

First Reading: February 10, 2015

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 9182.

Page

☐

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9209 (RZ14-671974)**

(File Ref. No. 12-8060-20-009209; RZ14-671974) (REDMS No. 4488521)

PH-19

See Page PH-19 for full report

Location: 10019 Granville Avenue

Applicant: JM Architecture Inc.

Purpose: To amend the existing “Congregate Housing and Child Care – McLennan (ZR8)” zoning district to remove “congregate housing” from permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88.

First Reading: February 23, 2015

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 9209.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee

Date: January 21, 2015

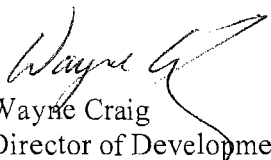
From: Wayne Craig
Director of Development

File: RZ 14-666216

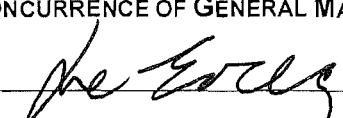
Re: Application by Alan Kwok and Angelina Kwok for Rezoning at
11760 Seaton Road from Single Detached (RS1/E) to Single Detached (RS2/B)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9182, for the rezoning of 11760 Seaton Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.


Wayne Craig
Director of Development

WC:blg
Att.

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

Staff Report

Origin

Alan Kwok and Angelina Kwok have applied to the City of Richmond for permission to rezone the property at 11760 Seaton Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone to permit subdivision into two (2) lots fronting Seaton Road. An existing dwelling situated on the lot is to be demolished. A map and aerial photograph, showing the location of the subject site is included in Attachment 1. A preliminary subdivision plan is provided in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject property is located in the Shellmont Planning Area, in a primarily single-family residential neighbourhood. Existing development immediately surrounding the subject property is as follows:

- To the north, on either side of Seacastle Drive, are single-family residential lots under Land Use Contract 084.
- To the east, is a residential lot zoned “Two-Unit Dwellings (RD1)”.
- To the south and west, are single-family residential lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

2041 Official Community Plan (OCP)

The 2041 Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential (NRES)”. The proposed single-family development complies with the OCP land use designation.

Single-Family Lot Size Policy 5409

The subject site is located within the area governed by Single-Family Lot Size Policy 5409, which was adopted by Council on April 10, 1989, and subsequently amended on October 16, 1995; July 16, 2001 and October 21, 2013 (see Attachment 4). The Lot Size Policy permits the subject site to rezone and subdivide in accordance with the provisions of the “Single Detached (RS2/B)” zone.

Flood Management

The proposed redevelopment must meet the minimum requirements of Richmond Flood Plain Designation and Protection Bylaw No. 8204. Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.

Public Consultation

The rezoning information sign has been installed on the subject site. Staff have not been notified of any concerns expressed by the public regarding the proposed redevelopment.

Analysis

Site Servicing and Vehicle Access

There are no site servicing concerns regarding the proposed rezoning.

Vehicle access to both proposed lots is to be from Seaton Road.

Trees and Landscaping

A Certified Arborist's Report and Tree Retention Plan were submitted by the applicants (see Attachment 5). The report identifies one (1) tree located on City property proposed for removal, one (1) bylaw-sized tree located on-site proposed for removal, and one (1) bylaw-sized tree located on-site proposed for retention.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted an on-site Visual Tree Assessment, and concurs with the Arborist's recommendations as follows:

- One (1) Birch tree (Tag# 33) at 63 cm dbh located on-site is in good condition and should be retained.
- One (1) Cherry tree (Tag# 32) at 53 cm dbh located on-site is in fair condition, but cannot be retained, as it is located within the future building footprint of the proposed east subdivided lot.

Parks Department Staff have authorized the removal of one (1) off-site Plum tree on City property (Tag C) at 81 cm dbh located near the northeast frontage of the subject site, as it will conflict with new driveway construction and engineering servicing upgrades at future development stage. Prior to final adoption of the rezoning bylaw, the applicant is required to submit a contribution in the amount of \$1,300 to the Tree Compensation Revenue Fund for this tree removal.

Tree protection fencing is to be installed at a minimum of 4 m out from the base of the Birch tree (Tag# 33). Tree fencing is to be installed to City standard and in accordance with the City's Bulletin TREE-03 prior to demolition of existing buildings and must remain in place until all construction and landscaping works are completed on-site. To ensure the protection of this tree,

the applicants are required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Tree Survival Security in the amount of \$1,000.
- Enter into a contract between the applicant and a Certified Arborist for the supervision of works conducted within close proximity to the tree protection zone of the Birch tree (Tag# 33) to be retained. Pending the survival of the tree, the Tree Survival Security will not be released until a post-construction impact assessment report is reviewed to the satisfaction of City Staff.

Consistent with the 2:1 tree replacement guidelines in the OCP and with Council Policy 5032 – Tree Planting (Universal), the applicant is required to plant a total of three (3) replacement trees on the future subdivided lots (two (2) on the proposed west lot and one (1) on the proposed east lot). The replacement trees must be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		3.5 cm
2	10 cm		5.5 m

Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that the three (3) replacement trees are planted and maintained on-site. Suitable replacement tree species include the Japanese Snowbell and the Star Magnolia.

Affordable Housing Strategy

For Single-Family rezoning applications, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The applicants propose to provide a legal secondary suite in the dwelling 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 applicants are required to enter into 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 the legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicants) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Note: Should the applicants change their minds about the Affordable Housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e., \$4,465).

Subdivision Stage

At subdivision stage, the developer is required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and Engineering Servicing Costs for works outlined in Attachment 6.

Financial Impact or Economic Impact

None.

Conclusion

The rezoning application to permit subdivision of an existing lot into two (2) lots zoned "Single Detached (RS2/B)" is consistent with the applicable policies and land use designations outlined within the Official Community Plan (OCP) and with Single-Family Lot Size Policy 5409.

The applicants have agreed to the list of rezoning considerations (signed concurrence on file) included in Attachment 6.

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9182 be introduced and given first reading.



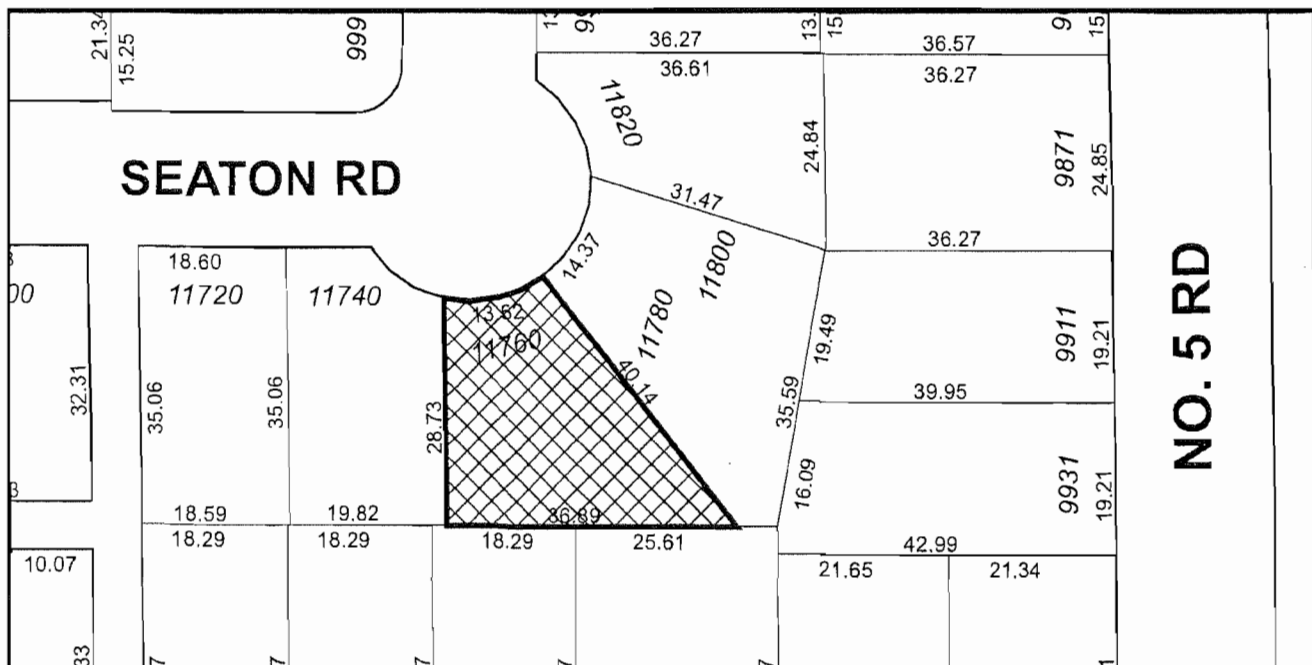
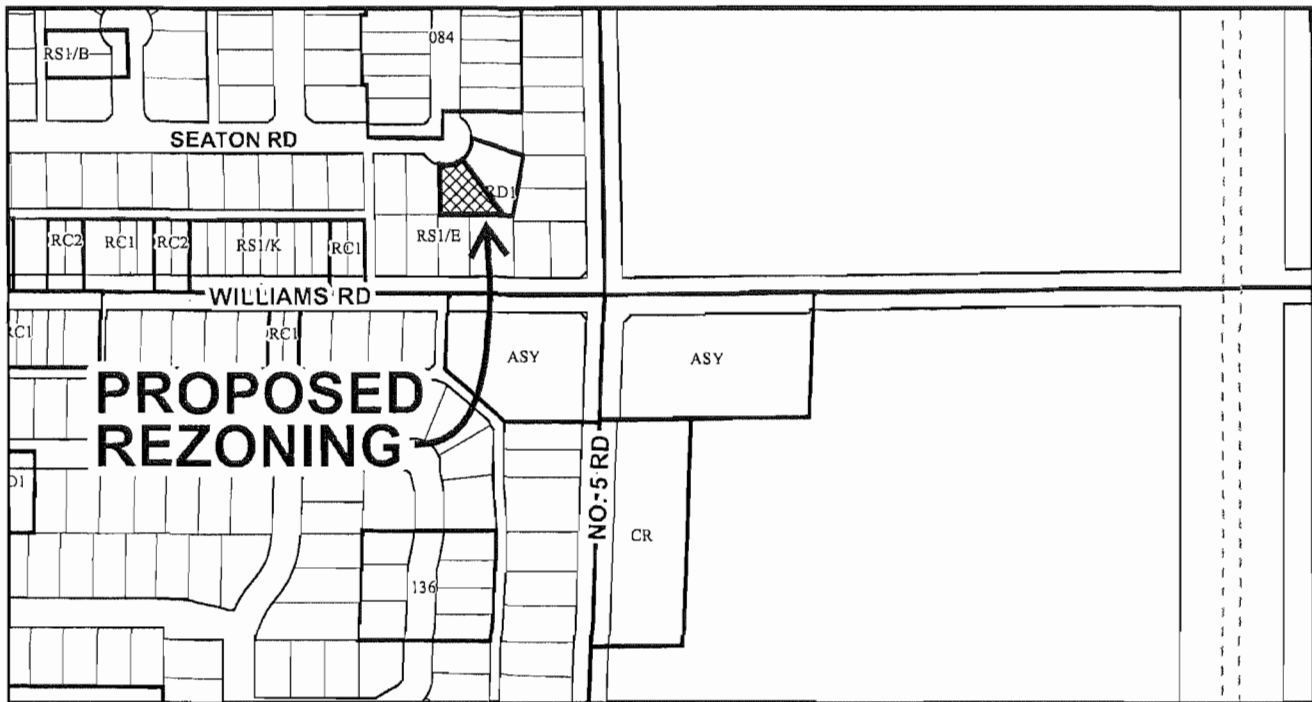
Andrew Yu
Planning Technician (Temp)
(604-204-8518)

AY:blg

Attachments:

- Attachment 1: Location Map and Aerial Photograph
- Attachment 2: Preliminary Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5409
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations

City of
Richmond



RZ 14-666216

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-666216

Original Date: 07/08/14

Revision Date:

Note: Dimensions are in METRES

R-14-17620-TPG

SURVEY PLAN OF LOT 356 SECTION 25 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 44475

-> FOR APPLICATIONS TO THE CITY OF RICHMOND

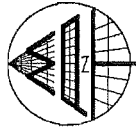
PARCEL IDENTIFIER (PID): 003-648-818

CIVIC ADDRESS

#11760 SEATON ROAD
RICHMOND, B.C.

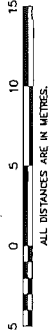
CURRENT ZONING: RST/E

NOTE: PRELIMINARY

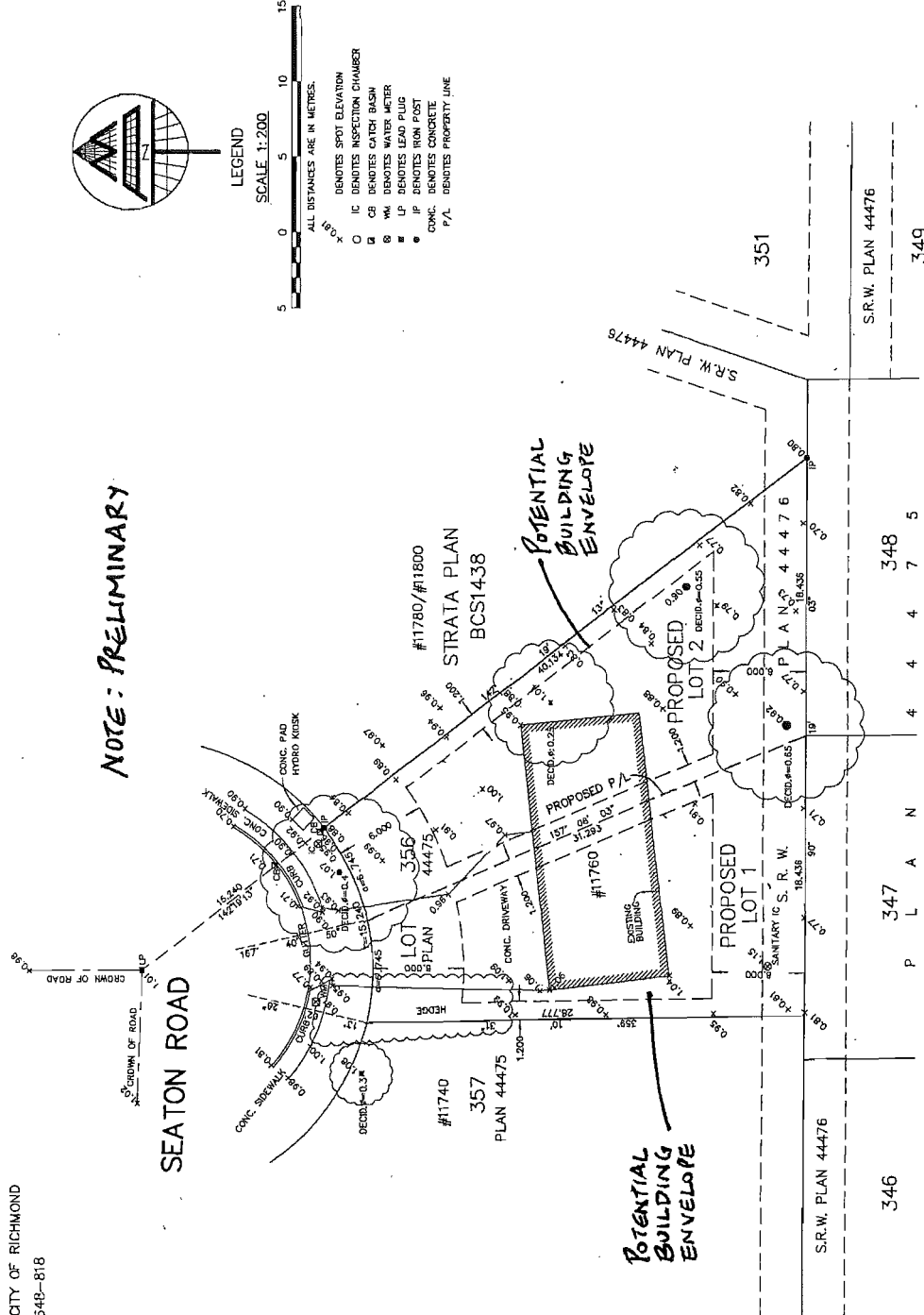


LEGEND

SCALE 1:200



- DENOTES SPOT ELEVATION
- IC DENOTES INSPECTION CHAMBER
- CB DENOTES CATCH BASIN
- WM DENOTES WATER METER
- LP DENOTES LEAD PLUG
- IP DENOTES IRON POST
- CONC. DENOTES CONCRETE
- P/L DENOTES PROPERTY LINE



NOTES:

- ELEVATIONS ARE IN METERS AND ARE DERIVED FROM CITY OF RICHMOND (RPN MONUMENT #191 (0212452)) WITH AN ELEVATION OF 1.884 METRES
- PROPERTY LINE DIMENSIONS ARE BASED ON LEGAL FIELD SURVEYS.
- ALL TREES HAVE BEEN PLOTTED AS REQUIRED BY CITY OF RICHMOND (BYLAW No.8027)

DATE OF ISSUE: JANUARY 28, 2015
DATE OF SURVEY: JUNE 17, 2014

St. Paul
S.E. CAMPBELL
B.C. LAND SURVEYOR (P712)

"THIS DOCUMENT IS UNOFFICIAL AND NOT FOR CONSTRUCTION PURPOSES. IT IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR."

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSeshOE WAY
RICHMOND, B.C.
V7A 5H7
PH: 804.270.0331
FAX: 804.270.4137
CADFILE: 17620-001-TPG-D01.DWG

CLIENT REF: HAROLD HARMIS

R-14-17620-TPG



RZ 14-666216

Attachment 3

Address: 11760 Seaton Road

Applicant: Alan Kwok and Angelina Kwok

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Alan Kwok and Angelina Kwok	TBD
Site Size (m ²):	754.5 m ²	Proposed west lot: 360.0 m ² Proposed east lot: 394.5 m ²
Land Uses:	Single-Family Residential	No change
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single-Family Lot Size Policy 5409 permits subject site to rezone and subdivide to "Single Detached (RS2/B)".	Complies
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Lots:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, non-porous surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping with live plant material:	Min. 25%	Min. 25%	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2½ storeys	Max. 2½ storeys	none
Lot Size (m ²):	Min. 360 m ²	Proposed west lot: 360.0 m ² Proposed east lot: 394.5 m ²	none
Lot Width (m):	Min. 12 m	Proposed west lot: 12.6 m Proposed east lot: 12.6 m	none
Lot Depth (m):	Min. 24 m	Proposed west lot: 30.0 m Proposed east lot: 35.7 m	none
Lot Frontage (m):	Min. 6 m	Proposed west lot: 6.7 m Proposed east lot: 6.7 m	none

Other: Tree replacement compensation required for loss of significant trees.



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council: April 10, 1989 Amended by Council: October 16, 1995 Amended by Council: July 16, 2001* Amended by Council: October 21, 2013	POLICY 5409
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6	

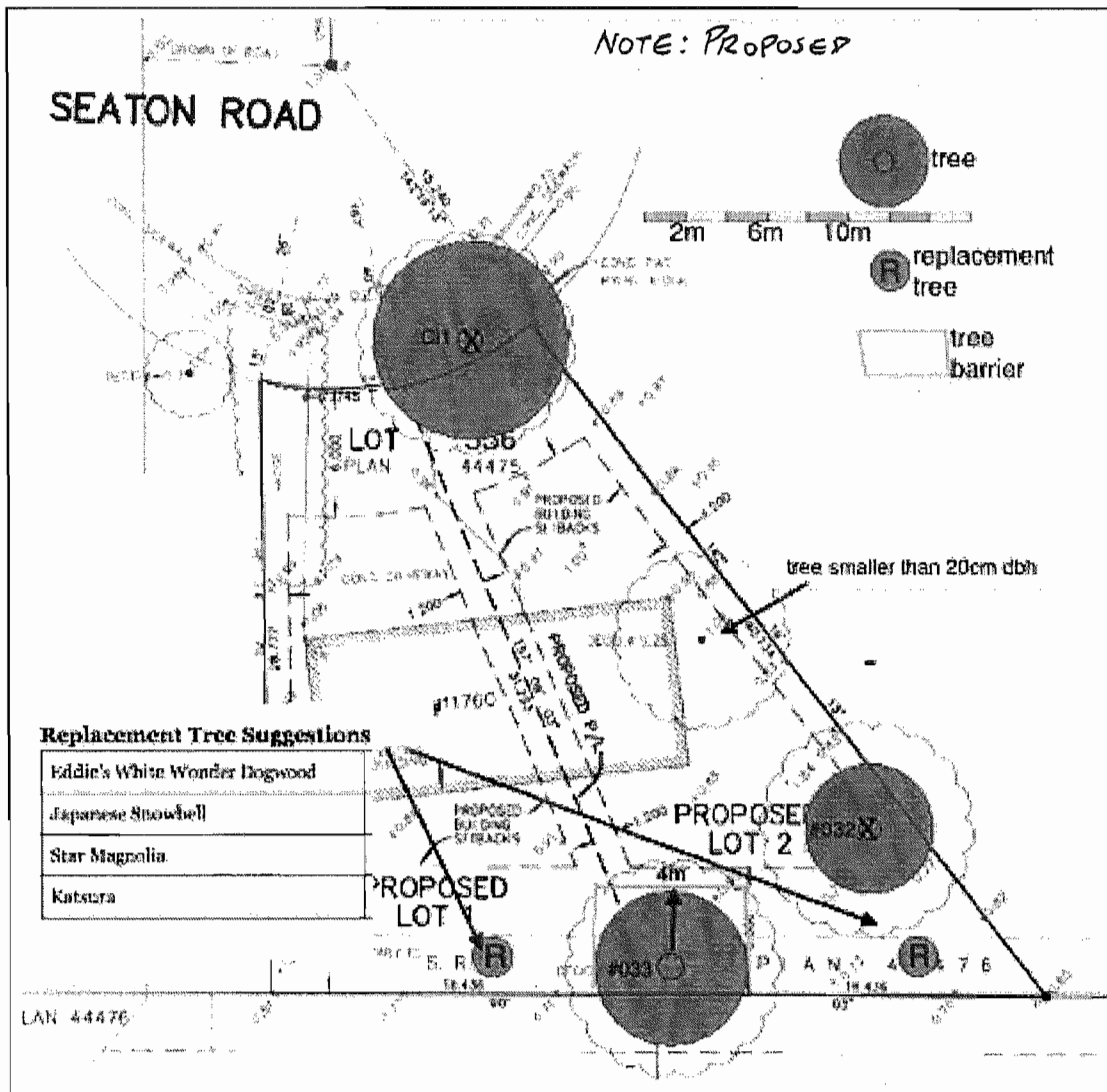
POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by Shell Road, King Road, No. 5 Road and properties fronting onto Seaton Road, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
 - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
 - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
 - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future single-family rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in Richmond Zoning Bylaw 8500.

* Original Adoption Date In Effect



Woodridge Tree Tree Removal and Retention Plan

December 27, 2014

11760 Seaton Road
Richmond

Tree Table

#	Species	dbh (cm)	Action
C11	Plum	81	remove
032	Cherry	53	remove
033	Birch	63	retain
total # retained			1
total # removed			2

Arborist Report for 11760 Seaton Road
Woodridge Tree



**City of
Richmond**

Rezoning Considerations

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

Address: 11760 Seaton Road

File No.: RZ 14-666216

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9182, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City in the amount of \$1,500 (\$500/tree) to ensure that three (3) trees are planted on the proposed lots (one [1] on the proposed west lot and two [2] on the proposed east lot). The replacement trees must be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		3.5 m
2	10 cm		5.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$1,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City, for the removal of the Plum tree (Tag C) on City property.
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. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$1,000 for the one (1) Birch tree (Tag# 33) to be retained. Pending tree survival, the Security will not be released until the post-construction assessment report is submitted to the City and reviewed to the satisfaction of Staff.
5. Registration of a flood indemnity covenant on Title.
6. 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) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$4,465) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

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

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

At Subdivision* stage, the developer must complete the following requirements:

1. At subdivision stage, the developer is required to pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charges, Address Assignment Fee, and Engineering Servicing Costs for works including, but not limited to the following:

Water Works:

- Using the OCP Model, there is 73 L/s of water available at a 20 psi residual at the Seaton Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s and as a result upgrade to the frontage water main along Seaton Court may be required. Alternatively, please submit fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) to confirm that there is adequate available flow for onsite fire protection without needing to upgrade the existing frontage water main.
- Water main upgrade may be required pending the review of the FUS calculation to be submitted by the developer.
- City to disconnect the existing 20 mm water connection and install two (2) new 25 mm diameter water connections complete with meter boxes at the property line.

Storm Sewer Works:

- City to cut and cap the existing storm service connection at the inspection chamber near the northeast property corner, and install a new inspection chamber and two (2) service connections at the common property line.
- Site drainage must be directed towards the existing or new inspection chambers fronting Seaton Road to prevent storm water from ponding on the boulevard, road and driveways.

Sanitary Sewer Works:

- City to remove the existing sanitary IC and service connection in the southwest property corner, and install a new inspection chamber and two (2) service connections at the common property line in the right-of-way.
- The required sanitary sewer works outlined above must be completed prior to the issuance of Building Permit to prevent the developer's building foundation work from jeopardizing the City forces' ability to access the rear yard with heavy equipment.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9182 (RZ 14-666216)
11760 Seaton Road**

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

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

P.I.D. 003-648-818

Lot 356 Section 25 Block 4 North Range 6 West New Westminster District Plan 44475

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9182"**.

FIRST READING

FEB 10 2015

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department *To PLN-F2517, 2015*

To: Planning Committee

Date: January 27, 2015

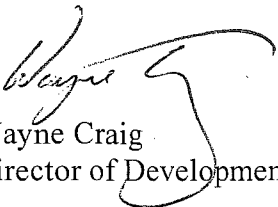
From: Wayne Craig
Director of Development

File: RZ 14-671974

Re: Application by JM Architecture Inc. for a Zoning Text Amendment to Congregate Housing and Child Care - McLennan (ZR8) Zoning District at 10019 Granville Avenue

Staff Recommendation

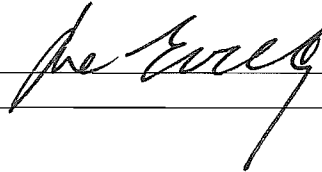
That Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, to amend the "Congregate Housing and Child Care - McLennan (ZR8)" zoning district to remove "congregate housing" from the permitted uses, reduce the maximum Floor Area Ratio (FAR) and increase the maximum number of children permitted in a licensed child care facility from 37 to 88, be introduced and given first reading.


Wayne Craig
Director of Development

WC: mp
Att.

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

JM Architecture Inc. has applied to the City of Richmond for a zoning text amendment to the “Congregate Housing and Child Care - McLennan (ZR8)” zoning district to delete “congregate housing” from the permitted uses and increase the maximum number of children permitted in a licensed child care facility from 37 to 88 at 10019 Granville Avenue (Attachment 1). Preliminary development plans are contained in Attachment 2.

The subject site is contained in the Agricultural Land Reserve (ALR); however, it is exempt from the Agricultural Land Commission (ALC) regulations because the property was on separate certificate of title and less than 2 acres in size as of December 21, 1972. Therefore, no application or approval from the ALC is required.

Previous Application

In 2012, the subject site was rezoned from “Local Commercial (CL)” to “Congregate Housing and Child Care - McLennan (ZR8)” to develop a 10-bed congregate housing care facility with full-time medical care, a child care facility for a maximum of 37 children and a residential security/operator’s unit. Subsequently, a Development Permit was issued on September 10, 2012 but the owner did not proceed with the proposal as he could not secure funding for the congregate housing facility and the permit has lapsed.

Findings of Fact

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

Surrounding Development

To the North: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the East: A single detached dwelling on a small “Agriculture (AG1)” zoned parcel (less than 0.5 acres) contained in the ALR.

To the South: single detached dwellings on small “Agriculture (AG1)” zoned parcels (less than 0.5 acres) contained in the ALR.

To the West: Across No. 4 Road, a duplex on a property zoned “Two-Unit Dwellings (RD1)” located outside of the ALR. The property is located in the City Centre Area McLennan North Sub-Area and the Sub-Area Plan designates the property for two family dwellings or 2 & 3 storey townhouses, up to a based density of 0.65 Floor Area Ratio.

None of the immediately neighbouring sites in the ALR are currently farmed.

Related Policies & Studies2041 Official Community Plan (OCP)

The OCP General Land Use Map designates the subject site for “Agriculture” and identifies the broad City-wide vision for agriculture and supporting land uses in the ALR. Although the subject site is contained in the ALR, it is exempt from the ALC regulations and was historically used for local commercial uses. The proposal is consistent with the current land use designation.

East Richmond McLennan Sub-Area Plan

The land use designation of the subject site in the McLennan Sub-Area Plan was amended in 2012 from “Agriculture” to “Agriculture, Institutional and Public” to allow the previously proposed congregate housing and child care uses. The “Agriculture, Institutional and Public” land use designation is defined as “those areas of the City where the principal use is agriculture, religious facilities, assembly use, community use, public administration, utilities and works, health and safety measures”. The Sub-Area Plan encourages the establishment of additional childcare facilities and other community services as required. The proposal is consistent with the Sub-Area Plan.

Floodplain Management Implementation Strategy

The proposed development is required to comply with the requirements of Richmond Flood Plain Designation and Protection Bylaw 8204. A Flood Plain Covenant was registered on title identifying this requirement as part of the previous application.

Public Input

Two public notification signs were posted on the site. Staff have not received any concerns or comments.

OCP Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area within a designation that permits all aircraft noise sensitive land uses. Through the previous rezoning application process, an Aircraft Noise Covenant was registered on title identifying that the site and land use is affected by aircraft noise as per the Airport Noise Contours in the OCP.

ConsultationAgricultural Advisory Committee

Although the site is exempt from the ALC regulations, the application was referred to the AAC for review and comment. The AAC noted that there would be no impact on the agricultural lands and passed the following motion at its November 20, 2014 meeting (refer to Attachment 4 for an excerpt of the meeting minutes).

“That the rezoning application for 10019 Granville Avenue be supported.”

Vancouver Coastal Health (VCH)

The applicant has indicated that the current proposal was discussed with the Vancouver Coastal Health staff at length and their comments have been incorporated into the current design. The attached floor plans and site plan, which shows the size and location of the children's outdoor play areas, have been referred to the VCH staff for review and comment and the VCH staff have confirmed in writing that they have no comments or concerns.

Analysis

Current Proposal

The current proposal includes a child care facility for a maximum of 88 children with a residential security/operator's unit. The existing "Congregate Housing and Child Care - McLennan (ZR8)" zone already permits a residential security/operator's unit.

The proposed child care facility is designed to accommodate 20 infants, 20 toddlers and 48 children from 30 months to school age. It will occupy the entire main floor and a portion of the second floor, and the residential security/operator's unit will occupy the remaining portion of the second floor. The proposed total floor area is 1,145 m² (12,325 ft²). Compared to the previous proposal, the total floor area has been reduced by 322 m² (3,466 ft²) and the proposed Floor Area Ratio has been reduced from 0.59 to 0.47.

The proposed two-storey building will be located at the southwest corner to minimize potential impacts to the single family houses to the north and east and a parking area is proposed at the northeast.

A garbage and recycling enclosure is proposed at the northeast corner where it can be easily accessed by a collection vehicle. Also, a pedestrian pathway is provided on the west side of the enclosure for convenient access by occupants.

The children's outdoor play area is proposed along No.4 Road and Granville Avenue. The developer has indicated that careful consideration was given to the location of the required outdoor play area to ensure direct connection from the indoor classrooms and take advantage of southern exposure for direct sunlight.

Built Form and Character and Landscaping

The overall form and character of the development remains similar to the previous proposal. Highlights are:

- Street presence is maximized by the location of the building on the site and a prominent corner feature at the southwest corner.
- The landscaping and open space design focuses along the public road frontage.
- The proposed roof form respects the existing single family character of the immediate area.
- High quality cladding materials (including cultured stone and HardiPlank siding) are proposed.

- A 1m landscape buffer with hedge and wooden fence will be provided along the north and east property lines for screening.

A Development Permit is required for the proposed development. A review of the Development Permit application will focus on the following specific issues:

- Composition of the landscape buffer to the existing single family dwellings in the immediate area
- Streetscape along No.4 Road and Granville Avenue
- Refinement of the proposed building form and massing
- Landscape and open space design details
- Refinement of the children's outdoor play area design including the choice of play equipment

Additional issues may be identified as part of the Development Permit application review process.

Site Access

The main vehicular access will be provided from Granville Avenue and a right-out only exit is proposed along No. 4 Road. A legal agreement to restrict the No. 4 Road vehicle exit to right-out only has been secured and registered on title as part of the previous rezoning approval process.

Parking

A total of 24 parking stalls and one loading space are provided. The proposal complies with the parking and loading requirements in Section 7 of the Zoning Bylaw.

Site Servicing and Frontage Improvements

For the previous application, a Servicing Agreement was required prior to Building Permit issuance; as the owner did not proceed with the previous proposal, the required works were not completed.

Prior to final adoption of the rezoning bylaw, the developer is required to enter into a Servicing Agreement for the design and construction of required frontage improvements on No.4 Road and Granville Avenue and any utility relocation or upgrades (Attachment 5). The required frontage improvements include:

- New 1.5 m concrete sidewalk and treed/grassed boulevard along No.4 Road
- Widening on the north side of Granville Avenue and new sidewalk and treed/grassed boulevard along Granville Avenue
- Upgrade the existing traffic signal at the No.4 and Granville Avenue intersection to accommodate the road widening

On-Site Sanitary Sewer System

The subject site is located outside of a City sanitary sewer area boundary and no connection to a City sanitary sewer system is permitted.

Confirmation of VCH's final approval of the on-site sewage treatment system application was provided as part of the previous rezoning application process. The consulting engineer has provided a revised report to confirm that the on-site sewage treatment system is designed to accommodate the proposed 88 space child care facility.

The Sanitary Sewer Covenant that is currently registered on title should be replaced with a new covenant to accurately reflect the current proposal. The applicant has agreed to provide confirmation of the on-site sewage system design approval for the current proposal by the VCH as a condition of the rezoning approval.

Financial Impact

None.

Conclusion

The proposed 88 space child care facility is consistent with the Official Community Plan and East Richmond McLennan Sub-Area Plan and provides additional community services in this area of East Richmond.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9209, be introduced and given first reading.



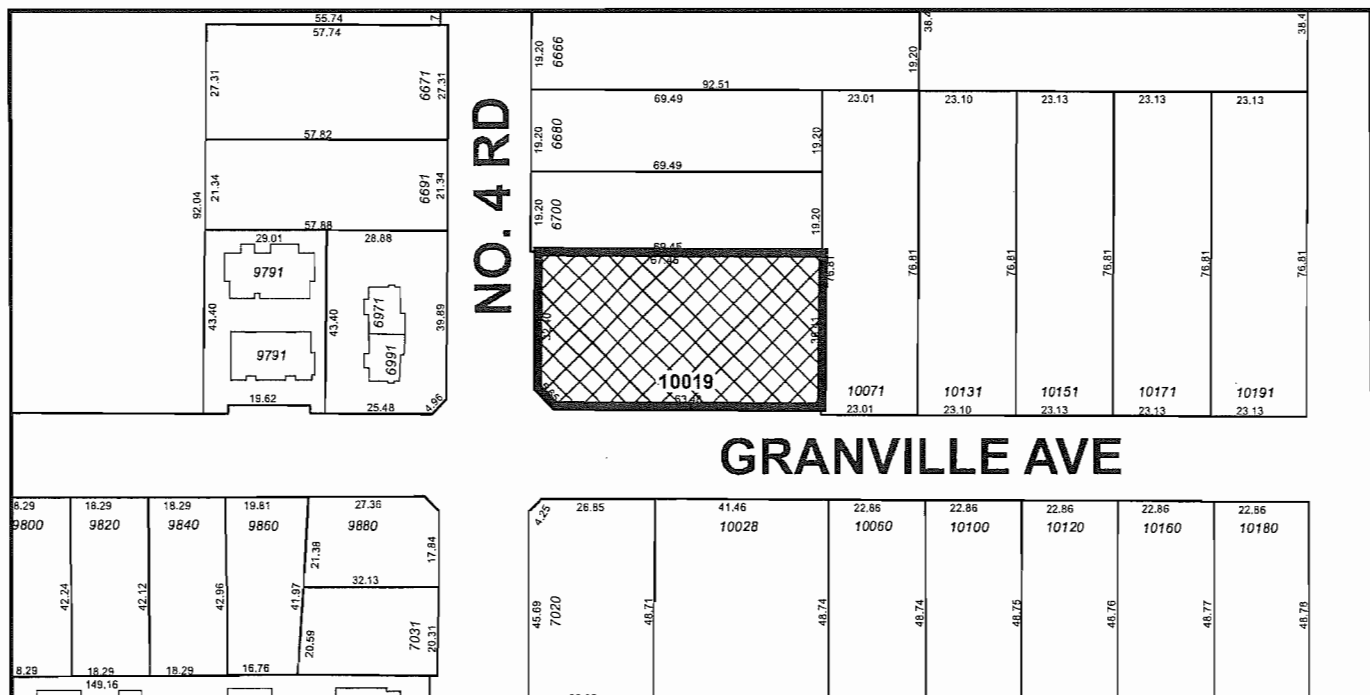
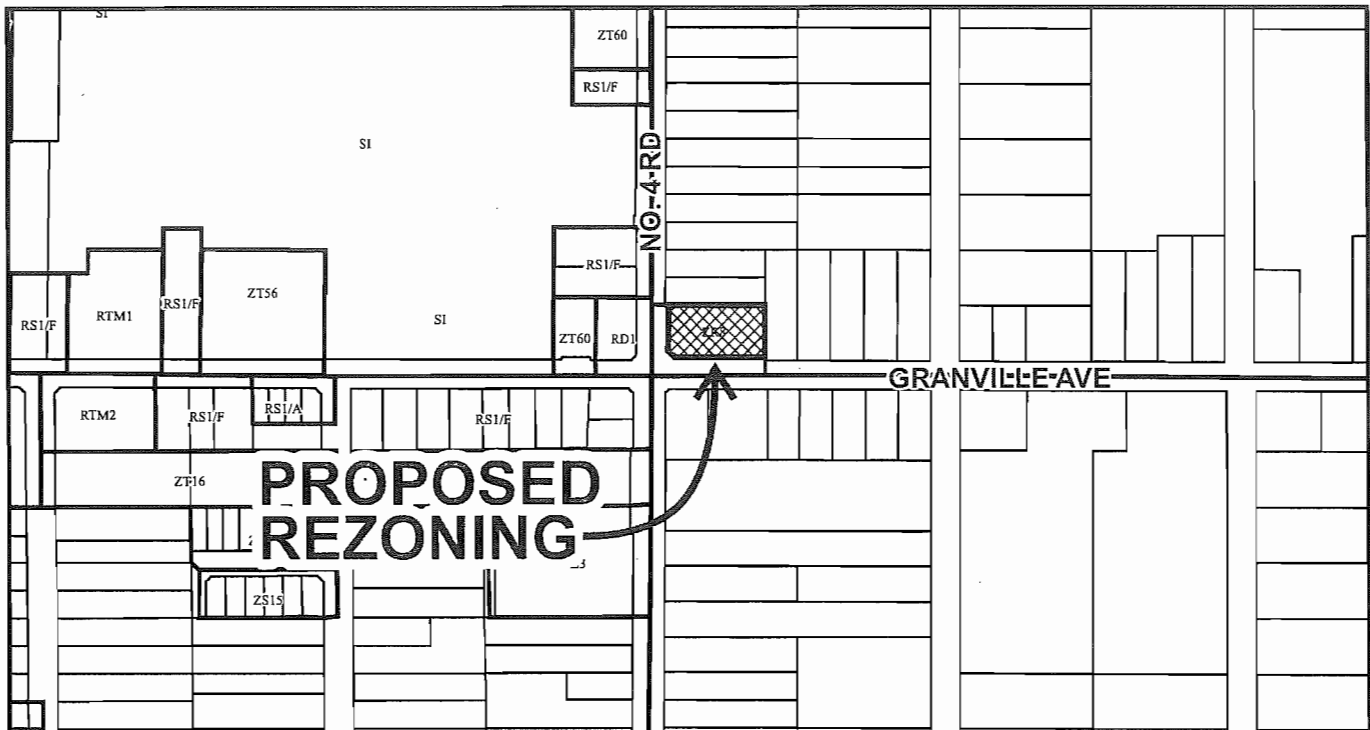
Minhee Park
Planner 1

MP:cas

- Attachment 1: Location Map
- Attachment 2: Preliminary Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Excerpt of November 20, 2014 Agricultural Advisory Committee Meeting Minutes
- Attachment 5: Rezoning Considerations



City of
Richmond



RZ 14-671974

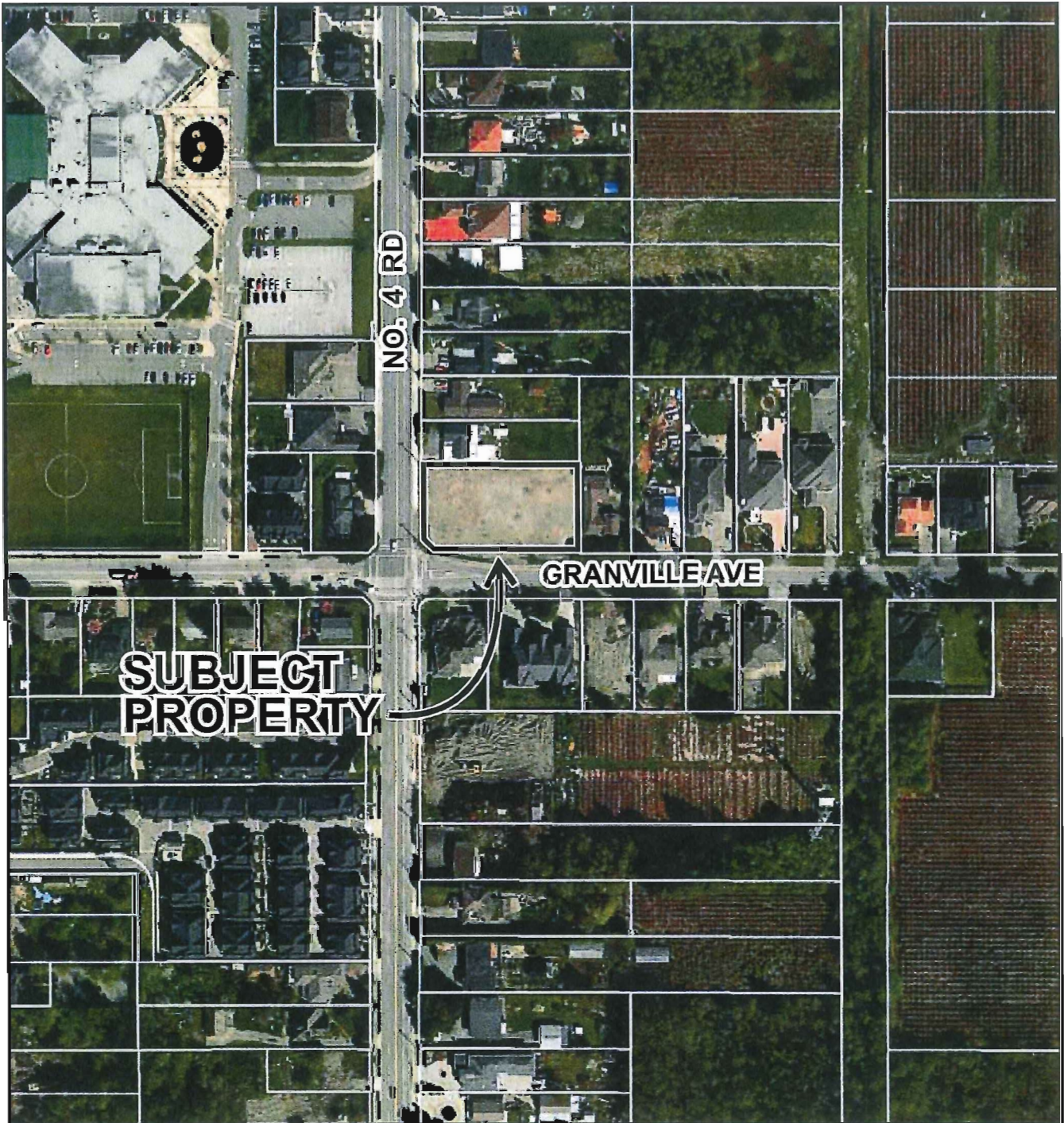
Original Date: 09/17/14

Revision Date: 02/01/15

Note: Dimensions are in METRES



City of
Richmond



RZ 14-671974

Original Date: 09/1814

Revision Date:

Note: Dimensions are in METRES

Table 1

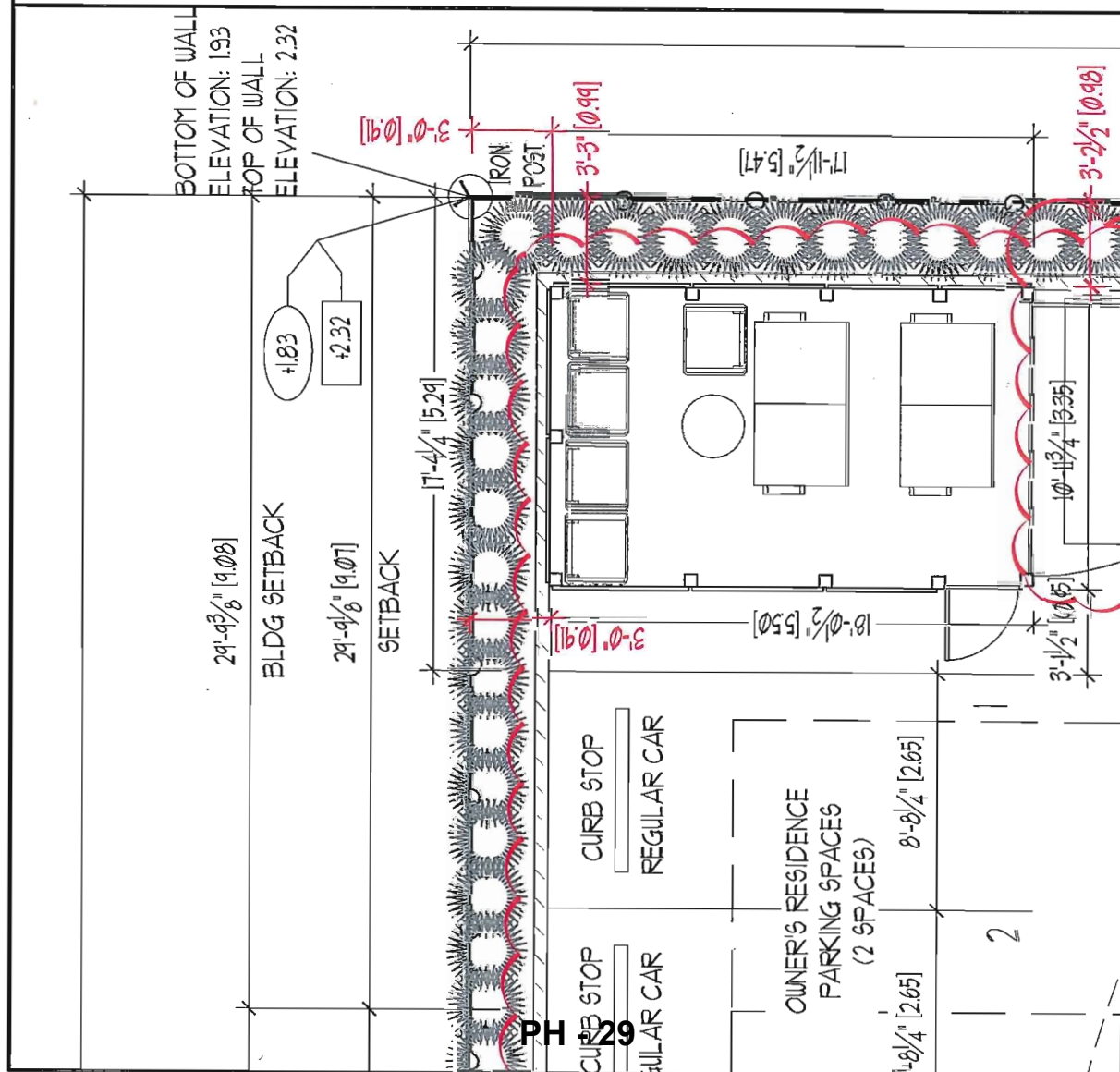
COPYRIGHT & USE OF DOCUMENTS

This plan and design are considered a 'Consultant's instrument of service' and shall be considered the exclusive property of the Consultant, JM **Architecture Inc.** and may not be used or reproduced without the consent of Mr. Joe M. Minten, architect aibc, aaa, mraic. This instrument of service shall only be used once and solely for this project; no further use shall be deemed a right by anyone without the written consent of the Consultant. No project renovations, additions or alterations shall stem from the use of this document, in any possible form of reproduction, without the written consent of the Consultant. This document may not be sold or transferred without written agreement from the Consultant. Only the client may retain copies of this document, and only for the purpose of information and reference as it was initially intended.

Any change or manipulation of this document is expressly forbidden; this document must remain completely intact at all times. The Consultant will not be responsible for changes to this document by others.



architecture
interior design
planning



[illegible]

JM Architecture Inc.

Qualicumque
interdixit

Discussion

Architect: Joe H. Miller

Building 6 - Main Floor

2003 - 2003 2003 - 1

504 - 300 1004 - F
march 6 1904 - F

DO NOT SCALE DRAWING

This document has been electronically certified with digital certificate and encryption technology authorised by the UKPS and APCGC. The authenticative original has been transmitted to you in electronic form. Any printed version can be utilised upon a true copy of the original and when supplied by the original author, bearing images of the professional seal and digital certificate, or when printed from the digitally certified electronic file provided.

[illegible]

START DATE	MARCH 2003
PROJECT No	2003-129
R.	ED
M.	JFF
CALE	AS 903M

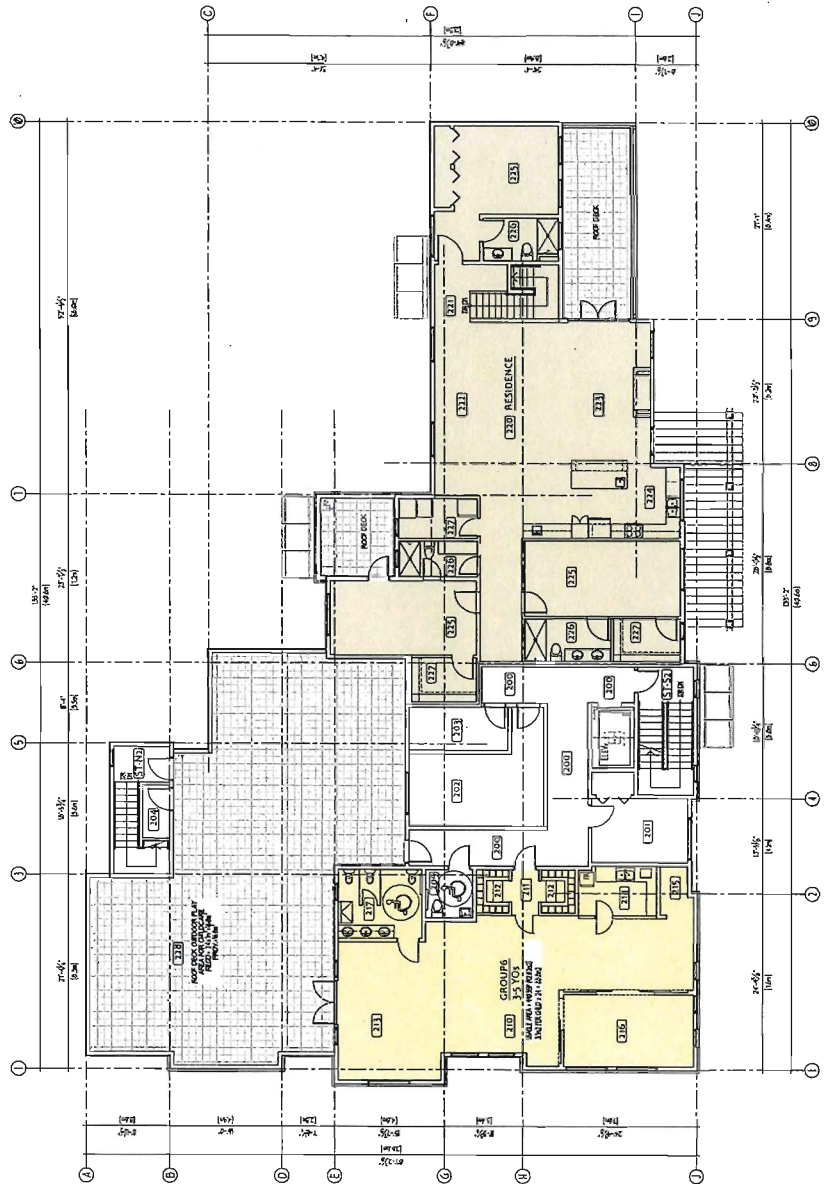
Architects Seal



Project Name	BRAINTREE E.L.C.	Project No.	A-1012
	10319 Greenville Avenue DUBLINO, B.C.	20	NISW
Arch. Refers	to A Planning Concepts c/o Greenville Ave. RMC-60		

SHEET NOTES

- [illegible]



2nd FLOOR PLAN
SCALE 1/8" = 1'-0"

1003

- 1. VERTICAL SEPARATION IS PROVIDED BY MEANS OF ACCESSIBLE ELEVATOR
- 2. REFER TO A-HW FOR LOCATION + EXTENT OF CIRCUMFERENTIAL TRANSLUCENT GLAZING

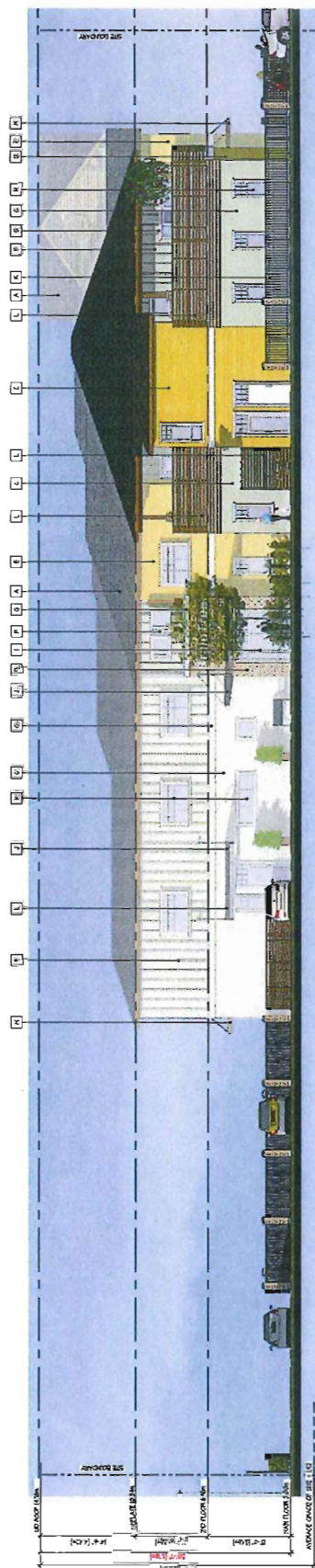
AREAS		1990		1991		1992	
GLENDALE FACILITY	PAVING WORK	1000'	133,000'	1700'	21,000'	2700'	34,000'
	SEWER FLOOR	35130'	1,460,000'	23130'	2,000,000'	21930'	2,000,000'
	TOTAL	36130'	1,593,000'	40130'	2,021,000'	48930'	3,340,000'
CENTRAL FACILITY	PAVING WORK	1700'	21,000'	2700'	34,000'	3400'	42,000'
	SEWER FLOOR	23130'	2,000,000'	21930'	2,000,000'	21930'	2,000,000'
	TOTAL	24830'	2,021,000'	24630'	2,034,000'	25330'	2,042,000'

[illegible]

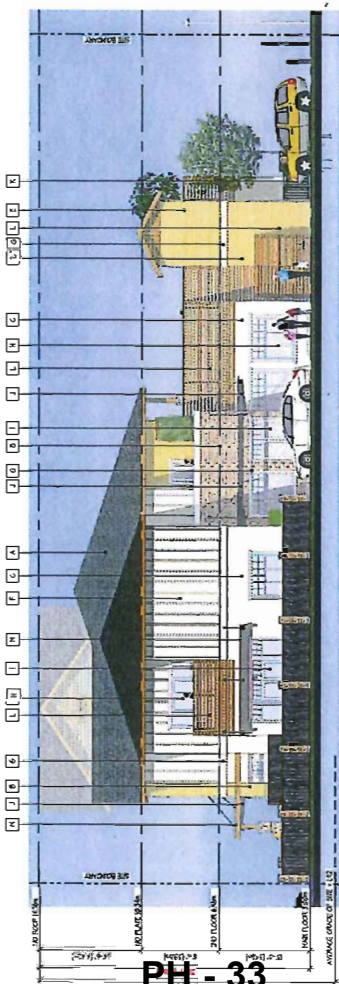
J.M. Architecturo Inc.
architecture
interior design
drawing

[illegible]

DO NOT SCALE DRAWING



NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION - CHILD CARE CENTRE



BUILDING MATERIALS				FINISH		MATERIAL / COLOUR SECTION		SUPPLIER	
1	PAVING STONES	DECKING	WOOD	WHITE GUM	WALSH CO	70			
2	CLIPPING SHIR	PAVING	PAVING	MARBLE / LIME PASTE / WHITE	BLANDINO STONE				
3	SLAB			DECKING / PART 1 / 2229	PAVING				
4	INTERLOCKING STONE - RED / WHITE	NEUTRAL	WOOD	WHITE GUM	ANDERSON WOOD				
5	INTERLOCKING STONE - BROWN / WHITE	DECKING	WHITE / RED	WHITE GUM	ANDERSON WOOD				
6	PAVING STONE	PAVING	DECK / TYPING / COLOUR / WHITE	WHITE GUM	ANDERSON WOOD				
7	ALUMINUM / COLOURING	NEUTRAL	WHITE	WHITE GUM	ANDERSON WOOD				
8	INTERLOCKING STONE - WHITE / RED	DECKING	DECKING / PART 1 / 2229	WHITE GUM	ANDERSON WOOD				
9	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
10	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
11	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
12	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
13	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
14	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
15	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
16	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
17	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
18	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
19	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
20	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
21	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
22	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
23	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
24	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
25	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
26	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
27	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
28	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
29	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
30	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
31	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
32	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
33	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
34	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
35	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
36	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
37	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
38	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
39	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
40	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
41	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
42	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
43	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
44	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
45	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
46	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
47	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
48	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
49	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
50	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
51	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
52	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
53	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
54	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
55	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
56	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
57	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
58	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
59	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
60	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
61	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
62	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
63	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
64	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
65	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
66	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
67	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
68	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
69	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
70	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
71	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
72	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
73	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
74	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
75	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
76	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
77	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
78	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
79	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
80	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
81	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
82	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
83	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
84	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
85	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
86	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
87	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
88	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
89	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
90	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
91	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
92	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
93	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
94	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
95	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
96	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
97	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
98	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
99	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				
100	INTERLOCKING STONE - WHITE / RED	PAVING	WHITE GUM	WHITE GUM	ANDERSON WOOD				

[illegible]

START DATE:	06/1/2005
PROJECT No:	10000000
It	A*
DI	J41
SCALE	A3 50:1
Author: Ved	



Index Name
BRAINTREE E.L.C.
1019 GRANVILLE AVENUE

Mr. A. M. Williams
Box A - Liberty Center, Ia.
Bag Creek Road, Kalamazoo

ELEVATIONS



RZ 14-671974

Attachment 3

Address: 10019 Granville Avenue

Applicant: JM Architecture Inc.

Planning Area(s): East Richmond McLennan Sub Area

	Existing	Proposed
Owner:	Haraka Enterprises Inc	No Change
Site Size (m²):	2,448 m ² (26,350 ft ²)	No Change
Land Uses:	Vacant	88 Space Child Care Facility + Residential Security/Operator Unit
OCP Designation:	Agriculture	No Change
Area Plan Designation:	Agriculture, Institutional and Public	No Change
Zoning:	Congregate Housing and Child Care (ZR8)	Text amendment to ZR8 to delete congregate housing and increase the maximum number of children from 37 to 88 in a licensed child care facility
Other Designations:	The subject site is contained in the ALR.	The subject site is exempt from ALR provisions but will remain in the ALR.

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.5 FAR	0.47 FAR	none permitted
Lot Coverage – Building:	Max. 40%	28.7 %	none
Setback – Public Road (m):	Min. 3 m	Min. 4 m (Granville Ave) Min. 5 m (No.4 Rd)	none
Setback – North (m):	Min. 5 m Min. 0.9 m to garbage and recycling enclosure	Min. 5.7 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Setback – East (m):	Min. 9 m Min. 0.9 m to garbage and recycling enclosure	Min. 21.2 m (to building) Min. 0.9 m to garbage and recycling enclosure	none
Height (m):	Max. 12.5 m	Max. 12.5 m	none
Off-street Parking Spaces – Total:	24	24	none
Loading Spaces:	1	1	none



City of Richmond

Minutes

AGRICULTURAL ADVISORY COMMITTEE (AAC)

Held Thursday, November 20, 2014 (7:00 pm)

Anderson Room
Richmond City Hall

In Attendance:

Todd May(Chair); Bill Zylmans; Doug Wright; Steve Easterbrook; Amil Alidina; Scott May; Janet Langelaan; Dieter Geesing; Councillor Harold Steves; Kevin Eng (Policy Planning); Minhee Park (Policy Planning)

Regrets:

Colin Dring; Kyle May; Tony Pellett (Agricultural Land Commission); Orlando Schmidt (Ministry of Agriculture)

Guests:

Amin Alidina; Tom Land; Kirk Miller

1. Adoption of the Agenda

It was agreed to consider item 3 prior to item 2.

The November 2014 AAC Agenda was adopted as amended.

2. Development Proposal – Rezoning Application 10019 Granville Avenue

Amil Alidina self-declared and recused himself from the discussion.

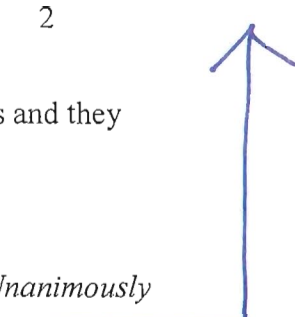
Staff (Minhee Park) provided an overview of the rezoning application to develop an 88 space child care facility and the owner's residence at the corner of No.4 Road and Granville Avenue. Staff noted the site was not subject to the ALC requirements as the site was by separate certificate of title on December 21, 1972 and less than 2 acres in area. Also, it was noted that the site had been previously zoned to allow for local commercial uses and had been rezoned in 2012 to allow for 10-bed congregate housing and a 37 space child care facility with the director's residence. The current proposal is to amend the previously approved proposal by removing the congregate housing component and increasing the number of children from 37 to 88.

Committee members asked what the definition of congregate housing was and staff (Kevin Eng) provided further information on the use included in the previous proposal. Clarification was requested regarding the ALC exemption criteria and staff provided further details of the provision in the ALC Act.

Committee members noted that there would be no impact on the agricultural lands and they have no concerns regarding the proposal.

That the rezoning application for 10019 Granville Avenue be supported.

Carried Unanimously



3. Development Proposal – ALR Non-Farm Use land bounded by Blundell, Savage, Granville and No.7 (Ecowaste Industries)

Tom Land from Ecowaste Industries Ltd. provided a PowerPoint presentation that included background information about the company, information on three other ALR properties owned by the company and a brief overview of the two non-farm use applications before the AAC. The applications are: 1) to extend the time period (20 years) for the existing landfill operation and increase the elevation of the fill to 18 m and 2) to locate soil processing activities related to the land fill operation on the site. Mr. Land noted that the AAC previously reviewed both applications and recommended that they proceed to Council. However, after further review by staff and the proponent, it was identified that the proposal also involved a request to increase the ultimate elevation of the landfill site from 8m (previously approved by the Agricultural Land Commission) to 18m and the proposal with updated information was being forwarded to the AAC for review and comment.

Ecowaste has been operating under an operational certificate issued by the Ministry of Environment (MOE), which identifies in the approved design, operations and closure plan an 18 m elevation. The proponent worked on the assumption that the 18m elevation was also approved by the ALC, but it was never ratified by the ALC. The originally approved elevation by the ALC in 1993 was 8 m. The proponent noted that the current elevation of the site varies but the highest point was already approximately 16m and the discrepancy was due to administrative oversight. The 18 m elevation is what is required based on the current design, operation and closure plan. The proponent indicated that the increased elevation would not have any impact on the ALC requirement to remediate the site and agricultural capabilities.

AAC members had the following questions and comments:

- Committee members requested clarification on how the discrepancy was not identified for such a long time and why the ALC approval specified 8m instead of 18m.
- The proponent's consultant clarified that the approval letter from the ALC did not specify the 8 m elevation but noted "as submitted" and the plans submitted to the ALC showed 8 m. The proponent noted that the existing elevation was already above the approved line (i.e., 8m).
- Committee members asked why filling was required. The proponent explained the filling was required because due to the proponents overall plans to fill the landfill in the ALR in accordance with the approved design, operations and closure plan and



City of
Richmond

Rezoning Considerations

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

Address: 10019 Granville Avenue

File No.: RZ 14-671974

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9209, the developer is required to complete the following:

1. Processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
2. Discharge of the existing Sanitary Sewer Covenant (No. CA2713857) that is registered on title.
3. Registration of a replacement Sanitary Sewer Covenant identifying:
 - a) That the subject site is outside a City sanitary sewer area boundary and that no connection to a City sanitary sewer system is permitted; and
 - b) That the on-site sewage system is required to be regularly maintained by the owner of the site to ensure that the system operates as designed based on the recommendations of the consulting engineer.
4. Confirmation of final approval of the on-site sewerage design application for the proposed 88 space child care facility and residential security/operator's unit by Vancouver Coastal Health.
5. Completion and approval of a Servicing Agreement* for the design and construction of public road frontage works and any necessary upgrades as a result of the required road widening. Works include, but may not be limited to the following:

No.4 Road Frontage Improvements:

- a) New 1.5 m concrete sidewalk at the property line.
- b) Remaining space between existing curb and gutter and new sidewalk to be treed/grassed boulevard.

Granville Avenue Frontage Improvements:

- a) Maintain the existing centre line.
- b) Widening on the north side of Granville Avenue to provide a total driving surface of (minimum) 7.6m wide for westbound traffic (3.3m for left-turn lane and 4.3m for shared through/right-turn lane for a distance of approximately 30m).
- c) New 0.15m wide curb and gutter.
- d) New 1.5m sidewalk at the property line with remaining space to the curb and gutter be treed/grassed boulevard.

No.4 Road and Granville Avenue Intersection:

- a) Upgrade the existing traffic signal at the No. 4 Road / Granville Avenue intersection to accommodate the road widening noted above to include, but not limited to: upgrade and/or replace signal pole, controller, base and hardware, pole base, detection, conduits (electrical & communications), signal indications, communications cable, electrical wiring, service conductors, as necessary.

Waterworks:

- a) Using the OCP Model, there is 526.4 L/s of water available at a 20 psi residual at the No.4 Rd frontage and 305.3 L/s at Granville Ave frontage. Based on the proposed development, the site requires a minimum fire flow of 250.0 L/s. Submission of fire flow calculations signed and sealed by a professional engineer based on the Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) is required to confirm that there is adequate available flow for onsite fire protection.
- b) At Developers cost, the City is to:
 - Cut and cap the existing water service connection on No. 4 Road.
 - Install a new 25mm diameter water connection complete with meter and meter box along the No.4 Road frontage.

Storm Sewer Work:

- a) At Developers cost, the City is to:
 - Cut and cap the existing storm service connection at the properties northwest corner (the existing IC and service connection to property 6700 No. 4 Road shall remain).
 - Cut and cap the existing storm service connections located approx. 20m and 40m west of the east PL. along the Granville Ave frontage and remove the existing IC's and connections.
 - Upgrade the existing storm service connection and IC at the properties southeast corner to meet City's engineering standards.

Sanitary Sewer Works:

- a) No connection to the City's sanitary sewer system is permitted to properties within the Agricultural Land Reserve. An On-site Sanitary Disposal System is required as per City of Richmond Policy 7401.
- b) An On-site Sanitary Disposal System is required to be designed by a Professional Engineer.

Frontage Improvements:

- a) Developer to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground the service lines.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- b) Upgrades to the roadway lighting system will be required and shall be based on City of Richmond design standards.

General Items:

- a) 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.
- b) A sediment and control plan is required.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

* This requires a separate application.

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9209 (RZ14-671974)
10019 Granville Avenue**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - 1) deleting the title of Section 21.8 “Congregate Housing and Child Care (ZR8) – McLennan” and replacing it with “Child Care (ZR8) – McLennan”;
 - 2) deleting Section 21.8.1 and substituting the following:

“21.8.1 **Purpose**

The zone provides for **child care** with an accessory **residential security/operator unit**.”
 - 3) deleting “**congregate housing**” from Section 21.8.2 Permitted Uses;
 - 4) deleting Section 21.8.4.1 and substituting the following:

“1. The maximum **floor area ratio** is 0.50.”
 - 5) deleting Sections 21.8.6.2 and 21.8.6.3 and substituting the following:

“2. The minimum **setback** to the north **property line** is 5 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.

3. The minimum **setback** to the east **property line** is 21 m, except that the minimum **setback** for a garbage and recycling enclosure is 0.9 m.”
 - 6) deleting Sections 21.8.11.1 to 21.8.11.3 and substituting the following:

“1. **Child care** is limited to a maximum of 88 children.

2. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0, apply.”

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9209"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

FEB 23 2015

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER