



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

Monday, March 17, 2014 – 7 p.m.

Council Chambers, 1st Floor

Richmond City Hall

6911 No. 3 Road

Richmond, BC V6Y 2C1

OPENING STATEMENT

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1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9097**

(File Ref. No. 12-8060-20-009097; RZ 13-647579) (REDMS No. 4132703)

PH-5

[See Page PH-5 for full report](#)

Location: 11900/11902 Kingfisher Drive

Applicant: Chris & Mike Stylianou

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

First Reading: February 24, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) [Evelyn White](#), 11771 Kingfisher Drive
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9097.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9098**
(File Ref. No. 12-8060-20-009098; RZ 13-647357) (REDMS No. 4131580)

PH-26

[See Page PH-26 for full report](#)

Location: 5111 Williams Road
Applicant: Liang (Lance) Hui
Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/C)”, to permit the property to be subdivided to create two (2) lots.

First Reading: February 11, 2014

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 9098.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9108**
(File Ref. No. 23-8060-20-009108; RZ 13-641596) (REDMS No. 4143650)

PH-40

[See Page PH-40 for full report](#)

Location: 4160 Garry Street
Applicant: Penta Homes (Princess Lane) Ltd.
Purpose: (1) To amend the “Town Housing (ZT35) – Garry Street (Steveston)” zone to:
(a) revise the required minimum lot area to 1,015 m²;
(b) introduce a minimum setback of 3.0 m to Yoshida Court;
(c) introduce a minimum interior side yard setback of 2.0 m on the subject site only; and

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- (2) To rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) – Garry Street (Steveston)”, to permit a development containing five (5) town houses, with vehicle access to Yoshida Court.

First Reading: February 24, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) **Wing Kan Leung**, 4051 Garry Street
 - (b) **Linda Gray**, 4080 Garry Street
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108.



4. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 9110 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9109**

(File Ref. No. 12-8060-20-009109/009110; RZ 13-639815) (REDMS No. 4140483)

PH-71

[See Page PH-71 for full report](#)

Location: 11320 Horseshoe Way

Applicant: 1348 Productions Incorporated

Purpose of Official Community Plan Bylaw 9000, Amendment Bylaw 9110:

To incorporate policies within Richmond’s Official Community Plan to manage Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City.

Purpose of Richmond Zoning Bylaw 8500, Amendment Bylaw 9109:

To create a new “Licensed Health Canada Pharmaceutical Production (ZI11)” zone and rezone the property at 11320 Horseshoe Way from “Industrial Business Park (IB1)” to “Licensed Health Canada Pharmaceutical Production (ZI11)”,

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to permit development of a medical marihuana production facility, licensed by Health Canada under the *Marihuana for Medical Purposes Regulations*.

First Reading: February 24, 2014

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Fred Wallace, 11171 Horseshoe Way
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Official Community Plan Bylaw 9000, Amendment Bylaw 9110.

2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9109.

ADJOURNMENT



**City of
Richmond**

**Report to Committee
Fast Track Application**
Planning and Development Department

TO PLN - FEB 18, 2014

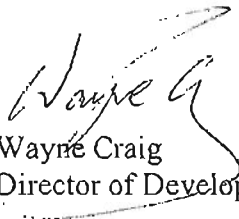
To: Planning Committee
From: Wayne Craig
Director of Development

Date: January 24, 2014
File: RZ 13-647579

Re: Application by Chris and Mike Stylianou for Rezoning at 11900 and
11902 Kingfisher Drive from Single Detached (RS1/E) to Single Detached (RS2/B)

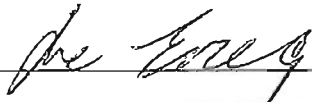
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, for the rezoning of 11900 and 11902 Kingfisher Drive from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.



Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details	
Applicant	Chris & Mike Stylianou	
Location	11900/11902 Kingfisher Drive (Attachment 1)	
Development Application Data Sheet	See Attachment 2	
Zoning	Existing: "Single Detached (RS1/E)"	
	Proposed: "Single Detached (RS2/B)"	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Steveston Area Plan Designation	Single-Family	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to build a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on Title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North:	Two (2) dwellings on large-sized lots zoned "Single Detached (RS1/E)", directly across Kingfisher Drive.
	South:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)" and a duplex on a large-sized lot zoned "Two-Unit Dwellings (RD1)", directly across Merganser Drive to the south.
	East:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)", fronting Kingfisher Drive.
	West:	One (1) dwelling on a large-sized lot zoned "Single Detached (RS1/E)" and a duplex on a large-sized lot zoned "Two-Unit Dwellings (RD1)", directly across Merganser Drive to the west.
Rezoning Considerations	See Attachment 3	

Staff Comments

Background

The proposed rezoning would enable a subdivision to create two (2) smaller lots from an existing large lot at the south-east corner of Kingfisher Drive and Merganser Drive. Each new lot would be a minimum of 12 m wide, and between 417 m² and 510 m² in area. A survey plan of the proposed subdivision is provided in **Attachment 4**. The proposed site plan for the dwellings on the proposed lots is provided in **Attachment 5**.

The subject site contains an existing non-conforming duplex which was constructed in the mid 1970's, and is located in an established residential neighbourhood that has seen limited redevelopment through rezoning and subdivision in recent years. This rezoning application is consistent with the Zoning amendment provisions of Richmond Zoning Bylaw 8500 as it relates to a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than two (2) lots. This rezoning application is also consistent with a similar rezoning application on Merganser Drive, which was approved by Council in 2009. Potential exists for other large-sized lots in the area that contain a duplex to redevelop in a similar manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations on tree retention and removal relative to the proposed development. The Tree Survey identifies one (1) bylaw-sized Falsecypress tree on-site, four (4) bylaw-sized Cedar trees and one (1) bylaw-sized Fir tree on City-owned property in the boulevard next to the site, and two (2) bylaw-sized Birch trees on the neighbouring lot to the east at 5280 Merganser Drive. The proposed Tree Retention & Removal Plan is shown in **Attachment 6**.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site visual tree assessment, and concurs with the recommendations to:

- Remove the bylaw-sized Falsecypress tree (Tree # 6) from the site due to poor condition and structure (i.e. co-dominant stems, unbalanced canopy, visibly sparse); and
- Protect the off-site Birch trees (Trees # 7 & 8) on the neighbouring lot to the west at 5280 Merganser Drive in accordance with the City's Tree Protection Information Bulletin TREE-03.

Consistent with the 2:1 replacement ratio in the Official Community Plan (OCP), the applicant has agreed to plant and maintain two (2) replacement trees on each of the proposed lots (6 cm deciduous calliper or 3.5 m high conifer).

To ensure that the replacement trees are planted and that the yards of these proposed corner lots are enhanced, the applicant must submit the following prior to rezoning:

- A Landscape Plan and cost estimate, prepared by a registered Landscape Architect, for the front and exterior side yards of the proposed lots (i.e. the yards that front onto Kingfisher Drive and Merganser Drive), to the satisfaction of the Director of Development; and
- A Landscaping Security in the amount of 100% of the cost estimate (including fencing, paving, replacement tree and installation costs).

The Landscape Plan must address the following items:

- Include the dimensions of tree protection fencing in accordance with the City's Tree Protection Information Bulletin TREE-03;
- Include the two (2) required replacement trees (6 cm deciduous calliper or 3.5 m high conifer)
- Include a mix of coniferous and deciduous replacement trees; and

- The grade between the City's sidewalk and the landscaping along property lines should be the same;
- All front and exterior side yards along Kingfisher Drive and Merganser Drive must be planted with a combination of lawn, flower beds, flowering shrubs, and ground cover to provide seasonal interest and water permeability;
- If individual shrubs are planted in the front and exterior side yards, they must be of a low height that will not exceed 1.2 m at maturity, and must be located behind any fencing that is proposed;
- Continuous hedges are not permitted in the front and exterior side yards.
- If any fencing is proposed along the front and exterior side yards:
 - it must be setback from the property line and is limited to a maximum height of 1.2 m and must be picket, wicket, or post-rail rather than solid panel;
 - it must incorporate flower beds, flowering shrubs and other low-lying landscaping to provide improved articulation.

The City's Parks department staff has reviewed the Arborist's Report and has conducted a site inspection. Parks has provided the following comments on retention and removal of trees on City-owned property in the boulevard next to the subject site:

- Retain the bylaw-sized Fir tree (Tree # 1) on City-owned property in front of the neighbouring lot to the east (11880 Kingfisher Drive), due to its fair condition and its limited potential impact from proposed development on-site. If the existing driveway on-site is to be removed and replaced with a new driveway, excavation must be done by hand to minimize damage to the root system, and the new driveway on-site must be shifted as far west as possible. Tree protection fencing must be installed at a minimum of 3 m from the main trunk and maintained during construction;
- Remove two (2) bylaw-sized Cedar trees (Trees # 2 and 3) on City-owned property to the north of the subject site due to poor structure and condition from previous topping and limb failure.
- Remove the two (2) bylaw-sized Cedar trees (Trees #4, and 5) on City-owned property to the west of the subject site due to poor condition and structure from previous topping, and due to construction impacts resulting from required site servicing along the Merganser Drive frontage to the west (i.e. storm and water service connections).
- Remove the Cedar hedge that straddles a portion of the west property line of the subject property along Merganser Drive to facilitate proposed development on-site.

The applicant is required to contact the Parks Department four days prior to future removal of Trees # 2, 3, 4, and 5 at future development stage to provide adequate time for staff to post tree removal signage.

The applicant is required to submit a security in the amount of \$1,300 to ensure the survival of the Fir tree on City-owned property in front of 11880 Kingfisher Drive (Tree # 1). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the tree has survived.

To compensate for removal of the four (4) bylaw-sized Cedar trees from City-owned property (Trees # 2, 3, 4, 5), the applicant is required to submit a contribution in the amount of \$3,900 to the City's Tree Compensation Fund to enable the Parks Department to plant new trees along this frontage, space permitting, or elsewhere in the City.

To ensure that the trees identified for retention are protected (i.e., the Fir tree on City-owned property in front of 11880 Kingfisher Drive [Tree # 1], and the off-site Birch trees [Trees # 7 and 8]), the applicant is required to:

- a. Submit a contract with a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones. The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction, e.g., at demolition, excavation, perimeter drainage, driveway installation stage etc.).
 - Supervision of required sanitary sewer service connection works.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- b. Tree protection fencing to City standard around retained trees in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Preliminary Architectural Elevation Plans

To illustrate how the future corner lot interfaces will be treated, the applicant has submitted preliminary architectural plans of the proposed building elevations (**Attachment 7**). Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the building design is generally consistent with the attached building design. Future Building Permit plans must comply with all City regulations and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for building design.

Site Servicing & Vehicle Access

There are no servicing concerns with the proposed rezoning.

Vehicle access to the proposed north lot is to be from Kingfisher Drive. Vehicle access to the proposed south lot is to be from Merganser Drive to the south.

Subdivision and Building Permit Stage

At future Subdivision stage, the applicant will be required to pay servicing costs and register utility Rights-of-Way on Title to service the proposed lots (as described below).

At future Building Permit stage, the applicant will be required to complete the following service connection works:

Storm Sewer Works

- Cap and abandon the existing storm service connection on Merganser Drive.
- Provide a new dual storm service connection complete with inspection chamber in a 1.5 m x 1.5 m utility Right-of-Way (ROW) from the existing 300 mm diameter storm sewer at Merganser Drive.

Water Works

- Disconnect the existing water service connection at Kingfisher Drive and cap the connection at the main.
- Provide two (2) new water service connections complete with individual water meters in accordance with Waterworks and Water Rates Bylaw No. 5637 from the existing 150 mm diameter watermain at Merganser Drive, with a 1.5 m x 1.5 m utility Right-of-Way (ROW) for each meter.
- A portion of the existing 150 mm watermain may need to be replaced due to its crossing with the new storm service connection. If required, replacement works are to be done by City crews at the applicant's cost through a receivable.

Sanitary Sewer Works

- The two (2) proposed lots will be serviced:
 - From Merganser Drive to the west, through a Type 2 inspection chamber in a 1.5 m wide x 6 m long utility Right-of-Way (ROW) located near or at the common property line.
 - From the Type 2 inspection chamber, the applicant will be required to provide a 150 mm sanitary lead approximately 18.0 m in length going south to a Type 3 inspection chamber. The sanitary lead shall be installed at an offset of 3.0 m from the west property line to attain the required horizontal clearance and minimize impact to the existing 150 mm watermain located along the west property line. A 6.0 m utility Right-of-Way (ROW) is required along the entire west property line of the proposed south lot;
 - From the Type 3 inspection chamber, the applicant will be required to provide a 150 mm sanitary lead approximately 23.0 m in length going east and to tie-in to existing sanitary manhole located at the south-east corner of the proposed south lot (SMH4177). The sanitary lead shall be installed at a 1.5 m offset from the south property line. A 3.0 m wide utility Right-of-Way (ROW) is required at the entire south property line of the proposed south lot.

Conclusion

This rezoning application to permit subdivision of a large lot containing a duplex into two (2) medium-sized lots zoned "Single Detached (RS2/B)" complies with applicable policies and land use designations contained within the OCP and the Area Plan. The application is consistent with the amendment provisions of Richmond Zoning Bylaw 8500 as it relates to a rezoning application on a site containing a duplex and that is intended to be subdivided into no more than

two (2) lots. Each lot proposed would be a minimum of 12 m wide, and between 417 m² and 510 m² in area.

The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw, Amendment Bylaw 9097 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

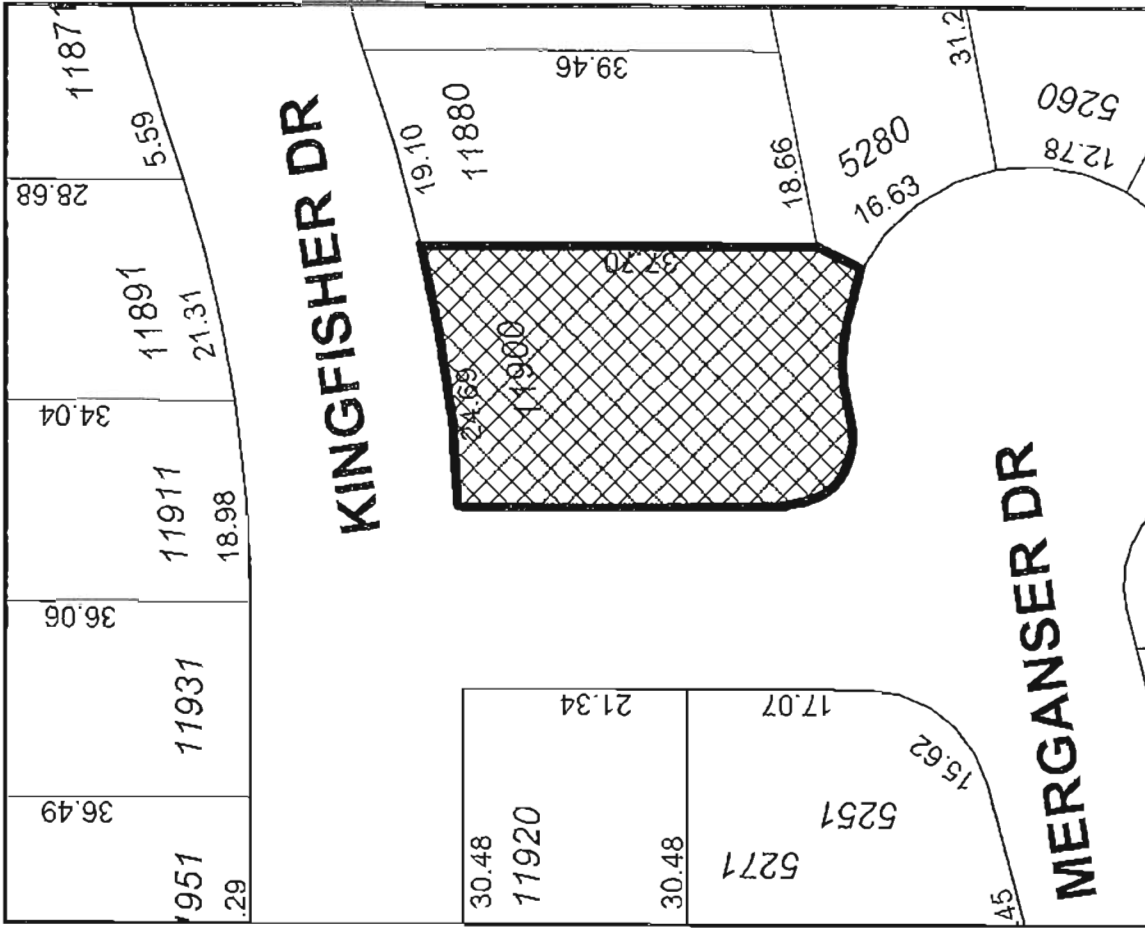
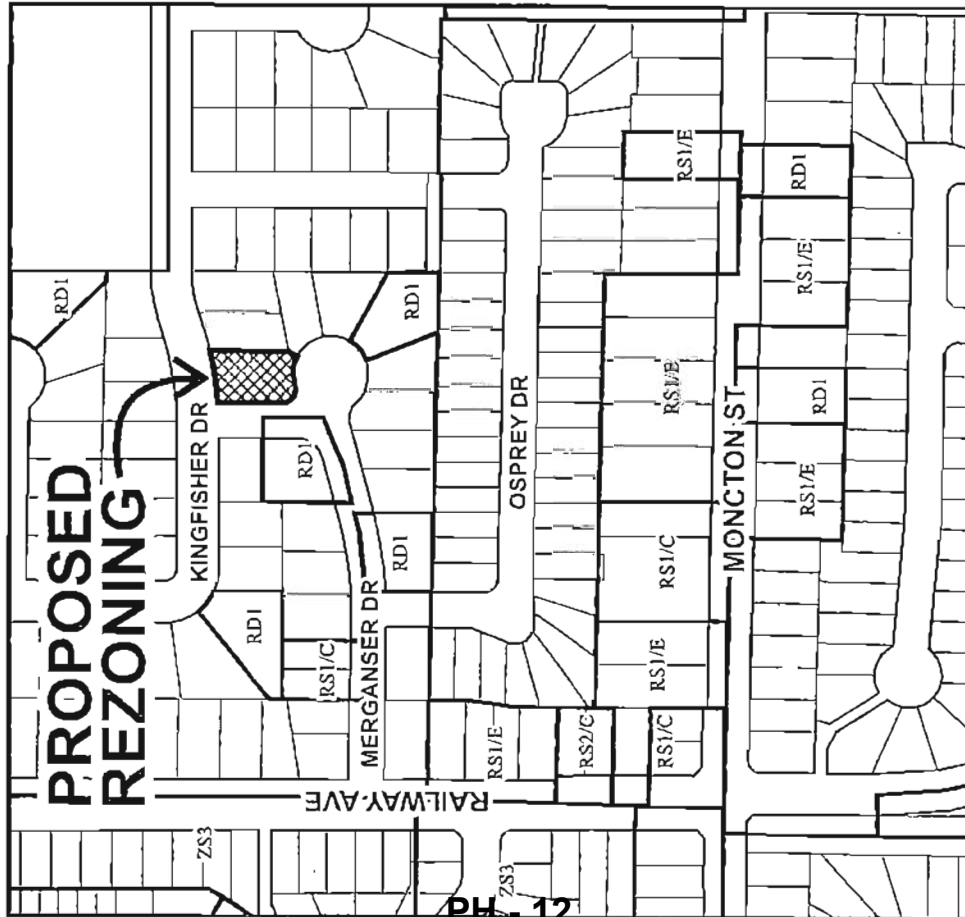
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Rezoning Considerations
- Attachment 4: Survey Plan of Proposed Subdivision
- Attachment 5: Proposed Site Plan
- Attachment 6 Tree Retention & Removal Plan
- Attachment 7: Preliminary Building Elevation Plans



PROPOSED REZONING



Original Date: 10/15/13

Revision Date:

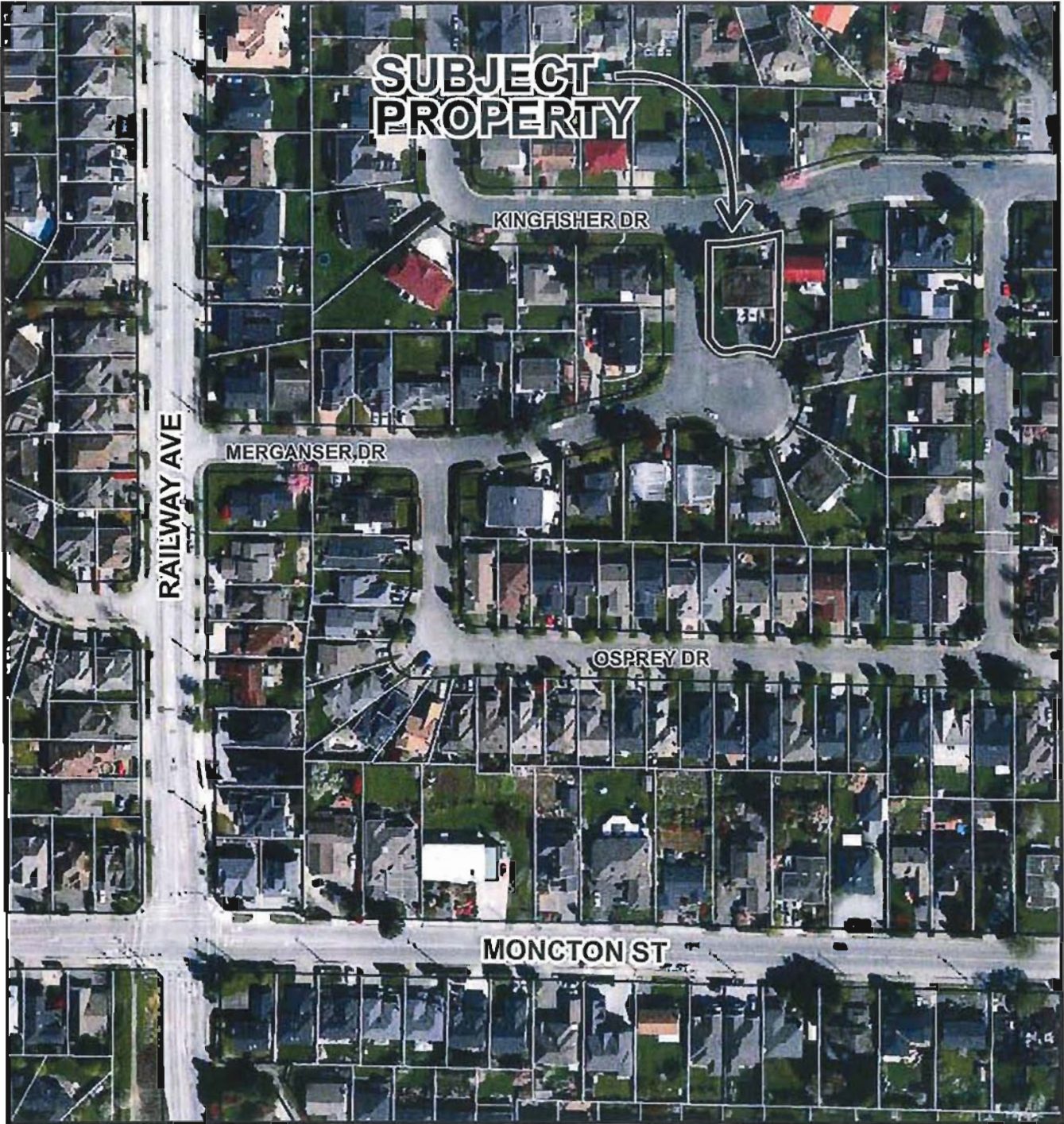
Note: Dimensions are in METRES

RZ 13-647579





City of
Richmond



RZ 13-647579

Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-647579

Attachment 2

Address: 11900/11902 Kingfisher Drive

Applicant: Chris & Mike Stylianou

Date Received: October 9, 2013 Fast Track Compliance: January 15, 2013

	Existing	Proposed
Owner	Andreas Stylianou (deceased) Irene Stylianou	To be determined
Site Size (m²)	927.4 m ² (9,982 ft ²)	Proposed north lot – 417.3 m ² (4,491 ft ²) Proposed south lot – 510.1 (5,490 ft ²)
Land Uses	One (1) duplex	Two (2) single detached dwellings
Zoning	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building	Max. 45%	Max. 45%	none
Lot Coverage – Building, structures, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 25%	Min. 25%	none
Setback – Front Yard (m)	Min. 6 m	Min. 6 m	none
Setback – Interior Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Setback – Exterior Side Yard (Kingfisher Drive)	Min. 6 m or Min. 3 m for corner lots	6 m	none
Setback – Exterior Side Yard (Merganser Drive to the south)	Min. 6 m or Min. 3 m for corner lots	6 m	none
Setback – Rear Yard (m)	Where the exterior side yard is 6 m, a min. 1.2 rear yard is permitted	1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Min. Lot Size	Min. 360 m ²	Proposed north lot - 417.3 m ² Proposed south lot - 510.1 m ²	none
Lot Width	Min. 14 m for corner lots	Approximately 15 m	none

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



**City of
Richmond**

Rezoning Considerations

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

Address: 11900/11902 Kingfisher Drive

File No.: RZ 13-647579

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9097, the applicant is required to complete the following:

1. Submission of a Landscape Plan for the front yards and exterior side yards of the proposed lots, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, replacement tree, and installation costs). The following items must be addressed in the Landscape Plan:
 - Include the dimensions of tree protection fencing in accordance with the City's Tree Protection Information Bulletin TREE-03;
 - Include the two (2) required replacement trees (6 cm deciduous calliper or 3.5 h high conifer)
 - Include a mix of coniferous and deciduous replacement trees;
 - The grade between the City's sidewalk and the landscaping along property lines should be the same;
 - All front and exterior side yards along Kingfisher Drive and Merganser Drive must be planted with a combination of lawn, flower beds, flowering shrubs, and ground cover to provide seasonal interest and water permeability;
 - If individual shrubs are planted in the front and exterior side yards, they must be of a low height that will not exceed 1.2 m at maturity, and must be located behind any fencing that is proposed;
 - Continuous hedges are not permitted in the front and exterior side yards.
 - If any fencing is proposed along the front and exterior side yards:
 - it must be setback from the property line and is limited to a maximum height of 1.2 m and must be picket, wicket, or post-rail rather than solid panel;
 - it must incorporate flower beds, flowering shrubs and other low-lying landscaping to provide improved articulation.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones of the Fir tree (Tree # 1) on City-owned property in front of the neighbouring lot to the east (11880 Kingfisher Drive), and the off-site Birch trees (Trees # 7 and 8) on the neighbouring lot to the east (5280 Merganser Drive). The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction, e.g. at demolition, excavation, perimeter drainage, driveway installation stage etc);
 - Supervision of required sanitary service connection works; and
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.

3. Submission of a security in the amount of \$1,300 to ensure the survival of the Fir tree on City-owned property in front of 11880 Kingfisher Drive (Tree # 1). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.
4. Submission of a contribution in the amount of \$3,900 to the City's Tree Compensation Fund to enable the Parks department to plant new trees along this frontage, space permitting, upon project completion, or elsewhere in the City.
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 within the principal dwelling 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. \$5,368) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.
7. Registration of a legal agreement on title to ensure that the building design at future development stage is generally consistent with the preliminary architectural plans of the proposed building elevations included as Attachment 7 to this report.

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

- Tree protection fencing must be installed to City standard around Trees # 1, 7, 8 in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At City Tree Removal* stage, the applicant is required to:

- Contact the Parks department 4 days prior to removal of Trees # 2, 3, 4, and 5 to enable tree removal signage to be posted.

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

- Payment of servicing costs and registration of utility Rights-of-Way on title to service the proposed lots as follows:

Storm Sewer Works

- The applicant is required to cap and abandon the existing storm connection on Merganser Drive.
- The applicant is required to provide a new dual storm service connection complete with inspection chamber in a 1.5 m X 1.5 m utility Right of Way from the existing 300 mm diameter storm sewer at Merganser Drive.

Water Works

- The applicant is required to provide two new water service connections complete with individual water meters in accordance with Waterworks and Water Rates Bylaw No. 5637 from the existing 150 mm diameter AC watermain at Merganser Drive frontage with a 1.5 m X 1.5 m utility Right-of-Way for each meter.

- The applicant is required to disconnect the existing water service at Kingfisher Drive and cap the connection at the main.
- A portion of the existing 150 mm AC watermain may need to be replaced due to its crossing with the new storm service connection. If required, replacement works to be done by City crews at developer's cost through a receivable.

Sanitary Sewer Works

- The two (2) proposed lots will be serviced at Merganser Drive frontage through a Type 2 inspection chamber in a 1.5 m wide x 6.0 m long utility Right-of-Way located near or at the common property line.
- From the Type 2 inspection chamber, provide a 150 mm sanitary lead approximately 18.0 m in length going south to a Type 3 inspection chamber. The sanitary lead shall be installed at an offset of 3.0 m from the west property line to attain required horizontal clearance and minimize impact to the existing 150 mm AC watermain located along the west property line. A 6.0 m utility Right-of-Way is required along the entire west property line of the proposed south lot.
- From the Type 3 inspection chamber, provide a 150 mm sanitary lead approximately 23.0 m in length going east and tie-in to the existing sanitary manhole located at the southeast corner of the proposed south lot (SMH4177). The sanitary lead shall be installed at a 1.5 m offset from the south property line. A 3.0 m wide utility Right-of-Way is required at the entire south property line of the proposed south lot.

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.

At Building Permit* stage, the following is required to be completed:

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

Note:

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

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

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

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

{signed original on file}

Signed

Date

SURVEY PLAN OF LOT 334 SECTION 1 BLOCK 3 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 44470

PARCEL IDENTIFIER (PID): 003-606-996

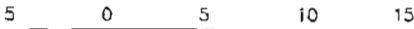
CIVIC ADDRESS

#11900 KINGFISHER DRIVE
RICHMOND, B.C.



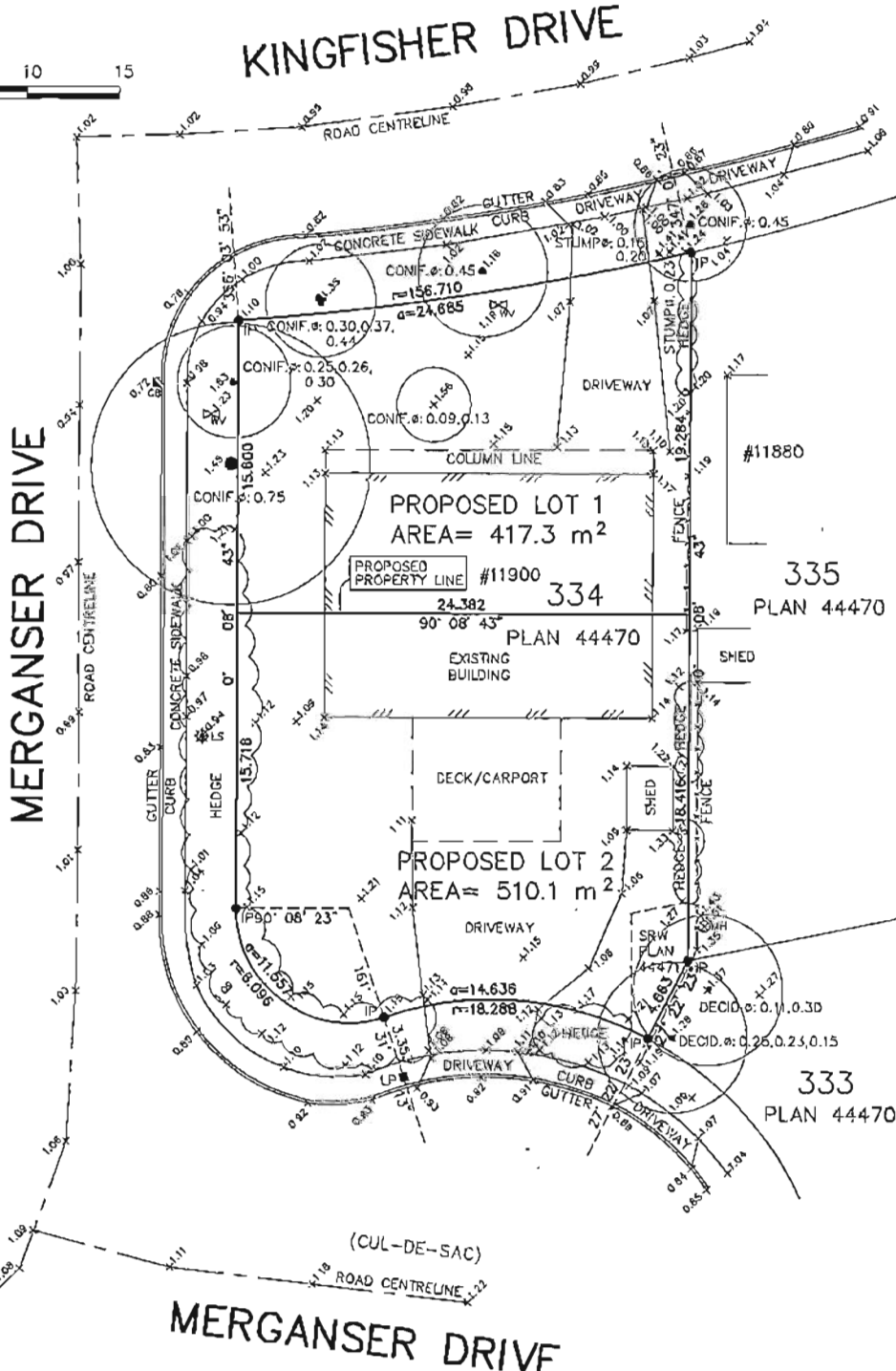
LEGEND

SCALE 1:250



ALL DISTANCES ARE IN METRES.

- x 1.03 INDICATES SPOT ELEVATION
- CB INDICATES CATCH BASIN
- LS INDICATES LAMP STANDARD
- MH INDICATES MANHOLE
- WV INDICATES WATER VALVE
- IP INDICATES IRON POST
- LP INDICATES LEAD PLUG



ZONING:
CURRENT: R1/E
PROPOSED: R1/B

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
CADFILE: 16933-002-TPG-001.DWG

NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION OF 1.044 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE RECORDS AND ARE SUBJECT TO REVISION FOLLOWING COMPLETION OF LEGAL PH-19.
- ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.

St. Andrew
B.C.L.S.

DATE OF SURVEY: MAY 28, 2013
DATE OF PLOT: AUGUST 15, 2013

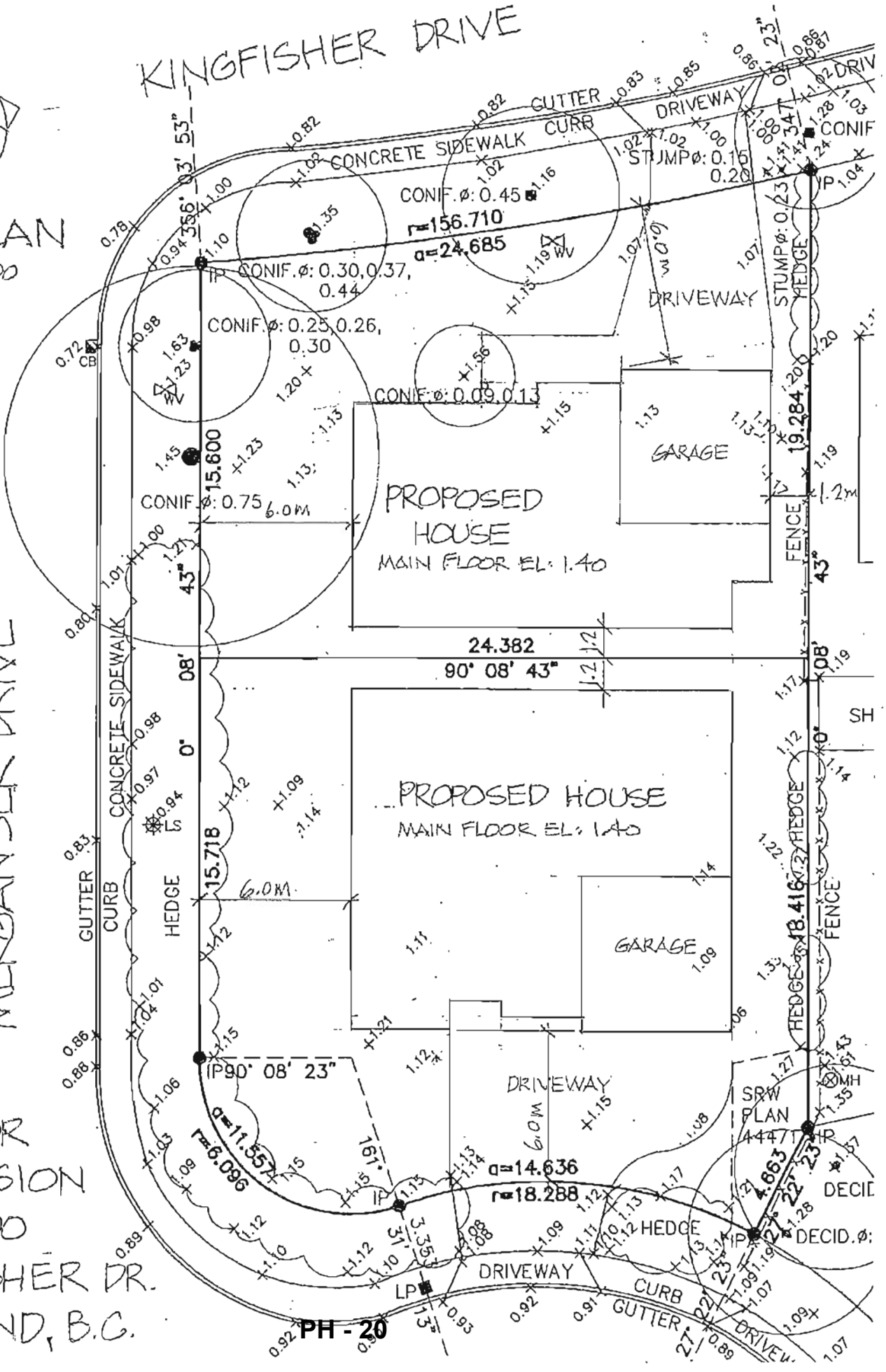


SITE PLAN
SCALE 1:200

KINGFISHER DRIVE

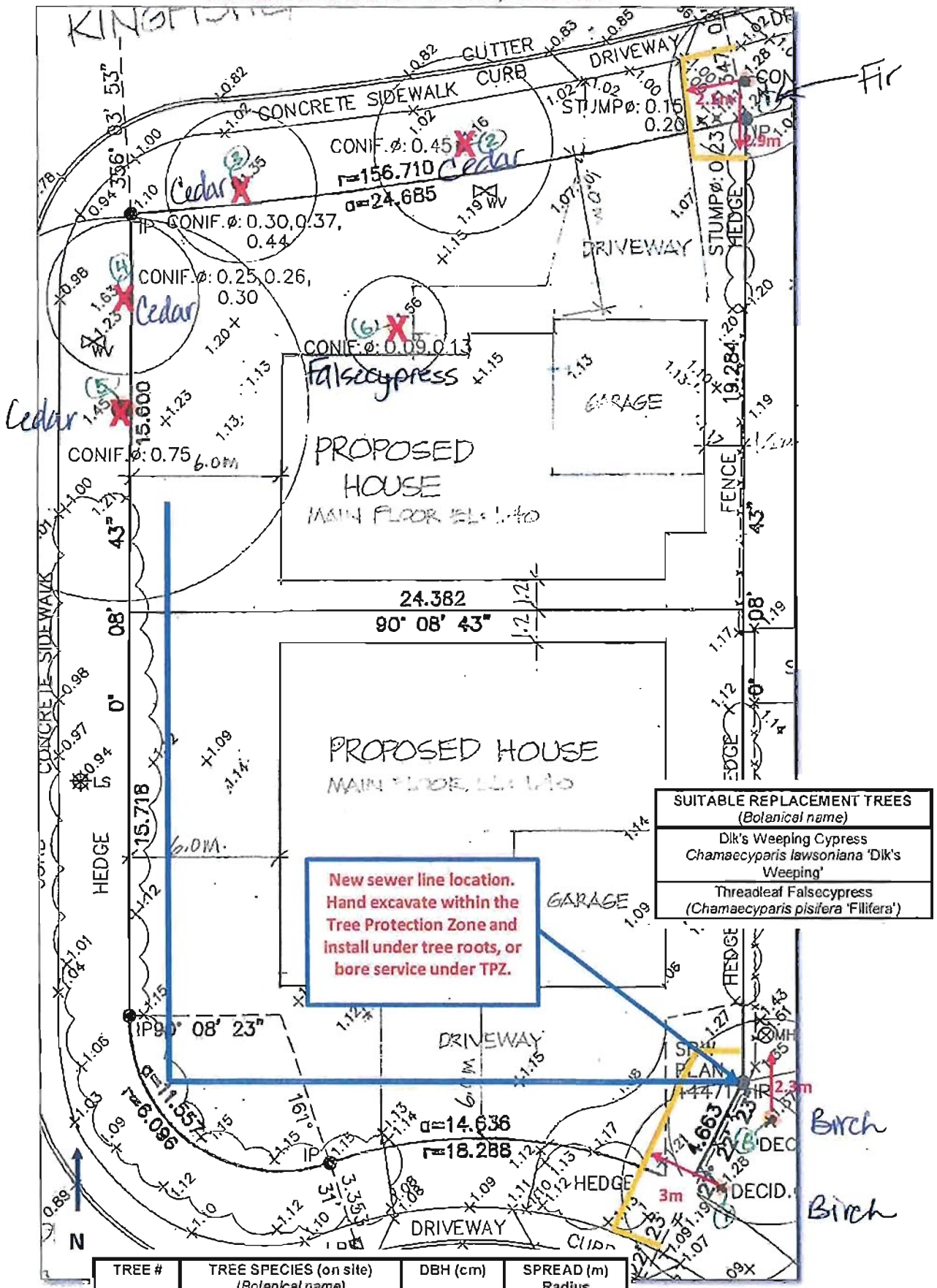
MERGANSER DRIVE

PLAN FOR
SUBDIVISION
AT #11900
KINGFISHER DR.
RICHMOND, B.C.



PH - 20

Tree Retention & Removal Plan, Scale 1:200



New sewer line location.
Hand excavate within the
Tree Protection Zone and
install under tree roots, or
bore service under TPZ.

SUITABLE REPLACEMENT TREES (Botanical name)
Dik's Weeping Cypress <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping'
Threadleaf Falsecypress (<i>Chamaecyparis pisifera</i> 'Filifera')

TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
6	Threadleaf Falsecypress (<i>Chamaecyparis pisifera</i> 'Filifera')	24	3.5

PH - 21

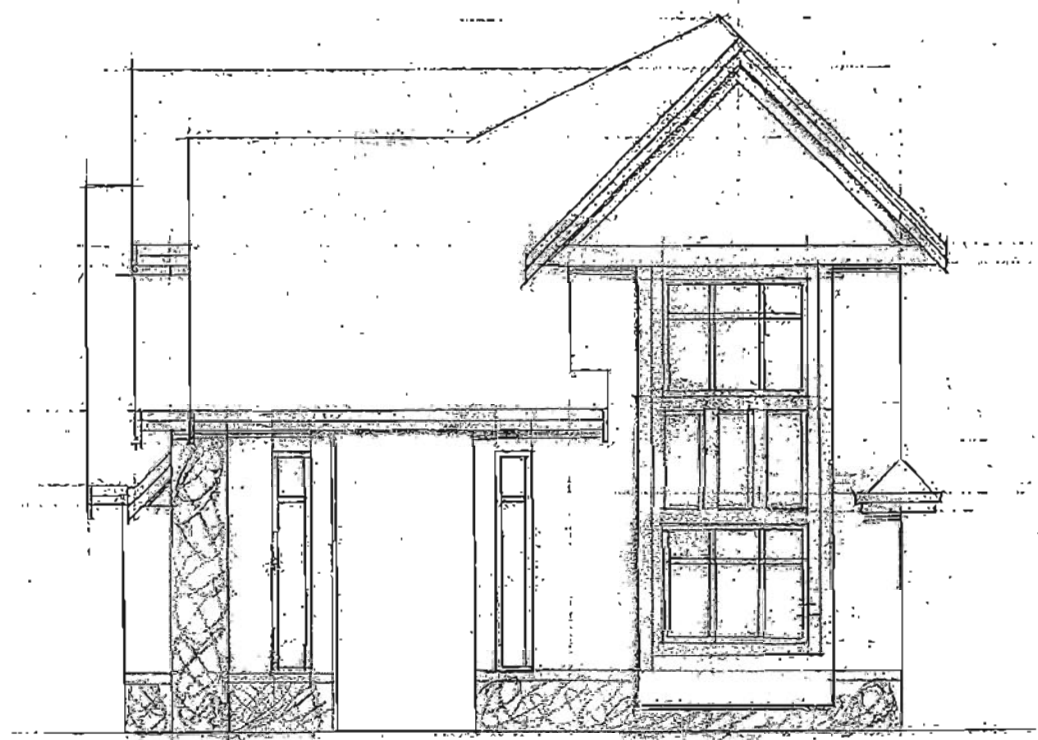
11900 KINGFISHER DRIVE - NORTH LOT

ATTACHMENT 7



FRONT ELEVATION (NORTH)

PRELIMINARY



WEST ELEVATION PH - 22

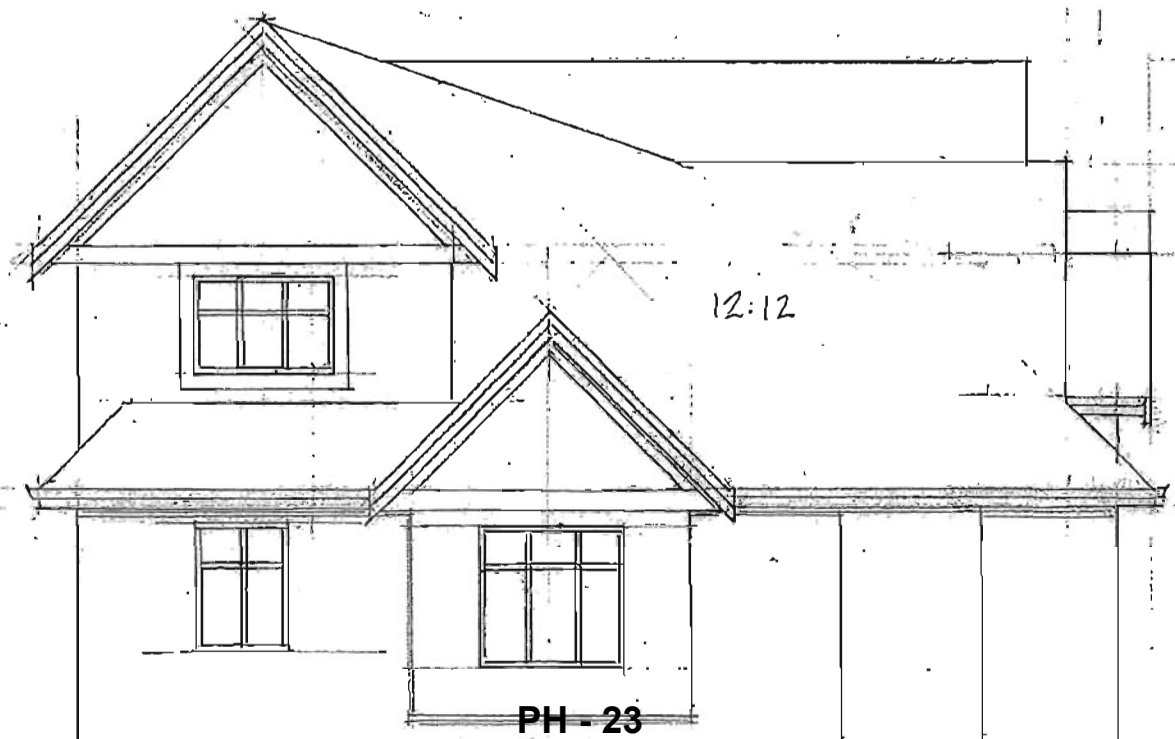
PRELIMINARY

11900 KINGFISHER DRIVE - SOUTH LOT



FRONT ELEVATION (SOUTH)

PRELIMINARY



WEST ELEVATION

PH - 23

PRELIMINARY



Richmond Zoning Bylaw 8500
Amendment Bylaw 9097 (RZ 13-647579)
11900/11902 Kingfisher Drive

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. 003-606-996

Lot 334 Section 1 Block 3 North Range 7 West New Westminster District Plan 44470

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9097".

FIRST READING

FEB 24 2014

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Approval stamp: CITY OF RICHMOND, APPROVED by [Signature], APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER

Mayor and Councillors

To Public Hearing
Date: MARCH 17 2014
Item # 1
Re: Bylaw 9097

From: Webgraphics
Sent: Thursday, 06 March 2014 09:43
To: Mayor and Councillors
Subject: Send a Submission Online (response #779)

Categories: 12-8060-20-9097 - RZ 13-647579 11900 & 11902 Kingfisher Drive - Chris and Mike Stylianou

Send a Submission Online (response #779)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/6/2014 9:42:29 AM

Survey Response

Your Name	Evelyn White
Your Address	#50 - 11771 Kingfisher Drive, Richmond, B.C.
Subject Property Address OR Bylaw Number	11900/11902 Kingfisher Drive
Comments	I am responding to the Notice of Public Hearing letter that I received yesterday concerning the rezoning of the above address to be subdivided into two lots. I am not in favour of subdividing this property as this will set a precedent for other properties on the street. We already have one home built on Kingfisher that is 2 and a half stories that does not fit into the neighbourhood and I am afraid that this neighbourhood will be changing and not keeping the charm that it has now. I have noticed that there are quite a few homes being torn down and new homes being built. We do not want another "Broadmoor" happening here. Please take my comments into consideration when making your decision.





City of Richmond

Report to Committee Fast Track Application

Planning and Development Department

To Council - Feb 11, 2014

TO PLN - FEB. 4, 2014

To: Planning Committee
From: Wayne Craig
Director of Development

Date: January 23, 2014
File: RZ 13-647357
12-8060-20-009098

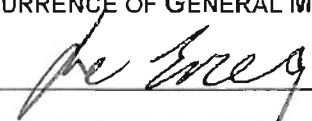
Re: Application by Liang (Lance) Hui for Rezoning at 5111 Williams Road from Single Detached (RS1/E) to Single Detached (RS2/C)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9098, for the rezoning of 5111 Williams Road from "Single Detached (RS1/E)" to "Single Detached (RS2/C)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Item	Details	
Applicant	Liang (Lance) Hui	
Location	5111 Williams Road (Attachment 1)	
Development Application Data Sheet	See Attachment 2	
Zoning	Existing: Single Detached (RS1/E)	
	Proposed: Single Detached (RS2/C)	
OCP Designation	Neighbourhood Residential (NRES)	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Affordable Housing Strategy Response	Consistent with the Affordable Housing Strategy for single-family rezoning applications, the applicant proposes to build a legal secondary suite within the principal dwelling on one (1) of the two (2) proposed lots.	Complies <input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Flood Management	Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.	
Surrounding Development	North: Two (2) dwellings on medium-sized lots zoned "Single Detached (RS1/B)", fronting Mytko Crescent.	
	South: Two (2) dwellings on large lots zoned "Single Detached (RS1/E)", directly across Williams Road.	
	East: A vacant lot which was rezoned in September 2013 to "Single Detached (RS2/C)", and which is the subject of a subdivision application to create two (2) lots (SD 13-627574).	
	West: A duplex on a large lot zoned "Two-Unit Dwellings (RD1)".	
Rezoning Considerations	See Attachment 3	

Staff Comments

Background

The proposed rezoning would enable the creation of two (2) smaller lots from an existing large lot on the north side of Williams Road, east of Railway Avenue. Each new lot would be approximately 14 m wide and 700 m² in area, with a single shared driveway crossing to the lots. The proposed subdivision plan is provided in **Attachment 4**.

The north side of this block of Williams Road, between Railway Avenue and Haddon Drive, has undergone similar redevelopment through rezoning and subdivision since the late 1980's. The subject application is consistent with the pattern of redevelopment already established in the immediate surrounding area. Potential exists for other large-sized lots on the north side of this block of Williams Road to redevelop in the same manner.

Trees & Landscaping

A Tree Survey and a Certified Arborist's Report were submitted by the applicant, which identify and provide recommendations on tree retention and removal relative to the proposed development. The Tree Survey identifies three (3) bylaw-sized trees on-site, one (1) undersized tree on the neighbouring lot to the north at 5491 Mytko Crescent, and one (1) bylaw-sized tree on City-owned property in the boulevard that is in close proximity to the east property line of the subject site. A list of tree species assessed in the Arborist's Report is included on the Tree Management Drawing (**Attachment 5**).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, has conducted on-site visual tree assessment, and concurs with the recommendations to:

- Remove the bylaw-sized Apple tree from the front yard (Tag # 489) due to poor condition and presence of structural defects. The tree has been previously topped with multiple leaders and has historic pruning wounds throughout.
- Remove the bylaw-sized London Plane tree from the site (Tag # 491) due to poor structure and conflict with the building envelope. Two leaders have formed at 4 m, with bark inclusion, resulting in weak structural form. The tree is located within the building envelope and removal is required to accommodate the proposed building footprint.
- Protect the bylaw-sized Birch tree on-site (Tag # 490) because it is in good condition and should be retained and protected a minimum of 4 m out from the base of the tree in all directions. In order to successfully retain this tree, the proposed building should be pushed forward to the minimum front yard setback of 9.0 m. In addition, the depth of the covered deck in the rear yard should be reduced in depth by 50%. Existing grades must be maintained within the tree protection zone. Note: The Arborist's report noted an electrical cord embedded in the tree -- the cord is only embedded in 30% of the tree's circumference and will have little impact on the tree's long term viability.
- Protect the off-site Plum tree (Tag A) at 5491 Mytko Crescent and the Japanese Maple (Tag B) on City-owned property in the boulevard, with special measures taken at future development stage (i.e. root pruning of both trees at the property lines, and specialized hedge removal within the tree protection zone of the Japanese Maple).

To ensure protection of the Birch tree (Tag # 490), the off-site Plum tree (Tag A) at 5491 Mytko Crescent and the Japanese Maple (Tag B) on City-owned property in the boulevard, the applicant is required to:

- a. submit a contract with a Certified Arborist for supervision of any works conducted within close proximity to Tree Protection Zones. The contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction).
 - Supervision of root pruning at property lines prior to perimeter drainage installation.
 - Supervision of stump removal of the hedge growing within the Tree Protection Zone of the off-site Japanese Maple (Tag B) with a stump grinder.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.

- b. submit a security to the City in the amount of \$1,000 for the survival of the Birch tree (Tag # 490). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.

Tree protection fencing must be installed to City standard on-site around the Birch tree (Tag # 490), the Plum tree (Tag A) and Japanese Maple (Tag B) in accordance with the City's Tree Protection Bulletin (TREE-03). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the 2:1 replacement ratio in the Official Community Plan (OCP), the applicant proposes to plant and maintain four (4) replacement trees on the proposed lots, with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 m

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

Existing Bus Stop

There is an existing Coast Mountain Bus Company bus stop identification pole and accessible concrete pad on Williams Road in front of the subject site. As part of the review of this rezoning application, staff in the City's Transportation Division has communicated with Coast Mountain Bus Company who has indicated that the bus stop identification pole is to be relocated to the east at 1.5 m from the flare of the proposed shared driveway along the proposed common property line. Coast Mountain Bus Company has indicated that they will determine if future works are required to shift the accessible concrete pad to the east of the new pole location after they review a detailed site plan at Building Permit stage. If works are required to shift the accessible concrete pad, the applicant will be required to pay for the works through a work order at development stage.

Site Servicing & Vehicle Access

There are no servicing concerns with rezoning.

At Building Permit stage, the existing sanitary sewer connection along east property line is to be capped, and a new inspection chamber is to be installed along the new common property line to service the two (2) new lots and is to be connected to the existing manhole at the southwest corner of 5511 Mytko Crescent (SMH3413).

Vehicle access to the proposed lots is to be via a single shared driveway crossing from Williams Road. Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb) centered on the proposed shared property line.
- The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.

Subdivision

At future subdivision stage, the developer will be required to:

- Pay Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs;
- Pay any work orders associated with required City off-site works (i.e. driveway removal/installation, and relocation of the accessible concrete bus pad).
- Register a cross-access easement over the shared driveway (6 m wide at the front lot line and 9 m long), centered on the proposed shared property line.

Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots complies with applicable policies and land use designations contained within the OCP, and is consistent with the established pattern of redevelopment on the north side of this block of Williams Road.

The list of rezoning considerations is included in **Attachment 3**, which has been agreed to by the applicant (signed concurrence on file).

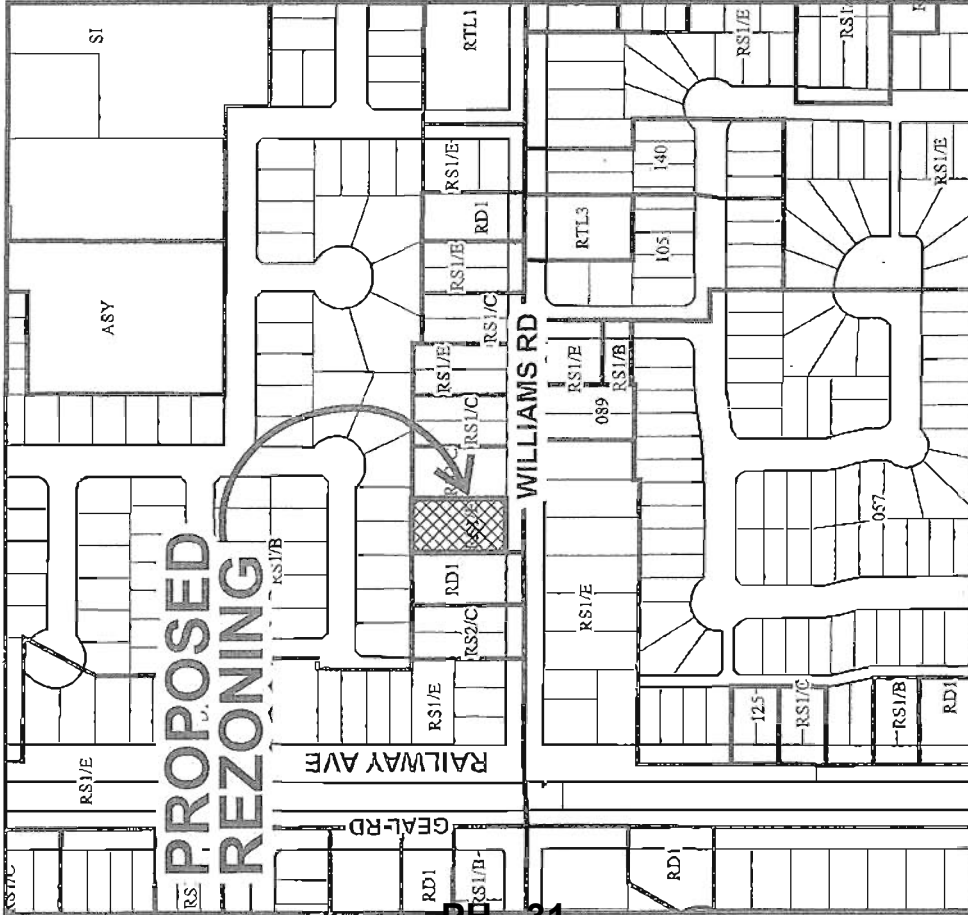
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9098 be introduced and given first reading.



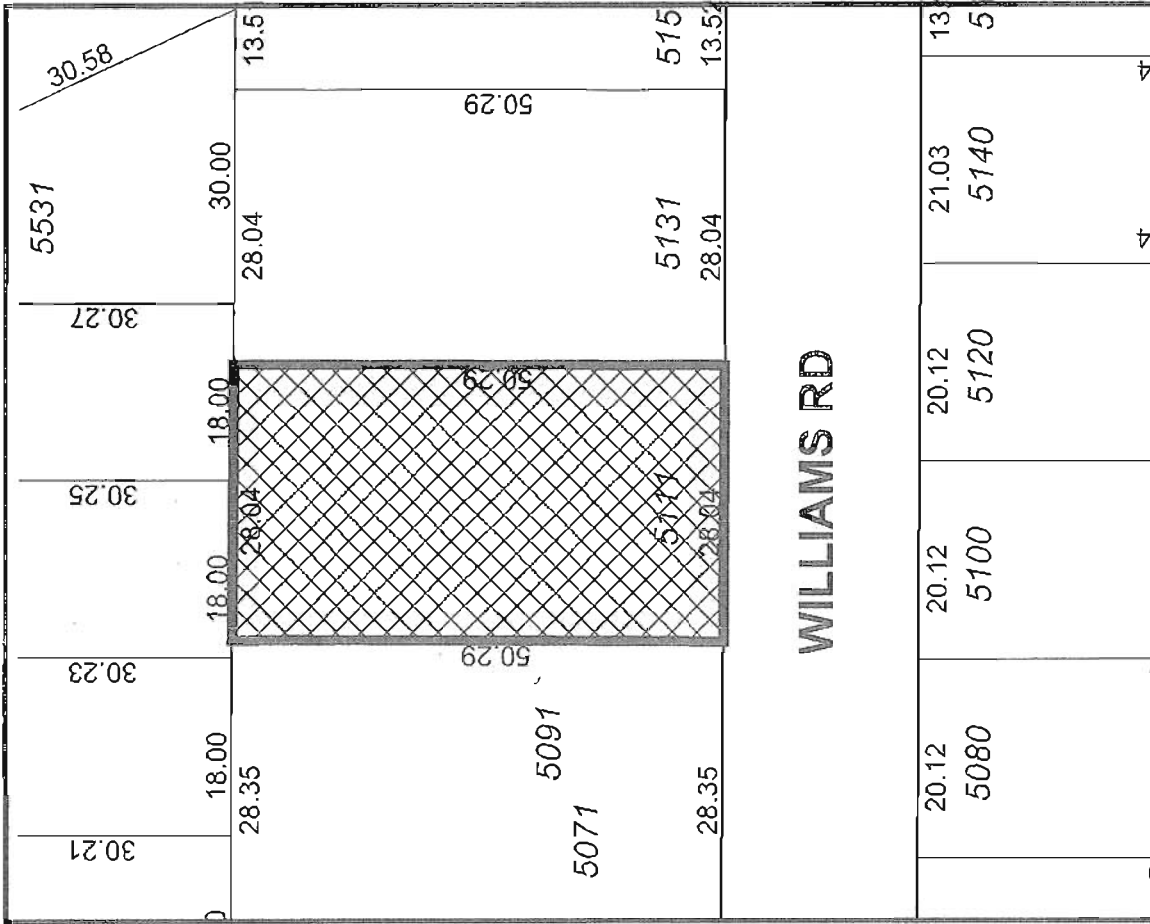
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachment 1: Location Map/Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Rezoning Considerations
Attachment 4: Proposed Subdivision Plan
Attachment 5: Tree Management Drawing



PH - 31



RZ 13-647357

Original Date: 10/15/13

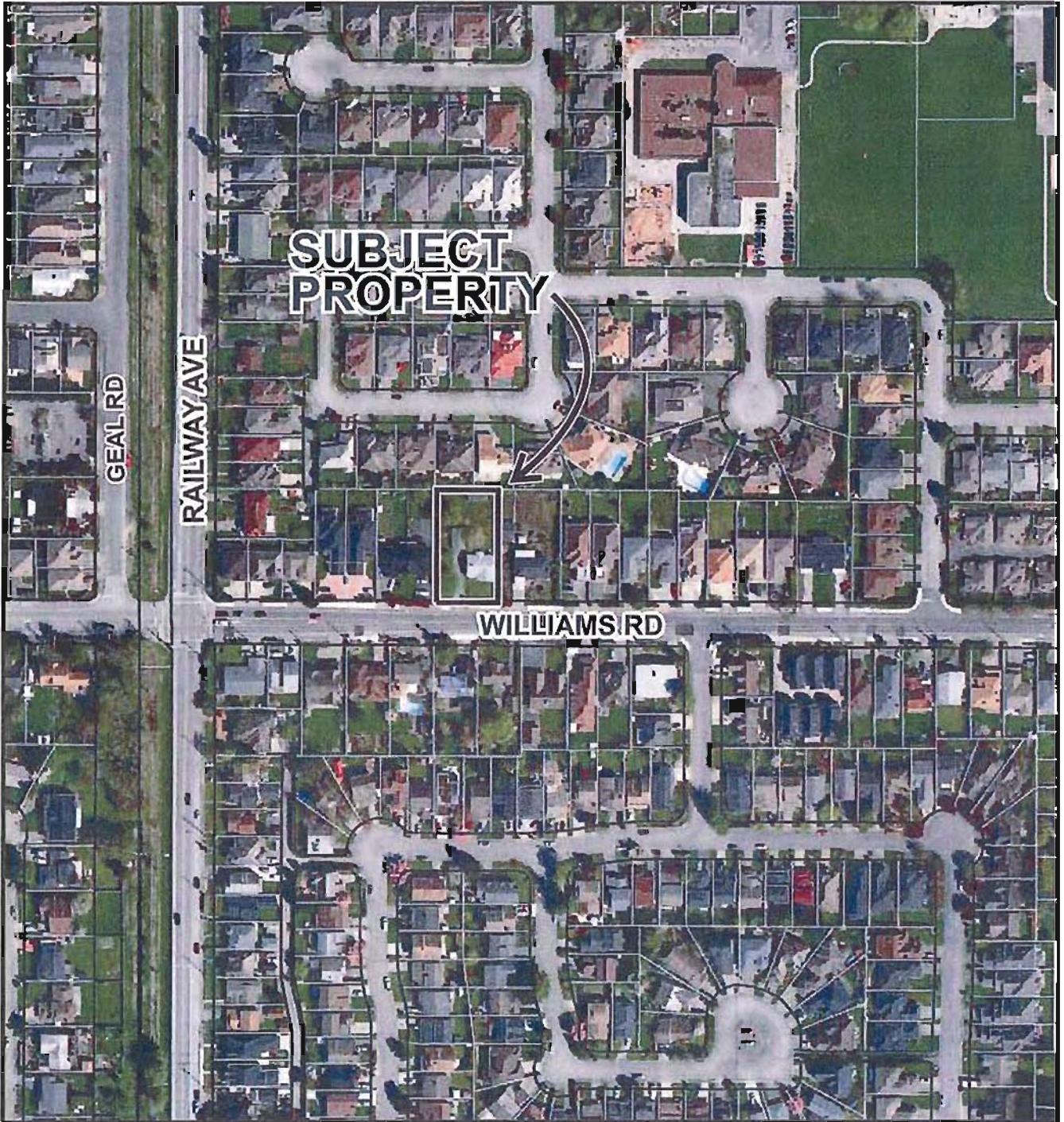
Revision Date:

Note: Dimensions are in METRES





City of
Richmond



RZ 13-647357

Original Date: 10/15/13

Revision Date:

Note: Dimensions are in METRES



RZ 13-647357

Attachment 2

Address: 5111 Williams Road

Applicant: Liang (Lance) Hui

Date Received: October 4, 2013 Fast Track Compliance: November 1, 2013

	Existing	Proposed
Owner	Liang Hui	To be determined
Site Size (m ²)	1,410 m ² (15,177 ft ²)	Two (2) lots – each approximately 705 m ² (7,588 ft ²)
Land Uses	One (1) single detached dwelling	Two (2) medium-sized lots
Zoning	Single Detached (RS1/E)	Single Detached (RS2/C)

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, and non-porous	Max. 70%	Max. 70%	none
Lot Coverage – Landscaping	Min. 25%	Min. 25%	none
Setback – Front Yard (m)	Min. 9 m	Min. 9 m	none
Setback – Rear Yard (m)	Min. 6 m	Min. 6 m	
Setback – Side Yard (m)	Min. 1.2 m	Min. 1.2 m	none
Height (m)	2 ½ storeys	2 ½ storeys	none
Minimum Lot Size	Min. 360 m ²	Min. 705 m ²	none
Minimum Lot Width	Min. 13.5 m	Min. 14.025 m	none

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



Address: 5111 Williams Road

File No.: RZ 13-647357

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9098, the applicant is required to complete the following:

1. Submission of a Landscape Plan for the front yard, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs). The Landscape Plan must:
 - Comply with the guidelines of the OCP's Arterial Road Policy and must not include hedges along the front property line.
 - Include a mix of coniferous and deciduous trees.
 - Include the dimensions of tree protection fencing as required by the City's Tree Protection Bulletin TREE-03.
 - Include four (4) required replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m
2	11 cm		6 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.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within close proximity to the Tree Protection Zones of the on-site Birch tree (Tag # 490), the off-site Plum tree (Tag A) at 5491 Mytko Crescent and the off-site Japanese Maple (Tag B) on City-owned property in the boulevard. The Contract must include the scope of work to be undertaken, including:
 - The proposed number of site monitoring inspections (at specified stages of construction).
 - Supervision of root pruning at property lines prior to perimeter drainage installation.
 - Supervision of stump removal of the hedge growing within the Tree Protection Zone of the off-site Japanese Maple (Tag B) with a stump grinder.
 - A provision for the Arborist to submit a post-construction impact assessment report to the City for review.
3. Submission of a security to the City in the amount of \$1,000 for the survival of the Birch tree (Tag # 490). Following completion of construction and landscaping on the subject site, a landscaping inspection will be conducted to verify tree survival and 50% of the security will be released. The remaining 50% of the security will be released one year after the initial landscaping inspection if the trees have survived.

4. Registration of a restrictive covenant on Title to ensure that, upon subdivision of the property:
 - Vehicle access to the site is via a single shared driveway crossing (6 m wide at the back of the sidewalk and 9 m wide at the curb) centered on the proposed shared property line.
 - The buildings and driveway on the proposed lots be designed to accommodate on-site vehicle turn-around capability to prevent vehicles from reversing onto Williams Road.
5. 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. \$7,053.00) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on title to secure a secondary suite.
6. Registration of a flood indemnity covenant on Title.

At Demolition* stage, the following is required:

- Installation of tree protection fencing on-site to City standard around the Birch tree (Tag # 490), the Plum tree (Tag A) at 5491 Mytko Crescent and the Japanese Maple (Tag B) on City-owned property in the boulevard in accordance with the City's Tree Protection Bulletin (TREE-03). Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following is required:

- Payment of Development Cost Charges (City and GVS&DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Payment of any work orders associated with required City off-site works (i.e. driveway removal/installation, and relocation of the accessible concrete bus pad).
- Registration of a cross-access easement over the shared driveway (6 m wide at the front lot line and 9 m long), centered on the proposed shared property line.

At Building Permit* stage, the following is required:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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 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

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- 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.
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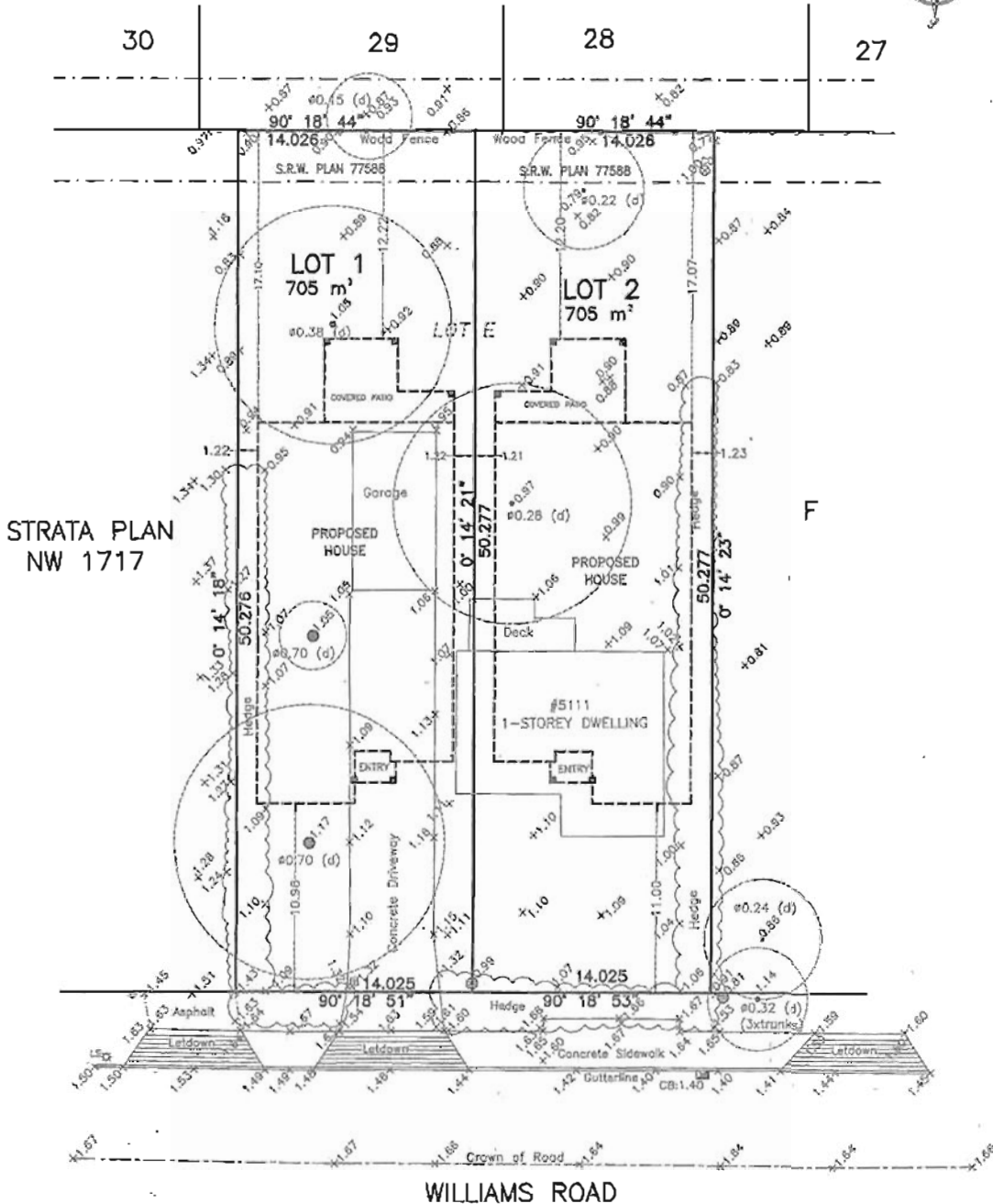
[Signed original on file]

Signed

Date

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT E SECTION 25
BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 8920**

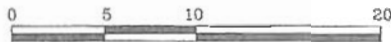
#5111 WILLIAMS ROAD.
RICHMOND, B.C.
P.I.D 011-344-652



STRATA PLAN
NW 1717

WILLIAMS ROAD

SCALE: 1:250



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

© copyright.
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5250
FB-229 P154-155
Drawn By: TH

- LEGEND:**
- ⊙ denotes round catch basin
 - ⊞ denotes catch basin
 - ⊞ denotes water meter
 - (d) denotes deciduous
 - CO denotes cleanout
 - LS denotes lamp standard

NOTE:
Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #205,
Control Monument 77H4827
Located at CL Railway Ave & Garry St
Elevation = 1.044 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.

DWG No. 5250-TOPO

PH - 37

AUGUST 9th, 2013

NTS

road walls

TREE PROTECTION CHAIRS

THESE PROTECTION CHAIRS ARE TO BE USED TO PROTECT TREES FROM DAMAGE CAUSED BY EXCAVATION AT THE TIME OF THE CONSTRUCTION OF THE PROJECT. THEY ARE TO BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE PROJECT AND ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.

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TREE PROTECTION CHAIRS

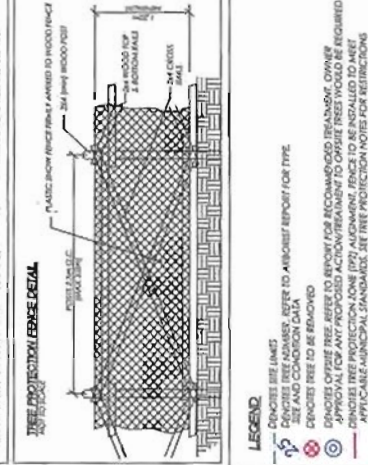
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| AG | ACER GIBBOSUM |
| AD | ACER GLABRUM |
| AE | ACER INCANDESCENS |
| AF | ACER SACCABINUM |
| AG | ACER GIBBOSUM |
| AD | ACER GLABRUM |
| AE | ACER INCANDESCENS |
| AF | ACER SACCABINUM |
| AG | ACER GIBBOSUM |
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| AF | ACER SACCABINUM |

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| AE | ACER INCANDESCENS |
| AF | ACER SACCABINUM |



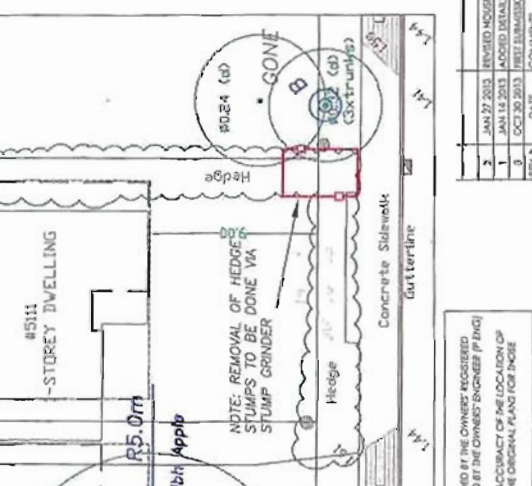
- LEGEND**
- PROTECT TREE FROM DAMAGE CAUSED BY EXCAVATION AT THE TIME OF THE CONSTRUCTION OF THE PROJECT.
 - BE MAINTAINED THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
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| AG | ACER GIBBOSUM |
| AD | ACER GLABRUM |
| AE | ACER INCANDESCENS |
| AF | ACER SACCABINUM |

SUGGESTED PLANT LIST:

PLEASE USE BOTANICAL NAME WHEN ORDERING PLANT MATERIAL.

QTY	CODE	CULTY	BOTANICAL NAME	COMMON NAME
1	AG	50cm CAL	ACER GIBBOSUM	PAPERBARK MAPLE
1	AD	50cm CAL	ACER GLABRUM	SMOOTH MAPLE
1	AE	50cm CAL	ACER INCANDESCENS	RED BARK MAPLE
1	AF	50cm CAL	ACER SACCABINUM	SPICE MAPLE
1	AG	50cm CAL	ACER GIBBOSUM	PAPERBARK MAPLE
1	AD	50cm CAL	ACER GLABRUM	SMOOTH MAPLE
1	AE	50cm CAL	ACER INCANDESCENS	RED BARK MAPLE
1	AF	50cm CAL	ACER SACCABINUM	SPICE MAPLE



PLAN NOTES

- THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNER'S REGISTERED BRITISH COLUMBIA LAND SURVEYOR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNER'S ENGINEER (P ENG). THIS PLAN IS PROVIDED FOR CONSULT ONLY, AND IS NOT TO BE USED AS A BASIS FOR ANY OTHER PURPOSE. THE LOCATION OF THE FEATURES AND DIMENSIONS SHOWN ON THIS PLAN, PLEASE REFER TO THE ORIGINAL PLAN FOR MORE PURPOSE.

REV	DATE	DESCRIPTION
1	MAY 27 2023	ISSUED UNDER ANSOE
2	MAY 14 2023	ACTION ITEMS FOR COST REVISION
3	OCT 20 2023	TREE LAYOUT

TREE MANAGEMENT DRAWING

PROJECT: BP APPLICATION
 ADDRESS: 5111 WILLIAMS ROAD, RICHMOND
 CLIENT: FORMATIVE DEVELOPMENT DYNAMIC CONSTRUCTION
 A/C/L FILE: 13253 SHEET: 1 OF 1

ARBORTECH CONSULTING

GREATER VANCOUVER OFFICE
 SUITE 200 - 3740 CHANHAM STREET, RICHMOND, BC CANADA V7E 2S2
 SUITE 107 - 1530 MCCALLUM ROAD, ABOTTSFORD, BC CANADA V2S 8A3

ARBORTECH CONSULTING logo and contact information.

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Richmond Zoning Bylaw 8500
Amendment Bylaw 9098 (RZ 13-647357)
5111 Williams 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/C)".

P.I.D. 011-344-652

Lot "E" Section 25 Block 4 North Range 7 West New Westminster District Plan 8920

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9098".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 11 2014

CITY OF RICHMOND
APPROVED by BK
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

TO PLN - FEB. 18, 2014

To: Planning Committee
From: Wayne Craig
Director of Development

Date: February 3, 2014
File: RZ 13-641596

Re: Application by Penta Homes (Princess Lane) Ltd. for Rezoning at
4160 Garry Street from Single Detached (RS1/E) to Town Housing (ZT35)
- Garry Street (Steveston)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, to amend the "Town Housing (ZT35) - Garry Street (Steveston)" zone and to rezone 4160 Garry Street from "Single Detached (RS1/E)" to "Town Housing (ZT35) - Garry Street (Steveston)", be introduced and given first reading.

Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Penta Homes (Princess Lane) Ltd. has applied to the City of Richmond for permission to amend the “Town Housing (ZT35) – Garry Street (Steveston)” zone with respect to minimum setbacks and lot area, and to rezone 4160 Garry Street from “Single Detached (RS1/E)” to “Town Housing (ZT35) - Garry Street (Steveston)” to permit the development of five (5) townhouse units (**Attachment 1**).

Project Description

The proposal is to develop five (5) townhouse units on a residual lot of 1,020 m² in area, located on the southeast corner of Garry Street and Yoshida Court in the Steveston Planning Area. To accommodate the proposed development, the applicant has requested amendments to the “Town Housing (ZT35) - Garry Street (Steveston)” zone to revise the minimum lot area, introduce a building setback to Yoshida Court, and introduce a site-specific interior side yard setback.

Site planning is constrained by the small site size. The proposed layout of the units consists of two (2) single-detached dwellings fronting Garry Street, north of a proposed east-west drive aisle that bisects the site. To the south of the drive aisle the developer proposes a building containing three (3) attached units.

The two (2) street fronting units consist of 2 ½ storeys along Garry Street. The rear triplex units present consist of 2 ½ storeys along the interface with the single-family lot to the south at 11720 Yoshida Court. To enable two (2) habitable storeys above individual ground floor garages along the internal drive aisle, the lot grade is proposed to transition down from Garry Street and Yoshida Court towards the centre of the site, with drainage provided through the site out to the existing storm sewer system on Garry Street. The proposed lot grading and preliminary building design achieve competing objectives of flood protection while respecting the two (2) to two and one half (2 ½) storey massing of the surrounding neighbourhood.

Pedestrian unit entries for the detached units front Garry Street, while the pedestrian unit entries for the triplex building front south and are accessed from a pathway that runs along the south property line and leads to Yoshida Court.

A single vehicle access point to the site is proposed from Yoshida Court.

A preliminary site plan, landscape plan and architectural elevation plans are contained in **Attachment 2**.

A Development Application Data Sheet providing a comparison of the development proposal with the relevant Zoning Bylaw requirements is included in **Attachment 3**.

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, across Garry Street, are 23 dwelling units within a townhouse complex on a site zoned “Town Housing (ZT35) - Garry Street (Steveston)”.
- To the east, are two (2) single-detached dwellings on lots zoned “Single Detached (RS1/A)”, which front Garry Street.
- To the south, is a single-detached dwelling on a lot under Land Use Contract 130, which fronts Yoshida Court.
- To the west, across Yoshida Court, is a single-detached dwelling on a lot under Land Use Contract 130.

Related Policies & Studies

Official Community Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” (NRES). The Steveston Area Plan’s Land Use Map designation for the subject site is “Multiple-Family” (**Attachment 4**). The proposed development is consistent with these land use designations.

Lot Size Policy 5471

The subject property is located within the area covered by Lot Size Policy 5471, adopted by Council in 2002 (**Attachment 5**). The Lot Size Policy permits the property located at 4160 Garry Street to develop for townhouses. The proposed development to create five (5) townhouse units is consistent with Lot Size Policy 5471.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$2.00 per buildable square foot prior to rezoning (i.e. \$14,273).

Indoor Amenity Space

Consistent with the Official Community Plan and Council Policy 5041, the applicant will be proposing a contribution in the amount of \$5,000 (\$1,000/unit) to the Recreation Facility Reserve Fund at the Development Permit Application stage in-lieu of providing on-site indoor amenity space.

Outdoor Amenity Space

The applicant is proposing on-site outdoor amenity space consistent with the guideline for townhouse projects in the OCP (i.e. 6 m² per unit, for a total of 30 m²). The space is located towards the centre of the two (2) street-fronting units and is a passive space with no play equipment proposed. The applicant has identified that the subject site is located approximately 400 m southeast of Lord Byng School Neighbourhood Park, and approximately 100 m north of Steveston Community Park, which provide abundant opportunities for children to play within the immediate surrounding area. On this basis, the outdoor amenity space has been designed as an area for residents' passive use, rather than to facilitate children's play.

Public Art

The Public Art Program Policy does not apply to residential development projects containing less than 10 units.

Flood Protection

The applicant is required to comply with the Flood Plain Designation and Protection Bylaw No. 8204. The proposed drawings reviewed as part of the rezoning application process comply with the bylaw by achieving the required minimum Flood Construction Level through a combination of raised lot grading and elevation of the minimum habitable floor level. In accordance with the City's Flood Management Strategy, the applicant is required to register a Flood Indemnity Covenant on Title prior to final adoption of the rezoning bylaw.

Public Input

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

Staff Comments

Trees & Landscaping

A Certified Arborist's Report was submitted by the applicant, which assesses a total of 17 trees on-site or in close proximity to the subject site. There are eight (8) bylaw-sized trees on the subject site, one (1) group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court, and seven (7) bylaw-sized trees and one (1) hedge on City-owned property in the Yoshida Court boulevard along the west property line of the subject site. The Arborist's Report identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17).
- Remove all bylaw-sized trees from the subject site. Specifically:

- one (1) Plum tree, located 1.0 m below the existing sidewalk elevation due to significant impacts associated with proposed lot grading and construction on-site (tag # 1);
- four (4) Pine and Fir trees, due to poor condition from previous topping and pruning for power line clearance, and due to their location 0.6 m below the existing sidewalk elevation (tagged # 3, 4, 5, 6); and
- three (3) fruit trees due to poor condition and structure defects such as basal cavities, fungal conks, blight, and canker (tagged# 14, 15, and 16).

The City's Parks Department staff has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the recommendations to:

- Protect the Fir tree on City-owned property in the boulevard on Garry Street due to its good condition and location, which is not in conflict with the proposed development (tag # 2).
- Remove one (1) Cherry tree and the Cedar hedge on City-owned property in the boulevard along Yoshida Court due to conflict with the proposed vehicle entry to the site (tagged # 9, and 13).
- Remove five (5) Cherry trees on City-owned property in the boulevard along Yoshida Court due to their current condition and structure, the potential impact to the trees from the removal of the Cedar hedge and the required pedestrian improvements along Yoshida Court (tagged # 7, 8, 10, 11, 12).

The final tree retention and removal plan is shown in **Attachment 6**.

To ensure protection of the Fir tree on City-owned property in the boulevard on Garry Street (tag # 2) and the group of shrubs and trees on the neighbouring lot to the south at 11720 Yoshida Court (tag # 17), the applicant must submit the following items prior to rezoning approval:

- Submit a contract with a Certified Arborist for supervision of all works proposed in close proximity to Tree Protection Zones. The contract must include the scope of work to be done, as well as a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submit a survival security in the amount of \$8,200 for the Fir tree (tag # 2), as determined by the City's Parks Department staff. The City will release 90% of the security after construction and landscaping on the future lots is completed, an impact assessment report is submitted by the project arborist, and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to submission of an impact assessment report by the project arborist and subsequent inspection, to ensure the tree has survived.

Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Based on the 2:1 replacement ratio in the Official Community Plan (OCP), 16 replacement trees are required to be planted and maintained on-site. The preliminary Landscape Plan proposes a variety of ground cover, perennial and shrub species, as well as 10 Maple trees on-site (minimum 6 cm calliper) to compensate for the trees removed from the site. To compensate for the balance of required replacement trees not planted, the City will accept a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to rezoning approval for tree planting elsewhere in the City. At the Development Permit stage, the final Landscape Plan for the proposed landscaping and replacement trees on-site must be enhanced to include a variety of tree species, and a Letter of Credit is required prior to Permit issuance, based on 100% of the cost estimate provided by the Landscape Architect (including hard and soft landscape costs, fencing, and installation).

With respect to the removal of the Cherry trees on City-owned property in the boulevard along Yoshida Court, the City's Parks Department staff has advised that up to six (6) replacement Cherry trees may be accommodated in the improved boulevard along Yoshida Court. The final number, size, and type of replacement Cherry trees to be planted and maintained in the improved boulevard will be determined as part of the Servicing Agreement for the design and construction of required frontage improvements.

Access, Circulation & Parking

Vehicle access to the subject site is proposed from Yoshida Court through an east-west drive aisle.

Multiple locations along both Garry Street and Yoshida Court are proposed for pedestrian to access the site and for on-site pedestrian circulation. Pedestrian access to main unit entries for the detached dwellings is proposed at the north-east corner of the site from Garry Street and at the north-west corner of the site from Yoshida Court. Pedestrian access to main entries for the triplex units is proposed along the south of the site from Yoshida Court.

Ten (10) resident vehicle parking spaces are proposed within the garages of each unit (2 spaces per unit). With the exception of two (2) parking spaces proposed in a tandem arrangement within the middle unit of the triplex (20% of required parking spaces), all parking spaces are proposed in a side-by-side arrangement. A restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title prior to rezoning approval.

One (1) visitor parking space is proposed near the centre of the site, and is accessible from the drive aisle.

Ten (10) resident bicycle parking spaces (Class 1) are proposed within the garages of each unit, and a bicycle rack for one (1) visitor bicycle parking space (Class 2) is proposed near the centre of the site.

The City's OCP requires that a minimum of 20% of on-site parking spaces be provided with a 120V receptacle for electric vehicle charging equipment, and that an additional 25% of parking spaces be constructed to accommodate the future installation of electric vehicle charging

equipment (e.g. pre-ducted for future wiring). Consistent with this requirement, the applicant proposes a receptacle within the garage of each unit; for a total of five (5) receptacles on-site.

Site Servicing, & Off-Site Improvements

As part of the review of this rezoning application, staff in the City's Engineering and Transportation Divisions have identified the following service and transportation infrastructure requirements:

- The proposed development is to connect to the existing storm sewer along Garry Street and the existing tie-in point is to be utilized. If connection is required to the existing storm sewer along Yoshida Court, then the existing storm sewer must be upgraded by the developer to 600 mm (minimum) from the existing manhole located approximately 8.0 m south of the south property line of the subject site (STMH3982) to the existing manhole on Garry Street (STMH3983).
- A shared sanitary sewer connection is not permitted for a single-family and multi-family development. Alterations are required to the existing sanitary sewer inspection chamber, connection and lead at 4180 Garry Street. A 600 mm inspection chamber is required for the proposed development. Additional rights-of-way will be required on the subject site to accommodate the alterations and the 600 mm inspection chamber.
- The developer must submit fire flow calculations signed and sealed by a professional engineer at future Building Permit stage to confirm that there is adequate available water flow to service the site; if the site cannot be serviced using the existing infrastructure, upgrades will be required;
- There is an existing asbestos cement watermain along Garry Street and Yoshida Court. If the watermain is damaged and/or impacted during construction of frontage improvements, then repair and/or replacement will be required at the developer's cost.
- Prior to rezoning approval, the applicant will be required to enter into a Servicing Agreement for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway letdown, and replacement with curb, gutter, and grass boulevard. The design is to be consistent with the existing frontage treatment on Garry Street.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

As part of the review of this rezoning application, staff in the City's Environmental Programs division identified that the proposed development will be serviced with on-site door-to-door garbage, food scraps, and blue box recycling collection. The applicant has demonstrated that the proposed development can accommodate the required service. The proposed width of the drive aisle surface on-site is a 7.0 m (minimum), which allows for the width of the garbage/recycling truck (2.6 m), the width of the required three (3) carts per unit (0.6 m), plus an additional 3.2 m for maneuvering. In the event that the residents of the development wish to convert to a communal storage and collection system in the future, the applicant has provided a small space on the proposed site plan to accommodate for this (e.g., a concrete pad to the south of the drive aisle entrance is proposed for this purpose).

Analysis

The proposed development is generally consistent with the Development Permit guidelines for townhouses contained in the OCP, and has been designed to integrate with the existing surrounding context despite the constraints posed by the small site size and lot grading requirements. Specifically:

- The proposed site plan provides a strong street presence through the placement of detached units with main unit entries fronting Garry Street.
- The proposed site plan and orientation of windows maximizes sunlight to rear yards, exterior side yards, and decks.
- The proposed surface parking is located at the center of the site, away from required yards.
- The proposed passive outdoor amenity space is consistent with the minimum size requirement of 6 m² per unit for a total of 30 m².
- The proposed building scale and form is compatible with the surrounding development as the small buildings present themselves as two and a half storeys on all sides.

A more detailed analysis to determine bylaw compliance and consistency with design guidelines in the OCP will be undertaken as part of the Development Permit Application.

Proposed Amendments to the "Town Housing (ZT35) - Garry Street (Steveston)"

To accommodate the proposed development on a residual corner lot, the applicant has requested amendments to the "Town Housing (ZT35) - Garry Street (Steveston)" zone to revise the minimum lot area, introduce a building setback to Yoshida Court, and introduce a site-specific interior side yard.

Specifically, the following amendments to the zone are proposed:

- The minimum lot area of 1,560 m² will be amended to 1,015 m². The minimum lot area currently established in the zone is based on the size of the smallest lot with this zoning. The proposed amendment to reduce the minimum lot area to 1,015 m² reflects the size of the subject site.

- A minimum setback to Yoshida Court of 3.0 m will be introduced. The proposed setback is acceptable on the basis that the existing road allowance of 14 m provides a suitable buffer to the adjacent single-detached dwelling on the east side of Yoshida Court.
- A minimum interior side yard setback of 2.0 m will be introduced for the subject site only, in recognition of the subject site being a small and constrained residual corner lot. The subject site is 22.3 m wide and the proposed minimum 2.0 m interior side yard is consistent with the minimum side yard required for a minimum 20 m wide lot under the existing "Single Detached (RS1/E)" zoning. Existing development to the east of the subject site is a single-detached dwelling on a compact lot with a minimum 1.2 m interior side yard setback.

Design Review and Future Development Permit Application Considerations

A Development Permit Application is required for the subject proposal to ensure consistency with the design guidelines for townhouses contained in the OCP and the Steveston Area Plan, and with the existing neighbourhood context. The Rezoning Considerations contained in **Attachment 7** will not be considered satisfied until a Development Permit application is processed to a satisfactory level. Further refinements to site planning, landscape planning, and architectural character will be made as part of the Development Permit Application review process. The following issues will be further examined:

- A detailed review of compliance with Richmond Zoning Bylaw No. 8500, and 2012 Fire and Building Codes.
- Demonstration that the drive aisle and the location of the proposed visitor parking space in the centre of the site allows for adequate vehicle manoeuvring on-site.
- Opportunities to enhance on-site permeability through the use of additional porous surface materials and soft landscaped areas.
- A detailed review of architectural form and character, landscape design, and the design of architectural elevations, including opportunities for further refinements to exterior cladding materials, window openings, and facade articulation, to address potential adjacency concerns associated with the apparent building height and to break up the appearance of the triplex building.
- Opportunities for accessibility and aging-in-place features to be incorporated into unit design.
- The applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED);

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

Financial Impact

None.


Conclusion

This infill development proposal is for a 5-unit townhouse complex at the south-east corner of Garry Street and Yoshida Court in the Steveston Planning Area. The proposal complies with applicable policies and land use designations contained within the OCP, and continues the pattern of infill development already established at the west end of this block of Garry Street.

Overall, the proposed land use, site plan, and building massing relates to the surrounding neighbourhood context. Further design review will be undertaken as part of the Development Permit application review process to ensure a high quality project that is consistent with the guidelines in the OCP and with the existing neighbourhood context.

The list of Rezoning Considerations is included as **Attachment 7**, which has been agreed to by the applicant (signed concurrence on file).

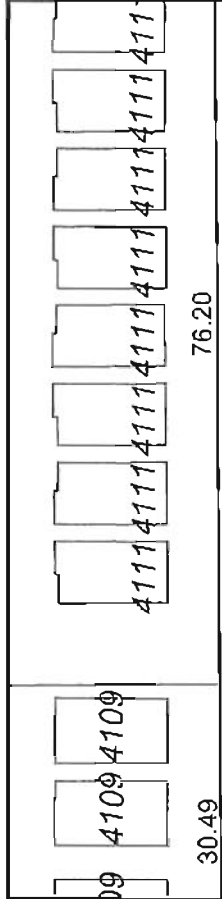
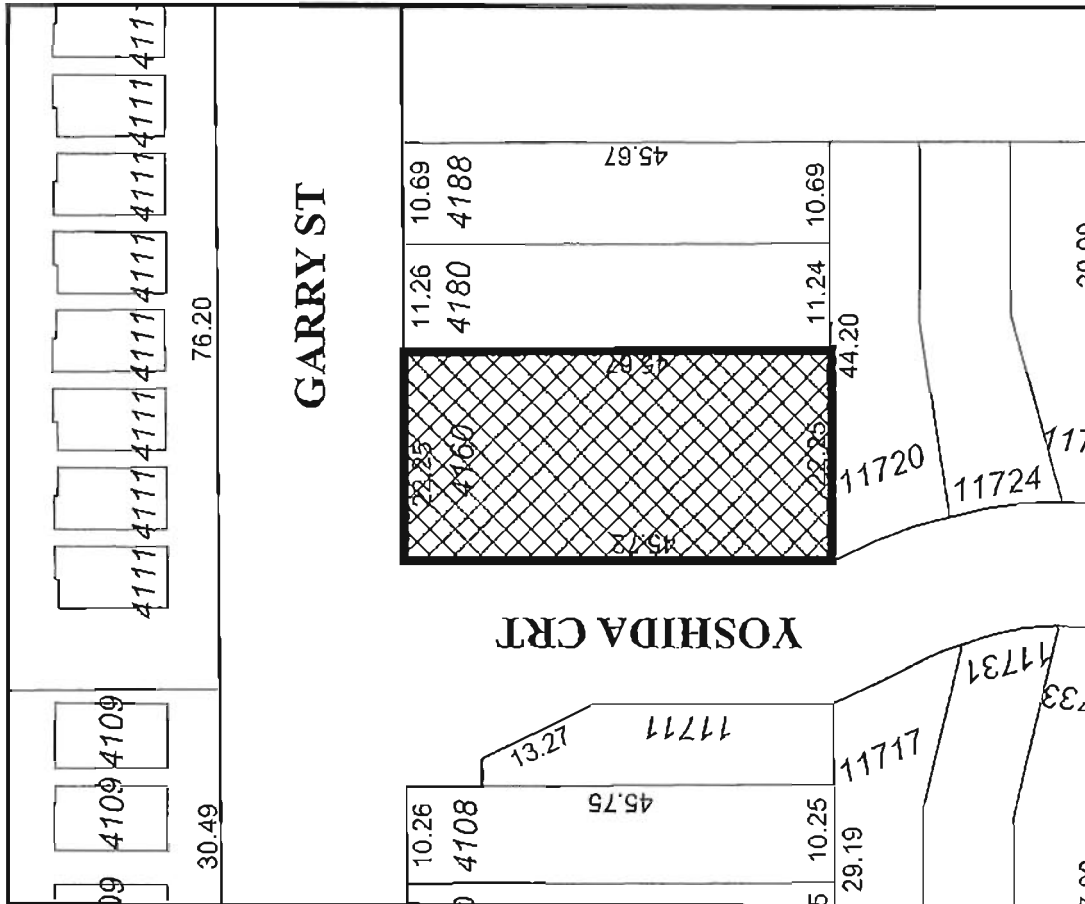
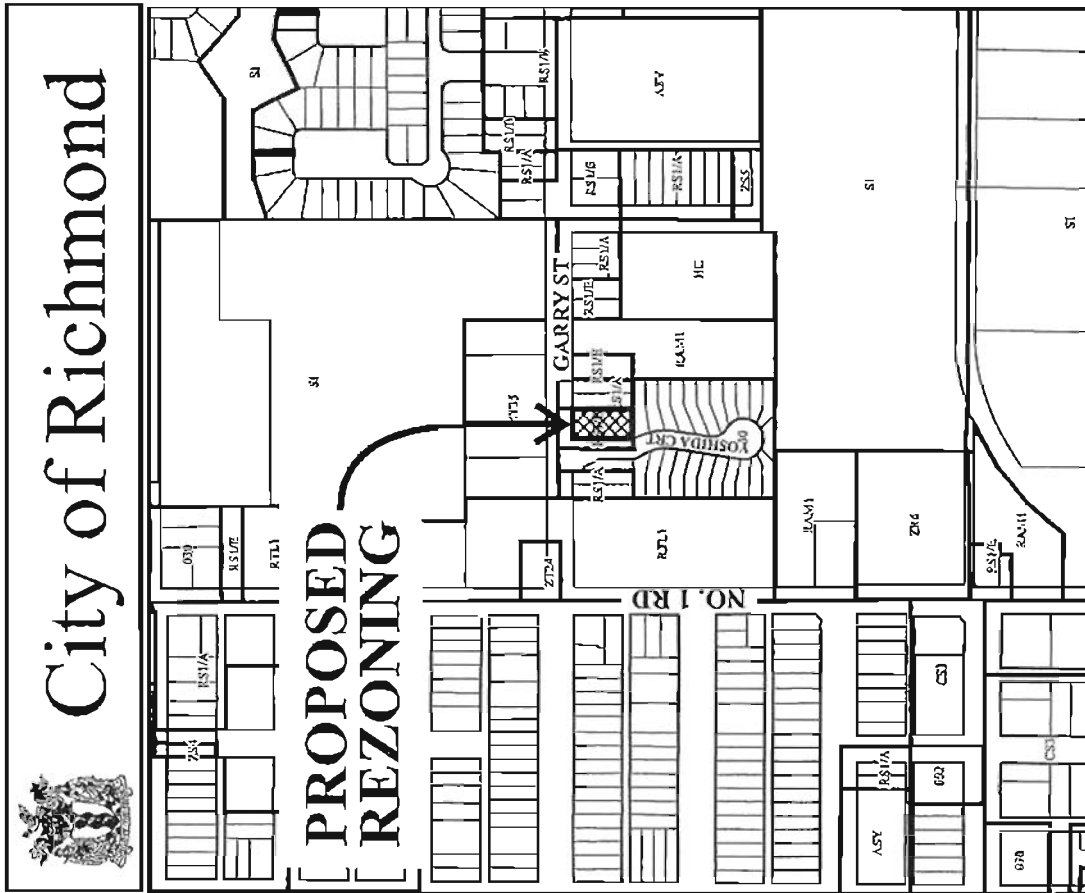
On this basis, staff recommends support for the application. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9108 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Conceptual Development & Landscape Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan Land Use Map
- Attachment 5: Lot Size Policy 5471
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations Concurrence





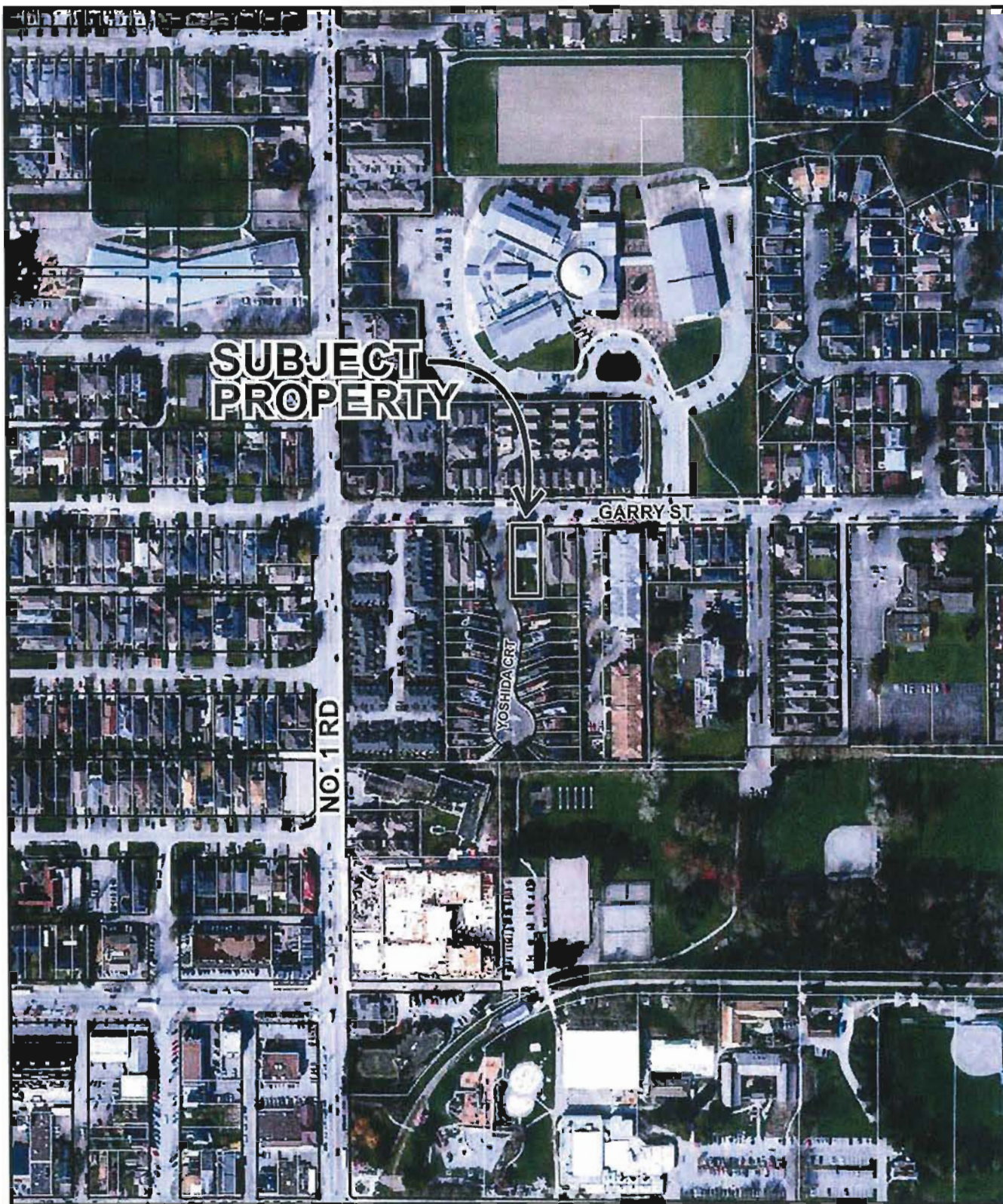
City of Richmond

PROPOSED REZONING



RZ 13-641596

Original Date: 08/13/13
 Revision Date:
 Note: Dimensions are in METRES



RZ 13-641596

Original Date: 08/15/13

Amended Date:

Note: Dimensions are in METRES

DATE	DESCRIPTION
A	02/28/2014 REVISION FOR RECORDING (PLAN ARCHITECTURE ONLY)
B	04/04/2014 REVISION FOR RECORDING
C	02/11/2014 REVISION FOR RECORDING



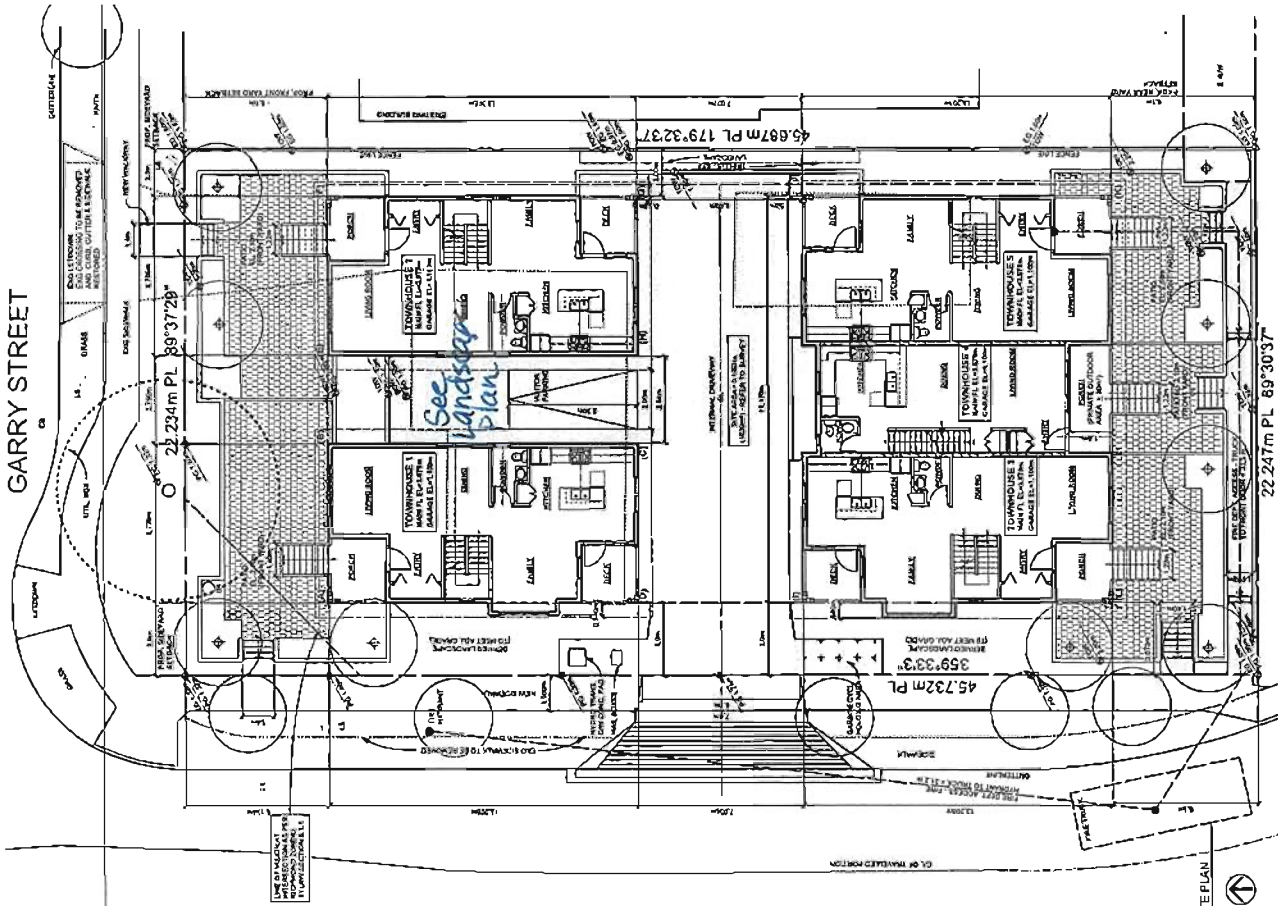
THE ANDREWS ARCHITECTS INC.
 Gary Street Townhouses
 4760 Gary Street
 Richmond, British Columbia

Townhouse Development
 ZONING PERM NO. 13-641536

SITE PLAN

DATE	1/14
BY	DRG 1013
SCALE	1/4" = 1'-0"
PROJECT	1314

A 1.01



DRAWING INDEX	
SHEET NUMBER	SHEET NAME
A-101	GENERAL NOTES
A-102	ARCHITECTURAL
A-103	MECHANICAL
A-104	ELECTRICAL
A-105	PLUMBING
A-106	LANDSCAPING

LANDSCAPING	
NO.	DESCRIPTION
1	LANDSCAPING PLAN

CONSULTANT LIST	
LANDSCAPING	DRG CONSULTANT
MECHANICAL	DRG CONSULTANT
ELECTRICAL	DRG CONSULTANT
PLUMBING	DRG CONSULTANT

AUTOMOBILE PARKING REQUIREMENTS	
TYPE	REQUIREMENTS
RESIDENTIAL	1 PER UNIT
TOTAL	7

BICYCLE PARKING REQUIREMENTS	
TYPE	REQUIREMENTS
RESIDENTIAL	1 PER UNIT
TOTAL	7

PROJECT DEVELOPMENT SUMMARY	
PROJECT NAME	GARY STREET TOWNHOUSES
CLIENT	THE ANDREWS ARCHITECTS INC.
DATE	01/14/2014
PROJECT LOCATION	4760 GARY STREET, RICHMOND, BC
PROJECT AREA	1,100 SQ. METERS

ZONING REQUIREMENTS	
ZONING DISTRICT	RS-1
PERMITTED USES	RESIDENTIAL TOWNHOUSE
MAXIMUM HEIGHT	12 METERS
MAXIMUM FLOOR AREA	1,100 SQ. METERS

BUILDING SETBACKS	
FRONT SETBACK	1.0 METERS
REAR SETBACK	1.0 METERS
SIDE SETBACK	1.0 METERS
MINIMUM CLEARANCE	2.1 METERS

F.A.R. - TOTAL G.F.A. FOR TOTAL DEVELOPMENT	
RESIDENTIAL	1,100 SQ. METERS
TOTAL	1,100 SQ. METERS

FINISHED GRADE FOR PROPOSED BLDGS.	
BLDG. NO.	FINISHED GRADE
1	1.000
2	1.000
3	1.000
4	1.000
5	1.000
6	1.000
7	1.000
TOTAL	7.000

TOTAL RELATIVE	
BLDG. NO.	FINISHED GRADE
1	1.000
2	1.000
3	1.000
4	1.000
5	1.000
6	1.000
7	1.000
TOTAL	7.000

FINISHED GRADE FOR PROPOSED BLDGS.	
BLDG. NO.	FINISHED GRADE
1	1.000
2	1.000
3	1.000
4	1.000
5	1.000
6	1.000
7	1.000
TOTAL	7.000

YOSHIDA COURT

1 SITE PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
 2. FINISH GRADE IS INDICATED BY A DASHED LINE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. SEE SHEET PH-53 FOR FOUNDATION AND STRUCTURAL DETAILS.
 5. SEE SHEET PH-54 FOR INTERIOR FINISHES AND SCHEDULES.
 6. SEE SHEET PH-55 FOR MECHANICAL, ELECTRICAL AND PLUMBING DETAILS.
 7. SEE SHEET PH-56 FOR LANDSCAPE ARCHITECTURE DETAILS.
 8. SEE SHEET PH-57 FOR EXTERIOR MATERIALS AND FINISHES.
 9. SEE SHEET PH-58 FOR ELEVATIONS AND SECTIONS.
 10. SEE SHEET PH-59 FOR GENERAL NOTES AND SPECIFICATIONS.

EXTERIOR MATERIALS LEGEND

- DOUBLE GLAZED VERTICAL WINDOW
- TO BE CONTIGUOUS
- SMOOTH VERTICAL SURFACE
- CONVENTIONAL TRIM BOARD - PFD-1
- EXHIBITION TRIM BOARD - PFD-2
- ALUMINUM CLADDING - PFD-3
- ALUMINUM CLADDING - PFD-4
- APPLIED COPING SPINDLES
- INSULATED SPAND RELIEF - PFD-5
- WOOD SHAKENAIL POINTS
- CONCRETE
- LANDSCAPE FIBER
- REINFORCED CONCRETE
- REINFORCED MASONRY
- METAL ENTRY DOOR - PFD-6



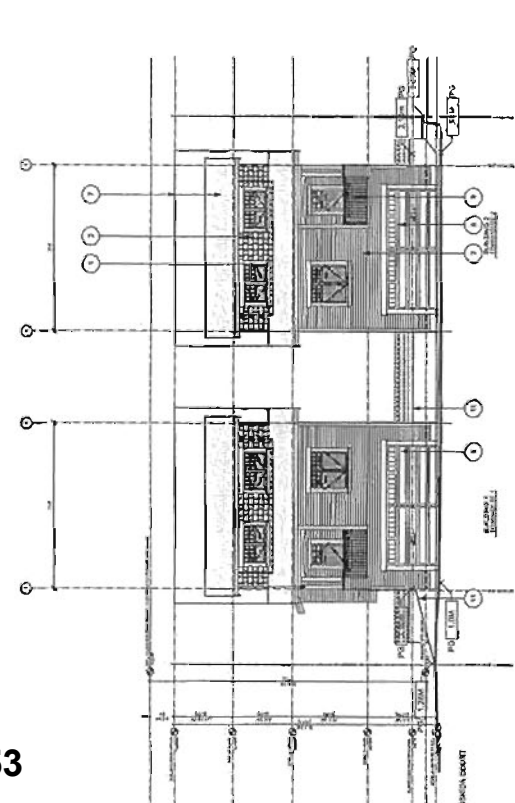
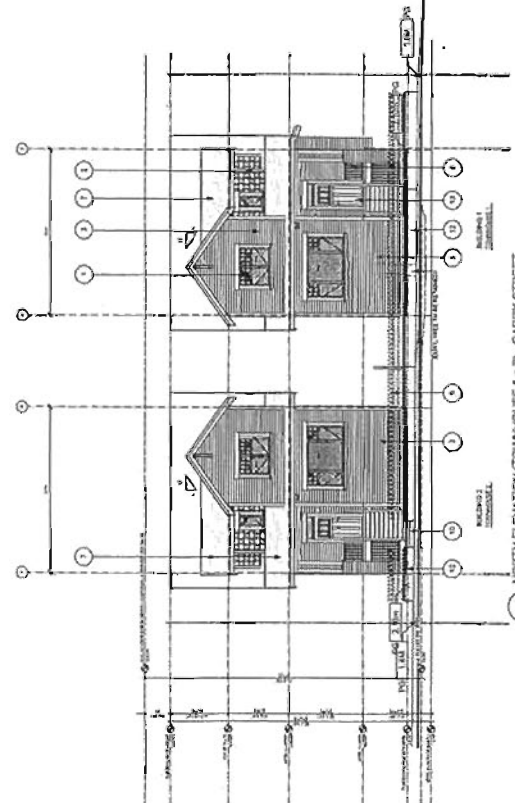
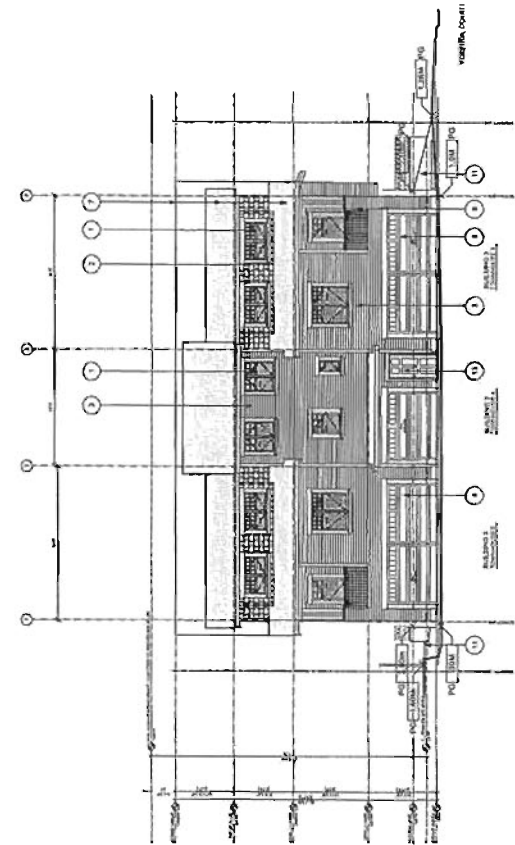
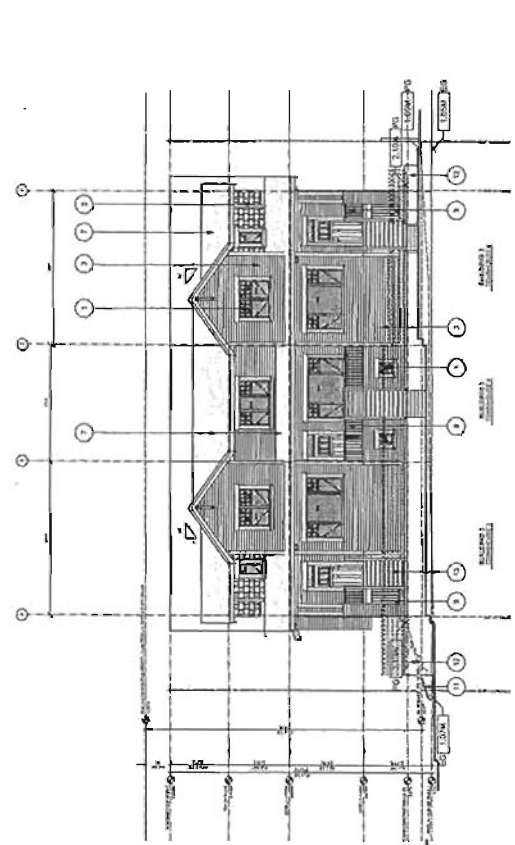
THE ANDREWS ARCHITECTS INC.
 Gary Street Townhouses
 4160 Gary Street
 Richmond, British Columbia

Townhouse Development
 RECORDING FILE # Z 13-411588

ELEVATIONS

Scale	1/8" = 1'-0"
Date	DEC 18 '13
Permit	GA WA
Project	3114

A 3.01



NO.	DATE	DESCRIPTION
1	OCT 28 2010	ISSUED FOR PERMITS (JAN ARCHITECTURE INC.)
2	APR 14 2014	REVISION FOR RECORD
3	FEB 11 2014	REVISION FOR RECORD

- EXTERIOR MATERIALS LEGEND**
- ① POLY-CARBONATE GLASS
 - ② COMBINATION GLASS/MATERIAL - PFD
 - ③ BRICK
 - ④ BRICK, V. EXPOSED
 - ⑤ CONCRETE TYPED BOARD - PFD-1
 - ⑥ CONCRETE TYPED BOARD - PFD-3
 - ⑦ ALUMINUM FLASHING - PFD-1/2
 - ⑧ ALUMINUM FLASHING - PFD-3/4
 - ⑨ ALUMINUM FLASHING - PFD-1/2
 - ⑩ ALUMINUM FLASHING - PFD-3/4
 - ⑪ ALUMINUM FLASHING - PFD-1/2
 - ⑫ ALUMINUM FLASHING - PFD-3/4
 - ⑬ ALUMINUM FLASHING - PFD-1/2
 - ⑭ ALUMINUM FLASHING - PFD-3/4
 - ⑮ ALUMINUM FLASHING - PFD-1/2
 - ⑯ ALUMINUM FLASHING - PFD-3/4
 - ⑰ ALUMINUM FLASHING - PFD-1/2
 - ⑱ ALUMINUM FLASHING - PFD-3/4
 - ⑲ ALUMINUM FLASHING - PFD-1/2
 - ⑳ ALUMINUM FLASHING - PFD-3/4
 - ㉑ ALUMINUM FLASHING - PFD-1/2
 - ㉒ ALUMINUM FLASHING - PFD-3/4
 - ㉓ ALUMINUM FLASHING - PFD-1/2
 - ㉔ ALUMINUM FLASHING - PFD-3/4
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 - ㊼ ALUMINUM FLASHING - PFD-1/2
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 - ㊾ ALUMINUM FLASHING - PFD-1/2
 - ㊿ ALUMINUM FLASHING - PFD-3/4



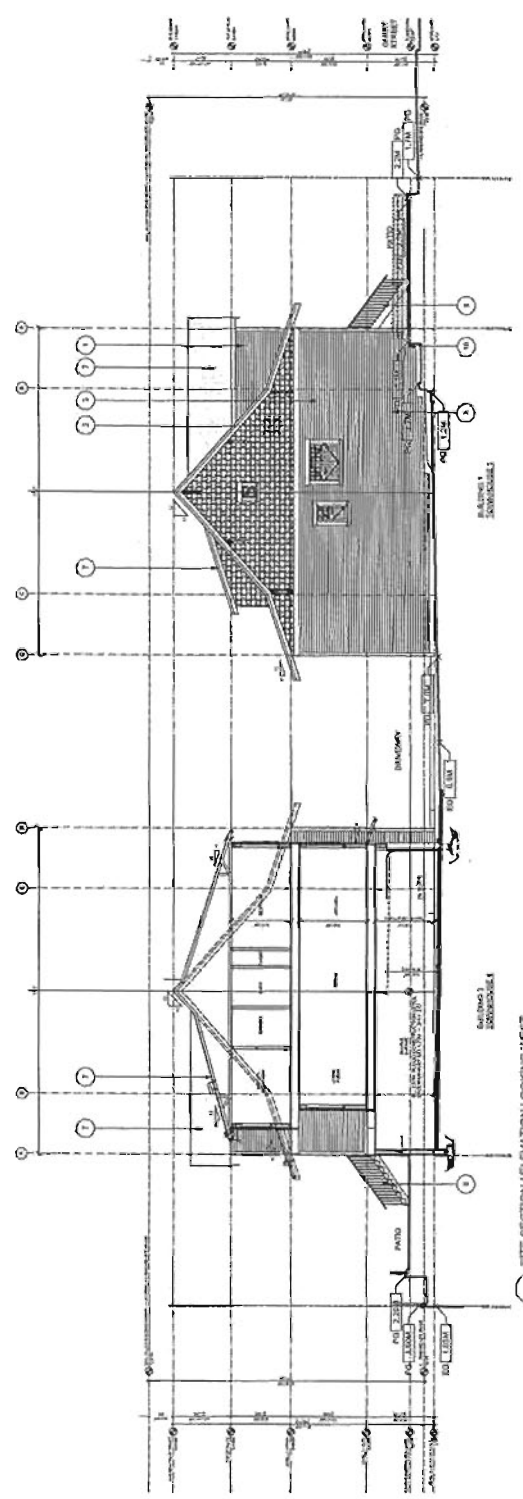
J.E. ANDREWS ARCHITECTS INC.
 Gary Street Townhouses
 4160 Gary Street
 Richmond, British Columbia

Townhouse Development
 REZONING FILE # Z 13-441564

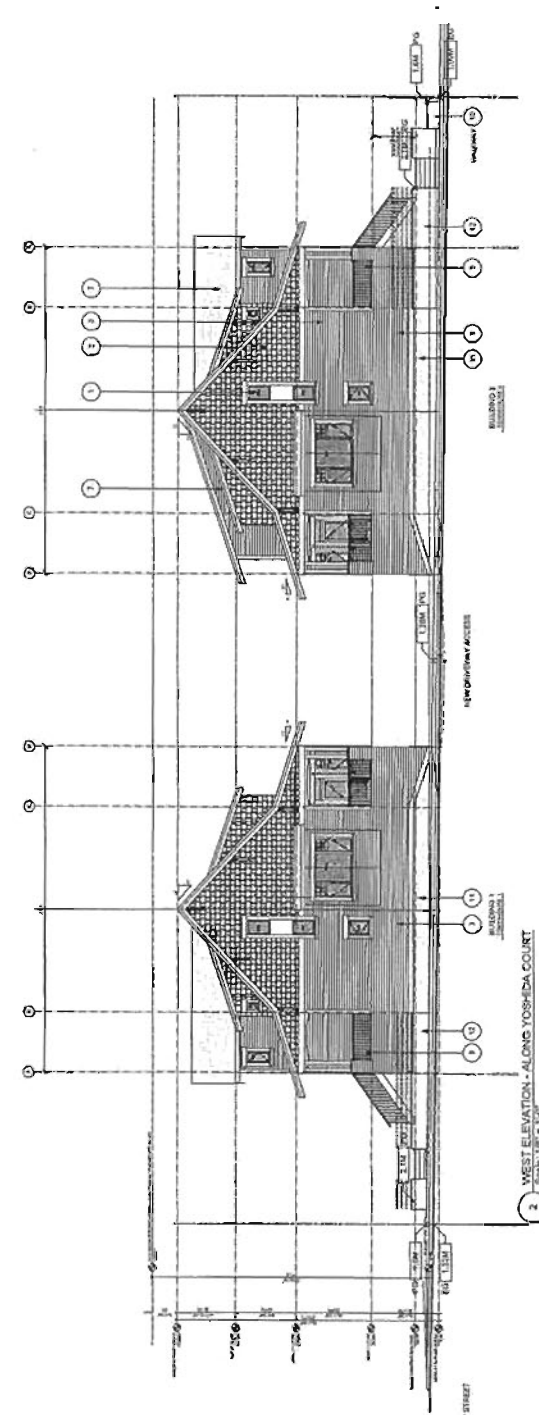
ELEVATIONS

DATE	10/28/10
DESIGNER	DEB PYS
PROJECT	OK WA
DATE	12/14

A 3.02



1 SITE SECTION / ELEVATION - LOOKING WEST
 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION - ALONG YOSHIDA COURT
 SCALE: 1/8" = 1'-0"

THE ARCHITECTS' LIABILITY INSURANCE POLICY DOES NOT COVER PROFESSIONAL NEGLIGENCE. THE ARCHITECTS' LIABILITY INSURANCE POLICY DOES NOT COVER PROFESSIONAL NEGLIGENCE. THE ARCHITECTS' LIABILITY INSURANCE POLICY DOES NOT COVER PROFESSIONAL NEGLIGENCE.

EXTERIOR MATERIALS LEGEND

- 1 DOUBLE GLAZED VINYL WINDOWS
- 2 POLYURETHANE INSULATION - PIB
- 3 BRICKWORK
- 4 BRICKWORK
- 5 BRICKWORK
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- 100 BRICKWORK



THE ANDREWS ARCHITECTS INC.

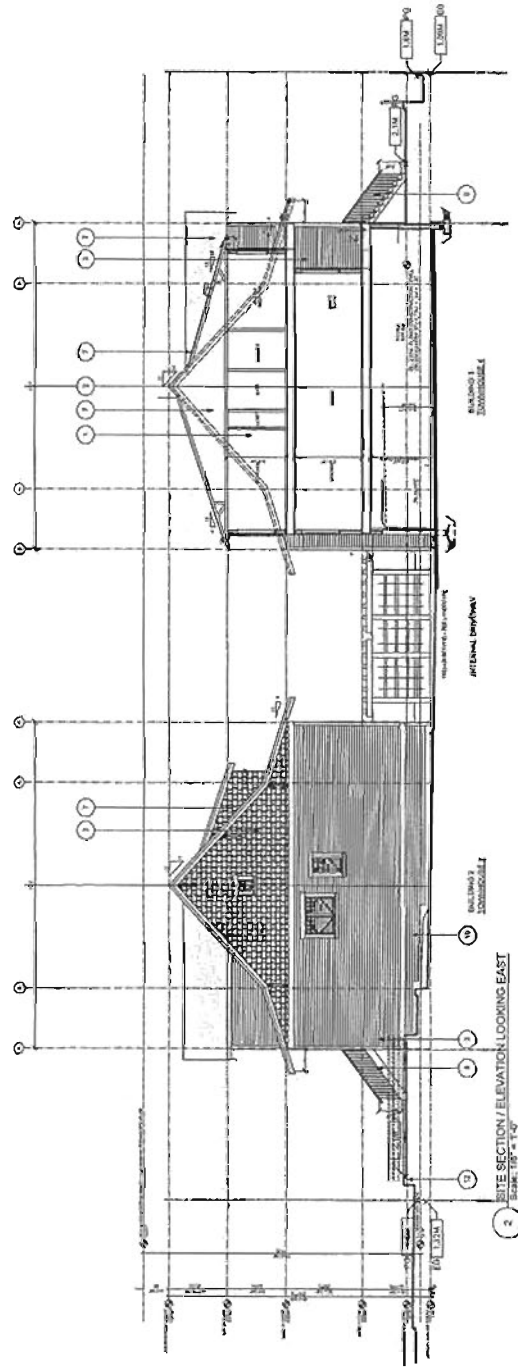
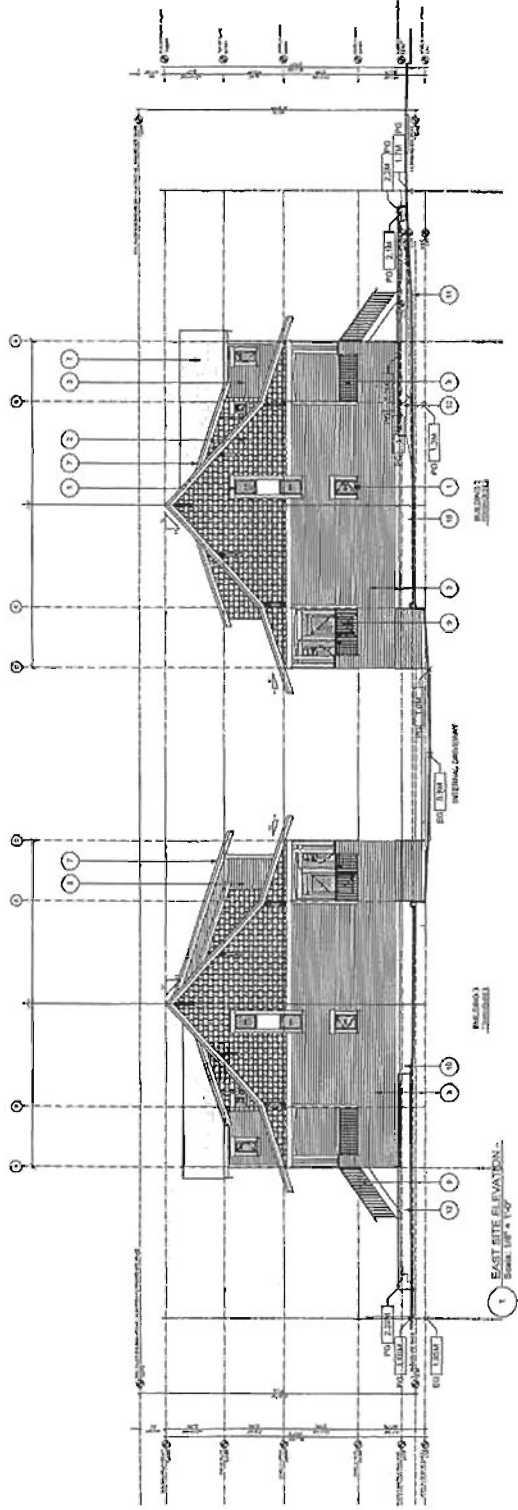
Barry Street, Townhouses
 4100 Cary Street
 Richmond, British Columbia

Townhouse Development
 RECORDING FILE # R2 13-641288

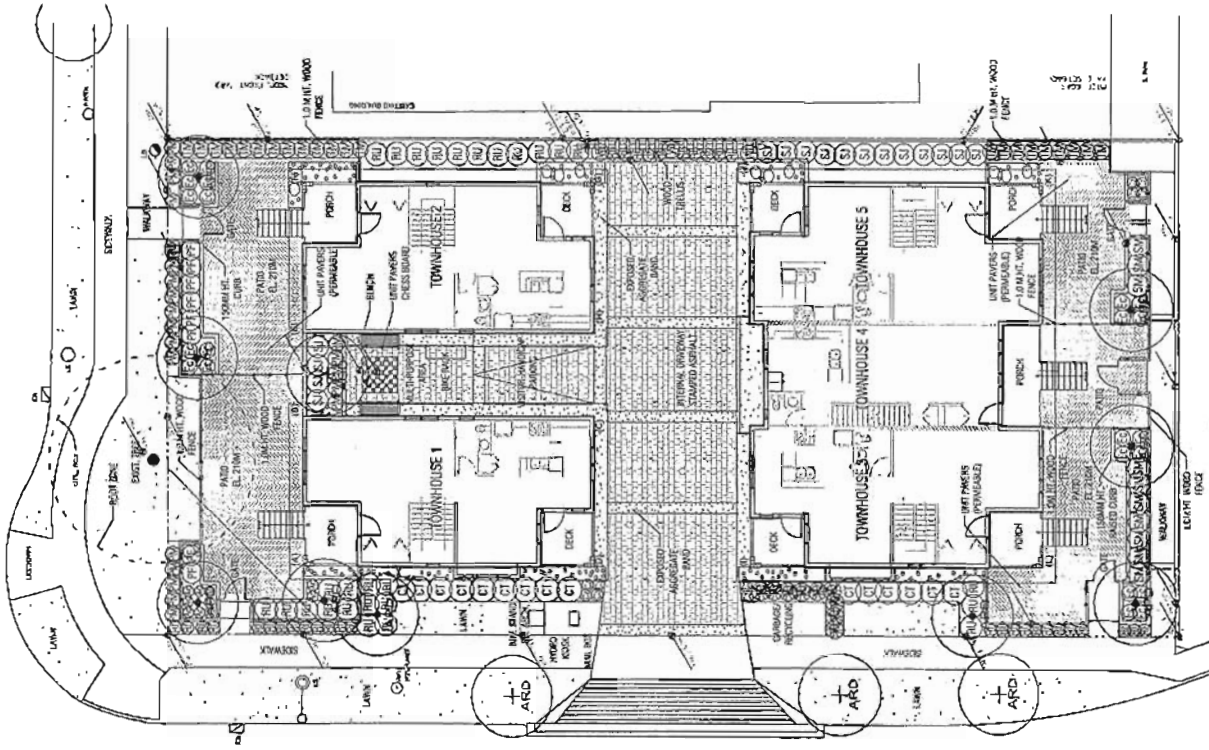
ELEVATIONS

DATE	10/18/10
BY	DEC 10 '13
SCALE	1/4" = 1'-0"
PROJECT	1314

A 3.03



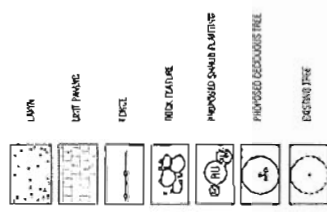
GARRY STREET



YOSHIDA COURT

PH - 56

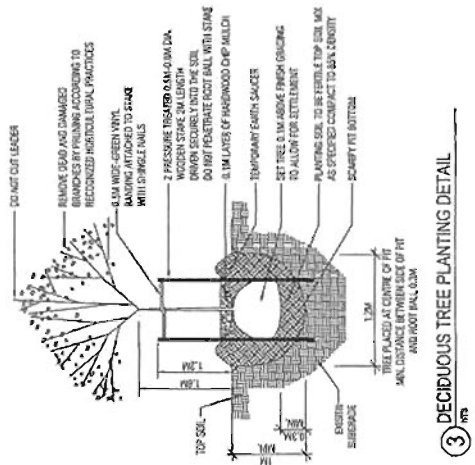
LEGEND:



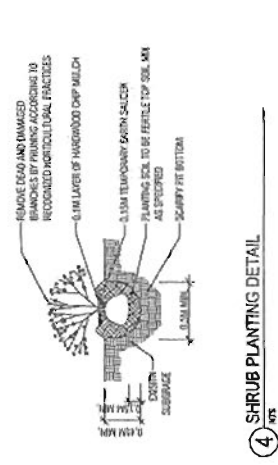
GENERAL LANDSCAPE NOTES:

1. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
2. AT THE CONTRACTOR'S DISCRETION, PLANTINGS MAY BE REPLACED WITH SIMILAR SPECIES AT THE CONTRACTOR'S DISCRETION.
3. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
5. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
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8. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
9. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
10. ALL PLANTINGS SHALL BE INSTALLED WITHIN THE SPECIFIED PLANTING AREAS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.

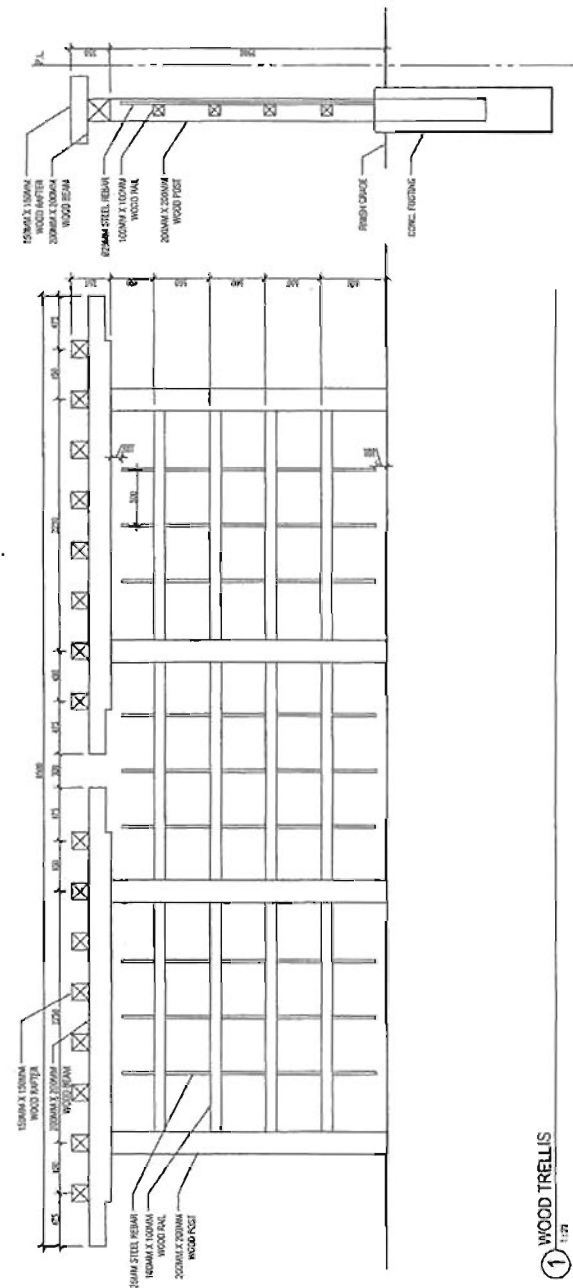
NO.	SYM.	COMMON NAME	COMMENTS	SIZE	QTY
1	ACR	ACER	ACER	10' x 12'	1
2	SHR	SHRUB	SHRUB	6' x 6'	1
3	SPR	SPRUE	SPRUE	6' x 6'	1
4	GRD	GROUND COVER	GROUND COVER	1' x 1'	1
5	ACT	ACTINEA	ACTINEA	1' x 1'	1
6	WOO	WOOD SPRUE	WOOD SPRUE	1' x 1'	1
7	MOO	MOONBEAM	MOONBEAM	1' x 1'	1
8	ALU	ALICE	ALICE	1' x 1'	1
9	JAP	JAPANESE SPRING	JAPANESE SPRING	1' x 1'	1
10	ACT	ACTINEA	ACTINEA	1' x 1'	1
11	WOO	WOOD SPRUE	WOOD SPRUE	1' x 1'	1
12	MOO	MOONBEAM	MOONBEAM	1' x 1'	1
13	ALU	ALICE	ALICE	1' x 1'	1
14	JAP	JAPANESE SPRING	JAPANESE SPRING	1' x 1'	1



3 DECIDUOUS TREE PLANTING DETAIL
 1:10



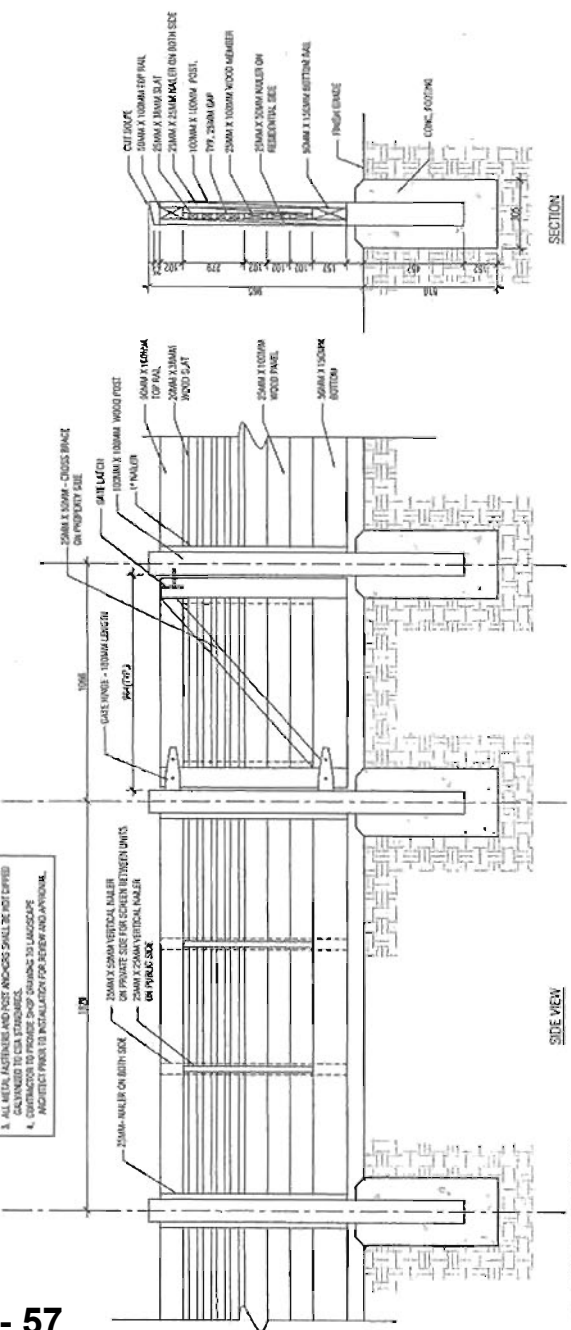
4 SHRUB PLANTING DETAIL
 1:10



1 WOOD TRELLIS
 1:10

PH - 57

1. ALL LAMBERS TO BE PROCEDE TREATED (T.E. 6.8% UNIFORM OR 3.5% CELENA S.L.K. LUNA).
2. 2X4X8 JOCKING CLEAN WOOD STAK.
3. ALL NAILS, FASTENERS AND NUTS ANCHORS SHALL BE HOT DIPPED GALVANIZED TO PREVENT CORROSION.
4. CONTACT US TO OBTAIN SHOP DRAWINGS FOR FABRICATION AND APPROVAL.



2 3 HT. WOOD FENCE
 1:10

SECTION

SIDE VIEW



RZ 13-641596

Attachment 3

Address: 4160 Garry Street

Applicant: Penta Homes (Princess Lane) Ltd.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Wendy Arlene Simmonds	To be determined
Site Size (m ²):	1,020 m ²	1,020 m ²
Land Uses:	Single detached dwelling	Five (5) townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
702 Policy Designation:	The subject site is eligible for townhouse development	No change
Zoning:	Single Detached (RS1/E)	Town Housing (ZT35) - Garry Street (Steveston)
Number of Units:	1	5

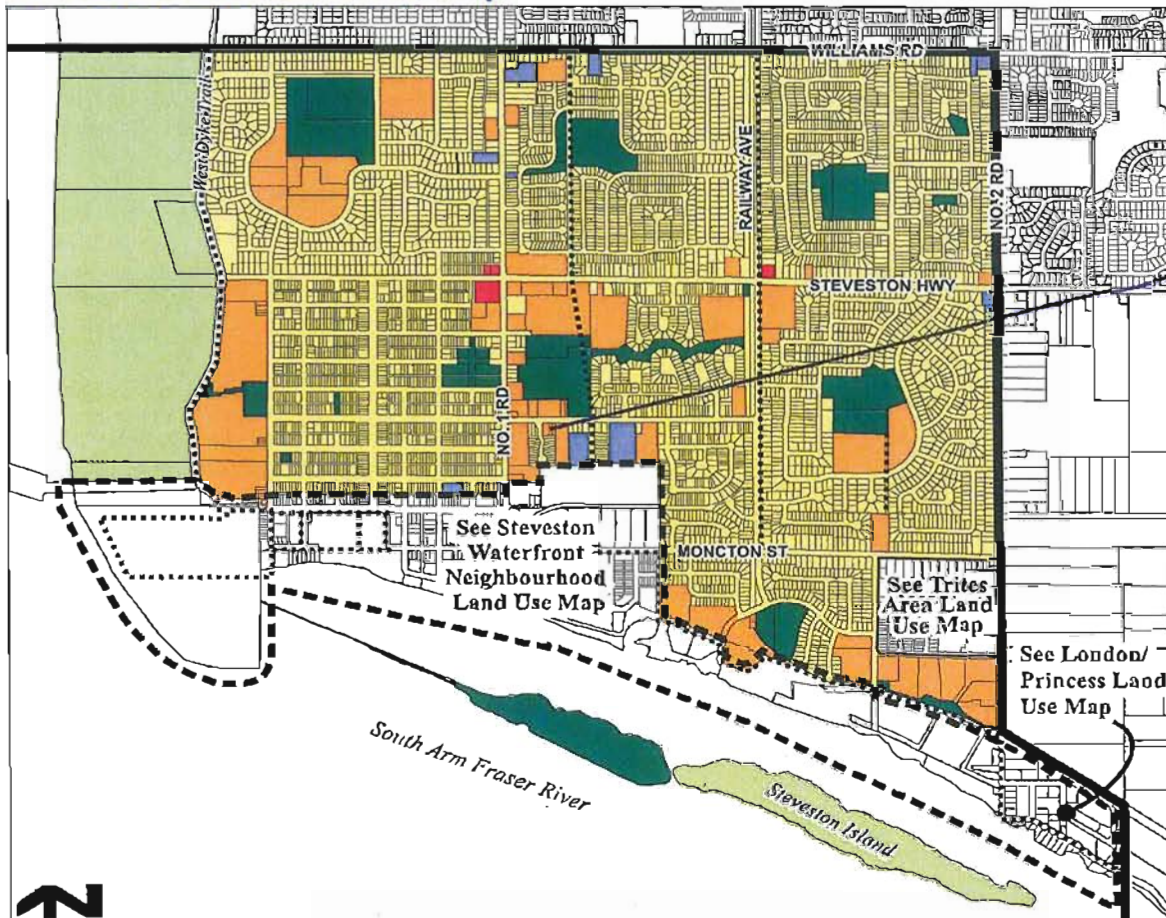
On Future Subdivided Lots	OCP Guideline & Proposed Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	Max. 0.65	none permitted
Lot Coverage – Building:	Max. 40%	Max. 40%	none
Lot Size (min. dimensions):	1,560 m ²	1,015 m ²	none
Setback – Front Yard (m):	Min. 6.0 m	6.1 m	none
Setback – Rear Yard (m):	Min. 3.0 m	6.1 m	none
Setback – Yoshida Court (m)	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard (m)	Min. 2.0 m	2.0 m	none
Height (m):	Max. 11.3 m	10.3 m	none
On-site Vehicle Parking Spaces:	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	<ul style="list-style-type: none"> • 10 Resident Spaces • 1 Visitor Space 	none
Tandem Parking Spaces:	Max. 50% of Resident Spaces Permitted	20% (2 Resident Spaces)	none
On-site Bicycle Parking Spaces – Resident (Class 1)/ Visitor (Class 2)	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	<ul style="list-style-type: none"> • 6 Resident Bicycle Parking Spaces • 1 Visitor Bicycle Parking Space 	none

On Future Subdivided Lots	Bylaw/OCP Requirement	Proposed	Variance
Amenity Space – Indoor:	Min. 70 m ²	Cash-in-lieu (\$5,000)	none
Amenity Space – Outdoor:	Min. 30 m ²	30 m ²	none

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










City of Richmond

Steveston Area Land Use Map Bylaw 7783
2010/04/12



SUBJECT SITE



	Single-Family		Institutional
	Multiple-Family		Conservation Area
	Commercial		Trail
	Public Open Space		Steveston Area Boundary
			Steveston Waterfront Neighbourhood Boundary



City of Richmond

Policy Manual

Page 1 of 2	Adopted by Council – July 29, 2002	POLICY 5471
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7	

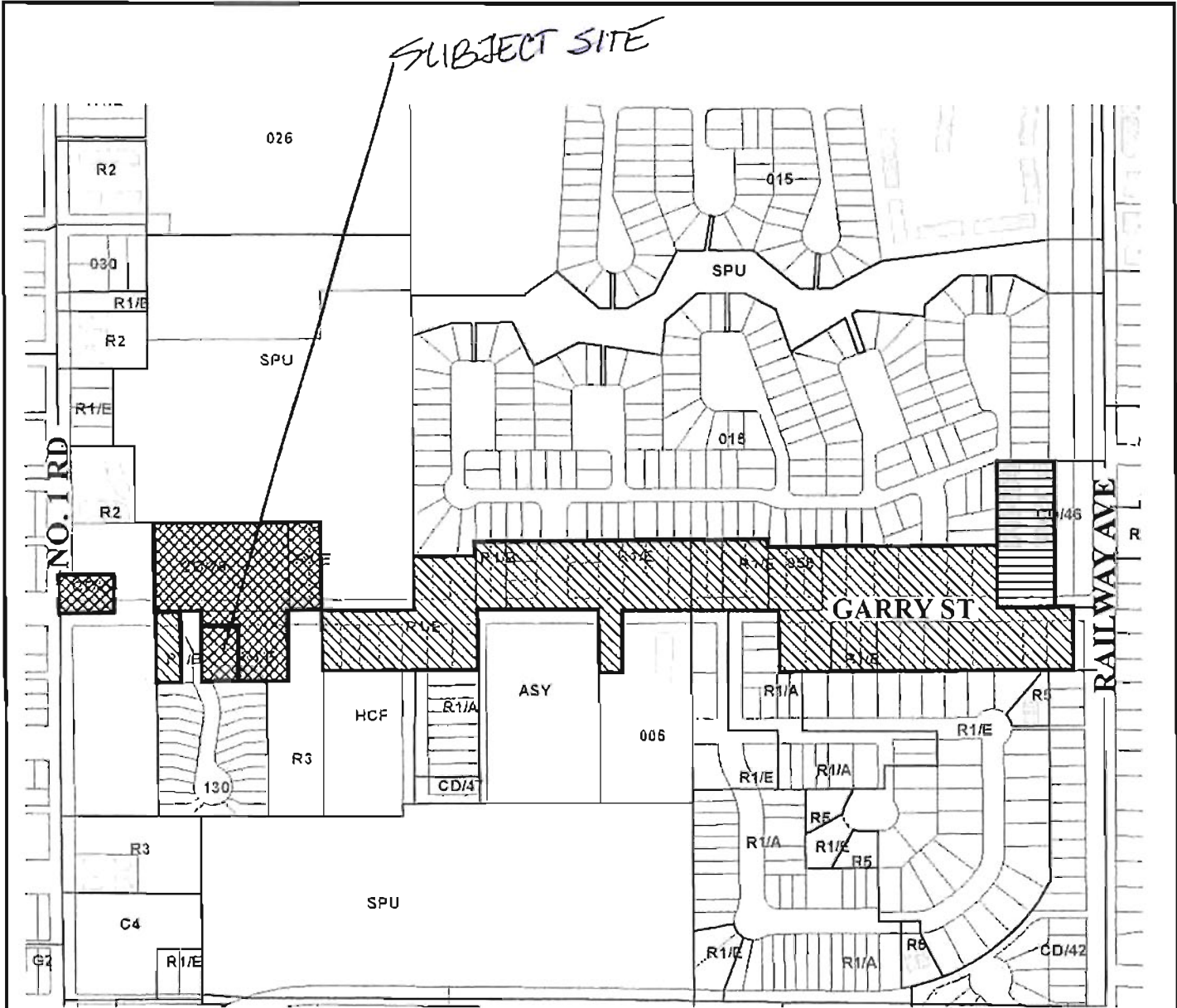
POLICY 5471:




The following policy establishes lot sizes for properties along **Garry Street, between No. 1 Road and Railway Avenue** (in a portion of Section 2-3-7):

That properties located along Garry Street between No. 1 Road and Railway Avenue, in a portion of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300 provided that no new accesses are created onto Railway Avenue and No. 1 Road; and

That properties located at 4771, 4109, 4111, 4211, 4160, 4180, 4011 Garry Street and the north-westerly portion of 4200 Garry Street be deemed eligible for townhouse development; and

That this policy be used to determine the disposition of future single-family and townhouse rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



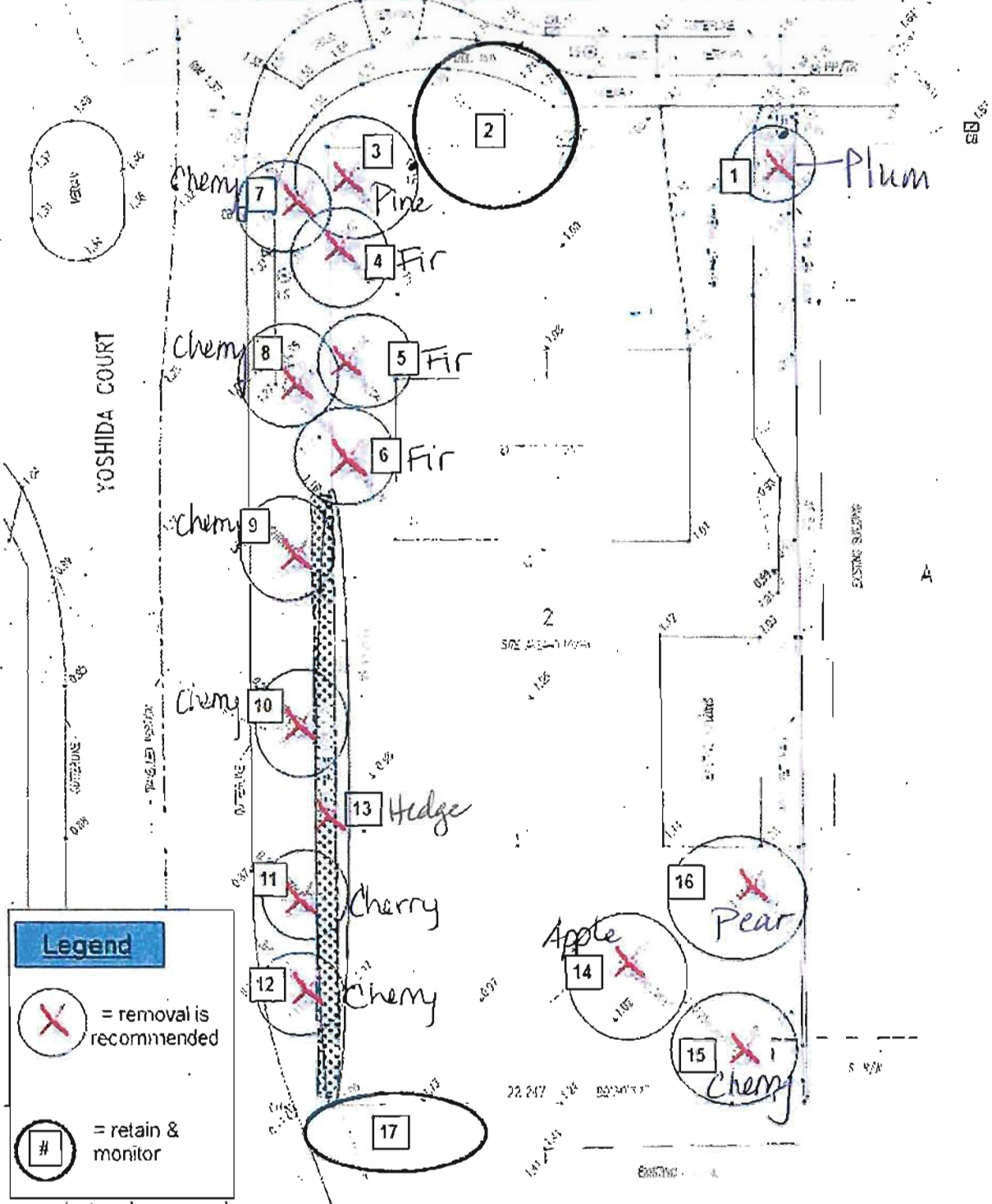
-  Rezoning would be permitted to R1/A.
(9 m or 29.527 ft. Wide lots)
-  Townhouse or single-family lots.
-  16 detached townhouse units that resemble single-family homes.



Policy 5471
Section 02-3-7
PH - 62

Original Date: 07/29/02
Revision Date:
Note: Dimensions are in METRES

Removal & Retention Plan



Legend

- = removal is recommended
- = retain & monitor

Tree #	Species	DBH (cm)	Tree Protection Zones (as per bylaw)
17	Red Tip Photinia (<i>Photinia x fraseri</i>); Western Red Cedar (<i>Thuja plicata</i>)	10 to 20	TPZ to be placed at no less than 1.0 m north of fence line; to span from blvd to extend to end of photinia at east side; to encompass entire group on all sides affected
2	Grand Fir - <i>Abies grandis</i>	PH - 63	TPZ to be placed along sidewalk edge at north side; placed at no less than 3.0 m from base of tree at all sides; to encompass entire tree on all sides affected



Address: 4160 Garry Street

File No.: RZ 13-641596

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9108, the following items must be completed:

1. City acceptance of the developer's voluntary contribution of \$3,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City, in-lieu of planting six (6) of the required ten (10) replacement trees on-site.
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works proposed in close proximity to tree protection zones. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$8,200 for the Fir tree (tag # 2) to be retained. The City will release 90% of the security after construction and landscaping on the future lots is completed and a landscape inspection is approved. The remaining 10% of the security will be released one year later, subject to inspection, to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Contribution of \$1,000 per dwelling unit (e.g. \$5,000) to the Recreation Facility Reserve Fund in-lieu of providing on-site indoor amenity space.
6. City acceptance of the developer's voluntary contribution of \$2.00 per buildable square foot (e.g. \$14,273) to the City's Affordable Housing Reserve Fund.
7. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
9. Enter into a Servicing Agreement* for the design and construction of frontage improvements. This is to include (but is not limited to):
 - The removal of the existing driveway letdown, and replacement with curb, gutter, and grass boulevard. The design is to be consistent with the existing frontage treatment on Garry Street.
 - The removal of the existing substandard 1.2 m wide sidewalk located behind the curb on Yoshida Court and replacement with a new 1.5 m wide sidewalk at the property line, with the remaining boulevard area to the existing curb treated with grass.
 - The transition of the new sidewalk to the existing sidewalks located north and south of the subject site.
 - Street tree replacement planting within the grass boulevard along both frontages, as determined by the City's Parks Department through the design review process.
 - Potential relocation of existing infrastructure to accommodate frontage improvements (e.g. street lighting, fire hydrant).

Note: The Servicing Agreement design is to include the required water, storm, and sanitary sewer service connections for the proposed development.

Prior to Demolition Permit* Issuance, the following items must be completed:

- Tree protection fencing must be installed to City standard around the Fir tree (tag # 2) and the group of trees at 11720 Yoshida Court (tag # 17), in accordance with the City’s Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* Issuance, the following items must be completed:

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

Note:

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

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

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

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

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9108 (RZ 13-641596)
4160 Garry Street**

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

1. Richmond Zoning Bylaw 8500 is amended by:
 - i. Inserting the following new subsections directly after Section 17.35.6.3:
 - “ 4. The minimum **setback** to Yoshida Court is 3.0 m.
 5. The minimum **interior side yard** is 2.0 m on the following **site** only:
 - a) 4160 Garry Street
P.I.D. 009-217-665
Lot 2 Section 2 Block 3 North Range 7 West New Westminster
District Plan 23406 ”
 - ii. Replacing Section 17.35.8.2, with the following:
 - “2. The minimum **lot area** is 1,015 m².”
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it “**TOWN HOUSING (ZT35) – GARRY STREET (STEVESTON)**”.

P.I.D. 009-217-665

Lot 2 Section 2 Block 3 North Range 7 West New Westminster District Plan 23406

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9108".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

FEB 24 2014

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

MAYOR

CORPORATE OFFICER

MayorandCouncillors

To Public Hearing
Date: <u>March 17 2014</u>
Item # <u>3</u>
No. <u>Bylaw 9108</u>

From: Webgraphics
Sent: Wednesday, 05 March 2014 17:22
To: MayorandCouncillors
Subject: Send a Submission Online (response #778)

Categories: 12-8060-20-9108 - RZ 13-641596 - 4160 Garry St.

Send a Submission Online (response #778)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/5/2014 5:21:41 PM

Survey Response

Your Name	Wing Kan Leung
Your Address	#12-4051 garry street
Subject Property Address OR Bylaw Number	4160 Garry street , Bylaw 9108 (RZ 13-641596)
Comments	<p>Dear Sir/Madam, I writing regard of the Bylaw 9108(RZ13-641596).We are living on Garry street about 20 years see so much changes of Garry street, from most single lots family houses into multi-houses... We have the Mcmath Secondary School, Seinor housing units, The Japanese Temple on Garry street, which younger and old neighbours getting in and out of Garry street. And we also have a couples big Townhouses complex which make Garry street traffics very heavy. I am personal very concern the rezoning might affect people who not only living on Garry Street but also other people diving in and out of the road. Parking on Garry street now also a major cercern for me. I wonder the developer have to built a 5 units townhouse complex on the corner of Garry & Yoshida, might causing people incovenience of their daily lives. All ast , I personally think Garry street development is pretty saturated, and don't need any more major development activities. Best</p>



Regards,

To Public Hearing
Date: March 17 2014
Item # 3
Re: Bulbaw 9108

MayorandCouncillors

From: Webgraphics
Sent: Tuesday, 11 March 2014 10:25
To: MayorandCouncillors
Subject: Send a Submission Online (response #780)

Send a Submission Online (response #780)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/11/2014 10:24:31 AM

Survey Response

Your Name	Linda Gray
Your Address	28-4080 Garry St.
Subject Property Address OR Bylaw Number	4160 Garry St.
Comments	when does the rezoning stop!! I live on Garry St. and during the school months the traffic and garbage from the kids is ridiculous. Now you want more people crammed into a small area? There is not enough room for more housing in this area.





TO PLN - FEB 18, 2014

To: Planning Committee
From: Wayne Craig
Director of Development
Re: Application by 1348 Productions Incorporated for Rezoning at 11320 Horseshoe Way from Industrial Business Park (IB1) to Licensed Health Canada Pharmaceutical Production (ZI11)

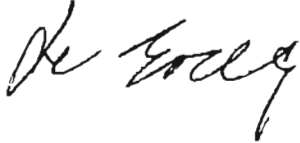
Date: February 7, 2014
File: RZ 13-639815

Staff Recommendation

1. That Richmond 2041 Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 9110, to add land use policies in Section 3.0 of the OCP specific to the management of Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities in the City, be introduced and give first reading.
2. That Bylaw 9110, having been considered with:
 - the City's Financial Plan and Capital Program;
 - 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.
3. That Bylaw 9110, having been considered in accordance with Official Community Plan Bylaw Preparation Consultation Policy, be forwarded to the Agricultural Land Commission for comment in advance of the Public Hearing.
4. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, to create the "Licensed Health Canada Pharmaceutical Production (ZI11)" zoning district and rezone 11320 Horseshoe Way from "Industrial Business Park (IB1)" to "Licensed Health Canada Pharmaceutical Production (ZI11)", be introduced and give first reading.


Wayne Craig
Director of Development

WC:ke
Att/5

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Business Licences	<input checked="" type="checkbox"/>	
Finance Division	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Fire Rescue	<input checked="" type="checkbox"/>	
RCMP	<input checked="" type="checkbox"/>	
Building Approvals	<input checked="" type="checkbox"/>	
Policy Planning	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	

Staff Report

Origin

1348 Productions Incorporated (MediJean) has applied to the City of Richmond for permission to rezone 11320 Horseshoe Way (**Attachment 1** – the “subject site”) from “Industrial Business Park (IB1)” to “Licensed Health Canada Pharmaceutical Production (ZI11)” in order to permit the development of a Health Canada licensed medical marihuana production facility.

Background

On December 16, 2013, Council adopted Richmond Zoning Bylaw 8500, Amendment Bylaw 9071, which inserted land use definitions for a “medical marihuana production facility” and “medical marihuana research and development facility” into the Zoning Bylaw. These additions together with other amendments result in both a medical marihuana production and/or research and development facility not being permitted in any zoning district in the City. Therefore, a rezoning application to be reviewed on a case-by-case basis and considered by Council through the normal statutory process is required for any such use.

Health Canada Marihuana for Medical Purposes Regulations

In June 2013, Health Canada’s new *Marihuana for Medical Purposes Regulations (MMPR)* were enacted, which replace the former *Marihuana Medical Access Regulations (MMAR)*. Health Canada is currently transitioning from the old MMAR (all licenses issued under the former program will expire by March 31, 2014) into the new MMPR. Health Canada is reviewing applications across Canada from proponents applying to become a licensed producer of medical marihuana. The new MMPR will result in the creation of a new commercial industrial sector responsible for research and development, commercial production, processing, packaging and shipping/distribution of medical marihuana. Highlights of Health Canada’s new MMPR program include:

- Production in residential dwellings will no longer be permitted.
- All aspects of medical marihuana growth, cultivation, processing, storage, research and development, shipping/distribution and administrative functions are to be centralized and contained in a secured facility.
- A licensed producer will have the ability to conduct research and development, test and produce a wide-variety of strains.
- Storefronts and retail outlets will not be permitted.
- All medical marihuana distribution will be by a secured courier to a registered client.
- Key facility personnel must hold a valid security clearance to be reviewed and confirmed by Health Canada.
- The Health Canada license application process will ensure that a facility meets security, safety, quality control, record keeping, inventory and monitoring requirements to avoid product theft.

Project Description

The subject site is zoned “Industrial Business Park (IB1)” and is 4,047 sq. m (43,560 sq. ft.) in area and contains an existing 2,241 sq. m (24,126 sq. ft.) industrial building. The proposal involves the conversion of the existing light industrial building into a medical marihuana production facility, to be lawfully licensed by Health Canada through the MMPR.

The applicant is requesting to rezone the subject site to permit a “medical marihuana production facility”, as currently defined in the City’s Zoning Bylaw 8500, to cultivate medical marihuana. Additional activities accessory to the production of medical marihuana include research and development functions, product processing, storage, packaging, shipping/distribution and administrative offices. As regulated by Health Canada’s MMPR, no retail/storefront activities are permitted.

The following is a floor area breakdown of the proposed activities in the existing building:

- Growing/Production: 511 sq. m (5,497 sq. ft.)
- Research and Development: 171 sq. m (1,840 sq. ft.)
- Processing/Drying/Storage: 395 sq. m (4,257 sq. ft.)
- Shipping/Distribution/Packaging: 237 sq. m (2,546 sq. ft.)
- Supporting Offices and Administration: 298 sq. m (3,204 sq. ft.)
- Circulation: 468 sq. m (5,039 sq. ft.)

Tenant improvements to the interior of the building will be made to convert the building to a proposed medical marihuana production facility. A small upper floor mezzanine (183 sq. m or 1,973 sq. ft.) will be added to the existing mezzanine and is proposed to be utilized for medical marihuana production/research and development. The total proposed floor area of the facility will be 2,425 sq. m (26,100 sq. ft.). Upgrades to the building’s heating, ventilation and cooling systems, addition of sprinklers throughout and new mechanical systems and facility security infrastructure to accommodate this type of business will also be completed (**Attachment 2**).

Findings of Fact

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

Building Permit Issued and Existing Use of the Building

In October 2013, a building permit was issued to the proponent to undertake interior tenant improvements works to the building to be used for an office and storage space to support research and development activities.

The applicant has confirmed they have the appropriate authorizations from Health Canada to undertake these medical marihuana research and development activities. This research and development permit granted by Health Canada does not allow for any commercial production and sale of medical marihuana.

Surrounding Development

To the North: A site zoned “Industrial Business Park (IB1)” that contains an existing light industrial building.

To the East: A site zoned “Industrial Business Park (IB1)” that contains an existing light industrial building. Directly to the north east of the subject site is the RCMP Richmond Detachment headquarter building.

To the South: A site zoned “Industrial Business Park (IB1)” that contains an existing light industrial building.

To the West: Across Horseshoe Way, light industrial buildings on “Industrial Business Park (IB1)” zoned properties.

Related Policies & Studies

2041 Official Community Plan (OCP) – Existing Land Use Designations

The subject site is designated “Mixed Employment” in the 2041 OCP:

Those areas of the City which provides for residential, commercial, industrial, office and institutional uses. Marina uses and waterborne housing are permitted on the waterfront, in which case the retail sales is limited to boats, boating supplies and equipment, and related facilities and services for pleasure boating and the general public.

The proposed rezoning complies with the existing 2041 OCP land use designation as it is primarily an industrial operation and no OCP amendment is required to re-designate the site.

Proposed 2041 Official Community Plan Text Amendments

As currently all medical marihuana production and medical marihuana research and development facilities are not a permitted use in any zoning district City-wide, the proposed facility requires a cautious management approach, as it would be a new land use and its potential impacts are unknown. To protect the City's social, economic, land use and environmental interests, avoid possible long term negative effects and ensure minimal City costs, staff recommended that the City first establish OCP policies and review the facility proposal based on them. The proposed OCP amendment policies have been prepared based on a review of the rezoning proposal details. They will assist in protecting the City's interests, enabling one medical marihuana production facility (which includes research and development activities), minimizing any negative impacts and ensuring community safety. The proposed rezoning to allow a medical marihuana production facility complies with the proposed OCP amendment policies, and zoning and other regulatory requirements. No OCP map designation changes are required. It is noted that Council may consider other facility proposals on a case-by-case rezoning basis.

Flood Plain Designation and Protection Bylaw 8204

In accordance with the City's Flood Plain Designation and Protection Bylaw 8204, a flood plain covenant identifying a minimum flood construction level of 2.9 m will be secured and registered on title as a rezoning consideration attached to this proposal.

Consultation

Official Community Plan Bylaw Preparation Consultation Policy 5043

Staff reviewed the rezoning and OCP amendment proposal in accordance with OCP Bylaw Preparation Consultation Policy 5043. Based on this review, staff recommend that OCP Amendment Bylaw 9110, be forwarded to the Agricultural Land Commission (ALC) for review and comment in advance of the Public Hearing.

Referral to the Ministry of Transportation and Infrastructure

This rezoning was referred to the Ministry of Transportation and Infrastructure (MOTI) staff for review and preliminary approval based on the distance from the subject site to the Highway 99/Steveston Highway interchange. Preliminary approval has been granted by MOTI staff. Final approval from the MOTI will be a rezoning consideration to be completed as part of the proposed development.

Public Input

City staff have received 5 pieces of correspondence submitted by the proponent in relation to the proposal as follows (refer to **Attachment 4** for copies of the correspondence):

- Letter from proponent (Jean Chiasson – Chief Executive Officer, MediJean) providing a general overview of the proposed facility and vision towards this new industrial sector.
- Letter from Colin Leech-Porter, M.D. summarizing his clinical experience with patients and administration of medical marihuana as a means of effective treatment and his interactions and professional relationship with MediJean.
- Three letters from patients who have provided testimonials about the benefits of medical marihuana.

Staff Comments

Planning and Land Use

The subject site is surrounded by a mix of light industrial and office business park activities and no sensitive land uses (i.e., residential, schools, parks, conservation areas and other community institutional uses) are located adjacent to or within close proximity to the subject site. The nearest residential area is located approximately 450 m (1,475 ft.) to the north in the Shellmont neighbourhood. There are no other sensitive land uses within an approximate 400 m (1,312 ft.) radius from the subject site.

The proposed OCP policies specific to Health Canada licensed medical marihuana production facilities and medical marihuana research and development facilities support the approach which requires rezoning applications to be reviewed and considered on a case-by-case basis. As this is a new land use in the City and its potential impacts are not fully known, a cautious approach is recommended in the proposed OCP policies by allowing only one medical marihuana production facility and not permitting any additional facilities City-wide. In future, should other rezoning applications be submitted for another medical marihuana production facility or a medical marihuana research and development facility, they will be reviewed on a case-by-case basis and additional amendments to the proposed OCP policies will be needed.

Zoning Approach

On December 16, 2013, Council adopted Zoning Amendment Bylaw 9071, which created land use definitions for “medical marihuana production facility” and “medical marihuana research and development facility”. This Bylaw also added land use regulations in Zoning Bylaw 8500 to not allow these uses City-wide, thus requiring a rezoning application to be considered by Council through the normal statutory process (including a Public Hearing).

In order to address the subject application, staff propose the creation of a new site-specific zoning district, as follows:

- The zone is based on the subject site’s existing “Industrial Business Park (IB1)” zoning, with additional uses permitted.
- As permitted uses, “medical marihuana production facility” and “medical marihuana research and development facility”, as currently defined in the City’s zoning bylaw will be included. An additional zoning regulation is proposed that does not allow any other unrelated permitted uses to occur in a building that is being used for medical marihuana production and/or research and development facilities.

Engineering

No upgrades to City sanitary, storm and water systems are required due to the proposed use on the site. New connections to the City water, storm and sanitary sewer systems will be required to service the subject site through the forthcoming building permit for the proposed uses. Fire flow calculations are also required to be submitted and confirmed by the applicant’s engineering consultant at future building permit to confirm there is adequate flow.

Transportation

A Traffic Impact Assessment (TIA) has been submitted by a professional traffic engineer to examine transportation related issues associated with the proposal. Transportation staff have reviewed the submitted TIA and generally concur with the consultant’s assessment that the traffic impacts to the surrounding area are minimal and that the on-site parking and loading provisions are adequate based on Zoning Bylaw 8500 requirements and proposed operations of the facility.

Transportation staff have also identified the need to implement additional pedestrian infrastructure upgrades across the frontage of the development site in the form of a 1.5 m paved pathway to be located behind the existing curb within the City road allowance. Design and construction of this walkway will be done through a City Work Order and must be completed prior to final inspection of the Building Permit.

Business Licensing

Should City Council approve the proposed rezoning, Business License Division staff will bring forward a separate report for Council consideration of various Bylaw amendments to administer and regulate this type of Business. Those Bylaw amendments would include the Business Licence Bylaw to identify the Business Licence Application requirements for this type of business, regulatory bylaws to support community safety efforts and to establish a Licence Fee. This separate report will be brought forward for Council consideration at a future date.

RCMP Comments

RCMP staff reviewed the overall facility security measures and protocols for the proposed medical marihuana production facility on the subject site and are satisfied that the proponent's security proposal meets the RCMP's standards for this type of facility operation.

Richmond Fire Rescue

To address fire, life and safety issues as required in Fire Protection and Life Safety Bylaw 8306, a fire safety plan is required to be approved by Richmond Fire Rescue staff prior to completing the building permit. The following are requirements and components to be included in the fire safety plan:

- Prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary.
- Demonstrate compliance with applicable *BC Building Code*, *BC Fire Code*, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.
- Emergency procedures to be used in case of fire.
- Training and appointment of designated supervisory staff to carry out fire safety duties.
- Documents showing the type, location and operation of fire emergency system(s).
- The scheduling and holding of fire drills, supported with documentation.
- The control of fire hazards.
- Inspection and maintenance of facilities for the safety of the building's occupants.

Building Approvals

If rezoning approval is granted to permit a medical marihuana production facility on the site and in accordance with Building Regulation Bylaw 7230, submission of a building permit is required to undertake tenant improvement works and modifications to the building and to address the change of use in the building.

Analysis and Examination of Issues

Facility Security Provisions

Health Canada requires medical marihuana production and/or research and development facilities to be contained in a fully secured building. Facility security requirements are identified in the Health Canada's MMPR and *Directive on Physical Security Requirements for Controlled Substances*. Through the licensing application with Health Canada, an applicant must demonstrate how a proposed facility will meet and/or exceed Federal regulations and the specific security measures to be implemented. Health Canada approval to become a licensed producer will not occur until they are satisfied that the proposed security measures comply with the Federal regulations and are fully implemented (confirmed through on-site inspections undertaken by Health Canada staff). Health Canada has also confirmed that licensed production facilities will be inspected annually to ensure security measures remain.

The security measures included for the proposed medical marihuana production facility on the subject site involve multiple, overlapping layers of physical measures and active/electronic surveillance. RCMP staff have reviewed the proposed security measures and are satisfied that the proponent's security proposal meets the RCMP's standards for this type of facility operation.

Mitigating Impacts to the Surrounding Area

Minimal impacts to the surrounding businesses and industrial operations are anticipated. The proponent has outlined that the operations of the proposed medical marihuana production facility will be fully contained in the existing secured facility.

The proponent's building engineer consultant has confirmed that all heating, ventilation and air conditioning (HVAC) equipment to be installed on the proposed facility will comply with the provisions of the City's Noise Regulation Bylaw 8856. Furthermore, the proponent's consultant has also noted that the HVAC system is designed to filter all air exhausted from and drawn into the facility through a series of charcoal filters and that no odour outside of the facility is anticipated.

Health Canada – Confirmation of Approval

The proponent submitted an application to Health Canada to become a licensed producer under the MMPR in August 2013. Health Canada is currently reviewing the application. To ensure that rezoning approval is not granted to allow a medical marihuana production facility in advance of approval from Health Canada, a rezoning consideration is included in this report to receive confirmation of license approval by Health Canada under the MMPR (Attachment 5).

Financial Considerations – Tax Assessment

In November 2013, the BC Assessment Authority (BCAA) provided clarification that a Health Canada licensed medical marihuana production facility will qualify for farm classification for property tax purposes. A property owner must submit an application for a farm class review to determine eligibility.

A property obtaining farm class status through the BCAA for portions of the property under this classification would result in a decrease in assessed value and a reduction in the amount of municipal taxes collected for the subject property. It is anticipated that a medical marihuana production facility that is located in a designated industrial area will require typical access to City infrastructure and potentially result in increased service demand for City services (i.e., police, fire and community safety resources). This would shift the tax burden of providing these services to other tax payers if the site was granted farm class status.

The proponent has identified that they do not intend to apply to BCAA for farm classification and they intend to pay the property taxes based on the current assessment classification. The subject site is currently classified as Class 6 – Business/Other. To secure this approach, a legal agreement will be required that identifies the property owner will not apply to the BCAA to obtain farm class status on the subject site and will pay City taxes in keeping with the applicable tax rate based on the current classification for the property by the BCAA. This legal agreement will be secured as a rezoning consideration.

Change of Use and Remediation of Building

If the rezoning application is approved, the existing building will contain a number of specific building improvements and systems to support the operation of a medical marihuana production facility. If at any time in the future, the medical marihuana production facility ceases operations on the subject site, the remediation of the building to ensure health and safety standards remains a priority so that it can be used/occupied by other tenants in accordance with zoning. Therefore,

staff recommend that a legal agreement be registered on the subject site (as a rezoning consideration) that will:

- Place notice on title of the subject property that the site and building has been used as a medical marihuana production facility.
- Upon cessation of the use of the facility as a medical marihuana production facility, require the business operator of the medical marihuana production facility to:
 - Engage an appropriate professional consultant to assess the building and all supporting mechanical, electrical, plumbing and HVAC systems and make recommendations to remediate the building and site to address any environmental health, building safety and other issues as determined by the professional consultant;
 - Undertake all necessary works to fully remediate the building and site; and
 - Submit verification from the professional consultant that the building and site has been remediated to the satisfaction of the professional consultant and to inform any potential purchasers of the subject site of this remediation.
- The City will not process any subsequent permit or license applications on the subject site until the City receives confirmation that the required assessment of the building has been completed by a professional consultant and that all recommended remediation works have been completed to the professional consultant's satisfaction.

Financial Impact or Economic Impact

None anticipated.

Conclusion

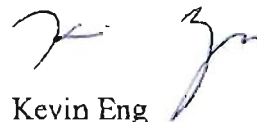
The rezoning proposal is for a Health Canada licensed medical marihuana production facility on the subject site to enable the growing, production and cultivation of medical marihuana and supporting activities that include research and development functions, product processing, storage, packaging, shipping/distribution and administrative offices. Overall, the proposal is consistent with the existing 2041 OCP Mixed Employment land use designation and all community safety and technical issues surrounding the proposed facility have been addressed.

In conjunction with the rezoning application for the subject site, staff are recommending amendments to the 2041 Official Community Plan to strategically manage Health Canada licensed medical marihuana production and/or research and development facilities City-wide and includes policies to ensure community safety and minimize any negative impacts to the surrounding area and community. The proposed rezoning complies with the proposed amendments to the 2041 OCP.

On this basis, staff recommend that Richmond 2041 Official Community Plan Bylaw 9100, Amendment Bylaw 9110 be introduced and given first reading. It is further recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, be introduced and given first reading.



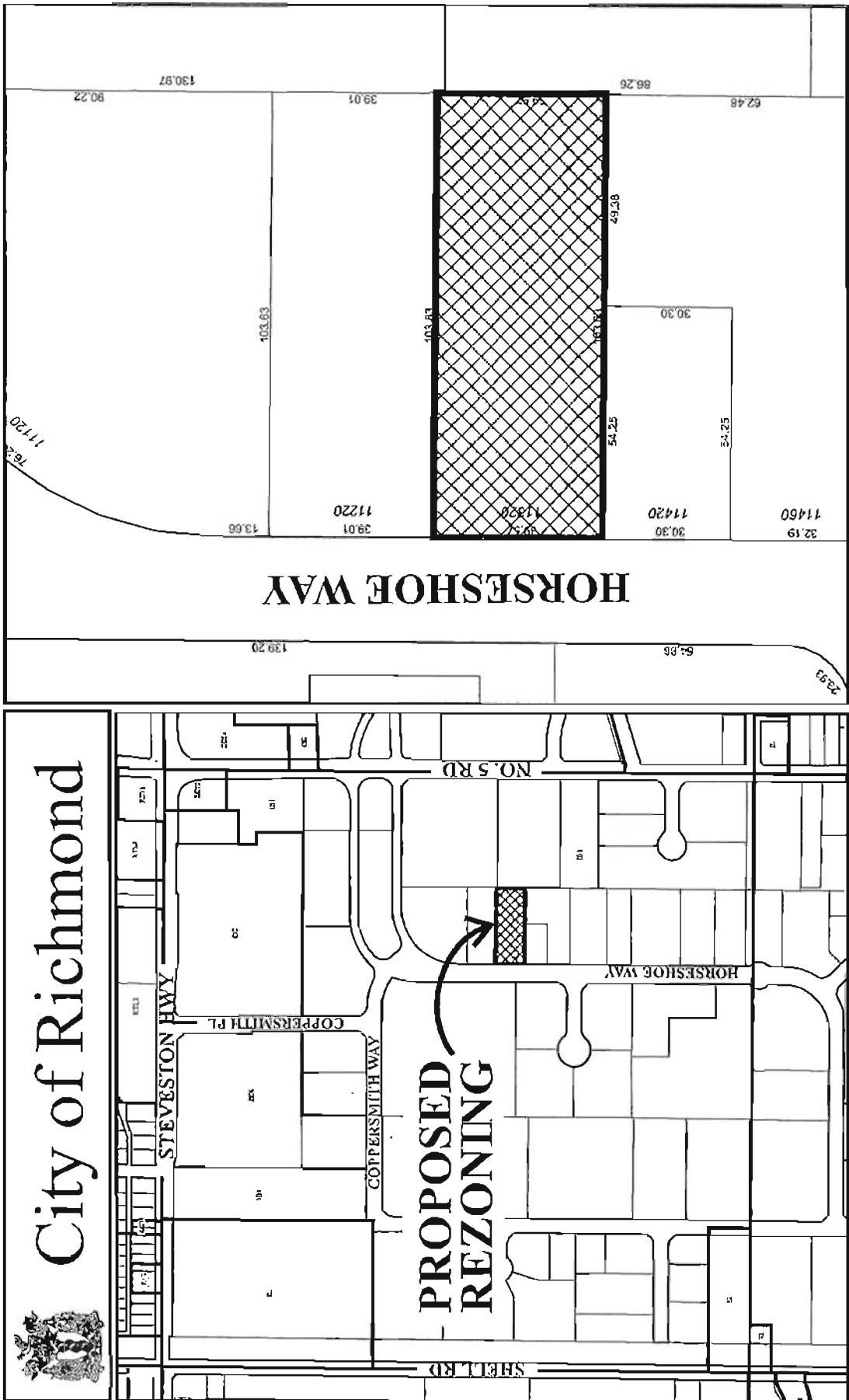
Terry Crowe
Manager, Policy Planning



Kevin Eng
Planner 2

KE:cas

- Attachment 1: Location Map
- Attachment 2: General Site Plan and Floor Area Breakdown
- Attachment 3: Development Application Data Sheet
- Attachment 4: Public Correspondence
- Attachment 5: Rezoning Considerations Concurrence

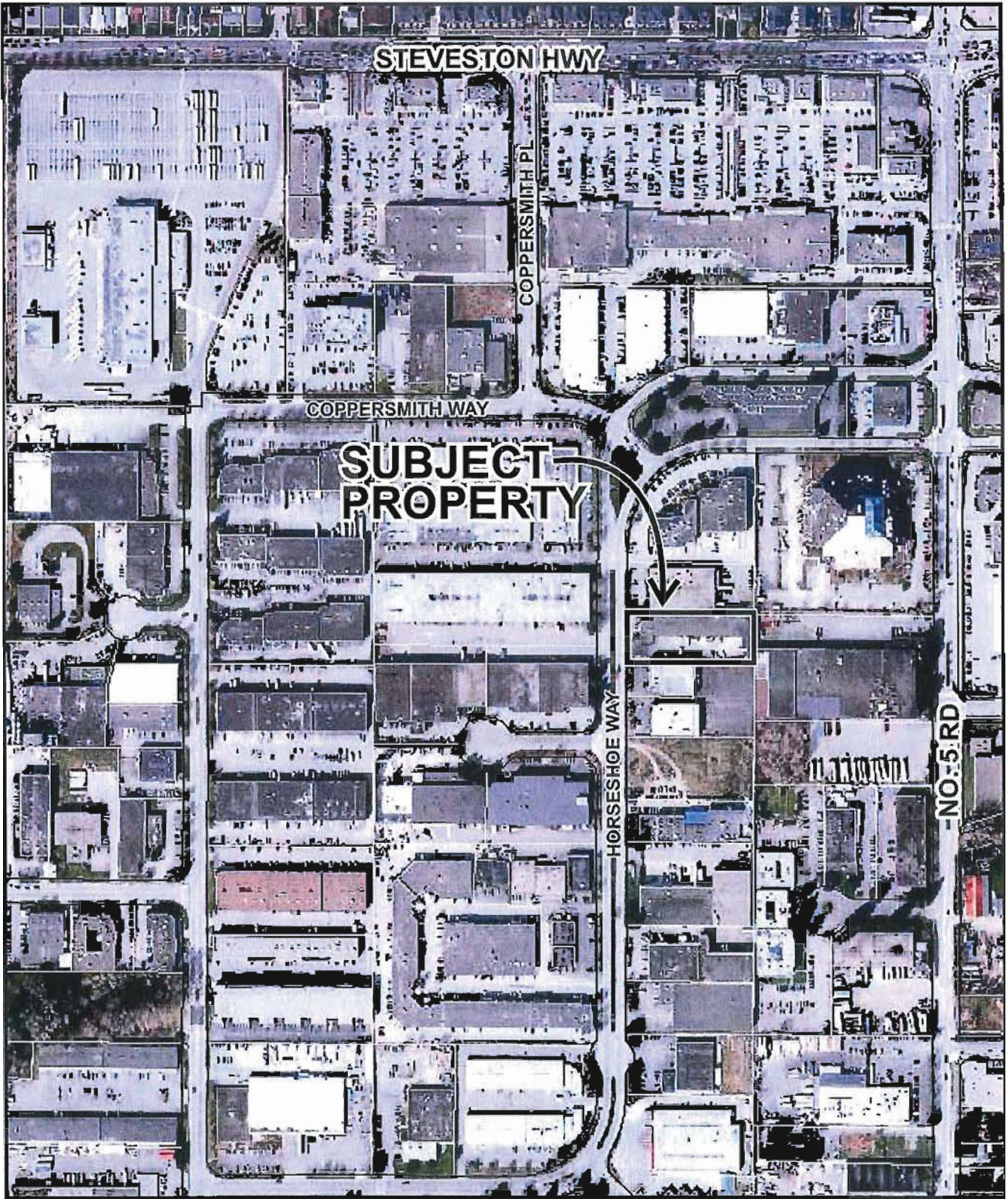


Original Date: 07/02/13
 Revision Date:
 Note: Dimensions are in METRES

RZ 13-639815



City of Richmond



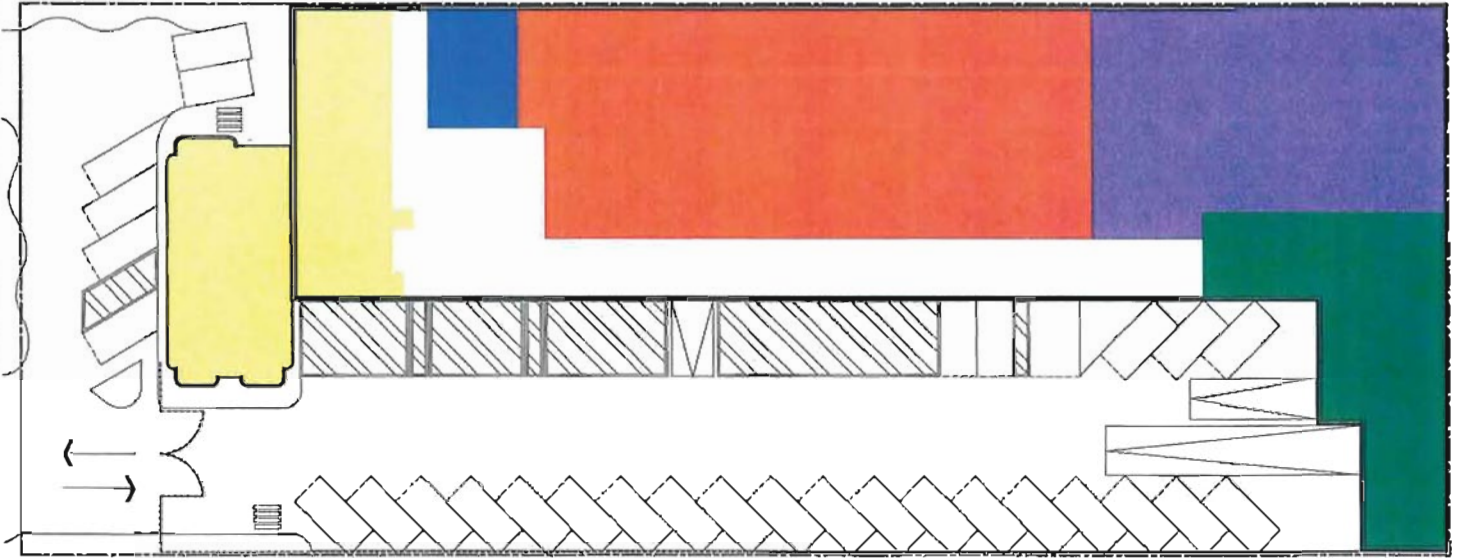
RZ 13-639815

Original Date: 07/02/13

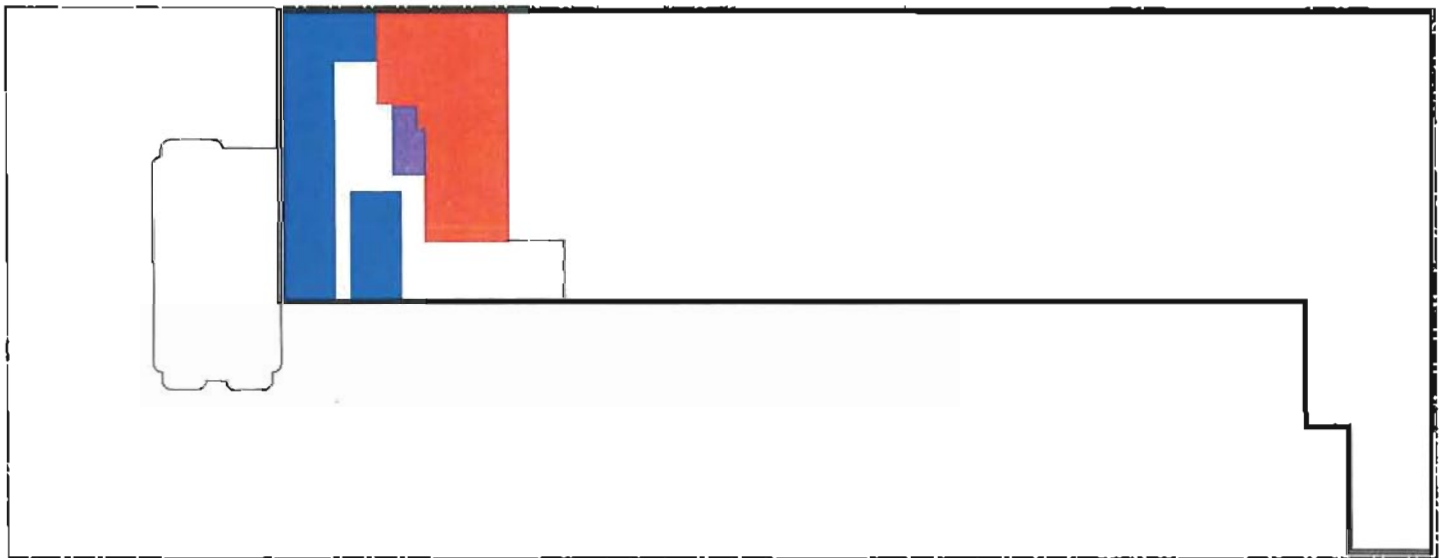
Amended Date:

Note: Dimensions are in METRES

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2548 sf
- 6. CIRCULATION = 5039 sf



1 MAIN LEVEL FLOOR PLAN
 A1.0 SCALE: NTS
 HORSESHOE



2 UPPER LEVEL FLOOR PLAN
 A1.0 SCALE: NTS
 HORSESHOE



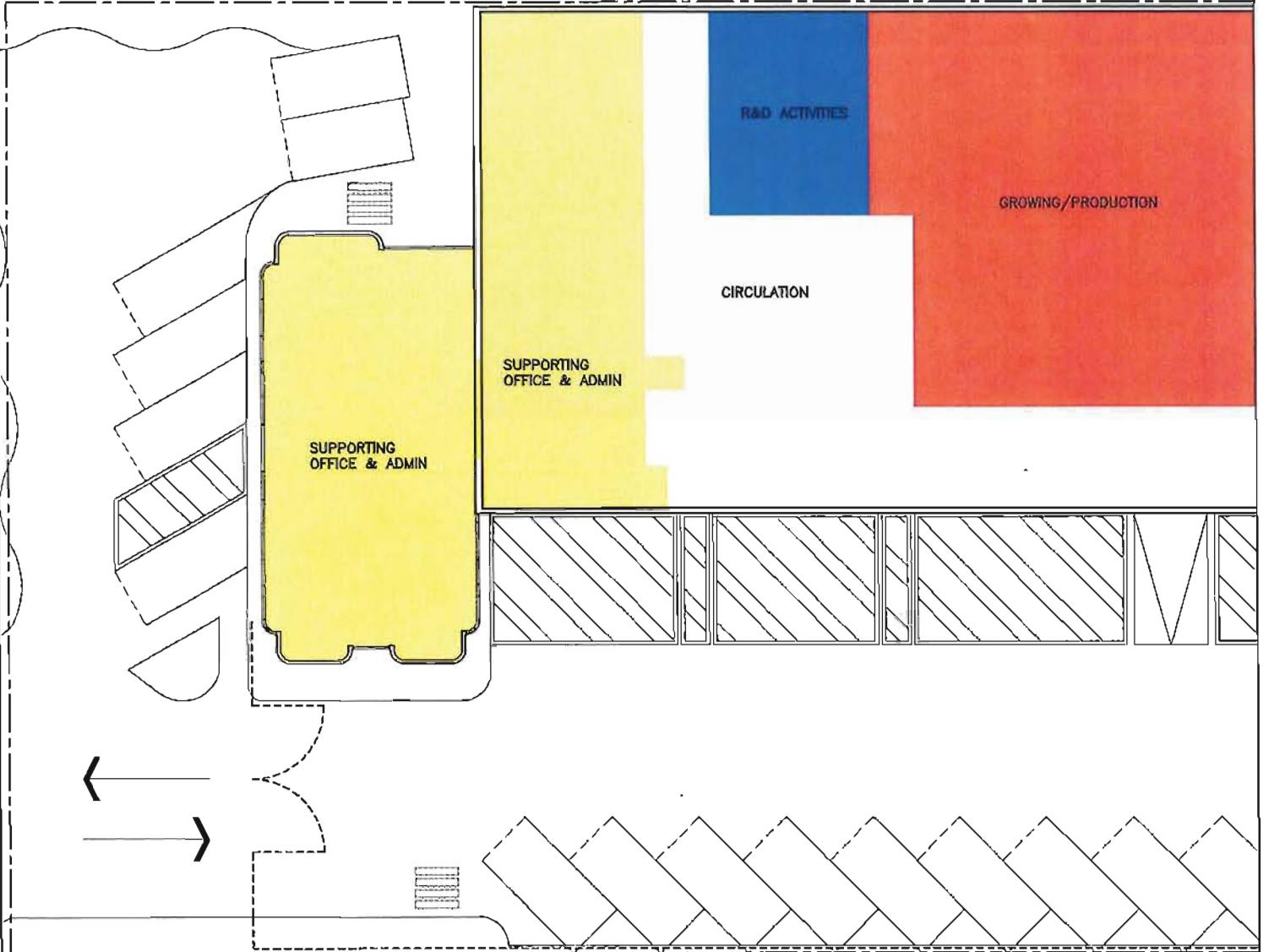
OWNER:
1348 Productions
 11320 Horseshoe Way
 Richmond, B.C.

REVISION/ISSUE DATE:
 06 JAN 2014 Issue for Reasoning
 IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.
 Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and 2) the remaining Contract [Job] and they shall bring these items to the attention of the Architect for clarification before proceeding with work.

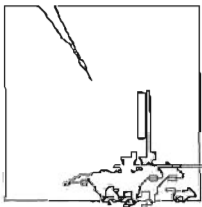
PROJECT:
**Proposed MediJean
 Licensed Medical
 Marijuana
 Production Facility**
 11320 Horseshoe Way
 Richmond, BC

Areas - Upper Flr
A1.0b

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2546 sf
- 6. CIRCULATION = 5039 sf



1 MAIN LEVEL FLOOR PLAN
 A2.0 SCALE: NTS
 HORSESHOE



A ZUREAN ARCHITECTURE INC.
 3-2200 Midway Street, Vancouver, V6M 2M6 Canada
 +1(604)742-7531 azurean@azurean.ca

OWNER:
 1348 Productions
 11320 Horseshoe Way
 Richmond, B.C.

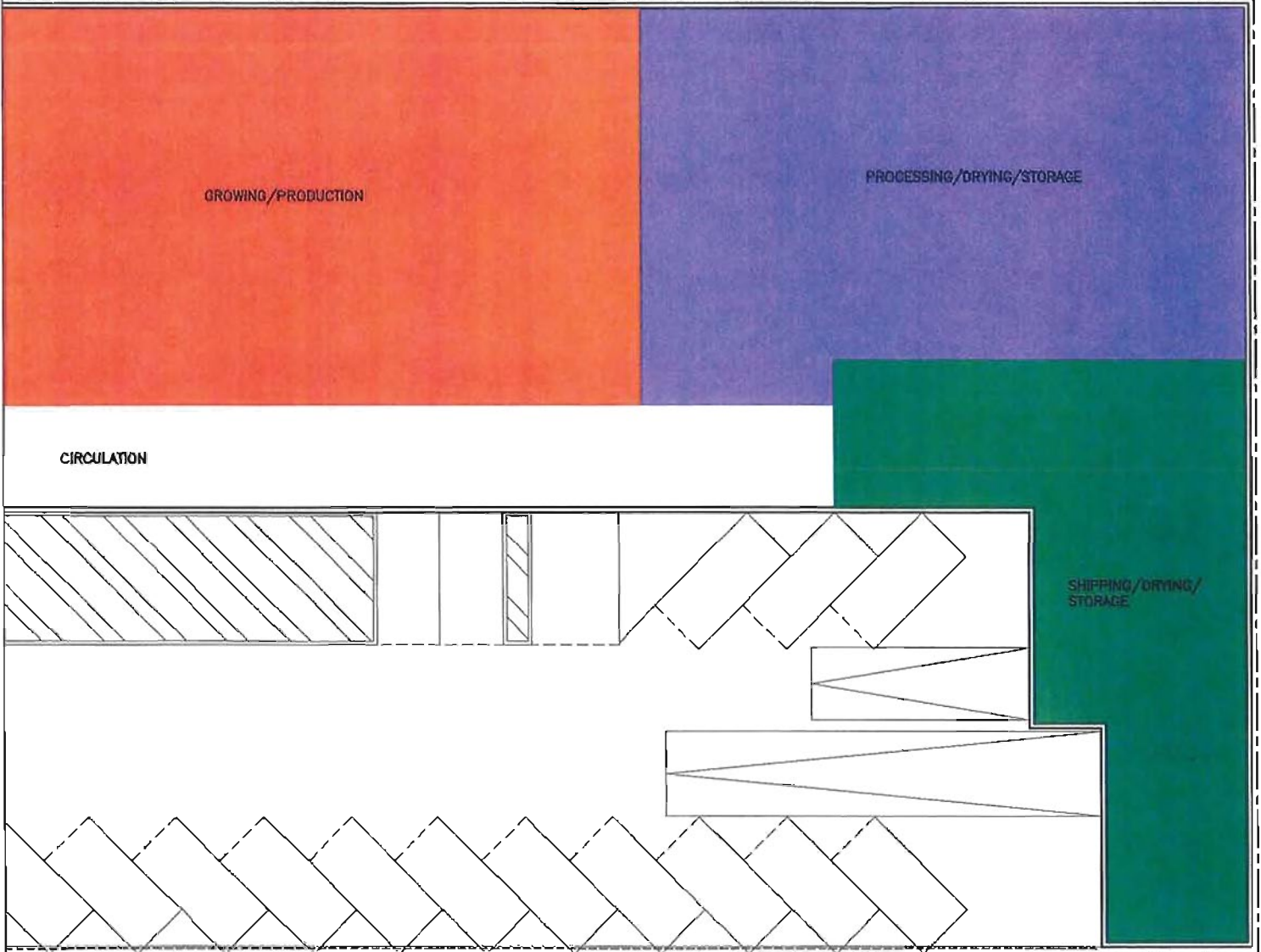
REVISION/ISSUE DATE:
 05 JAN 2014 Issue for Rezoning
IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.
 Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datum and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and; 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

PROJECT
 Proposed MediJean
 Licensed Medical
 Marijuana
 Production Facility
 11320 Horseshoe Way
 Richmond, B.C.

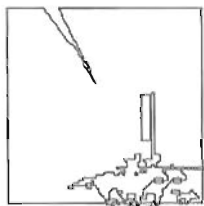
Areas - Main Floor
A2.0b

PH-85

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2548 sf
- 6. CIRCULATION = 5039 sf



1
MAIN LEVEL FLOOR PLAN
SCALE: NTS
HORSESHOE



AZUREAN ARCHITECTURE INC.
 3-2000 Hudson Street, Vancouver V6H 3A8, Canada
 +1 (604) 763-0411 azurean@azurean.ca

OWNER:

1348 Productions
 11320 Horseshoe Way
 Richmond, B.C.

REVISION/ISSUE DATE:

06 JAN 2014 Issue for Rezoning

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

PROJECT:

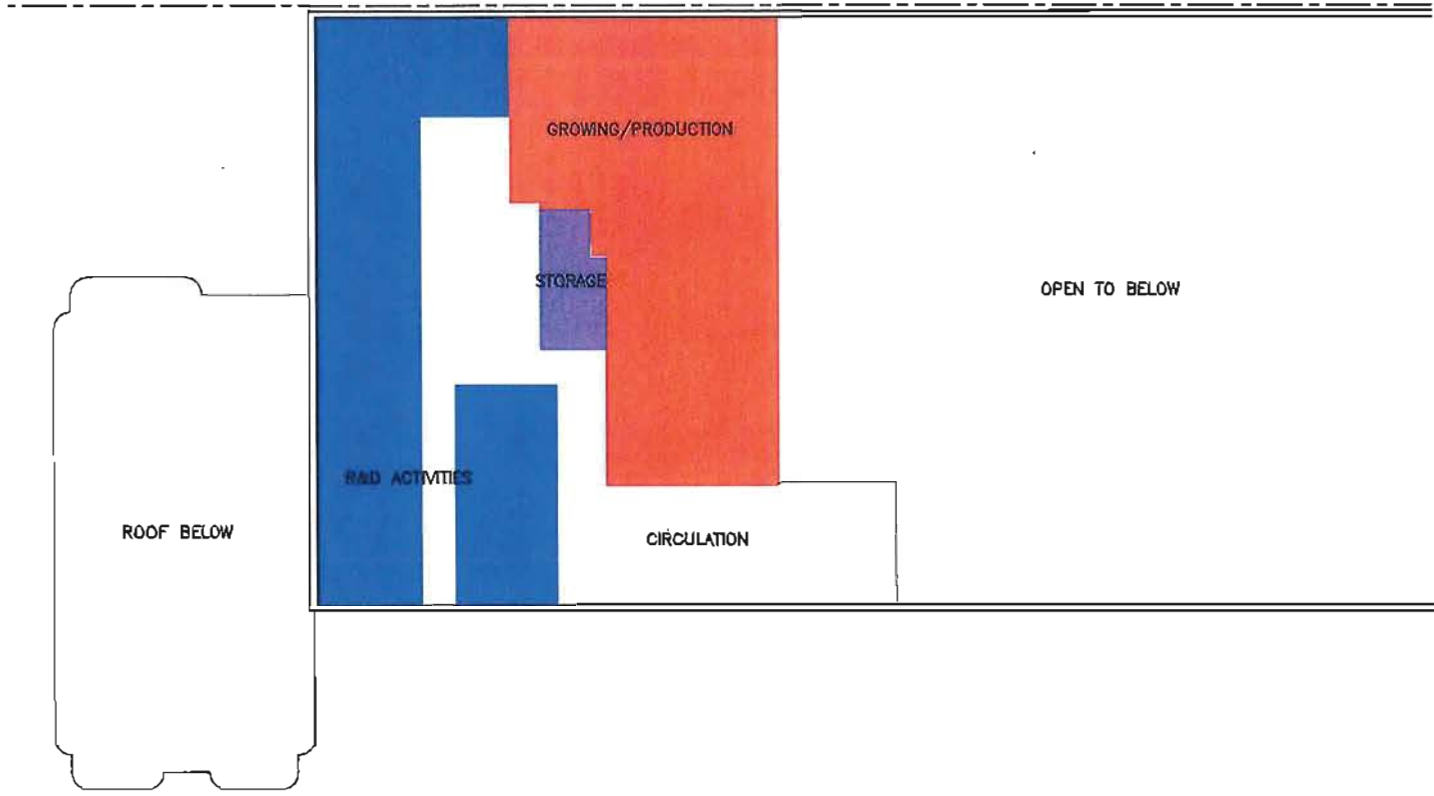
Proposed MediJean
 Licensed Medical
 Marijuana
 Production Facility

11320 Horseshoe Way
 Richmond, BC

Areas - Main Floor

A3.0b

- 1. GROWING/PRODUCTION = 8497 sf
- 2. R&D ACTIVITIES = 1840 sf
- 3. SUPPORTING OFFICE & ADMIN = 3204 sf
- 4. PROCESSING/DRYING/STORAGE = 4257 sf
- 5. SHIPPING/DISTRIBUTION/PACKAGING = 2548 sf
- 6. CIRCULATION = 5039 sf



1 UPPER LEVEL FLOOR PLAN
 A4.0 SCALE: 1/8" = 1'-0"
 HORSESHOE



OWNER:
 1348 Productions
 11320 Horseshoe Way
 Richmond, B.C.

REVISION/ISSUE DATE:
 06 JAN 2014 Issue for Revising

IMPORTANT: This drawing is not to be used for construction until issued for that purpose by the Architect.

Prior to commencement of the Work, the Contractor shall review and verify drawing dimensions, datums and levels to identify all discrepancies between information on this drawing and 1) actual site conditions; and, 2) the remaining Contract Documents. The Contractor shall bring these items to the attention of the Architect for clarification before proceeding with work.

PROJECT:
 Proposed MediJean
 Licensed Medical
 Marijuana
 Production Facility

11320 Horseshoe Way
 Richmond, BC

Areas - Upper Flr
A4.0b



RZ 13-639815

Attachment 3

Address: 11320 Horseshoe Way

Applicant: 1348 Productions Incorporated (MediJean)

	Existing	Proposed
Owner:	1348 Productions Incorporated	No Change
Site Size (m ²):	4,097 m ²	No Change
Land Uses:	Office, storage and research and development	Medical marijuana production facility including accessory research and development, processing, storage, shipping/distribution and administrative offices.
OCP Designation:	Mixed Employment	No change - complies
Zoning:	Industrial Business Park (IB1)	New Licensed Health Canada – Pharmaceutical Production (ZI11) zoning district

On Future Subdivided Lots	Proposed New Zoning District	Proposed	Variance
Floor Area Ratio:	Max. 1.0 FAR	0.59 FAR	none permitted
Lot Coverage – Building:	Max. 60%	50%	none
Setback – Front Yard (m):	Min. 3.0 m	10.5 m Min.	none
Height (m):	12 m	6.4 m	none
Off-street Parking Spaces – Total:	31	31	none

- On-Site Bicycle Parking Requirements – Seven Class 1 spaces; Eight Class 2 spaces
- On-Site Loading Space Requirements – 1 large size loading space and 2 medium size loading spaces are required. The large loading space can be used to accommodate 2 medium sized loading spaces if the medium sized spaces are placed front-to-back.

Other: _____

COPY

Mayor Malcolm Brodie
 City of Richmond
 Mayor's Office
 6911 No. 3 Road
 Richmond, British Columbia
 V6Y 2C1 Canada



January 21, 2014

Hand Delivered

Dear Mayor Brodie,

Happy New Year to you and your family. This year offers all of us a great opportunity to continue to make a positive difference in people's lives.

First, let me begin by thanking you for the professionalism and support MediJean has received from you, your colleagues and your staff at the city. Developing effective protocols to properly deal with the medical marijuana Initiative is by no means a simple matter. You, along with the efforts of your colleagues and staff, have gone to great strides to work out a process that may well become a precedent for other municipalities across the country as they also strive to work out solutions for this new industry. In doing so, you are ensuring the protection of your constituents' best interests by giving the municipality the opportunity to evaluate the merits of every proposed business participant and every potential site. This is a smart, well thought out approach and we support you in these efforts.

We believe that this industry has the potential to offer great value to the community-at-large, and as we have stated from the beginning, it is our intention to develop and continue developing a long-term partnership with all stakeholders, including: the different levels of government, Law Enforcement professionals, Doctors, Nurses, patients, prospective patients and the entire community. MediJean has a clear vision: to be the gold standard by which all companies in this industry will be compared. We will not rest in our efforts to always ensure that:

- we are providing the best medicine for the patients who rely on us,
- we are doing our part to ensure the public is protected,
- we are contributing to the science and body of research to help all Canadians,
- we earn the right to be considered an important part of the community.

We chose the City of Richmond as the location for our headquarters because we recognized that this is a municipality that has a long history of working with pharmaceutical and technology companies. MediJean is a bio-pharmaceutical company and technology development company, and the R&D we are conducting is cutting edge in this field. We employ Ph.Ds and other specialists to ensure we are leading the industry, both in the research we are doing on cannabis medicine and the quality standards we employ in our processes. In fact, our goal is to consistently exceed the requirements of the Canadian Food and Drug Act and the quality standards established by the World Health Organization (W.H.O.).

One of the elements that distinguishes us from other approaches in this industry is the IT "ecosystem" we have developed to make certain that our operation is fully auditable from seed to harvest to packaging to the courier delivering the finished product to the patient. This ecosystem is designed to protect the privacy of the patient and allow them to contribute their "non-personal" data to be used in on-going clinical trials. Through the R&D we are doing on the plant itself to the clinical trials we will be conducting, MediJean will be presenting the Canadian public



with an offering that is unlike any other and we are proud to be doing this from within the City of Richmond.

As you are aware, we have worked diligently with your staff to ensure our facility, which houses our headquarters is state-of-the-art; the laboratory, vault, IT eco-system, distribution components and grow technology exceed all of the City's requirements. As a result, we are well positioned to meet the demands of you and your constituents as we proceed through rezoning in the coming weeks. We are looking forward to the upcoming Planning Committee meeting and the subsequent Council meetings thereafter.

We have stated that it is clear to us that any medical marijuana facility that operates within the City of Richmond must be in an industrial area and must not impact the usable agricultural land, nor residents in residential zones. Furthermore, it is our belief that an industrial facility must exceed the expectations of Fire and Rescue, Hydro, and have no impact on the community in any noticeable shape or form. We also believe it is helpful to place any facility of this nature in close proximity to the RCMP to help fight against the stigma associated with the expiring regulations and therefore showing openness and transparency. We are serious about developing a strong and positive relationship with the Law Enforcement community, and continue to make efforts to invite the RCMP to tour our operations whenever they are available to do so; this invitation is also open to Fire and Rescue and, of course, yourself.

In addition to being open and transparent with our partners, we will be paying our taxes, unveiling corporate responsibility measures, and creating jobs. Currently we employ over 30 people directly and double that when you consider all of our sub-contractors; several of whom are local businesses. Add up all of the points I have already mentioned with the fact that to date our business investment tops over \$10 million and you see why we are and will continue to be considered leaders in this industry.

Health Canada has developed these new regulations for this industry and we have accepted the challenge of being leaders in it. We understand we were among the first to receive the R&D exemption that enabled us to grow marijuana for medical research and we are the only company that has taken the appropriate steps to educate the public on medical cannabis in general. For example, you can see some of our education efforts in action at our website <http://medicalmarijuana.medjjean.com>.

Thank you again for your support. We are looking forward to continuing to develop this partnership. As part of that, I would welcome your call anytime at 604.277.2247. I look forward to establishing a closer relationship with you, perhaps over coffee or lunch on occasion. MediJean wants to be your partner and part of that is working together to ensure you have a full understanding of everything we are doing to enable you to inform your constituents when appropriate.

Yours sincerely,

Jean Chiasson,
Chief Executive Officer, MediJean

CC: Council, City of Richmond
George Duncan, Chief Administrative Officer, City of Richmond



Joe Erceg, Deputy CAO and GM Planning and Development, City of Richmond
Wayne Craig, Director of Development, City of Richmond
Terry Crowe, Manager, Policy Planning Division, City of Richmond
Kevin Eng, Planner, Policy Planning Division, City of Richmond
Anton Mattadeen, Chief Strategy Officer, MediJean
Deb Salahor, Program Manager, MediJean
Justin Ferguson, VP Business Development, Pathway Group

COLIN LEECH-PORTER M.D., F.R.C.P. (Canada)

#7 – 3596 West 27th Avenue
Vancouver, BC, V6S 1P8, Canada
TEL. 604-737-0600, FAX 604-737-1671
E-mail: collinlp@shaw.ca

November 9, 2013

Re: "MediJean"

To whom it may concern:

I, Colln Leech-Porter, am a psychiatrist practising in Vancouver, BC.

Over the past year I have done consultations on many patients who were referred to me by their family doctor or a walk-in clinic doctor, but whose coming to me was initiated by their contact with MediJean.

The patients whom I have seen have come with a variety of problems and have told me very clearly that they have benefitted from the use of marijuana. Their marijuana use is primarily through various oral forms which include teas, butters, cookies, juicing and occasionally I have approved vaporization as well.

I have seen patients with a variety of problems including everything from systemic disease such as Multiple Sclerosis, to people who have become paraplegic or have been in various accidents which have left them with continued pain. I have also seen patients whose primary problems are mild depression or anxiety and insomnia.

I have also seen a number of patients who have had problems with prescribed drugs and/or buying street drugs, which include everything from opiates through crack and cocaine, heroin, alcohol, etc. They have told me that they have reduced their consumption of prescribed or illicit medication by the use of marijuana.

I have been impressed with the way in which MediJean (the company) have done business. I have visited their lab and have seen their security and production, besides discussing how they intend to deal with the necessary research with respect to marijuana.

The people at MediJean have discussed the number of varieties of marijuana there are. I have seen how they propose to do research and get feedback from the various prescribing doctors.

Among the various strains of marijuana that are available, there are a number of characteristics which would lead one to prescribe a different variety for a different condition. I think that both the geneticist and other staff at MediJean have a good understanding of what may work well and they are going through the process of setting up computer programs that will assess and collate that data.

The staff at MediJean are addressing the concerns that health care professionals, practitioners and patients may have. They are working towards establishing a research protocol which will aid practitioners in prescribing for their patients.

2.../

November 9, 2013

Re: MediJean

Page 2

I expect to be involved on an advisory basis within the MediJean Corporation and look forward to working with them.

It is my opinion that MediJean Corporation is operating in a very professional way and we can expect some very exemplary research to come from the company which will help practitioners in the prescription of the various forms of marijuana.

Yours truly,

A handwritten signature in cursive script that reads "C. Leech-Porter".

C. Leech-Porter, M.D.
CL-P/mgl

Mayor and Council
City of Richmond
6911 No. 3 Road
Richmond, British Columbia
V6Y 2C1 Canada

January 17, 2014

Dear Mayor and Council,

I am an active middle aged woman, a wife and mother. Ten years ago I was diagnosed with Multiple Sclerosis. With this particular disease, I suffer from neuropathic pain, the disfunction of my nerve endings results in the sensation of electrical shock "jolts" throughout my body. These jolts wake me up during sleep and keep me awake, therefore, it has become common for me to have sleeps of merely 3 to 5 hours each night. This has become my normal circumstance, and after several years it has become exhausting. Exhausting... not to mention that the lack of quality sleep is exacerbating other health issues and the complications of MS.

For the past couple years I have accepted the medical attention of specialists who were helping me under the existing Health Canada medical marijuana program and who are now a part of MediJean and I trust their expertise. The results speak for themselves.

Since engaging the specialists who are now with MediJean and beginning their treatments I have experienced a very significant decline in pain at my nerve endings, the electrical shocks during sleep have disappeared. I am now able to stand more comfortably and am sleeping through the night, 7 to 10 hours undisturbed...I feel like a new person. I'm sure my family is noticing the difference.

It is imperative that I am able to continue my treatment under the new Health Canada program and a major part of that is working with a provider that I trust. For me, these are the specialists at MediJean. In my opinion, there are a number of "medical pretenders" out there but MediJean is distinguished by it's professionalism, and they are the specialists that I feel comfortable trusting my health to.

*Linda Lachappelle
Vancouver, BC*

MediJean
11320 Horseshoe Way
Richmond, BC V7A 4V5

November 09, 2013

Dear MediJean,

I anxiously await your completion of Health Canada requirements and getting your facility operational. I have had the pleasure of working with members of your team through the expiring Health Canada program and appreciate the professionalism and care they took to work with me to find a solution that helped my health. Being somebody who requires this medicine is frankly scary; since quality assurance is so important, it is imperative to be able to trust your producer. I was relieved to find out that you will be starting a company under the new Health Canada program and when I read about your focus on R&D and Quality Assurance it made me extremely happy - you guys actually seem to understand.

I have had two back reconstruction surgeries in the last two years and also have further spinal disease throughout my back, including narrowed foramina in 6 areas, conjoined vertebrae and severe arthritis.

Medical marijuana has eased the muscle spasms surrounding the surgical area, thus eliminating pain, enabling me to exercise or do household chores. It also eliminated my persistent nausea related to my back condition and eases the discomfort of arthritis in my neck. Medical marijuana has been able to target the areas where I need help and otherwise leave me able to function quite well.

Throughout my life I have tried every type of pain medication possible and medical marijuana is the only one that works on so many levels.

Thank you for your help under the old program. For my health, I really need you to be successful with the startup of MediJean.

Warmest Regards,
Marion Parker

MediJean
11320 Horseshoe Way
Richmond, BC V7A 4V5

November 14, 2013

Dear MediJean,

I currently suffer from severe Irritable Bowel Syndrome, severe depression and anxiety.

It had been recommended to me that I try medical marijuana as a possible solution to my problems. I was skeptical because of the stigma that surrounds this medicine. However, after doing research and talking to professionals I decided it was worth a try. The results have been tremendous. Medical marijuana has completely changed my life, made me functional in a way that I never thought was possible.

As with any pharmaceutical medication, you don't simply take a shot in the dark and trust a certain medicine to treat your ailments. I need you to get your Health Canada approval and get your facility operational. I have reviewed your approach and it is clear you are the leaders in the industry. Your recognition of the quality assurance component and the efforts you are taking to show what a credible company looks like are a relief to me.

Life is not life without being able to enjoy the company and life events of loved ones. Without the medical marijuana I am not able to live my life to the fullest.

Thanks for being a credible company in this emerging industry.

Sincerely,

Sylvia Boyd



Rezoning Considerations

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

Address: 11320 Horseshoe Way

File No.: RZ 13-639815

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9109, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of a flood plain covenant on title identifying a minimum habitable elevation of 2.9 m GSC.
3. Submission of documentation, to the satisfaction of the Director of Development, confirming approval/issuance of the appropriate license from Health Canada through the Marijuana for Medical Purposes Regulations (MMPR) to undertake medical marijuana production by the proponent on the subject site. The proponent/applicant also will provide any necessary authorizations/consent for the City to contact Health Canada to obtain information on the status of the license.
4. Registration of a legal agreement on title ensuring that the property owner will not apply to the BC Assessment Authority (BCAA) to obtain farm class status on the subject site and will pay City taxes in keeping with the applicable tax rate based on the current subject site's land classification by the BCAA (Class 6 – Business/Other).
5. Registration of a legal agreement on title that will:
 - a) Place notice on title of the subject property that the site and building has been used as a medical marijuana production facility.
 - b) Upon cessation of the use of the facility as a medical marijuana production facility, require the business operator of the medical marijuana production facility to:
 - Engage an appropriate professional consultant to assess the building and all supporting mechanical, electrical, plumbing and HVAC systems and make recommendations to remediate the building and site to address any environmental health, building safety and other issues as determined by the professional consultant;
 - Undertake all necessary works to fully remediate the building and site; and
 - Submit verification from the professional consultant that the building and site has been remediated to the satisfaction of the professional consultant to inform any potential purchasers of the subject site.
 - The City will not process any subsequent permit or license applications on the subject site until the City receives confirmation that the required assessment of the building has been completed by a professional consultant and that all recommended remediation works have been completed to the professional consultant's satisfaction.

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

1. Submission of a Fire Safety Plan to Richmond Fire Rescue staff for review and approval in accordance with Fire Protection and Life Safety Bylaw 8306 of which the following requirements will apply:
 - a) Prepared by an appropriate fire safety consultant, with supporting information from a building code consultant where deemed necessary.
 - b) Demonstrate compliance with applicable BC Building Code, BC Fire Code, Building Regulation Bylaw 7230 and other applicable federal, provincial and municipal regulations.
 - c) Emergency procedures to be used in case of fire.
 - d) Training and appointment of designated supervisory staff to carry out fire safety duties.
 - e) Documents showing the type, location and operation of fire emergency system(s).
 - f) The holding of fire drills, with appropriate documentation.
 - g) The control of fire hazards.

PH - 97

Initial: _____

- h) Inspection and maintenance of facilities for the safety of the building's occupants.
 - i) Richmond Fire Rescue must approve the fire safety plan prior final inspection occurring for the Building Permit on the subject site.
2. Completion of a City work order to design and construct a 1.5 m wide asphalt pathway along the subject site's frontage and contained with the existing road dedication (Horseshoe Way).
- a) An engineered design is required to be submitted by the applicant's consulting engineer for review and approval by City staff.
 - b) Based on the approved design, the City will complete a cost estimate of all works to be completed and the developer/proponent will submit a deposit to the City for the estimated amount to complete all of the works (based on the amount of the cost estimate) for City staff to complete all works based on the approved design.
 - c) All works will be at the sole cost of the developer/proponent, including any costs that exceed the original cost estimate and deposit amount submitted to the City.
3. New connections to the City's storm and sanitary sewer system where the existing "pot to pot" service hook-up is to be abandoned/removed and the new service is to be connected directly to the City's storm and sanitary sewer system. A new water service is required to replace the existing 35 year old connection. Fire flow calculations are also required to be submitted and confirmed by the applicant's engineering consultant to confirm there is adequate flow.
4. 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.
5. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Division at 604-276-4285.

Note:

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

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

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

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

- Signed Copy on File -

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9109 (RZ 13-639815)
11320 Horseshoe Way**

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following zone into Section 23 – Site Specific Industrial Zones:

“23.11 **Licensed Health Canada Pharmaceutical Production (ZI11)**

23.11.1 **Purpose**

The zone provides for a range of **general industrial uses** and stand alone **offices**, with a limited range of compatible **uses**. The zone also allows for **medical marihuana production facility** and **medical marihuana research and development facility**.

23.11.2 **Permitted Uses**

- **animal daycare**
- **animal grooming**
- **animal shelter**
- **auction, minor**
- **broadcasting studio**
- **child care**
- **commercial storage**
- **commercial vehicle parking and storage**
- **contractor service**
- **education, commercial**
- **emergency service**
- **government service**
- **health service, minor**
- **industrial, general**
- **library and exhibit**
- **manufacturing, custom indoor**
- **medical marihuana production facility**
- **medical marihuana research and development facility**
- **office**
- **recreation, indoor**

- **recycling depot**
- **recycling drop-off**
- **restaurant**
- **utility, minor**
- **vehicle body repair or paint shop**
- **vehicle repair**

23.11.3 **Secondary Uses**

- **residential security/operator unit**

23.11.4 **Permitted Density**

1. The maximum **floor area ratio** is 1.0.

23.11.5 **Permitted Lot Coverage**

1. The maximum **lot coverage** is 60% for **buildings**.

23.11.6 **Yards & Setbacks**

1. The minimum **front yard** and **exterior side yard** is 3.0 m, provided that an adequate transition is made if the **front yard** and **exterior side yard** is greater on adjacent and/or abutting developments.
2. There is no minimum **interior side yard** or **rear yard**.

23.11.7 **Permitted Heights**

1. The maximum **height** for **buildings** is 12.0 m.
2. The maximum **height** for **accessory structures** is 20.0 m.

23.11.8 **Subdivision Provisions and Minimum Lot Size**

1. There is no minimum **lot width**, except for an **animal shelter** which must have a minimum **lot width** of 60.0 m.
2. There is no minimum **lot depth** requirement.
3. There is no minimum **lot area**, except for an **animal shelter** which must have a minimum **lot area** of 2.0 ha.

23.11.9 **Landscaping & Screening**

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

23.11.10 **On-Site Parking and Loading**

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

23.11.11 **Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and the Specific Use Regulations in Section 5.0 apply.
 2. A **building** used as a **medical marihuana production facility** and **medical marihuana research and development facility** must not contain any other permitted **uses** in the same **building** at any given time unless they are directly related to the **principal use** of a **medical marihuana production facility** or **medical marihuana research and development facility.**"
2. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "**LICENSED HEALTH CANADA PHARMACEUTICAL PRODUCTION (ZI11)**".

P.I.D. 003-865-924

Lot 46 Section 1 Block 3 North Range 6 West New Westminster District Plan 56980

3. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9109".

FIRST READING

FEB 24 2014

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED



MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw 9000
Amendment Bylaw 9110
(Health Canada Licensed Medical Marihuana Production Facilities and
Medical Marihuana Research and Development Facilities)**

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 3.0 Connected Neighbourhoods with Special Places:

**“3.6.5 Health Canada Licensed Medical Marihuana Production, and
Research and Development Facilities**

OVERVIEW

In June 2013, Health Canada enacted the *Marihuana for Medical Purposes Regulations (MMPR)* to better manage the research, production and distribution of medical marihuana.

In December 2013, Council amended the Zoning Bylaw to not permit medical marihuana production facilities and medical marihuana research and development facilities in any zoning district City-wide, as they were a new land use, their potential impacts were unknown and it is desirable to prevent the unnecessary proliferation of facilities. Over time, if Council receives requests to approve medical marihuana production facilities and medical marihuana research and development facilities, to protect the City's interests, Council may consider such proposed facilities, on a case-by-case review basis, subject to meeting rigorous social, community safety, land use, transportation, infrastructure, environmental and financial planning, zoning and other City policies and requirements. This section establishes the policies and requirements, by which such proposed facilities may be considered and, if deemed appropriate, approved.

TERMS

In this section, the following terms apply:

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

- “Medical Marihuana Research and Development Facility” – means a facility for the research and development of medical marihuana only in a fully enclosed building as lawfully sanctioned by Health Canada under the Controlled Drugs and Substances Act (as amended from time to time).

OBJECTIVE 1

Protect the City's social, economic, land use and environmental interests when considering proposed medical marihuana production facilities and medical marihuana research and development facilities by preventing their unnecessary proliferation, avoiding long term negative effects, and ensuring minimal City costs.

POLICIES

- a) Limit medical marihuana production facilities and medical marihuana research and development facilities, through the rezoning process, to one facility in an OCP designated Mixed Employment or Industrial area. Any future proposals for a medical marihuana production facility or a medical marihuana research and development facility may be considered on a case-by-case basis and may require additional OCP amendments.
- b) A medical marihuana production facility must:
 - i. Be located in a standalone building, which does not contain any other businesses;
 - ii. Have frontage on an existing, opened and constructed City road, to address infrastructure servicing and emergency response requirements;
 - iii. Avoid negatively affecting sensitive land uses (e.g., residential, school, park, community institutional); and
 - iv. Not emit any offensive odors, emissions and lighting to minimize negative health and nuisance impacts on surrounding areas.
- c) Medical marihuana production facility applicants shall engage qualified professional consultants to prepare required studies and plans through the City's regulatory processes (e.g., rezoning, development permit, building permit, other).
- d) Medical marihuana production facility applicants shall ensure that proposals address the following matters, through the City's regulatory processes (e.g., rezoning, development permit, building permit, other):
 - i. Compliance with City social, community safety, land use, building, security (e.g., police, fire, emergency response), transportation, infrastructure (e.g., water, sanitary, drainage), solid waste management, environmental (e.g., Environmentally Sensitive Areas, Riparian Management Areas, Ecological Network), nuisance (e.g., noise, odour and emissions) financial and other policies and requirements;
 - ii. Compliance with all federal, provincial and regional (e.g., Metro Vancouver) policies and requirements;
 - iii. Compliance with the City Building Regulation Bylaw, Fire Protection and Life Safety Bylaw, Noise Regulation Bylaw, Business License Bylaw, Business Regulation Bylaw and other related, applicable City Bylaws; and
 - iv. Compliance with the current BC Building Code, BC Fire Code, BC Fire Services Act, BC Electrical Code, and other related codes and standards.

- e) The applicant/owner of a Health Canada licensed and City approved medical marihuana production facility shall be responsible for full remediation of the facility should it cease operations or upon closure of the facility.
- f) Consultation with stakeholders on a proposed medical marihuana production facility shall be undertaken as deemed necessary based on the context specific to each proposal.”

2. This Bylaw may be cited as “Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9110”.

FIRST READING

FEB 24 2014

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by KE
APPROVED by Manager or Solicitor TC

MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 05 March 2014 15:42
To: Mayor and Councillors
Subject: Send a Submission Online (response #777)

To Public Hearing
Date: March 17 2014
Item # 4
Re: CCP Bylaw 9110
& RZ Bylaw 9109

Send a Submission Online (response #777)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	3/5/2014 3:41:40 PM

Survey Response

Your Name	FRED WALLACE
Your Address	14-11171 Horseshoe Way
Subject Property Address OR Bylaw Number	11320 Horseshoe way , Richmond
Comments	I don't believe Marijuana operations are appropriate in the industrial areas. It is a agricultural product and as such should be licenced in those areas only. I oppose the rezoning application.

