



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

Monday, May 15, 2017 – 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 9715
RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9687**
(File Ref. No. 12-8060-20-009687/9715) (REDMS No. 5362581, 5228881, 5327032, 5364465)
- 1A. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9715**

PH-10

[See Page PH-10 for full report](#)

Location:	City-Wide
Applicant:	City of Richmond
Purpose:	<p>To allow secondary suites in townhouse developments by amending:</p> <ul style="list-style-type: none">▪ Section 3.4 [Use and Term Definitions];▪ Section 5.4 [Secondary Suites];▪ Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)];▪ Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)];▪ Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)]; and▪ Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)].

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1B. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9687**

Location: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” zone to “Medium Density Townhouses (RTM3)” zone, to permit development of 47 townhouse units.

First Reading: April 24, 2017

Order of Business:

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

PH-66

(a) **Annie Chong**, 10168 Kilby Drive

PH-67

(b) **Wilson Chong**, 6195 168 Street

PH-68

(c) **Gina Mahil**, 11551 Seahurst Road

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9715.

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2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687.

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3. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9715.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9703**
(File Ref. No. 12-8060-20-009703; RZ 16-748526) (REDMS No. 5306158 v. 2, 4573372, 5354283)

PH-69

[See Page PH-69 for full report](#)

Location: 8511 No. 4 Road

Applicant: Pak Ching Chan & Anna Lei Ling Lee

Purpose: To rezone the subject property from the “Single Detached (RS1/E)” zone to the “Coach House (ZS29) – No. 4 Road” zone, in order to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane.

First Reading: April 24, 2017

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 9703.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9705**
(File Ref. No. 12-8060-20-009705; RZ 16-734445) (REDMS No. 5356751, 5357829)

PH-100

[See Page PH-100 for full report](#)

Location: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

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Purpose: To introduce a site-specific amendment to the “Low Density Townhouses (RTL1, RTL2, RTL3, RLT4)” zone to allow a 1.2 m rear yard setback at the subject site adjacent to the rear lane for the subject property only, and to rezone the subject property from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit development of nine (9) townhouse units.

First Reading: April 24, 2017

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 9705.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9713**
(File Ref. No. 12-8060-20-009713/009688; RZ 16-743741) (REDMS No. 5174670, 5361612, 5362526, 5362580, 5339756)

PH-141

See Page PH-141 for full report

Location: 7000/7002/7020 Williams Road & 10060 Gilbert Road

Applicant: Zhao XD Architect Ltd.

Purpose: To rezone the subject property from “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/E)” to “Medium Density Townhouses (RTM2)”, to permit development of 15 townhouse units with access from Williams Road.

First Reading: April 10, 2017

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.

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Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9713.



5. **TEMPORARY USE PERMIT RENEWAL APPLICATION
(TU 17-763604)**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

PH-167

See Page PH-167 for full report

Location: 8320 Cambie Road and 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Purpose: To permit a Temporary Use Permit to be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.

**Referred to
Public Hearing:** April 10, 2017

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. That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



Public Hearing Agenda – Monday, May 15, 2017

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6. **TEMPORARY COMMERCIAL USE PERMIT (TU 17-762905)**
(File Ref. No. TU 17-762905) (REDMS No. 5319040, 5361544)

PH-180

See Page PH-180 for full report

Location: 13340 Smallwood Place
Applicant: Beth Denny OMB Architects
Purpose: To permit a Temporary Commercial Use Permit to be issued to the Richmond Animal Protection Society (RAPS) for property at 13340 Smallwood Place, to allow Veterinary Service as a permitted use for a period of three years from the date of issuance.

PH-203 **Revised:** Revised at Planning Committee on April 4, 2017 – Minutes

PH-205 **Referred to Public Hearing:** Referred to Public Hearing at Council meeting on April 10, 2017 – Minutes

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
 - (a) Eyal Lichtmann, Richmond Animal Protection Society
3. Submissions from the floor.

Council Consideration:

1. That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.



7. **BYLAWS RELATED TO AGRICULTURALLY ZONED LAND**
(File Ref. No. 12-8060-20-009706/9707/9712/9708/9709/9710/9711/9716; Xr: 08-4057-10) (REDMS No. 5373458, 5373601, 5374976, 5376179, 5376194, 5375888, 5370766, 5346570, 5365904, 5370738, 5366681, 5365267, 5368812, 5360722, 5360220, 5360235, 5360255, 5360288, 5360422, 5360429, 5367003)

PH-208

See Page PH-208 for staff memorandum

PH-217

See Page PH-217 for full report

See Supplementary Information for Public Consultation Summary

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7A. **OFFICIAL COMMUNITY PLAN 9000, AMENDMENT BYLAW 9706**

Purpose: To provide general policies with regard to site specific requests for: (i) larger homes, and (ii) secondary dwellings for full-time farm labour on parcels greater than 8 hectares.

7B. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9707**

Purpose: To amend the Agriculture (AG1) Zone to establish a farm home plate that is intended to focus all residential buildings and associated infrastructure on a specific portion of the lot; to provide for enhanced farm access to the agricultural backlands area; and to establish different farm home plate areas based on lot size.

7C. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9712**

Purpose: To amend the Agriculture (AG1) Zone to establish density provisions for single-family dwellings to be consistent with urban areas, and to create a maximum limit for all residential buildings to be: (i) 500 m² for lots less than 0.2 hectares and (ii) 1000 m² for lots 0.2 hectares and greater; and to establish a maximum limit for detached accessory buildings to be 70 m² (these limitations are not applicable to agricultural buildings or structures).

7D. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9717**

Purpose: To introduce house size regulations in residential zones (RS1/F and RS1/G) in the Agricultural Land Reserve to be consistent with the proposed changes in the AG1 Zone.

Location: City-Wide

Applicant: City of Richmond

First Reading: April 24, 2017

Minutes & Correspondence:

PH-284 Excerpt of Planning Committee **Minutes** – April 19, 2017

PH-291 **Correspondence** received – April 19, 2017

PH-310 Excerpt of Regular Council **Minutes** – April 24, 2017

PH-330 **Correspondence** received – April 24, 2017

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Order of Business:

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

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|---------------|---|
| PH-334 | (a) Michelle Li , Richmond resident |
| PH-336 | (b) Debra , 10900 No. 3 Road |
| PH-339 | (c) Jim Wright , 8300 Osgoode Drive |
| PH-344 | (d) John Roston , 12262 Ewen Avenue |
| PH-347 | (e) Jaclyn Kirby , 7377 Salisbury Avenue |
| PH-348 | (f) Dr. Steven Pelech , 5640 Musgrave Crescent |
| PH-350 | (g) Daniela Navarria , 8180 Lansdowne Road |
| PH-352 | (h) Monica Torres , 12311 No. 2 Road |
| PH-354 | (i) Emilie Henderson , 12438 Brunswick Place |
| PH-356 | (j) Hélène Fraser , 7560 Sunnymede Crescent |
| PH-358 | (k) Ruth Plerce , 11171 4 th Avenue |
| PH-360 | (l) B. Yaworski , 4687 Morgan Place, Ladner |
| PH-362 | (m) Dan Straker , 3448 West 1 st Avenue, Vancouver |
| PH-364 | (n) Chris Shannon , 9080 Parksville Drive |
| PH-366 | (o) Dorothy Levitt , 7511 Minoru Boulevard |
| PH-368 | (p) Marion Smith , 6580 Mayflower Drive (2 pieces of correspondence) |
| PH-371 | (q) Gerry Pelletier , 4280 Moncton Street |
| PH-373 | (r) Rosina Rodighiero , 5771 Forsyth Cresent |
| PH-375 | (s) Krystie , 1389 20 th Street, West Vancouver |
| PH-377 | (t) Michelle Kwieton , 5800 Andrews Road |
| PH-379 | (u) Sandra Marquardt , 6300 Birch Street |

3. Submissions from the floor.

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Council Consideration:

1. Action on second and third readings of:

- (a) Official Community Plan Bylaw 9000, Amendment Bylaw 9706.

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- (b) Richmond Zoning Bylaw 8500, Amendment Bylaw 9707.

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- (c) Richmond Zoning Bylaw 8500, Amendment Bylaw 9712.

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- (d) Richmond Zoning Bylaw 8500, Amendment Bylaw 9717.

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2. Adoption of:

- (a) Official Community Plan Bylaw 9000, Amendment Bylaw 9706.

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- (b) Richmond Zoning Bylaw 8500, Amendment Bylaw 9707.

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- (c) Richmond Zoning Bylaw 8500, Amendment Bylaw 9712.

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- (d) Richmond Zoning Bylaw 8500, Amendment Bylaw 9717.

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ADJOURNMENT

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To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 5, 2017
File: RZ 16-726337

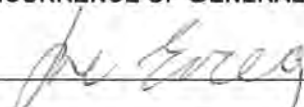
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from Single Detached (RS1/E) to Medium Density Townhouses (RTM3)

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9715, for the zoning text amendment to Section 3.4 [Use and Term Definitions], Section 5.4 [Secondary Suites], Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)], Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)], Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] and Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)], to allow secondary suites in townhouse developments, be introduced and given first reading.
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" to "Medium Density Townhouses (RTM3)", be introduced and given first reading.


Wayne Craig
Director, Development

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Att. 6

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment A) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

A Report to Committee (Attachment B) was taken to Planning Committee on March 21, 2017 and then to Council on March 27, 2017. In response to the referral motion carried at the Council meeting, the applicant has revised the proposal to include two secondary suites in the proposed townhouse development. A revised preliminary site plan is contained in Attachment C and a preliminary floor plan of the secondary suites is contained in Attachment D.

Background

The following referral motion was carried at the March 27, 2017 Council meeting:

"That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be referred to staff to investigate the possibility of including secondary suites."

This supplemental report is being brought forward now to provide a summary of revisions made to the development proposal and the amendments to the Richmond Zoning Bylaw 8500 required to facilitate the inclusion of secondary suites in townhouse developments.

Findings of Fact

Please refer to the attached updated Development Application Data Sheet (Attachment E) for a comparison of the proposed development data with the relevant bylaw requirements. Please refer to the original Staff Report dated March 10, 2017 (Attachment B) for information pertaining to related City's policies and studies, pre-Planning Committee public input and responses, as well as staff comments on built form and architectural character, transportation and site access, tree retention and replacement, variance requested, amenity space, and site servicing and frontage improvements.

Revised Development Proposal

In response to the referral motion carried at the March 27, 2017 Council meeting, the applicant has revised the development proposal to include two ground level secondary suites. These secondary units will be contained in two of the larger units (unit type B4) proposed on site, located near the main entry driveway (see Attachment C). The total floor area of each of these B4 units is approximately 159 m² (1,711.5 ft²) and the size of each secondary suite is approximately 31 m² (336.7 ft²). Each secondary suite contains a living/dining area, a

kitchenette, a bedroom and a bathroom (see Attachment D). A surface parking stall will be assigned to each of the secondary units.

To ensure that the secondary suites are built, registration of a legal agreement on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw, is required prior to final adoption of the rezoning bylaw.

To ensure that the parking stalls assigned to the secondary suites are for the sole use of the each of the secondary suites, registration of a legal agreement on Title, or other measures, as determined to the satisfaction of the Director of Development, is required prior to final adoption of the rezoning bylaw.

Zoning Text Amendment

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. Staff propose to:

1. Update the definition of "secondary suites" to identify that a secondary suite can also be contained within a townhouse unit;
2. Update the *Specific Use Regulations for Secondary Suites* (Section 5.4) to accommodate secondary suites in townhouse developments; same as the secondary suites in single-family homes, a secondary suite in a townhouse development:
 - Must be completely enclosed within a townhouse unit;
 - Must not exceed 40% of the total floor area of the townhouse unit;
 - Must have an additional parking stall (over and beyond the number of parking stalls required for the townhouse unit) for its exclusive use, if located on a lot fronting an arterial road; and
 - Must be the only secondary suite contained within the same townhouse unit.
3. amend the standard townhouse zones, including the "Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)", "Medium Density Townhouses (RTM1, RTM2, RTM3)", "High Density Townhouses (RTH1, RTH2, RTH3, RTH4)" and "Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)" zones, to add "secondary suite" as a secondary use in townhouse developments.

The proposed zoning text amendment would allow future townhouse development proposals in standard townhouse zones to include secondary suites in townhouse units. There is no limit on the number of secondary suites permitted on each development site and there is no minimum size requirement for the secondary suites. Staff will work with the developer to ensure the number and sizes of secondary suites proposed are appropriate.

Financial Impact or Economic Impact

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

Conclusion

The proposed 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. The proposal has been revised in response to Council's request to include secondary suites in the townhouse development. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment F, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application. It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.

In response to the referral motion carried at the March 27, 2017 Council meeting, text amendments to the Richmond Zoning Bylaw 8500 are required to permit secondary suites in townhouse developments. It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9715 be introduced and given first reading.



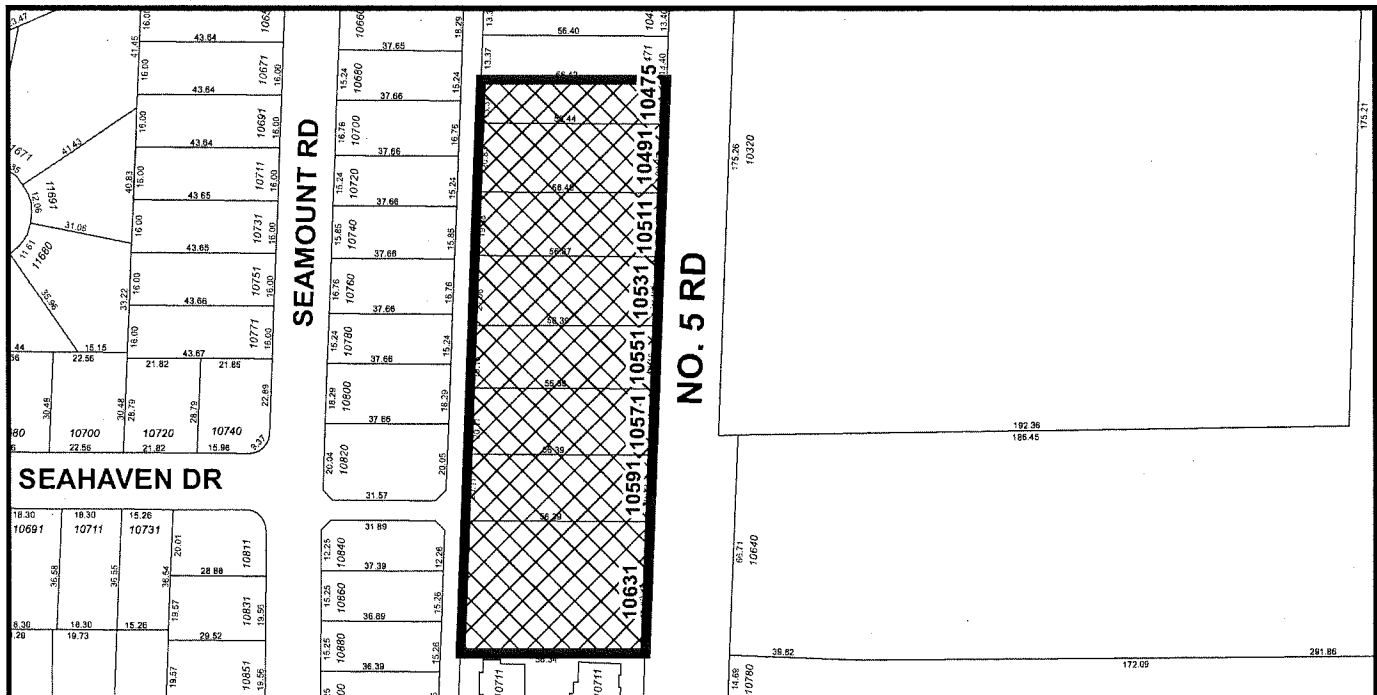
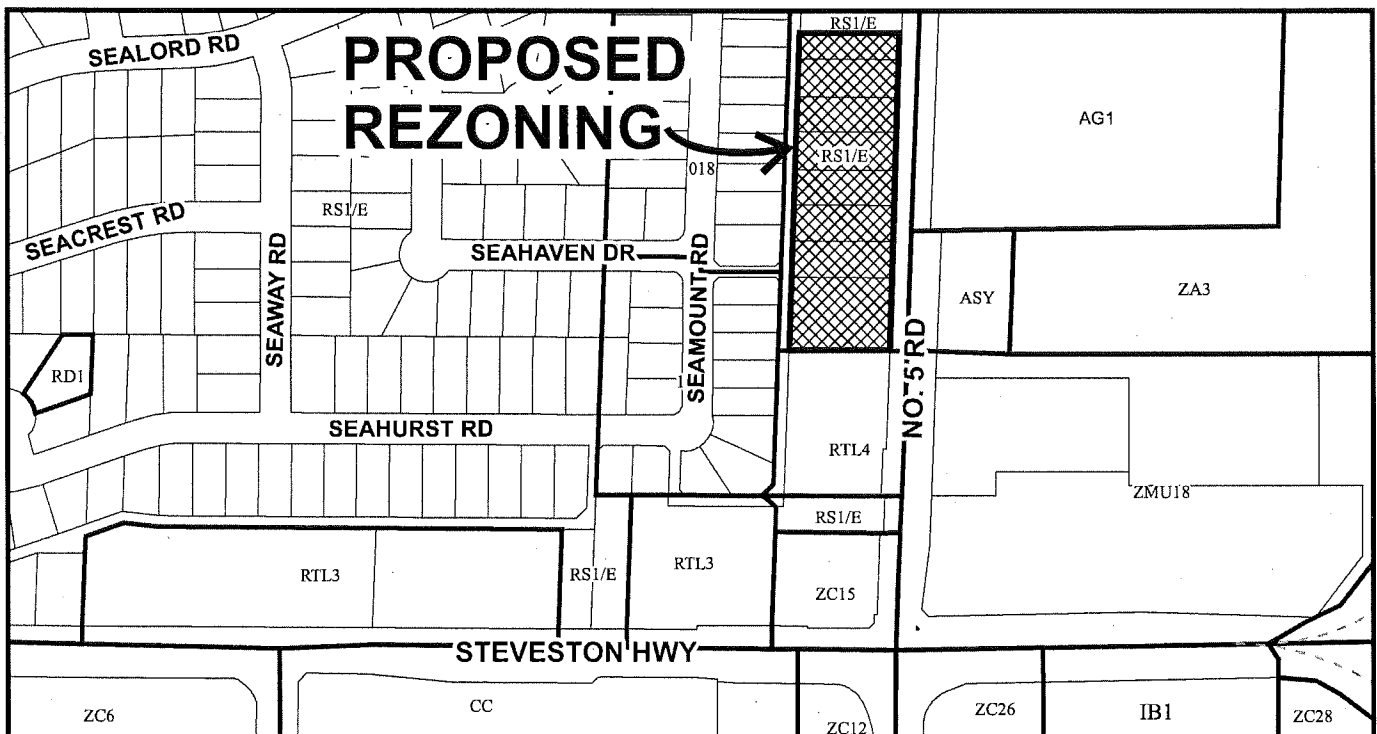
Edwin Lee
Planner 1

EL:rg

- Attachment A: Location Map
- Attachment B: Report to Committee dated March 10, 2017
- Attachment C: Updated Preliminary Site Plan
- Attachment D: Preliminary Secondary Suite Floor Plan
- Attachment E: Development Application Data Sheet
- Attachment F: Rezoning Considerations



City of
Richmond



RZ 16-726337

Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond





City of Richmond

Report to Committee Planning and Development Division


To: Planning Committee **Date:** March 10, 2017
From: Wayne Craig **File:** RZ 16-726337
 Director, Development
Re: Application by Anthem Properties Group Ltd. for Rezoning at 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" Zone to "Medium Density Townhouses (RTM3)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, for the rezoning of 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone, be introduced and given first reading.


 Wayne Craig
 Director, Development
 EL:blg
 Att. 8

REPORT CONCURRENCE

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

Staff Report

Origin

Anthem Properties Group Ltd. has applied to the City of Richmond for permission to rezone 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road (Attachment 1) from "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM3)" zone in order to permit the development of 47 townhouse units.

Project Description

The eight properties under this application have a total combined frontage of 174 m, and are proposed to be consolidated into one development parcel. The proposed density is 0.7 FAR. The site layout includes 19 two-storey units and 28 three-storey units in 15 townhouse clusters. Vehicle access is provided by a single driveway access to No. 5 Road and four separate pedestrian accesses will be provided. The required outdoor amenity area is situated at the southeast corner of the site.

A preliminary site plan, building elevations, and landscape plan are contained in Attachment 2.

Findings of Fact

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

Surrounding Development

To the North: Single-family homes zoned "Single Detached (RS1/E)", which are identified for townhouse development under the Arterial Road Land Use Policy.

To the South: A 21-unit townhouse complex on a lot zoned "Low Density Townhouses (RTL4)".

To the East: Across No. 5 Road, a City-owned property located in the Agriculture Land Reserve (ALR) and zoned "Assembly (ASY)" and "Agriculture and Botanical Show Garden (ZA3) – Fantasy Gardens" for future day care centre and park uses.

To the West: Across a lane, single-family homes on large lots zoned "Single Detached (RS1/E)", fronting on to Seamount Road.

Related Policies & Studies**Official Community Plan**

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for "Arterial Road Townhouse" on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy except for the minimum 50 m width for residual site requirement. The proposal will leave a residual site to the north with a frontage of approximately 26.8 m at 10451 and 10471 No. 5 Road.

The applicant has been advised of the Townhouse Development Requirements and has been requested to acquire the two adjacent properties to the north. The applicant advised staff in writing that they have made attempts to acquire adjacent properties, but cannot reach an agreement with the owners.

To verify the viable future redevelopment of the residual site to the north, the applicant has provided a development concept plan for the site (on file). Also, registration of a statutory right-of-way (SRW) over the internal driveway on the development site will be required prior to final adoption of the rezoning bylaw in order to facilitate access to future development to the north.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east side of No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on site along the entire east property line. The proposal, including planting details, will be referred to the Agricultural Advisory Committee (AAC) for their review and comments. Staff will work with the applicant to amend the proposed planting plan based on AAC's comments, if any, through the Development Permit stage.

In addition to the landscaping requirements of the buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City's approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the impacts of noise, dust and odour generated from typical farm activities.

Floodplain Management Implementation Strategy

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

Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.81 per buildable square foot (2016 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$59,369.35.

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any written comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant conducted a public Open House for the rezoning application on June 22, 2016. The Open House was held at Daniel Woodward Elementary School, which is located within walking distance of the development site. An Open House flyer was delivered by the applicant to approximately 100 households (see Attachment 4 for the Notification Area). Staff attended the Open House to observe the meeting and answer policy or process-related questions. 23 people attended the event, and 10 of them were from six households located within the notification area. Comment sheets were provided to all the attendees and five completed comment sheets were received (Attachment 5) at the end of the meeting. A copy of the Open House Summary prepared by the applicant is included in Attachment 6.

Major concerns from the neighbourhood on the proposed townhouse development are summarized below; with responses to each of the concerns identified in ***bold italics***.

1. Fence height along the west property line should be raised to 1.5 m (5 ft.) to avoid trespassing.

A line of 1.2 m (4 ft.) tall wood fence is proposed on top of a new retaining wall (ranging from 0.7 m to 0.9 m high) along the west property line. The overall height of this solid screen along the rear lane would be approximately 1.9 m (6.2 ft.) to 2.1 m (6.9 ft.).

2. Removal of 90% of the trees on site and removal of large trees on site should be avoided.

The applicant is proposing to retain seven of the nine bylaw-sized trees on site that are in good condition. This includes five Douglas Fir trees located at the southern edge of the site, which are in excellent condition. The retention of this grove of five Douglas Fir trees precludes any construction on the southeast portion of the site. The applicant has revised the site plan to locate the outdoor amenity area from a more centralize location to the southeast corner of the site and reduced the number of units proposed.

The applicant is proposing to remove two bylaw-sized trees on site that are in good condition due to their conflicts with site grading. The applicant is proposing to remove another 49 bylaw-sized trees due to their poor condition. While 88% of the bylaw-sized on site are proposed to be removed, 78% of healthy trees on site are being retained.

3. Rear Yard Setback from the City lane should be increased from the proposed 4.5 m to 6.0 m.

The Arterial Road Guidelines for Townhouses in the OCP suggests that townhouse clusters be set back 6.0 m from the rear property line along the rear yard interface with single-family housing. There is a 6.0 m wide lane located between the adjacent single-family homes and the subject townhouse site; with the proposed 4.5 m rear yard setback, the proposed two-storey townhouse units will be located at least 10.5 m from the rear property line of the adjacent single-family lots to the east. Staff feel that this distance would pose minimal impact to the neighbouring residents. The approximately 0.5 m road dedication required along No. 5 Road also limits the opportunity to provide a larger rear yard setback. Appropriate landscaping along the rear yards of the proposed development should address any further adjacency concerns. Staff will work with the developer to ensure natural screening will be included in the proposal at the Development Permit stage.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Built Form and Architectural Character

The applicant proposes to consolidate the eight properties into one development parcel with a total area of 9,727.3 m², and construct 47 townhouse units. The proposal consists of a mix of two-storey and three-storey townhouse units, all with side-by-side double car garages. The three-storey units have been arranged in clusters of four units, with the ends of the blocks facing No. 5 Road. The two-storey units are arranged as duplexes and triplexes along the western edge of the site to serve as a transition to the single-family neighbourhood across from the back lane. The outdoor amenity area will be situated at the southeast corner of the site, surrounding the five protected Douglas Fir trees on site.

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan.
- Refinement of the proposed building form to achieve sufficient variety in design and setbacks to create a desirable and interesting streetscape along No. 5 Road and along the internal drive aisles; to reduce visual massing of the three-storey units along, and to address potential adjacency issues.
- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk on No. 5 Road, and to the adjacent existing developments.

- Review of size and species of replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on site.
- Refinement of ALR buffer design in response to Agricultural Advisory Committee's comments.
- Refinement of landscape design, including screening of headlight glare onto No. 5 Road.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Opportunities to maximize planting areas along internal drive aisles, to maximize permeable surface areas, and to better articulate hard surface treatments on site.
- Review of aging-in-place features in all units and the provision of convertible units.
- Review of a sustainability strategy for the development proposal, including measures to achieve an EnerGuide Rating System (ERS) score of 82.

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

Transportation and Site Access

One vehicular access from No. 5 Road is permitted on this proposed development; limited to a right-in/right-out traffic movement. No access via the back lane is proposed due to the potential intrusion of traffic into the existing single family neighbourhood. This vehicular access will be utilized by adjacent properties to the north if they apply to redevelop; and be utilized by the adjacent property to the south when required. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire area of the proposed entry driveway from No. 5 Road and the internal north-south manoeuvring aisle will be secured as a condition of rezoning.

Prior to final adoption of the rezoning bylaw, the developer is also required to dedicate approximately 0.5 m across the entire No. 5 Road frontage for road, and to accommodate frontage improvements, including, but not limited to: a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk. Exact width is to be confirmed with survey information to be submitted by the applicant before final adoption of the rezoning bylaw.

In addition, the developer is required to revise the orientation of the existing crosswalk on the north leg of the intersection at No. 5 Road and the access road to the Gardens development so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not be limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway (i.e., Highway 99), and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on August 30, 2016 for a period of one year pursuant to Section 52(3)(a) of the Transportation Act. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which assesses the structure and condition of on-site tree species, and provides recommendations on tree retention and removal. There is no tree on the neighbouring properties within 2 m of the property line of the subject site and no street trees on City property in front of the site.

The Report assesses 58 bylaw-sized trees on the subject site. The City's Tree Preservation Coordinator has reviewed the Arborist's Report and accepted the proposed tree retention scheme (Attachment 7):

- Five Douglas Fir trees located (in a small grove) at the southern edge of the development site are all in excellent condition and will be retained and protected a minimum 5.0 m out from the bases of the trees.
- One 75cm caliper Sitka Spruce tree is in good condition and will be retained and protected a minimum 4.5 m out from the base of the tree.
- One 86 cm caliper Red Cedar tree located along the No. 5 Road street frontage is in very good condition and will be retained and protected a minimum 5.0 m out from the base of the tree.
- One 35 cm caliper Japanese Maple tree located along the No. 5 Road street frontage is in very good condition, but the retention of this Japanese Maple tree would further restrict the developable area of this site. Considering that the applicant has made efforts to retain a grove of five Douglas Fir trees at the southern edge of the site by removing three proposed units, staff agreed to the removal of this Japanese Maple tree.
- One 51 cm caliper Variegated Tulip tree is in excellent condition; however, it is located in the middle of the north-south drive aisle. Staff have agreed to the removal of this tree with the understanding that two new Variegated Tulip trees (at a minimum size of 8 cm caliper) will be planted along the No. 5 Road street frontage to compensate for the loss of this tree.
- 49 trees on site will be removed due to poor structural condition; 98 replacements trees are required. According to the Preliminary Landscape Plan (Attachment 2), the developer is proposing to plant 111 new trees on site. The size and species of replacement trees will be reviewed in detail through the Development Permit and overall landscape design.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones is required.
- Prior to Development Permit Issuance, submission to the City of a Tree Survival Security as part of the Landscape Letter of Credit. No Landscape Letter of Credit will be returned until the post-construction assessment report, prepared by the Arborist, confirming the protected trees survived the construction, is reviewed by staff.

Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM3)" zone; with one proposed variance to reduce the front yard setback from 6.0 m to 4.5 m for proposed buildings # 9 to #13, and from 6.0 m to 5.5 m for buildings # 14 and 15. Staff support the requested variance recognizing that an approximately 0.5 m wide road dedication is required along the entire No. 5 Road frontage, no unit could be built on the southeast portion of the site due to the retention of a grove of five large Douglas Fir trees, and a large outdoor amenity will be provided. This variance will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the affordable housing reserve fund in accordance to the City's Affordable Housing Strategy. As the proposal is for townhouses, the applicant will make a cash contribution of \$4.00 per buildable square foot as per the Strategy; for a contribution of \$293,181.97.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and all units will be pre-ducted for solar hot water for the proposed development. A Restrictive Covenant to ensure that all units are built and maintained to this commitment is required prior to rezoning bylaw adoption. As part of the Development Permit Application review process, the developer will be required to retain a certified energy advisor (CEA) to complete an Evaluation Report to confirm details of construction requirements needed to achieve the rating.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site. Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space) requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, plus \$3,000 per unit over 39 units be provided in lieu of indoor amenity space. The total cash contribution required for this 47 unit townhouse development is \$83,000.00.

Outdoor amenity space will be provided on site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the client is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification and re-orientation of the crosswalk at the intersection of No. 5 Road and the access road to the Gardens development, as well as to install of a new fire hydrant on the west side of No. 5 Road and upgrade the storm sewer. All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay DCC's (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee. A list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file).

Financial Impact or Economic Impact

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

Conclusion

The proposed 47-unit townhouse development is consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high quality project and design consistency with the existing neighbourhood context, and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included as Attachment 8, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9687 be introduced and given first reading.

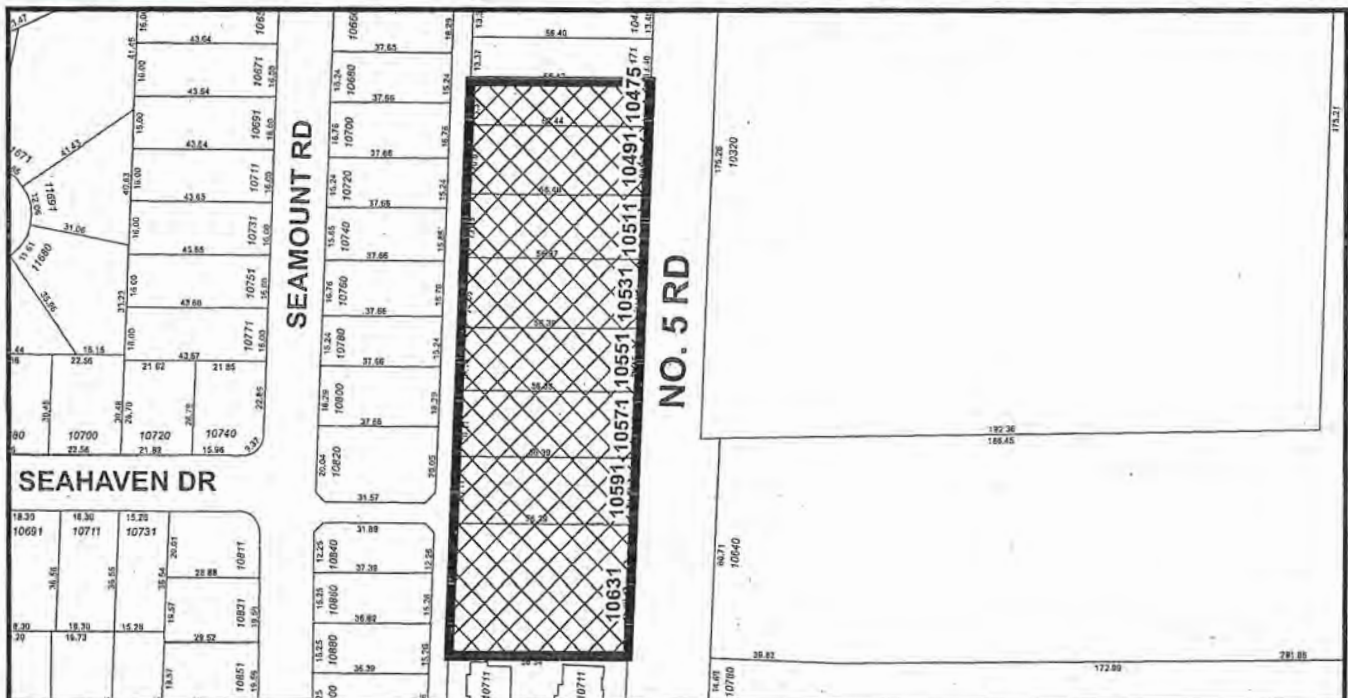


Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Open House Notification Area
- Attachment 5: Completed Comment Sheets Received at the Open House
- Attachment 6: Open House Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Rezoning Considerations

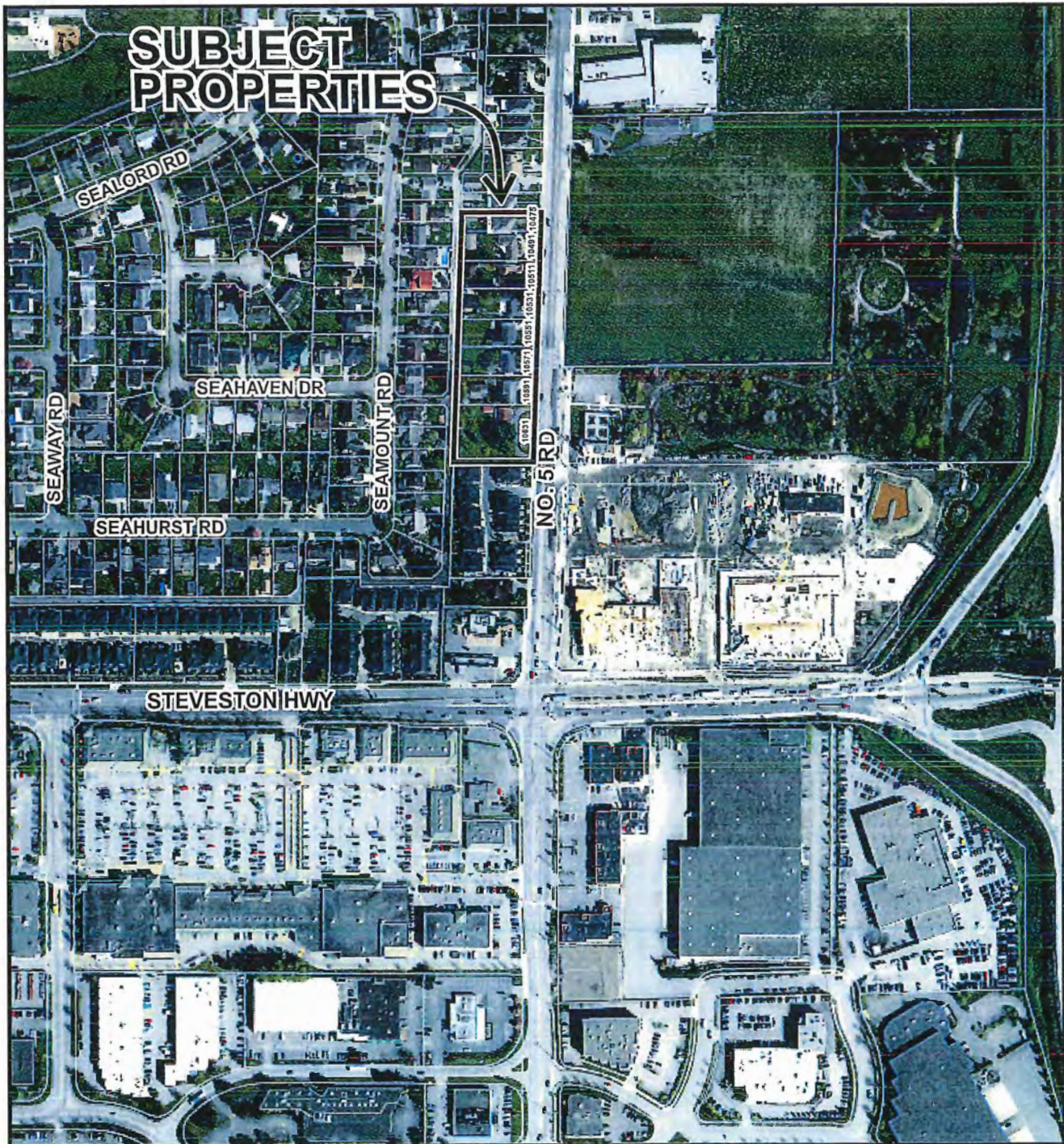
The map displays a residential area with several streets: SEALORD RD, SEACREST RD, SEAWAY RD, SEAHAVEN DR, SEAHURST RD, SEAMOUNT RD, and STEVESTON HWY. A large area is labeled "PROPOSED REZONING" with an arrow pointing to a specific parcel. This parcel is currently zoned RS1/E and is shaded with a cross-hatch pattern. Other zoning districts shown include RD1, RTL3, RTL4, ZC15, ZC6, CC, ZC12, ZC26, IB1, ZC28, AG1, ASY, and ZA3. The parcel number 018 is also visible.



Note: Dimensions are in METRES



City of
Richmond



RZ 16-726337

Original Date: 04/12/16

Revision Date:

Note: Dimensions are in METRES



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 T 604.684.4239 F 604.684.4270
 WWW.IAARCHITECTURE.COM
 BARBARA@IAARCHITECTURE.COM
 BARBARA@IAARCHITECTURE.COM



PH - 27

ANTHEM PROPERTIES

**TOWNHOUSE
 DEVELOPMENT**
 1000-1007 No. 5 Road
 VANCOUVER, BC
 V6B 1T5

SITE PLAN

1000-1007 No. 5 Road
 1" = 20'
 March 02, 2017
 CITY REVIEW

A-1.000



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ANTHEM PROPERTIES

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10475-10631
NO. 5 ROAD
RICHMOND, B.C.
R2 16-726337
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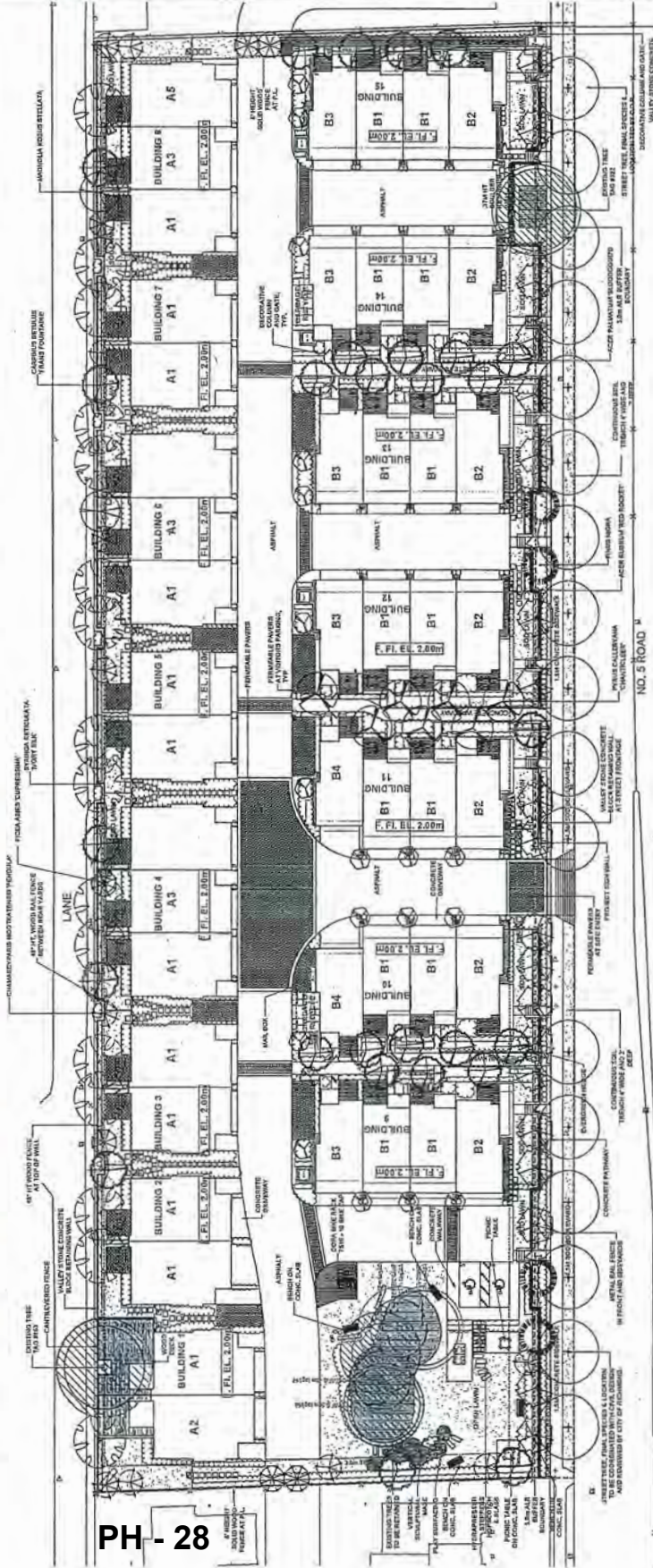
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WESTERN EDUCATION NAME _____

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lmg
LANDSCAPE
ARCHITECTS
Suite C100 - 4100 Sheppard Avenue East
Richmond, B.C. V6X 2L6
P: 604-294-0011 F: 604-294-0022

SEAL:

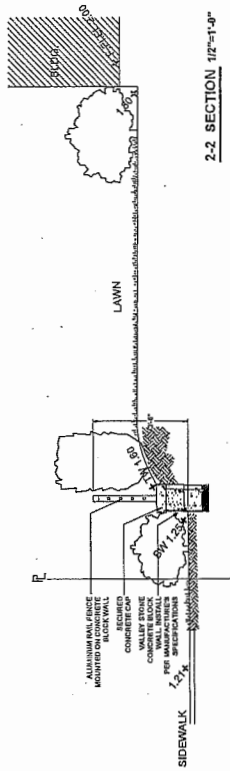
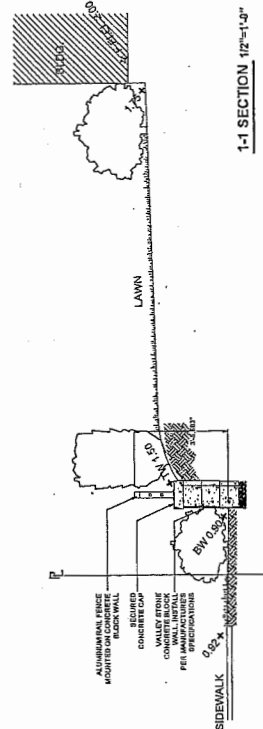
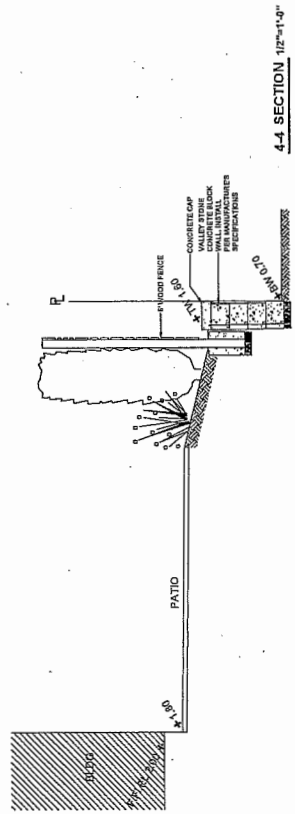
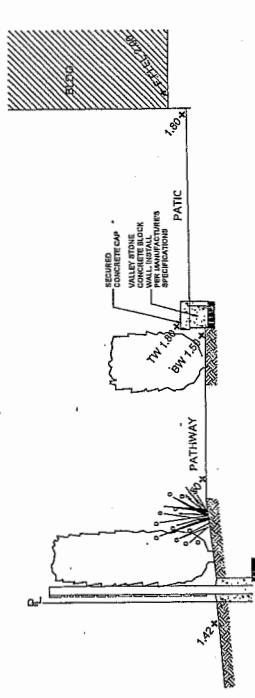


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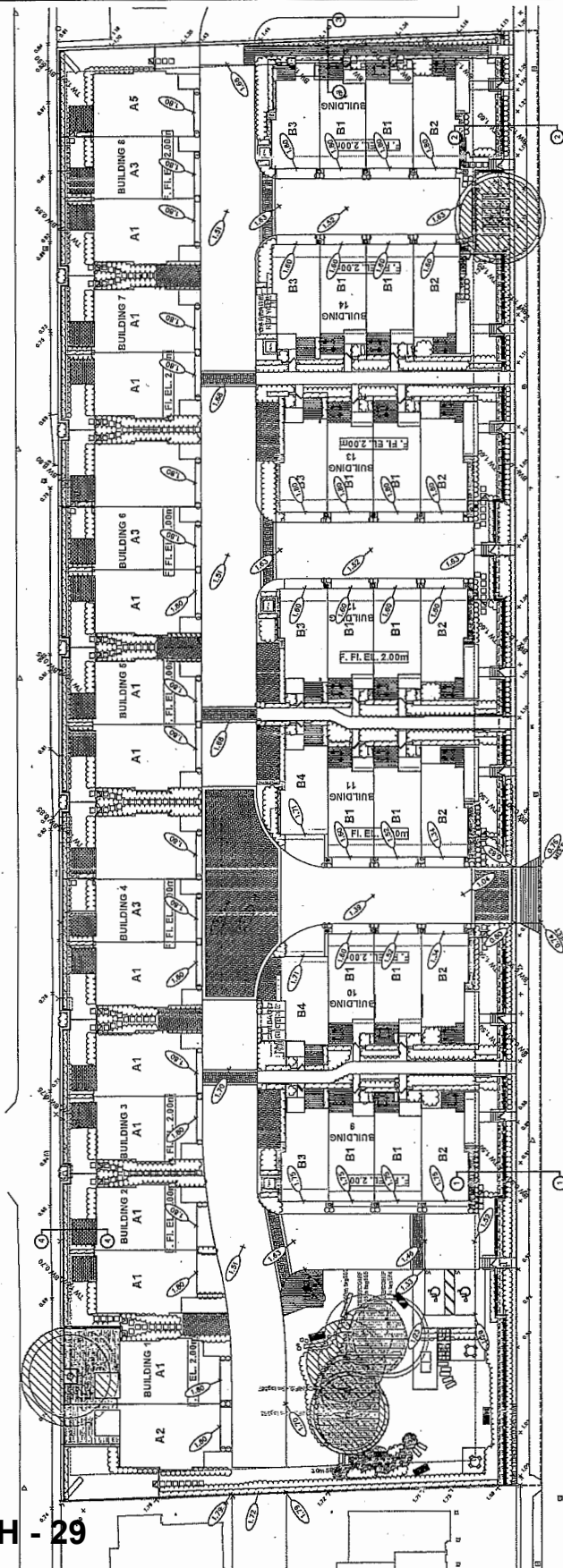
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PROJECT:
TOWN HOUSE
DEVELOPMENT
10475-10651
NO. 5 ROAD
RICHMOND, B.C.
R2 16-726337
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PLAN

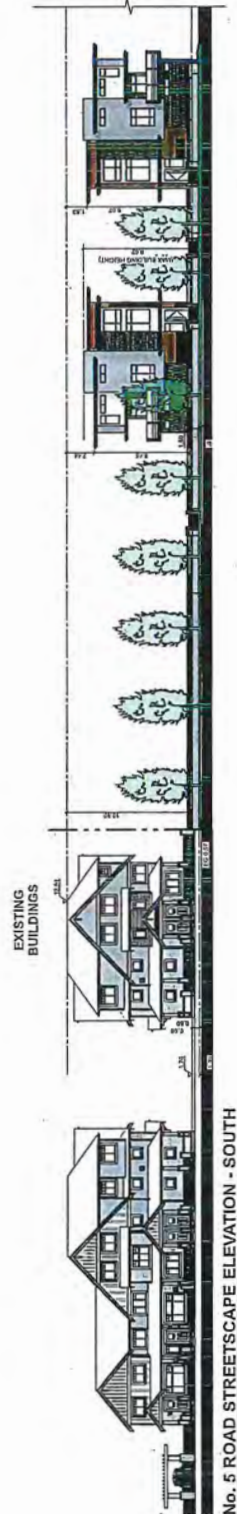
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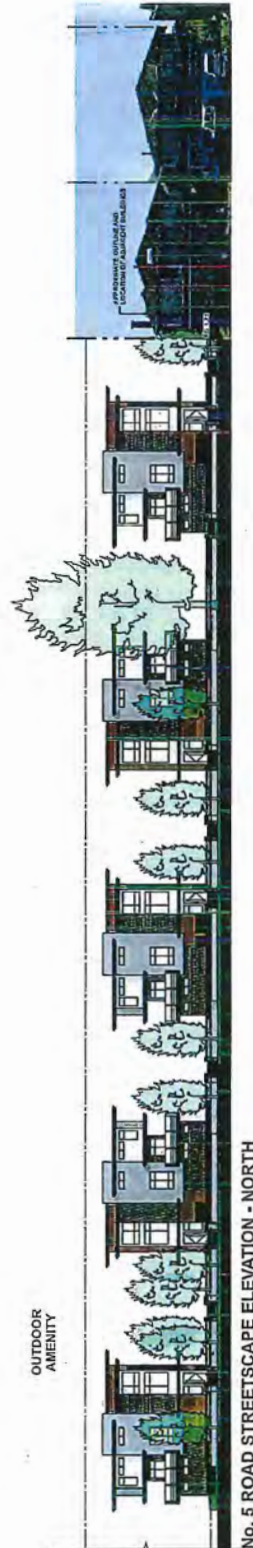
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No. 5 ROAD STREETSCAPE ELEVATION - SOUTH



No. 5 ROAD STREETSCAPE ELEVATION - NORTH

TABLE 1

ANTHEM PROPERTIES

100

**TOWNHOUSE
DEVELOPMENT**
10475-16831 Ave. 5 ROAD
RICHMOND, BC
R216-720-537

1000

STREETSCAPE
ELEVATIONS

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Conclusion

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INTEGRA ARCHITECTURE, INC.
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 www.integrate-arch.com
 P: 202.462.4228
 P: 202.462.4228
 P: 202.462.4228



LANE STREETSCAPE ELEVATION - NORTH

EXISTING BUILDINGS



LANE STREETSCAPE ELEVATION - SOUTH

INTEGRITY REAL

EXISTING

ANTHEM PROPERTIES

EXISTING

TOWNHOUSE DEVELOPMENT

10000 W. 51ST AVENUE
 RICHMOND, VA 23234
 PZ15-728337

EXISTING

STREETSCAPE ELEVATIONS

EXISTING

10000 W. 51ST AVENUE

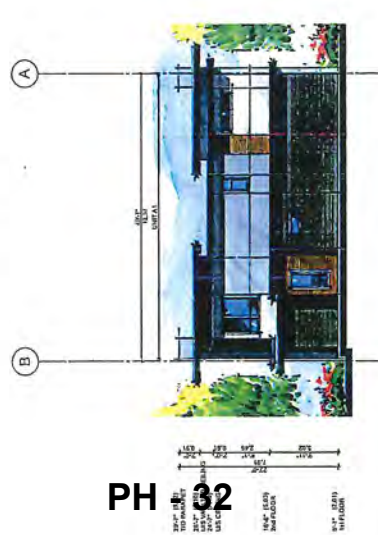
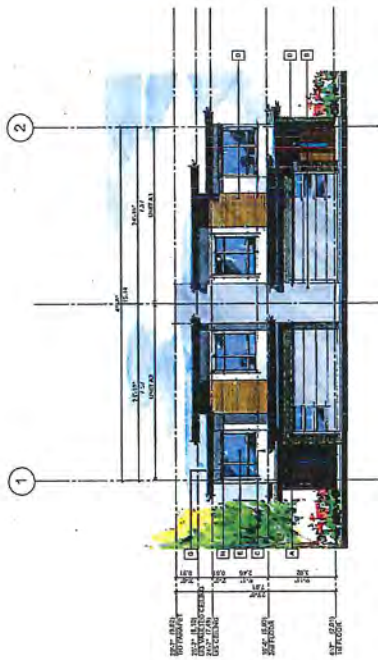
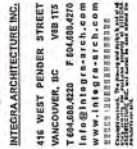
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February 20, 2017

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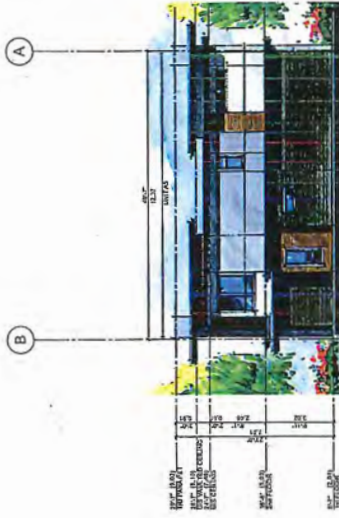
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16312	10" x 14"	February 26, 2017	5-DP Finalisation

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BUILDING 8 - EAST ELEVATION

BUILDING 8 - NORTH ELEVATION

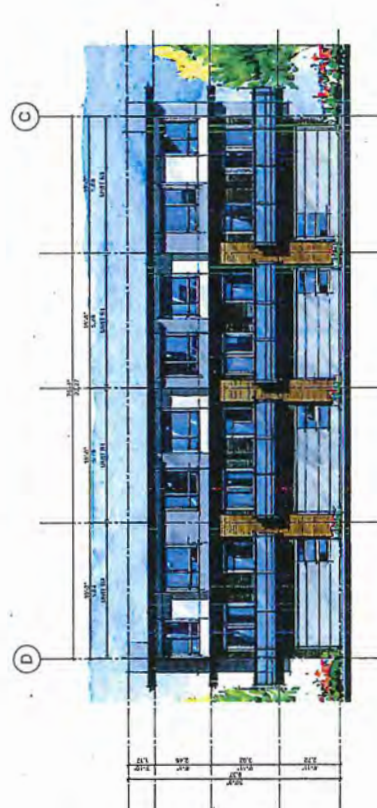
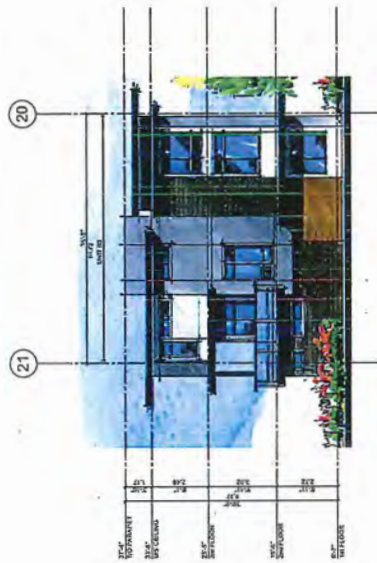
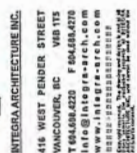
MATERIAL & COLOUR LEGEND

Colour	Manufacturer	Colour to match	References to	Elements
A	Quaker Pink Lip Sliding Smooth Lubricant, 2" separate	Tucker Ball	Health by skin's "appearance"	
B	Quaker Smooth Sliding Lubricant, 2" separate on Easy Ties	Stitchless fabric	Exterior walls, interior location	
C	Quaker-ACTE Paint by Easy Ties	to match "C" window	Exterior walls, interior location	
D	Quaker Shearcode (pink cental pink wall)	Woodless "Old Cherry" apartment	Exterior walls, interior location	
E	Quaker Vinyl	Clear apartment apartment	Under glass vinyl windows & doors	
F	Quaker	to match "F" window frame	Pre-Other American railing on Clear Daylight	

6	Bank	Adrian Smith LLC	PG&P Motor Bank	Pre-negotiated credit facilities and overpayment
7	Other	Financial Powers named from sale	Mechanics "GM Chevy"	Real estate/3rd Johnson will
8	Bank	1st Capital Bank Nevada	Reliance Bank Bank of the West	Reliance Bank Bank of the West
9	Other	Architectural records	Other	Expensed records

153191	PROJECT NO.	153191	DATE
18" = 1'-0"	SCALE	February 20, 2017	DATE
5 - OP Rehabilitation	PROJECT DESCRIPTION	February 20, 2017	DATE
153191	PROJECT NO.	February 20, 2017	DATE
18" = 1'-0"	SCALE	February 20, 2017	DATE
5 - OP Rehabilitation	PROJECT DESCRIPTION	February 20, 2017	DATE

A-2.082



MATERIAL & COLOUR LEGEND		Colour to match - Reference No.
Colour	Manufacturer	
A	Black Spartan Black Lign Spig South Wales, UK	Tanish Black
B	Charcoal Hemsworth Lifting Products, UK on Every 10th	Bonjour Mousse 2214-05
C	Silver 4mm G242 Panel by Every 10th	To match F 4000
D	Cerule Woodsman Fiber cement pink vinyl	Woodsman "Oli Cherry"
E	Green Spartan Vinyl	Slur acidulous aqua
F	Black 12x40mm	To match F 4000

1	Block	Maths Module 1,2,3	P4-P7 Maths book	Per-folio book (writing and drawing)
2	Cover	Illustration Flair centre point on B2	Illustration "GEM Chess"	Roll exchange & children's wall
3	Block	Lesson Plan template	Impacts Notes Book bought £10-15	Rolling & staff's notes
4	Day	Additional covers	Log	Keyring exercise

CLIENT	PROJECT	ISSUE
ANTHEM PROPERTIES	TOWNHOUSE DEVELOPMENT 1501 S. GOLF LN., 5 FLOOR HOUSTON, TX 77057 855-16-720337	BUILDING 12 ELEVATIONS
15381	1/10" = 1'-0"	15381
	February 20, 2017	15381
	5 - DP Resubmission	15381



RZ 726337

Attachment 3

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m ²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47
Other Designations:	N/A	No Change

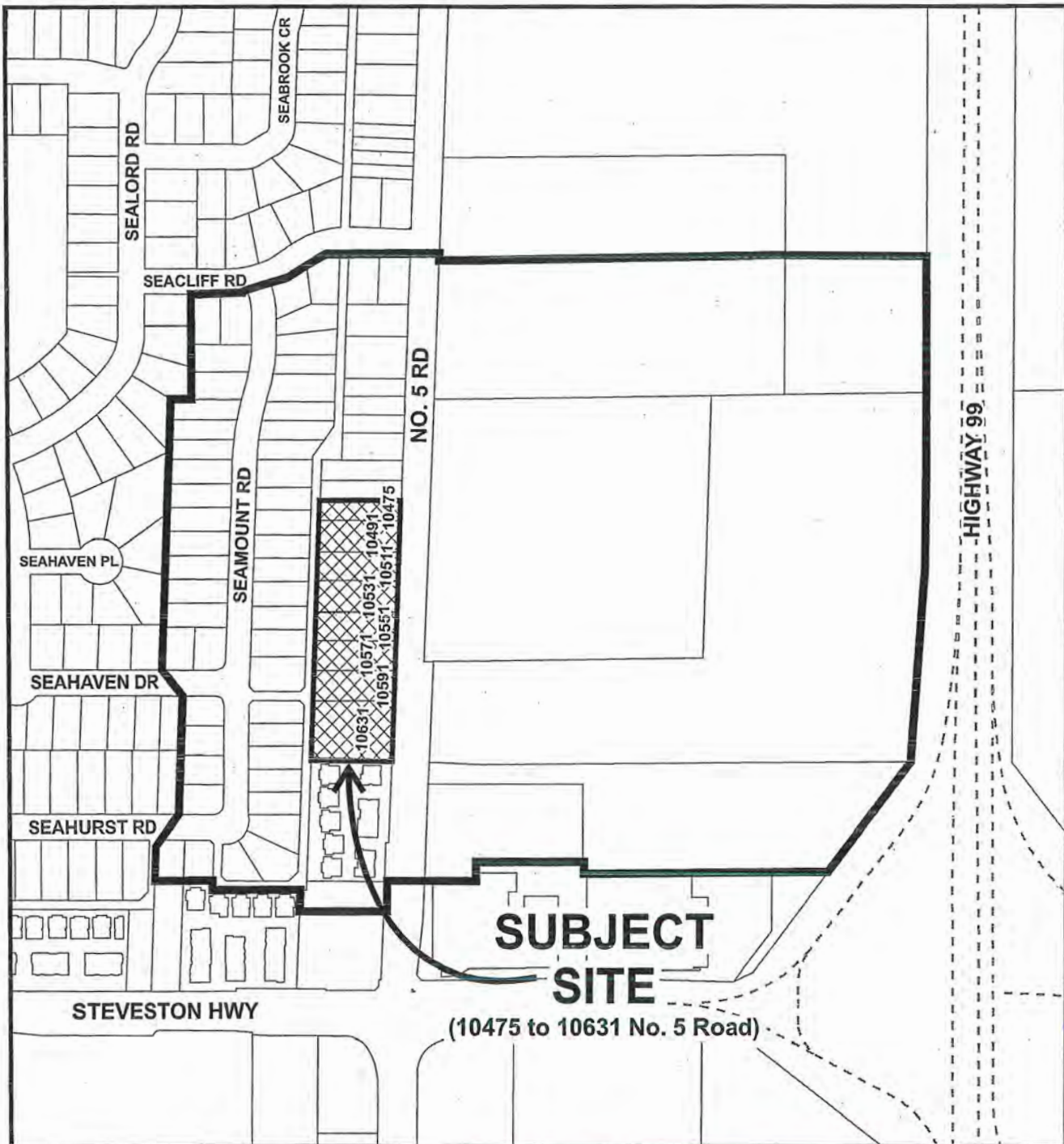
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.21 (V) per unit	none
Off-street Parking Spaces – Total:	94 (R) and 10 (V)	94 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (94 x Max. 50% = 47)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (104 x Max. 50% = 52)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (104 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	495.7 m ²	none

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



City of
Richmond



RZ 16-726337
June 22, 2016 Open House
Notification Area

Original Date: 02/21/17

Revision Date:

Note: Dimensions are in METRES

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: June 22 TIME: 6:30

Name: <u>David + Elisabeth Langer</u>	
Address: <u>10720 Seamount Road</u>	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604 275 5080</u> <input checked="" type="checkbox"/> E-Mail: <u>elanger@telus.net</u>	
1. Do you support the proposed project?	<u>Yes, 2 storey at the back/alley 3 at front ok.</u>
2. What do you like most about the proposed project?	<u>Trees at the back w/ fence.</u>
3. Do you have any concerns about the proposed project?	<u>TRAFFIC</u> <u>all come down Seamount, U turns Seacraft</u>
4. What would you suggest to improve or enhance the proposed project?	<u>Back fence height increase to 5 feet - stop people from jumping over backways</u> <u>Property line from back increase to 20 feet from 16 ft.</u>
5. Please provide any additional comments.	<u>another open house</u> <u>more info as you progress</u>

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040

Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.comE-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: AUSA MARSHALL	
Address: 10740 SEAMOUNT RD	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input type="checkbox"/> Telephone: <input checked="" type="checkbox"/> E-Mail: samarskell38@yahoo.com	
1. Do you support the proposed project?	yes
2. What do you like most about the proposed project?	Flat Roofs, some large trees retained, landscaping, 3 ft loading Low Picket fence with cedar hedge 6 ft. Less Picket
3. Do you have any concerns about the proposed project?	Some thought regarding impact on existing neighbours entrance to development on 5 Road Really Limited, foresee problems with traffic travelling north
4. What would you suggest to improve or enhance the proposed project?	
5. Please provide any additional comments.	Appreciated the thoughtful approach to fitting in with neighbourhood.

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE: TIME:

Name: <u>KEN MANSOUR</u>	
Address: <u>10740 SEAMOUNT ROAD</u>	
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Preferred Method of Contact: <input checked="" type="checkbox"/> Telephone: <u>604-272-3734</u> <input type="checkbox"/> E-Mail: <u>KEN.MANSOUR@TELUS.NET</u>	
1. Do you support the proposed project?	<u>NO. BUT I DO REALIZE THE SITUATION DURING REDEVELOPMENT OF RICHMOND</u>
2. What do you like most about the proposed project?	<u>THE FIRST ROWS & 2 STOREYS OF THE BACK UNITS THE MAXIMUM 3 FOOT FILL. THE USE OF TREES. NO ACCESS TO SERVICE ROAD.</u>
3. Do you have any concerns about the proposed project?	<u>REMOVING 90% OF THE PRESENT TREES THESE ARE IN THE MAIN HEAVY MATURE TREES. WHICH HOUSE A WEALTH OF WILD LIFE</u>
4. What would you suggest to improve or enhance the proposed project?	<u>EMPHASIS TO BE PLACED ON MINIMISING THE VISUAL IMPACT FROM OUR HOME ON SEAMOUNT RD.</u>
5. Please provide any additional comments.	<u>I AM IMPRESSED THAT THE BUILDER HAS ATTEMPTED TO INTEGRATE THIS DEVELOPMENT WITH THE RESIDENT NEIGHBOURHOOD. MINIMISING THE IMPACT OF THIS DEVELOPMENT IS A MUST.</u>

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP – Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name:		Peter Katke	
Address:		10780 Seamount Rd.	
The Developer or City may contact me regarding these comments:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Preferred Method of Contact:		<input checked="" type="checkbox"/> Telephone: 604-880-3834	<input type="checkbox"/> E-Mail:
1. Do you support the proposed project?	YES		
2. What do you like most about the proposed project?			
3. Do you have any concerns about the proposed project?	① fence along laneway should be 5' rather than 3 feet		
4. What would you suggest to improve or enhance the proposed project?	② Set-back from laneway should be 20' instead of 16'		
5. Please provide any additional comments.			

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca

10475 - 10631 No. 5 Road - Proposed Townhome Development

Development Information Session

Please Note: This form will become part of the staff report to City Council on this development proposal and will be publically available. If you do not wish to be identified, please do not include your name on the form, only your address.

DATE:		TIME:	
Name: Lynne Cornwall			
Address:			
The Developer or City may contact me regarding these comments: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Preferred Method of Contact: <input type="checkbox"/> Telephone:		<input type="checkbox"/> E-Mail:	
1. Do you support the proposed project?	yes.		
2. What do you like most about the proposed project?	yes		
3. Do you have any concerns about the proposed project?	No		
4. What would you suggest to improve or enhance the proposed project?	More Rd's out. Access to lane.		
5. Please provide any additional comments.	Design fits Neighbourhood		

Comments will be delivered to the City of Richmond for consideration. Alternatively, you may mail or email your comments to either the City of Richmond or to the Developer. All comments will be forwarded to the City.

CONTACTS:

Applicant: Anthem 5 Road Developments LP - Nick Kasidoulis
City of Richmond, Planner: Edwin Lee

Telephone: 604 689-3040
Telephone: 604 276-4121

E-Mail: nkasidoulis@AnthemProperties.com
E-Mail: elee@Richmond.ca



July 6th, 2016

City of Richmond
 Planning Department
 Attn: Edwin Lee, Planner
 6911 No. 3 Road
 Richmond, BC V6Y 2C1

10475 – 10631 No. 5 Road, Richmond, B.C. - Anthem 5 Road Developments LP

Developer Information Session Report – Wednesday, June 22nd 2016

As a local real estate development company with projects located across the Lower Mainland, Anthem Properties acknowledges and values the importance of engaging with the communities they develop within. Anthem makes it a top priority to connect with all potential stakeholders for every proposed project and diligently follows an extensive community outreach process from the point of submitting a development permit application, all the way through to the completion of a project. The company is committed to being consistent, accessible and receptive to all neighbours and project stakeholders.

Despite not being required to host a Developer Information Session for the public by the City of Richmond, Anthem opted to do so in order to give community stakeholders an opportunity to review and provide feedback on their initial plans for their No. 5 Road property. After identifying key stakeholder parties and potential sensitivities within the community, Anthem scheduled a Developer Information Session for the project on Wednesday, June 22nd 2016, between the hours of 5:30 pm – 8:00 pm. The event details were confirmed in advance with City of Richmond Planner, Edwin Lee. After being unable to book a meeting venue in the nearby Richmond Christian School campuses and church on No. 5 Road, Anthem decided to host the event in the gymnasium of Daniel Woodward Elementary School (owned by the Richmond School District). This venue was selected on the basis that it was located within walking distance from the development site, was handicap accessible and would be familiar to invested neighbours.

Anthem diligently followed the criteria provided by the City of Richmond for their Developer Information Session. This criteria included sending out approximately 100 notices to all residences located within the required area a minimum of 10 days prior to the meeting, in addition to sending email notifications to strata property managers for nearby all multi-family developments and running two consecutive ads in the Richmond News on Wednesday, June 15th and Friday, June 17th 2016.

On June 22nd 2016, clear signs for the event were posted on the venue doors, tables were set-up for attendees to use for registrations and to fill-out comment sheets, catering was provided and presentation boards were displayed providing extensive information on the proposed project

which included, but was not limited to: landscape details, context images and building elevations, conceptual images (hand-sketched renders), a traffic impact analysis, background on Anthem Properties as the developer, etc. Attendees included a number of Anthem staff members, the project's architect and landscape architect and City of Richmond Planner, Edwin Lee.

Over the course of the meeting, 22 individuals formally signed-in at the registration table with approximately 30 people in attendance in total. Anthem collected 5 comment sheets from attendees who were willing to provide their initial feedback on the proposed development, with 1 sheet being taken away by an attendee for submission after the fact. The main questions that were asked were centered on: the height of the fence or wall and the set-back between the East laneway and the project (based on concerns relating to parking/traffic and privacy for the neighbouring homeowners) and tree retention. Overall, Anthem received support for the proposed development with compliments being paid to the design, which many attendees noted as fitting nicely with the neighbourhood, the decision to have the site access be off of No. 5 Road and the efforts being put into retaining existing trees on the site.

Anthem looks forward to moving ahead with the proposed development and will continue all efforts to maintain positive relationships with all project stakeholders.

Sincerely,

Nick Kasidoulis

Development Manager, Anthem Properties

Email: nkasidoulis@anthemproperties.com

Direct: (604) 638-4401

cc:

Steve Forrest

Vice President of Development, Anthem Properties

Email: sforrest@anthemproperties.com

Direct: (604) 488-3632

**MIKE FADUM AND
ASSOCIATES LTD.
VEGETATION
CONSULTANTS**

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Surrey, British Columbia
V3W 0A6
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Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE

TREE PRESERVATION
AND PROTECTION PLAN

10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2616	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

SHEET TITLE

T1 - TREE REMOVAL AND
PRESERVATION PLAN

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used for other projects without their
permission.

DRAWN

MK

SCALE

AS SHOWN

DATE

FEBRUARY 26, 2016

T-1

SHEET 1 OF 2

LEGEND

- TREE TO BE RETAINED
⊗ TREE TO BE REMOVED

○ MINIMUM NO DISTURBANCE ZONE

PH - 45





LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- ROOT PROTECTION ZONE
NO EXCAVATION WITHIN HATCHED ZONE

PH - 46

MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Mobile: (604) 240-0309
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
10475 - 10631 #5 RD.
RICHMOND, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	FEB2916	MK	LOT LAYOUT
2	MAY2516	MK	REVISED LAYOUT
3	SEPT0816	MK	REVISED LAYOUT
4	FEB1017	MK	REVISED LAYOUT

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: FOUNDATION TO BE INSTALLED AT OR BEYOND 4.5M FROM EDGE OF TREE TRUNK (3 TREES TYP.) FLOOR TO CANTILEVER. NO EXCAVATION WITHIN HATCHED AREA. ROAD TO BE CONSTRUCTED ABOVE GRADE WITHOUT EXCAVATION.

SHEET TITLE
T2 - TREE PROTECTION AND PRESERVATION PLAN

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DRAWN
MK

SCALE
AS SHOWN

DATE
FEBRUARY 26, 2016

T-2
SHEET 2 OF 2

Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
88	Fig (<i>Ficus sp.</i>)	13/12 /12	4.22m
89	Pear (<i>Pyrus sp.</i>)	13/8/ 8	1.69m
90	Cherry (<i>Prunus sp.</i>)	~10/ 12/15 /10	2.26m
99	Cherry (<i>Prunus sp.</i>)	~20/ 25	2.15m
301	Japanese Maple (<i>Acer palmatum</i>)	~15- 25 X 5	5.72m
302	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.24m
303	Douglas-fir (<i>Pseudotsuga menziesii</i>)	59	8.76m
304	Douglas-fir (<i>Pseudotsuga menziesii</i>)	41	8.76m
305	Douglas-fir (<i>Pseudotsuga menziesii</i>)	60	8.76m
306	Douglas-fir (<i>Pseudotsuga menziesii</i>)	74	8.76m
307	Douglas-fir (<i>Pseudotsuga menziesii</i>)	45	8.76m
308	Douglas-fir (<i>Pseudotsuga menziesii</i>)	55	8.76m
309	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	8.76m
310	Falsecypress (<i>Chamaecyparis sp.</i>)	27	1.73m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
311	Cherry (<i>Prunus sp.</i>)	~20- 25 x5	5.82m
312	Apple (<i>Malus sp.</i>)	36	4.41m
313	Cherry (<i>Prunus sp.</i>)	35	3.21m
314	European White Birch (<i>Betula pendula</i>)	37	6.07m
315	European White Birch (<i>Betula pendula</i>)	46	4.87m
316	European White Birch (<i>Betula pendula</i>)	35	4.91m
317	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	27	3.33m
318	Sawara Falsecypress (<i>Chamaecyparis pisifera</i>)	~25/ 25	3.33m
319	Western Redcedar (<i>Thuja plicata</i>)	~35	3.33m
320	Western Redcedar (<i>Thuja plicata</i>)	35	3.33m
322	Western Redcedar (<i>Thuja plicata</i>)	86	5.4m
323	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-25 X 7	4.84m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
324	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 30	4.55m
325	Portugal laurel (<i>Prunus laurocerasus</i>)	~12/ 15/20	1.83m
326	Portugal laurel (<i>Prunus laurocerasus</i>)	~25/ 15/15	4.8m
327	Portugal laurel (<i>Prunus laurocerasus</i>)	~5-15 x 8	3.02m
328	Portugal laurel (<i>Prunus laurocerasus</i>)	~20/2 0/20	4.05m
329	Tulip Tree (<i>Liriodendron</i> sp.)	51	6.5m
862	Western Redcedar (<i>Thuja plicata</i>)	~6-12 x8	~4m
863	Sitka spruce (<i>Picea sitchensis</i>)	75	6.77m
864	Douglas-fir (<i>Pseudotsuga menziesii</i>)	~72	5.83m
865	Douglas-fir (<i>Pseudotsuga menziesii</i>)	56	4.52m
866	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	5.80m
867	Douglas-fir (<i>Pseudotsuga menziesii</i>)	52	4.42m
868	Douglas-fir (<i>Pseudotsuga menziesii</i>)	66	5.54m

Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



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#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



Mike Fadum and Associates Ltd.
Vegetation Consultants

Date: March 2, 2017
Address: 10475-10631 No. 5 Road, Richmond, BC

Tree #	Type	DBH (cm)	Approximate Dripline
869	Apple (<i>Malus</i> sp.)	25	stump
870	Colorado Blue Spruce (<i>Picea pungens</i> 'Glauc') Cherry (<i>Prunus</i> sp.)	38	3.42m
871	Apple (<i>Malus</i> sp.)	~25/ 35	3.65m
872	Pear (<i>Pyrus</i> sp.)	17/14 /15	3.13m
873	Pear (<i>Pyrus</i> sp.)	~12/ 10/6/ 7	2.51m
874	Apple (<i>Malus</i> sp.)	22/24 /22	3.90m
875	Apple (<i>Malus</i> sp.)	~20/ 10	2.61
877-884	Lombardy Poplar (<i>Populus nigra</i>) X8	~45- 90	5.55m
885	Apple (<i>Malus</i> sp.)	~35	4.34m
886	Paper Birch (<i>Betula papyrifera</i>)	42	5.22m
887	Falsecypress (<i>Chamaecyparis</i> sp.)	~25	1.75m



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
6. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
7. Provincial Ministry of Transportation & Infrastructure Approval.
8. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. 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.
9. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
10. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
11. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.
12. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements.
Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.

- b. The Developer is required to:
- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
- Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
- Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
- Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
- Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - i. To underground Hydro service lines.
 - ii. When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

General Items

a. The Developer is required to:

- Enter into, if required, 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, 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.
- Provide, within the first Servicing Agreement submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities surrounding the development site and provide mitigation recommendations.

13. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.
3. Incorporation of energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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 Department at 604-276-4285.

Note:

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

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

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

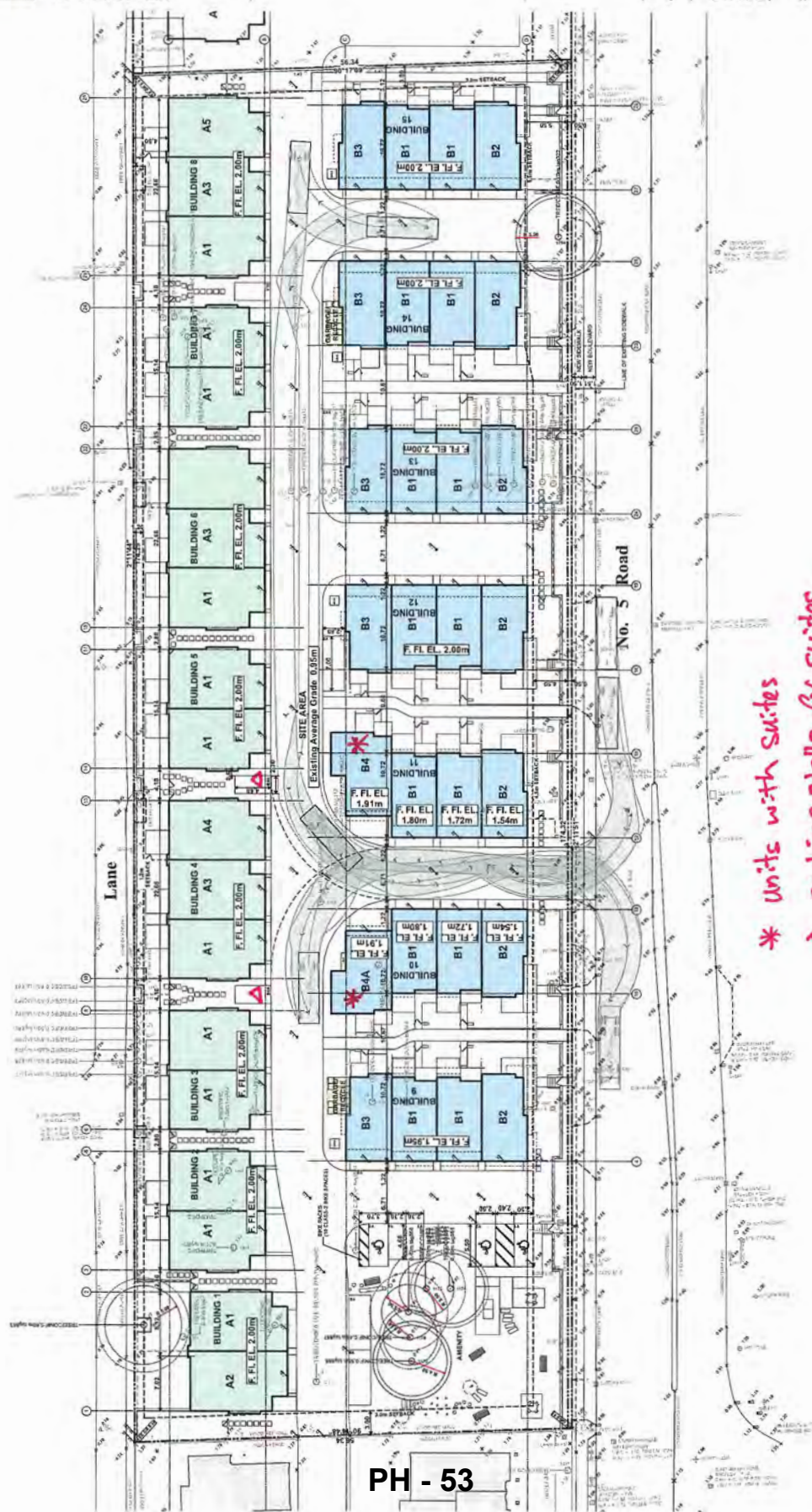
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- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their 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



INTEGRA ARCHITECTURE INC.
415 WEST PENGEE STREET
VANCOUVER, BC V6B 1T5
TEL: 604.681.4270 F: 604.681.4278
info@integra-arch.com
www.integra-arch.com



* units with suites
△ parking stalls for suites

ANTHEM PROPERTIES	
TOWNHOUSE DEVELOPMENT	
10515-10531 No. 5 ROAD	
RICHMOND, BC	
R216-729337	
SITE PLAN	
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ATTACHMENT D

ANTHEM

TOWNHOUSE
DEVELOPMENT
NO. 6 ROAD
RICHMOND, BC
REF: 16-73537

UNIT B4 LOW
FLOOR OPTIC

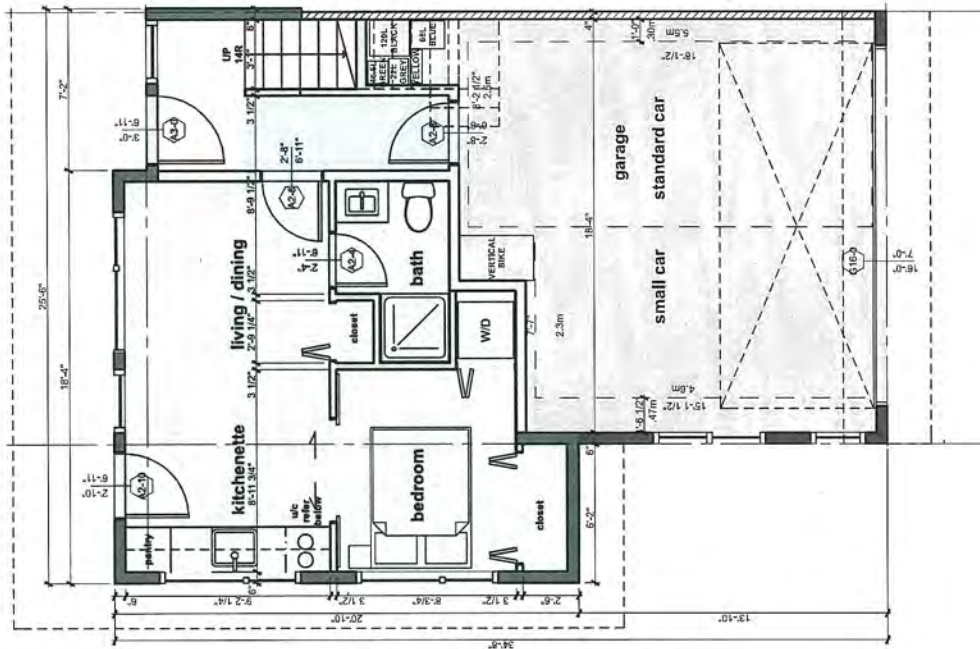
10381

315' x 14'

April 15, 2017

CITY REVIEW

A-7.1



area this floor (excluded from FSR)	42.57 sq ft
area this floor (included in FSR)	47.2 sq ft
Garage (excluded from FSR)	357.57 sq ft
Lock Off Unit	336.71 sq ft


RZ 16-726337
Attachment E

Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 Road

Applicant: Anthem Properties Group Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Anthem 5 Road Developments Ltd.	No Change
Site Size (m²):	9,814.51 m ²	9,727.36 m ² (after road dedication)
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	N/A	No Change
702 Policy Designation:	Single-Family Lot Size Policy 5434	No Change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTM3)
Number of Units:	8	47 townhouse units + 2 secondary suites
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.70	0.70 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard (m):	Min. 6.0 m	4.5 m to Bldgs #9-13 5.5 m to Bldgs #14-15	variance required
Setback – North Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – South Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (m):	Min. 3.0 m	4.5 m	none
Height (m):	Max. 12.0 m (3 storeys)	<ul style="list-style-type: none"> 12.0 m (3 storeys) Max. along No. 5 Road 7.5 m (2 storeys) Max. along west property line 	none
Lot Width:	Min. 50.0 m	174.32 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Lot Depth:	Min. 30.0 m	56.34 m	none
Site Area:	Min. 1,800 m ²	9,727.36 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit plus (1) R per secondary suite on lot fronting an arterial road	2 (R) and 0.21 (V) per unit plus (1) R per secondary suite	none
Off-street Parking Spaces – Total:	96 (R) and 10 (V)	96 (R) and 10 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (96 x Max. 50% = 48)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on site (106 x Max. 50% = 53)	47	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (106 x 2% = 3 spaces)	3 spaces Min.	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.4 (Class 1) and 0.21 (Class 2) per unit	none
Off-street Parking Spaces – Total:	59 (Class 1) and 10 (Class 2)	66 (Class 1) and 10 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 47 units = 282 m ²	488.9 m ²	none

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



Address: 10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 **File No.:** RZ 16-726337
No. 5 Road

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9687, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of all existing dwellings).
2. Approximately 0.5 m wide road dedication along the entire No. 5 Road frontage to accommodate a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk; exact width is to be confirmed with survey information to be submitted by the applicant.
3. Registration of a legal agreement on Title to identify the Agriculture Land Reserve (ALR) buffer area (4.0 m wide, measured from the new property line along No. 5 Road), to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed, and to indicate that the subject property is located adjacent to active agricultural operations and subject to impacts of noise, dust and odour.
4. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
5. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure a surface parking stall is assigned to each of the units with a secondary suite, and that the parking stall will be for the sole use of the secondary suite.
6. Registration of a flood indemnity covenant on Title.
7. Registration of a cross-access easement, statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the full width and extent of the entry driveway from No. 5 Road and the main north-south internal drive aisle on site in favour of the existing and future residential development to the south, as well as the future residential developments to the north. Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
8. Registration of a legal agreement on Title; identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
9. Provincial Ministry of Transportation & Infrastructure Approval.
10. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained on adjacent properties. 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.
11. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$59,369.35) to the City's Public Art fund.
12. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$293,181.97) to the City's affordable housing fund.
13. Contribution of \$83,000.00 in-lieu of on-site indoor amenity space.

14. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works

- a. Using the OCP Model, there is 646.0 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new fire hydrant on the west side of No. 5 Road; to service the proposed development. Coordination with the City's Fire Department to confirm the location of the proposed hydrant is required.
- c. At the Developer's cost, the City will:
 - Cut and cap at main; the eight existing water service connections.
 - Install a new water service connection off of the 300 mm PVC watermain along No. 5 Road.

Storm Sewer Works

- a. The Developer is required to:
 - Upgrade approximately 180 m of the existing 600 mm storm sewer on the west side of No. 5 Road to 900 mm; complete with tie-in to existing manhole STMH114064 by southeast corner of Lot 10631, and two new manholes by the northeast corner of Lot 10475. The new drainage alignment should be moved into the road's travel lane; out of the sidewalk.
 - Cut, cap and remove/fill per MMCD the existing 600 mm storm sewer along the entire frontage of the development site.
 - Install a new storm service connection; complete with inspection chamber at the southeast corner of the development site and tie-in to the proposed 900 mm storm sewer.
- b. At the Developer's cost, the City is to cut, cap, and remove the existing storm service connections and inspection chambers along the frontage of the development site.

Sanitary Sewer Works

- a. The Developer is required to:
 - Install a new sanitary service connection to the existing manhole SMH999 at the southwest corner of Lot 10591. The manhole will serve as the inspection chamber for the development.
 - Remove all existing sanitary service connections and inspections chambers.

Frontage Improvements

- a. The Developer is required to:
 - Construct a new 1.5 m wide treed/grassed boulevard and a new 1.5 m wide concrete sidewalk along the entire No. 5 Road frontage; behind the existing curb and gutter.
 - Revise the orientation of the existing crosswalk on the north leg of the No. 5 Road/access road intersection so that the crosswalk would be perpendicular to the travelled portion of the roadway. This will include, but not limited to, the relocation of the existing traffic signal equipment, relocation of existing traffic signal loops, and others as necessary.
 - Coordinate with BC Hydro, Telus and other private communication service providers:

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General Items

a. The Developer is required to:

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15. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.
2. Submission of a Tree Survival Security to the City as part of the Landscape Letter of Credit to ensure that all trees identified for retention will be protected. No Landscape Letter of Credit will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.

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

1. Installation of appropriate tree protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Should the applicant wish to begin site preparation work after third reading of the rezoning bylaw, but prior to final adoption of the rezoning bylaw and issuance of the Development Permit, the applicant will be required to obtain a Tree Permit and submit landscaping security (i.e. \$59,000 in total) to ensure the replacement planting will be provided.
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4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.

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 Department at 604-276-4285.

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- * 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.

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Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9687 (RZ 16-726337)
10475, 10491, 10511, 10531, 10551, 10571, 10591 and 10631 No. 5 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 "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".

P.I.D. 007-732-554

Lot 3 Section 36 Block 4 North Range 6 West New Westminster District Plan 74727

and

P.I.D. 003-896-285

Lot 467 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-930-220

Lot 468 Section 36 Block 4 North Range 6 West New Westminster District Plan 59290

and

P.I.D. 003-558-975

Lot 431 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 003-506-738

Lot 430 Section 36 Block 4 North Range 6 West New Westminster District Plan 48580

and

P.I.D. 004-216-661

Lot 320 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 008-509-948

Lot 321 Section 36 Block 4 North Range 6 West New Westminster District Plan 38486

and

P.I.D. 009-816-186

Lot 6 Except: Part Subdivided by Plan 56313; Section 36 Block 4 North Range 6 West New Westminster District Plan 13375

2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9687**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

APR 24 2017



MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9715**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definition of “**Secondary suite**” in its entirety and substituting the following:

“**Secondary suite** means an accessory, self-contained **dwelling** within **single detached housing** or **town housing**, exclusively used for occupancy by one **household**.”

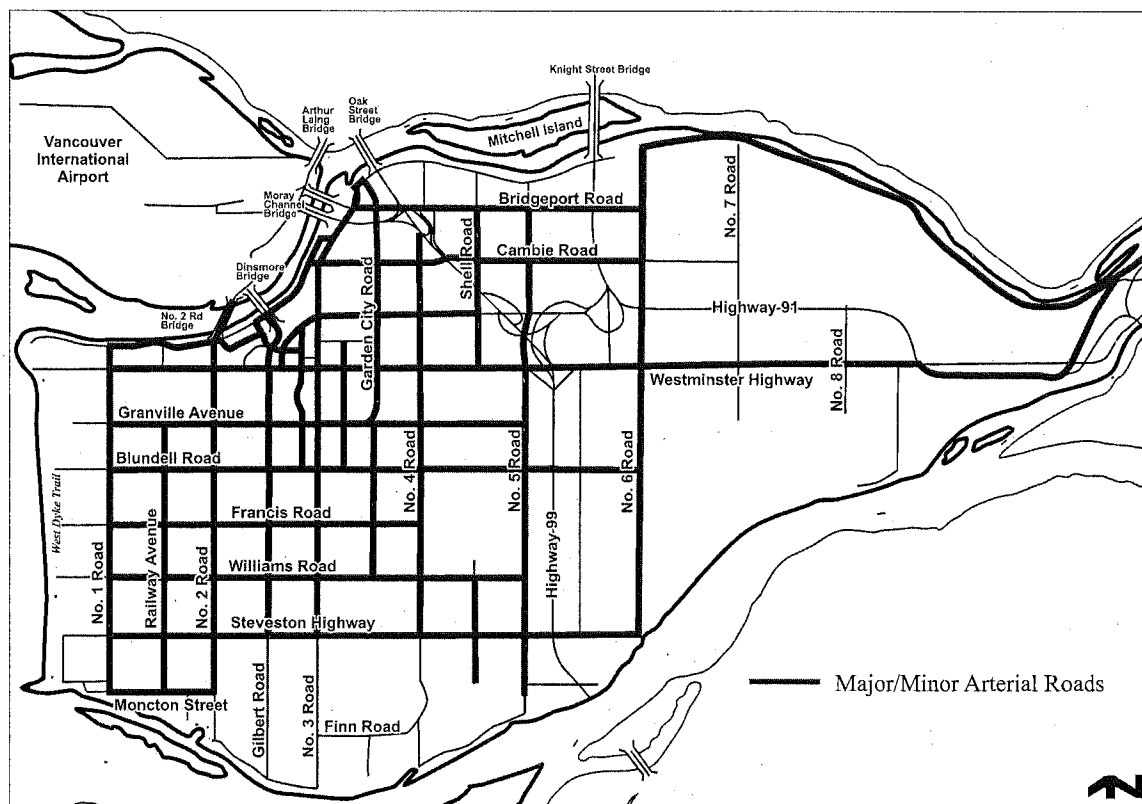
2. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.4 [Secondary Suites] by deleting Section 5.4.1 in its entirety and replacing it with the following:

“**5.4.1** The following regulations and prohibitions apply to every **secondary suite** permitted in a zone:

- a) the **secondary suite** must be completely enclosed within the same **building** as the **principal dwelling unit** in **single detached housing** or completely contained within the same townhouse unit or **strata lot** in **town housing**, and not in a detached **accessory building**;
- b) no more than one **secondary suite** shall be permitted per **principal dwelling unit** in **single detached housing** or per townhouse unit or **strata lot** in **town housing**;
- c) the **secondary suite** must be incidental and integrated with the **principal dwelling unit** so as not to externally appear as a separate unit;
- d) a **City** water meter must be installed on the **lot** on which the **secondary suite** is located;
- e) the **secondary suite** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 90.0 m² in **single detached housing**;
- f) the **secondary suite** must not exceed 40% of the total **floor area** of the **dwelling unit** in which it is contained;
- g) **home business uses** (i.e., **licensed crafts and teaching**; **licensed residential registered office** and **licensed residential business office**), but not **child care programs**, may be carried out within a **secondary suite**;
- h) **boarding and lodging** and **minor community care facilities** are not permitted in a **secondary suite**;

- i) a **secondary suite** is not permitted in conjunction with a **bed and breakfast**;
- j) the **building** must be inspected by the **City** for compliance with the *Building Code*, this bylaw and other applicable enactments;
- k) where a **secondary suite** is on a **lot** fronting an **arterial road** as shown in Diagram 1 below, one additional on-site **parking space** must be provided for the exclusive use of each **secondary suite**;

Diagram 1: Arterial Roads Where Additional On-Site **Parking Space** Required For **Secondary Suites**



- l) where an additional on-site **parking space** for a **secondary suite** is required, the required on-site **parking spaces** for the **principal dwelling unit** in **single detached housing** may be provided in a **tandem arrangement** with one **parking space** located behind the other; and
 - m) internal **access** must be maintained between the **secondary suite** and the **principal dwelling unit** in **single detached housing** or between the **secondary suite** and the associated townhouse unit in **town housing**, except for a locked door.”
3. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.6 [Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)] by amending Section 8.6.3, by adding “**secondary suite**” to the list of permitted secondary uses.

4. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.7 [Medium Density Townhouses (RTM1, RTM2, RTM3)] by amending Section 8.7.3, by adding "**secondary suite**" to the list of permitted secondary uses.
5. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.8 [High Density Townhouses (RTH1, RTH2, RTH3, RTH4)] by amending Section 8.8.3, by adding "**secondary suite**" to the list of permitted secondary uses.
6. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 8.9 [Parking Structure Townhouses (RTP1, RTP2, RTP3, RTP4)] by amending Section 8.9.3, by adding "**secondary suite**" to the list of permitted secondary uses.
7. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9715**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

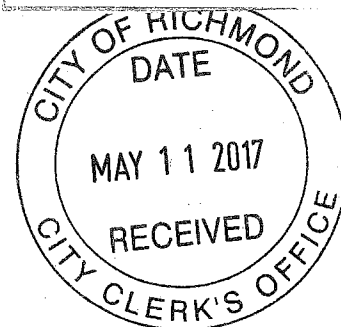
CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>JA</i>

MAYOR_____
CORPORATE OFFICER

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 4 May 2017 09:48
To: MayorandCouncillors
Subject: Send a Submission Online (response #1015)

To Public Hearing
Date: MAY 15, 2017
Item # 1
Re: BYLAWS 9715 and
9687



Send a Submission Online (response #1015)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/4/2017 9:49:06 AM

Survey Response

Your Name	Annie Chong
Your Address	20 - 10168 Kilby Dr., Richmond, BC
Subject Property Address OR Bylaw Number	10475 - 10631 No. 5 Road
Comments	I support Anthem's development. The complex is very well designed. It will enhance the property and surrounding area with a modern outlook. I used to live at Seafeld Cres. and would consider moving back there again.

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 4 May 2017 08:04
To: Mayor and Councillors
Subject: Send a Submission Online (response #1014)

To Public Hearing	
Date:	MAY 15, 2017
Item #:	1
Re:	BYLAWS 9715 and 9687

Send a Submission Online (response #1014)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/4/2017 8:05:50 AM

Survey Response

Your Name	Wilson Chong
Your Address	34-6195 168 Street
Subject Property Address OR Bylaw Number	10475-10631 #5 Road
Comments	I would like to support this development as an opportunity for my family to get back in to the neighborhood I grew up in. My elementary school was Woodward Elementary. I feel Anthem has communicated well as to what the project will look like and I like the appeal it brings to the area. It is a well designed complex and its a place I'd like to live.



Mayor and Councillors

From: Webgraphics
Sent: Wednesday, 10 May 2017 17:59
To: Mayor and Councillors
Subject: Send a Submission Online (response #1018)

To Public Hearing
Date: MAY 15, 2017
Item # 1
Re: BYLAWS 9715 and 9687

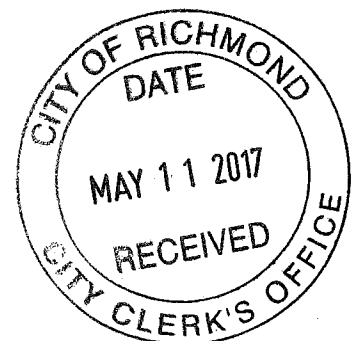
Send a Submission Online (response #1018)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/10/2017 6:00:27 PM

Survey Response

Your Name	Gina Mahil
Your Address	11551 Seahurst Road, Richmond BC V7A 4K1
Subject Property Address OR Bylaw Number	10475-10631 No. 5 Rd
Comments	I am very excited about the possibility of this project as our school was on the closure list last year. We need more affordable housing in this area to attract young families so that our schools remain open. It will be great for the neighborhood to have a new development to strengthen our community. Thank you





City of Richmond

Report to Committee Planning and Development Division

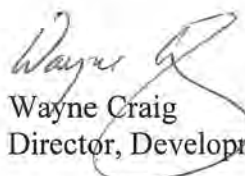
To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 3, 2017
File: RZ 16-748526


Re: Application by Pak Ching Chan and Anna Lei Ling Lee for Rezoning at
8511 No. 4 Road from "Single Detached (RS1/E)" Zone to "Coach House (ZS29) –
No. 4 Road" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 to create the "Coach House (ZS29) – No. 4 Road" zone, and to rezone 8511 No. 4 Road from "Single Detached (RS1/E)" zone to "Coach House (ZS29) – No. 4 Road" zone, be introduced and given first reading.


Wayne Craig
Director, Development

SDS:blg
Att. 8

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

Staff Report

Origin

Pak Ching Chan and Anna Lei Ling Lee have applied to the City of Richmond for permission to rezone the property at 8511 No. 4 Road from the “Single Detached (RS1/E)” zone to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed rezoning would permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage, with vehicle access from the existing rear lane (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. The proposed subdivision plan is included in Attachment 2.

The site-specific zone is requested by the applicant in order to facilitate the proposed lot depth of 34.96 m (114.7 ft.), which does not meet the minimum required lot depth of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the standard “Coach Houses (RCH1)” zone, but allows for the reduced lot depth.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 4 Road.
- To the South: Single-family dwellings on lots zoned “Compact Single Detached (RC1)” fronting No. 4 Road, with vehicle access from the rear lane.
- To the East: Across No. 4 Road, single-family dwellings on actively farmed agricultural lots included in the Agricultural Land Reserve (ALR), zoned “Agriculture (AG1)”.
- To the West: Across the rear lane, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Allison Court.

Related Policies & Studies

Official Community Plan/Broadmoor Area – Ash Street Sub-Area Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential” (NRES). The Broadmoor Area – Ash Street Sub-Area Plan designates the site as “small lots or large lots” (Attachment 4). The proposal is consistent with these designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site as “Arterial Road Compact Lot Single Detached”, which allows for compact lot single detached or compact lot coach house development. The Arterial Road Land Use Policy requires all compact lot development to be accessed from an operational municipal lane only. The proposed rezoning and ensuing development is consistent with this Policy.

Agricultural Land Reserve (ALR) Buffer Zone

Consistent with the OCP guidelines, the applicant is required prior to final adoption of the rezoning bylaw, to register a legal agreement on Title to ensure that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement will also identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations. The application was not referred to the Agricultural Advisory Committee (AAC), as the committee has requested to review only higher density proposals near ALR land, and relies on staff to secure the landscaped buffer and legal agreement for single-family development.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis**Site-Specific Zone**

The proposed rezoning application would rezone the subject property to a new site-specific zone, “Coach House (ZS29) – No. 4 Road”. The proposed lot depth of 34.96 m (114.7 ft.) does not meet the minimum requirement of the standard “Coach Houses (RCH1)” zone of 35.0 m (114.8 ft.). The proposed site-specific zone is identical in all provisions to the RCH1 zone, but allows for a reduced lot depth. The proposed site-specific zone can be utilized for future rezoning on the neighbouring sites to the north, which have similar lot depths.

Tree Retention and Replacement

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

The Arborist's recommendations include relocating (with a tree spade) one Japanese maple tree on-site (tag# 1) by a qualified tree moving company. The tree is proposed to be moved from the rear yard to the front yard, as the existing location is in conflict with the proposed coach house dwelling. One tree on-site (tag# 2) is in poor condition and recommended to be removed. Tree Preservation staff have reviewed the Arborist's Report, conducted an on-site visual tree assessment, and concur with the Arborist's recommendations.

Tree Protection

The proposed Tree Management Plan is shown in Attachment 5, which outlines the protection and relocation of the one tree on-site (tag# 1). Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained.

Prior to final adoption of the rezoning bylaw, the applicant must submit a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, and provide a Tree Survival Security to the City in the amount of \$10,000 for the one on-site tree to be relocated and retained.

Tree Replacement

Consistent with the OCP tree replacement ratio goal of 2:1, two replacement trees are to be planted and maintained on the proposed lots. Council Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two trees to be planted and maintained on every lot. Based on the preliminary Landscape Plan (Attachment 6), the applicant has proposed to plant three trees on proposed Lot A, in addition to the one tree being relocated and retained, and four trees on proposed Lot B; for a total of eight trees on-site.

As per Tree Protection Bylaw No. 8057, based on the size of the on-site tree being removed (34 cm dbh), replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	6 cm		3.5 m
2	8 cm		4 m

The applicant will provide a Landscape Plan and landscape security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw, consistent with the preliminary Landscape Plan (Attachment 6). Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping

has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

Site Plan & Architectural Character

Preliminary conceptual plans proposed for redevelopment of the subject site have addressed staff comments identified as part of the rezoning application review process (Attachment 7).

The proposed site plan involves a principal dwelling on the east side of each lot and an accessory coach house above a detached garage on the west side of each lot, with vehicle access from the rear lane. The proposed building siting and open space are consistent with the requirements of the zone.

The proposed Architectural Elevation Plans include sloped roofs, articulation of the coach house building and appropriate window placement to minimize overlook of adjacent properties, while still allowing for passive surveillance of the rear lane. There are no proposed coach house balconies.

On-site garbage and recycling is proposed to be set back a minimum of 1.5 m from the rear property line and located within a screened structure, in accordance with the zone.

Prior to final adoption of the rezoning bylaw, minor revisions to enhance the coach house design may be made to the preliminary conceptual plans included in Attachment 7 to ensure compliance with the Zoning Bylaw and BC Building Code. Prior to final adoption of the rezoning bylaw, the applicant must register restrictive covenants on Title to ensure:

- The coach house on each lot proposed cannot be stratified.
- The Building Permit application and ensuing development at the site is generally consistent with the proposed preliminary conceptual plans.

Plans submitted at Building Permit stage must comply with all City regulations, including zoning.

Transportation and Site Access

Consistent with the requirements of the zone, pedestrian access to the site and coach house is proposed via a permeable pathway from both No. 4 Road and the rear lane.

Vehicle access to the proposed lots is to be from the existing rear lane only, with no access permitted from No. 4 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

For each lot, on-site parking is proposed in a garage in accordance with the zone and consists of two parking spaces for the principal dwelling provided in tandem arrangement, along with one parking space for the coach house to the side (note: tandem parking for the principal dwelling is permitted in the zone). Prior to final adoption of the rezoning bylaw, the applicant must register a restrictive covenant on Title, prohibiting the conversion of the tandem garage into habitable space.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

Affordable Housing Strategy

The proposed rezoning is consistent with the Affordable Housing Strategy, as it involves the creation of two new lots, each with a principal dwelling and an accessory coach house above a detached garage.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must provide a new 1.5 m wide statutory right-of-way (SRW) along the east property line for utilities (storm sewer). The applicant is aware that encroachment into the SRW is not permitted.

At Subdivision stage, the applicant is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 8. Frontage and road improvements include, but are not limited to, the following:

- North-south lane upgrades including rear laneway re-grading to a center swale configuration, installing rollover curbs and street lighting along entire property's rear laneway frontage.
- Providing frontage improvements along No. 4 Road in the form of a new 1.5 m concrete sidewalk at the property line, with the remaining space to the existing curb to be treed/grassed boulevard, complete with transitions to the existing sidewalk located to the north and south.

At Subdivision stage, the applicant is also required to pay current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the costs associated with the completion of the required servicing works and frontage improvements as described in Attachment 8.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 8511 No. 4 Road from "Single Detached (RS1/E)" to a new site-specific zone, "Coach House (ZS29) – No. 4 Road", in order to permit the property to be subdivided to create two lots, each with a principal dwelling and an accessory coach house above a detached garage.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Area Plan for the subject site.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9703 be introduced and given first reading.



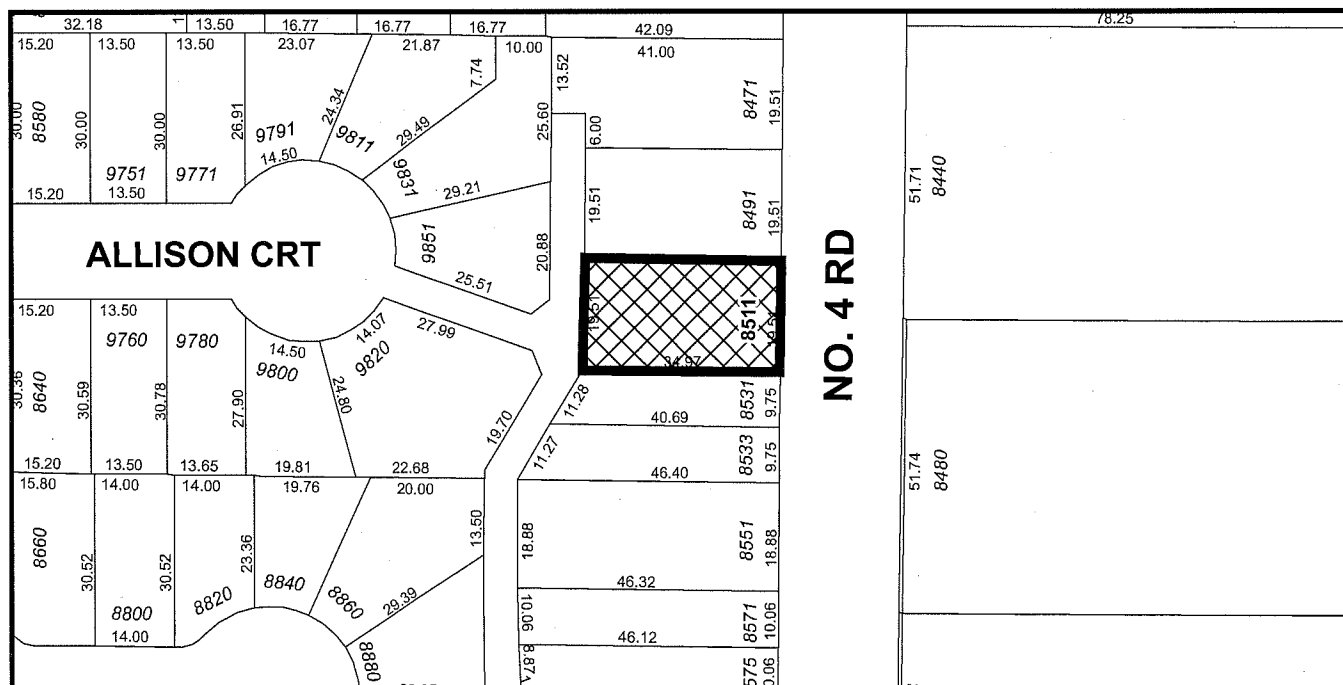
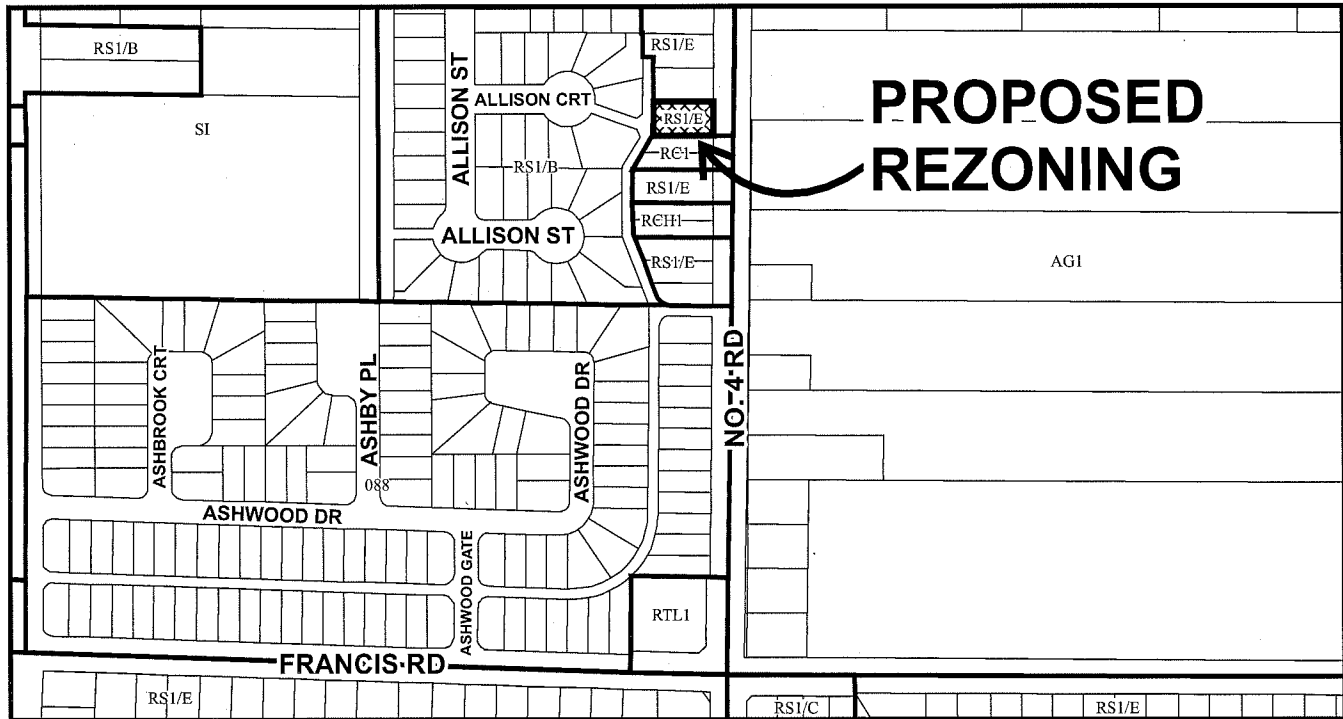
Steven De Sousa
Planning Technician – Design
(604-276-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Ash Street Sub-Area Plan Land Use Map
- Attachment 5: Tree Management Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Preliminary Conceptual Plans
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-748526

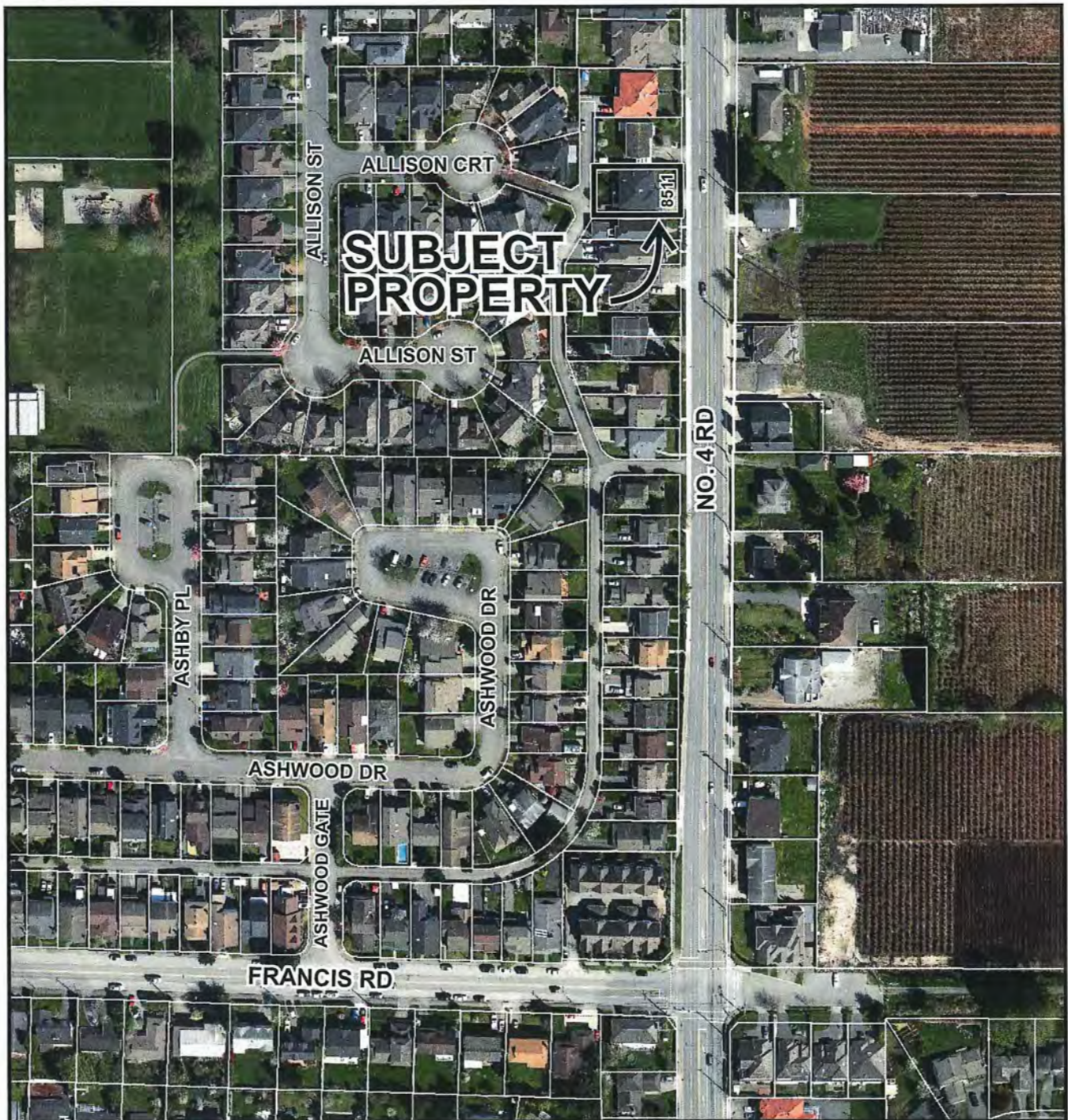
Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 16-748526

Original Date: 11/09/16

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 18 EXCEPT:
FIRSTLY: PART SUBDIVIDED BY PLAN 43667, SECONDLY:
PART SUBDIVIDED BY PLAN 74576; BLOCK "B"
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 2670**

#8511 No. 4 ROAD,
RICHMOND, B.C.
P.I.D. 003-490-416

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #196
Control Monument 7744970
Elevation: 1.793m
Benchmark: HPN #204
Control Monument 0242452
Elevation: 1.559m

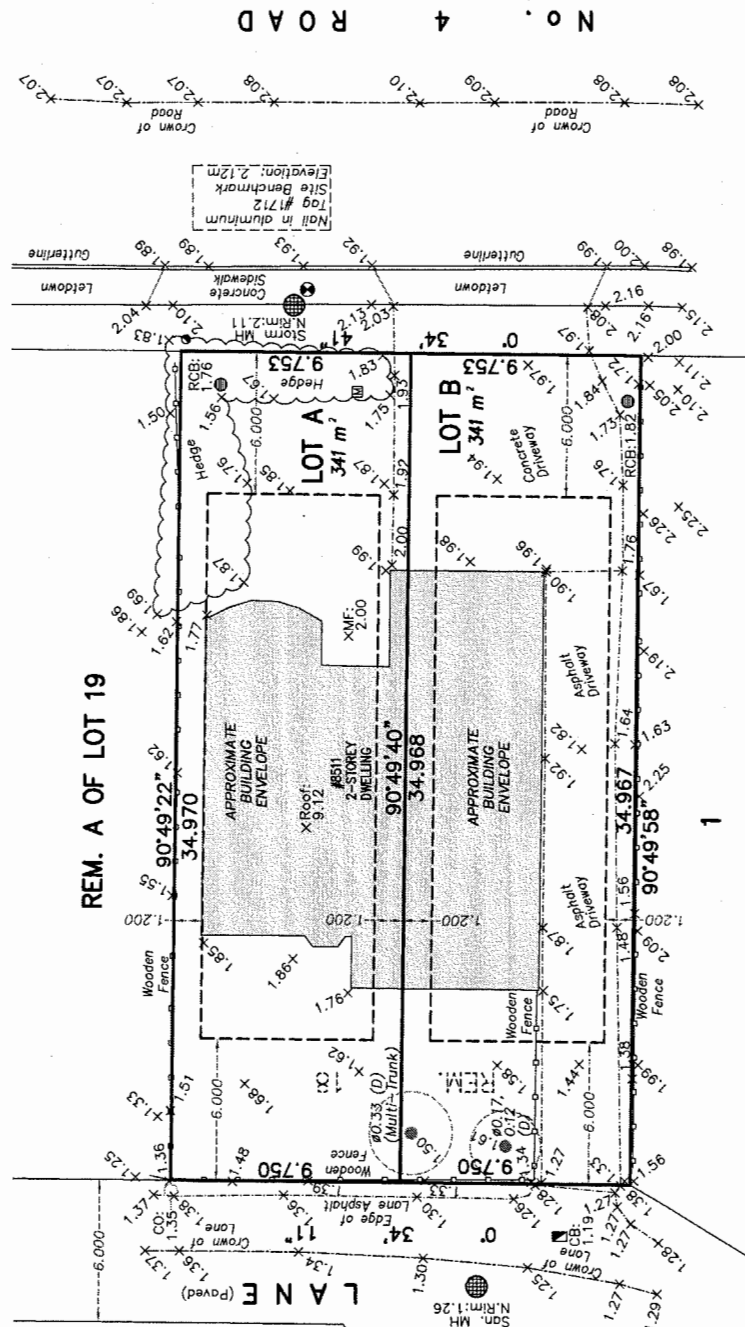
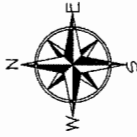
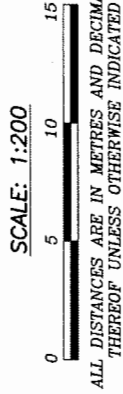
LEGEND:

- (D) denotes deciduous
- (C) denotes catch basin
- denotes round catch basin
- denotes water meter
- denotes manhole
- denotes cleanout
- denotes power post
- MF denotes main floor

NOTE:
Use site Benchmark Tag #1712 for
construction elevation control.

© 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. 6535
FB-307 P55-56
Drawn By: IO

DWG No. 6535-Topo-01



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MAY 4th, 2016.



City of Richmond

Development Application Data Sheet

Development Applications Department

RZ 16-748526

Attachment 3

Address: 8511 No. 4 Road

Applicant: Pak Ching Chan & Anna Lei Ling Lee

Planning Area(s): Broadmoor (Ash Street Sub-Area)

	Existing	Proposed
Owner:	A. Lee & P. Chan	To be determined
Site Size:	682 m ² (7,340 ft ²)	Lot A: 341 m ² (3,670 ft ²) Lot B: 341 m ² (3,670 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	Complies
Area Plan Designation:	Small lots or large lots	Complies
Zoning:	Single Detached (RS1/E)	Coach House (ZS29) – No. 4 Road

On Future Subdivided Lots	Bylaw Requirement (ZS29)	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	None permitted
Principal Dwelling Floor Area:*	Max. 171.6 m ² (1,847 ft ²) (depending on coach house size)	162.1 m ² (1,745 ft ²)	None permitted
Coach House Floor Area:*	Min. 33.0 m ² (355 ft ²) Max. 60.0 m ² (645 ft ²)	42.5 m ² (457 ft ²)	None permitted
Total Buildable Floor Area:*	Max. 204.6 m ² (2,202 ft ²)	Max. 204.6 m ² (2,202 ft ²)	None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Buildings: 45% Non-porous Surfaces: 70% Landscaping: 30%	None
Lot Size:	315.0 m ²	341 m ²	None
Lot Dimensions:	Width: 9.0 m Depth: 34.5 m	Width: 9.7 m Depth: 34.96 m	None
Principal Dwelling Setbacks:	Front: Min. 6 m Rear: Min. 6 m Interior Side: Min. 1.2 m	Front: 6 m Rear: 17 m Interior Side: 1.2 m	None
Coach House Setbacks:	Front: Min. 15 m Rear: Min. 1.2 m Interior Side (Ground): Min. 0.6 m Interior Side (Upper): Min. 1.2 m Opposite Interior Side: Min. 1.8 m	Front: 21 m Rear: 1.2 m Interior Side (Ground): 0.6 m Interior Side (Upper): 1.2 m Opposite Interior Side: 2.9 m	None
Principal Dwelling Height:	Max. 2 ½ storeys	Max. 2 ½ storeys	None

On Future Subdivided Lots	Bylaw Requirement (ZS29)	Proposed	Variance
Coach House Height:	Max. 6.5 m measured from the highest elevation of the crown of the lane	Max. 6.5 m measured from the highest elevation of the crown of the lane	None
On-Site Parking Spaces:	Principal Dwelling: 2 Coach House: 1	Principal Dwelling: 2 Coach House: 1	None
Tandem Parking Spaces:	Permitted for Principal Dwelling	Principal Dwelling: 2	None
Outdoor Amenity Space:	Principal Dwelling: Min. 30 m ² Coach House: No minimum	Principal Dwelling: Min. 30 m ² Coach House: 6 m ²	None
Coach House Balcony:	Max. 8.0 m ²	N/A	None

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

City of Richmond

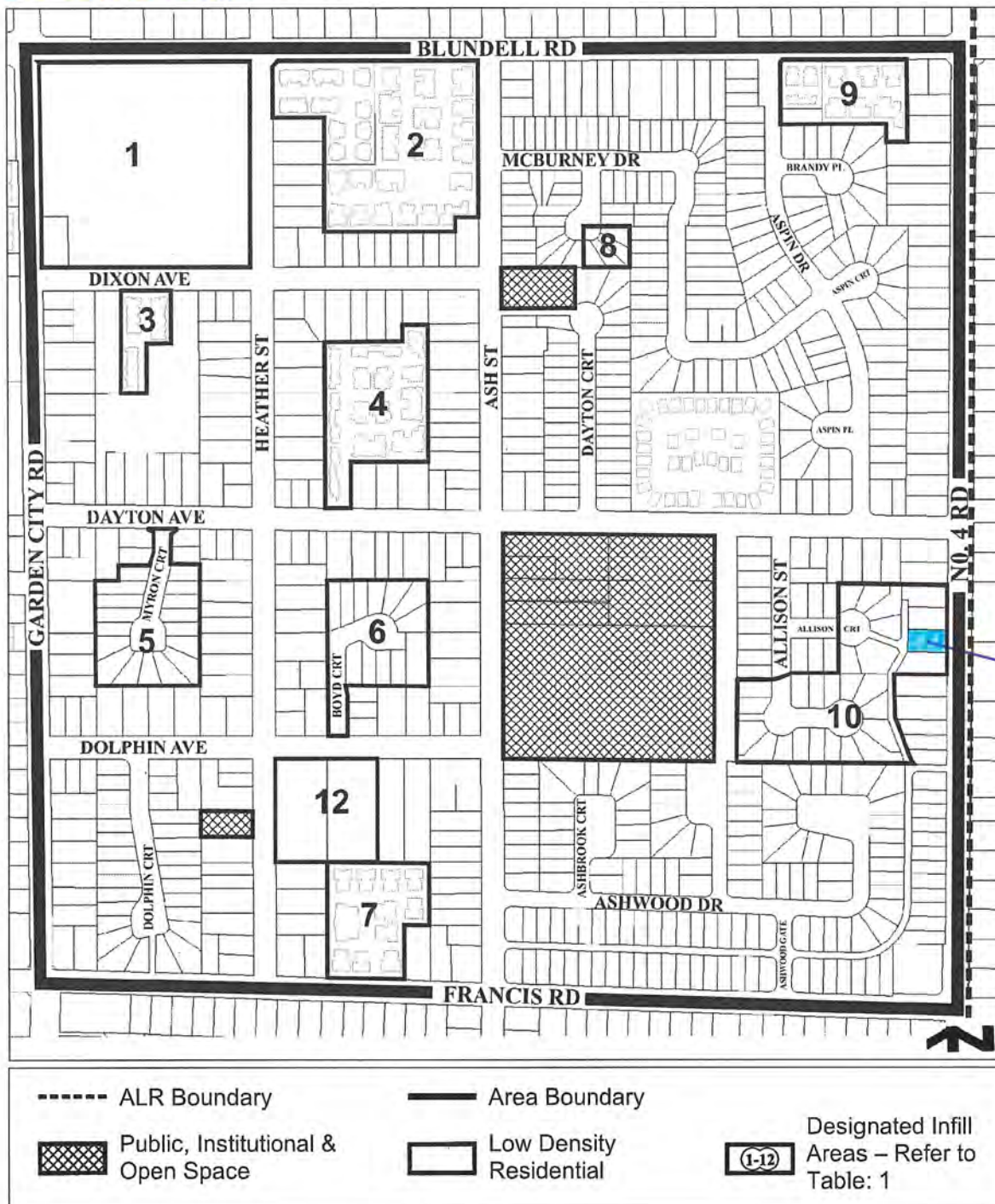
Land Use MapBylaw 9489
2016/07/18

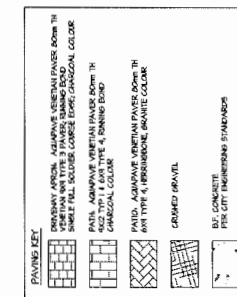
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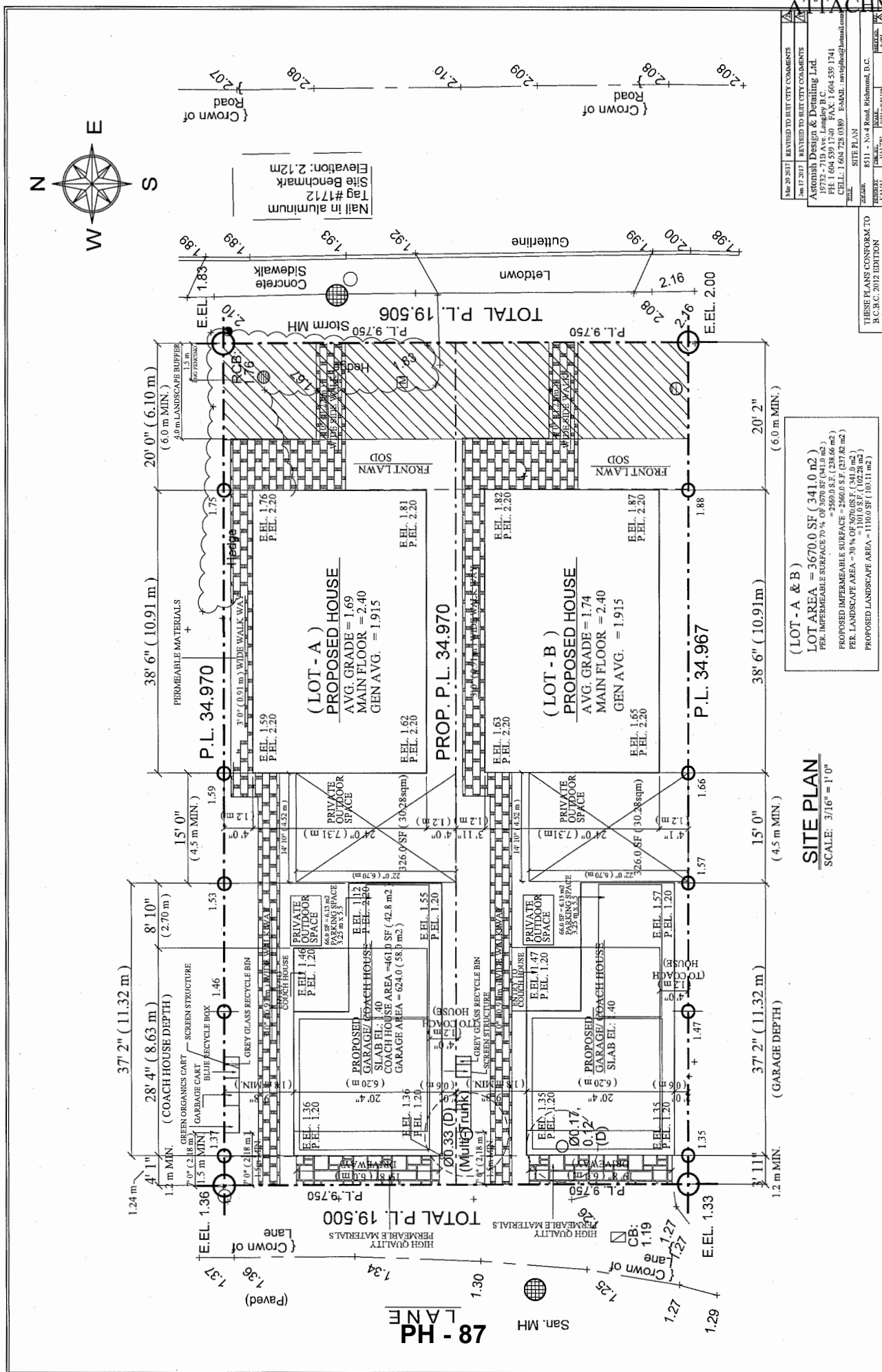
Official Community Plan - Specific Infill Land Use Designations Ash Street (Section 22-4-6)					
KEY TO AREA PLAN MAP	APPROXIMATE AREA HA (AC.)	DENSITY UNITS/HA (UNITS/AC.)	MAXIMUM NUMBER OF UNITS	LAND USE	OTHER
1	24 (6)		N.A.	Commercial or townhouses	Maximum two-storey height
2	1.86 (4.61)	29 (12)	77	Townhouses or small lots	Open space and children's play area with townhouses or small lots
3	0.502 (1.25)	*.55 FAR	*.55 FAR	Townhouses or duplex	Open space and children's play area with townhouses
4	1.07 (2.64)	35 (14)	37	Townhouses or small lots	Open space and children's play area with townhouses or small lots
5	.95 (2.34)	18 (7)	18	Small lots	Open space and children's play area
6	.81 (2)	18 (7)	14	Small lots	Open space and children's play area
7	0.830 (2.05)	29 (12)	25	Townhouses or small lots	Open space and children's play area
8	0.12 (0.3)	18 (7)	3	Small lots	
9	0.645 (1.6)	19 (12)	24	Townhouses or small lots with lane	Access to Blundell restricted. Open space and children's play area. Possible lane.
10	1.8 (4.45)	18 (7)	31	Small lots or large lots	
11	#	N.A.	N.A.	Large lots or park	Open up corner for public view of DeBeck school/park
12	#	N.A.	N.A.	Park or small lots	
TOTAL			246		

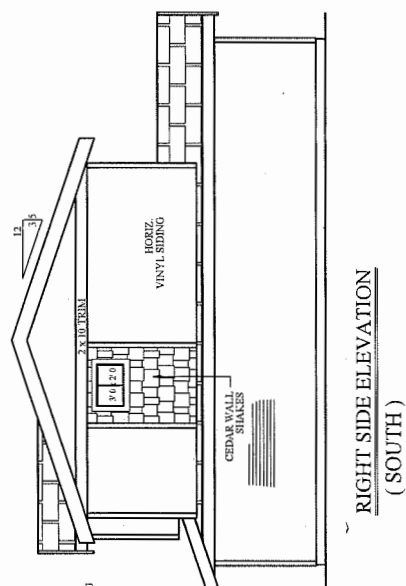
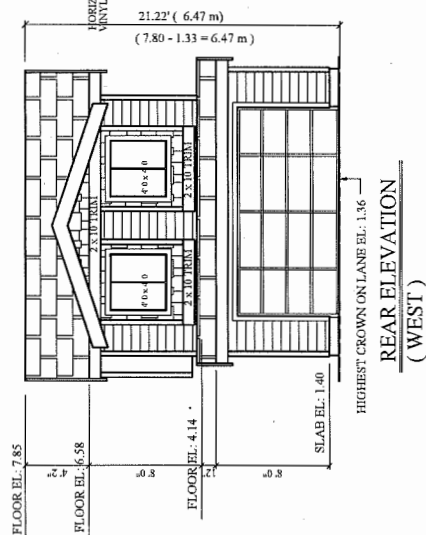
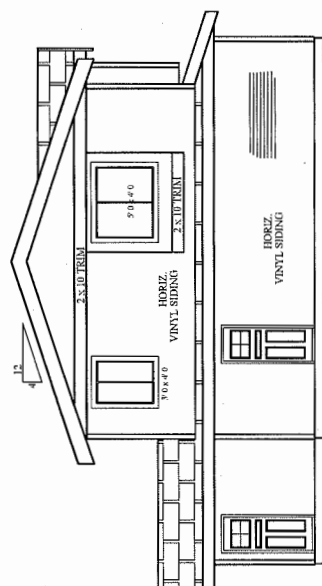
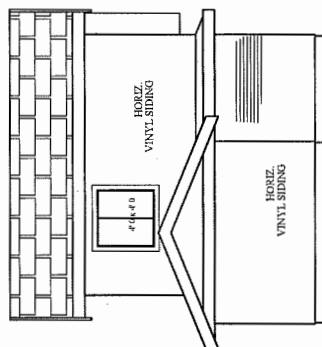
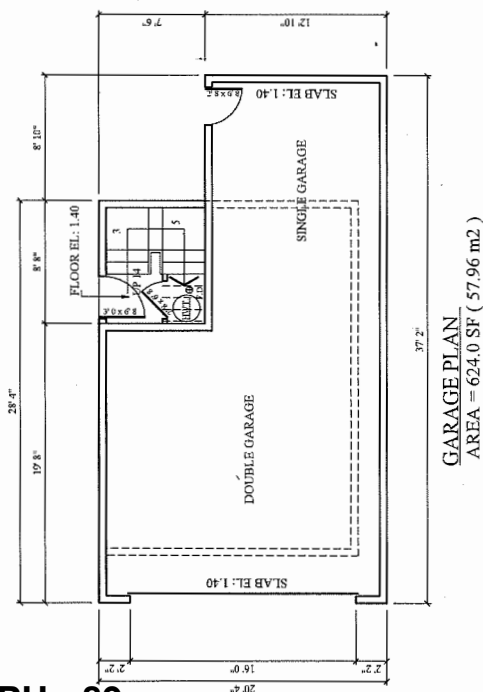
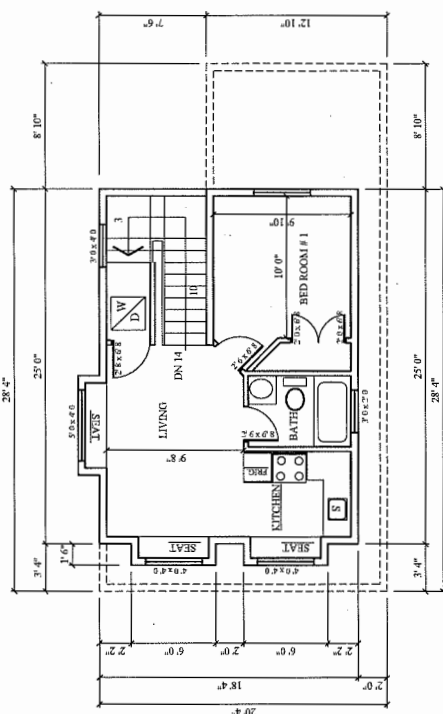
Note: FAR = Floor Area Ratio

<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (ft.) est.
1	Japanese maple (<i>Acer palmatum</i> sp.)	31 combined	4' 3.1m
2	Cherry (<i>Prunus</i> sp.)	34 combined	5' 3.1m

PH - 83

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City of Richmond

Rezoning Considerations

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

Address: 8511 No. 4 Road

File No.: RZ 16-748526

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9703, the developer is required to complete the following:

- Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including fencing, paving, installation costs and a 10% contingency. The Landscape Plan should:
 - Comply with the guidelines of the OCP's Arterial Road Policy.
 - Include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report.
 - include the minimum four required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	6 cm		3.5 m
2	8 cm		4 m

Landscape securities will not be released until a landscaping inspection is passed by City staff. The City may retain a portion of the securities for a one year maintenance period.

- Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the relocation of the one tree (tag# 1) with a tree spade by a qualified tree moving company, 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.
- Submission of a Tree Survival Security to the City in the amount of \$10,000 for the one tree (tag# 1) on-site to be relocated and retained.
- Registration of a flood indemnity covenant on Title.
- Submission of Conceptual Development Plans of the proposed coach houses, to the satisfaction of the Director of Development, and registration of a legal agreement on Title, ensuring that the Building Permit application and ensuring development is generally consistent with the proposed plans.
- Registration of a legal agreement on Title, ensuring that the coach house cannot be stratified.
- Registration of a legal agreement on Title, ensuring that a 4.0 m wide landscaped Agricultural Land Reserve (ALR) buffer (as measured from the east property line) along No. 4 Road is maintained and will not be abandoned or removed. The legal agreement is to identify that the property is potentially subject to impacts of noise, dust and odour resulting from agricultural operations.
- Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.

At Demolition Permit* stage, the developer is required to complete the following:

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

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

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), Address Assignment Fees, School Site Acquisition Charge, and the cost associated with the completion of the required servicing works and frontage improvements.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 399 L/s of water available at a 20 psi residual at No. 4 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install two new water service connections, both complete with a meter and meter box, off of the existing 300 mm AC watermain along No. 4 Road to service the proposed subdivided lots.
 - Remove the existing water service connection at No. 4 Road frontage.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Storm Sewer Works:

- The Developer is required to:
 - Retain existing storm service connections located at the north and south corners of the No. 4 Road frontage, remove existing inspection chambers and provide new Type II Inspection Chambers to service the proposed subdivided lots.
 - Provide a 1.5 m wide utility Statutory Right of Way along the entire east property line of the proposed development. Fencing of any sort will not be allowed within the Statutory Right of Way.
 - Install a new 200 mm diameter storm sewer along the proposed site's rear laneway frontage (approximately 18 m), complete with catch basins and a manhole at the highpoint at the north end and a new manhole at the lane junction.
 - Install, at City's cost, a new 200 mm diameter storm sewer at the rear lane frontage of 8533 and 8531 No. 4 Road (approximately 22 m), complete with catch basins and a manhole at the highpoint at the south end. Tie-in to the proposed 200 mm storm sewer mentioned above and into the existing storm sewer in the abutting lane to the northwest.
- At the Developers cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Retain the existing sanitary service connection located at the northwest corner of the proposed site and provide a new Type II Inspection Chamber to service the proposed subdivided lot to the north.
 - Install a new sanitary service connection off of existing SMH1489 to service the proposed subdivided lot to the south.
- At Developer's cost, the City is to:
 - Perform tie-ins, cutting, and capping of all proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.
 - Provide road improvements along No. 4 Road frontage of the proposed site in accordance with the standard road cross-section requirements, to include: a 1.5 m boulevard and 1.5 m sidewalk behind the existing curb/gutter as per Transportation's requirements.
 - Provide rear laneway re-grading to a center swale configuration, install rollover curbs and street lighting along entire property's rear laneway frontage.
 - At City's cost, provide re-grading to a center swale configuration, install rollover curbs and street lighting along the rear laneway fronting 8533 and 8531 No. 4 Road (approximately 22 m).
 - Complete other frontage improvements as per Transportation's requirements

General Items:

- The Developer is required to:

- Enter into, if required, 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, 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.
 - Complete Road Restoration in compliance with Bylaw 7869 due to any road cuts made in No. 4 Road.
3. Submission of Building Permit plans that conform to the design covenant registered on title at rezoning stage. The plans submitted must comply with all City regulations.
 4. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. 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.

Note:

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

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

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

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

[Signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9703 (RZ 16-748526)
8511 No. 4 Road**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. Inserting the following section into Section 15 (Site Specific Residential (Single Detached) Zones), in numerical order:

“15.29 Coach House (ZS29) – No. 4 Road

15.29.1 Purpose

The **zone** provides for a **coach house** in conjunction with **single detached housing** where there is **vehicle access** to a rear **lane**.

15.29.2 Permitted Uses

- **housing, single detached**, with a detached **coach house**

15.29.3 Secondary Uses

- **bed and breakfast**
- **boarding and lodging**
- **community care facility, minor**
- **home business**

15.29.4 Permitted Density

1. The maximum **density** is limited to one **principal dwelling unit** and one **coach house** per **lot**.
2. The maximum **floor area ratio** (FAR) is 0.6.
3. The **coach house** must have a minimum **floor area** of at least 33.0 m² and must not exceed a total **floor area** of 60.0 m².
4. For the purposes of this **zone** only, 10% of the **floor area** total calculated for the **lot** in question must be used exclusively for covered areas of the **single detached housing** or **coach house** which are open on two or more sides, with the maximum for the **coach house** being 6.0 m², and is not included in the calculations of the maximum **floor area ratio**.
5. An unenclosed and uncovered **balcony** of a detached **coach house** shall have a maximum area of 8.0 m², and shall be located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**.

6. Stairs to the upper level of a detached **coach house** must be enclosed within the allowable **building** area.
7. Notwithstanding section 4.2.2 of this bylaw, where the **lot width** is between 9.0 m and 11.5 m:
 - a) a maximum of 58 m² of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, is not included in the calculation of the maximum **floor area ratio**, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**; and
 - b) for the purposes of this subsection 15.29.4.7, a **carport** means a roofed **structure**, open on two or more sides, that is attached to the **accessory building** containing the **coach house** and that is used by the occupants of the **lot** to shelter the required **vehicle parking spaces**.

15.29.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 45% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

15.29.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, coach houses, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** for a **principal building** is 1.2 m.
3. On an **interior lot**, where the **lot width** is between 9.0 m and 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 0.6 m for the ground floor and 1.2 m for the upper floor; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
4. On an **interior lot**, where the **lot width** is greater than 11.5 m:
 - a) the minimum **setback** for an **accessory building** containing a **coach house** to one **side lot line** is 1.2 m; and
 - b) the minimum **setback** for an **accessory building** containing a **coach house** to the opposite and opposing **side lot line** is 1.8 m.
5. In addition to subsections 15.29.6.3 and 15.29.6.4, an **accessory building** containing a **coach house** on an **interior lot** with an east-west orientation shall be located closest to the southern **interior side lot line**, to reduce shadowing on the **adjacent lot** to the north.

6. **Bay windows** and **hutches** which form part of the **coach house** may project for a distance of 0.6 m into the **side yard**.
7. The minimum **exterior side yard** is 3.0 m.
8. The minimum **rear yard** is 6.0 m for the **single detached housing**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
9. A **coach house** shall be located within 1.2 m and 10.0 m of the **rear lot line**.
10. The minimum **building separation space** between the principal **single detached housing** unit and the **accessory building** containing a **coach house** is 4.5 m.
11. **Coach houses** and **accessory buildings** are not permitted in the **front yard**.
12. Waste and recycling bins for a **coach house** shall be located within a **screened structure** that is **setback** a minimum of 1.5 m from the **rear lot line**.
13. **Building** elements in a **coach house** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project 0.6 m into the **side yard** and **rear yard**.
14. An unenclosed and uncovered **balcony** of a detached **coach house**, located so as to face the **lane** on a mid block **lot** and the **lane** or side street on a **corner lot**, may project 0.6 m into the **rear yard**.

15.29.7 Permitted Heights

1. The maximum height for single detached housing is 2 ½ storeys or 9.0 m, whichever is less, but it shall not exceed the residential vertical lot width envelope and the residential lot depth vertical envelope. For a principal building with a flat roof, the maximum height is 7.5 m.
2. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. For the purpose of this **zone** only, **residential vertical lot depth envelope** means a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question.
5. The residential vertical lot depth envelope is:
 - a) calculated from the **finished site grade**; and
 - b) formed by a plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of the two units of vertical rise

for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.

6. The maximum **height** for an **accessory building** containing a **coach house** shall be 2 **storeys** or 6.5 m above the highest elevation of the crown of the **abutting lane** measured to the roof ridge, whichever is less.
7. In addition to the requirements in subsection 15.29.7.6, where the **lot width** is between 9.0 m and 11.5 m:
 - a) any portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** that extends beyond the footprint of the second **storey** of a **coach house** shall be no higher than 4.0 m above the highest elevation of the crown of the **abutting lane**; and
 - b) the roof over the portion of the ground floor of an **accessory building** used for parking provided in a **tandem arrangement** must have a minimum pitch of 4:12 and be a gable end roof design.
8. In the ZS29 zone:
 - a) the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall have a sloping skirt roof, and the maximum height of the **eave** of the sloping skirt roof shall be 3.7 m above **grade**;
 - b) the maximum height to the top of the sloping skirt roof of the **first storey** of an **accessory building** containing a **coach house** facing the **single detached housing** shall be 4.0 m above **grade**; and
 - c) for the purpose of this subsection 15.29.7.8 only, **grade** means the finished ground elevation around the **accessory building** containing the **coach house**.
9. The maximum **height** for **accessory structures** is 9.0 m.

15.29.8 Subdivision Provisions/Minimum Lot Size

1. The minimum **lot** dimensions and areas are as follows, except that the minimum **lot width** for **corner lots** is an additional 2.0 m:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
6.0 m	9.0 m	34.5 m	315.0 m ²

2. A **coach house** may not be **subdivided** from the **lot** on which it is located.

15.29.9 Landscaping & Screening

1. **Landscaping** and **screening** shall be provided in accordance with the provisions of Section 6.0, except that in the ZS29 zone:
 - a) **fences**, when located within 3.0 m of a **side lot lane abutting** a public road or 6.0 m of a **front lot line abutting** a public road, shall not exceed 1.2 m in **height**; and

- b) **fences**, when located elsewhere within a required **yard**, shall not exceed 1.83 m in **height**.
- 2. A private outdoor space shall be provided with a minimum area of 30.0 m² and a minimum width and depth of 3.0 m.
- 3. All private outdoor space shall not be:
 - a) located in the **front yard**; and
 - b) occupied or obstructed by any **buildings, structures**, projections and on-site parking, except for **cantilevered roofs** and **balconies** which may project into the private outdoor space for a distance of not more than 0.6 m.
- 4. A private outdoor space:
 - a) shall be for the benefit of the **coach house** only;
 - b) may include an open or covered deck, unenclosed **balcony, patio pavers, porch** or **fenced yard** space which is clearly defined and screened through the use of **landscaping**, planting or architectural features such as trellises, low **fencing** or planters, but not space used for parking purposes; and
 - c) shall be accessed from the rear yard, lane or coach house.
- 5. The **rear yard** between a **coach house** and the **lane**, including the **building** entry to the **coach house**, must incorporate:
 - a) the planting of appropriate trees (e.g. small species or fastigate/columnar) and other attractive soft **landscaping**, but not low ground cover, so as to enhance the visual appearance of the **lane**; and
 - b) high quality permeable materials where there is a driveway to **parking spaces** and where the **lane** has curb and gutter.
- 6. A high quality **screen** shall be located between the **lane** and any surface **parking spaces** parallel to the **lane**, and along the **lot line** adjacent to any surface **parking spaces** if **abutting** a neighbouring **lot**. Where the space is constrained, a narrow area sufficient for the growth of plant material shall be provided at the base of the **screen**.
- 7. The **yard** between the **coach house** and the **road** on a **corner lot** shall be designed and treated as the **front yard** of the **coach house**, not be used as private outdoor space and have quality surface treatment, soft **landscaping** and attractive plant materials.
- 8. Where vertical greening is used as a means to improve privacy, it may include **building** walls and/or the provision of **fences** and arbours as support structures for plants. In constrained areas, tall plantings may include varieties of bamboo for **screening** and **landscaping**.
- 9. A minimum 0.9 m wide, unobstructed, permeable pathway must be provided:
 - a) clearly leading from the **road** to the **coach house** entry; and
 - b) clearly leading from the **lane** to the **coach house** entry.

15.29.10 On-Site Parking & Loading

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a driveway is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle access** to or from a public **road** or **lane**.
3. Where the **lot width** is between 9.0 m and 11.5 m:
 - a) the required on-site **parking spaces** for the **single detached housing** may be provided in a **tandem arrangement**, with the required on-site **parking space** for the **coach house** located to one side; and
 - b) a **coach house** may not be located above more than 2 side-by-side **parking spaces** in the detached **garage** or **carport**, as defined in subsection 15.29.4.7 (b).
4. Where the **lot width** is greater than 11.5 m:
 - a) a **coach house** may not be located above more than 2 **parking spaces** in the detached **garage** for the **single detached housing**; and
 - b) the required **parking space** and driveway for a **coach house** must be unenclosed or uncovered and must be made of porous surfaces such as permeable pavers, gravel, grasscrete or impermeable wheel paths surrounded by ground-cover planting.

15.29.11 Other Regulations

1. Boarding and lodging shall be located only in a single detached housing unit, and not in the coach house.
2. A **child care program** shall not be located in a **coach house**.
3. The **coach house** must be located above a detached **garage**.
4. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply."

2. 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 **"COACH HOUSE (ZS29) – NO. 4 ROAD"**.

P.I.D. 003-490-416

Lot 18 Except: Firstly; Part Subdivided by Plan 43667, Secondly; Part Subdivided by Plan 74576; Block "B" Section 22 Block 4 North Range 6 West New Westminster District Plan 2670

3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9703"**.

FIRST READING

APR 24 2017

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 30, 2017

File: RZ 16-734445

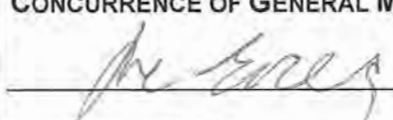
Re: Application by Oris (TLP) Developments Corp. for Rezoning at
5071 Steveston Highway from "Single Detached (RS1/E)" Zone to "Low Density
Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, for a site-specific amendment to the "Low Density Townhouses (RTL4)" zone and for the rezoning of 5071 Steveston Highway from "Single Detached (RS1/E)" zone to "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.


Wayne Craig
Director, Development

CL:blg
Att. 8

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

Staff Report

Origin

Oris (TLP) Developments Corp. has applied to the City of Richmond for permission to rezone 5071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of nine townhouses, with vehicle access from Steveston Highway (Attachment 1). A topographic survey of the subject site is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across the rear lane, is a single-family dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hollymount Drive.
- To the South, immediately across Steveston Highway, is a townhouse complex on a lot zoned “Low Density Townhouses (RTL1).
- To the East, are single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/B)”, which front Steveston Highway and Hollymount Drive.
- To the West, is a neighbourhood pub and liquor store on a lot zoned “Pub & Sales (CP2)” at the intersection of Railway Avenue and Steveston Highway.

Related Policies & Studies

Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”, which allows single-family dwellings, duplexes, and townhouses.

The Steveston Area Plan Land Use Map designation for the subject site is “Multiple-Family” (Attachment 4).

The proposed development is consistent with these land use designations.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy designates the subject site for “Arterial Road Townhouse” subject to the development criteria in the Policy. The proposed development at the subject site is consistent with this designation.

The proposed development at the subject site is less than the minimum 50 m frontage identified in the townhouse development criteria in the Policy. Due to the subject site's unique lot geometry relative to the rest of the properties in the block (i.e., lot depth of 90 m, with street and lane frontages), the applicant has demonstrated through the rezoning application review process that a functional site plan that meets the design objectives in the OCP is achievable, and can potentially provide future shared vehicle access to the adjacent properties to the northwest and to the east.

Floodplain Management Implementation Strategy

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

Public Consultation

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

The applicant has advised that they communicated with five neighbouring property owners at 5091 Steveston Highway, 10591, 10611 Hollymount Drive, and 10700, 10720 Railway Avenue about their development proposal at the subject site. The applicant has indicated that of the five neighbours consulted, one supports the proposal, three do not oppose the proposal, and one does not wish to see changes to the neighbourhood. The applicant states that letters were also delivered to three other neighbouring property owners at 10601, 10621 Hollymount Drive, and 10680 Railway Avenue, none of which have responded to the applicant to-date. The applicant has submitted a map showing the properties of the owners consulted, which is included in Attachment 5. The applicant has advised that they plan to meet again with the neighbouring property owners to provide an update on the proposal.

Should the Planning Committee endorse this application and Council grant 1st reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Site Planning, Access, and Parking

This proposal is to develop nine townhouses units on a development site that would be approximately 2,175 m² (23,420 ft²) in area after the required road dedication for Steveston Highway. Conceptual development plans proposed by the applicant are included in Attachment 6.

The proposed site layout consists of:

- One three-storey triplex building along Steveston Highway.
- One two-storey building containing four units mid-way through the site along the north-south internal drive-aisle.
- A two-storey duplex building at the north end of the internal drive-aisle.

Vehicle access to seven of the nine units proposed would be from Steveston Highway (the south and middle buildings). Vehicle access for the remaining two units in the duplex building at the north end of the site is proposed from the existing City rear lane that connects to Hollymount Drive. With the exception of the garages for the duplex building off the rear lane, the garages for the remaining units are arranged along the north-south internal drive-aisle. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the area of the drive-aisle to potentially enable future shared access to the adjacent properties to the northwest and to the east.

Pedestrian access to the site is proposed from Steveston Highway and from the existing rear lane in the form of a defined pathway treatment over a portion of the drive-aisle. The pathway will enable a public pedestrian linkage between the residential neighbourhood to the north and Steveston Highway. Prior to final adoption of the rezoning bylaw, the applicant must register a Statutory Right-of-Way (SRW) for public right-of-passage on Title for the pedestrian linkage through the site.

The main pedestrian unit entries for the triplex building at the south are proposed to front onto Steveston Highway. The main pedestrian unit entries for the middle and duplex buildings are proposed to front the internal drive-aisle.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 18 resident vehicle parking spaces are proposed, six of which are provided in a tandem arrangement within the three-storey building along Steveston Highway. A total of two visitor parking spaces are also proposed on-site. A total of 18 resident bicycle parking spaces (Class 1) are proposed within the garages of the units, in excess of the Zoning Bylaw requirements, while a bike rack for two visitor bicycles parking spaces (Class 2) is also proposed on-site.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to prohibit conversion of the tandem parking spaces to habitable space.

Site-Specific Amendment to the RTL4 Zone

To respond to the unique site geometry, a site-specific amendment to the RTL4 zone is proposed as part of this rezoning application to enable the two-storey duplex building to be located at 1.2 m from the rear property line at the subject site only, abutting the existing rear lane.

The siting of the duplex building along the lane enables more efficient use of the land and requires less hard surface on-site, while limiting vehicle traffic to the two northern most units

only. The existing rear lane also provides an additional 6 m of separation between the duplex building and the adjacent single-family property to the north.

Common Amenity Space & Private Outdoor Space

Consistent with the OCP and Council Policy 5041, the applicant proposes a contribution to the City in the amount of \$9,000 (\$1,000/unit) prior to rezoning, in-lieu of providing on-site indoor amenity space.

Common outdoor amenity space is proposed on-site in a central location that is visible from the main entry point to the site, and is consistent with the minimum size specified in the OCP guidelines.

Private outdoor space for the units is proposed primarily in the form of yards at grade, and the three-storey triplex building along Steveston Highway will also feature private balconies.

Variance Requested

The conceptual development plans illustrated in Attachment 6 comply with Richmond Zoning Bylaw 8500, with the exception of the following variance requests:

- To allow 50% of the required resident vehicle parking spaces to be small-sized.
(Staff is supportive of this variance request, as it enables the majority of the required resident parking spaces to be provided within the garages of each unit, in a side-by-side arrangement).
- To reduce the minimum lot width from 50 m to 24 m.
(Staff is supportive of this variance request for the following reasons:
 - *The lot geometry at the subject site is unique relative to the rest of the properties in this block (i.e., lot depth is approximately 90 m and has both street and lane frontage), and the applicant has demonstrated that a functional site plan that meets the design objectives in the OCP is achievable.*
 - *The opportunity exists for the remaining residential lots to the east to form a larger land assembly between the subject site and the existing mid-block townhouse site, with shared vehicle access secured through a statutory right-of-way registered on title at the subject site. The applicant has provided a concept plan for future redevelopment of the adjacent properties to the east in Attachment 6).*

Tree Retention, Replacement, and Landscaping

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees and one Rhododendron shrub on the subject property, one bylaw-sized tree on the neighbouring property at 5091 Steveston Highway, and a Cedar hedge and bylaw-sized tree on City-owned property.

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

- Retain the bylaw-sized tree on the neighbouring property at 5091 Steveston Highway (Tree # 6).
- Remove six bylaw-sized trees and a Rhododendron shrub (Trees # 2, 3, 4, 5, 7, 8, 9) from the subject site due to poor condition (either dead, dying, sparse canopy foliage, topped, and exhibiting structural defects). Note: The applicant is required to obtain written confirmation from the neighbouring property owner at 5091 Steveston Highway prior to rezoning that they have no concerns with the proposed removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the tree must be protected and the applicant will be required to submit a contract with a Certified Arborist and a security to ensure that the tree survives.
- Remove the Cedar hedge and bylaw-sized tree on City-owned property along Steveston Highway (Tree # 1), as it has been topped and is heavily weighted on the south side over the sidewalk.

The proposed tree retention plan is shown in Attachment 7.

Tree Protection

To ensure that Tree # 6 on the neighbouring property is retained and protected, the applicant is also required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to the tree's protection zone.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around the tree. Tree protection fencing must be installed to City standard.

Tree Replacement

In accordance with the 2:1 tree replacement ratio in the OCP, a total of 12 replacement trees are required to be planted and maintained on-site. The applicant's preliminary Landscape Plan illustrates that 19 trees of a variety of species and sizes are proposed. Refinements to the Landscape Plan will be made as part of the Development Permit application to ensure that tree planting is proposed in locations that do not conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line. To ensure that the replacement trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100% of a cost estimate prepared by a Registered Landscape Architect (including installation and a 10% contingency) as part of the Development Permit application.

For the removal of Tree # 1 from City-owned property along Steveston Highway, the applicant is required to submit a contribution in the amount of \$650.00 prior to final adoption of the rezoning bylaw to the City's Tree Compensation Fund for the planting of trees in the City.

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 \$4.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$56,210).

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System (ERS) score of 82 and to provide pre-ducting for solar hot water heating for the proposed development. As part of the Development Permit application review process, the applicant is required to submit an evaluation report by a Certified Energy Advisor (CEA) providing details about the specific construction requirements that are needed to achieve the rating.

Prior to rezoning, the applicant is required to register a restrictive covenant on Title, specifying that all units are to be built and maintained to ERS 82 or higher, as detailed in the CEA's evaluation report, and that all units are to be solar hot water-ready.

Existing Legal Encumbrances

There is an existing statutory right-of-way for sanitary sewer registered on Title of the subject site, which runs along a portion of the west property line. Encroachment into the right-of-way is not permitted. As part of the Development Permit Application review process, refinements will be made to the proposed Landscape Plan to ensure that trees are not planted within the right-of-way.

Site Servicing and Off-Site Improvements

Prior to rezoning, the applicant is required to:

- Provide a 2.0 m wide road dedication along the entire Steveston Highway frontage for future road improvements.
- Enter into a Servicing Agreement for the design and construction of off-site improvements, including (but not limited to):
 - upgrades along Steveston Highway to install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site; and,
 - upgrades to the entire east-west section of rear lane to current City standards (including installation of storm sewer and lighting) from the west property line of the subject site to Hollymount Drive, as well as for the required water, storm, and sanitary service connections.

Further details on the scope of off-site improvements are included in Attachment 8.

Rezoning Considerations

The list of Rezoning Considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

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 with the existing neighbourhood context.

Further refinements to site planning, landscaping, and architectural character will be made as part of the Development Permit Application review process, including (but not limited to):

- Increasing the amount of live plant material proposed and enhancing on-site permeability by incorporating additional non-porous surface materials.
- Improving the delineation and surface treatment of visitor parking spaces and public pedestrian pathway on-site.
- Consideration of alternate locations for some of the proposed replacement trees to ensure no conflict with the vehicle drive-aisle and with the existing right-of-way along a portion of the west property line.
- Review of the proposed colour palette and exterior building material samples.
- Demonstrating that all of the relevant accessibility features are incorporated into the design of the proposed Convertible Unit, and that aging-in-place features will be incorporated into all units.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Gaining an understanding of the proposed sustainability features to be incorporated into the project.
- Providing a concept for the off-site boulevard improvements along Steveston Highway.

Financial Impact

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

Conclusion

This redevelopment proposal is to rezone 5071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of nine townhouses on the subject site. A site-specific amendment to the RTL4 zone is also proposed with this rezoning to enable a rear yard setback that reflects functional site planning on this narrow and deep lot.

This proposal is consistent with the land use designation contained within the OCP and the Steveston Area Plan, as well as with the designation for townhouses under the Arterial Road Land Use Policy.

With respect to site planning, vehicle access, and built form, the proposed conceptual development plans are generally consistent with the design guidelines for townhouses contained in the OCP. Further design review and analysis will be undertaken as part of the Development Permit Application review process.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9705 be introduced and given first reading.



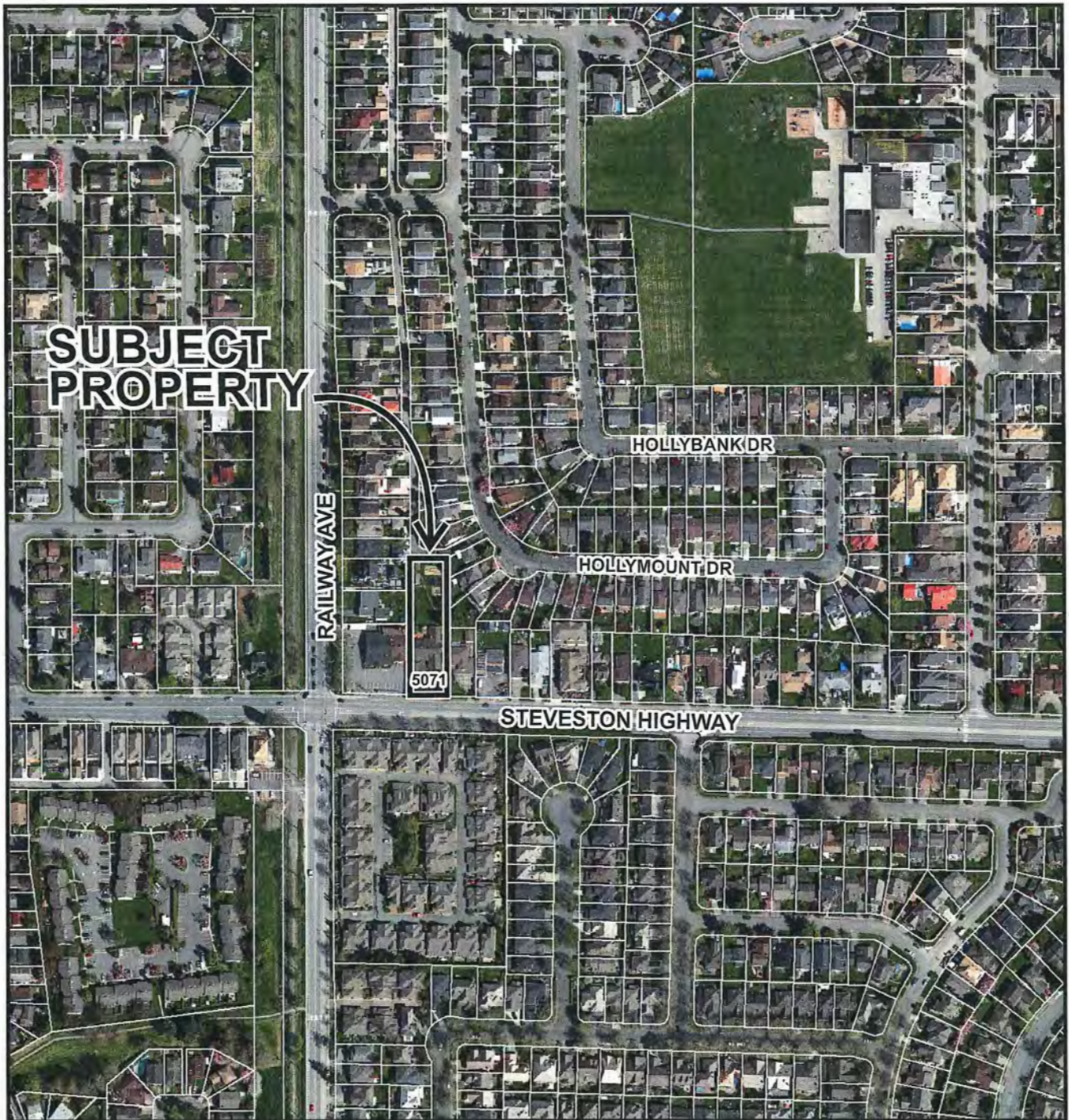
Cynthia Lussier
Planner 1
(604-276-4108)

CL: blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Steveston Area Plan
- Attachment 5: Map showing neighbouring property owners contacted by applicant
- Attachment 6: Conceptual Development Plans
- Attachment 7: Proposed Tree Retention Plan
- Attachment 8: Rezoning Considerations



City of
Richmond



RZ 16-734445

Original Date: 07/05/16

Revision Date:

Note: Dimensions are in METRES

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOT 74 EXCEPT: FIRSTLY; PART SUBDIVIDED BY PLAN 37390;
SECONDLY; PART SUBDIVIDED BY PLAN 53481;

0 5 10 15

The finished plot size of this plan is 422mm x 594mm
Scaled to fit page (1:200)
when plotted at a scale of 1:200



NOTE: ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (77H4827)
LOCATED AT C/A. HAWLEY AVE & GARRY STREET,
ELEVATION = 1.044m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE: GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR
CONSTRUCTION SURVEYING PURPOSES.
A BENCHMARK MAY BE OBTAINED
FROM THIS OFFICE.

LEGEND

- D-C RV - WATER VALVE
- CB - CATCH BASIN
- WM - WATER METER
- STM MH - STORM MAIN HOLE
- SM MH - SANITARY MAIN HOLE
- LS - LAMP STANDARD
- PH - FIRE HYDRANT
- PP/L - POWER POLE/LAMP STANDARD
- RV - NATURAL GAS VALVE
- LB - LAWN BASIN
- GW - GUYWIRE
- UB - UTILITY BOX
- EB - ELECTRICAL BOX
- CO - CLEAN OUT
- SV - SEWER VALVE
- CS - CONCRETE SUMP
- RV - INVERT
- RCP - REINFORCED CONCRETE PIPE



STEVESTON HIGHWAY

CERTIFIED CORRECT B.C.L.S.

Dated this _____ day of _____, 2015

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

File No 1789772



RZ 16-734445

Attachment 3

Address: 5071 Steveston Highway

Applicant: Oris (TLP) Developments Corp.

Planning Area(s): Steveston

	Existing	Proposed
Owner:	Oris (TLP) Developments Corp.	To be determined
Site Size (m²):	2,224.7 m ² (23,947 ft ²)	2,175.84 m ² (23,420 ft ²) after road dedication
Land Uses:	Single-family dwelling	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Multiple-Family	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	1	9

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	None permitted
Buildable Floor Area (m ²):*	1,305 m ² (14,052 ft ²)	Max. 1,305 m ² (14,052 ft ²)	None permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	Building: Max. 40% Non-porous Surfaces: Max. 65% Live Plant Material: Min. 25%	None
Minimum Lot Size:	N/A	N/A	None
Minimum Lot Dimensions (m):	Width: 50 m Depth: 35 m	Width: 24.426 m Depth: 90 m	Variance request to reduce the minimum lot width to 24 m
Setbacks (m):	Front: Min. 6.0 m	6.0 m	None
	Rear: Site-specific amendment to the RTL4 zone to allow a 1.2 m rear yard for the proposed duplex building backing onto the existing rear lane.	Rear: 1.2 m	None

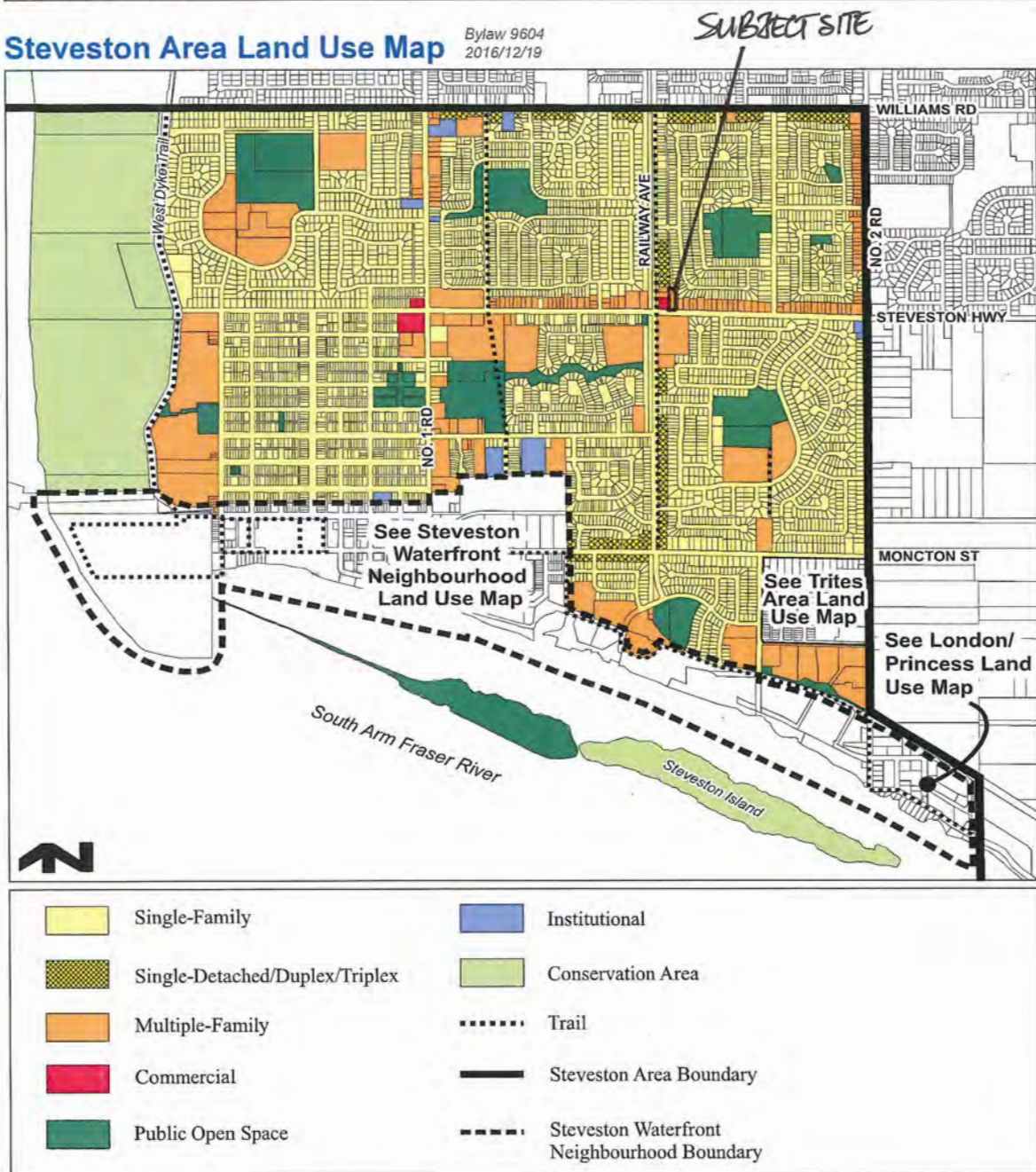
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
	East Side: Min. 3.0 m	Building A: 7.5 m; Building B: 6.0 m (projections to 4.5 m for portions of ground floor; Building C: 3.0 m	None
	West Side: Min. 3.0 m	Building A: 3.0 m Building B: 7.4 m Building C: 3.9 m	None
Height (m):	Max. 12 m (3 storeys)	Max. 12 m (3 storeys)	None
On-Site Vehicle Parking Spaces – Regular (R) / Visitor (V):	2 (R) & 0.2 (V) per unit	18 (R) and 2 (V)	None
	Total: 18 (R) and 2 (V)		
On-Site Bicycle Parking Spaces:	1.25 (R) & 0.2 (V) per unit	12 (R) and 2 (V)	None
	Total: 12 (R) and 2 (V)		
Tandem Parking Spaces:	Permitted – Max. 50% Total: 9	3	None
Small Car Parking Spaces:	Only permitted for sites requiring more than 30 parking spaces	9	Variance requested to allow 50% small car parking spaces
Amenity Space – Indoor:	Min. 50 m ² or cash-in-lieu at \$1,000 per unit	Cash-in-lieu of \$9,000	None
Amenity Space – Outdoor:	54 m ²	54 m ²	None

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

* Preliminary estimate; not inclusive of garage.

City of Richmond

Steveston Area Land Use Map

Bylaw 9604
2016/12/19




NO.	DATE	DESCRIPTION
	2010-08-07	ISSUED FOR REZONING
	2017-03-20	REISSUED FOR REZONING

PH-116

PROPOSED ZONING : RTM-2
 PERMITTED F.A.R. : .65
 PROPOSED F.A.R. : .60

PERMITTED LOT COVERAGE: 40%
 PROPOSED LOT COVERAGE: 40%

REQUIRED AND PROPOSED SETBACKS:
 NORTH (LANE): 1.2 M
 EAST: 3.0 M
 WEST: 3.0 M
 SOUTH: 6.0 M

OUTDOOR AMENITY: 9 UNITS @ 6m² = 54 m² required
 54 m² provided

1,521.91

-VARIANCE REQUEST

AERIAL VIEW SKETCH FROM RAILWAY AVE. AT STEVESTON HIGHWAY, LOOKING NORTH-EAST

RE-ISSUED FOR REZONING APPLICATION

PRE-ISSUED FOR REZONING APPLICATION
2017 - FEB - 20

ATTACHMENT 6

10



11

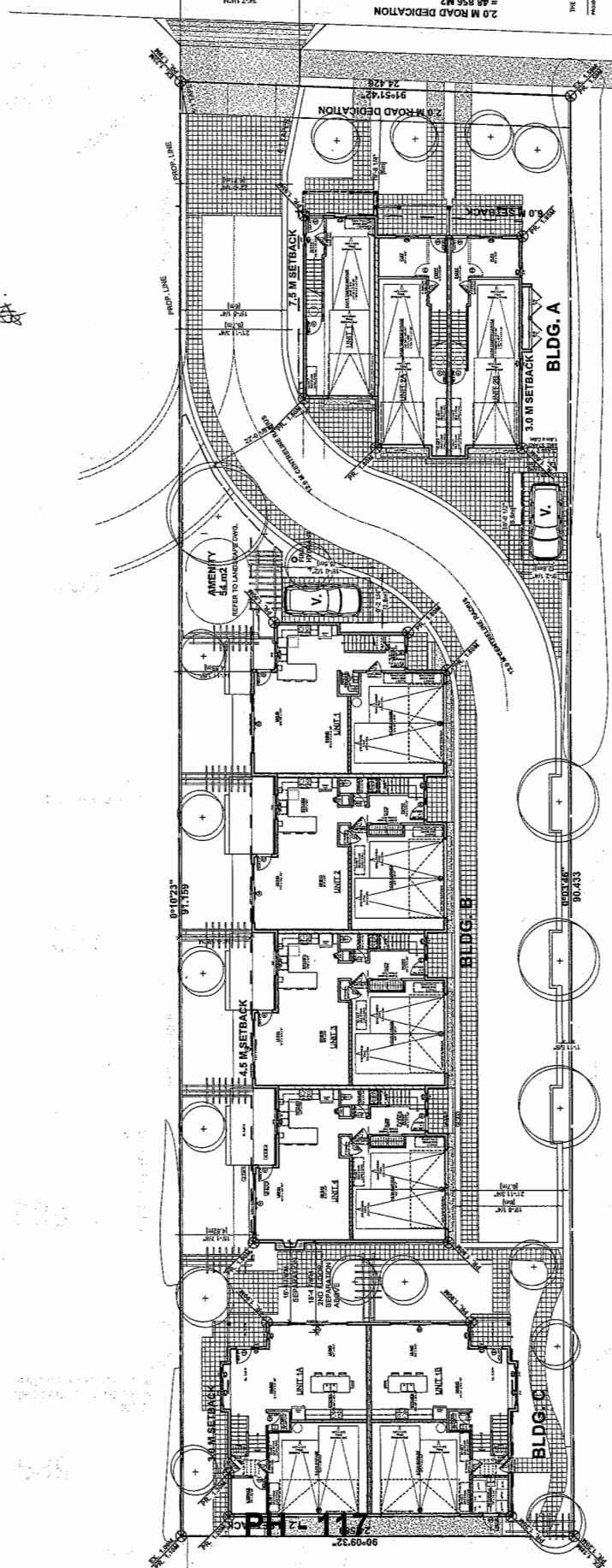
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DATE	AS NOTED
DATE	FEB 8, 2017
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GA	WA
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1611	

A-1.05

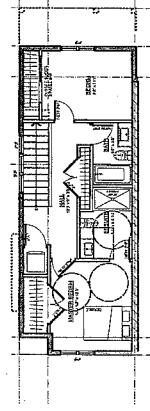
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RE-ISSUED FOR AZ/DP APPLICATION
2017 - FEB - 20

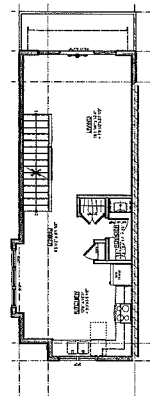


50' 1' SITE PLAN 3/32" = 1'-0" N

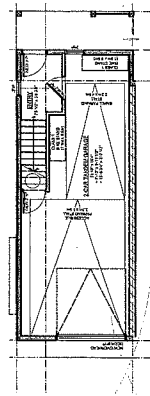
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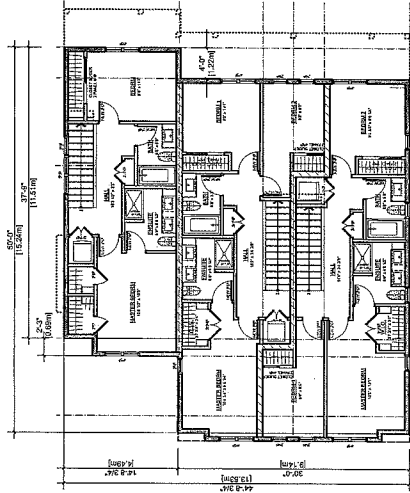
3 PROPOSED CONVERTIBLE UNIT - UPPER LEVEL
1/8" = 1'-0"



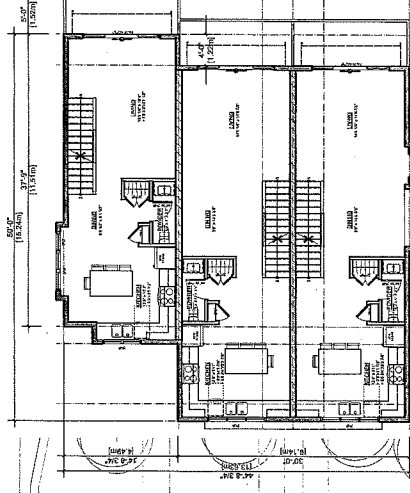
2 PROPOSED CONVERTIBLE UNIT - MAIN FLOOR
1/8" = 1'-0"



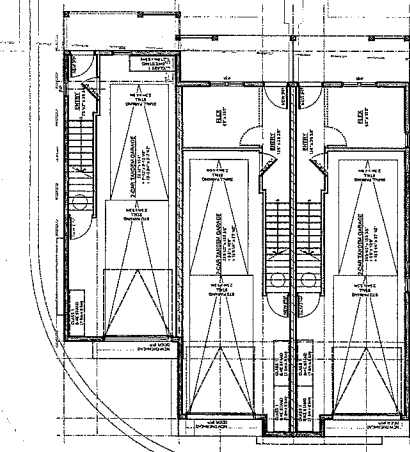
1 PROPOSED CONVERTIBLE UNIT - GROUND/GARAGE
1/8" = 1'-0"



6 LEVEL 3 PLAN: UPPER FLOOR
1/8" = 1'-0"



5 LEVEL 2 PLAN: MAIN FLOOR
1/8" = 1'-0"



4 LEVEL 1 PLAN: GROUND/GARAGE
1/8" = 1'-0"

PH - 118

- 1. 2016-06-07 ISSUED FOR REZONING
- 2. 2017-02-08 REISSUED - PHASE 2

THE ANDREWS ARCHITECTS INC.
www.andrewsarchitects.com

9-UNIT TOWNHOUSE DEVELOPMENT
5071 STEVESTON HIGHWAY
RICHMOND, BC

CHING (TIP) DEVELOPMENTS CORP.

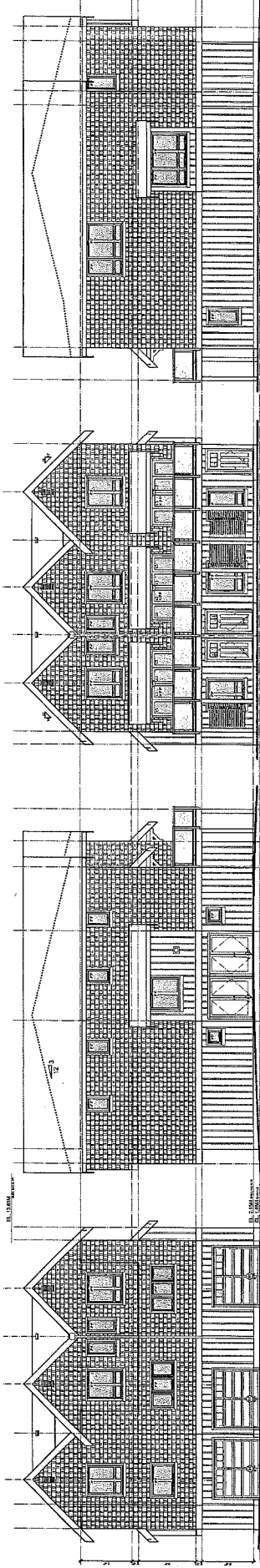
BUILDING A:
PLANS & ELEVATIONS

DATE: AS NOTED
JANUARY 31, 2017

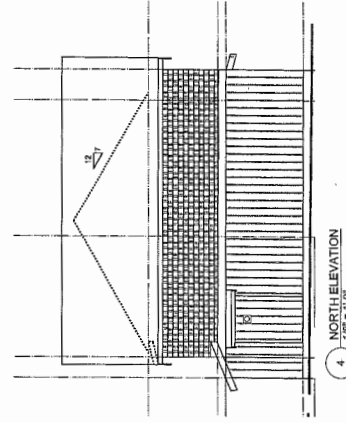
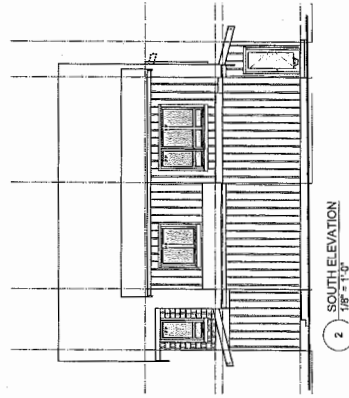
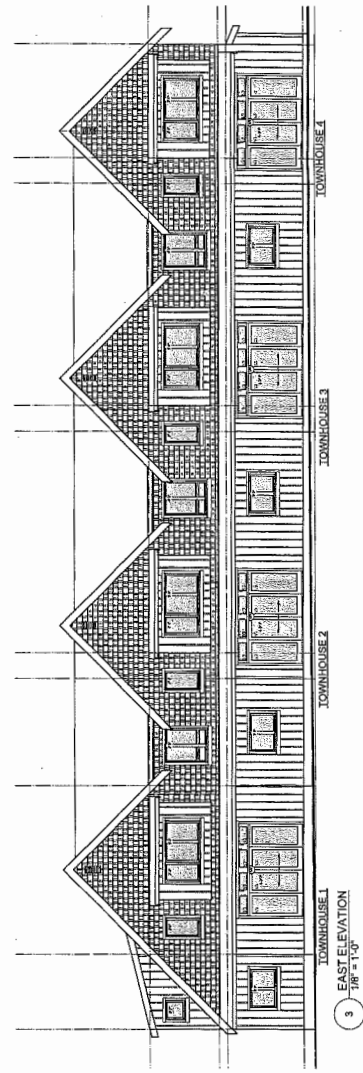
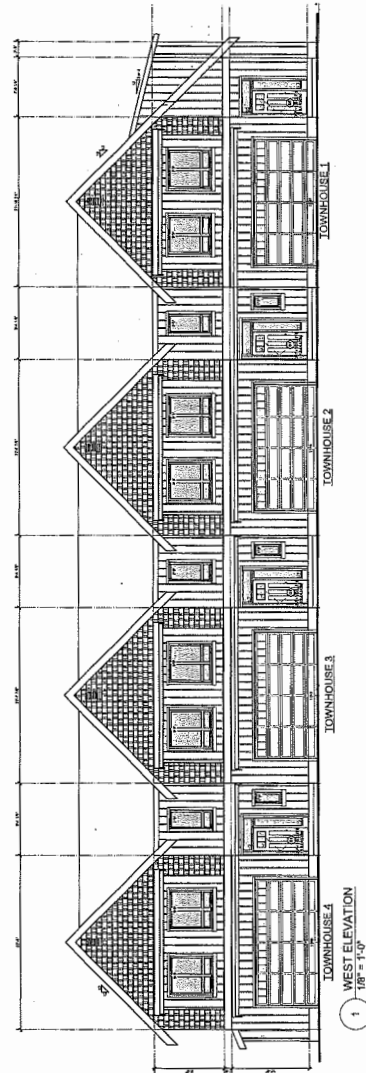
DRAWN: WA
CHECKED: GP

PROJECT NO: 1511

REVISIONS:



TOWNHOUSE 1 NORTH ELEVATION 1/8" = 1'-0"
TOWNHOUSE 2A WEST ELEVATION 1/8" = 1'-0"
TOWNHOUSE 2B SOUTH ELEVATION 1/8" = 1'-0"
TOWNHOUSE 2C EAST ELEVATION 1/8" = 1'-0"

[illegible][illegible]

THE ANDREWS ARCHITECTS INC.
www.andrewws.com

**9-UNIT TOWNHOUSE
DEVELOPMENT**

ORIS (TUP) DEVELOPMENT'S CORP.

SCALE	AS NOTED
DATE	JAN 31, 2017
DRAWN	WA ga
PROJECT NO.	1511
SHEET NO.	

RE-ISSUED FOR REZONING/DP APPLICATION
2017 - FEB - 20

A 2.03

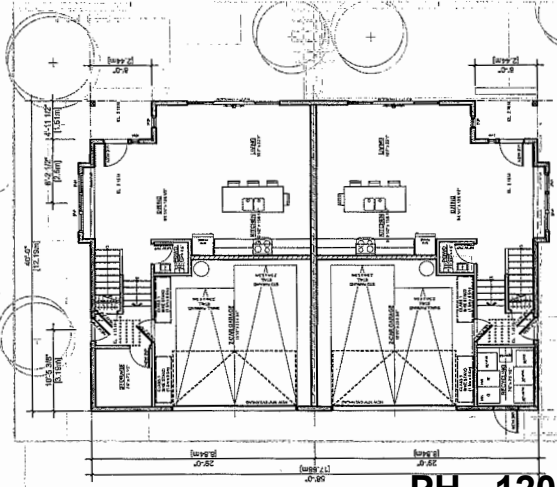
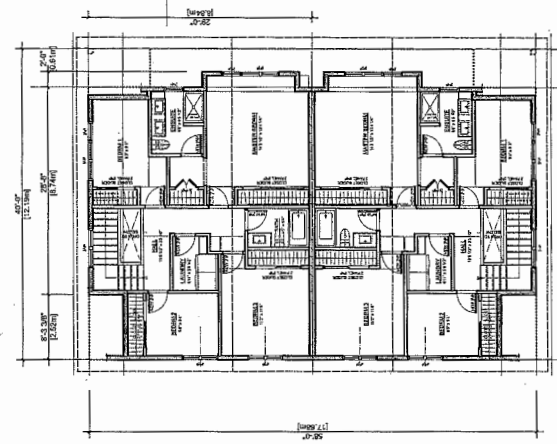
BUILDING C

PH - 120

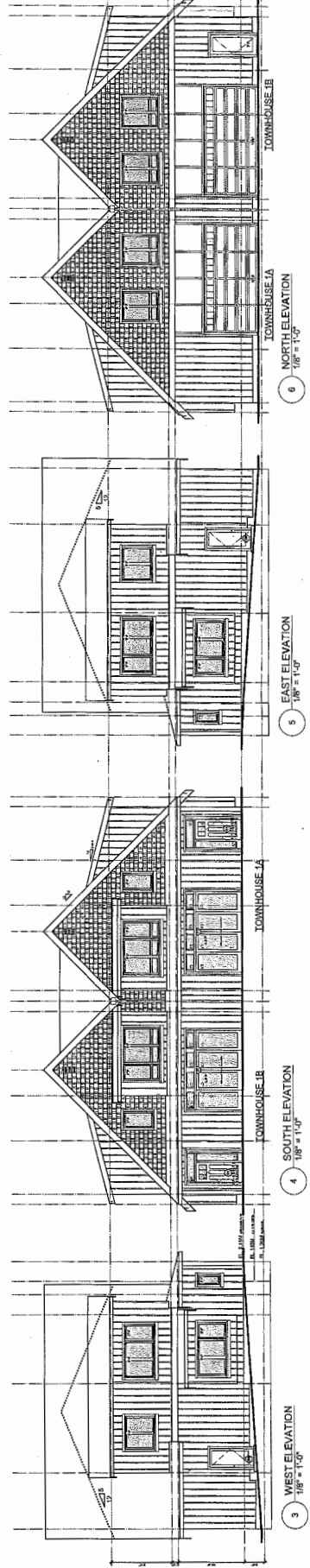
RE-ISSUED FOR REZONING/DP APPLICATION
2017 - FFR - 20

DATE: 01/31/2017
DRAWN BY: JACOB W. HARRIS
CHECKED BY: JACOB W. HARRIS
REVISIONS:

BUILDING C

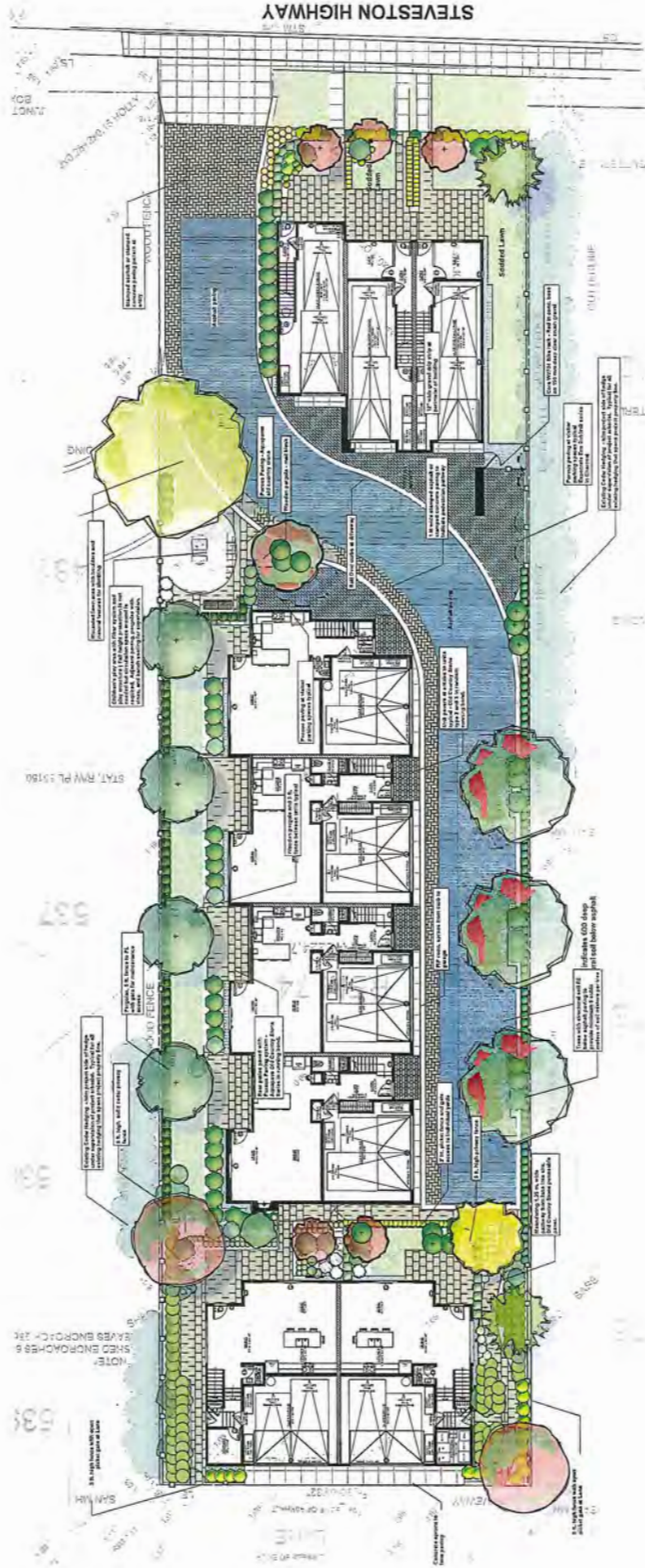


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THE ANDREWS ARCHITECTS INC.
ARCHITECTS
PROJECT
9 UNIT TOWNHOUSE DEVELOPMENT
1871 STEPHENSON HIGHWAY
RICHMOND, VA
ONE (UP) DEVELOPMENT CORP.
DATE
BUILDING C:
PLANS & ELEVATIONS

AS NOTED
JAN 31, 2017
WA
GA
1511



KOMPAN Play Equipment Model # MSC54

MAGLIN Bench Model # MLB-720

MAGLIN Litter Container Model # MLWR-1050

CORA Bicycle Rack Model # W3606

SITE FURNITURE

Project:	Recreation Development
Location:	Richmond, VA
Client:	Richmond Parks & Recreation
Designer:	James Lee
Scale:	1" = 20'
Date:	10/1/11
Sheet:	PH - 121



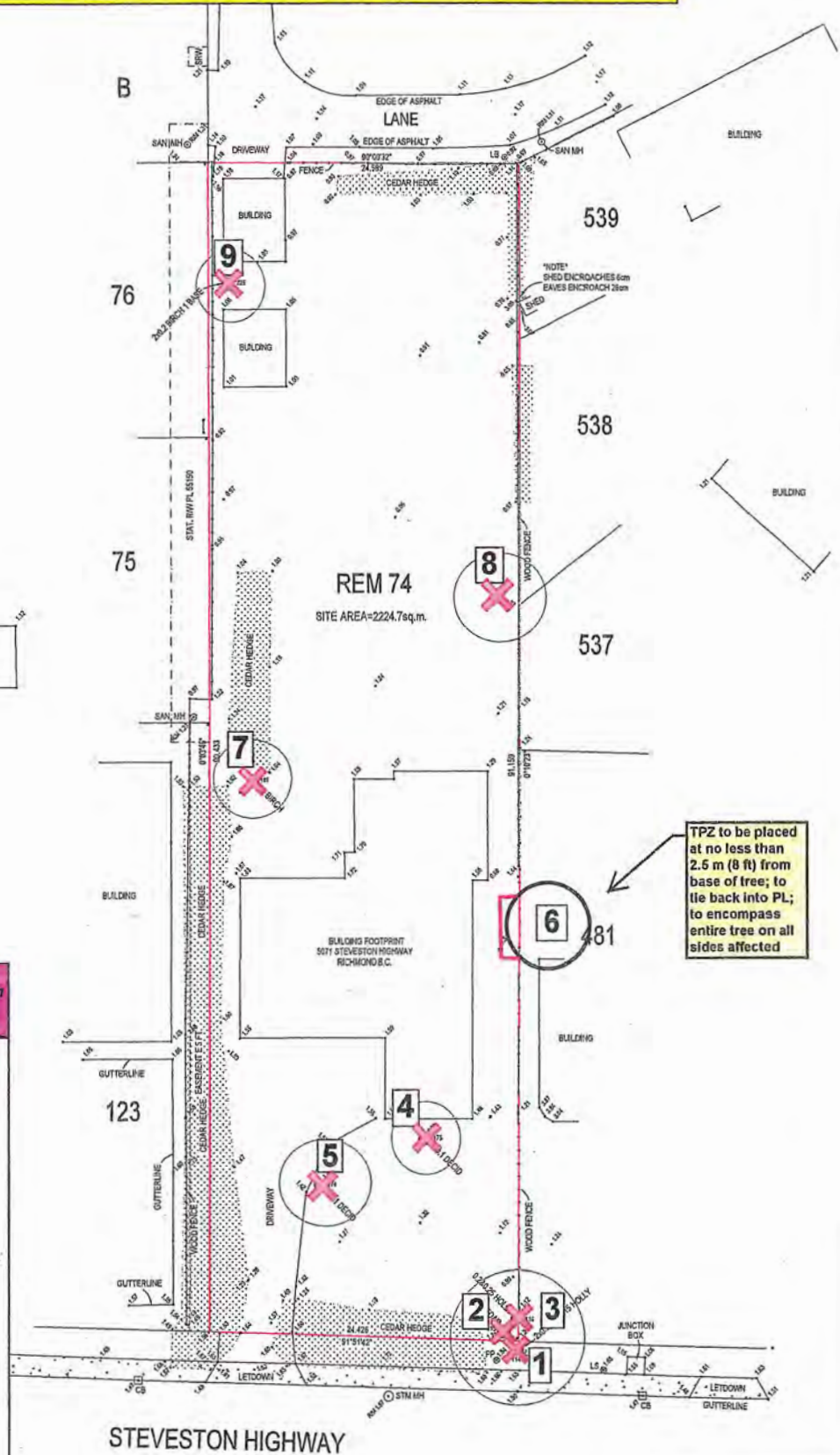
REMOVAL, RETENTION & PROTECTION PLAN

5071 Steveston Highway, Richmond

Please refer to Recommendations section of report for further info on protection parameters for site trees

5 0 5 10 15

The intended plot size of this plan is 432mm in width
560mm in height (21" x 22")
when plotted at a scale of 1:250



NOTE:
ELEVATIONS ON THIS PLAN ARE DERIVED FROM
CITY OF RICHMOND BENCHMARK # 205 (77H4827)
LOCATED AT C/L HALWAY AVE & GARRY STREET,
ELEVATION = 1.044m

NOTE: TREE SYMBOLS SHOWN ON THIS PLAN ARE
NOT TO SCALE AND DO NOT REPRESENT CANOPY
DIAMETER. THEY INDICATE LOCATION ONLY.

NOTE - GROUND ELEVATIONS ON
THIS PLAN ARE NOT TO BE USED FOR

A qualified Certified Arborist must be on-site when excavation or construction activities are occurring within the protection zones prescribed for the site trees.

LEGEND



= retain & monitor;
tree protection req'd



= removal is
recommended



= tree protection
barriers

CERTIFIED CORRECT B.C.L.S.

Dated this ____ day of _____, 2015

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

©



Address: 5071 Steveston Highway

File No.: RZ 16-734445

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9705, the applicant is required to complete the following:

1. 2.0 m wide road dedication along the entire Steveston Highway frontage.
2. City acceptance of the applicant's offer to contribute \$650 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of Tree # 6 on the neighbouring property to the east at 5091 Steveston Highway, which is to be retained. The Contract must include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of written confirmation from the property owner at 5091 Steveston Highway for the removal of Tree # 3, which is located on the shared property line. If written authorization is not obtained, the applicant will be required to:
 - a) submit a Contract with a Certified Arborist to supervise all works conducted within the tree's protection zone. The Contract must include the scope of work to be undertaken including the proposed number of monitoring inspections at specified stages of construction, all special measures required to ensure tree protection (e.g. permeable drive-aisle surface etc.), and a provision for the Arborist to submit a post-construction impact assessment report to the City for review; and,
 - b) submit a security in the amount of \$10,000 to ensure that the tree survives. The survival security will be held until all construction and landscaping on-site is completed and inspected, and until the Arborist submits a post-construction impact assessment report confirming that the tree has survived. The City may retain a portion of the security for a one-year maintenance period to ensure that the tree survives."
5. City acceptance of the applicant's offer to contribute \$1,000 per dwelling unit (e.g. \$9,000) in-lieu of the provision of on-site indoor amenity space.
6. City acceptance of the applicant's offer to contribute \$4.00 per buildable square foot (e.g. \$56,210) to the City's Affordable Housing Reserve Fund.
7. Registration of a flood indemnity covenant on Title.
8. Registration of a legal agreement on Title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a legal agreement on Title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
10. Granting of a statutory right-of-way for the purposes public-right-of-passage over portions of the property, to:
 - a) enable a public pedestrian connection from the existing neighbourhood to the north through the site and out to Steveston Highway; and b) to enable shared vehicle access through the subject site to adjacent properties to the east and west should they redevelop in the future. The works are to be built and maintained by the property owner.
11. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

12. Enter into a Servicing Agreement* for the design and construction of frontage improvements along Steveston Highway and the rear lane, as well as for water, storm, and sanitary service connections. The scope of the works is to include, but may not be limited to:

Frontage Improvements:

- Rear Lane: upgrade the entire east-west section of rear lane to current City Engineering design standards (DWG. R-6-DS) including the installation of lane drainage and lighting (from the west property line of the subject site to Hollymount Drive). The scope of lane drainage is discussed further under the section entitled "Storm Sewer Works" below.
- Steveston Highway: from back of existing curb, install a new approximately 1.81 m treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk north of the new boulevard, with transition to the existing sidewalk at the curb to the east and west of the subject site. The final dimensions of the frontage works are to be determined through the SA review process. Notes: Boulevard tree species are to be confirmed by the City's Parks Department through the SA review process, with careful consideration to ensure a species that can withstand relocation as part of any future intersection improvements at Steveston Highway and Railway Avenue. Trees are to be located as far north in the new boulevard as possible.
- The applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - Provide pre-ducting for future Hydro/Tel/Cable utilities, if required.
 - To relocate/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if aboveground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on-site.

Water Works:

- Using the OCP Model, there is 774 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s. At Building Permit stage, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
- At the Applicant's cost, the City is to:
 - Install one new water service connection off of the existing 400 mm AC watermain on Steveston Highway. If meter is located in a meter chamber, a Statutory Right-of-Way (SRW) is required.
 - Cut and cap at main, the existing 20 mm water service connection at the Steveston Highway frontage.

Storm Sewer Works:

- At the Applicant's cost, the City is to:
 - Install approximately 63 m of lane drainage from Hollymount Drive to the west property line of the subject site, including appropriate catch basins and manholes as per City specifications. The City will fund construction of the portion of lane drainage that is not along the frontage of 5071 Steveston Highway (approximately 38 m), subject to funding approval. The applicant shall be responsible for the cost of design of the entire length of lane drainage, and for the cost of construction of the remaining 25 m of lane drainage along the lane frontage of 5071 Steveston Highway.
 - Check the existing storm service connection at the southeast corner to confirm the material, capacity, and condition of the inspection chamber and pipes by video inspection. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, a new service connection, complete with inspection chamber, shall be installed at the south property line off of the existing 600mm concrete storm main along Steveston Hwy, and the existing lead capped at the inspection chamber at the applicant's cost.

Sanitary Sewer Works:

- At the Applicant's cost, the City is to:
 - Install a new sanitary service connection off of the existing manhole SMH7439 at the northwest corner of the subject site. The manhole will serve as the inspection chamber.
 - Cut and cap the existing sanitary lead at the west property line of the subject site

General Items:

- The Applicant is required to enter into, if required, 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, 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.
- The Applicant is required to provide, prior to soil densification and preload installation, a geotechnical assessment of preload and soil densification impacts on the existing utilities surrounding the development site and provide mitigation recommendations.
- Any permanent structures such as trees and fences are not to encroach into any City Statutory Right-of-Way (SRW)s.

Prior to a Development Permit* application being forwarded to the Development Permit Panel for consideration, the developer is required to:

- Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to removal of "Tree # 1" and the hedge in the boulevard along Steveston Highway on City-owned property, the applicant must complete the following requirements:

- Contact the City's Parks Division (604-244-1208 x 1317) 4 business days prior to removal to allow proper signage to be posted.

Prior to Demolition Permit* issuance, the applicant must complete the following requirements:

- Installation of tree protection fencing on-site around the dripline of retained trees shared with or located on the adjacent property to the east at 5091 Steveston Highway. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Building Permit* issuance, the applicant must complete the following requirements:

- Incorporation of all Convertible Unit features and aging-in-place features in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- Incorporation of all energy efficiency requirements in Building Permit (BP) plans necessary to meet or exceed the EnerGuide 82 or better rating as described in the report prepared by the Certified Energy Advisor as part of the Rezoning and/or Development Permit processes.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

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

(signed original on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9705 (RZ 16-734445)
5071 Steveston Highway**

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

1. Richmond Zoning Bylaw 8500, Section 8.6 entitled “Low Density Townhouses (RTL1, RTL2, RTL3, RTL4)”, is amended by inserting the following subsection 8.6.11.3 after subsection 8.6.11.2:

“ 3. Section 8.6.6.4 shall not apply to the lot identified in Section 8.6.11.3. a), which shall have a minimum rear yard setback of 1.2 m:

a) 5071 Steveston Highway
P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017 ”
4. 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 “**LOW DENSITY TOWNHOUSES (RTL4)**”.

P.I.D. 007-501-731
Lot 74 Except: Firstly: Part Subdivided by Plan 37390 Secondly: Part Subdivided by Plan 53481; Section 36 Block 4 North Range 7 West New Westminster District Plan 26017
5. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9705**”.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 24 2017



MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Development Applications

To: Mayor and Councillors
From: Wayne Craig,
Director of Development
Date: April 6, 2017
File: RZ 16-743741
Re: Application by Zhao XD Architect Ltd. for Rezoning at 7000, 7002, 7020 Williams Road & 10060 Gilbert Road

Background

This memorandum provides Mayor and Councillors with an update on the above-noted rezoning application for a 15-unit townhouse development as directed by Planning Committee at the April 4, 2017 meeting. The Committee directed staff to enter into discussions with the applicant, Zhao XD Architect Ltd., to determine if there was an ability to provide one or more secondary suites as part of the proposed development.

Staff had focused discussions with the applicant regarding the provision of secondary suite units within the development. An agreement has been reached whereby the developer would be willing to provide two (2) secondary suites.

Revised Proposal

The applicant has revised the site and architectural plans to accommodate two secondary suites as shown in Attachment 1. The proposed suite in unit J is approximately 29 m² (312 ft²), while the proposed suite in unit G is approximately 39 m² (420 ft²).

To accommodate these suites, the applicant is requesting:

- An increase in density from 0.65 FAR to 0.68 FAR to allow a development with a total floor area of 1,727 m² (18,590 ft²);
- An additional setback variance along Gilbert Road (4.5 m from property line) to allow for the required secondary suite parking. The proposed variance would move Building 5 to the west to provide a parking stall between Buildings 5 and 6; and
- Additional revisions to the landscape plans and architectural plans to be considered through the Development Permit process.

Analysis

Staff and the architect have worked to include two secondary suites within the proposed development as requested at Planning Committee, however, accommodating these suites has necessitated changes to the original plans and density considered by Planning Committee. Incorporating significant changes to a project design at this stage in the rezoning process creates a

April 6, 2017

- 2 -

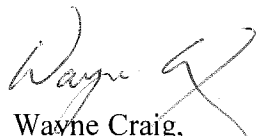
difficult situation and may lead to a compromised form of development. Should Council wish to see secondary suites included in future townhouse rezoning applications, a formal policy on this matter should be developed and adopted by Council. A formal policy would ensure that consistent direction on the inclusion of secondary suites is provided and that secondary suites and associated parking can be considered from the onset of a project's design. Adoption of a policy will also make the development industry aware of the City's expectations regarding the inclusion of secondary suites in townhouse projects.

To provide two secondary suites in this development, the applicant proposes to rezone the site to the "Medium Density Townhouse Development (RTM3)" zone, which allows up to 0.70 FAR instead of the "Medium Density Townhouse (RTM2)" zone, which only allows up to 0.65 FAR. To accommodate the proposed changes, a new Rezoning Bylaw is provided (Bylaw No. 9713) in Attachment 2.

New rezoning considerations are also required for Bylaw No. 9713. The revised rezoning considerations are provided in Attachment 3 and secure the following:

- Registration of a legal agreement on Title to ensure two (2) secondary suites are constructed on the proposed future lot;
- Increased contributions to the City's public art fund and to the City's affordable housing fund in response to the additional density requested.

Should Council wish to proceed with the revised proposal that includes the two secondary suites, Bylaw No. 9713 should be introduced and given first reading. Prior to Final Adoption of Bylaw No. 9713, the developer would be required to fulfill all rezoning considerations as noted in Attachment 3.



Wayne Craig,
Director of Development

cc: Joe Erceg, General Manager, Planning and Development
Cathryn Carlile, General Manager, Community Services
Ada Chan Russell, Planner 1
Kim Somerville, Manager, Community Social Develop
Joyce Rautenberg, Affordable Housing Coordinator

Attachment 1 Revised Site and Architectural Plans
Attachment 2 Zoning Amendment Bylaw No. 9713
Attachment 3 Rezoning Considerations for Bylaw No. 9713

WC/acr



ZHAO XD
ARCHITECT
LTD.

#126-11155, Vancouver, B.C.
Richmond, B.C. V6V 3A9
Tel: (604) 275-5892
Fax: (604) 275-1751
Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 10/10/2018

PROJECT: TOWNHOUSE DEVELOPMENT

LOCATION: 10560 GILBERT RD.

REVISIONS:

NO. DESCRIPTION

DATE

BY

CHKD

DATE

BY

CHKD

DATE

BY

CHKD

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BY

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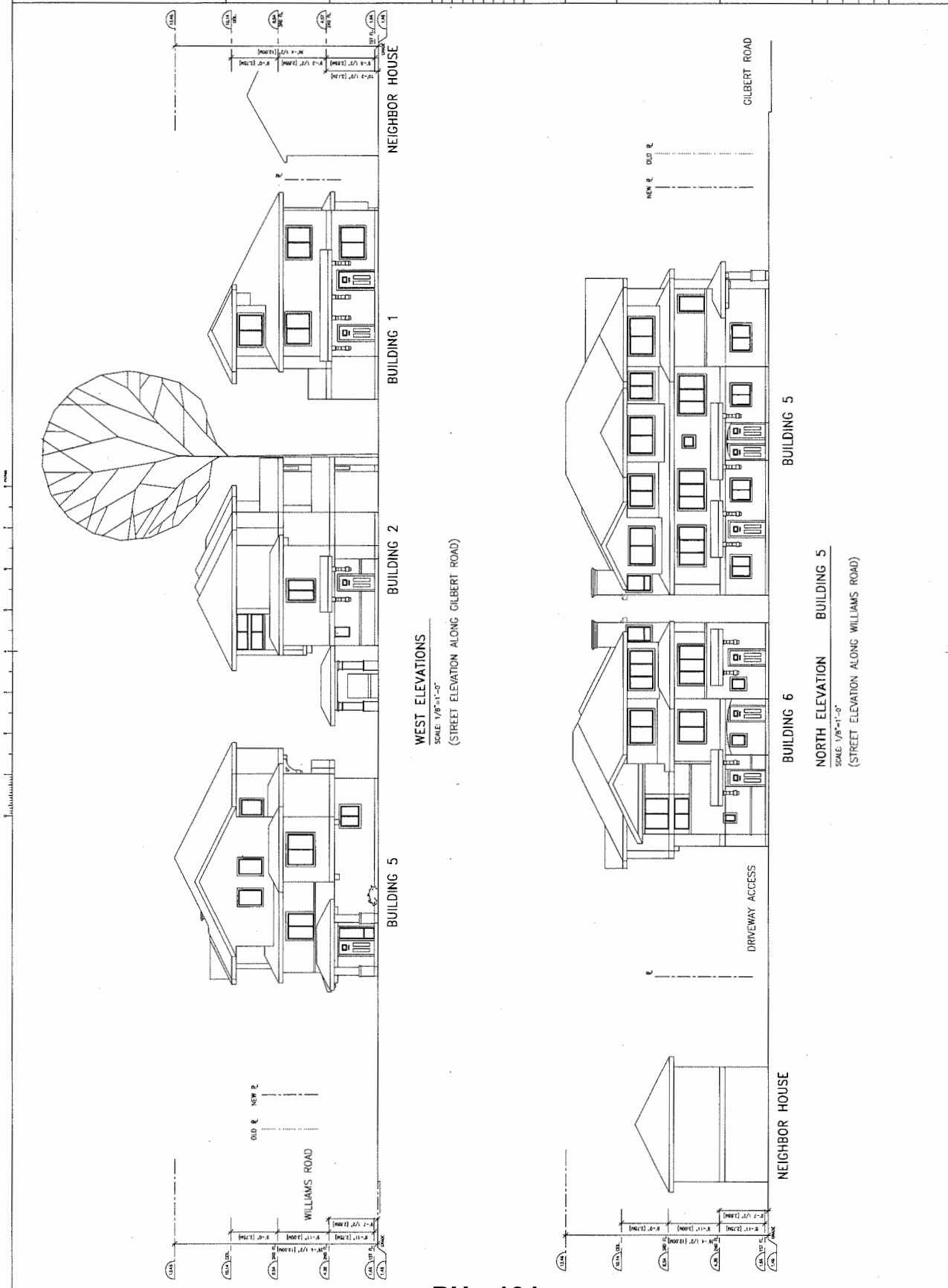
DATE

BY

CHKD

DATE

BY





ZHAO XD
ARCHITECT
LTD.

255-11111 Virginia Ave.
Suite 100
Ft. Lauderdale, FL 33309
Tel: (954) 275-8882
Fax: (954) 906-1718
Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 10/15/11
BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: 11-001

REVISION	DATE	DESCRIPTION
1	10/15/11	ISSUED FOR PERMIT
2	10/15/11	ISSUED FOR PERMIT
3	10/15/11	ISSUED FOR PERMIT
4	10/15/11	ISSUED FOR PERMIT
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A. DETAIL NUMBER
B. PROJECT NUMBER
C. SHEET NUMBER

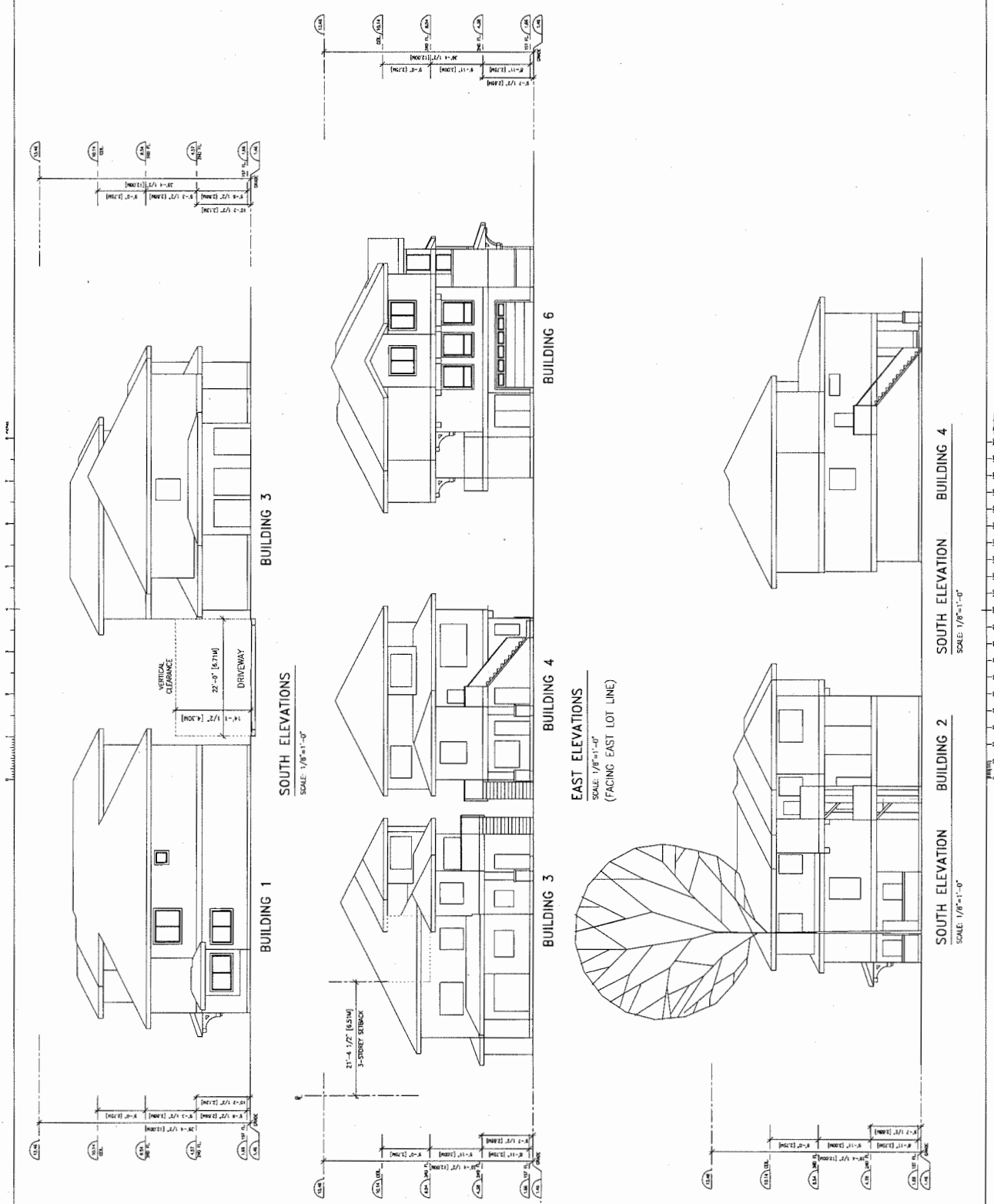
PROJECT:
TOWNHOUSE
DEVELOPMENT
AT WILLIAMS RD. &
GILBERT RD.

7000-20 Williams - 10850 Gilbert
FORT LAUDERDALE, FL

DRAWING TITLE:
ELEVATIONS

DATE:
SCALE:
BY:
CHECKED BY:
PROJECT NO.:
DRAWING NO.:

A5





ZHAO XD
ARCHITECT
LTD.

225-11181 Spring Hill, Ky.
Tel. (502) 271-4845
Fax (502) 271-4842
Email: info@zhaoxd.com
Web: zhaoxd.com

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

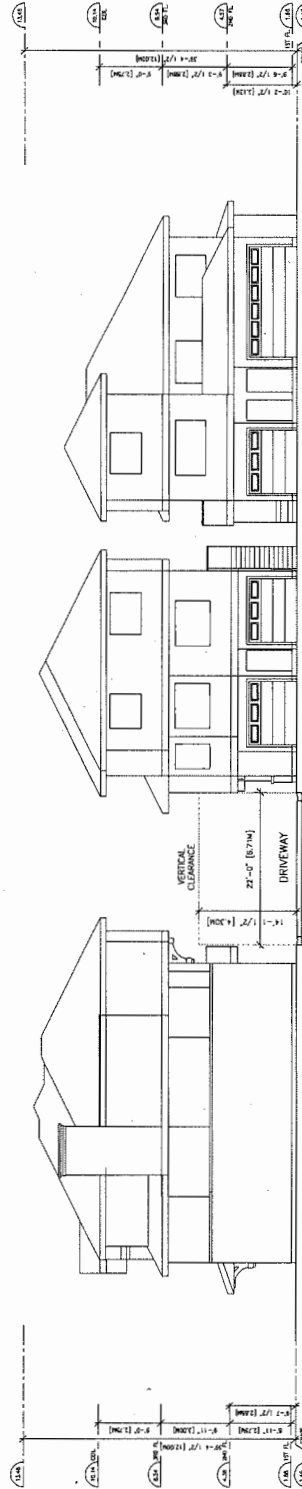
BUILDING 5

BUILDING 2

BUILDING 1

EAST ELEVATIONS

SCALE: 1/8" = 1'-0"



BUILDING 3

BUILDING 4

BUILDING 6

WEST ELEVATIONS

SCALE: 1/8" = 1'-0"

DATE: 10/17/17 CITY COMMENTS:
REVISIONS: 1/18/18 REVISION: 1/18/18
DATE: 1/18/18

A: DETAIL NUMBER
B: DETAIL NUMBER
C: DETAIL NUMBER

PROJECT:
TOWNHOUSE
DEVELOPMENT
AT WILLIAMS RD. &
GILBERT RD.
RICHMOND, KY

7000-20 Williams-10000 Client
RICHMOND, KY

Drawing Title:
ELEVATIONS

Date:
Scale:
Drawn By:
Checked By:
Project No.:
Drawing No.:

A6



ZHAO XD
ARCHITECT
LTD.

425E-11161 Virginia Hwy.
Richmond, VA 23234-3400
Tel: (804) 273-8882
Fax: (804) 884-1125
Email: info@zhaoxd.com
Web: zhaoxd.com

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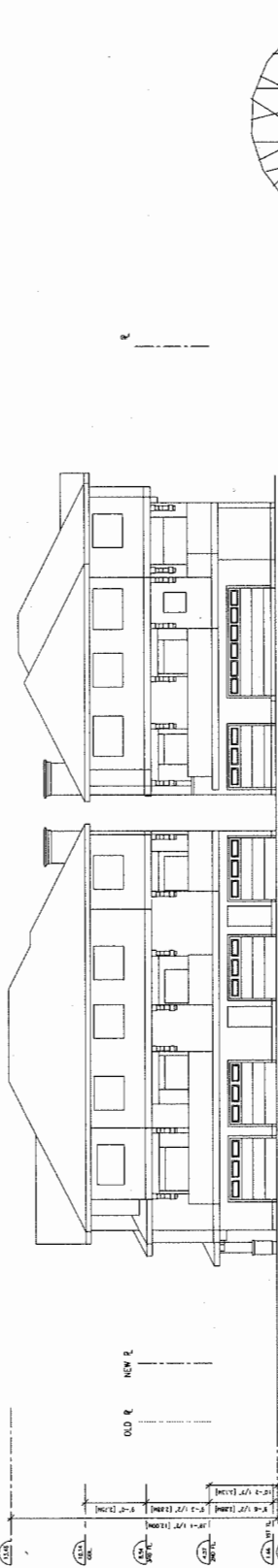
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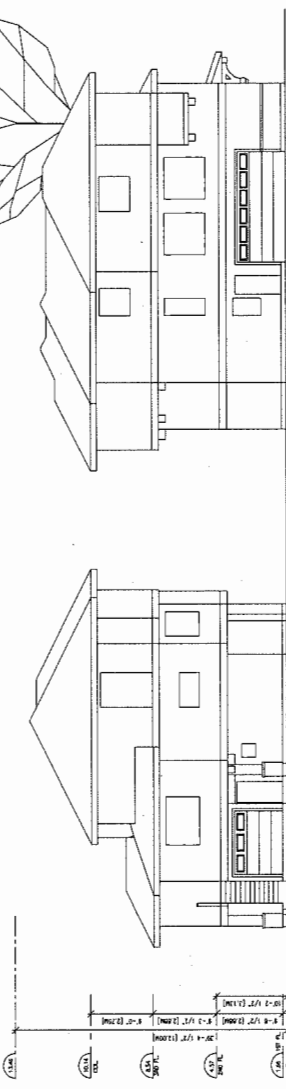


BUILDING 5

BUILDING 6

SOUTH ELEVATION

SCALE: 1/8"=1'-0"

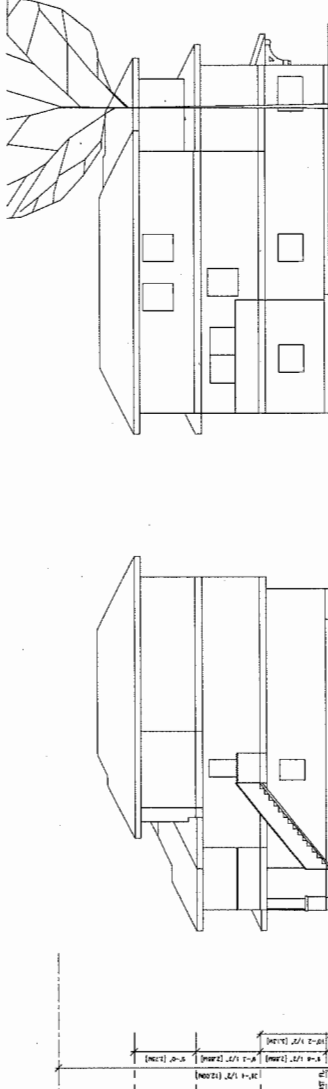


BUILDING 2

BUILDING 4

NORTH ELEVATION

SCALE: 1/8"=1'-0"

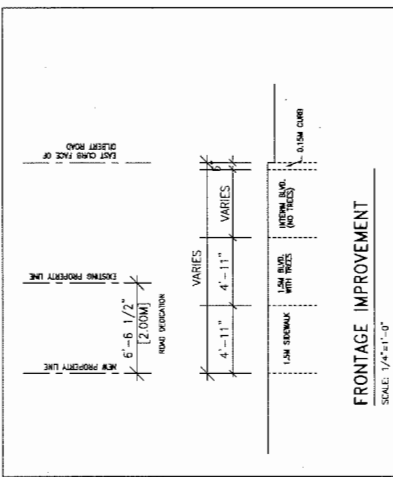


BUILDING 1

BUILDING 3

NORTH ELEVATION

SCALE: 1/8"=1'-0"



FRONTAGE IMPROVEMENT

SCALE: 1/4"=1'-0"



City of Richmond

Bylaw 9713

Richmond Zoning Bylaw 8500 Amendment Bylaw 9713 (RZ 16-743741) 7000/7002/7020 Williams Road & 10060 Gilbert 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 "**MEDIUM DENSITY TOWNHOUSES (RTM3)**".

P.I.D. 004-514-572

Lot 84 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 000-896-748

Lot 85 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 003-986-055

Lot 87 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9713**".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 10 2017

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

MAYOR

CORPORATE OFFICER



Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road **File No.:** RZ 16-743741

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9713, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m
6	6 cm		3.5 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the one (1) tree to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$15,057.90) to the City's public art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$74,360.00) to the City's affordable housing fund.
10. Contribution of \$25,000.00 to go towards the purchase and installation of a City standard bus shelter
11. Contribution of \$8,800.00 to go towards the purchase and installation of illuminated street name signs at the Williams Road/Gilbert Road intersection.
12. Road dedications: (i) 2.0 m wide road dedication along the entire Williams Road development frontage; (ii) 2.0 m wide road dedication along the entire Gilbert Road development frontage; and (iii) 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the site.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.

14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.
15. Registration of a Statutory Right-of-Way (SRW) Property Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future developments located south of the subject development. The SRW PROP is to cover the development driveway on Williams Road and the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structures are to be placed.
16. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until two (2) secondary suites are constructed on the proposed future lot, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
17. Discharge of existing covenant registered on Title of the subject property (i.e., G54759), which is no longer required by the City of Richmond for services.
18. Discharge of existing covenant registered on Title of the subject property (i.e., BF353030) which restricts the use of the property to a duplex.
19. The submission of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of servicing works and off-site improvements to the satisfaction of the Director of Engineering. Works include, but may not be limited to;

Water Works:

- a. Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new water service connection, complete with meter and meter box, off of the existing 250 mm AC water main along Williams Rd.
- c. At Developer's cost, the City is to:
 - Cut and cap the three (3) existing water service connections.
 - Install a new fire hydrant at the Williams Rd frontage.

- Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d. The Developer is required to:
 - Upgrade approximately 65 m of existing 300 mm diameter storm sewer along the Williams Rd frontage to 600 mm. Upgrades are typically manhole to manhole.
 - Cut and cap the three (3) existing storm service connections, and remove inspection chambers.
 - Install a new storm service connection off of the proposed storm sewer along the Williams Rd frontage, complete with inspection chamber.
- e. At Developer's cost, the City is to:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f. The Developer is required to:
 - Cut, cap, and remove the existing 150 mm FRP sanitary main within the development site and along the Gilbert Road frontage, as well as all manholes, service laterals, and inspection chambers, and discharge right-of-way.
 - Install a new manhole at the southwest corner of the development site and tie-in to existing 150 mm FRP sanitary main.
 - Install a new sanitary service connection off of the proposed manhole. The manhole shall serve as an inspection chamber.
- g. At Developer's cost, the City is to:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h. The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Review street lighting levels on all frontages and upgrade as required.

The Developer is required to design and construct frontage improvements along the Williams Road and Gilbert Road frontages. Works include, but may not be limited to:

- a) Williams Road frontage:
 - (1) Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb; and
 - (2) Construct a 3.0 m wide x 9.0 m long concrete bus pad with conduit pre-ducting for electrical connection at the existing eastbound bus stop on Williams Road far-side of Gilbert Road (in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines').
- b) Gilbert Road frontage: Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
- c) Vehicle access is to be provided by a single driveway located at the eastern edge of the Williams Road development frontage. All existing driveways along the Williams Road and Gilbert Road development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described in these Rezoning Considerations.
- d) The Developer is responsible for the cost of any traffic signal related works that are required as a result of conflict/impact of frontage improvements works and/or utility installations. The required traffic signal works may include: replacement of traffic signal poles and bases; replacement of vehicle detector loops; and traffic signal cabinet. The details of the traffic signal works will be defined as part of the Servicing Agreement detailed site design process.

General Items:

1. The Developer is required to:
 - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Enter into, if required, 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, 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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 Department at 604-276-4285.

Note:

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

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

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

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

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

Signed _____

Date _____



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

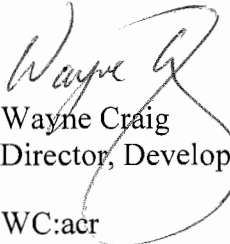
Date: March 30, 2017

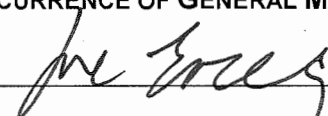
File: RZ 16-743741

Re: Application by Zhao XD Architect Ltd. for Rezoning at 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from Two-Unit Dwellings (RD1) and Single Detached (RS1/E) to Medium Density Townhouses (RTM2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from "Two-Unit Dwellings (RD1)" zone and "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.


Wayne Craig
Director, Development
WC:acr
Att. 5

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

Staff Report

Origin

Zhao XD Architect Ltd. has applied to rezone 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from “Two-Unit Dwellings (RD1)” zone and “Single Detached (RS1/E)” zone to the “Medium Density Townhouses (RTM2)” zone to develop 15 two- and three-storey townhouse units on the assembled site. A location map is provided in Attachment 1.

Project Overview

The proposed development would feature 15 townhouse units in five buildings and a 94 m² (1,010 ft²) outdoor amenity space at the westerly portion of the site. The proposed development consists of two-, three-, and four-bedroom units. Conceptual development plans provided by the applicant are shown in Attachment 2.

Findings of Fact

The proposed development site is approximately 2,500 m² after required dedications along Williams Road and Gilbert Road, and is located in the Broadmoor Area. A single detached house currently exists at 7020 Williams Road and another at 10060 Gilbert Road. A duplex currently exists at 7000 and 7002 Williams Road. All dwellings will be demolished. A Development Application Data Sheet providing details about the development proposal is in Attachment 3.

Surrounding Development

The subject property is located on the southeast corner of Williams Road and Gilbert Road and is surrounded by the following uses:

To the North: Across from Williams Road is a townhouse development zoned “Low-Density Townhouses (RTL4)”

To the South: Single detached dwellings zoned “Single Detached (RS1/E)”

To the East: Townhouse development zoned “Low-Density Townhouses (RTL1)”

To the West: Across from Gilbert Road are single detached dwellings zoned “Single Detached (RS1/E)”. Further west is a townhouse development zoned “Low-Density Townhouses (RTL1)” and the Steveston-London Secondary School.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning would comply with this designation.

Arterial Road Policy

The subject property is identified on the Arterial Road Development Map for Arterial Road Townhouse Development. The proposed development meets the Arterial Road Policy objectives to add densification along arterial roads (Williams Road and Gilbert Road). The site is within walkable distance of Steveston-London Secondary school (within 200 m) and is located within 600 m of the Broadmoor Shopping Centre.

Floodplain Management Implementation Strategy

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

Public Consultation

The applicant has forwarded confirmation that a development sign has been posted on the site. Staff did not receive any written correspondence expressing concerns in association with the subject application.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis**Built Form and Architectural Character**

A four-unit townhouse and a three-unit townhouse is proposed along the Williams Road frontage at the north, two duplexes are proposed along the Gilbert Road frontage at the west and two additional duplexes are proposed at the southeast corner of the site.

The proposed building elevations demonstrate variation of the roofline and provide windows and deck openings to add visual interest to the design. The units at the south end of the proposed site are two-storeys high to transition to the adjacent two-storey single family houses to the south. The units closest at the east step down to two-storeys within 7.5 m of the property line to transition to the adjacent two-storey townhouses to the east.

Main pedestrian entrances to the housing units will front onto Gilbert Road and Williams Road providing direct street access for each unit, strengthening the connection to public streets and internal roadways. The pedestrian entry for the end unit (D) of the building on the corner of Gilbert Road and Williams Road is designed to face the street on Gilbert Road. Vehicular access is provided at the northeast corner of the site from Williams Road.

Four duplexes will provide a smaller scale housing option with two of the units having at-grade access to living areas. The three-unit and four-unit townhouse clusters front onto the arterial

road (Williams Road). The massing of the three-storey townhouse units will be reduced by stepping back the top storey from the street.

Requested Variance

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM2)" zone. Based on the review of the current site plan for the project, the reduction of the exterior side yard setback from 6.0 m to 4.5 m is requested for buildings 1 and 2. The Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setbacks, provided that there is an appropriate interface with neighbouring properties. The exterior side yard at Gilbert Road functions as a front yard for buildings 1 and 2. The proposed rear yard setback to the adjacent townhouse site is a minimum 4.5 m at the ground floor and second floor with a minimum 7.5 m setback at the third floor. The variance will be reviewed in the context of the overall detailed design of the project at the Development Permit stage.

Existing Legal Encumbrances

An existing registered Statutory Right of Way #G54759, which was previously used for city servicing, is no longer required by the City of Richmond and must be discharged prior to rezoning approval.

An existing registered covenant # BF353030 requiring the property to be used only as a two-family dwelling must also be discharged prior to rezoning approval.

Transportation and Site Access

All four existing driveways along the Williams Road and Gilbert Road frontages are to be removed. Vehicle access to the development is to be provided by a single driveway located on Williams Road at the easterly end of the site. A concrete walkway is provided from to connect the site from the community mailbox to the sidewalk along Gilbert Road.

The applicant is required to register a Statutory Right-of-Way (SRW) Public Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future development located south of the subject development. The SRW is to be registered over the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structure is to be placed, to ensure that future access can be achieved.

Vehicle and bicycle parking proposed meet Zoning Bylaw 8500 requirements. Fourteen residential parking stalls are arranged in tandem while the remaining sixteen residential parking stalls are arranged side by side. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area of each unit into habitable space is required prior to rezoning approval.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree

retention and removal relative to the proposed development. The report assesses: 10 bylaw-sized trees on the subject property and one tree on neighbouring properties.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and has the following comments:

- Four (4) trees (#2, 3, 4, 13) are in fair condition but are in conflict with the development. These trees should be removed and replaced.
- Five (5) trees (#5, 6, 7, 8, 10) are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced.
- One (1) Norway Maple tree (#15) located on the subject property is identified to be retained and protected. The tree is 80 cm in caliper and is in good health. The proposed outdoor amenity area was designed around retaining this Maple tree. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One (1) tree (#1) located on the adjacent neighbouring property to the east is identified to be retained and protected. The developer should provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant is required to plant 18 trees. They propose to plant 21 trees. The size and species of replacements trees, and overall landscape design will be reviewed in detail through the Development Permit process.

Tree Protection

One (1) tree on the subject property and one (1) on the neighbouring property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 4). A tree survival security of \$10,000 will be submitted by the applicant for the retention of the Norway Maple on site.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwellings on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to

any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy. In accordance with the Strategy, prior to rezoning bylaw adoption, a cash contribution of \$4.00 per buildable square foot is required, or \$70,890.40 (i.e., 17,722.6 sq. ft. X \$4.00/sq. ft).

Public Art Contribution

In accordance with the Public Art Program Policy, the Developer will provide a public art contribution based on the proposed maximum developable floor area (FAR) at \$0.81/sq. ft. or \$14,355.31 (i.e., 17,722.6 sq. ft. X \$0.81/sq. ft).

For public art project contributions that are less than \$40,000, a cash contribution is to be made to the City's Public Art Reserve, for city-wide art programs preferably in the Broadmoor Area.

Townhouse Energy Efficiency and Renewable Energy

Each proposed townhouse unit will be designed and built to that it scores 82 or higher on the Energuide Rating System (ERS) and Solar Hot Water Ready will be incorporated in the building design to meet energy policy requirements. A legal agreement specifying all units are to be built and maintained to the ERS 82 or higher, and that all units are to be solar-hot-water-ready, is required prior to rezoning bylaw adoption.

Prior to the submission of a Development Permit application, the applicant is required to complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Amenity Space

The proposal does not include indoor amenity space. The applicant is proposing to provide cash-in-lieu contribution in the amount of \$1,000 per unit for a total of \$15,000, consistent with the Richmond Official Community Plan.

The required outdoor amenity space area is a minimum of 6 m² per unit for a total of 90 m². The applicant proposes a total area of 94 m² for the outdoor amenity space. The outdoor amenity space is located around an existing mature Norway Maple tree. A children's play area separated by low shrubs from Gilbert Road will be provided with a children's rock climbing structure and toad stool stepping pods. A bench is located for residents to sit and observe children at play. Adjacent units also have windows that look out onto the community amenity area for natural surveillance. The landscape plan will be further refined during the Development Permit process. The applicant will provide a deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect.

Private outdoor amenity area for each unit meets the minimum requirement of 30 m² area and a minimum depth of 4.5 m. Units that front onto Williams Road or Gilbert Road have amenity areas at the front and an additional private deck facing the internal site, except for Unit J, which has a portion of the private outdoor amenity area within the side yard.

Accessible Units

As per Section 3.4 of the OCP Bylaw 9000, the City of Richmond encourages the provision of convertible units. The design of the convertible unit will be reviewed at Development Permit stage. Units G and J are convertible units that provides blocking to stair walls to accommodate elevator installation in the future. These units also have common living areas that are accessed at grade.

Further Development Permit Considerations

A Development Permit processed to a satisfactory level is a requirement of zoning approval. Through the Development Permit, the following issues are to be further examined:

- Demonstrate compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan Bylaw 9000 and the Broadmoor Area Plan.
- Refine the character and form of rooflines, and interplay of materials of building elevations to create an interesting streetscape along Williams Road and Gilbert Road.
- Review size and species of replacement trees to ensure bylaw compliance and to achieve a mix of conifer and deciduous trees on site and along both frontages.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Review of a sustainability strategy for the development proposal including measures to achieve an EnerGuide Rating System (ERS) score of 82.
- Review information for tree retention and pruning of the Norway Maple from the project arborist.

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

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 2.0 m wide road dedication across the entire Williams Road frontage and a 2.0 m wide road dedication across the entire Gilbert Road frontage; including a 4m x 4m corner cut at the northwest corner of the site.

Then, prior to issuance of the Building Permit, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification along the Williams Road and Gilbert Road frontages, as well as storm upgrades as described in Attachment 5. The developer is also required to pay DCC's (City & GVS & DD), Address Assignment Fee, and other required fees.

Other Improvements

The applicant agrees to construct a 3 x 9 m concrete bus pad at the existing eastbound bus stop of Williams Road far-side of Gilbert Road. The bus pad works is to include conduit pre-ducting for electrical connections and is to be constructed in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines'. The location of the bus pad will be determined as part of the Servicing Agreement process.

The applicant also agrees to provide a \$25,000 cash contribution towards the purchase and installation of a City standard bus shelter and an \$8,800 cash contribution towards the purchase and installation of illuminated street name signs for the Gilbert Road/Williams Road intersection.

Financial Impact or Economic Impact

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

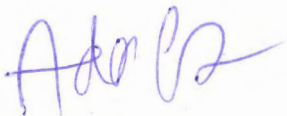
Conclusion

The purpose of this rezoning application is to rezone the property at 7000, 7002 and 7020 Williams Road and 10060 Gilbert Road from the "Two-Unit Dwellings (RD1)" zone and the "Single Detached (RS1/E)" zone to the "Medium Density Townhouses (RTM2)" zone, to permit the development of townhouses.

The rezoning application complies with the land use designation and applicable policies contained within the OCP and Broadmoor Area Plan for the subject site.

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

Based on the submitted information, staff recommend that Richmond Zoning Bylaw 8500, Amendment Bylaw 9688 be introduced and given first reading.



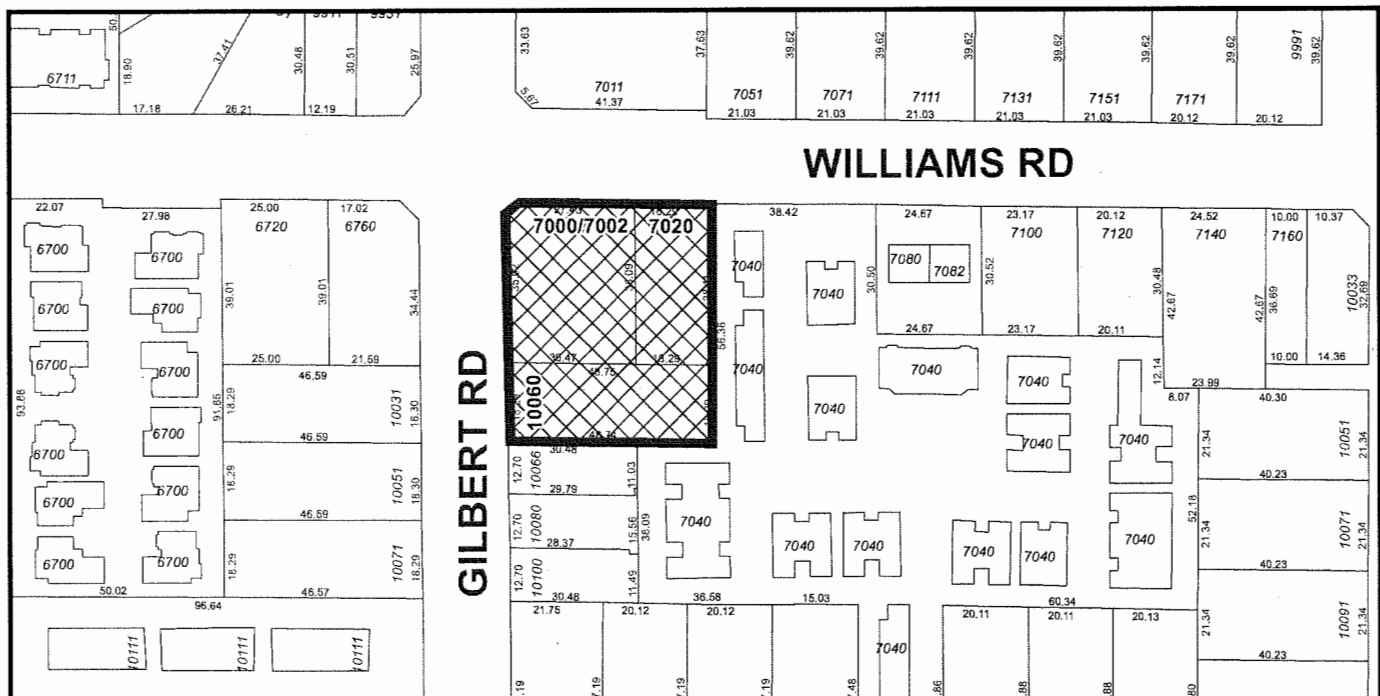
Ada Chan Russell
Planner 1

ACR:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Tree Protection Plan
- Attachment 5: Rezoning Considerations

PROPOSED REZONING

Map showing various zoning districts (RS1/E, RS1/C, RS1/B, RTL4, RTL1, RD1, SI, ZS12) and streets (Williams Rd, Deagle Rd, Petts Rd, Gilbert Rd). A specific parcel is highlighted with a cross-hatch pattern and labeled RD1, with an arrow pointing to it from the text 'PROPOSED REZONING'.



RZ 16-743741

Note: Dimensions are in METRES



City of
Richmond



RZ 16-743741

Original Date: 09/26/16

Revision Date:

Note: Dimensions are in METRES



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LTD.

225-1111, Vancouver, B.C.
Tel: (604) 275-6882
Fax: (604) 809-1736
Email: info@zhaoxd.com
Web: zhaoxd.com

1.11

WILLIAMS ROAD

CROWN OF ASPHALT ROAD

EXACT LOCATION T.S.D. IN SA

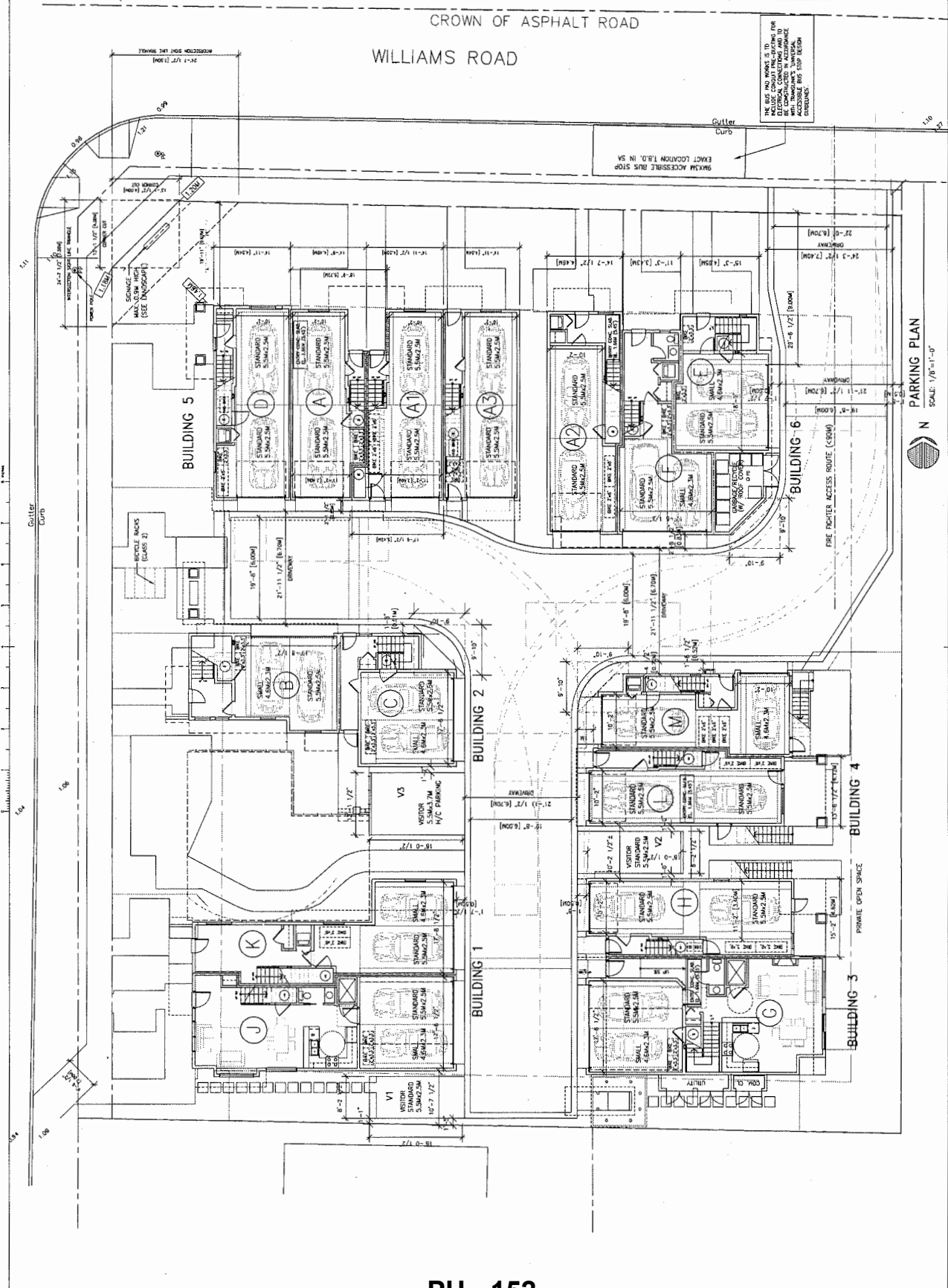
5000M ACCESSIBLE BUS STOP

USE BUS AND BIKES E.T.D.
INCLUDE CIRCULAR PRELIMINARY
DESIGN FOR ACCESSIBLE BUS STOP
BE CONSIDERED IN ACCORDANCE
WITH THE BC ACCESSIBLE BUS STOP
DESIGNING.

PARKING PLAN
SCALE: 1/8"=1'-0"



A1.1





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Web: zhaoxd.com

THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT

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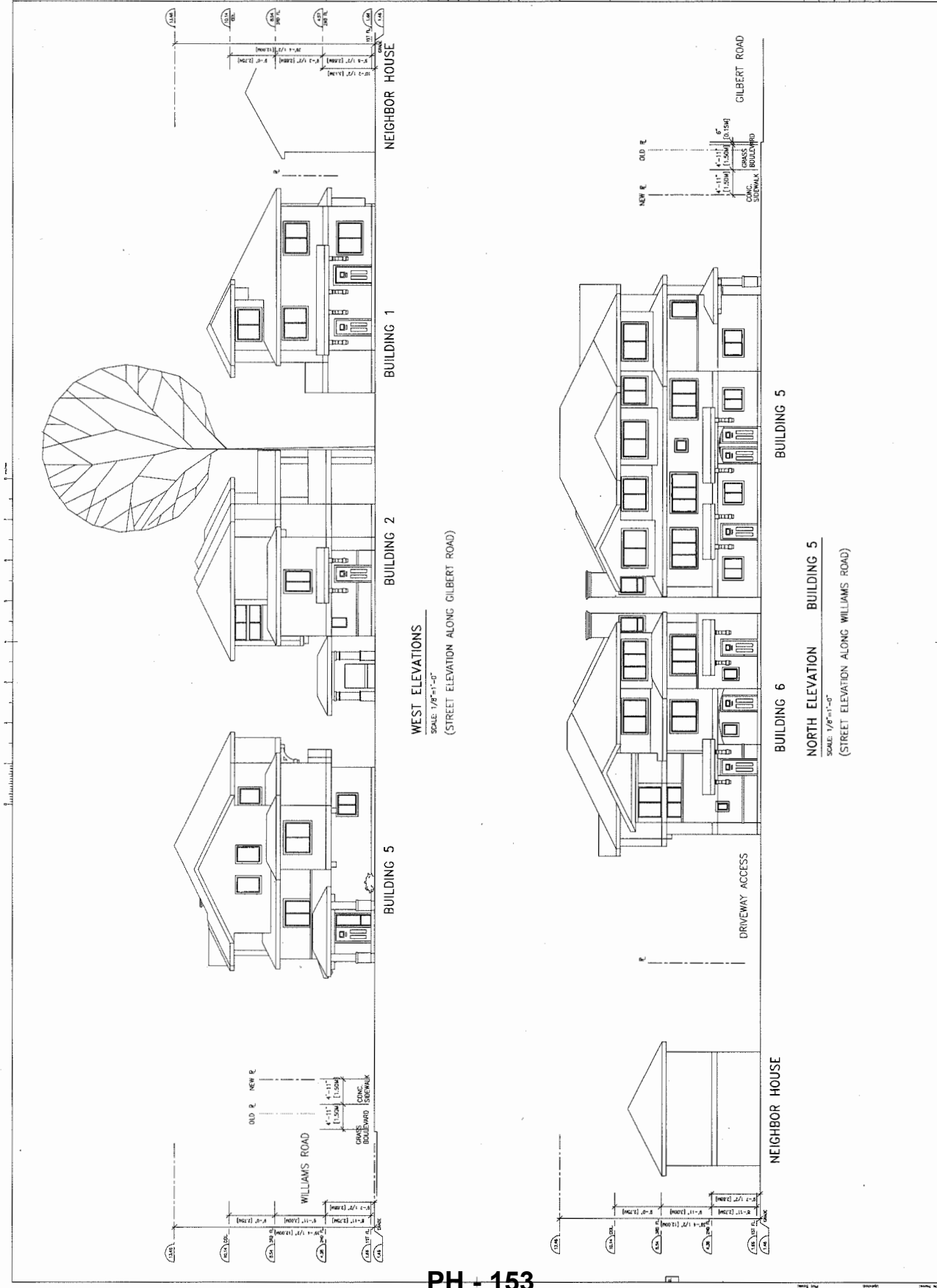
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Email: info@zhaoxd.com
Web: zhaoxd.com

DATE: 11/11/2011
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: [Signature]

PROJECT: TOWNHOUSE DEVELOPMENT AT WILLIAMS RD. & GILBERT RD.

7500-20 Williams Road Richmond, BC

Drawing Title: ELEVATIONS

Sheet: A5

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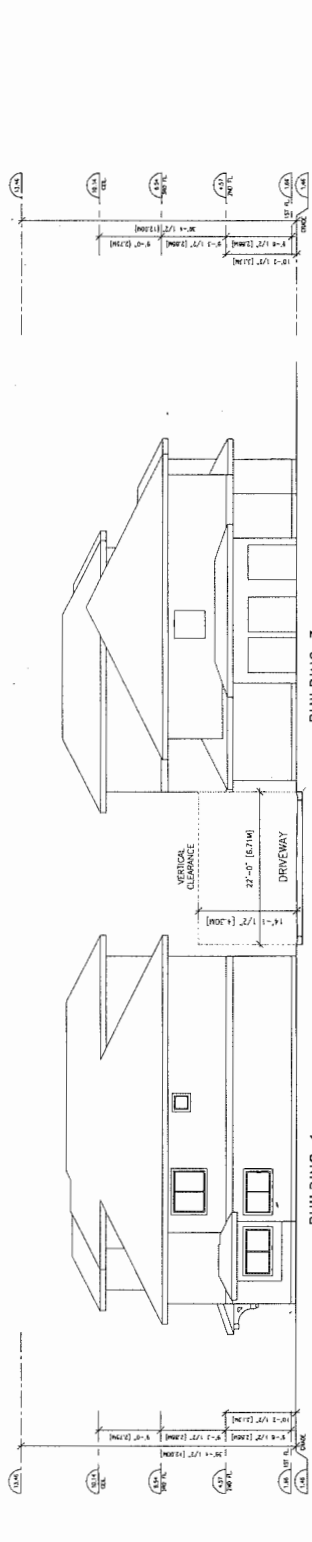
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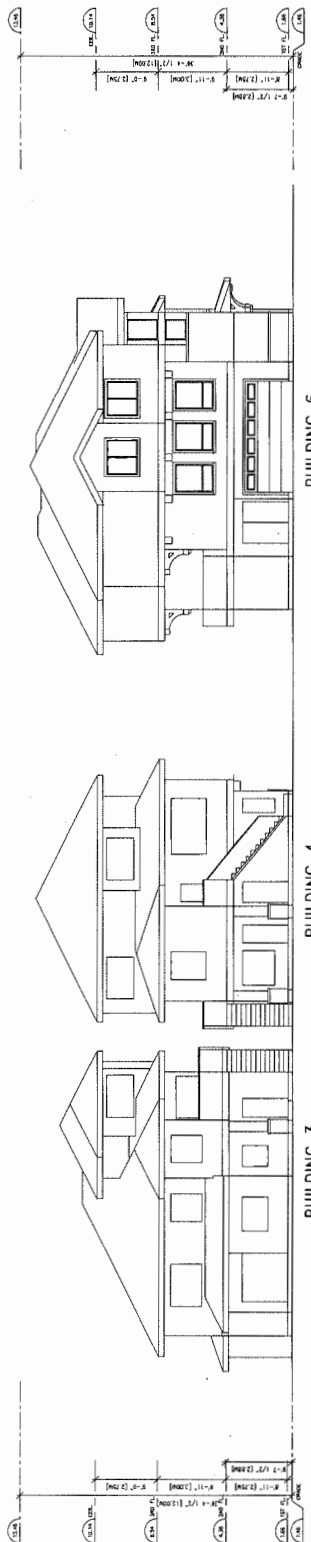
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SOUTH ELEVATIONS
SCALE: 1/8" = 1'-0"



EAST ELEVATIONS
SCALE: 1/8" = 1'-0"
(FACING EAST LOT LINE)

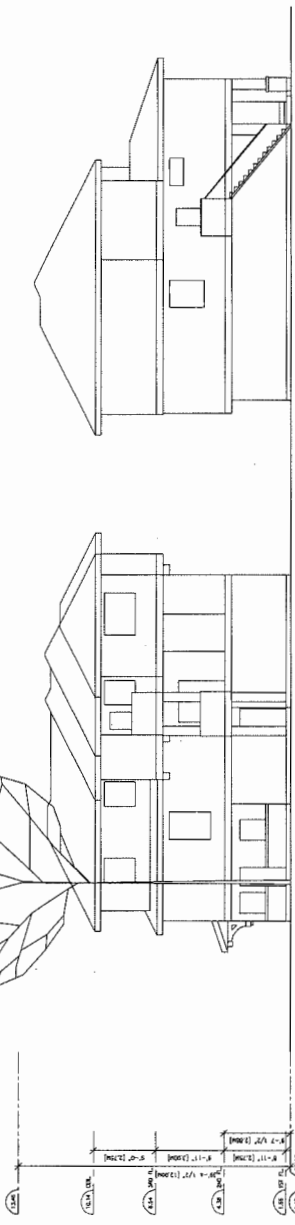
BUILDING 6

BUILDING 3

BUILDING 4

SOUTH ELEVATION BUILDING 4
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION BUILDING 2
SCALE: 1/8" = 1'-0"





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Web: zhaoxd.com

Drawn By: [Signature]
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Project No.: [Blank]
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DATE	DESCRIPTION
10/28/11	CITY COMMENTS
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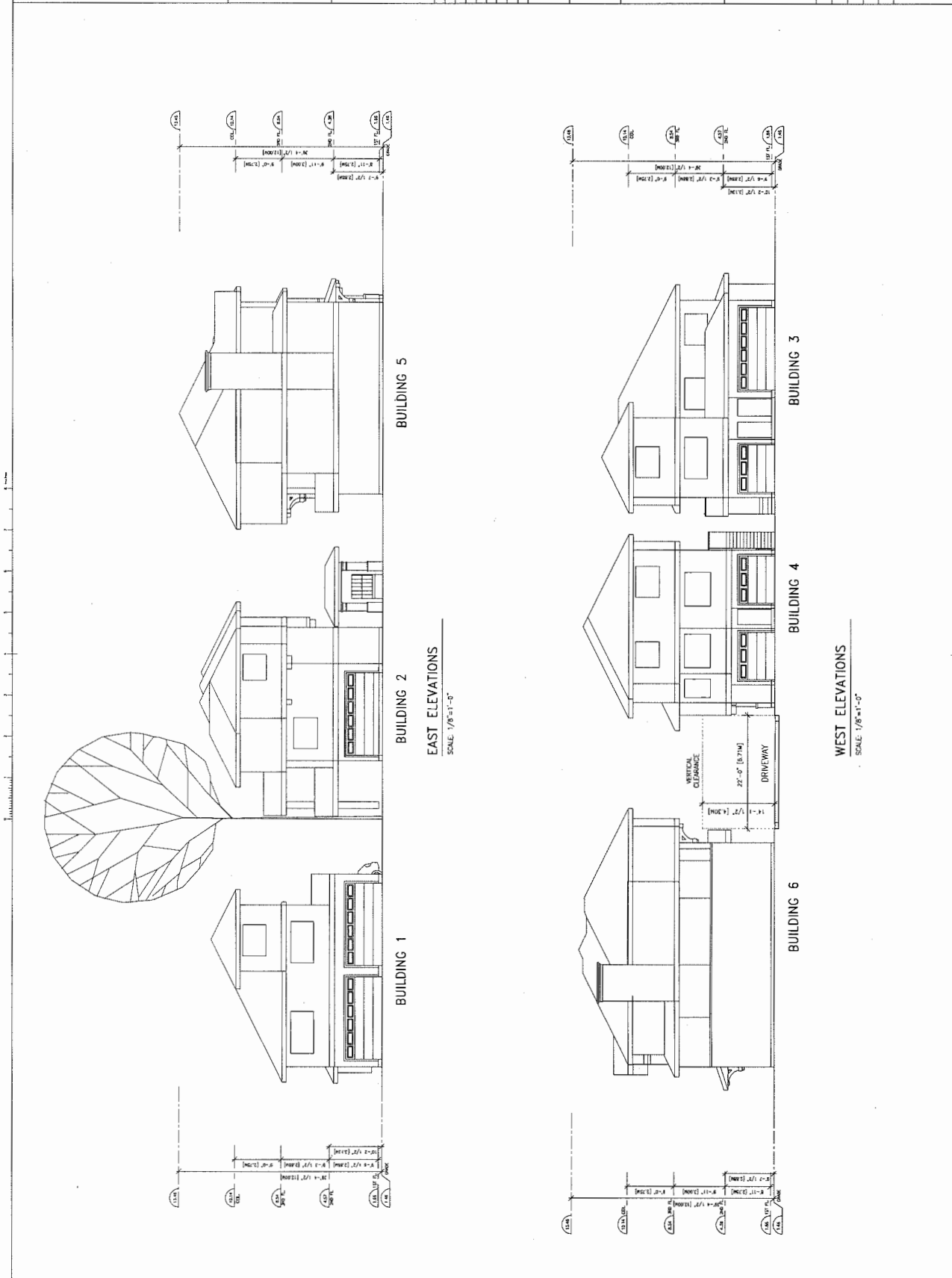
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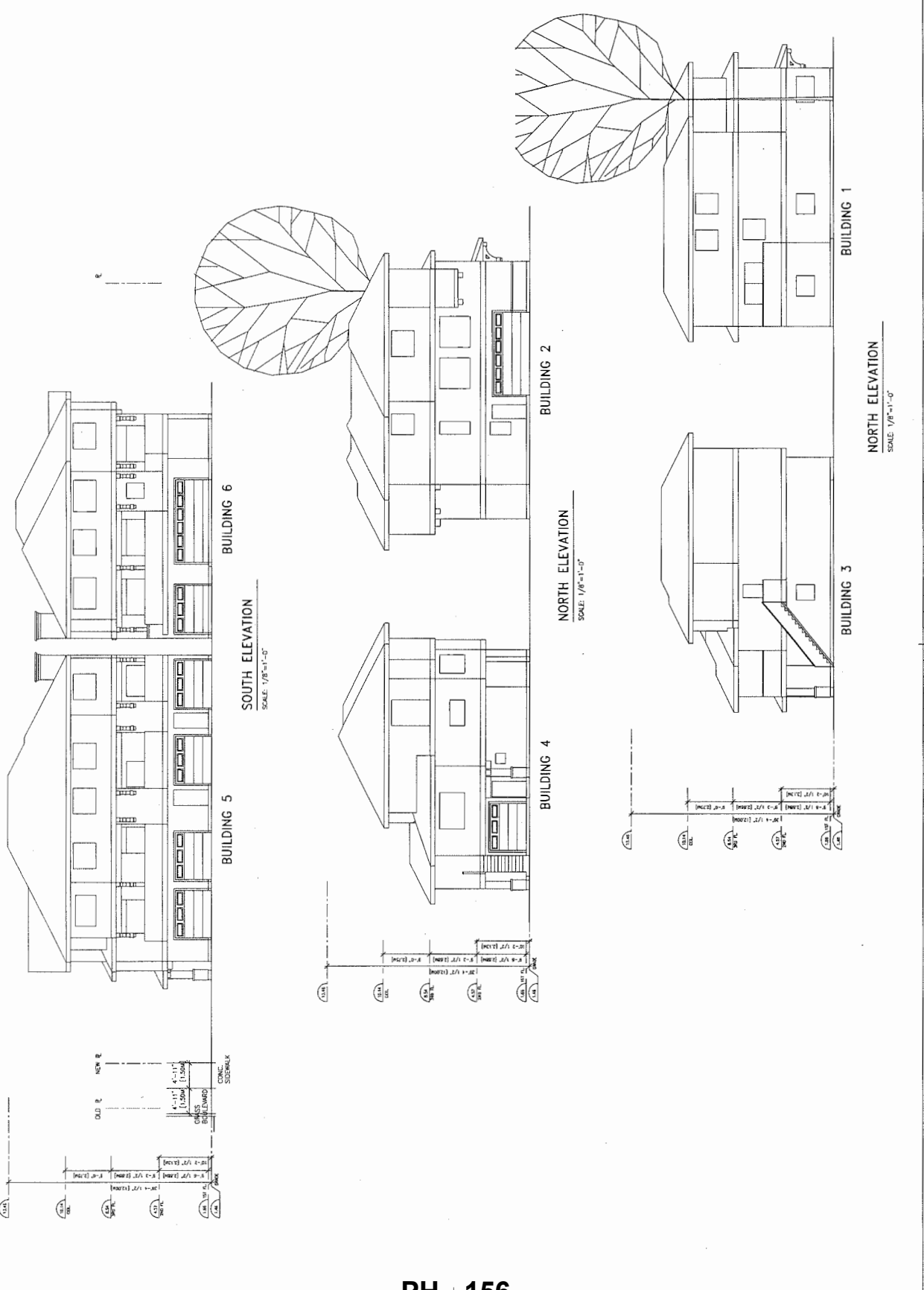
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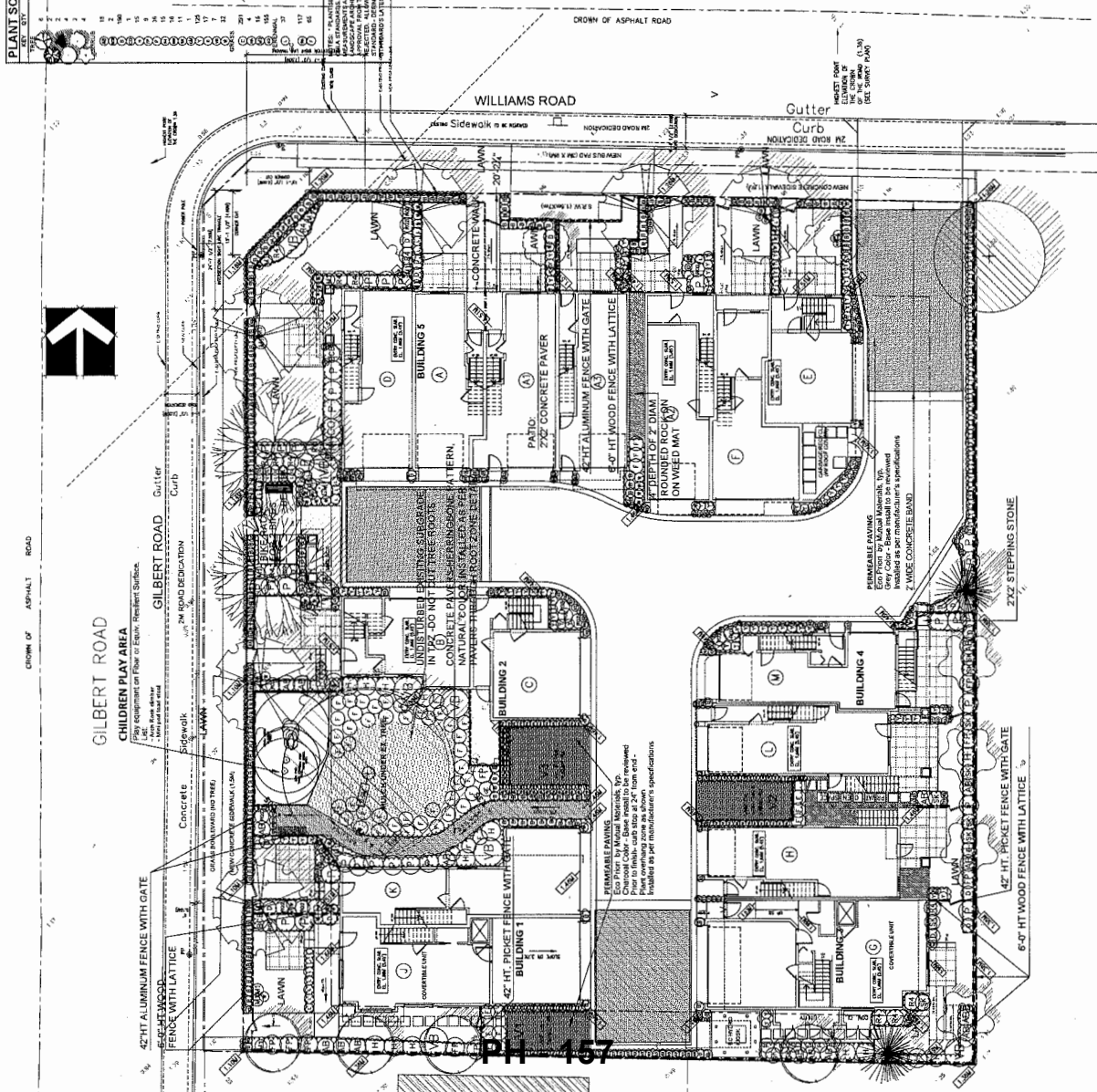
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PLANT SCHEDULE	COMMON NAME	PLANT SPECIES
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NOTE:
-PROVISION OF A DESIGN BUILD
-IRRIGATION SYSTEM TO BE PROVIDED.

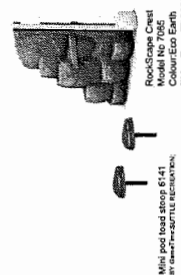


PH 157



SPER-3
Surf Blue Rock Model Number: SPER-3
Black Color
BY WISHBONE SITE FURNISHINGS
PH: 604.626.0476

SPER-5
Medium Pink Rock Model Number: SPER-5
BY WISHBONE SITE FURNISHINGS
Ultraquartz™ Recycled Plastic Slate-Richwood
1/2" Thick x 12" x 24" x 1/2" Thick
All surfaces and base made to be installed to match the stone.
BY WISHBONE SITE FURNISHINGS



Model No. 7900
Colour Eco Earth
BY WISHBONE SITE FURNISHINGS

PROJECT
15 UNIT TOWNHOUSE
DEVELOPMENT
7000-20 WILLIAMS ROAD
RICHMOND

WITH 2ND FLOOR ARCHITECT LTD.
DRAWING TITLE
LANDSCAPE
PLAN

DATE: August 13, 2016
SCALE: 3/32"=1'-0"
DRAWN: TD
DESIGN: TD
CHECK: PCM
PROJECT NUMBER: 15-153-229

L1

OF 4



RZ 16-743741

Attachment 3

Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

Applicant: Zhao XD Architect Ltd.

Planning Area(s): Broadmoor Area Plan

	Existing	Proposed
Owner:	Yao Chang Mao and Guo Qing Luo	No Change
Site Size (m²):	2,744 m ²	2,534.3 m ² (after road dedication)
Land Uses:	Single detached dwellings	Townhouse units and duplexes
OCP/Area Plan Designation:	Neighbourhood Residential	Neighbourhood Residential
Zoning:	Two-Unit Dwellings (RD1) and Single Detached (RS1/E)	Medium Density Townhouses (RTM2)
Number of Units:	3	15

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max 0.65	Max 0.65	none permitted
Buildable Floor Area (m ²):*	1647.3 m ²	Max. 1646.5 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Max. 25%	Building: Max. 40% Non-porous Surfaces: Max. 64% Landscaping: Max. 26%	none
Lot Dimensions (m):	Min. Width: 40 m Min. Depth: 35 m	Width: 54.2 m Depth: 46.6 m	none
Setbacks – Front yard (m):	Min. 6.0 m	6.0 m	none
Setbacks – South Rear yard (m):	Min. 3.0 m	3.0 m	none
Setbacks – East Side yard (m):	Min. 3.0 m	4.5 m	none
Setbacks – Ext. Side yard (m):	Min. 6.0 m	4.5 m	Requested
Height (m):	Max. 12.0 m (3 storeys)	12.0 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	33	33	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	14 (42%)	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Bicycle Parking Spaces	Class 1: 1.25/unit (19) Class 2: 0.2/unit (3)	Class1: 30 Class 2: 3	
Amenity Space – Indoor:	Minimum of 50 m ² or Cash in lieu (\$1000/unit)	Cash in lieu (15 x \$1000= \$15,000)	none
Amenity Space – Outdoor:	Private: Min. 30 m ² Public: 6 m ² /unit (90 m ²)	Private: Min 30 m ² Public: 94 m ²	none

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

* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.

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pmg
LANDSCAPE
ARCHITECTS
Suite C102 - 4195 Biltmore Drive
Richmond, BC V6X 2A6
P: (604) 274-0811 F: (604) 274-0822

SEAL

NO.	DATE	REVISION DESCRIPTION	BY
1	11/18/2016	ISSUED FOR PERMIT	DN
2	11/18/2016	REVISED FOR COMMENTS	DN
3	11/18/2016	REVISED FOR COMMENTS	DN
4	11/18/2016	REVISED FOR COMMENTS	DN
5	11/18/2016	REVISED FOR COMMENTS	DN
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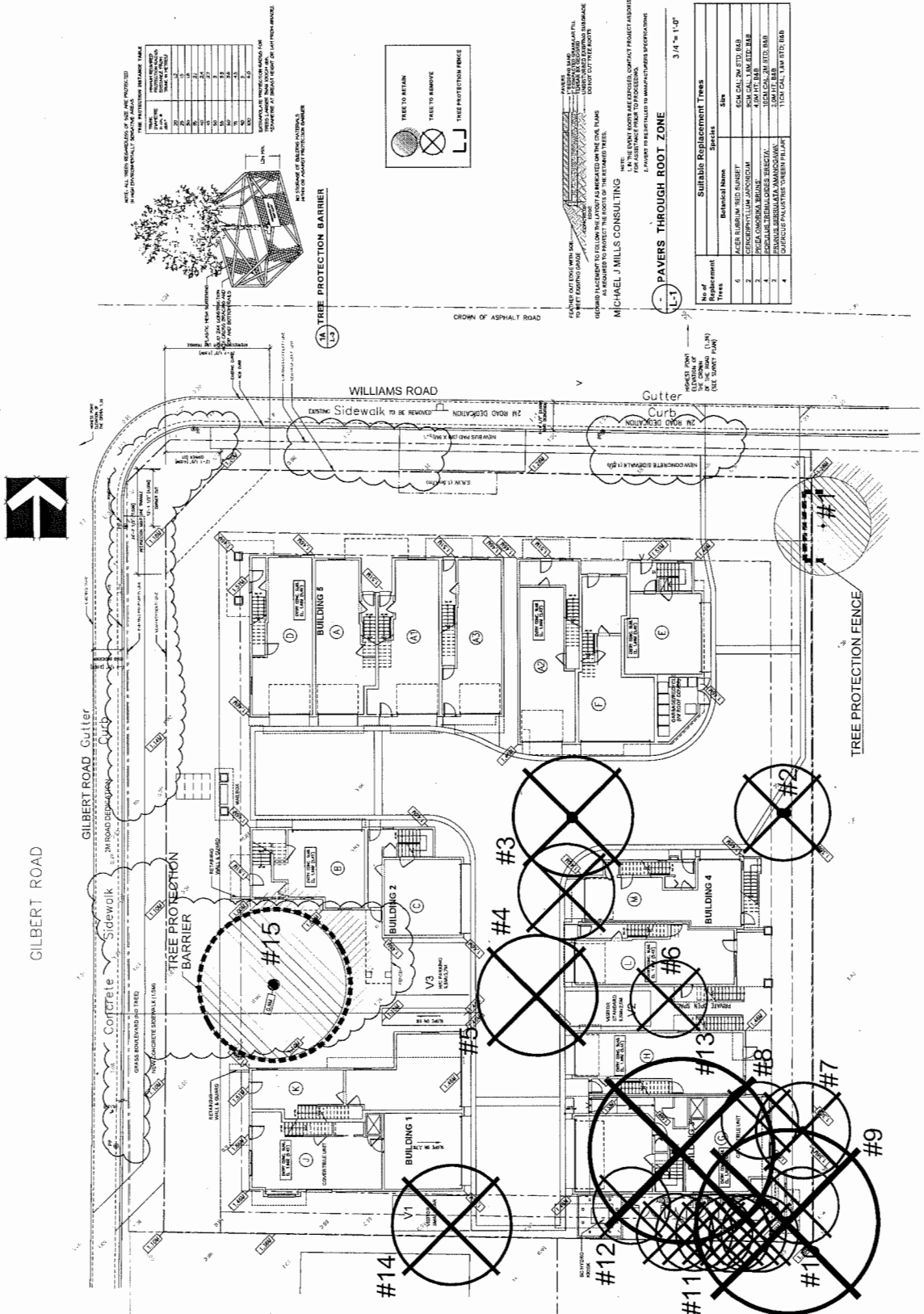
CLIENT: CANADIAN IRON & STEEL CONSTRUCTION DEVELOPMENT LTD.

PROJECT
15 UNIT TOWNHOUSE DEVELOPMENT
7090-20 WILLIAMS ROAD
RICHMOND

WITH: ZIMCO ARCHITECT LTD.

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: August 23, 2016
SCALE: 1/4" = 1'-0"
DRAWING NO: 15-153-00
DESIGN NO: 15-153-00
CHECKED: PCN
PMD PROJECT NUMBER: 15-153
DRAWING NUMBER: **L3**
OF 4





City of Richmond

Rezoning Considerations

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

Address: 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road

File No.: RZ 16-743741

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, the developer is required to complete the following:

1. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 18 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m
4	10 cm		5.5 m
2	9 cm		5 m
2	8 cm		4 m
6	6 cm		3.5 m

3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for the one (1) tree to be retained.
5. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title.
7. City acceptance of the developer's offer to voluntarily contribute \$0.81 per buildable square foot (e.g. \$14,355.31) to the City's public art fund.
8. Contribution of \$1,000.00 per dwelling unit (e.g. \$15,000) in-lieu of on-site indoor amenity space.
9. City acceptance of the developer's offer to voluntarily contribute \$4.00 per buildable square foot (e.g. \$70,890.40) to the City's affordable housing fund.
10. Contribution of \$25,000.00 to go towards the purchase and installation of a City standard bus shelter
11. Contribution of \$8,800.00 to go towards the purchase and installation of illuminated street name signs at the Williams Road/Gilbert Road intersection.
12. Road dedications: (i) 2.0 m wide road dedication along the entire Williams Road development frontage; (ii) 2.0 m wide road dedication along the entire Gilbert Road development frontage; and (iii) 4.0 m x 4.0 m corner cut road dedication at the northwest corner of the site.
13. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
14. Registration of a legal agreement on title identifying that the proposed development must be designed and constructed to meet or exceed EnerGuide 82 criteria for energy efficiency and that all dwellings are pre-ducted for solar hot water heating.

15. Registration of a Statutory Right-of-Way (SRW) Property Right-of-Passage (PROP) on title to provide legal means of public and vehicular access to future developments located south of the subject development. The SRW PROP is to cover the development driveway on Williams Road and the entire length of the north south drive aisle. At the south end of the easterly north-south aisle, no permanent structures are to be placed.
16. Discharge of existing covenant registered on Title of the subject property (i.e., G54759), which is no longer required by the City of Richmond for services.
17. Discharge of existing covenant registered on Title of the subject property (i.e., BF353030) which restricts the use of the property to a duplex.
18. The submission of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required townhouse energy efficiency standards (EnerGuide 82 or better), in compliance with the City's Official Community Plan.

Prior to a Development Permit* issuance, the developer is required to complete the following:

1. Submission of a Landscaping Security to the City of Richmond based on 100% of the cost estimates provided by the landscape architect. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by city staff. The City may retain a portion of the security for a one-year maintenance period.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility, CPTED and sustainability measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Enter into a Servicing Agreement* for the design and construction of servicing works and off-site improvements to the satisfaction of the Director of Engineering. Works include, but may not be limited to;

Water Works:

- a. Using the OCP Model, there is 551.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Install a new water service connection, complete with meter and meter box, off of the existing 250 mm AC water main along Williams Rd.
- c. At Developer's cost, the City is to:
 - Cut and cap the three (3) existing water service connections.
 - Install a new fire hydrant at the Williams Rd frontage.
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d. The Developer is required to:

- Upgrade approximately 65 m of existing 300 mm diameter storm sewer along the Williams Rd frontage to 600 mm. Upgrades are typically manhole to manhole.
 - Cut and cap the three (3) existing storm service connections, and remove inspection chambers.
 - Install a new storm service connection off of the proposed storm sewer along the Williams Rd frontage, complete with inspection chamber.
- e. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f. The Developer is required to:
- Cut, cap, and remove the existing 150 mm FRP sanitary main within the development site and along the Gilbert Road frontage, as well as all manholes, service laterals, and inspection chambers, and discharge right-of-way.
 - Install a new manhole at the southwest corner of the development site and tie-in to existing 150 mm FRP sanitary main.
 - Install a new sanitary service connection off of the proposed manhole. The manhole shall serve as an inspection chamber.
- g. At Developer's cost, the City is to:
- Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- h. The Developer is required to:
- Coordinate with BC Hydro, Telus and other private communication service providers
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc). These shall be located onsite, as described below.
 - Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
 1. BC Hydro PMT – 4mW X 5m (deep)
 2. BC Hydro LPT – 3.5mW X 3.5m (deep)
 3. Street light kiosk – 1.5mW X 1.5m (deep)
 4. Traffic signal kiosk – 1mW X 1m (deep)
 5. Traffic signal UPS – 2mW X 1.5m (deep)
 6. Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 7. Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
 - Review street lighting levels on all frontages and upgrade as required.

The Developer is required to design and construct frontage improvements along the Williams Road and Gilbert Road frontages. Works include, but may not be limited to:

- a) Williams Road frontage:
- (1) Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb; and

- (2) Construct a 3.0 m wide x 9.0 m long concrete bus pad with conduit pre-ducting for electrical connection at the existing eastbound bus stop on Williams Road far-side of Gilbert Road (in accordance with TransLink's 'Universal Accessible Bus Stop Design Guidelines').
- b) Gilbert Road frontage: Construct a new 1.5 m wide concrete sidewalk at the new property line and grass boulevard with street trees behind the existing curb.
- c) Vehicle access is to be provided by a single driveway located at the eastern edge of the Williams Road development frontage. All existing driveways along the Williams Road and Gilbert Road development frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, grass/tree boulevard and concrete sidewalk per standards described in these Rezoning Considerations.
- d) The Developer is responsible for the cost of any traffic signal related works that are required as a result of conflict/impact of frontage improvements works and/or utility installations. The required traffic signal works may include: replacement of traffic signal poles and bases; replacement of vehicle detector loops; and traffic signal cabinet. The details of the traffic signal works will be defined as part of the Servicing Agreement detailed site design process.

General Items:

1. The Developer is required to:
 - Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - Enter into, if required, 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, 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.
4. If applicable, payment of latecomer agreement charges associated with eligible latecomer works.
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 Department at 604-276-4285.

Note:

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

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

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

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

Initial: _____

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 9688 (RZ 16-743741)
7000/7002/7020 Williams Road & 10060 Gilbert 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 **"MEDIUM DENSITY TOWNHOUSES (RTM2)"**.

P.I.D. 004-514-572

Lot 84 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 000-896-748

Lot 85 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

P.I.D. 003-986-055

Lot 87 Section 32 Block 4 North Range 6 West New Westminster District Plan 31625

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9688"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

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



City of Richmond

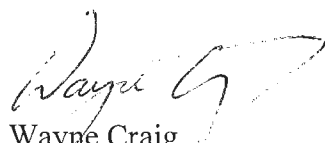
Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development
Date: March 28, 2017
File: TU 17-763604
Re: Application by Fairchild Developments Ltd. for an extension to a Temporary Use Permit at 8320 Cambie Road and 8431 Brownwood Road

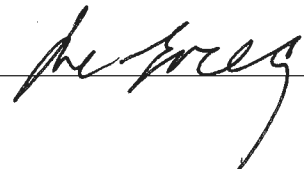
Staff Recommendation

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.”


Wayne Craig
Director, Development

JR:blg
Att. 3

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation Business Licenses	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	

Staff Report

Origin

Fairchild Developments Ltd. has applied to the City of Richmond for an extension to an existing Temporary Use Permit (TUP) to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road (Attachment 1). The parking lot functions as overflow parking on a temporary basis for the commercial centre located to the west of the subject site. On June 16, 2014, Council issued the original TUP (TU 14-653009) for a three-year term; expiring June 16, 2017.

There is no proposed change to the number of parking stalls permitted by the TUP.

Findings of Fact

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

Surrounding Development

The subject site is located in a transitioning area within the Aberdeen Village sub-area of the City Centre. Land uses immediately surrounding the site is as follows:

- To the North: A new neighbourhood park, on a lot zoned “School & Institutional Use (SI)” and designated “Park” in the City Centre Area Plan and 2041 Official Community Plan. Construction of the park is under way by the City.
- To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the South: Across Brownwood Road, single family dwellings on lots zoned “Single Detached (RS1/E)” and designated “General Urban T4 (25m)” in the City Centre Area Plan and “Mixed Employment” in the Official Community Plan.
- To the West: Across Hazelbridge Way, a commercial shopping centre known as Aberdeen Centre, on a lot zoned “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre),” designated “Urban Centre T5 (35 m)” in the City Centre Area Plan, and “Commercial” in the Official Community Plan.

Related Policies & Studies

Official Community Plan/City Centre Area Plan – Aberdeen Village

The subject site is located in the Aberdeen Village area of the City Centre Area Plan and is designated “Mixed Employment”. The site is also designated as “General Urban T4 (25 m)” on the Aberdeen Village Specific Land Use Map; which provides for light industry, office, retail and services, restaurants, and educational uses.

The Official Community Plan (OCP) allows Temporary Use Permits (TUPs) in areas designated “Industrial”, “Mixed Employment”, “Commercial”, “Neighbourhood Shopping Centre”, “Mixed Use”, “Limited Mixed Use”, and “Agricultural” (outside of the Agricultural Land Reserve); where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

It is recognized by both the applicant and City staff that this area will ultimately be redeveloped according to the City Centre Area Plan in the future. Permitting a parking lot would allow for a productive use of the site until redevelopment occurs.

The proposed temporary use for a surface parking lot is consistent with the land use designations and applicable policies in the OCP.

Aircraft Noise Sensitive Development Policy

The subject site is located within “Area 1A – Restricted Area” of the Aircraft Noise Sensitive Development Policy; where new Aircraft Noise Sensitive Land Uses are prohibited. The proposed temporary overflow parking is consistent with the Aircraft Noise Sensitive Development Policy, as no new Aircraft Noise Sensitive Land Uses are proposed at the site.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Strategy, a flood indemnity covenant was registered on Title of the properties as a condition of the original TUP.

Local Government Act

The *Local Government Act* identifies that TUPs are valid for a period of up to three years from the date of issuance. An application for an extension to the permit may be made and issued for up to three additional years. Following this one time extension, a new TUP application would be required.

Public Consultation

Should the Planning Committee and Council endorse this application, the application will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The owner is proposing a TUP extension in order to maintain the existing surface parking lot containing 36 parking spaces (Attachment 3). Of these parking spaces, 17 are considered small parking spaces, 18 are considered regular parking spaces, and one is considered a handicapped parking space. Vehicle access is from Hazelbridge Way, approximately 60 m (197 ft.) to the south of the intersection at Hazelbridge Way and Cambie Road, via a driveway letdown that permits only a right-turn in and a right-turn out of the site. A median exists along Hazelbridge Way to prevent any left-turns in and out of the site. No changes to the existing parking arrangement, circulation, or site access are proposed.

The owner has indicated there is ongoing demand for trades and employee parking to facilitate tenant improvements at Aberdeen Square and Aberdeen Centre. The owner anticipates that tenant improvement activity will continue for the next few years. Maintaining additional parking spaces for a temporary time period would assist in alleviating this parking demand on the commercial centre properties.

Landscaping

There is a landscaped strip between the parking area and the sidewalk on both the Cambie Road and Hazelbridge Way frontages, which includes 72 Laurel shrubs and four trees, as required by the previous TUP. The subject site is separated from adjacent single family dwellings to the east by an off-site Cedar hedge and on-site Laurel shrubs. Two additional trees were planted at the south end of the subject site as a condition of the original TUP.

The existing landscaping is to remain in place for the duration of the TUP. Further frontage and landscape improvements will be identified when the site is developed to its ultimate use in accordance with the City Centre Area Plan.

Staff Comments

No servicing upgrades are required at this time, as the proposed use would be temporary. Servicing upgrades would be identified when the site is developed to its ultimate use in accordance with the City Centre Area Plan.

Staff have no objections to the proposal to maintain a surface parking lot on the subject site and recommend that an extension to the TUP be granted on the understanding that this Permit will expire in three years. No further extensions of this TUP are permitted.

Financial Impact

None.

Conclusion

It is recommended that a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.



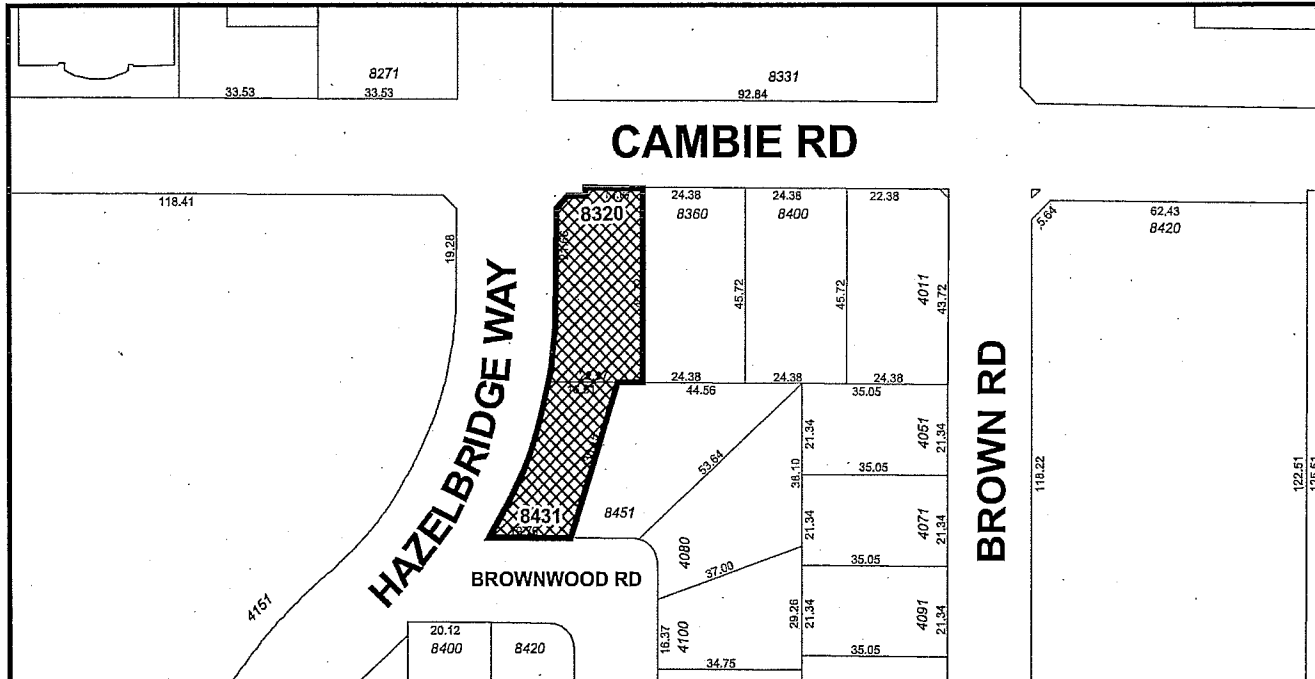
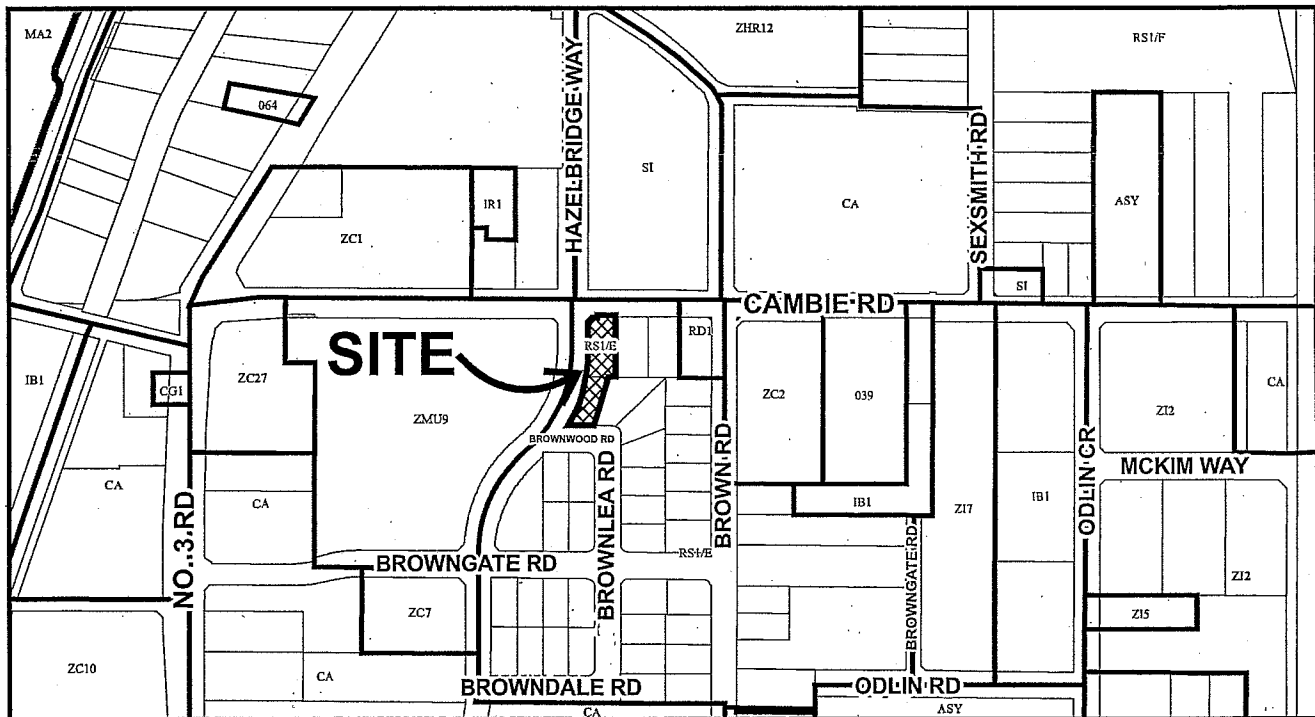
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

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



City of
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES



TU 17-763604

Attachment 2

Address: 8320 Cambie Road & 8431 Brownwood Road

Applicant: Fairchild Developments Ltd.

Planning Area: City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Developments Ltd.	No change
Site Size (m²):	Total: 1,574 m ² <ul style="list-style-type: none">• 8320 Cambie Road: 960 m²• 8431 Brownwood Road: 614 m²	No change
Land Uses:	Surface Parking Lot	No change
OCP Designation:	Mixed Employment	No change
Area Plan Designation:	General Urban T4 (25 m)	No change
Zoning:	Single Detached (RS1/E)	No change, with the exception of allowing a parking lot as a permitted use for a period of three years.

	Bylaw Requirement	Proposed	Variance
Off-street Parking Spaces – Standard:	Minimum of 50% of all required parking spaces if more than 31 total spaces	18 of 36 total spaces (50%)	None
Off-street Parking Spaces – Small	n/a	17 of 36 total spaces (47%)	None
Off-street Parking Spaces – Accessible:	Minimum 2% of all required parking spaces if more than 11 total spaces	1 of 36 total spaces (3%)	None

PLANT LIST

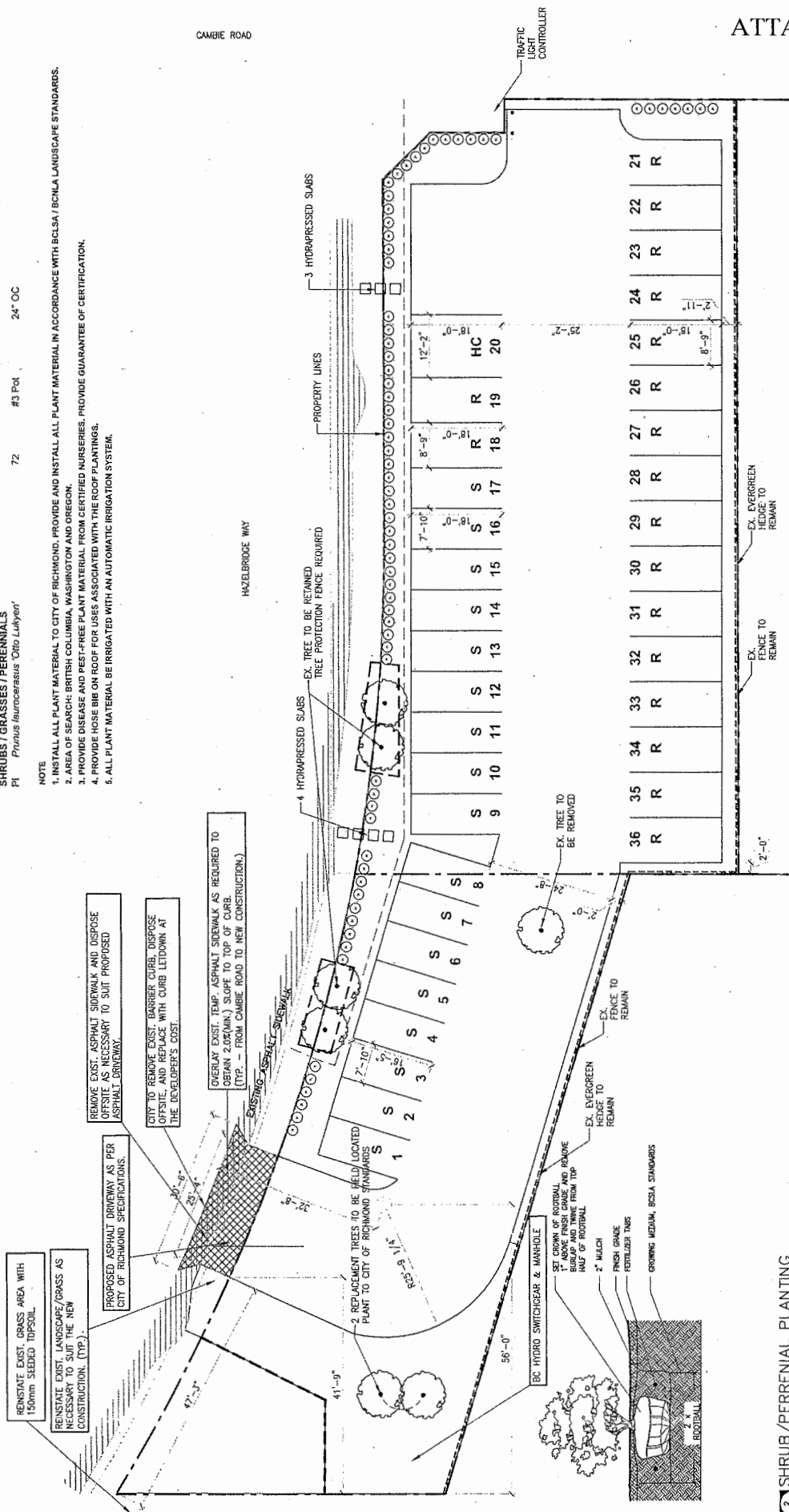
Shrubs

Shrubs	QTY.	MIN. SIZE	SPACING	COMMENTS	SYMBOL
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SHRUBS / GRASSES / PERENNIALS
P1 *Prunus laurocerasus* 'Otto Luyken'

NOTE

1. INSTALL ALL PLANT MATERIAL TO CITY OF RICHMOND. PROVIDE AND INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH BCLSA / BCLSA LANDSCAPE STANDARDS.
2. AREA OF SEARCH: WEST COLUMBIA, WASHINGTON AND OREGON.
3. PROVIDE DISEASE AND PEST-FREE PLANT MATERIAL FROM CERTIFIED NURSERIES. PROVIDE GUARANTEE OF CERTIFICATION.
4. PROVIDE HOSE BIN ON ROOF FOR USES ASSOCIATED WITH THE ROOF PLANTINGS.
5. ALL PLANT MATERIAL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.



PH - 174

2 SHRUB/PERENNIAL PLANTING[illegible]

**BING THOM
ARCHITECTS**

VANCOUVER, B.C. CANADA
TELEPHONE (604) 681-1001
OFFICES@MOTOU.COM


V6Z 2A3
FAX 606-7343
WWW.BTMARCH.COM

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TITLE

SURFACE PARKING

HAZEL BRIDGE WAY

DRAWING DATE	2014-04-29	PROJECT NUMBER
REF. DRAWING		CADD FILE
SCALE	NTS	DWG. NO.
DRAWN: CO	CHK: CO	 LSC



City of Richmond
Planning and Development Department

Temporary Use Permit

No. TU 17-763604

To the Holder: FAIRCHILD DEVELOPMENTS LTD.
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD
Address: C/O GRACE LAM
FAIRCHILD DEVELOPMENTS LTD.
UNIT 130-4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

1. This Temporary Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary use:

Surface parking lot for a maximum of 36 spaces, as shown in Schedule "B"
4. The site, including signs, asphalt, and related improvements, and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner.
5. As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Holder if the security is returned. The condition of the posting of the security is that should the Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the City may use the security to carry out the work by its servants agents or contractors, and any surplus shall be paid over to the Holder, or should the Holder carry out the development permitted by this Permit within the time set out herein and comply with all the undertakings given in Schedule "C" attached hereto, the security shall be returned to the Holder.

There is filed accordingly:

A security deposit in the amount of \$10,000.00

6. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.

No. TU 17-763604

To the Holder: FAIRCHILD DEVELOPMENTS LTD.
Property Address: 8320 CAMBIE ROAD AND 8431 BROWNWOOD ROAD
Address: C/O GRACE LAM
FAIRCHILD DEVELOPMENTS LTD.
UNIT 130-4400 HAZELBRIDGE WAY
RICHMOND, BC V6X 3R8

7. The Permit is valid for a maximum of three years from the date of issuance.
8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION NO.
DAY OF

ISSUED BY THE COUNCIL THE

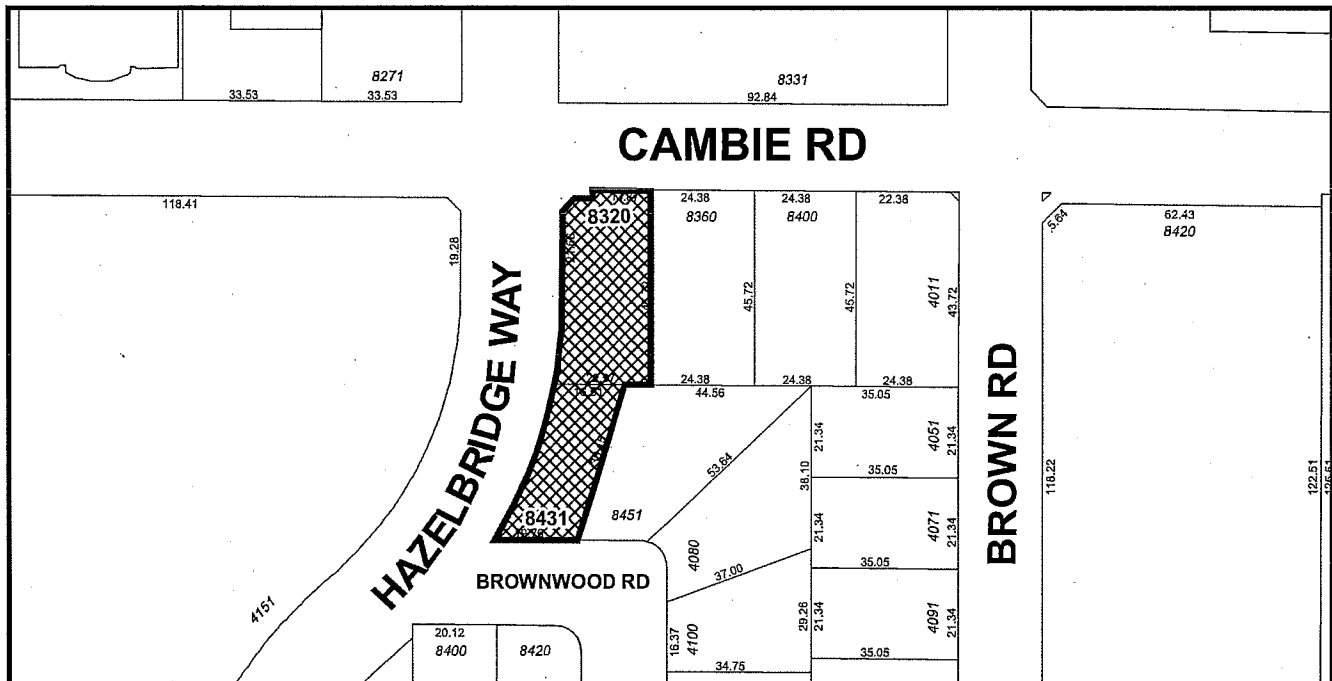
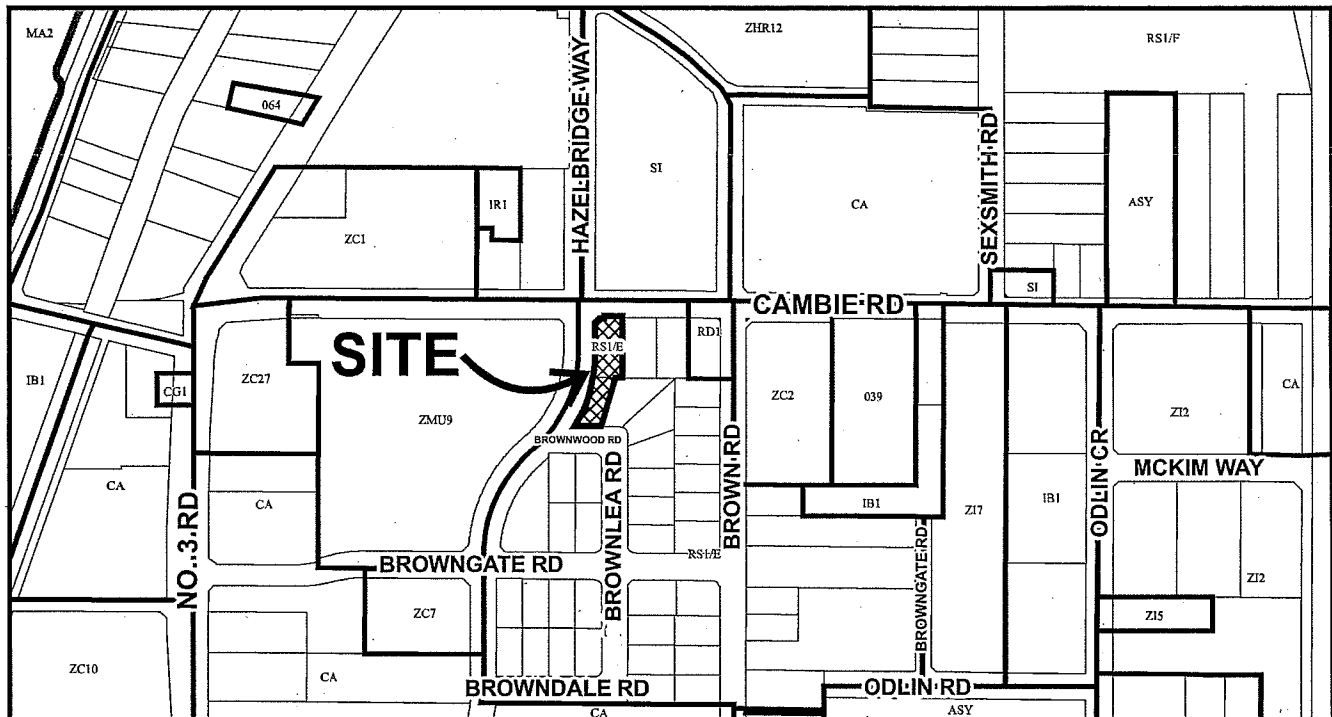
DELIVERED THIS DAY OF

MAYOR

CORPORATE OFFICER



City of
Richmond



TU 17-763604

Original Date: 02/28/17

Revision Date:

Note: Dimensions are in METRES

Schedule "C"

Undertaking

In consideration of the City of Richmond issuing the Temporary Use Permit, we the undersigned hereby agree to demolish or remove any temporary buildings, structures and signs; to restore the land described in Schedule A; and to maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Fairchild Developments Ltd.
by its authorized signatory

[signed concurrence on file]



City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors
From: Wayne Craig
Director, Development
Date: April 6, 2017
File: TU 17-762905
Re: Planning Committee direction regarding: OMB Architects has applied for a
Temporary Commercial Use Permit at 13340 Smallwood Place

Background

This memorandum responds to Planning Committee's resolution to remove one of the conditions contained in the Temporary Commercial Use Permit to be issued to the Richmond Animal Protection Society (RAPS) through an application by OMB Architects.

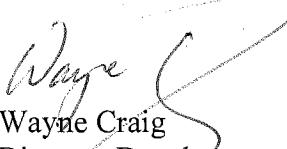
The following resolution was passed by Planning Committee on April 4th, 2017:

- (1) That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*
 - (a) That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use; and;*
- (2) That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed.*

Analysis

To achieve Part 2 of the resolution passed by Planning Committee, the Temporary Commercial Use Permit has been revised. The revised Temporary Commercial Use Permit has been attached to this memorandum. The revised permit will be considered at a Public Hearing to be held May 15, 2017 at 7:00 p.m., should Council endorse the Planning Committee resolution.

For clarification, please contact the undersigned.


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



Richmond

April 6, 2017

- 2 -

WC:jr

cc. Joe Erceg, General Manager, Planning and Development



City of Richmond

Temporary Commercial Use Permit

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)
Property Address: 13340 SMALLWOOD PLACE
RICHMOND, BC
Address: C/O EYAL LICHTMANN
12071 NO. 5 ROAD
RICHMOND, BC V7A 4E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial uses:
Veterinary Service
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached as Schedule "B" to this Permit which shall form a part hereof.
5. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "C" to this permit.
6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner, as agreed to by the Holder in Schedule "C".
7. This Temporary Commercial Use Permit is valid for a maximum of three years from the date of issuance.
8. This Permit is not a Building Permit.

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)
Property Address: 13340 SMALLWOOD PLACE
RICHMOND BC
Address: C/O EYAL LICHTMANN
12071 NO. 5 ROAD
RICHMOND, BC V7A 4E9

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

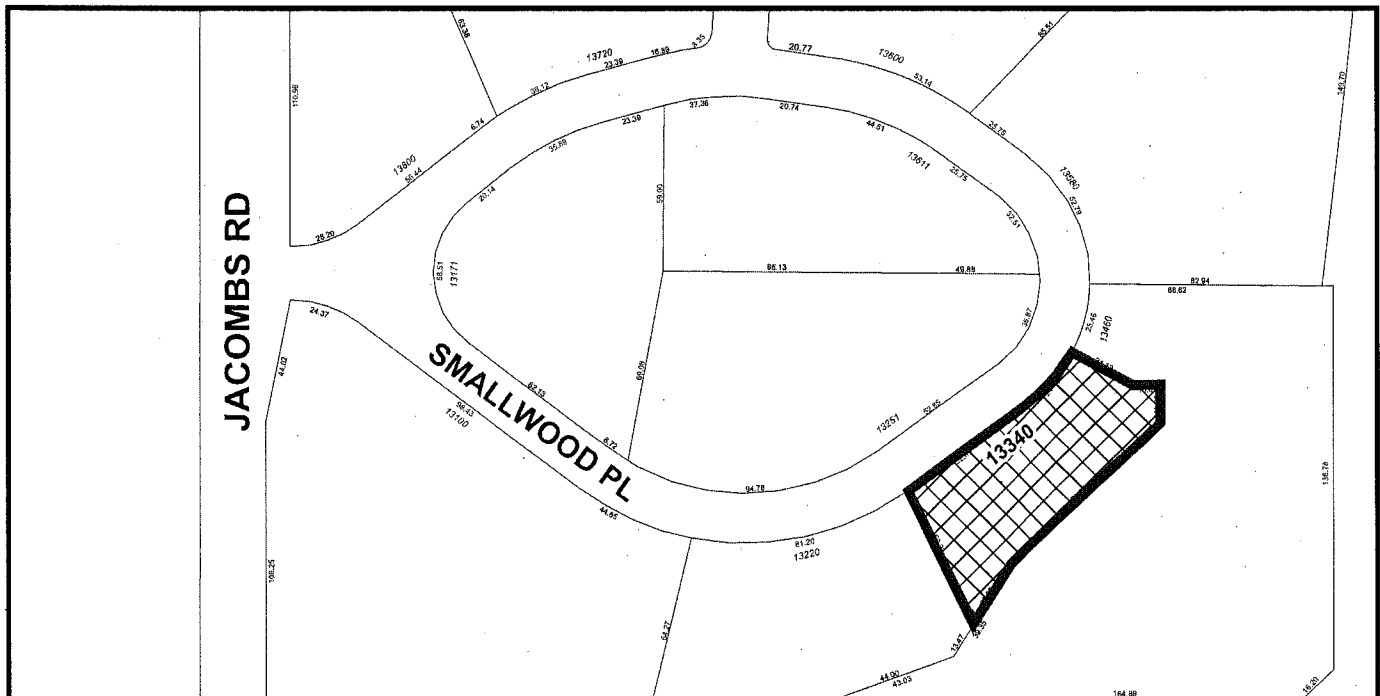
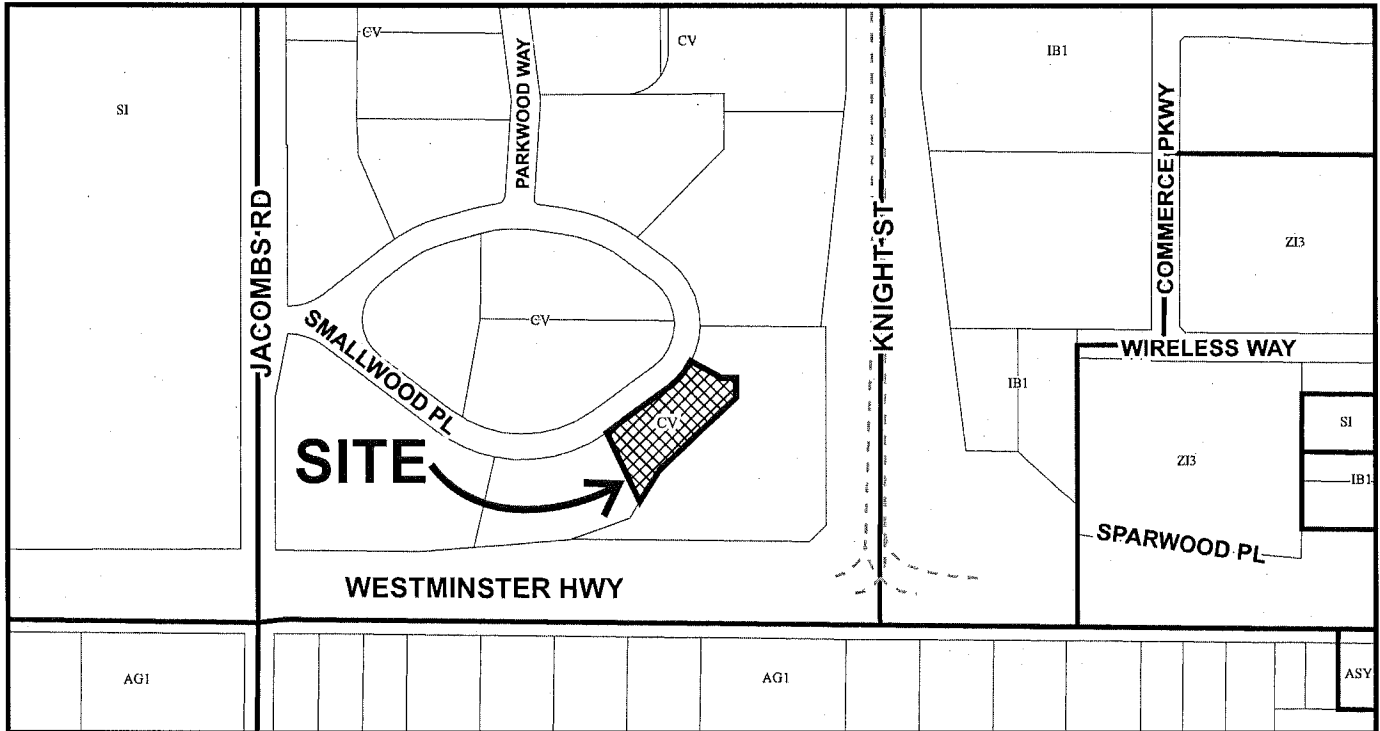
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of
Richmond



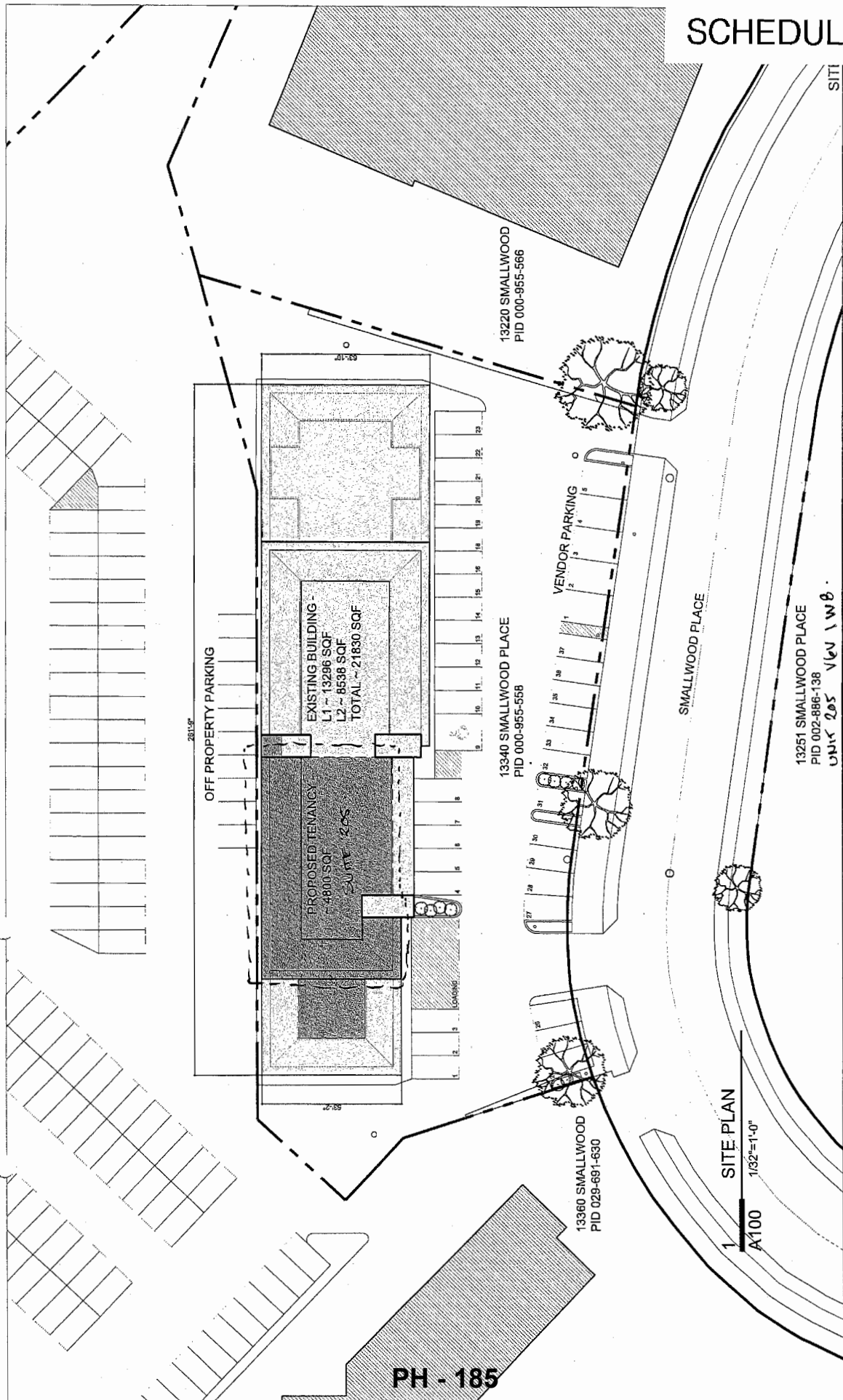
TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES

SCHEDULE B



1 SITE PLAN
A100 1/32"=1'-0"

office of mcFarlane biggar
ARCHITECTS+DESIGNERS omb

Schedule "C"

Undertaking

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a veterinary office on the subject site, the Holder acknowledges and agrees to the following terms and conditions:

1. The Holder must register or cause to be registered an Aircraft Noise Sensitive Development covenant on Title prior to final Building Permit inspection.
2. The Holder must register or cause to be registered a Flood Indemnity covenant on Title prior to final Building Permit inspection.
3. The Holder must demolish or remove any temporary buildings, structures and signs; restore the land described in Schedule "A"; and maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Richmond Animal Protection Society (RAPS)
by its authorized signatory

[signed concurrence on file]

Eyal Lichtmann, CEO



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

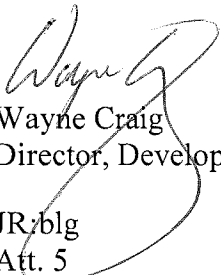
Date: March 28, 2017
File: TU 17-762905

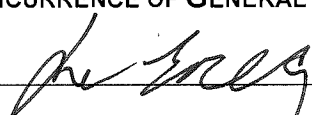
Re: Application by OMB Architects for a Temporary Commercial Use Permit at
13340 Smallwood Place

Staff Recommendation

That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:

“That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.”


Wayne Craig
Director, Development
JR:blg
Att. 5

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

Staff Report

Origin

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit (TCUP) to allow Veterinary Service as a permitted use at 13340 Smallwood Place (Attachment 1). This application has been made on behalf of the Richmond Animal Protection Society (RAPS).

If approved, the TCUP would be valid for a period of up to three years from the date of issue; at which time, an application for an extension to the permit may be made and issued for up to three additional years. The *Local Government Act* allows Council to consider TCUP issuance on its own merits and does not limit the number of TCUP issuances allowed on a site.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

Surrounding Development

The subject site is located in the southeast corner of the Richmond Auto Mall. Development immediately surrounding the subject site is as follows:

- To the Northwest and Southwest: Car dealerships on lots zoned "Vehicle Sales (CV)".
- To the Northeast: A commercial office building on a lot zoned "Vehicle Sales (CV)".
- To the Southeast: Surface parking on a lot zoned "Vehicle Sales (CV)".

Related Policies & Studies

Official Community Plan/East Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject site is "Commercial".

The OCP allows TCUPs in areas designated "Industrial", "Mixed Employment", "Commercial", "Neighbourhood Service Centre", "Mixed Use", "Limited Mixed Use", and "Agricultural" (outside of the Agricultural Land Reserve); where deemed appropriate by Council and subject to conditions suitable to the proposed use and surrounding area.

The proposed Veterinary Service use is consistent with the "Commercial" land use designation contained in the OCP.

The proposed Veterinary Service use is not consistent with the automobile focus of the Richmond Auto Mall, however, staff note that the subject site contains an existing office building that was previously occupied by a financial institution. The proposal to locate a temporary veterinary office in the building does not preclude future vehicle-related uses from occupying the unit. In addition, the Richmond Auto Mall Association supports the proposed veterinary office, as it will be temporary in nature.

Richmond Zoning Bylaw 8500

The subject site is zoned “Vehicle Sales (CV)”, which allows for vehicle sales and repairs, along with a limited number of related uses. The zone permits Office use, but not the Veterinary Service use.

Veterinary Service is a defined use in Richmond Zoning Bylaw 8500, and describes a facility for the care, examination, diagnosis and treatment of sick, ailing, infirm or injured pets; including medical intervention and surgery, and may include accessory short-term accommodation of pets, pet grooming and the sale of medicine and pet supplies, and includes pet clinics, but does not include Animal Breeding and Boarding, Animal Shelters or Animal Day Care. Veterinary Service is a permitted use in most, but not all, commercial zones.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Sensitive Development (ANSND) Policy Area 4; which allows for all Aircraft Noise Sensitive Land Uses to be considered. The proposed temporary commercial use is consistent with the Aircraft Noise Sensitive Development Policy. A covenant addressing aircraft noise mitigation (as required) and public awareness is to be registered on Title if the Permit is issued.

Floodplain Management Implementation Strategy

In accordance with the City’s Flood Management Implementation Strategy, a flood indemnity covenant is to be registered on Title if the Permit is issued.

Local Government Act

The *Local Government Act* identifies that TCUPs are valid for a period of up to three years from the date of issue and that an application for one extension to the permit may be made and issued for up to three additional years. A new TCUP application is required after one extension.

Public Consultation

Should the Planning Committee endorse this application and Council grant first reading, the application will be forwarded to a Public Hearing; where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

The subject site contains an approximately 2,028 m² (21,830 ft²) two-storey commercial building with nine units. The applicant proposes to allow a veterinary office to occupy one unit on the second storey, which is approximately 446 m² (4,800 ft²). Plans showing the subject site and the proposed veterinary office are provided in Attachments 3 and 4.

If issued, this TCUP would allow the Richmond Animal Protection Society (RAPS) to operate a veterinary office at the subject site until construction of a new permanent facility is completed.

As there are no exterior renovations proposed, a Development Permit is not required for this proposal.

Business Operations

According to documents provided by the applicant, RAPS is a registered charity that operates the City of Richmond Animal Shelter. They provide food, shelter, and veterinary care to animals in Richmond and surrounding communities, engage in public awareness campaigns on animals' health and care, and assist with public access to low-cost veterinary care. A temporary veterinary office is being pursued by RAPS so they are able to provide veterinary services. The operation of this independent veterinary clinic is, however, outside of the scope of the City's contract with RAPS to provide animal shelter services.

Parking

There are 37 parking stalls located on the subject site. Additional parking is available behind the subject site on an adjacent property owned by Richmond Auto Mall Holdings Ltd. This parking area can be accessed directly from the building, or via a pedestrian sidewalk.

Veterinary Service uses require the greater of 1.6 spaces per 100.0 m² of gross leasable floor area of the building, or 1.4 spaces per employee. The applicant has confirmed that they have access to a total of 21 parking spaces; 12 spaces are on the subject site in the front yard, and 9 spaces are on an adjacent property behind the building.

Landscaping

The subject site and surrounding sites in the Richmond Auto Mall consist mainly of car dealerships and associated offices. Not all sites in the area are landscaped to the current required standard.

Richmond Zoning Bylaw 8500 requires a minimum 3.0 m wide landscaped setback between any area used for onsite parking and a lot line abutting a public road. The subject site contains parking at the front lot line, which is separated from the sidewalk by a 1.5 m wide grass boulevard within the City-owned road right of way, which contains one tree. Five landscaped peninsulas provide some separation between parking areas and driveways, and there are two landscaped areas immediately in front of the building. There is one tree on the subject site.

The proposed use is temporary in nature, and no exterior building modifications or additions are proposed. The existing condition provides limited opportunity for planting onsite without reconfiguring the parking arrangement or moving existing lighting standards.

To improve the landscaping conditions, the applicant has proposed to plant three trees in the City owned boulevard in front of the subject site (Attachment 5). Parks Department staff have reviewed the proposal and will accept a \$1,950 cash-in-lieu contribution (\$650/tree) for the City to plant the trees.

Financial Impact

None.

Conclusion

OMB Architects has applied to the City of Richmond for a Temporary Commercial Use Permit to allow Veterinary Service as a permitted use at 13340 Smallwood Place, zoned "Vehicle Sales (CV)".

The proposed Veterinary Service use at the subject property is acceptable to staff on the basis that it is consistent with the land use designations in the OCP, and is temporary in nature.

Staff recommend that the attached Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) to allow Veterinary Service as a permitted use at 13340 Smallwood Place.



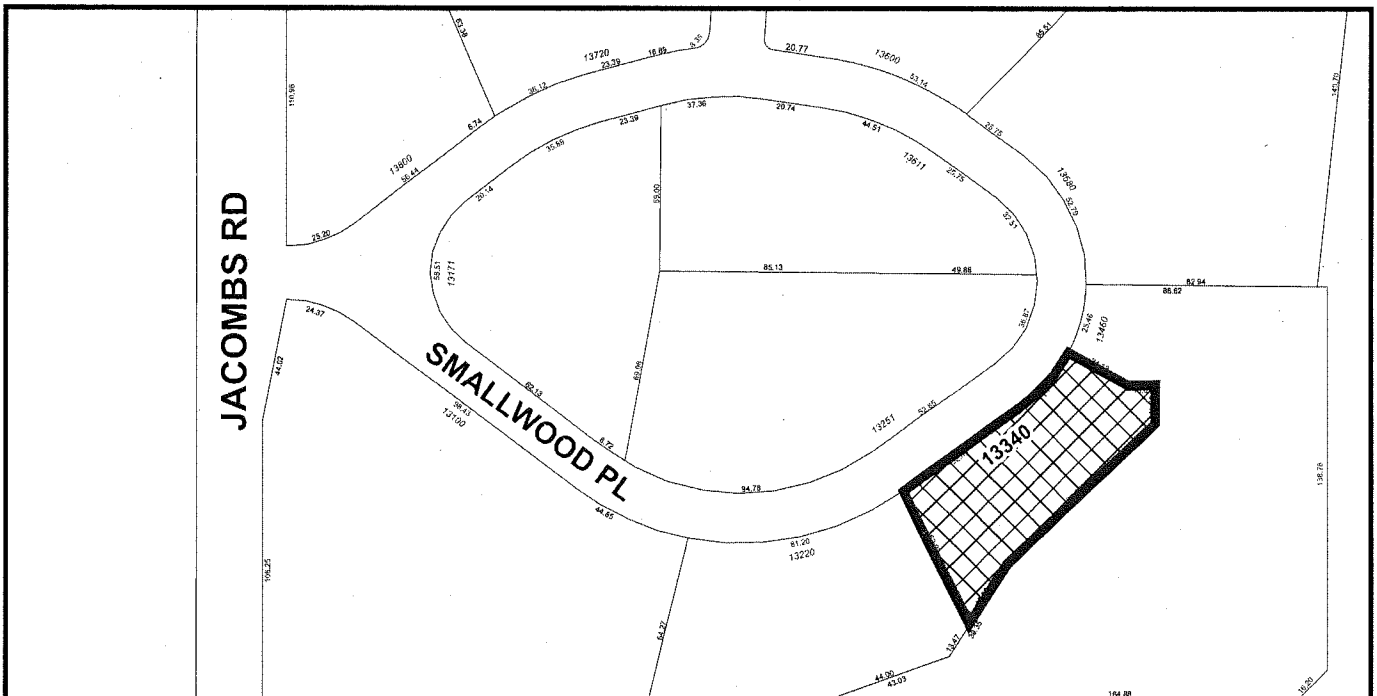
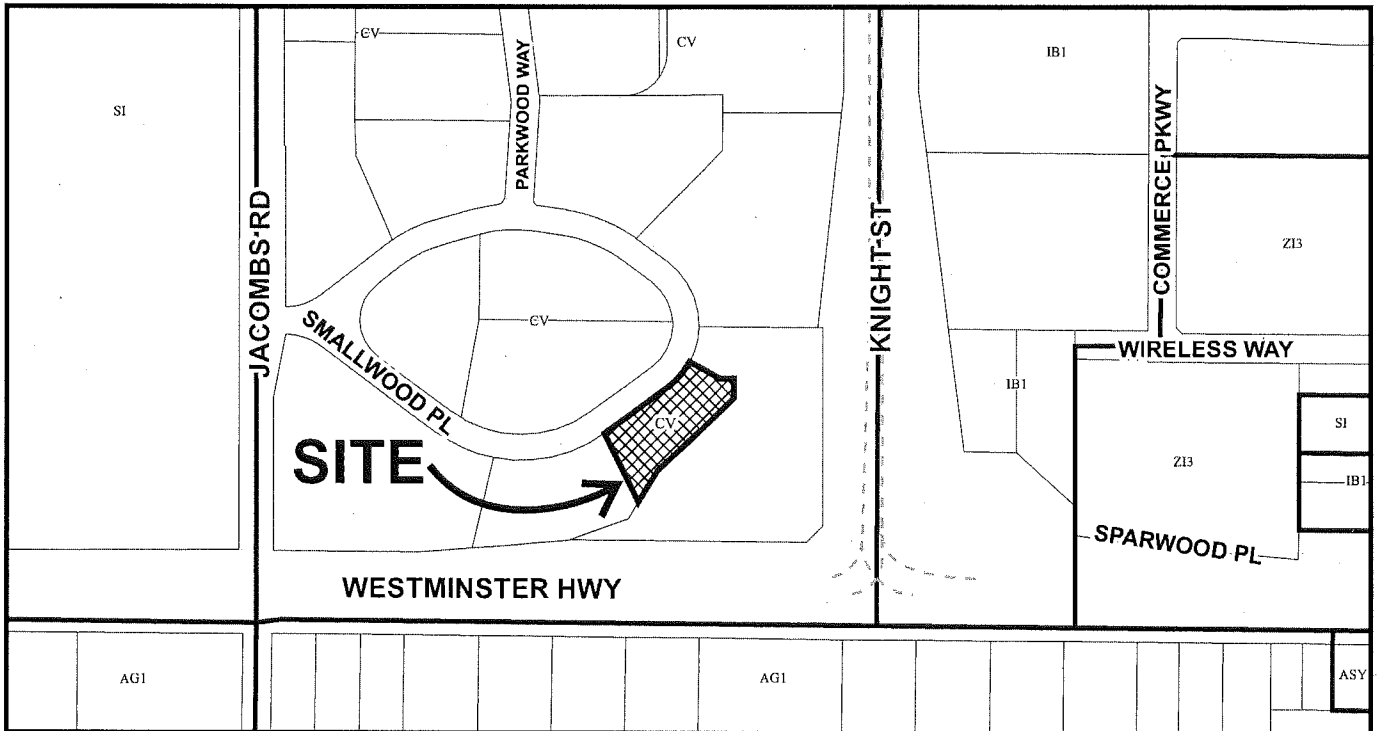
Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Plan
- Attachment 4: Proposed Interior Plans
- Attachment 5: Landscape Plan



City of Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES



TU 17-762905

Attachment 2

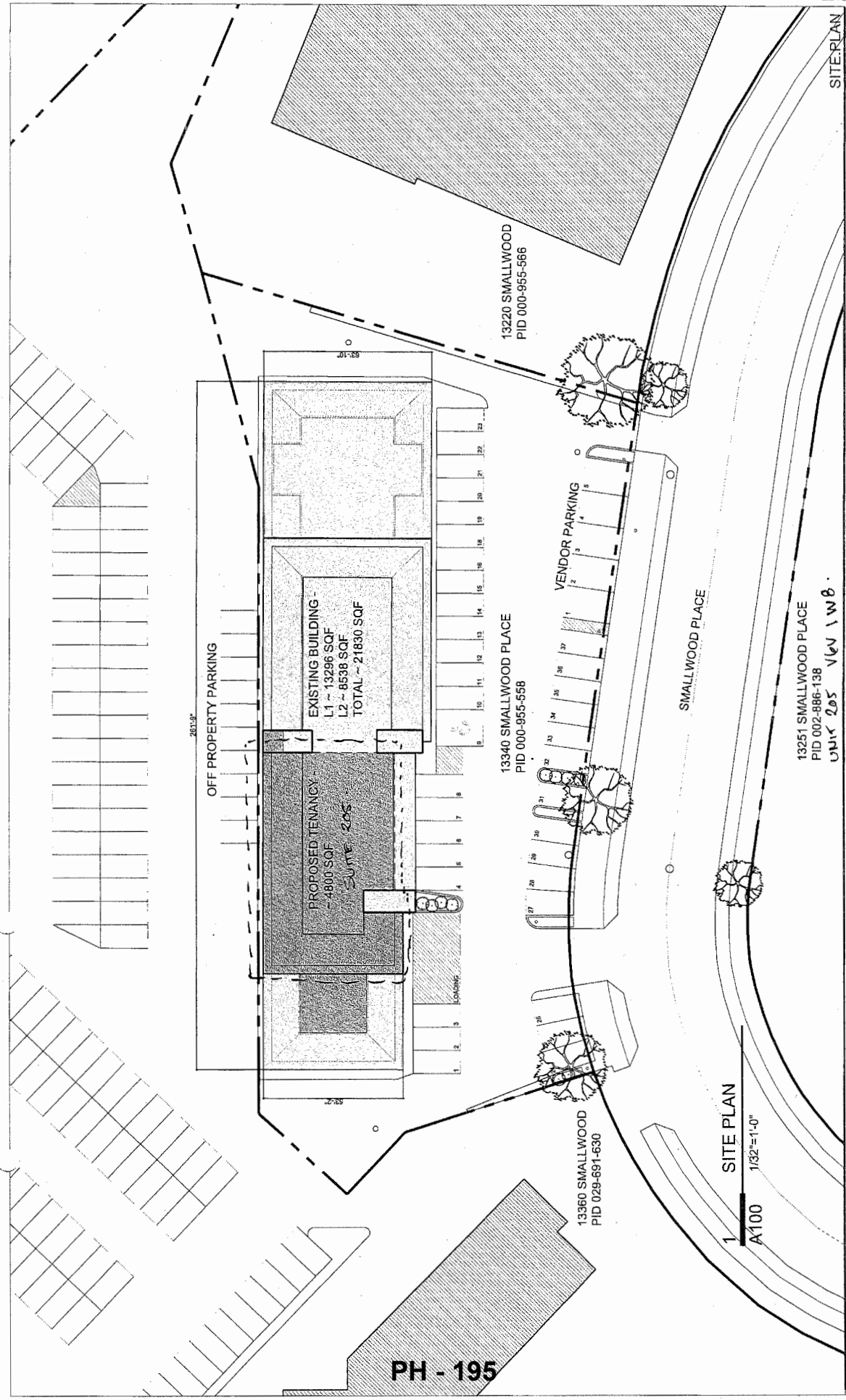
Address: 13340 Smallwood Place

Applicant: OMB Architects

Planning Area(s): East Cambie

	Existing	Proposed
Owner:	TNC Automotive Inc.	No change
Site Size:	3,696 m ²	No change
Land Uses:	Commercial Office	No change
OCP Designation:	Commercial	No change
Area Plan Designation:	Commercial	No change
Zoning:	Vehicle Sales (CV)	No change, except for allowing Veterinary Service as a permitted use for three years

	Bylaw Requirement	Existing	Variance
Floor Area Ratio:	Max. 0.58	0.54	None permitted
Lot Coverage:	Max. 50%	33%	None
Lot Size:	None	3,696 m ²	None
On-site Parking:	For Veterinary Service use: Min. 1.6 spaces per 100 m ² of gross leasable floor area; or 1.4 spaces per employee. For Office use: Min. 3 spaces per 100 m ² of gross leasable floor area.	36 regular spaces 1 handicapped space	None



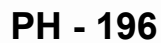
1/32"=1'-0"
15001/17

office of mcfarlane biggar
ARCHITECTS DESIGNERS



A200 1/8"=1'-0"

A200



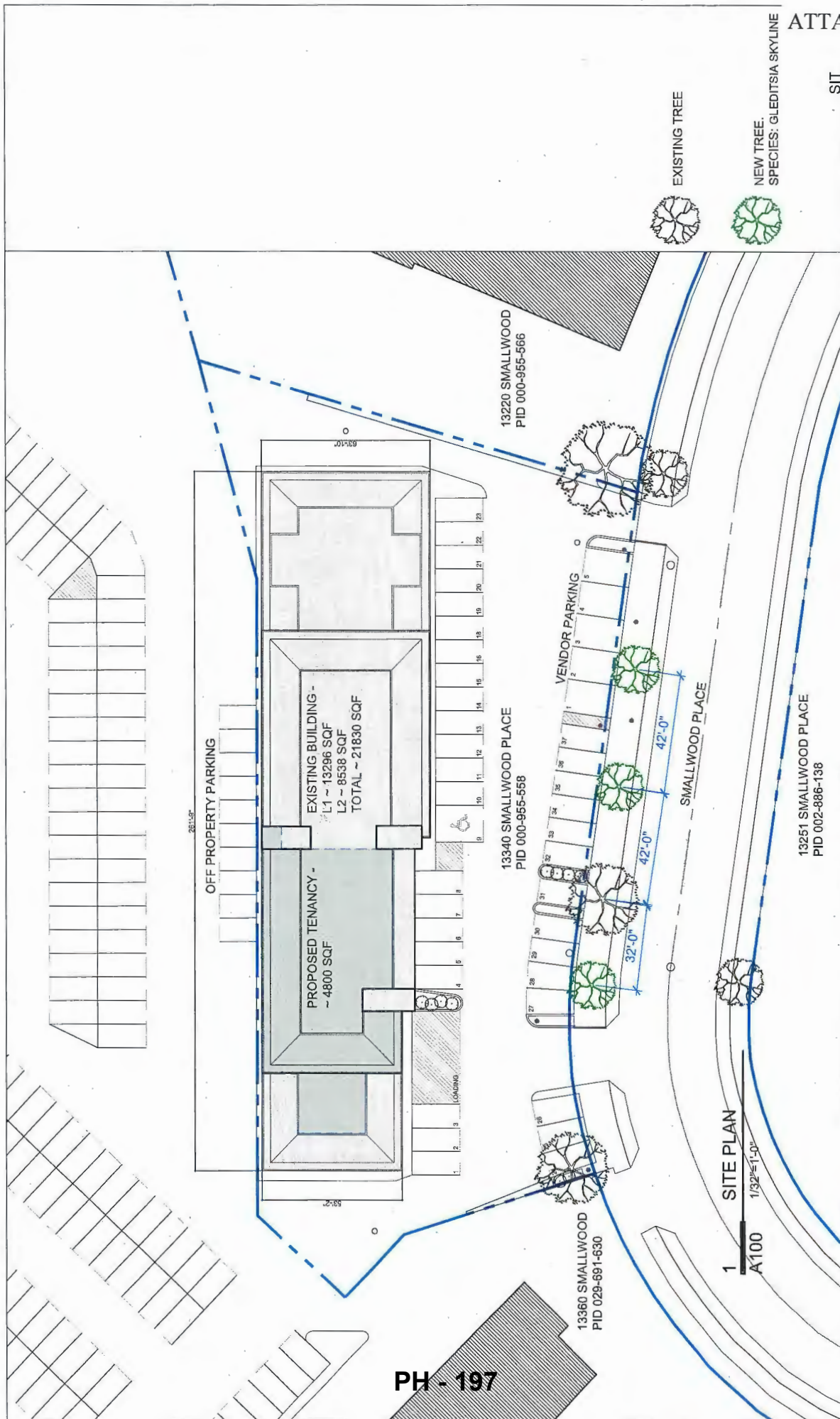
SIT



EXISTING TREE



NEW TREE.
SPECIES: GLEDITSIA SKYLINE



1 SITE PLAN
1/32" = 1'-0"
A100

PH - 197



City of Richmond

Temporary Commercial Use Permit

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)
Property Address: 13340 SMALLWOOD PLACE
RICHMOND, BC
Address: C/O EYAL LICHTMANN
12071 NO. 5 ROAD
RICHMOND, BC V7A 4E9

1. This Temporary Commercial Use Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Temporary Commercial Use Permit applies to and only to those lands shown cross-hatched on the attached Schedule "A" and any and all buildings, structures and other development thereon.
3. The subject property may be used for the following temporary Commercial uses:

Veterinary Service
4. The land described herein shall be developed generally in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached as Schedule "B" to this Permit which shall form a part hereof.
5. This Temporary Commercial Use Permit is issued subject to compliance with all the items outlined on the attached Schedule "C" to this permit.
6. Any temporary buildings, structures and signs shall be demolished or removed and the site and adjacent roads shall be maintained and restored to a condition satisfactory to the City of Richmond, upon the expiration of this permit or cessation of the use, whichever is sooner, as agreed to by the Holder in Schedule "C".
7. This Temporary Commercial Use Permit is valid for a maximum of three years from the date of issuance.
8. This Permit is not a Building Permit.

No. TU 17-762905

To the Holder: RICHMOND ANIMAL PROTECTION SOCIETY (RAPS)

Property Address: 13340 SMALLWOOD PLACE
RICHMOND BC

Address: C/O EYAL LICHTMANN
12071 NO. 5 ROAD
RICHMOND, BC V7A 4E9

AUTHORIZING RESOLUTION NO.
DAY OF , .

ISSUED BY THE COUNCIL THE

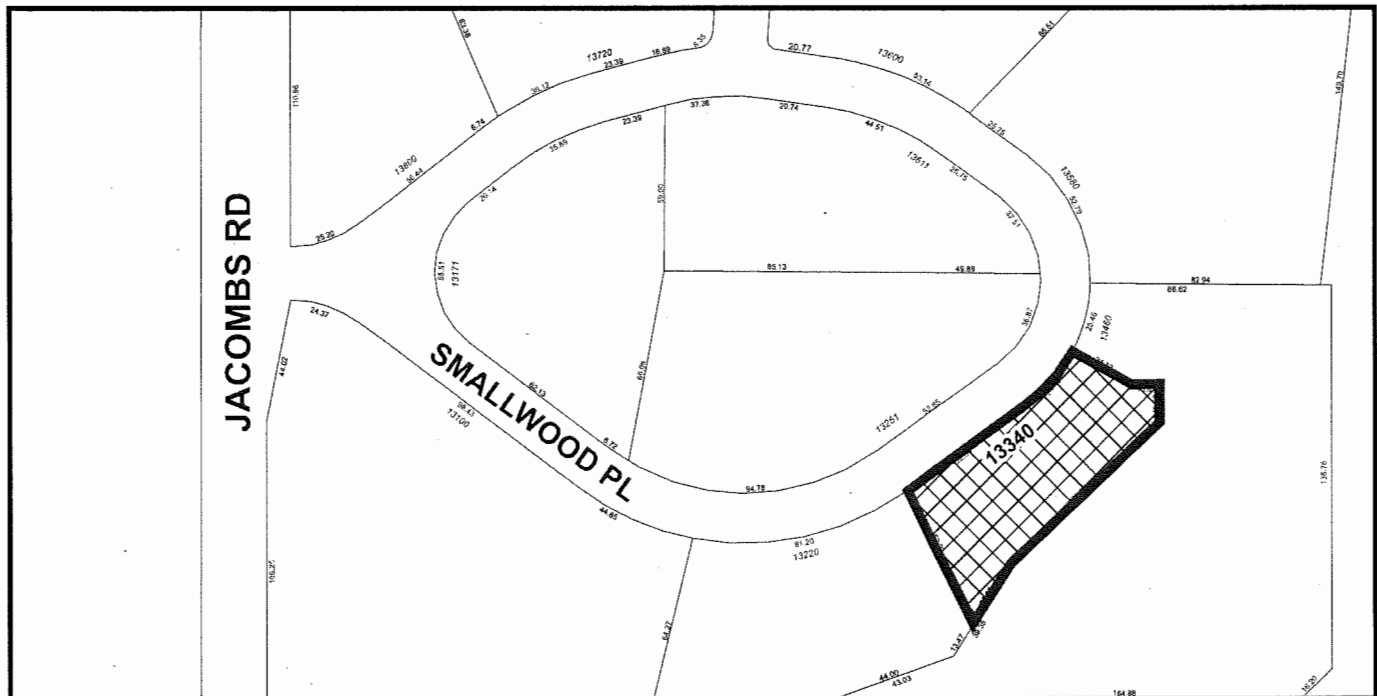
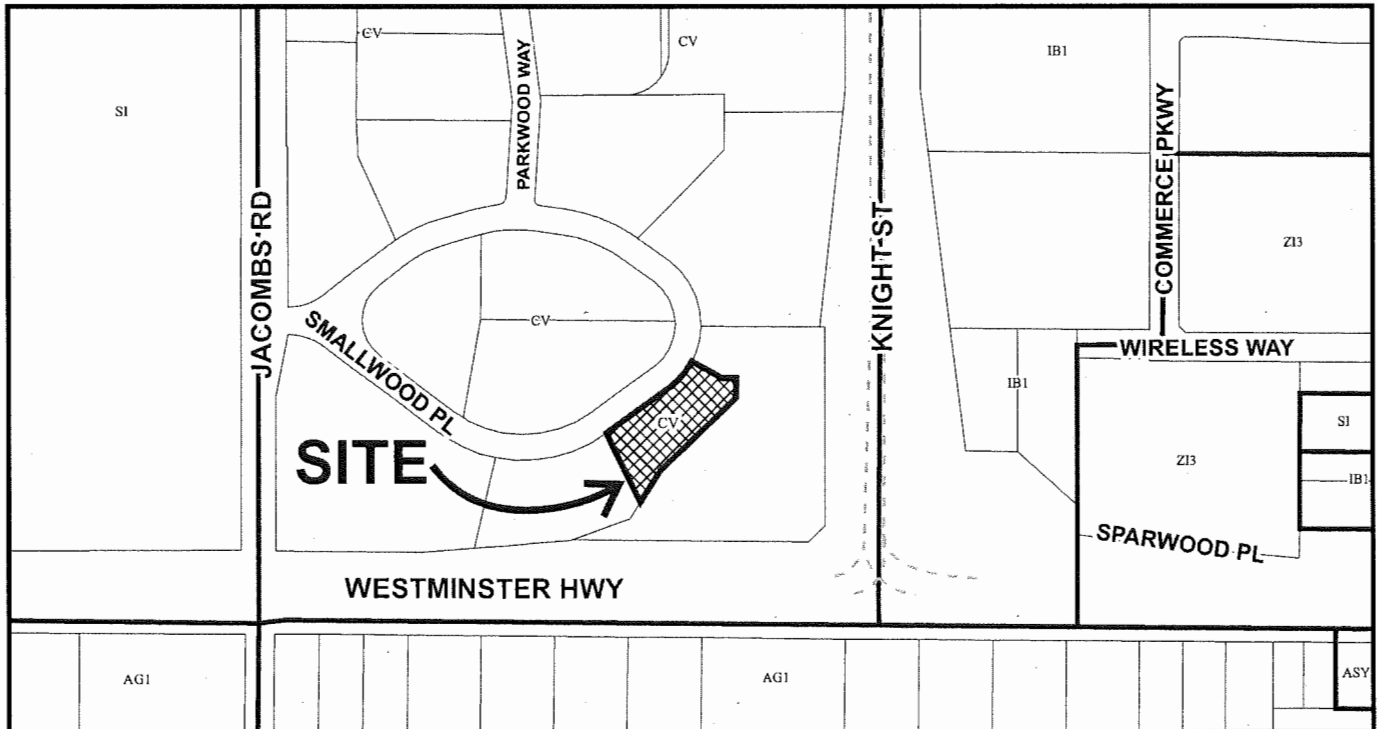
DELIVERED THIS DAY OF , .

MAYOR

CORPORATE OFFICER



City of
Richmond



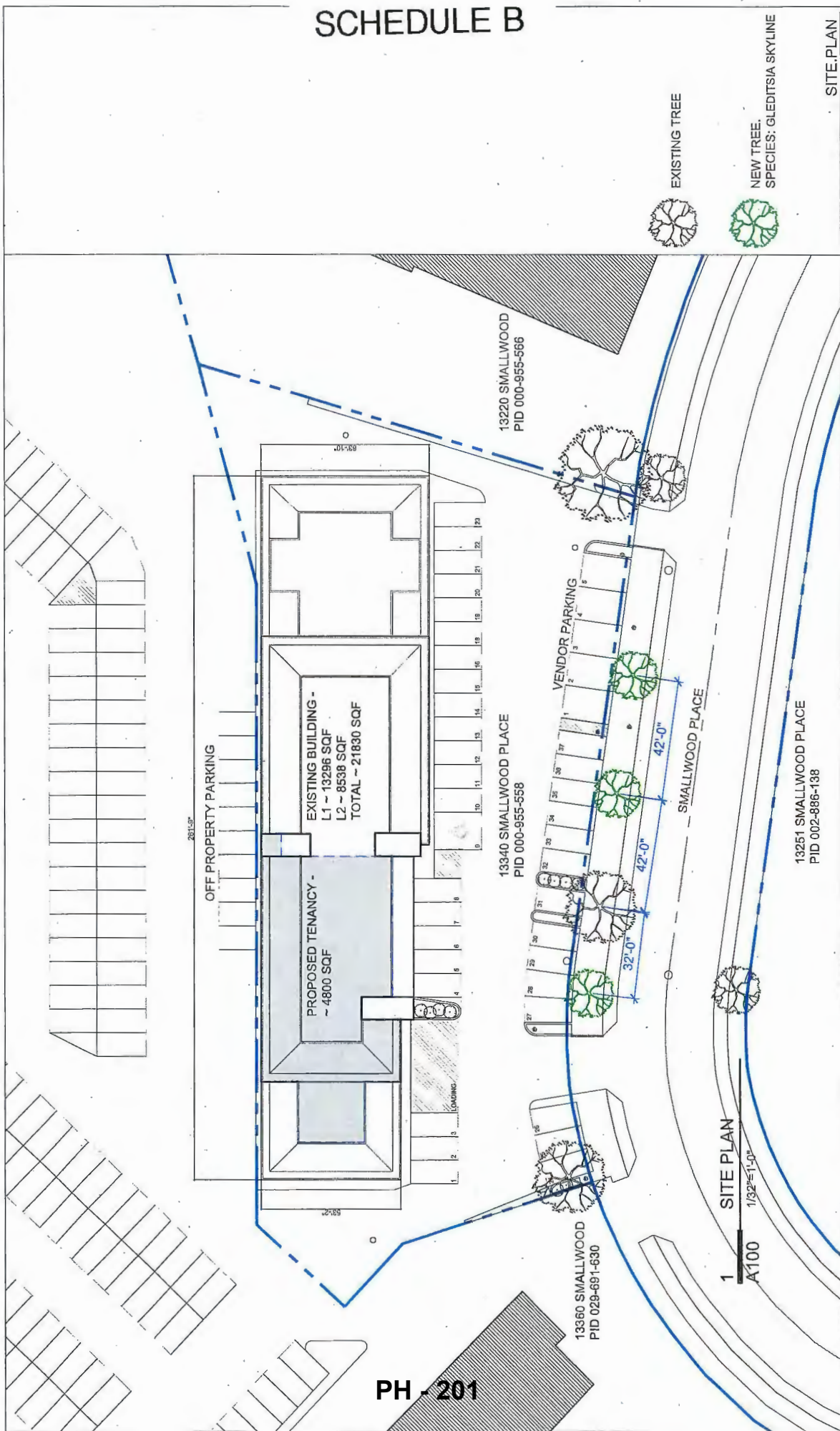
TU 17-762905

Original Date: 02/14/17

Revision Date:

Note: Dimensions are in METRES

SCHEDULE B



PH - 201

SITE PLAN

1/32" = 1'-0"
017.01.23

office of mcfarlane biggar.
ARCHITECTS-DESIGNERS

Schedule "C"

Undertaking

In consideration of the City of Richmond issuing a Temporary Commercial Use Permit (TCUP) for the purposes of operating a veterinary office on the subject site, the Holder acknowledges and agrees to the following terms and conditions:

1. The Holder must register or cause to be registered an Aircraft Noise Sensitive Development covenant on Title prior to final Building Permit inspection.
2. The Holder must register or cause to be registered a Flood Indemnity covenant on Title prior to final Building Permit inspection.
3. The Holder must demolish or remove any temporary buildings, structures and signs; restore the land described in Schedule "A"; and maintain and restore adjacent roads, to a condition satisfactory to the City of Richmond upon the expiration of this Permit or cessation of the permitted use, whichever is sooner.

Richmond Animal Protection Society (RAPS)
by its authorized signatory

[signed concurrence on file]

Eyal Lichtmann, CEO

Planning Committee
Tuesday, April 4, 2017

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT ROAD FROM "TWO-UNIT DWELLINGS (RD1)" AND "SINGLE DETACHED (RS1/E)" TO "MEDIUM DENSITY TOWNHOUSES (RTM2)"**

(File Ref. No. 12-8060-20-009688; RZ 16-743741) (REDMS No. 5174670)

Wayne Craig, Director, Development and Ada Chan Russell, Planner 1, reviewed the application, noting that (i) market rental suites are not planned for the proposed development, (ii) proposed setbacks comply with the City's Arterial Road Strategy, (iii) the proposed outdoor amenity space would include a play structure, and (iv) staff can review including other uses for the outdoor amenity space with the applicant.

Discussion ensued with regard to (i) the City's historical policies related to restricting secondary suites for duplexes, (ii) reviewing the City's Affordable Housing Strategy, and (iii) utilizing cash contributions to the City's Affordable Housing Strategy Fund to acquire affordable housing units.

In reply to queries from Committee, Xuedong Zhao, Zhao XD Architect Ltd., noted that the developer can explore options to include market rental suites in the proposed development.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9688, for the rezoning of 7000, 7002 and 7020 Williams Road & 10060 Gilbert Road from "Two-Unit Dwellings (RD1)" zone and "Single Detached (RS1/E)" zone to "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

CARRIED

2. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762904) (REDMS No. 5319040)

Mr. Craig reviewed the proposed application, noting that (i) the proposed temporary commercial use permit would allow the operation of a veterinary clinic within the Richmond Auto Mall, (ii) the Richmond Auto Mall Association supports the proposed application, and (iii) the City is fast-tracking the proposed application.

Discussion ensued with regard to removing the cash-in-lieu contribution requirements for tree planting in front of the subject site.

Planning Committee
Tuesday, April 4, 2017

It was moved and seconded

- (1) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*
 - (a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use; and;*
- (2) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed.*

CARRIED

**3. APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN
EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE
ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

It was moved and seconded

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

CARRIED

4. MANAGER'S REPORT

None.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:22 p.m.).

CARRIED

3.



Regular Council
Monday, April 10, 2017

14. **RESILIENT ECONOMY STRATEGY (2014-2019) – MID-TERM
REPORT AND PROPOSED INITIATIVES**

(File Ref. No. 08-4150-01) (REDMS No. 5290906 v. 2, 5192435)

- (1) *That the proposed additional work program for 2017-2018 towards fulfillment of the City's Resilient Economy Strategy, as described in the staff report dated March 13, 2017, from the General Manager, Finance and Corporate Services, be endorsed; and*
- (2) *That staff be directed to further develop new initiatives specifically related to industrial and new office development, and report back to Council.*

ADOPTED ON CONSENT

15. **APPLICATION BY ZHAO XD ARCHITECT LTD. FOR REZONING
AT 7000, 7002 AND 7020 WILLIAMS ROAD & 10060 GILBERT
ROAD FROM "TWO-UNIT DWELLINGS (RDI)" AND "SINGLE
DETACHED (RS1/E)" TO "MEDIUM DENSITY TOWNHOUSES
(RTM2)"**

(File Ref. No. 12-8060-20-009713/009688; RZ 16-743741) (REDMS No. 5174670, 5361612, 5362526, 5362580, 5339756)

Please see Page 8 for action of this matter.

16. **APPLICATION BY OMB ARCHITECTS FOR A TEMPORARY
COMMERCIAL USE PERMIT AT 13340 SMALLWOOD PLACE**

(File Ref. No. TU 17-762905) (REDMS No. 5319040, 5361544)

- (1) *That Part (4) of the Temporary Commercial Use Permit, which requires the applicant to provide a cash-in-lieu contribution of \$1,950 towards the planting of three trees, be removed; and*

ADOPTED ON CONSENT

- (2) *That the application by OMB Architects for a Temporary Commercial Use Permit at 13340 Smallwood Place be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall; and that the following recommendation be forwarded to that meeting for consideration:*



Regular Council
Monday, April 10, 2017

- (a) *That a Temporary Commercial Use Permit be issued to the Richmond Animal Protection Society (RAPS) for the property at 13340 Smallwood Place to allow Veterinary Service as a permitted use.*

ADOPTED ON CONSENT

**17. APPLICATION BY FAIRCHILD DEVELOPMENTS LTD. FOR AN
EXTENSION TO A TEMPORARY USE PERMIT AT 8320 CAMBIE
ROAD AND 8431 BROWNWOOD ROAD**

(File Ref. No. TU 17-763604) (REDMS No. 5329642)

That the application by Fairchild Developments Ltd. for an extension to Temporary Use Permit TU 14-653009 for the properties at 8320 Cambie Road and 8431 Brownwood Road be considered at the Public Hearing to be held May 15, 2017 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:

- (1) *That a Temporary Use Permit be reissued to Fairchild Developments Ltd. as a renewal of TU 14-653009 to allow a temporary surface parking lot at 8320 Cambie Road and 8431 Brownwood Road for a period of three years.*

ADOPTED ON CONSENT

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA



RAPS | Richmond Animal
Protection Society
From a Street Life to a Safe Life

To Public Hearing	
Date:	MAY 15, 2017
Item #:	6
Re:	TU#7-762905

April 21st, 2017

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

Dear Councillor Linda McPhail,

On behalf of the Richmond Animal Protection Society, thank you for advancing to public hearing the request by OMB Architects for a Temporary Commercial Use Permit.

The Richmond Animal Protection Society intends to open a community-supported, social enterprise veterinary hospital in this space. This Regional Animal Hospital represents the completion of a revolutionary new model for sustainability for RAPS.

The Regional Animal Hospital will make RAPS financially sustainable by providing social enterprise veterinary care to the animals in our care and providing veterinary services to companion animals of people in Richmond and throughout Metro Vancouver.

The hospital will eliminate external veterinary expenses for RAPS, which operates the City of Richmond Animal Shelter and the RAPS Cat Sanctuary — the only one of its kind in Canada and one of the largest in North America — while providing a new independent revenue source for RAPS.

The creation of the Regional Animal Hospital represents the culmination of a "RAPS Model" which places Richmond and RAPS on the map as an innovative animal-oriented community. The new RAPS Model includes shelters and sanctuaries, fostering, spaying and neutering, social enterprise and sharing scalable systems.

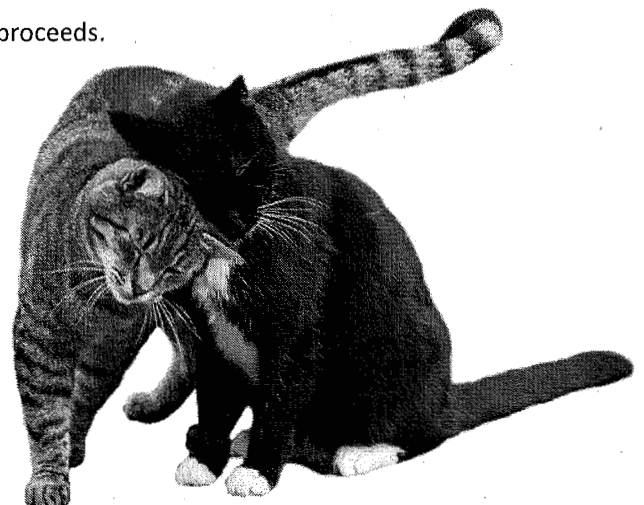
RAPS is where we are today because of the amazing support we receive from the City of Richmond. We truly hope to make you proud of our efforts to be more sustainable and responsive to the City of Richmond.

We look forward to keeping you informed as this exciting initiative proceeds.

Thank you for taking the time to consider our request and for advancing it to public hearing.

Sincerely,

Eyal Lichtmann,
Executive Director





To: Mayor and Councillors
From: Wayne Craig
Director, Development

Date: May 10, 2017
File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

Re: **Additional Information to the "Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone" Report**

Purpose

This memorandum provides additional information on septic systems and maximum ALR house size regulations in Metro Vancouver municipalities in advance of City Council's consideration of OCP Bylaw 9706 and Zoning Amendment Bylaws 9707, 9712, and 9717 at the May 15, 2017 Public Hearing. The purpose of the proposed Bylaws is summarized below:

OCP Amendment Bylaw 9706 – Provides general policies regarding site specific requests for:
(1) larger homes; and
(2) secondary dwellings for full-time farm labour on parcels greater than 8 ha.

Zoning Amendment Bylaw 9707 – Amends the Agriculture (AG1) Zone to establish a farm home plate proportionate to lot size, and to provide for enhanced farm access to the agricultural backlands area.

Zoning Amendment Bylaw 9712 – Amends the Agriculture (AG1) Zone to establish density provisions for houses to be consistent with urban areas, and to create a maximum limit for all residential buildings to be:
(1) 500 m² for lots less than 0.2 ha;
(2) 1000 m² for lots 0.2 ha and greater, and
(3) to establish a maximum limit for detached accessory buildings to be 70 m².

Zoning Amendment Bylaw 9717 – Introduces house size regulations in residential zones (RS1/F and RS1/G) in the ALR to be consistent with the proposed changes in the AG1 zone.

Septic systems

As requested by Council, the following information on septic systems is provided. As the City generally does not allow sanitary sewer to extend into the ALR for residential uses, property owners are required to have their own sanitary system for residential uses. Key information to consider for onsite sewerage systems includes:

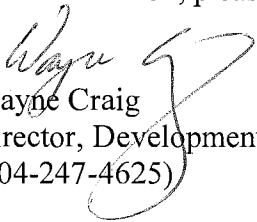
- 1) The installation and use of onsite sewerage systems is regulated under the BC Sewerage System Regulation. An Authorized Person (Registered Practitioner or Professional Engineer) designs, installs and maintains septic systems. Once installation is complete, a letter of verification is issued by the Authorized Person and the owner is provided with a maintenance plan. Vancouver Coastal Health (VCH) retains records of onsite sewerage systems from authorized persons. The City of Richmond requires a Record of Sewerage System from VCH as part of a building permit application.
- 2) Design considerations for onsite sewerage systems include the placement and size of these systems. Due to the high water table and soil drainage, sewerage systems in Richmond are predominantly designed as raised mound systems constructed above native grounds. The size of a septic system depends on the number of bedrooms and the total floor area of the house.
- 3) VCH staff have advised that cultivating crops on top of, or on the side slopes of a sewerage system mound is not an acceptable practice. Required setbacks for cultivating in the vicinity of a septic system mound would be the responsibility of the Authorized Person who designed the system.


Further information on onsite sewerage systems from Vancouver Coastal Health is provided in Attachment 1 and a brochure on onsite wastewater systems is provided in Attachment 2.

Maximum ALR House Size Regulations in Metro Vancouver

An updated table of ALR house size regulations in Metro Vancouver provides a comparison of all Metro Vancouver jurisdictions that contain lands in the ALR (Attachment 3).

For clarification, please contact either of the undersigned.


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


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

TC:acr

- Att 1: Onsite Sewerage System information from Vancouver Coastal Health
Att 2: Onsite Wastewater Systems Brochure
Att 3: Updated comparison table of ALR house size regulations in Metro Vancouver

cc. Joe Erceg, General Manager, Planning and Development
Gavin Woo, Senior Manager, Building Approvals
John Hopkins, Senior Planner
Ada Chan Russell, Planner 1



Health Protection Environmental Health

#325 - 8100 Granville Avenue
Richmond, BC V6Y 3T6
Tel: (604) 233-3147 Fax: (604) 233-3175

May 9, 2017

Onsite Sewerage System Information

I have met with City of Richmond Staff for discussions regarding specifics related to onsite wastewater systems on Richmond properties within the Agricultural Land Reserve not serviced by sanitary sewer. I provide the following information in 6 key points back to City Staff as a follow-up to that meeting

- 1) Regulatory regime
- 2) Design installation and maintenance
- 3) Role of Health Authority
- 4) Role of City of Richmond
- 5) Richmond Sewerage System design considerations; and
- 6) Farmability on sewerage systems

1) Regulatory regime

In British Columbia the installation and use of onsite wastewater systems is regulated under the British Columbia Sewerage System Regulation (SSR). The SSR references a provincial Standard Practices Manual (SPM) which specifies in detail the design, installation, and ongoing maintenance criteria for onsite wastewater systems.

2) Design installation and maintenance

The design, installation and maintenance of onsite wastewater systems is the responsibility of Authorized Persons as defined in the SSR. Authorized Persons are either Registered Practitioners, or Professional Engineers competent in the area of hydrology. Any property owner who needs to construct a new onsite wastewater system, or alter or repair an existing one, must retain the services of an authorized person to design and oversee construction of the system. Final approval of the installed system is in the form of a letter of certification authored by the Authorized Person and filed with the Health Authority. Once installation is complete a property owner is provided with a maintenance plan which outlines the ongoing maintenance requirements of the system. The property owner is responsible for following the maintenance plan on an ongoing basis.

3) Role of Health Authority

Before construction or repair of an onsite sewerage system, an authorized person must file with the local health authority (Vancouver Coastal Health), plans and specifications of the sewerage system, in the form of a Record of Sewerage System Filing. The Health Authority retains on file, all submitted records within their jurisdiction. As well, the Health Authority is responsible for the administration and enforcement of the SSR and the Public Health Act. This involves investigation and compliance action for the prevention or correction of health hazards caused by onsite wastewater systems.

4) Role of City of Richmond

When a building permit application for any property not serviced by sanitary sewer is submitted to the City of Richmond's Building Approvals Department, a copy of the Record of Sewerage System filed with the Health Authority is also required. This record is provided to the City by the Health Authority as an administrative practice. The City will not approve a building permit if not in possession of a record of sewerage system pertaining to the property.

5) Richmond Sewerage System Design Considerations

In Richmond, due to the seasonal high water table and general soil drainage characteristics onsite sewerage systems are predominantly designed as raised mound systems. The mounds are constructed above the native grounds surface utilizing specified granular fill to achieve the design grade elevation. The mounds may be side sloped to the native grounds surface, or the area surrounding the mound may be filled to achieve a uniform surface grade in keeping with the elevation of other improvements on the property. The drainage piping mechanics of the sewerage system are constructed within the raised mound. The sizing of the sewerage system components and mound for a residential structure are determined by the number of bedrooms and maximum floor area of the residence. The required mound area can be sizable for larger proposed homes, for example the required mound area for an 8 bedroom home could be 3600 square feet.

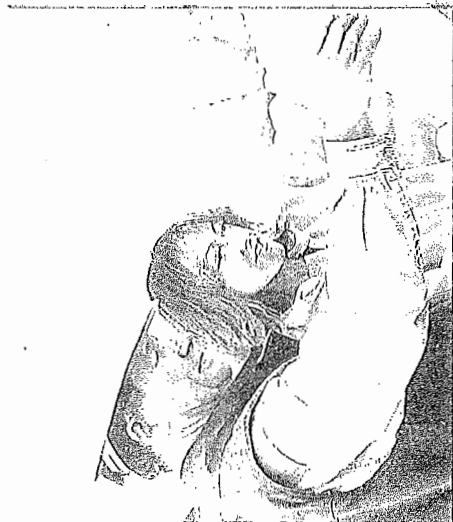
6) Farmability on Sewerage Systems

Cultivating crops on top of, or on the side slopes of a sewerage system mound is not an acceptable practice. Depending on a systems design even cultivating crops within the vicinity of the toe (bottom) of the mound should be restricted. The provincial SPM states that during and after installation, it is a requirement protect the soils in the dispersal area and in the receiving area from damage to soil structure and consistence. There shall also be the provision of physical barriers that will protect the dispersal and receiving areas from vehicle traffic. As well the SPM states that vehicles or heavy animal traffic should not be permitted on the finished system. Heavy traffic can compact the soil. This limits oxygen transfer, increases the risk of frost damage, and risks direct physical damage to system components. As well there is the potential for uptake of contaminants contained in domestic sewage into the crops through their root systems. Required setbacks for cultivating in the vicinity of a sewerage system mound would be the responsibility of the authorized person who designed the system.

Dalton Cross
Senior Environmental Health Officer
Vancouver Coastal Health – Richmond

ENSURING A SUSTAINABLE FUTURE

Onsite Wastewater Systems* for Residences in BC



Finding a Registered Practitioner or Professional

Registered Practitioners and Professionals are available to assist homeowners. With their knowledge of onsite systems and local conditions, they will be able to provide recommendations and cost estimates.

The Applied Science Technologists & Technicians of British Columbia (ASTTBC) provides a list of all Registered Practitioners who have the ROWP designation in one or more of the onsite wastewater categories.

Available online at... owrp.asttbc.org/registrants.php

You may also use the Find a ROWP feature which enables an online search of the OWRP web site by Health Region and type of service you may require.

Available online at... owrp.asttbc.org/marketing.php

A listing of Professional Engineers registered with the Association of Professional Engineers and Geoscientists of BC (APEGBC) as 'professionals' under the Regulation may be found on the APEGBC web site.

Available online at... www.apeg.bc.ca/members/sewerageprolist.html

Applied Science
Technologists & Technicians
of British Columbia



Further information

Ministry of Health
BC OnSite Sewage Association

www.gov.bc.ca/health
www.bcossa.com/documents.html

Important Information for...

- ▷ Homeowners
- ▷ Technologists & Technicians
- ▷ Building Designers
- ▷ Engineers
- ▷ Architects
- ▷ Builders & Developers
- ▷ Real Estate Agents
- ▷ Insurance & Mortgage Brokers
- ▷ Local Governments

* formerly known as septic systems



Why are onsite wastewater systems important to you?

The majority of BC homes outside of Greater Vancouver use onsite systems to handle their sewage. These systems can be efficient, cost effective and can protect health and the environment. However, they must be properly planned, installed and, above all, properly maintained.

Why do I need to know about onsite systems?

If you are...

- ▶ the owner of a home with an onsite system... you are responsible for its maintenance.
- ▶ having problems with your system... you will need to have it repaired.
- ▶ renovating or adding on to your home... you may need to have the system upgraded.
- ▶ building a new house... you will need to have a new system planned and installed.
- ▶ buying a house or do not know the details of the existing system... you should have the system inspected.

This brochure will provide a starting point for you in each of these cases.

To learn more about onsite wastewater systems, please visit...

owrpa.sttbc.org/program.htm

published by:

Applied Science
Technologists & Technicians
of British Columbia



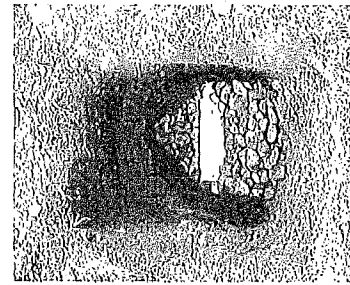
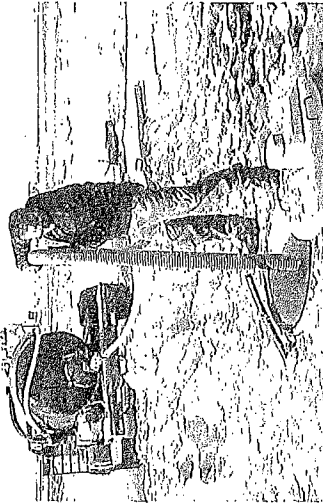
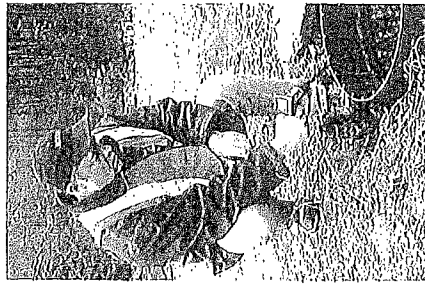
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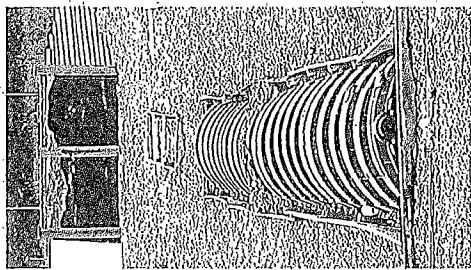
Systems Inspection

A Private Inspector or a Professional can accurately locate an existing system, check its condition, test its performance, compare its intended design against current and future usage, and make recommendations to improve a system.

A large portion of work Private Inspectors provide is for real estate transactions. Often these inspections are a condition of a sale by mortgage or insurance companies and by prospective buyers. An inspection can help homeowners become aware of issues with their system before selling their property and identify any necessary maintenance or repairs that may need to be completed before the property is listed for sale. This can simplify the disclosure to prospective buyers and alleviate concerns about what they are purchasing.

When homeowners are changing how their property or home is being used, municipal building departments may require that a Planner or a Professional provide a 'Letter of Assurance' that the intended use will not have a negative impact on the onsite system and that the system can handle the new use. A proposed bathroom addition, swimming pool, workshop or changes to the landscaping could all cause damage to a system, even potentially create a health hazard, if not checked out prior to such work. If a Private Inspector is not available in your area, it is recommended that a Planner or a Professional be used as an alternative.





Maintenance of Onsite Systems

If well maintained, onsite systems will perform as intended and last for a long time. If not, they may malfunction, become expensive to correct and potentially create a risk to health. As with a car, proper maintenance leads to lower cost of ownership. A homeowner must engage a Maintenance Provider or a Professional to maintain sewerage systems constructed on and after May 31, 2005. Although systems constructed under the 'old' regulation are not subject to requiring Registered Practitioners or Professionals to perform maintenance, it is highly recommended.

New Onsite Systems

A homeowner retains a Planner or a Professional to determine what will be the best system for a particular property for the expected usage. When designing a system, Planners take into account soil assessment, lifestyle, usage and site impacts, as well as engineering and health considerations. The Planner then files a 'Record of Sewerage System' with the Health Authority. Once the system is planned and a filing has been made, the homeowner engages an Installer to install the system. This may or may not be the same practitioner.

After installation the Planner or a Professional reviews the installation and participates in commissioning the system. To commission a system is to essentially perform necessary adjustments, tests and inspections to ensure the system is operating properly. Once done, a 'Letter of Certification' is then filed with the Health Authority and provides the owner with a maintenance plan specific to that system.

When homeowners are purchasing a bare lot or a house that is known to need a new system, a Planner or a Professional may be retained to provide a site assessment prior to being engaged to provide a design.

System Repair or Upgrade

Homeowners engage a Planner or a Professional to develop a design that addresses the repair or new use of an existing system. Often a system can be improved at less cost than a whole new system and given a new lease on life. Repairs or upgrades are also required to be filed with the Health Authority.



The Sewerage System Regulation (SSR) & the Onsite Industry

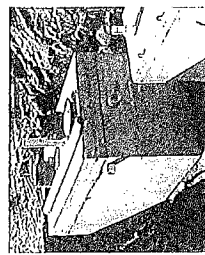
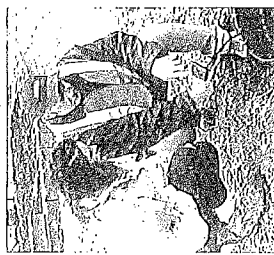
Enacted in 2005, the Sewerage System Regulation (SSR) applies to all smaller systems, including those for houses, small businesses and even small communal systems.

Compared to the previous Sewage Disposal Regulation, the SSR included a significant change in approach. The new approach is 'performance-based' and responsibility for the proper design and installation of onsite systems has been transferred for the most part from Health Authorities to 'Authorized Persons' as defined by the SSR.

Now, all work on new onsite wastewater systems, repairs to systems and any maintenance on systems constructed after the SSR came into effect in 2005, must be performed by an 'Authorized Person'. This can no longer be done by homeowners alone. And, once a system is installed, upgraded or repaired, it is the responsibility of the homeowner to ensure the system is maintained by an Authorized Person, is operated properly and performs as designed.

Role of the Health Authorities

Health Authorities still play a role in onsite systems, holding the records of sewage systems and enforcing the Regulation to protect public health.



Improved Environment & Health Protection

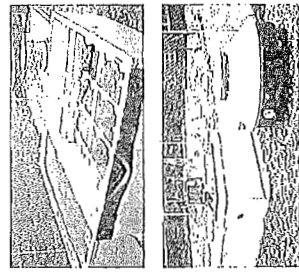
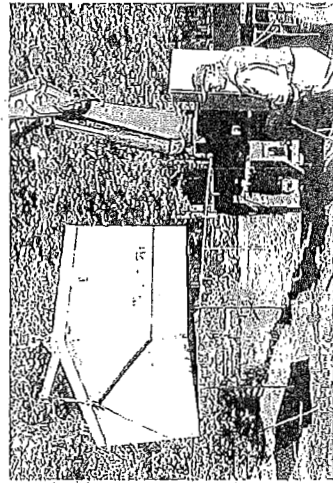
Over the last 20 years there has been an increasing realization that many onsite systems were designed to dispose of sewage, rather than to treat and disperse it. Although a system may have functioned without evidence of sewage coming to the ground surface, it was possible that effluent may have been contaminating the environment.

As development increases and more homes are built in rural subdivisions, environmental impacts and the potential for contamination of drinking water increases. With this comes a demand from the public for safe systems, as well as recognition by local governments that onsite systems are an integral part of a long-term waste management strategy. Modern systems are designed to treat the effluent fully and disperse it with little or no impact to the environment and have a long effective life.

Improved Systems

Because systems must be designed to match site conditions and use, the new performance-based approach of the SSR encourages quality systems. To ensure the performance and longevity of these systems, proper maintenance and inspection is vital.

As the new approach encourages higher quality and as private contractors are taking much of the responsibility previously taken by government, some systems are now more expensive. In other cases, the increased flexibility under the SSR leads to reduced costs. A quality onsite system is now seen as a real estate asset. In addition, the training and registration of 'Authorized Persons' provides you with added quality assurance.



Who is an Authorized Person?

The Sewerage System Regulation (SSR) provides for two types of 'Authorized Person' – a Registered Practitioner and a Professional. No others may plan, install or maintain systems in British Columbia. Doing so is illegal and considered an offense under the Regulation.

Registered Practitioner

A Registered Onsite Wastewater Practitioner (ROWP) typically plans, installs and maintains onsite systems. They are registered with the Applied Science Technologists & Technicians of British Columbia (ASTTBC). To be registered, individuals must complete the required education, a Professional Practice & Ethics exam, provide references and demonstrate experience. ROWPs adhere to a strict Code of Ethics and also must follow the Ministry of Health 'Sewerage System Standard Practice Manual' which sets out best practices for industry.

ASTTBC has four main classifications of ROWP...

- ▶ Planner – performs site and soil assessment; works with owner to establish needs; designs system; reviews installation; and creates maintenance plan to ensure proper operation.
- ▶ Installer – installs system as designed.
- ▶ Maintenance Provider – services system according to maintenance plan.
- ▶ Private Inspector – inspects and assesses existing systems.

Except for Private Inspectors, registration is **mandatory** under the SSR. ROWPs can be registered in more than one category, eg. the same ROWP may plan and install a system.

Professional

A Professional may design, install and maintain all types of onsite systems. They are often involved when the site or use requires design services beyond the specific scope of a ROWP. Often Professionals will use the services of Registered Practitioners and supervise them in the installation and maintenance of systems. As a general rule of thumb, Professionals should use ROWPs to install and maintain systems.

Where registered to do so, ASTTBC ROWPs may also plan more advanced systems (such as 'Type 3') and are considered to be a Professional under the SSR where they have met specific education and experience requirements. Other practitioners recognized to take on Professional level work are Professional Engineers (PEng) registered with the Association of Professional Engineers and Geoscientists of BC (APEGBC).

Comparison of House Size Regulations in Metro Vancouver's ALR

May 10, 2017

Jurisdiction	House Size Maximum
Barnston Island	Max. floor area of 500 m ² (5,382 ft ²)
Bowen Island	Not specified
Burnaby	Lesser of 0.6 FAR or 590 m ² (6,350 ft ²) including accessory residential buildings
Coquitlam	Not specified
Delta	On lots less than 8 ha (20 ac.), 330 m ² (3,552 ft ²)
	On lots 8 ha or greater, 465 m ² (5,005 ft ²)
Langley Township	Not specified
Langley	Not specified
Maple Ridge	<ul style="list-style-type: none"> - Max. floor area of 650 m² (6,996.5 ft²) - An additional maximum floor area of 279 m² or 0.1 FAR whichever is lesser, for accessory residential buildings
Pitt Meadows	On April 4, 2017, staff were directed to prepare bylaws to establish a maximum floor area of 1,673 m ² (18,000 ft ²) with a maximum footprint size of 600 m ² (6,458 ft ²) in the ALR. Allowable house sizes are also subject to other zoning criteria including site coverage and setback requirements.
Port Coquitlam	<ul style="list-style-type: none"> - Max. floor area of 500 m² (5,382 ft²) - An additional maximum floor area of 90 m² for accessory residential buildings.
Surrey	Not specified (regulate with farm home plate)
Tsawwassen First Nation	Not specified
Vancouver	<ul style="list-style-type: none"> - Max. floor area of 280 m² (3,014 ft²). Conditional approval may be granted for a maximum floor area of the greater of 334 m² or 0.1 FAR, up to a maximum of 836 m². - An additional maximum floor area of 48 m² for accessory residential buildings



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 13, 2017
File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning


Re: Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Staff Recommendation

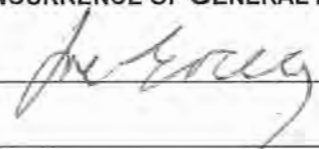


1. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:
 - a. the City's Financial Plan and Capital Program; and
 - b. the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the *Local Government Act*;
3. That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the *Local Government Act*, be referred to the Agricultural Land Commission for comment;
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;
6. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading; and

7. That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.


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


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

WC:acr
Att. 7

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

Staff Report

Origin

This report responds to Council's direction on March 27, 2017 which stated:

that staff be directed to prepare for Council's consideration a bylaw to limit house size, farm home plate and setbacks, including residential accessory buildings in the Agriculture (AG) zones.

This report also summarizes feedback received from the public consultation process that took place between February 27 and March 12, 2017 on potential housing regulations on Richmond's agriculturally zoned land. The consultation results were considered in the preparation of bylaw options that could amend the Official Community Plan (OCP) and Zoning Bylaw. The bylaw options aim to better manage the size and number of houses, accessory residential buildings and enhance rear farm access, in the agricultural zones, to minimize their impacts on farmland, to ensure that these lands be can used for agricultural activities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

Findings of Fact

On January 23, 2017, Council directed staff to conduct public consultation regarding potential limitations to house size, farm home plate size and setbacks, including residential accessory buildings, on agriculturally zoned land. Public and stakeholder consultation was conducted between February 27, 2017 and March 12, 2017 through an online LetsTalkRichmond.ca survey, and at a public open house held at City Hall. Staff also consulted with members of the Agricultural Advisory Committee and Richmond Farmers Institute.

Throughout this process, there was a high level of public interest with over 250 people attending the public open house held on March 2, 2017, and a total of 679 completed surveys received during the public consultation period. Feedback was also received through letters and emails to Council, and comments on social media. A copy of all feedback received will be available in a binder, for Council and the public to review, and will include all completed surveys, correspondence to Council, and comments received on the City's Facebook page.

Survey Results

A total of 679 participants completed a survey to provide their input: of these participants:

- 600 residents had a Richmond based postal code;
 - 55 provided a postal code outside of Richmond; and
 - 24 did not provide a postal code but staff is aware that some of these respondents are Richmond residents;
- 115 were a Richmond resident residing on a property in the Agricultural Land Reserve (ALR) based on postal code results; and
- 104 identified themselves as a Richmond farmer on the survey.

A comparison of responses from Richmond residents, ALR residents, and Richmond farmers show differences in opinions on housing regulations. Survey results from Richmond residents were almost identical with responses from the total survey respondents. Not all questions were answered by all respondents.

Key findings in the survey include:

- A significant majority of total survey respondents (71.3%) were in favour of establishing a farm home plate, while farmers and ALR residents were less supportive. Of those who support a farm home plate, the majority prefer a size proportionate to the farm parcel.
- A significant majority of total survey respondents (74.1%) were in favour of a size limitation for the principal home, while farmers and ALR residents were less supportive. Of those that support a size limitation, the preferred limitation is through a maximum house size floor area cap. While the majority of all respondents preferred smaller houses on farmland, farmers and ALR residents were split in their preferences.
- Similar to the principal agricultural house, a significant majority of respondents (76.2%) support a size limitation for accessory residential buildings (e.g., garage, pool house), while farmers and ALR residents were less supportive. While the total respondents prefer to use a maximum size floor area cap, farmers and ALR residents were split on how to control accessory residential buildings size. Responses were also split between different maximum floor areas for these types of buildings.
- While the vast majority of respondents (68.2%) prefer a 50 m (164 ft.) buildable setback for all residential buildings on the parcel, farmers were split, with the preferred setback at 50 m (164 ft.) and “other” setback options, which include a setback that depends on the farm lot size and the current allowable setback.
- Regarding the septic system (e.g., tank and field) on farm parcels, 53% preferred that it be included in the farm home plate; 47% indicated that it should either not be included or partially included in the farm home plate.

Attachment 1 compares the survey responses from the four groups (those who self-identified as Richmond ALR farmers, those who reside on an ALR property, overall Richmond residents, and the total people surveyed).

Overall, the most common feedback received was to establish limits on residential development to protect farmland.

Stakeholders Meeting

A stakeholders meeting was held on March 7, 2017 which included members of the Richmond Agricultural Advisory Committee (AAC). The AAC did not have a quorum at this meeting. After the meeting, the AAC met separately without staff to provide their feedback (Attachment 2). The Richmond Farmer’s Institute (RFI) also attended the meeting. Other individuals attended the meeting who indicated they were part of a newly formed group of ALR

property owners known as the Richmond Farmland Owners Association (who, after several City staff requests, have not clarified their membership).

Each group provided a response on potential farmland housing regulations in Richmond which are summarized below:

- The AAC and the RFI support a farm home plate of 4,046 m² (1 acre) in area;
- All three groups support a floor area limit on a principal house with the following distinctions:
 - the AAC preferred that the maximum house size limit be 1,150 m² (12,378 ft²);
 - RFI preferred that the maximum house size limit be 1,000 m² (10,763 ft²); and
 - the Richmond Farmland Owners Association did not provide a preferred maximum house size, but wanted to use a floor area ratio on the farm parcel.
- All three groups wanted to keep the current buildable setback for the principal agricultural house and accessory residential buildings (i.e., 50 m from the road to the front of the house; 50 m from the back of the house to the front of an accessory building).
- The AAC and RFI did not comment on the maximum size of residential accessory buildings; however, the Richmond Farmland Owners Association preferred to regulate the size of residential accessory buildings through a floor area ratio, but did not specify a maximum floor area; and
- While the AAC and the RFI were in favour of including septic tanks, but not septic fields, in the farm home plate, the Richmond Farmland Owners Association did not want any part of the septic system to be included on the farm home plate.

Correspondence to Mayor and Councillors

As of April 11, 2017 forty seven (47) letters, faxes, and emails have been sent directly to Mayor and Councillors from the beginning of January 2017 to April 11, 2017 regarding ALR housing regulations. Of these, 43 were in support of more limitations on ALR housing development.

A copy of all correspondence to Council will be available in a binder, for Council and the public to review.

2010 - 2017 ALR House Building Permit Applications

- Between 2010 and 2017, the house size of issued and submitted ALR Building Permit applications is shown in Attachment 3;
- Between January 1 and April 3, 2017, a total of 45 ALR house Building Permit applications were submitted, with 73% of the proposed homes over 10,000 ft² (929 m²); and
- In 2017, the average proposed house size is 12,918 ft² (1,200 m²), while the largest proposed house size is 32,660 ft² (3,034.2 m²).

This information is consistent with previous information provided to Council.

Analysis

The objective of implementing changes to housing regulations in the Richmond's ALR is to minimize the impacts of residential development on agricultural land, which is consistent with

the OCP policy “to discourage residential development as a principal use in the Agricultural Land Reserve (ALR)”. This includes managing ALR residential development to avoid reducing farmable areas and to curtail financial barriers to farming that result from residential development.

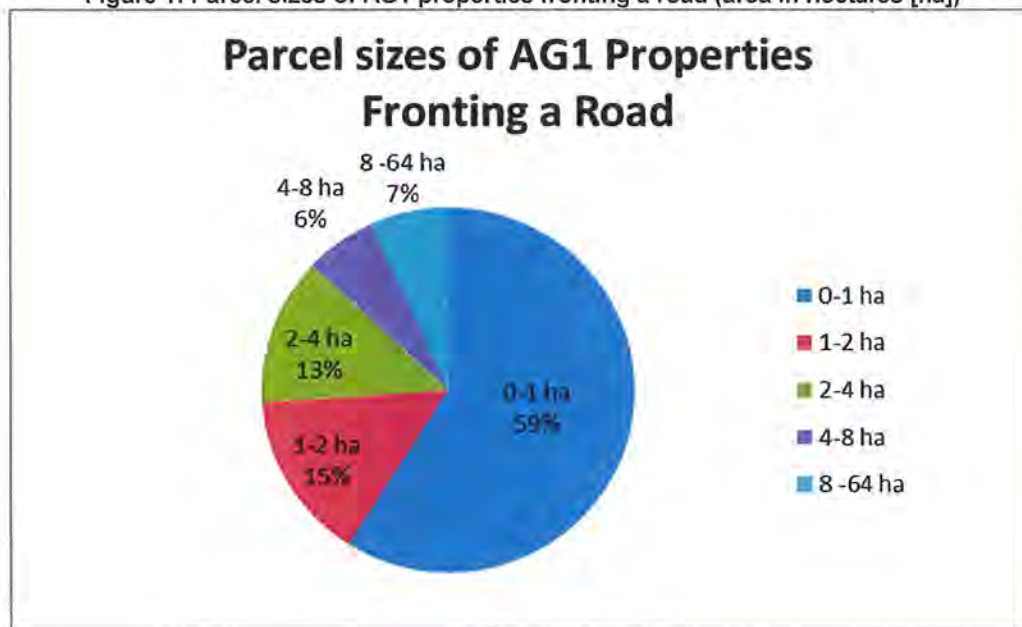
Current Richmond ALR Parcels

There are a total of 2,195 parcels in Richmond’s Agriculture (AG1) zoned land. However, only 1,274 (58%) of those parcels have residential development potential, as they have frontage on an improved road allowance providing vehicular access (Figure 1).

Of those parcels with residential development potential:

- 21% (263 properties) are less than 0.2 ha (0.5 ac) in area (as compared to 21% of all AG1 zoned parcels),
- 41% (522 properties) are less than 0.4 ha (1 ac) in area (as compared to 56% of all AG1 zoned parcels),
- 59% (753 properties) are less than 1.0 ha (2.5ac) in area (as compared to 70% of all AG1 zoned parcels), and
- 74% (942 properties) are less than 2.0 ha (5 ac) in area (as compared to 81% of all AG1 zoned parcels).

Figure 1: Parcel sizes of AG1 properties fronting a road (area in hectares [ha])



The Importance of Managing Small Lots in the ALR

Richmond has a high proportion of smaller ALR lots (e.g., 522 less than an acre with residential development potential), as indicated above. The feedback and analysis indicates that they must be carefully managed for the following reasons:

- there are many of these small ALR lots on which one can currently build larger houses than in corresponding urban single family areas (e.g., RS1/E Zone),
- as a result, many of these small ALR lots are particularly appealing to residential speculators and buyers, as an alternative to urban sites,

- these small sites are further attractive, as many of them are closer to the City Centre, transit and community amenities than other urban residential areas (e.g., parts of the Thompson, Seafair, Blundell, Broadmoor, Gilmore, Shellmont neighbourhoods are farther away from the City Centre than many of the small ALR lots),
- as a result, urban residential speculators, buyers and builders may be distorting the ALR market upward, and many ALR sites are may be viewed only as residential parcels not to be farmed, and
- consequently, legitimate farmers have difficulty acquiring and farming these properties.

For these reasons, staff suggest that it is particularly important to better manage house sizes in the ALR, particularly the small ALR sites, to avoid having just residences, unnecessarily large residences, inaccessible and un-farmable backlands, and an ALR market in which farmers cannot acquire land to farm.

Urban Lot and House Size Analysis

In determining how to better manage single family house size in the ALR, it is useful to consider how the City manages house sizes in the City's urban areas. Establishing house size regulations in keeping with urban house size regulations is also supported by the Ministry's Guidelines for managing residential development in the ALR.

The City's most commonly applied single family housing district is the RS1/E Zone. The RS1/E zone is the City's standard large lot single family zoning district and is applied to approximately 14,000 lots in the City. The average lot area in the RS1/E zone is 743 m^2 ($8,000 \text{ ft}^2$) which permits an average house size of 339 m^2 ($3,650 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total allowable floor area would be 389 m^2 ($4,187 \text{ ft}^2$).

Proposed Bylaw No. 9711 would permit a maximum house size in keeping with the average house size permitted in the RS1/E Zone.

There are approximately 11,000 lots in the City within the smaller RS1 sub-zones. If all RS1 zoned lots were considered, including these smaller lots, the average lot area would be 626 m^2 ($6,738 \text{ ft}^2$) which permits an average house size of 303 m^2 ($3,261 \text{ ft}^2$). With the 50 m^2 (538 ft^2) floor area exemption for a garage, the total maximum floor area would be 353 m^2 ($3,800 \text{ ft}^2$).

Proposed Bylaw No. 9710 would permit a maximum house size in keeping with the average house size permitted on all urban lots subject to the RS1 Zone.

Land Economics

The average urban single family lot size within the RS1/E zone is approximately 743 m^2 ($8,000 \text{ ft}^2$) which would permit a house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). Almost 60% of the City's urban single family lots are zoned RS1/E.

An economic consultant was asked to comment on the implications of the City establishing a maximum ALR house size including the garage of 389 m^2 ($4,187 \text{ ft}^2$). The consultant advises that the increased focus on ALR land is largely due to the significant rise in residential land prices in the urban areas coupled with zoning regulations on ALR land that allow more

flexibility to construct larger homes in the ALR. In many cases, this has priced ALR land beyond what legitimate farmers can afford.

The economic advice indicates that a smaller ALR residential house size would significantly decrease current residential speculation and buying, as the appeal of ALR lands for predominately residential use would be reduced and enable more land to be available for farming, and reduce land costs for farmers. Conversely, the larger the house size, the greater the residential speculation, increase in house prices, less land available for farming, and higher the land cost for farmers. A copy of the consultant's advice is shown in Attachment 4.

Additional Dwelling Units

Currently, the AG1 zone allows additional dwellings for full-time farm workers to be considered on parcels 8 ha (20 acres) or greater, which comprises 7% of properties within Richmond's ALR. An agrologist report is required to demonstrate that additional dwellings for full-time farm workers are required to enable them to live on site for the farm to operate. Recent building permit statistics indicate that the City has not received any such proposals since 2010. Given the concern with house sizes in the ALR, staff propose that any future requests for an additional house for ALR farm workers would require a rezoning application.

Three-Storey Houses in the ALR

As proposed later in the report, the farm home plate is an effective tool that limits the maximum area used for residential development on an ALR site. It may be argued that similarly, if houses in the ALR are limited to a maximum footprint area, regardless of how many storeys, it would limit the impact of residential development on agricultural lands. While such an approach would limit the area for residential purposes, managing ALR residential development involves more than limiting the footprint of residential development.

Currently, the Agriculture (AG1) zone allows a house up to 2.5-storeys (10.5 m) high. Increasing the allowable height to 3-storey houses may create issues of unacceptable adjacent site shadowing, as well as a greater massing of the building that would negatively affect its form and character especially given the high percentage of small agricultural parcels in the City. Further, as the land economics analysis indicates, larger homes may create financial barriers to farming in the ALR, as the demand for these properties is driven by residential development. Considering the above, permitting 3-storey houses in the ALR does not appear to be an appropriate solution to the issue of large homes in the ALR, given that 2.5 storey homes are currently allowed.

It is noted that a rezoning application may be considered for proposed houses that exceed the house size limitation, and wish to increase the height from 2.5 storeys to 3 storeys, on a site specific basis, which would include appropriate neighbourhood input.

Taxes Related to Farm Classified Sites

The City's role is to apply taxes based on the assessment value and classification provided by BC Assessment. Farm classifications are given to properties that are farmed and meet BC Assessment's farming requirements.

The minimum farm income requirements as determined by BC Assessment to classify as a farm are:

- \$10,000 on land less than 0.8 hectares (1.98 acres) in area;
- \$2,500 on land between 0.8 hectares (1.98 acres) and 4 hectares (10 acres); and
- on land larger than 4 hectares (10 acres), earnings must be \$2,500 plus five per cent of the actual value of any farm land in excess of 4 hectares.

For all parcels in the ALR, property owners receive a 50% school tax exemption from the Province. For property owners in the ALR that do not farm or lease the parcel for farming purposes, they will be taxed as Class 01-residential. If owners lease to a farmer, the farmed portion of the property will be assessed as farmland, which will yield significant tax savings. If the property owner lives on the property and farms it, the property can get full farm valuation for the land and building. In this case, the land will be assessed as Class 09-farm and the building will be Class 01-residential but with a significant reduction in assessed value. Finance staff will be available at the Planning Committee, Council and Public Hearing meetings.

Farm Vehicle Access

In the ALR, it is necessary to ensure that farm vehicles can access the rear of the property in order to farm it. Currently, under AG1 Zoning, there is a minimum interior side yard setback requirement to ensure viable farm access. One interior side yard must have a minimum setback of 3 m (10 ft.) on lots less than 0.8 ha (2 acres).

To better enhance farm vehicle access to the rear of residential properties, staff propose:

- for lots less than 0.8 ha (2 acres), to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- for lots greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

This approach will better ensure that farm vehicle access can be achieved on such sites.

Options and Draft Bylaws

A Proposed Comprehensive Set of OCP and Zoning Bylaw Amendments

Based on public feedback and analysis, staff have prepared the following comprehensive set of OCP and Zoning Bylaw amendments, specifically:

- (1) A rezoning approach for any future ALR proposals which exceed Council's established house size maximums,
- (2) A rezoning approach for any future ALR proposals which involve second or subsequent houses,
- (3) Preserving and enhancing farm vehicle access to the rear of ALR farm residences, by increasing farm vehicle access widths, for certain ALR sites,
- (4) Restricting accessory residential building size to 70 m² (753 ft²),
- (5) Introducing a range of farm home plates based on lot size dimensions,
- (6) The restriction of ALR house size to 500 m² (5,382 ft²),
- (7) Miscellaneous other OCP and zoning amendments.

For issues 1, 2, 3, 4 and 7, background information and a recommendation is provided below, and for issues 5 and 6, background information, options and a recommendation are provided below.

The primary objective of staff's recommendations is to better manage the size and number of houses in the ALR, accessory residential buildings and enhance rear farm access, to enable better agricultural viability.

1. A Rezoning Approach For Any Future ALR Residential Proposals Which Exceed Council's Established Farm House Size Maximums

To better implement the approved 2041 OCP, Chapter 7.0 Agriculture and Food, Objective 1 which states: *Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)*, the following OCP amendment is proposed.

- limit the size of houses on agriculturally zoned properties, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the size limit, if the applicant clearly provides the following information:
 - verification that the site has been actively used for agricultural production for a significant period of time and that it has generated significant agricultural income,
 - verification that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time,
 - demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time,
 - submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
 - submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
 - the provision of a security deposit, to implement any proposed improvements.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted.

2. A rezoning approach for any future ALR proposals which involve second or subsequent houses,

The AG1 zone currently allows additional dwelling units for full-time farm workers on properties larger than 8 ha (20 acres) provided that a certified registered professional with the BC Institute of Agrologist provides written justification for the additional dwelling unit. Staff are recommending the current approach to managing additional dwelling units be revised so that a rezoning application is required for any additional dwelling units.

An OCP amendment is proposed to limit the number of dwelling units to one (1) on agriculturally zoned parcels, and only consider applications, through a rezoning application, on a case-by-case basis, to exceed the maximum number of dwelling units, if the property is 8 ha (20 acres) in area or greater, and the applicant provides the following information from a Professional Agrologist which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.

Note: The maximum house size, farm home plate size and setbacks for a proposed secondary house would be determined through a site specific rezoning application, which would require Council approval.

To achieve the above, staff recommend that Bylaw No. 9706 be adopted. The Farm Home Plate Bylaw options discussed below, remove the current secondary dwelling unit, as an outright use from the AG1 Zone.

3. Preserving and Enhancing Farm Vehicle Access to the Rear of ALR Farm Properties by increasing farm vehicle access widths, for certain ALR sites

Staff recommend improving farm vehicle access to the rear of ALR residential sites, to ensure that they can be farmed. For lots that are:

- less than 0.8 ha (2 acres), staff propose to increase the current minimum 3 m (10 ft.) side yard setback, to 4 m (13 ft.); and
- greater than 0.8 ha (2 acres), staff recommend that the current setback of 6 m (20 ft.) be retained, as it is regarded as adequate for farm vehicles to access farmland.

Such an arrangement will ensure that all sites will provide enhanced farm vehicle access to the back, to facilitate farming.

All Farm Home Plate Bylaw options include this enhanced farm access provision (Bylaw No. 9707, 9708, 9709).

4. Restricting All ALR Accessory Residential Buildings to 70m² (753ft²)

Currently, the only restriction on the maximum size of an ALR residential accessory building is that it has to be within the total allowable density (e.g., 0.6 FAR).

Currently, in the urban areas of the City (RS1 zones), the maximum size of an accessory building or structure is 70 m² (753 ft²). Similarly, staff recommend applying this maximum to AG zoned sites which would establish a maximum residential accessory building or structure size of 70 m² (753 ft²), to minimize the impact on farmland while accommodating residential needs.

In site specific situations, if requested, Council could issue a Development Variance Permit (DVP), to vary the maximum size of an ALR accessory building, provided that it is within the maximum density for all residential buildings on the site.

If there is a request to increase the maximum density for all residential buildings, the property owner would have to submit a rezoning application.

All House Size Bylaws options include this accessory residential building restriction (Bylaw No. 9710, 9711, 9712, 9716).

5. Restricting The Range Of Farm Home Plates Based On Lot Size Dimensions

The establishment of a farm home plate would limit residential development to the front of the property to allow for farming activities on the remainder of the property.

In preparing options for farm home plates, the existing ALC regulation that limits soil disturbance (e.g., soil imported or exported) on a parcel in the ALR, to a maximum area of 2,000 m² (21,527 ft²), without further approval from Council and the ALC, was considered.

The recommended Zoning Bylaw amendment would include:

- a definition for “farm home plate” which would be defined as the portion of a lot which includes a principal dwelling unit, additional dwelling unit(s), and any accessory residential buildings, or accessory structures, including driveways to the dwelling unit(s), decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and residential sewerage septic tanks and field, in one contiguous area;
- a maximum depth for the farm home plate to be 60 m (196 ft.);
- increasing the interior side yard setback, from 3 m (10 ft.), to 4 m (13 ft.), to better accommodate farm vehicle access, from the road to the farm; and
- removing Section 14.1.4.3 under the Agriculture (AG1) zone which allows additional dwelling units for full-time workers for a farm operation under certain conditions, as this will be regulated through a rezoning process and the criteria that would be included in the OCP.

If requested, it is proposed that Council may issue a Development Variance Permit, if an applicant justified their farm proposal to:

- increasing the maximum size of the farm home plate;
- increase the maximum depth of the farm home plate; or
- remove the septic tank and/or field, from the farm home plate area (the size of a septic field depends on the size and use of the house including the number of bedrooms and bathrooms, as well as the soil conditions).

The current 50 m (164 ft.) maximum setback for a dwelling unit, which has been in the City’s Zoning Bylaw since 1994, would remain in the AG1 zone; however, the 60 m (196 ft.) maximum farm home plate depth would allow accessory buildings or structures to be located in the rear portion of the farm home plate.

The following three Farm Home Plate Bylaw options are presented:

A.) Farm Home Plate Option 1 – Bylaw No. 9707 (Recommended)

The recommended bylaw establishes a proportionate maximum area of the farm home plate to be:

- a) 50% of the lot area for lots 0 to 0.2 ha (0 to 0.5 ac);
- b) 1,000 m² (10,764 ft²) for lots 0.2 to 1 ha (0.5 to 2.5 ac);
- c) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- d) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option would reserve the greatest amount of farmland. It would also ensure that, for lots that are less than 0.2 ha (0.5 acres), a minimum of 50% of the property would be protected for farming. For larger lots, the minimum amount of property protected for farming would increase.

B.) Farm Home Plate Option 2 – Bylaw No. 9708

This option establishes a proportionate maximum area of the farm home plate to be:

- a) 1,000 m² (10,764 ft²) for lots 0 to 1 ha (0 to 2.5 ac);
- b) 10% of the lot area for lots 1 to 2 ha (2.5 to 5 ac); and
- c) 2,000 m² (21,528 ft²) for lots 2 ha (5 ac) or greater.

This option uses a proportionate maximum farm home plate floor area. However, 7% (94) of the properties in the AG zone that are 0.1 ha (0.25 acres) or less could have the entire lot used for the farm home plate.

C.) Farm Home Plate Option 3 – Bylaw No. 9709

This option establishes a maximum area of the farm home plate to be 2,000 m² (21,528 ft²) for all lots regardless of size.

This option is based on the Ministry of Agriculture's Guidelines. However, it does not take into account Richmond's smaller lot sizes. If this option were implemented, a greater number of properties in the AG1 zone could have the entire lot used for the farm home plate.

Both the Agricultural Advisory Committee and the Richmond Farmers Institute preferred a maximum farm home plate area to be 4,046 m² (43,560 ft²) or 1 acre. This preference is not presented in a bylaw option as:

- Under existing ALC regulations, the maximum area of soil disturbance on a parcel is 2,000 m² (21,527 ft²) without requiring Council and ALC approval for a non-farm use; and
- 41% of the AG1 zoned properties are less than 0.4 ha (1 ac) in area meaning that many of those properties could have the entire lot used for the farm home plate rather than reserving it for farming uses if a farm home plate of 4,046 m² (43,560 ft²) or 1 acre was used.

Attachment 5 provides a summary analysis, including the percentage of farmland retained, of the three farm home plate bylaw options.

6. Restricting ALR House Size to 500 m² (5,382 ft²)

In preparing the recommended bylaw, staff consulted with the Ministry of Agriculture's Guidelines which recommend that residential development be commensurate with residential development in urban areas such as the City's "Single Detached (RS1/A-H, J-K)" zone. To ensure that density calculations are the same as the urban areas of Richmond, the following is included in the recommended bylaw:

- density would be calculated as 0.55 Floor Area Ratio (FAR) applied to a maximum of 464.5 m² (5,000 ft²) of the lot area, with 0.30 FAR applied to the balance of the lot area in excess of 464.5 m² (5,000 ft²);
- floor area exemptions would be provided for porch area (10% of floor area), 1 accessory building (10m²), and a staircase/entry (10 m²) area; and
- a maximum size of an accessory building of 70 m² (753 ft²).

If requested, Council could issue a Development Variance Permit, to vary the maximum size of an accessory building provided they are within the maximum floor area limit for all residential buildings.

If there is a request to increase the maximum limit for all residential buildings, the property owner would have to submit a rezoning application.

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m²

(4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

D.) House Size Option 4 – Bylaw No. 9716 (AAC's Preference)

This option would use the RS1 zone FAR density provisions up to a maximum of 1,114m² (12,000 ft²) for all residential buildings.

This option is preferred by the Agricultural Advisory Committee. The Richmond Farmers Institute supported a maximum floor area of 1,000 m² (10,763 ft²).

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 3,326 m² (35,833 ft²). Smaller sites would have a maximum house size smaller than 1,114 m² (12,000 ft²) and would be based on the FAR provisions.

Flexibility

In addition to the four options listed above, Council has the ability to choose another house size limitation which could be incorporated in the Zoning Bylaw amendment.

7. Miscellaneous Other OCP and zoning amendments

Upon adoption of a bylaw limiting house size in the AG1 zone, staff recommend that Council direct staff to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zones that permit single family development in the ALR. This would largely include the RS1/F and RS1/G zoned properties on Fedoruk Road, Kartner Road and along Westminster Highway.

Consultation

Staff have reviewed the proposed 2041 OCP amendment bylaw with respect to the *Local Government Act* and the City's OCP Bylaw Preparation Consultation Policy No. 5043 requirements and recommend that it be referred to the Provincial Agricultural Land Commission for comment, as the proposals affect ALR land.

Table 1 clarifies this recommendation. ALC referral comments will be requested prior to the public hearing date. Public notification for the public hearing will be provided as per the *Local Government Act*.

Table 1 – OCP Public Consultation Summary

Stakeholder	Referral Comment
REFER	
Provincial Agricultural Land Commission	Refer to ensure that <i>Local Government Act</i> requirements are met.
NO REFERRAL NECESSARY	
Richmond School Board	No referral necessary, as they are not affected.
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations (e.g., Sto:lo, Tsawwassen, Musqueam)	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Port Authorities (Port Metro Vancouver and Steveston Harbour Authority)	No referral necessary, as they are not affected.
Vancouver Airport Authority (VAA) (Federal Government Agency)	No referral necessary, as they are not affected.
Richmond Coastal Health Authority	No referral necessary, as they are not affected.
Community Groups and Neighbours	Community Groups (e.g., the Richmond Agricultural Advisory Committee, Richmond Farmers Institute, Richmond Farmland Owners Association) and Neighbours will have the opportunity to comment regarding the proposed OCP amendment (and proposed Zoning Bylaws) at Planning Committee, Council and at a Public Hearing.
All Relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.

Financial Impact

None

Conclusion

This report summarizes feedback received throughout the public consultation process on potential housing regulations on Richmond's Agriculture (AG) zoned land.

Based on this feedback, in addition to analyzing Richmond's agricultural land base, and housing regulations in Richmond's urban areas, staff have prepared a series of OCP and Zoning Bylaw amendment options for Council's consideration.

The proposed bylaws aim to better manage residential development in the Agricultural Land Reserve (ALR) and to minimize impacts on land that may be used for agricultural activities.

It is recommended that the following bylaws be introduced and given first reading:

1. Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706,
2. Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate and Setbacks in the AG1 Zone), and
3. Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone).



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- Attachment 1: Survey Results Summary
- Attachment 2: AAC Comments of March 11, 2017
- Attachment 3: Building Permits Statistics (2010 – 2017)
- Attachment 4: Professional Economic Consultant Advice
- Attachment 5: Zoning Bylaw Amendment Options – Summary Table
- Attachment 6: Summary Analysis of the Farm Home Plate Bylaw Options
- Attachment 7: Comparison of House Size Regulations in Metro Vancouver's ALR

Survey Results Summary

Total 679 Complete surveys

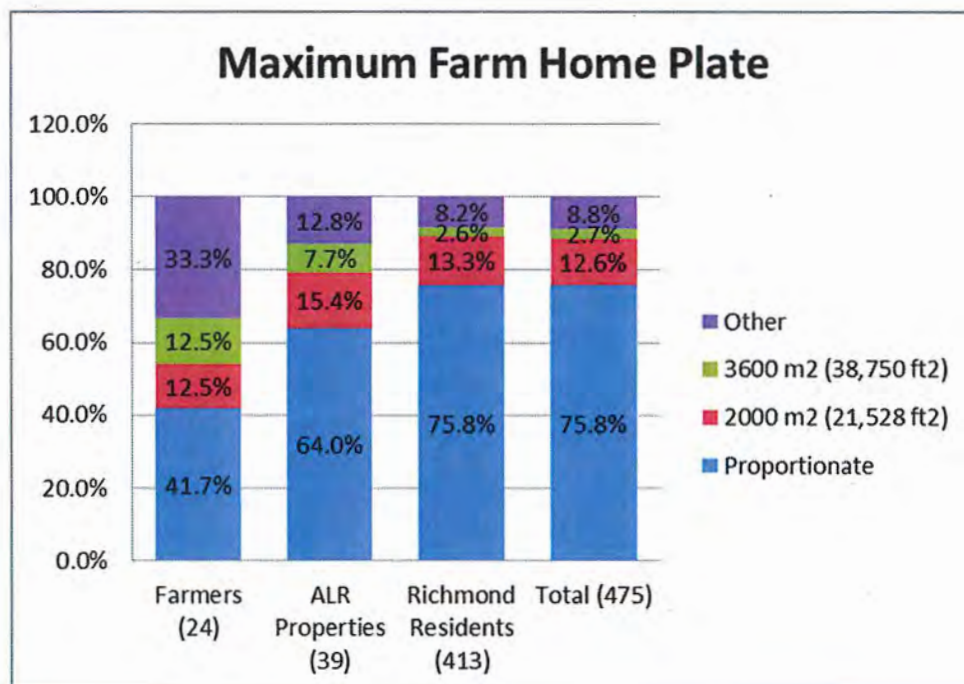
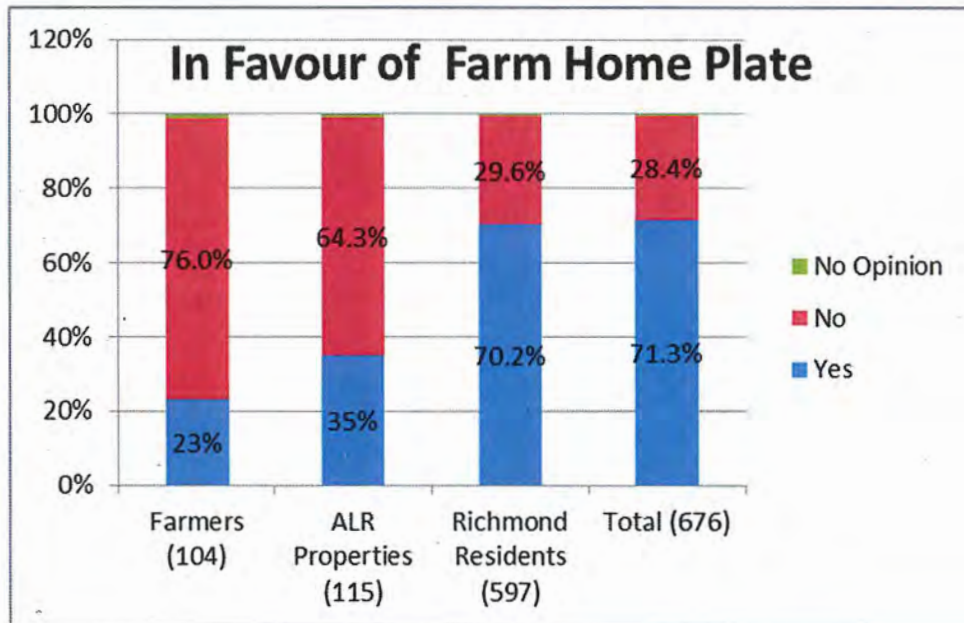
600 Richmond Residents

104 Richmond Farmers

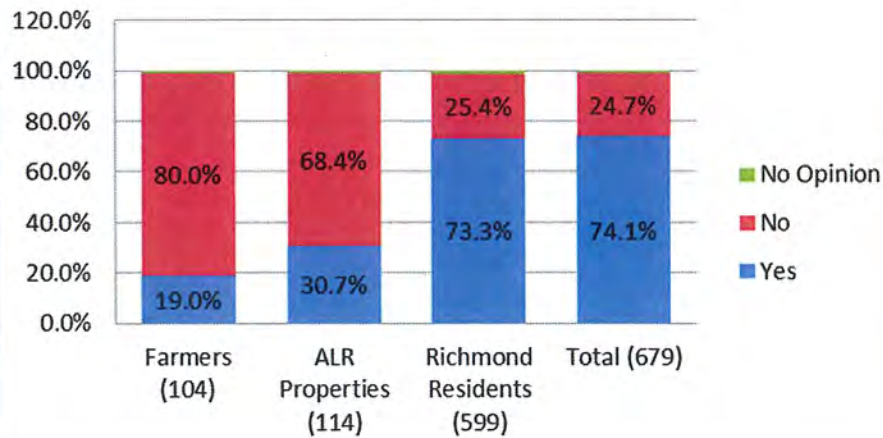
115 Richmond Residents living in the ALR (65 Richmond Farmers)

55 Provided a postal code outside of Richmond

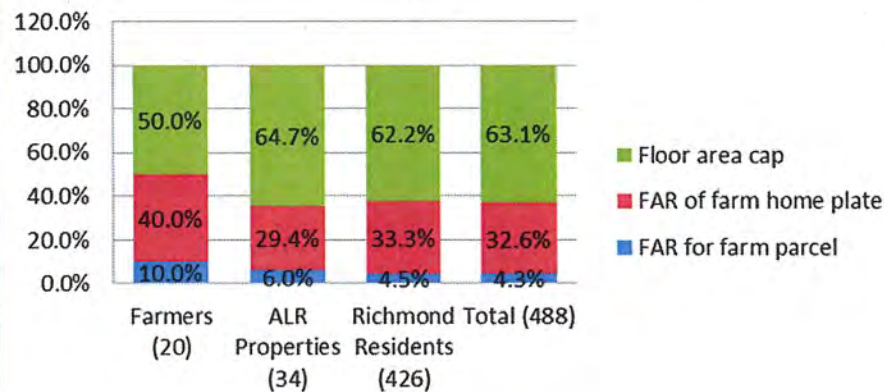
24 Did not provide a postal code



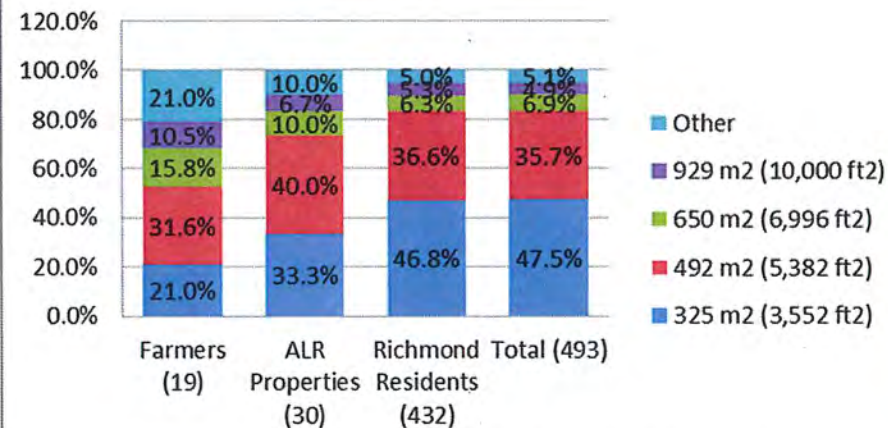
In Favour of House Size Limit



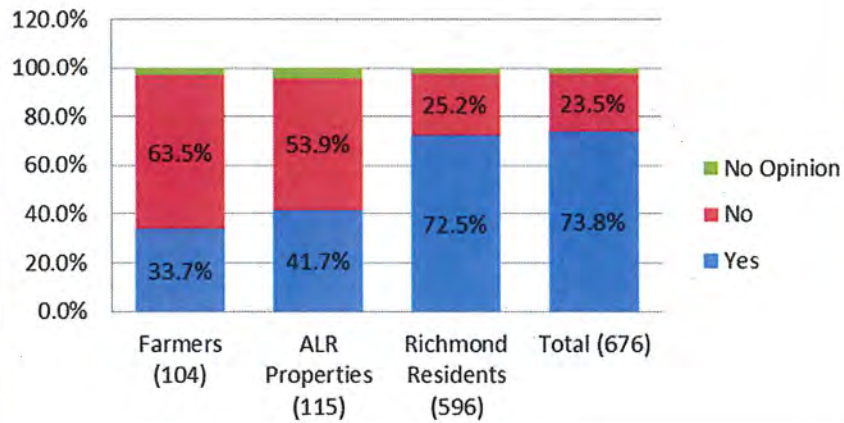
How to limit floor area for Principal House



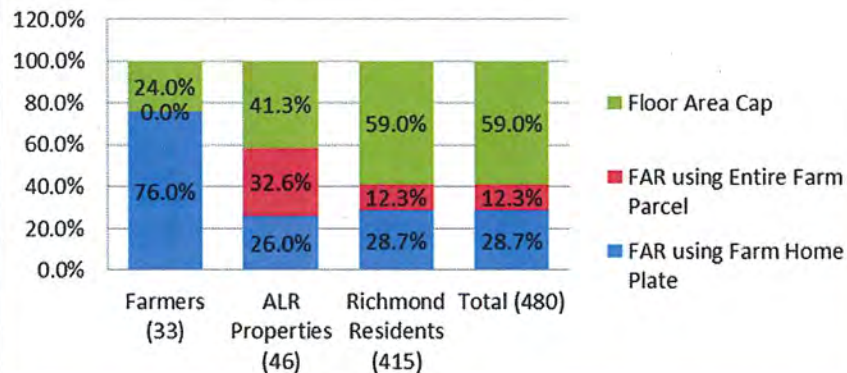
Maximum Floor Area for Principal House



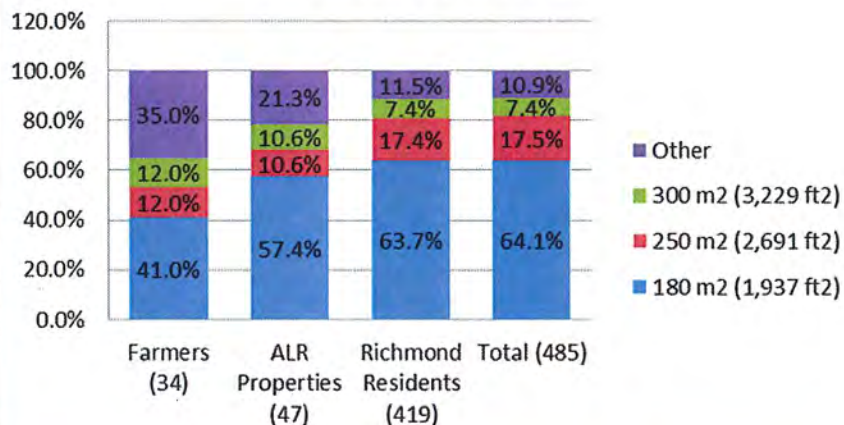
In Favour of House Limit for Additional House



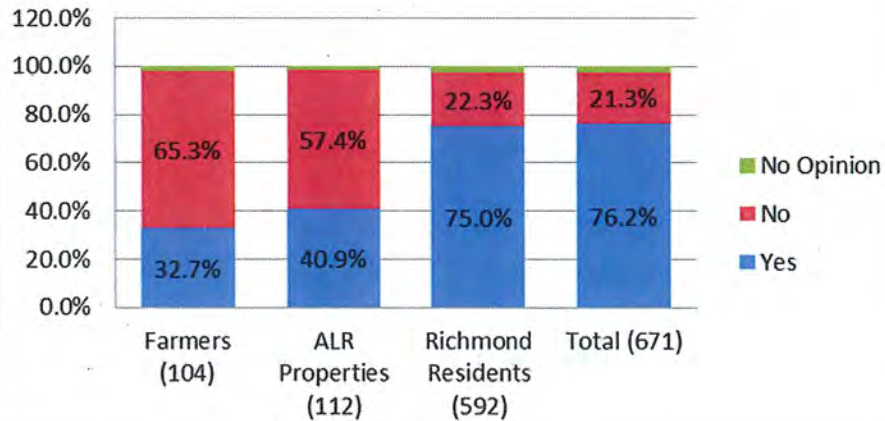
How to limit floor area of Additional House



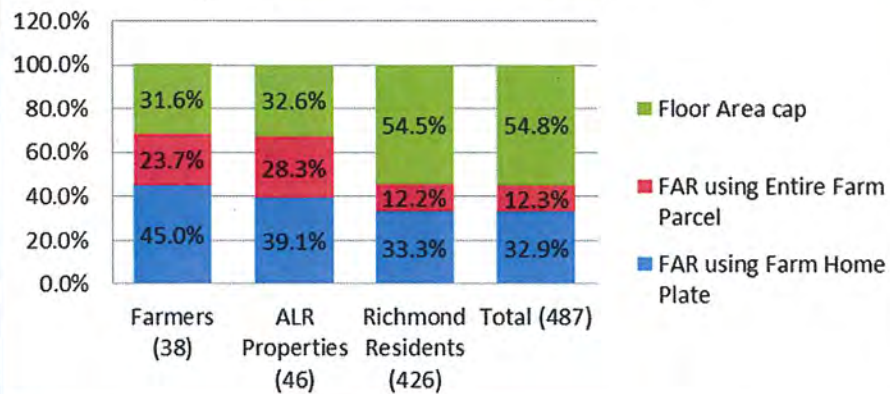
Maximum Size for Additional House



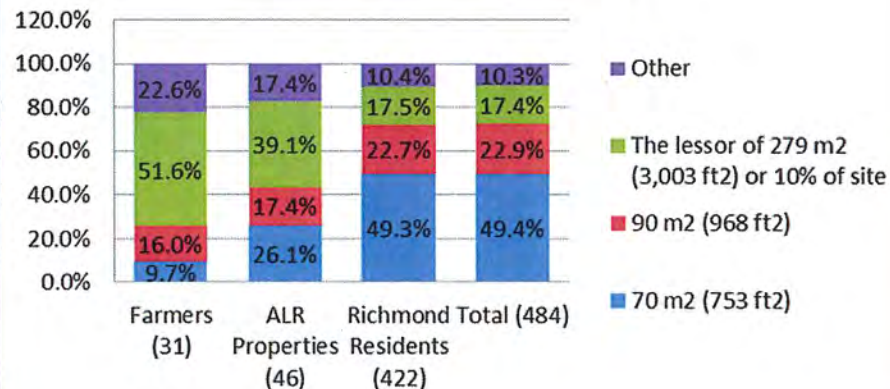
In Favour of Size Limitation of Accessory Residential Buildings



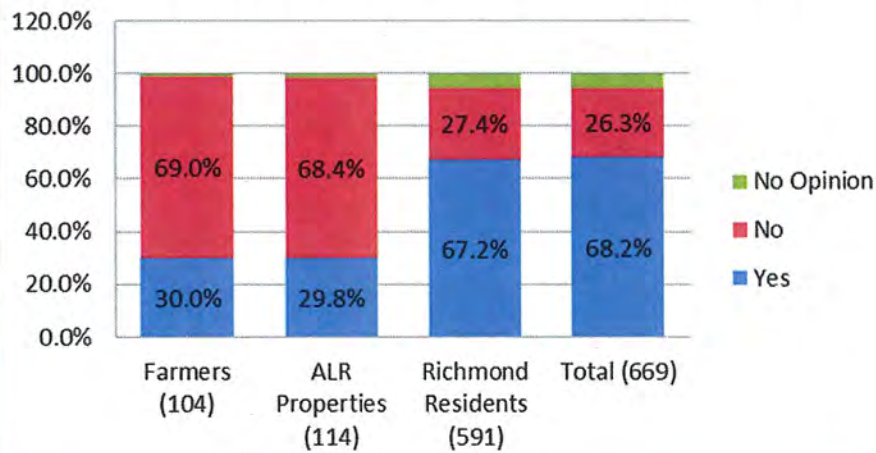
How to limit floor area of Accessory Residential Buildings



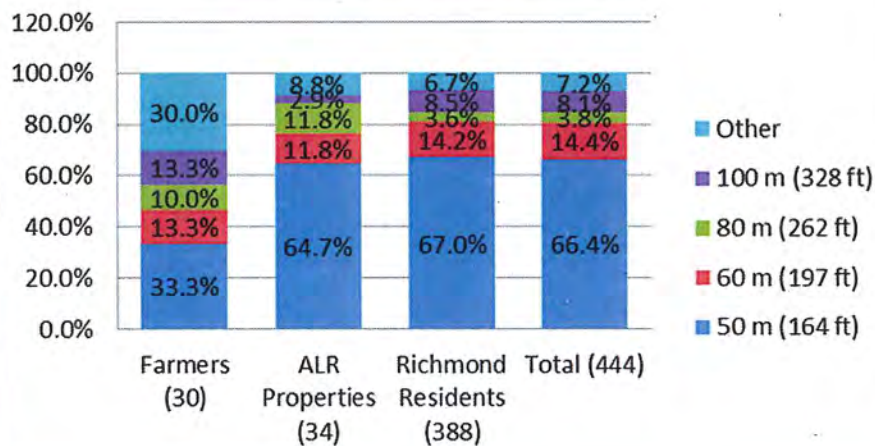
Maximum Size of Accessory Residential Buildings



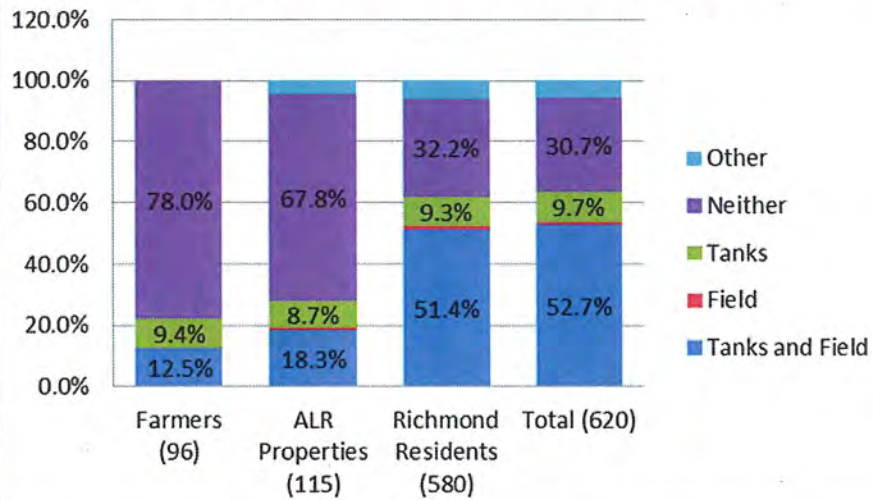
In Favour of a 50 m Buildable Setback for all Residential Buildings



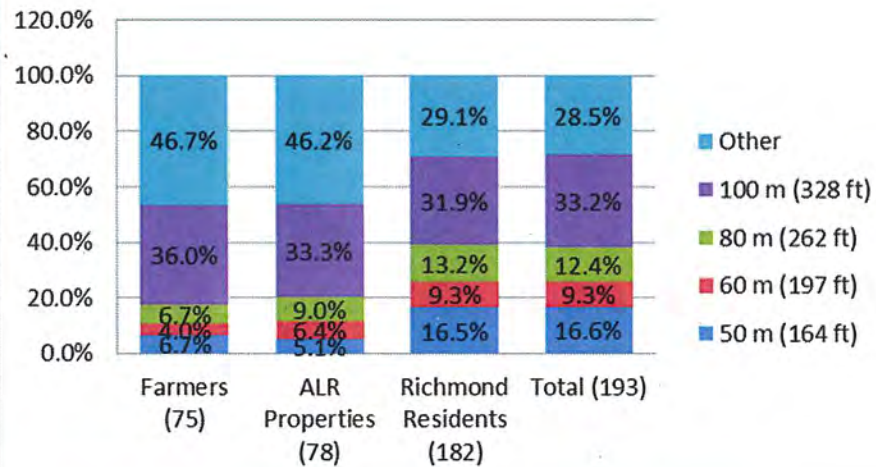
Maximum Buildable Setback for all Residential Buildings



What Part of the Septic System Should be on the Farm Home Plate?



Preferred Setback for Septic System



Richmond Agricultural Advisory Committee

March 11, 2017

Memo to Richmond City Council Re: Proposed Farmland Housing Regulations

The farmers of the AAC are **strongly opposed** to the regulation alternatives proposed by the City. We feel it is important that we come up with a “**made in Richmond**” solution that respects the core nature of our community, that is – a community with a legacy and historic fabric consisting of a well-integrated blend of urban and rural residents. That being said, in respect of the City’s objective to implement some form of regulations that provide reasonable rules with which to administer building applications that protect and preserve Richmond farmland and farming activities we tender the following recommendations.

1) Home Size:

- a) Home size should be limited to 1,150 Square Metres. This size is in line with the current average “approved building permit” applications as specified in the City’s “Open House Summary Presentation”. The document indicates the current average home size in the Richmond ALR / AG1 for 2015/2016 is about 1,100 square meters. We feel it would be highly inappropriate and inconsistent to implement a dramatic reduction in the size of new construction. Implementing the cap of 1,150 square metres will allow fairness and a degree of uniformity to the conditions that currently exist as well as stop the trend of increasing home sizes.
- b) The existing rules have worked well for bona-fide multi-generational farmers, hence we do not want to implement rules that prevent reasonable options to farmers.
- c) Large homes in Richmond’s ALR do not necessarily discourage use of farmland for farming purposes. Cooperation between farmers and non-farming residents that have purchased farmland for the purpose of building a large home often results in the farm back lands being leased to a bona-fide farmer at a low lease rate. The homeowner benefits in reduced taxes on the portion of the land that is farmed and the bona-fide farmer benefits from inexpensive leased farm land on which to farm. In the existing environment it is less likely for a new farmer to purchase Richmond ALR land at current market rates and have an economically viable farming operation. Hence, this symbiotic relationship results in preservation and protection of farmland.
- d) In the case of a farm property owned by a non-farming resident that achieves farm classification by way of leasing its land to a bona-fide farmer, residential property tax rates should be applied to the residential portion of the property and the farm class property tax rate should be applied to the farmed portion of the property.

2) Home Plate Size:

- a. While not in favour of a home plate size restriction we feel the existing building setback limit of 50 metres is effective in preserving land for farming purposes. Therefore, a reasonable home plate size formula should be the lessor of:

- i. 1 Acre or
 - ii. 50 meters x the roadside property width. As an example a property with a 30 metre width x 50 metre setback = a maximum home plate of 1,500 square metres.
 - b. It should be noted that 75% of the ALR / AG1 properties are less than 2 hectares and are narrow in width. We believe the majority of these properties would have a home plate of less than 1 acre because of the setback limitations.
 - c. Regardless of size of the home plate, access of farm vehicles from the road to the farmable portion of the property must be provided in the building site design.
- 3) Homeplate and House Size of Farm Manager's residence:**
- a. For those properties that qualify for a second or third residence there should be a separate home plate and home size equal to the guidelines set out above. Additional residences should not be forced into a common home plate with the primary residence home plate.
- 4) Seasonal Worker Buildings:** should not be included nor affected by these regulations.
- 5) Setbacks:**
- a. The existing bylaw calling for a 50 metre setback on homes plus an additional 50 meters for accessory buildings is adequate, however, it should be amended to increase the setbacks by the width of any Riparian Management Setbacks that may fall within the building setback. By way of example, if there is a 15 metre Riparian setback required on a property then the home setback should be adjusted to 65 meters and the accessory building setback should be adjusted to 115 metres.
- 6) Septic Tanks / Fields:**
- a. The septic tank should be included in the home plate but
 - b. The septic field need not be located in the home plate.

The farmers of the AAC.

Building Permit for Single Family Dwelling in the AG1 Zone (2010-2017)

Building permit statistics provided below include floor area ranges that correspond to house size bylaw options: 1 - 330 m² (3,550 ft²), 2 - 500 m², (5,381 ft²), and 3 - 1,114 m², (12,000 ft²).

Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BPs
2010	2	0	2	0	4	0	1	9
2011	0	2	5	7	3	2	2	21
2012	0	1	4	1	3	2	1	12
2013	0	1	1	5	2	3	3	15
2014	0	2	2	1	2	3	0	10
2015	0	0	2	4	4	3	4	17
2016	0	2	4	7	1	3	1	18
Total	2	8	20	25	19	16	12	102

Year	Less than 330 m ² (3,550 ft ²)	Between 330-500m ² (3,550-5,381 ft ²)	Between 500-697m ² (5,382-7,500 ft ²)	Between 697-930m ² (7,501-10,000 ft ²)	Between 930-1,114 m ² (10,001-12,000 ft ²)	Between 1,114-1393 m ² (12,001-15,000 ft ²)	Over 1,393 m ² (15,000ft ²)	Total BP
2017	0	0	5	7	8	17	8	45

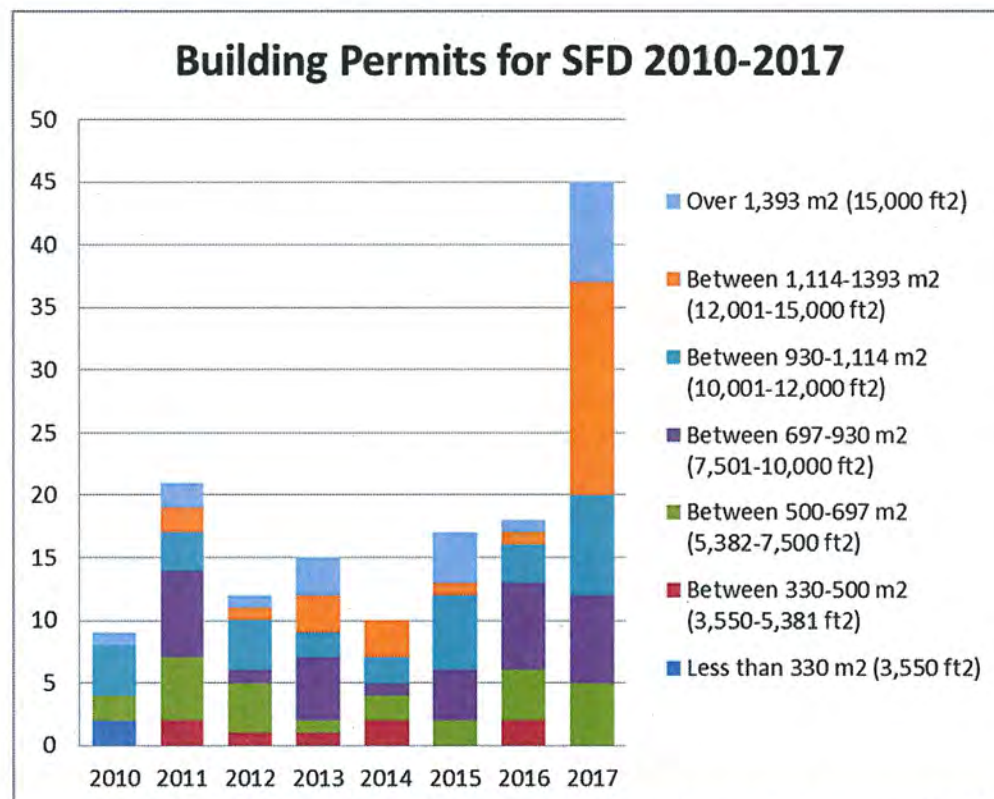


Figure 1: Comparison of Building Permits issued (2010-2016) with those submitted in 2017

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April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
 If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
 The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200

ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.

- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,

A handwritten signature in black ink, appearing to read 'R. Wozny', is written over a horizontal line.

Richard Wozny, Principal
Site Economics Ltd.

Att. 1

Table 1 - Recent ALR Residential Sales in Richmond

Sold Price per															Lot Size	Lot Size	
No.	ML #	Status	Address	List Price	Sale Price	SqFt	List Date	Sold Date	DOM	Tot BR	Tot Baths	Total Size	Yr Blt	Age	Acres	(SF)	
1	V1134800	S	8471 NO 5 ROAD	\$3,888,000	\$3,680,000	\$	338	2015-07-14	2015-09-28	76	7	8	10,897	2014	1	2.2	94,961
2	V1132323	S	11951 GRANVILLE AVENUE	\$4,880,000	\$4,280,000	\$	353	2015-07-01	2015-10-10	101	8	8	12,108	2015	0	0.5	21,780
3	R2066270	S	9491 FINN ROAD	\$4,999,800	\$4,800,000	\$	419	2016-05-06	2016-05-25	19	7	8	11,443	2014	2	0.6	27,878
4	R2076674	S	6780 NO 5 ROAD	\$5,999,000	\$5,380,000	\$	304	2016-06-03	2016-09-09	98	14	8	17,672	2015	1	3.0	129,112
5	R2066397	S	12133 NO 3 ROAD	\$26,000,000	\$18,500,000	\$	1,491	2016-05-06	2017-02-08	278	5	8	12,411	2009	8	18.1	788,523
6	R2133049	A	11111 BIRD ROAD	\$5,999,999	\$5,999,999	\$	594	2017-01-18		63	17	8	10,100	1990	27	0.9	37,244
7	R2138977	A	8880 SIDAWAY ROAD	\$6,180,000	\$6,180,000	\$	461	2017-02-13		37	9	8	13,413	2010	7	2.0	87,120
8	R2139278	A	7120 NO. 5 ROAD	\$11,880,000	\$11,880,000	\$	839	2017-02-15		35	10	8	14,157	2013	4	3.8	163,698
Average				\$8,728,350	\$7,587,500	\$	594					12,775			3.9	168,790	

Table 2 - Recent ALR Land Sales in Richmond

No.	Address	Sale Date	Sale Price	Site Size		Price Per		Zoning
				Acres	Sq. Ft.	Acres	Sq. Ft.	
1	10551 No. 6 Road Richmond	Jan-17	\$2,897,700	2.74	119,137	\$1,059,488	\$24.32	AG-1
2	10260 Westminster Highway Richmond	Jan-17	\$3,150,000	2.18	94,961	\$1,444,954	\$33.17	AG-1
3	South Half Lot 5 & 12200 Block, No. 3 Road Richmond	Dec-16	\$1,500,000	9.75	424,710	\$153,846	\$3.53	AG-1
4	10531 Granville Avenue Richmond	Dec-16	\$5,999,800	4.39	191,098	\$1,367,632	\$31.40	AG-1
5	2280 No. 6 Road Richmond	Aug-16	\$3,700,000	8.61	375,226	\$429,533	\$9.86	AG-1
6	13740 Westminster Highway Richmond	Aug-16	\$1,250,000	0.24	10,454	\$5,208,333	\$119.57	AG-1
7	7560 Steveston Highway Richmond	Jul-16	\$6,530,000	3.00	130,680	\$2,176,667	\$49.97	AG-1
8	10180 Granville Avenue Richmond	Jul-16	\$2,480,000	0.28	12,023	\$8,985,507	\$206.28	AG-1
9	7120 No. 5 Road Richmond	Jul-16	\$5,588,000	3.74	162,914	\$1,494,118	\$34.30	AG-1
10	12751 Blundell Road Richmond	Jul-16	\$1,711,000	2.61	113,692	\$655,556	\$15.05	AG-1
11	9660 Sidaway Road Richmond	Jun-16	\$3,800,000	10.00	435,600	\$380,000	\$8.72	AG-1
12	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
13	12191 Gilbert Road Richmond	May-16	\$4,200,000	10.78	469,577	\$389,610	\$8.94	AG-1 / CR
14	9760 Sidaway Road Richmond	Apr-16	\$1,650,000	10.02	436,471	\$164,671	\$3.78	AG-1
15	8191 No. 6 Road Richmond	May-16	\$1,830,000	0.86	37,462	\$2,127,907	\$48.85	AG-1
16	12060 No. 2 Road Richmond	May-16	\$4,800,000	6.19	269,636	\$775,444	\$17.80	AG-1
17	6351 No. 5 Road Richmond	May-16	\$4,490,000	8.56	372,743	\$524,717	\$12.05	AG-1
18	8720 No.5 Road Richmond	May-16	\$4,580,000	10.62	462,607	\$431,262	\$9.90	AG-1
19	13660 Blundell Road Richmond	May-16	\$1,760,000	1.00	43,560	\$1,760,000	\$40.40	AG-1
20	10071 Granville Avenue Richmond	May-16	\$1,950,000	0.44	19,036	\$4,462,243	\$102.44	AG-1
Average				5.33	232,210	\$641,991	\$	15

Zoning Bylaw Options – Summary

Zoning Bylaw Section	Farm Home Plate Bylaw Options (select one)			House Size Bylaw Options (select one)			
	Bylaw 9707	Bylaw 9708	Bylaw 9709	Bylaw 9710	Bylaw 9711	Bylaw 9712	Bylaw 9716
Definitions	New definitions for 'farm home plate' and 'farm home plate setback'			No new interpretations			
Density Exemptions for single family dwellings	No density exemptions			Exemptions for: – porch area (up to 10% of floor area), – 1 accessory building (up to 10m ²), and – staircase/entry (up to 10m ²) area			
				Exemption for garage area (up to 50 m ²)		Garage area not exempted	
Maximum House Size	Not applicable for these bylaw options			RS1 FAR up to 303m ²	RS1 FAR up to 339m ²	RS1 FAR up to 500m ²	RS1 FAR up to 1,114m ²
Additional Dwelling Units	Remove section 14.1.4.3 (additional dwelling unit may be considered on a site specific basis through a rezoning application)			Not required as included in farm home plate bylaw options			
Maximum Accessory Building Size	Not applicable for these bylaw options			70m ² (753 ft ²) for each residential accessory building or structure			
Farm Home Plate	Proportionate farm home plate: a) 50% of the lot area for lots 0-0.2 ha; b) 1,000 m ² for lots 0.2-1 ha; c) 10% of the lot area for lots 1-2 ha; and d) 2,000 m ² for lots 2 ha or greater.	Proportionate farm home plate: a) 1,000 m ² for lots 0-1 ha; b) 10% of the lot area for lots 1-2 ha; and c) 2,000 m ² for lots 2 ha or greater	Maximum 2,000 m ² for all lot sizes	Not applicable for these bylaw options			
Depth of Farm Home Plate	Establish a maximum depth of 60 m for farm home plate.			Not applicable for these bylaw options			
Yards & Setbacks	Increase interior side yard setback from 3 m to 4 m			Not required as included in farm home plate bylaw options			

Farm Home Plate Options – Analysis**Farm Home Plate Option 1 (Recommended)**

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> – 0 to 0.2 ha – (0 to 0.5 acres) 	<ul style="list-style-type: none"> – lesser of 50% of the lot area, or – 1,000 m² (10,764 ft²) 	50%	21% (263)
<ul style="list-style-type: none"> – 0.2 ha to 1 ha – (0.5 to 2.5 acres) 	<ul style="list-style-type: none"> – 1,000 m² – (10,764 ft²) 	50% to 90%	38% (490)
<ul style="list-style-type: none"> – 1 ha to 2 ha – (2.5 to 5 acres) 	<ul style="list-style-type: none"> – lesser of 10% of the lot area, or – 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> – 2 ha + (5 acres +) 	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 2

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
<ul style="list-style-type: none"> – 0 to 1 ha – (0 to 2.5 acres) 	<ul style="list-style-type: none"> – 1,000 m² – (10,764 ft²) 	<ul style="list-style-type: none"> – 0.1 ha (0.25 ac.): 0% – 0.2 ha (0.5 ac.): 50% – 0.4 ha (1 ac.): 75% – 1 ha (2.5 ac.): 90% – Note: 7% of properties are less than 1,000 m² (10,764 ft²) 	59% (6753)
<ul style="list-style-type: none"> – 1 ha to 2 ha – (2.5 to 5 acres) 	<ul style="list-style-type: none"> – lesser of 10% of the lot area, or 2,000 m² (21,527 ft²) 	90%	15% (189)
<ul style="list-style-type: none"> – 2 ha + – (5 acres +) 	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	90%+	26% (332)

Farm Home Plate Option 3

Size of AG Lot	Farm Home Plate Maximum	% of Lot Reserved for Farming	% (#) of AG Zoned Lots
All sizes	<ul style="list-style-type: none"> – 2,000 m² – (21,527 ft²) 	<ul style="list-style-type: none"> – ha (0.25 ac.): 0% – ha (0.5 ac.): 0% – ha (1 ac.): 50% – ha (2.5 ac.): 80% – ha (5 acres): 90% – Greater than 2 ha (5 ac.): 90% + – Note: 21% of properties are less than 2,000 m² (21,527 ft²) 	100% (1274)

Comparison of House Size Regulations in Metro Vancouver's ALR

Jurisdiction	House Size Maximum
Ministry of Agriculture (guidelines)	Lesser of a floor area commensurate with urban areas or 500 m ² (5,382 ft ²)
Corporation of Delta	On lots less than 8 ha (20ac.), 330m ² (3,552 ft ²)
	On lots 8 ha or greater, 465m ² (5,005 ft ²)
City of Surrey	Not specified (only regulate farm home plate)
City of Port Coquitlam	Max. floor area of 500 m ² (5,382 ft ²)
City of Maple Ridge	Max. floor area of 650 m ² (6,996.5 ft ²)
City of Pitt Meadows	In the process of preparing bylaws to limit the house footprint size to 600 m ² (6,458 ft ²) in the ALR, which would allow for a total floor area of 1,673 m ² (18,000 ft ²) *

* On April 4, 2017, Pitt Meadows City Council directed staff to:

- A. Prepare a zoning bylaw amendment for consideration by Council to limit the building footprint size based on the BC Building Code complex building threshold to 600 square metres or 6,458 square feet within the Agricultural Land Reserve which would allow for a structure size of 1,673 square metres or 18,000 square feet under current building regulations; AND
- B. Prepare a zoning bylaw amendment for consideration by Council to limit the number of dwellings on a property to one within the Agricultural Land Reserve and to include in the zoning bylaw amendment language with respect to grandfathering of reconstruction of existing dwellings that suffer a loss due to fire or other damage of over 75% of the building value.

According to the BC Building Code, if the building footprint area exceeds 600 m², a Part 9 building (Simple) becomes a Part 3 building (Complex), where there are more stringent requirements in the building code (i.e.; roof fire ratings, fire alarms, fire access routes, etc.). If multiple storeys are proposed, the total floor area would exceed 600 m² but as long as the building footprint does not exceed the 600 m² allowable footprint, it is still a Part 9 building.



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR):

"Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:
 - the property is 8 ha (20 acres) in area or greater; and

- if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm workers are required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

CITY OF RICHMOND
APPROVED by

APPROVED by Manager or Solicitor


MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9707
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions, in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is:

- a) 50% of the **lot area** for **lots** less than 0.2 ha;
- b) 1,000 m² for **lots** between 0.2 ha to 1 ha;
- c) 10% of the **lot area** for **lots** between 1 ha to 2 ha; and
- d) 2,000 m² for **lots** greater than a 2 ha.”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

"14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 75 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:

- i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
- 6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:
 - a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
- 7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
- 5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9707**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

_____
MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9708
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per **lot**.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is the greater of 10% of the **lot area** or 1,000 m², up to a maximum of 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.
2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and

- iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:
- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9708**".



FIRST READING

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_____	APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9709
(Farm Home Plate and Setback Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 3.4 by adding the following definitions in alphabetical order:

“Farm home plate means the portion of a **lot** including or located between a **principal dwelling unit**, additional **dwelling unit(s)**, and any **accessory buildings** or **accessory structures**, including driveways to **dwelling unit(s)**, decorative landscaping, artificial ponds not serving farm drainage, irrigation needs or aquaculture use, and sewerage septic tanks and field, in one contiguous area.

Farm home plate setback means the distance that the rear of a **farm home plate** may be set back from a **lot** line or any other features specified by this Bylaw.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting subsections 14.1.4.2, 14.1.4.3, and 14.1.4.4 (Permitted Density) and replacing them with the following:

“2. The maximum **density** is one **principal dwelling unit** per lot.

3. For **lots** zoned AG4, the maximum **floor area ratio** is 0.11.”

3. Richmond Zoning Bylaw 8500, as amended, is further amended by adding the following as a new Section 14.1.4A. (Farm Home Plate) after current Section 14.1.4:

“14.1.4A Farm Home Plate

1. The maximum area of the **farm home plate** is 2,000 m².”

4. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.6. (Yards & Setbacks) and replacing it with the following:

“14.1.6 Yards & Setbacks

1. The maximum **farm home plate setback** from the **front lot line** to the rear of the **farm home plate** is 60 m.

2. No portion of a **single detached housing building**, including any additional **dwelling units**, shall be located further than 50.0 m from a constructed public **road abutting** the property. On a **corner lot** or **double fronting lot**, the 50.0 m setback from a constructed public **road abutting** the property shall be determined based on the location of the permitted **access** to the **single detached housing building** or additional **dwelling unit(s)**.
3. The minimum **yards** for **single detached housing**, including any additional **dwelling units** and all **accessory buildings** or **accessory structures** to the **single detached housing** are:
 - a) 6.0 m in the **front yard**;
 - b) on an **interior lot**, 1.2 m on one **interior side yard** and
 - i) 4.0 m on the other **interior side yard** for **lots** less than 0.8 ha; or
 - ii) 6.0 m on the other **interior side yard** for **lots** of 0.8 ha or more;
 - c) on a **corner lot**, 1.2 m on the **interior side yard** and 4.0 m on the **exterior side yard** regardless if the **lot** is less than 0.8 ha or is 0.8 ha or more; and
 - d) 10.0 m in the **rear yard** for **single detached housing**, including any additional **dwelling units**.
4. All **accessory buildings** or **accessory structures** to the **single detached housing** shall have a minimum **building separation space** of 1.2 m.
5. The minimum **yards** for all **agricultural buildings and structures** for:
 - a) **front yard** and **exterior side yard** is:
 - i) 15.0 m for mushroom barns, livestock barns, poultry brooder houses, confined livestock areas, fur farming sheds, livestock shelters, milking facilities, stables and hatcheries; and
 - ii) 7.5 m for all other **agricultural buildings and structures**.
 - b) **interior side yard** and **rear yard** is:
 - i) 15.0 m for livestock barns, poultry brooder houses, confined livestock areas, fur farming shelters, livestock sheds, milking facilities, stables and hatcheries;
 - ii) 7.5 m for mushroom barns, apiculture hives, honey houses and shelters; and
 - iii) 4.5 m for all other **agricultural buildings and structures**.
6. For **lots** zoned AG4, the minimum **setbacks** for **buildings and structures** are:

- a) 20 m for west and east **setbacks**;
 - b) 18 m for south **setbacks**; and
 - c) 13 m for north **setbacks**.
7. For lots zoned AG4, the minimum **setbacks** for **accessory buildings and structures** is 9 m to all **property lines**."
5. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9709**".



FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div style="border: 1px solid black; padding: 2px;"> CITY OF RICHMOND APPROVED by  APPROVED by Director or Solicitor  </div>

MAYOR_____
CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9710
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:
- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 303 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”
3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9710**”.

FIRST READING

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CITY OF RICHMOND
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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9711
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed;
- b) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- "1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - ii. 339 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m²."

3. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 9711**".

FIRST READING

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MAYOR

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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones, and site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- I. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- II. if the **lot area** is:
- i. less than 0.2 hectares, 500 m²; or
- ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

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**Richmond Zoning Bylaw 8500
Amendment Bylaw 9716
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- i. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- ii. 1,114 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9716**”.



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_____	APPROVED by 
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MAYOR

CORPORATE OFFICER



City of Richmond

Memorandum Planning and Development Division Policy Planning

To: Mayor and Councillors

Date: April 21, 2017

From: Wayne Craig
Director, Development

File: 08-4057-10/2017-Vol 01

Terry Crowe
Manager, Policy Planning

Re: Requested Planning Committee Revisions to OCP Amendment Bylaw No. 9706
and Zoning Amendment Bylaw No. 9712

Purpose:

The purpose of this memorandum is to present Planning Committee's April 19, 2017, requested revisions to proposed OCP Amendment Bylaw No. 9706 and Zoning Amendment Bylaw No. 9712.

Details:

Planning Committee requested that OCP Amendment Bylaw No. 9706 be revised, to provide greater flexibility (e.g., recognizing cultural and inter-generational reasons), when considering rezoning applications, for a home that exceeds the maximum permitted house size (Attachment 1).

Planning Committee requested that Zoning Amendment Bylaw No. 9712 be revised, to establish a maximum house size of:

- 500 m² (5,382 ft²), for lots less than 0.2 ha (0.5 acres); and
- 1,000 m² (10,742 ft²), for lots 0.2 ha (0.5 acres) or greater (Attachment 2).

For convenience, for each attached proposed revised Bylaw, staff have included a version which shows the tracked changes (Attachments 3 and 4).

Related Zoning Bylaw Adjustments:

The staff report considered at the April 19, 2017 Planning Committee meeting indicated that, upon the adoption of a bylaw limiting the maximum house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments, to implement similar density limits in all other zones that permit single family dwellings in the Agricultural Land Reserve (ALR). For convenience, staff have taken the liberty of preparing this Bylaw (Attachment 5). Should Council wish to establish consistent house size limitations for all single detached dwelling units in the ALR, staff recommend that Council grant First reading to Zoning Amendment Bylaw No. 9717, which would place similar maximum house size limitation on ALR lots in the RS1/F and RS1/G zones.

April 21, 2017

- 2 -

Staff will be available to explain these changes at the April 24, 2017 Council meeting.

For clarification, please contact either of the undersigned.



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



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

TTC:rg

Att. 5

pc: Joe Erceg, MCIP, General Manager, Planning and Development

Attachment 1 – Revised OCP Amendment Bylaw No. 9706

Attachment 2 – Revised Zoning Amendment Bylaw No. 9712

Attachment 3 – Tracked Changes to Revised OCP Amendment Bylaw No. 9706

Attachment 4 – Tracked Changes to Revised Zoning Amendment Bylaw No. 9712

Attachment 5 – Zoning Amendment Bylaw No. 9717

ATTACHMENT 1

Revised OCP Amendment Bylaw No. 9706



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR):

"Residential Development

- f) limit the area used for residential development on properties in the Agricultural Land Reserve. The following policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:
 - the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;
 - verification that the site has been or can be used for agricultural production;
 - verification that the applicant has been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;
 - demonstration that there is a need for a larger farm house, to accommodate existing and / or anticipated workers on the site, through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;
 - submission of a farm plan which is acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements including providing financial security to ensure that the approved farm plan is implemented;
- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, consider applications which propose to exceed the maximum number of dwelling units if:
 - the property is 8 ha (20 acres) in area or greater; and

- if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm workers are required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit.”

2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.

FIRST READING



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APR 24 2017

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ATTACHMENT 2

Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per **lot**, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.”

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- I. the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- II. if the **lot area** is:
- i. less than 0.2 hectares, 500 m²; or
- ii. 0.2 hectares or greater, 1,000 m².
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

ATTACHMENT 3

Tracked Changes to Revised OCP Amendment Bylaw No. 9706



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 ~~(Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR))~~:

"Residential Development"

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- f) limit the area used for residential development on ~~agriculturally zoned~~ properties. ~~Through rezoning application, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the~~ in the Agricultural Land Reserve. The following ~~to the satisfaction of~~ policies are to be regarded as guidelines which may be applied by Council, in a flexible manner, individually or together, on a case-by-case basis, when considering rezoning applications, to increase house size in the City's agricultural areas:

- ~~the need to accommodate a variety of a cultural and inter-generational family needs and farm situations;~~
- ~~verification that the site has been~~ actively or can be used for agricultural production and;
- ~~verification that the site applicant has generated legitimate agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information); been farming in Richmond or elsewhere, for a significant period of time, or if they are a new farmer, they can demonstrate that they are, or will be, capable of farming;~~
- ~~demonstration that an increase in the principal farm dwelling unit would benefit farming by accommodating those who have, will and are actually capable of working on the farm fulltime, and why they cannot be accommodated on a non-ALR property;~~
- ~~submission of a detailed report from a Professional Agrologist stating that demonstration that~~ there is a need for a larger farm house, to accommodate existing and ~~/~~ or anticipated ~~farm~~ workers on the site, ~~and why they cannot be~~

~~accommodated elsewhere (e.g., in other existing farm or urban dwelling units); through the submission of a detailed report from a Professional Agrologist indicating such, or through other information;~~

- ~~submission of a detailed farm plan which justifies acceptable to Council that may include justifying any proposed on-site infrastructure, or farm improvements; and~~
- ~~a including providing financial security deposit, to address any issues if the applicant fails to meet their requirements to ensure that the approved farm plan is implemented;~~

~~Council may vary the above rezoning application requirements on a case-by-case basis.~~

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through a rezoning application, on a case-by-case basis, ~~consider~~ applications ~~which propose~~ to exceed the maximum number of dwelling units ~~may be considered if if:~~

- ~~the property is 8 ha (20 acres) in area or greater; and~~
- ~~if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:~~
 - ~~full-time farm labour is workers are required to live on the farm; and~~
 - ~~the secondary farmhouse is subordinate to the principal farm dwelling unit.~~

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

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ATTACHMENT 4

Tracked Changes to Revised Zoning Amendment Bylaw No. 9712



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9712
(House Size Regulations in Agriculture Zones)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 4.3 (Calculation of Density in Single Detached Housing and Two-Unit Housing Zones) and replacing it with the following:

“4.3 Calculation of Density in Single Detached Housing, Agriculture and Two-Unit Housing Zones

- 4.3.1 The following items are not included in the calculation of maximum **floor area ratio** in all **residential zones, agriculture & golf zones** and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 10% of the **floor area** total calculated for the **lot** in question, which must be used exclusively for covered areas of the **principal building** which are always open on two or more sides and are never enclosed; and
- c) one **accessory building** which is less than 10.0 m².

- 4.3.2 Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density** in all **residential zones, agriculture & golf zones**, and **site specific zones** that permit **single detached housing** or **two-unit housing**, the following **floor area** shall be considered to comprise one floor:

- a) a maximum of 10 m² of **floor area** with a **ceiling height** which exceeds 5.0m, provided such **floor area** is exclusively for interior entry and staircase purposes.

- 4.3.3 The following item is not included in the calculation of maximum **floor area ratio** in all **residential zones**, and **site specific zones** that permit **single detached housing** and **two-unit housing**:

- a) 50.0m² per lot, or per **dwelling unit** in the case of **two-unit housing**, for accommodating **accessory buildings** and on-site parking, which cannot be used for **habitable space**.

2. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 14.1.4.1 and replacing it with the following:

- “1. a) The maximum **floor area ratio** for all buildings and structures is 0.60, except where greenhouses are located on the **lot**, in which case the maximum **floor area ratio** is 0.75, of which at least 0.70 **floor area ratio** must be used for greenhouses.
- b) The maximum **floor area** for a **principal dwelling unit** and all **accessory buildings** or **accessory structures** to the **principal dwelling unit** is the lesser of:
- I. ~~the floor area ratio~~ of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
- II. ~~if the lot area is:~~
- i. ~~less than 0.2 hectares, 500 m²; or~~
- ii. ~~0.2 hectares or greater, 1,000 m².~~
- c) The maximum size for each residential **accessory building** or **accessory structure** is 70m².”

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3. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9712**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER

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ATTACHMENT 5

Zoning Amendment (ALR RS1/F - G Zones) Bylaw No. 9717



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9717
(House Size Regulations in Residential Zones in the
Agricultural Land Reserve)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by deleting Section 8.1.4.2 and replacing it with the following:
 - “2. For **single detached housing** zoned RS1/A-E, H, J-K, the maximum **floor area ratio** is 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
 - 2A. Notwithstanding Section 8.1.4.2 above, for **single detached housing** zoned RS1/F-G located in the **Agricultural Land Reserve**, the maximum **floor area** is the lesser of:
 - a) the **floor area ratio** of 0.55 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m²; or
 - b) if the **lot area** is:
 - i) less than 0.2 hectares, 500m²; or
 - ii) 0.2 hectares or greater, 1,000m².”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9717**”.

FIRST READING



PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 24 2017

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Planning Committee
Wednesday, April 19, 2017

4. **AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE**

(File Ref. No. 12-8060-20-009706/9707/9712; 08-4057-10) (REDMS No. 5369332)

Correspondence received regarding the proposed bylaws limiting residential development in agricultural zones was distributed (attached to and forming part of these minutes as Schedule 1).

A proposed alternate *Official Community Plan Bylaw No. 9000 Amendment Bylaw 9706* was distributed (attached to and forming part of these minutes as Schedule 2).

Aerial photographic examples of large homes in the Agricultural Land Reserve (ALR) and farm home plate options were distributed (attached to and forming part of these minutes as Schedule 3).

Mr. Craig spoke on the proposed bylaws limiting residential development in agricultural zones and the public consultation conducted, and briefed Committee on the following recommendations:

- proposed amendments to the *Official Community Plan Bylaw No. 9000 Bylaw 9706* would provide guidelines to consider rezoning applications to permit larger homes on agricultural land;
- secondary dwellings for full-time farm labour on lots larger than eight hectares would be considered through rezoning applications;
- side yard setbacks would be increased on lots less than 0.8 hectares to enhance farm vehicle access;
- accessory buildings would be restricted to a maximum of 70 m² and property owners may apply for larger accessory buildings through the development variance or rezoning application process;
- farm home plate options were presented for consideration, and if implemented, farm home plates would ensure that the residential building and the associated infrastructure would be located on a specific portion of the lot;
- staff recommend that the farm home plate would be scaled according to the size of the lot up to a maximum area of 2000 m²; and
- density calculations on agricultural properties would be revised to be consistent with urban areas of the city and multiple options for a maximum size of the residential dwelling on-site are described in the report.

Cllr. Au left the meeting (4:41 p.m.) and returned (4:43 p.m.).

Planning Committee

Wednesday, April 19, 2017

Discussion ensued with regard to (i) the maximum house sizes in a residential zone compared to an agricultural zone, (ii) including farming plans and farm improvements with development applications, (iii) including guidelines for new farmers, (iv) certain cultural or logistical conditions that may merit an application to accommodate a larger residential dwelling, and (v) the types of farming structures that are exempt from the proposed accessory building size restrictions.

Doug Kavanagh, 14791 Westminster Highway, expressed that proposed regulations would penalize legitimate farmers and remove the farmers' ability to build a dwelling according to their needs. He added that the City should enforce bylaws to target illegal usage of properties.

Todd May, representing the Richmond Farmer's Institute (RFI), referred to feedback provided by the RFI to staff (attached to and forming part of these minutes as Schedule 4) and expressed concern with regard to the proposed regulations and the consultation process. He remarked that RFI's input was not considered during the consultation process and the survey results were inaccurate. Also, he noted that the RFI supports limiting homes to 1000 m² on agricultural land and a variance process to accommodate requests for larger sized homes.

Discussion ensued with regard to (i) input received from the Agricultural Advisory Committee (AAC) and the RFI, (ii) the potential effects of regulating house size on the viability of agricultural land, (iii) the different tax rates and assessment values placed on agricultural zones compared to residential zones, (iv) including the septic field within the farm home plate, (v) introducing regulations that will encourage farming, and (vi) utilizing Provincial guidelines on dwelling size on agricultural land.

In reply to queries from Committee regarding the potential buyers seeking to develop agricultural land for residential purposes, Mr. Craig advised that rezoning regulations are based on land use and regulations cannot be different for farmers versus non-farmers.

Brenda Hourie, 11711 Bird Road, spoke on the proposed regulations and expressed concern with regard to the consultation process.

Ben Dhiman, 9360 Sidaway Road, expressed concern with regard to the proposed regulations, noting that large homes are needed to accommodate extended family members and that bylaws related to illegal uses of houses on agricultural land should be enforced.

Michelle Li, 10350 Hollybank Drive, remarked that the City should follow ALC guidelines on house sizes and that steps should be taken to increase the viability of agricultural land, reduce speculator investment and reduce barriers for farmers.

Planning Committee

Wednesday, April 19, 2017

Kush Panatch, representing the Richmond Farmland Owners Association, expressed concern on the proposed regulations, noting that (i) steps should be taken to improve the viability of farmland, (ii) the proposed regulations may negatively affect land values and equity, (iii) additional consultation should take place, (iv) farmers may benefit from leasing agreements with landowners, and (v) the size of the dwelling on agricultural land should be based on the needs of the farmer.

Suki Badh, 2831 Westminster Highway, commented on the proposed bylaws, noting that farmers contribute to the community and that families that live together leave an overall smaller residential footprint.

Cllr. Day left the meeting (6:29 p.m.) and returned (6:30 p.m.).

Hamraj Kallu, 13051 Blundell Road, expressed concern with regard to the proposed bylaws and spoke on the farmers' challenges with regard to current restrictions and economic viability. He added that a large house may be needed to accommodate family members working on the farm.

Bruce May, 5220 No. 8 Road, expressed concern with regard to the consultation process and was of the opinion that the survey should be redone to receive input from the farming community. He added that due to the rural nature of some farms, recreational amenities for occupants may be needed on-site.

Jerry Sanghara, 13340 Blundell Road, expressed concern with regard to the proposed bylaws, noting the proposed bylaws may affect the ability for family members to live on-site and impact farming operations. Also, he remarked that the City should enforce bylaws to curb illegal activities on agricultural land.

Darril Gudlaugson, 8351 Fairfax Place, spoke on the importance of protecting farmland, promoting food security and introducing a land bank. He remarked that the proposed bylaws should proceed.

Don Flintoff, 6071 Dover Road, expressed support for limiting house size on agricultural land and commented on the importance of conserving farmland. Also, he expressed concern with regard to the consultation process and was of the opinion that input from the RFI be considered.

Nancy Trant, 10100 No. 3 Road, spoke in favour of restricting house size on agricultural land to conserve the land for agricultural uses.

Amar Badh, Richmond Resident, spoke against restricting house size on agricultural land since it may negatively impact the ability for families to live together on-site. He added that a ceiling on house size may be introduced; however the size of the house should be based on the families' needs.

Planning Committee

Wednesday, April 19, 2017

Stephen Easterbrook, Co-Chair, Agricultural Advisory Committee, expressed concern with regard to the proposed bylaws and the consultation process, and remarked that (i) consultation of farmers was inadequate, (ii) the proposed regulations may negatively impact agricultural land values and equity, (iii) leasing agricultural land may be an affordable alternative for new farmers, (iv) a large dwelling may be required to accommodate different generations of farmers, and (v) proposed regulations should be based on Richmond's needs.

Kris Kallu, 7480 Sidaway Road, spoke against restricting house size on agricultural land as it may negatively affect the ability of families to remain and work on-site. He added that families living together reduces the overall residential footprint and that the City should enforce bylaws to curb illegal activities on agricultural land.

Jordan Sangha, 6171 No. 6 Road, expressed concern with regard to the proposed bylaws, noting that larger homes may be required to accommodate family members on-site and that proposed restrictions may separate family members.

Gary Berar, 9571 No. 6 Road, spoke against proposed restrictions on house size on agricultural land, noting that house size should be based on use and that the proposed restrictions may increase inefficiencies.

Cllr. Au left the meeting (7:30 p.m.) and returned (7:33 p.m.).

Anne Piché, 11800 6th Avenue, remarked that the proposed bylaws should be referred back to staff and that more consultation be conducted. She added that any proposed regulations should be based on Richmond's needs.

Charan Sethi, 10571 Granville Avenue, expressed concern with regard to the proposed bylaws and was of the opinion that further consultation be conducted on the matter. He added that the proposed restrictions on house size may negatively impact agricultural land values and the ability to accommodate family members living and working on-site.

Kal Mahal, 16551 Westminster Highway, spoke against the proposed bylaws noting that a large dwelling on agricultural land may be required to accommodate family members on-site.

Joe Oeser, 12004 No. 2 Road, commented on the proposed bylaws and read from his speaking notes (attached to and forming part of these minutes as Schedule 5).

Niti Sharma, 11380 Kingfisher Drive, spoke in favour of restricting house size on agricultural land and expressed concern with regard to the loss of farmland and food security. Also, she was of the opinion that families are not necessarily required to be housed in the same dwelling.

Planning Committee

Wednesday, April 19, 2017

Jora Bhullar, 6660 Sidaway Road, expressed concern regarding the proposed bylaws and remarked that consultation of farmers was insufficient and that large dwellings on agricultural land may be required to accommodate family members on-site. He added that the City should enforce bylaws to curb illegal uses on agricultural land.

Discussion ensued with regard to the timeline of implementing the proposed bylaws, and in reply to queries from Committee, Mr. Craig noted that under the current moratorium on building permits for residential buildings on agriculturally zoned land, a building permit application can be withheld for a maximum of 90 days.

Linda Terborg, 5650 Sandpiper Road, spoke in favour of restricting house size on agricultural land. Also, she provided a comparison of land values of lots in agricultural residential zones, noting that agricultural lots are typically priced lower than residential lots.

Amit Sandhu, 5700 Forsyth Crescent, commented on the economic challenges of farming and remarked that bylaws should be enforced to curb illegal activities on agricultural land.

Mayor Brodie left the meeting (8:07 p.m.) and returned (8:08 p.m.).

Allan Mcburney, 7171 Bridge Street, remarked that bylaws should be enforced to reduce illegal activity on agricultural land and that leasing farmland may be an affordable alternative to purchasing agricultural land for farm use. He expressed concern that the proposed bylaws may negatively affect agricultural land values.

Ron Fontaine, 3560 No. 7 Road, remarked that the City should focus on enforcing bylaws to curb illegal activity on agricultural land, adding that accommodating family members in one dwelling reduces the overall residential footprint.

Kathryn McCreary, 7560 Glacier Crescent, commented on the proposed bylaws, noting that bylaws should be enforced to reduce illegal activity on agricultural land.

Discussion ensued with regard to (i) conducting further consultation on the matter, (ii) examining practices of other municipalities, (iii) the proposed variance and rezoning process to consider applications of larger-sized homes on agricultural land, (iv) defining the farm home plate, (v) enforcement of current regulations, (vi) the disposal of soil from development on agricultural land, and (vii) adopting the recommendations made by RFI on house size.

As a result of the discussion, the following motion, which includes the revised *Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706*, that was presented earlier on table, was introduced:

Planning Committee
Wednesday, April 19, 2017

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater; and*
- (7) *That upon adoption of a bylaw limiting house size in the AG1 zone, staff be directed to prepare the necessary Zoning Bylaw amendments to implement similar density limits in all other zoning that permits single family development in the Agricultural Land Reserve.*

The question on the motion was not called as discussion ensued with regard to adjusting the proposed maximum house size.

As a result of the discussion, a motion to limit house size to 1000 m² for properties less than 20 acres and 1500 m² for properties 20 acres or greater was introduced; however failed to receive a seconder.

Planning Committee
Wednesday, April 19, 2017

The question on the motion was then called and it was **CARRIED** with Cllrs. Loo and Steves opposed.

5. MANAGER'S REPORT

(i) Steveston Buddhist Temple Public Open House

Mr. Craig noted that a public open house on the rezoning application for the Steveston Buddhist Temple is scheduled for April 26, 2017.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (8:48 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Wednesday, April 19, 2017.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator

Mayor and Councillors

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Wednesday, April 19, 2017.

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 13:40
To: 'dickyrv@aol.com'
Subject: RE: Farmland Mansions

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

Dear Mr. Harvey,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: dickyrv@aol.com [<mailto:dickyrv@aol.com>]
Sent: Wednesday, 19 April 2017 13:35
To: Mayor and Councillors
Subject: Farmland Mansions

Dear Sir/Madam,

I am writing ahead of the City of Richmond Planning Committee meeting today in order to register my support for the banning of "monster" homes being built on Richmond's farmland. In my opinion these eyesores are;

- detrimental to community cohesion (high walls and electric gates)
- power drains (lights, fountains etc)
- sacrificing agricultural land (and produce) for the profit of a few
- a clear means of property tax evasion
- completely anachronistic and incongruous

If we have to lose any farmland in the City, the only justification would be for the construction of higher density, more affordable housing to help first-time buyers and families settle in what is becoming an increasingly unlivable city.

Yours faithfully,

Richard Harvey
Steveston Resident
604-442-5007

ON TABLE ITEM

Date: April 19/17
Meeting: Planning
Item: 4

MayorandCouncillors

From: MayorandCouncillors
Sent: Wednesday, 19 April 2017 13:28
To: 'Michelle Li'
Subject: RE: ALR home size recommendations by staff

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

Dear Ms. Li,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Michelle Li [<mailto:michelleli@shaw.ca>]
Sent: Wednesday, 19 April 2017 13:26
To: MayorandCouncillors; Michelle Li
Subject: ALR home size recommendations by staff

Dear Mayor and Councillors,

After reviewing the staff report coming to the Planning Committee today, April 19th, I was disappointed to read that staff are still not recommending following the ALC guidelines for bylaw development (after receiving correspondence from the province in 2011 to review bylaws since they developed the guidelines).

The ALC documents make it clear that "the maximum farm residential footprint in the ALR **should be less than** or, at least, not more than, that permitted in other zones in the community where the primary use is residential." (So in Richmond, that would not exceed 339 sq metres or 3,650 sq ft.

As well, it states that "the maximum floor area-farm residence(s) is the lesser of a floor area commensurate with urban areas or a) 500 m2 (5382 sq ft)..."

As I read the staff report, they recommend a 500 m2 maximum which is not in keeping with the ALC guidelines and is disappointing to say the least. Most of the properties in Richmond are small parcels and this recommendation does not make sense.

I am hoping to attend the meeting today, but I am hoping that councillors see this and know that they are not following ALC guidelines if they approve this recommendation.

I am asking that mayor and councillors vote for Option 3, which would ensure the viability of farming for the future, reduce barriers to farming and decrease land speculation on our city's greatest resource- agricultural lands.

Thank you,

Michelle Li

ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 10:41
To: 'Rupert Whiting'
Subject: RE: Farmhouse sizes

Dear Mr. Whiting,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



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

From: Rupert Whiting [<mailto:rupertwhiting@gmail.com>]
Sent: Wednesday, 19 April 2017 07:38
To: Mayor and Councillors
Subject: Farmhouse sizes

Dear Mayor and Councillors,

Today you will receive many appeals to not further restrict the sizes of houses on farmland for logical but implausible reasons such as housing farm workers. Having never heard of a farmer who gives each farmhand their own bathroom these claims are worthy of your dismissal. These houses take away farmable land and are designed to create income from non-farming sources.

You are the custodians of the City. No matter what Cllr Loo says, these ARE your decisions to make. You make the on behalf of the citizens of Richmond and we expect your best judgement to come into play. It is not about what you think, it is about what you think that your constituents want. I would be greatly surprised to find that you receive more letters urging you to continue to stand by and watch flagrant abuse of current regulations at the expense of the greater community than you do letters imploring you to act to restrict the size of houses on farmland.

Please act and show leadership in this matter.

Rupert Whiting
(604) 339-5369
rupertwhiting@gmail.com

ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

Mayor and Councillors

From: Mayor and Councillors
Sent: Wednesday, 19 April 2017 10:42
To: 'Judith Doyle'
Subject: RE: Support for by-law to restrict homes on ALR land

Dear Ms. Doyle,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor. In addition, your correspondence has also been forwarded to Mr. Terry Crowe, Manager, Policy Planning Department and Mr. Wayne Craig, Director, Development for information.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: Judith Doyle [<mailto:jehdoyle@gmail.com>]
Sent: Wednesday, 19 April 2017 07:39
To: Mayor and Councillors
Subject: Support for by-law to restrict homes on ALR land

Dear Richmond City Council,

I am unable to attend today's planning meeting at 4. I would like to express my strongest support for the by-law to restrict Monster Houses in the ALR to a maximum of 5,382 sq ft (BC Govt guidelines). We have the best agricultural land in BC and must preserve it!

Thank you,
Judith Doyle

44-2960 Steveston Hwy

ON TABLE ITEM

Date: April 19/17

Meeting: Planning

Item: 4

MayorandCouncillors

From: MayorandCouncillors
Sent: Wednesday, 19 April 2017 15:08
To: 'John Clare'
Subject: RE: A Conflict of Interest

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

Dear Mr. Clare,

This is to acknowledge and thank you for your correspondence to Richmond City Council. A copy of your email has been forwarded to the Mayor and each Councillor.

Thank you for taking the time to write to Richmond City Council.

Sincerely,
Claudia

Claudia Jesson
Manager, Legislative Services
City Clerk's Office
City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1
Phone: 604-276-4006 | Email: cjesson@richmond.ca



From: John Clare [<mailto:johnclare44@hotmail.com>]
Sent: Wednesday, 19 April 2017 14:44
To: MayorandCouncillors
Subject: A Conflict of Interest

If the sizes of houses built on ALR farmland are restricted, the only places left to build large homes will be on farmland NOT on ALR land. The law of supply and demand shows that the value of such land would greatly increase in value. Since Councillor Steves owns farmland not on ALR land, a yes vote will result in a larger profit for him should he sell his land. Since the City has a policy of avoiding even the appearance of a Conflict of interest, please advise why he has not been asked to recuse himself from all discussions and votes on the topic of house sizes in Richmond. I am not saying that the extra profit is his motive, but you must admit the perception is inescapable.

Thanks,
John

April 19, 2017

To: Mayor and Councillors

Re: A Proposed Alternate OCP Bylaw No. 9706.

Additional staff information regarding a proposed alternate OCP Bylaw No. 9706, to provide more flexible OCP policy guidelines when considering rezoning applications to allow larger houses in the ALR.

The proposed alternative OCP Bylaw No. 9706 provides additional flexibility when:

- verifying an applicant's farming abilities and the history of farming on the site; and
- applying the guidelines to accommodate a larger house to address a variety of family and cultural farm needs.

The first Bylaw shows the changes from the original to the proposed alternative bylaw

The second Bylaw is the proposed Alternative OCP Bylaw No. 9706.

Wayne Craig, Director, Development, and
Terry Crowe, Manager, Policy Planning Department



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 7.1 Protect Farmland and Enhance Its Viability by adding the following text after policy e) under Objective 1 (Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)):

"Residential Development"

Form

- f) limit the area used for residential development on agriculturally zoned properties. ~~Through~~ The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis, applications to exceed the dwelling unit size may be considered if the applicant provides the following to the satisfaction of Council:

- verification that the site has been actively used for agricultural production and the site for a significant period of time, or has generated legitimate significant agricultural income (e.g., government tax records), and this information is supplemented by other government sources (e.g., a government Farm Number, BC Assessment information, City tax or assessment information); or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
- demonstration demonstrates that an increase in the principal farm dwelling unit house size would benefit farming by accommodating those who have, will and are actually capable of working work on the farm fulltime, and why they cannot be accommodated on a non-ALR property full time;
- submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site, and why they cannot be accommodated elsewhere (e.g., in other existing farm or urban dwelling units);
- submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and

- the provision of a security deposit, to address implement any issues if the applicant fails to meet their requirements proposed improvements.

Council may ~~vary apply~~ the above rezoning application requirements ~~on guidelines, with flexibility, to accommodate a case-by-case basis~~ larger house to address a variety of family and cultural farm needs.

Form

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
- the secondary farmhouse is subordinate to the principal farm dwelling unit."

2. This Bylaw may be cited as "Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by
APPROVED by Manager or Solicitor

MAYOR

CORPORATE OFFICER



**Richmond Official Community Plan Bylaw No. 9000
Amendment Bylaw 9706
(Limits on Residential Development in Agricultural Zones)**

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"Residential Development

- f) limit the area used for residential development on agriculturally zoned properties. The following policies are to be regarded as guidelines when considering rezoning applications to increase house size in the City's agricultural areas, on a case-by-case basis:

- verification that the site has been actively used for agricultural production for a significant period of time, or has generated significant agricultural income, or that the applicant has derived a significant farm income from the site, or has been farming in Richmond for a significant period of time;
- demonstrates that an increase in house size would benefit farming by accommodating those who work on the farm full time;
- submission of a detailed report from a Professional Agrologist stating that there is a need for a larger farm house, to accommodate existing and / or anticipated farm workers, on the site;
- submission of a detailed farm plan which justifies any proposed on-site infrastructure, or farm improvements associated with the need for additional farm labour; and
- the provision of a security deposit, to implement any proposed improvements.

Council may apply the above rezoning application guidelines, with flexibility, to accommodate a larger house to address a variety of family and cultural farm needs.

- g) limit the number of dwelling units to one (1) on agriculturally zoned properties. Through rezoning application, on a case-by-case basis, applications to exceed the maximum number of dwelling units may be considered if the property is 8 ha (20 acres) in area or greater, and

if the applicant provides a report, satisfactory to Council, from a Professional Agrologist, which demonstrates that:

- full-time farm labour is required to live on the farm; and
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2. This Bylaw may be cited as **“Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw 9706”**.


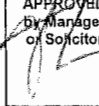
FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

_____	<div>CITY OF RICHMOND</div> <div>APPROVED by </div> <div>APPROVED by Manager of Solicitor </div>

MAYOR

CORPORATE OFFICER

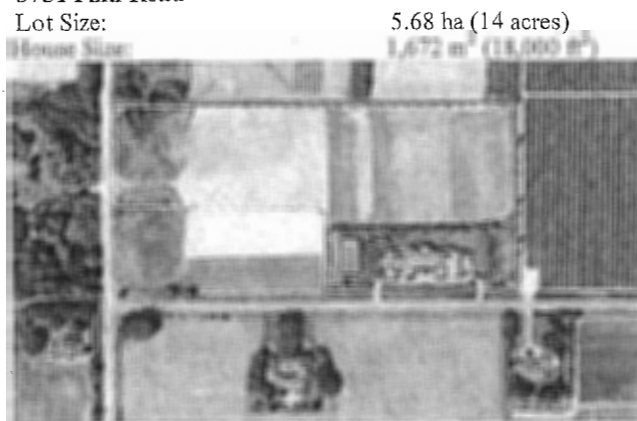
AERIAL PHOTO EXAMPLES OF LARGE HOMES IN THE ALR

12160 No. 2 Road



Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 19, 2017.

8731 Finn Road



11266 No. 2 Road



FARM HOME PLATE OPTION 1

Farm Home Plate Option 1 - Bylaw No. 9707 (Recommended)

50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



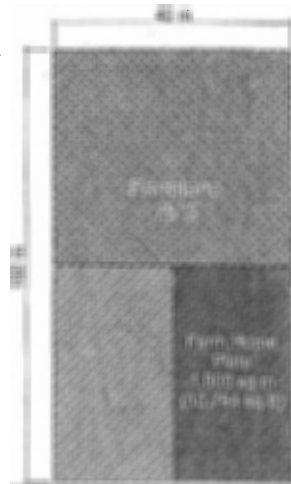
ROAD

0.2 Ha (1/2 Acre)

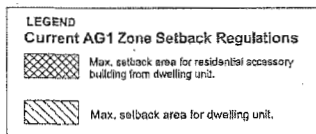


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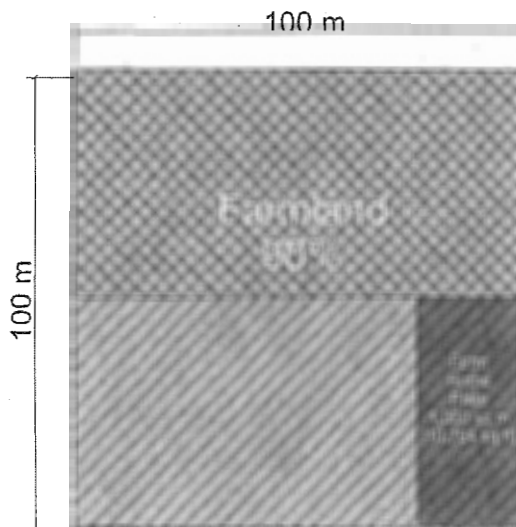
0.4 Ha (1 Acre)



ROAD



1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 2

Farm Home Plate Option 2 - Bylaw No. 9708

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



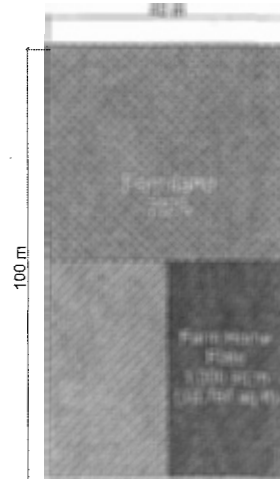
ROAD

0.2 Ha (1/2 Acre)

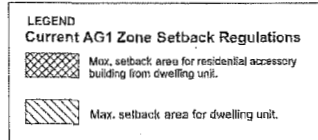


ROAD

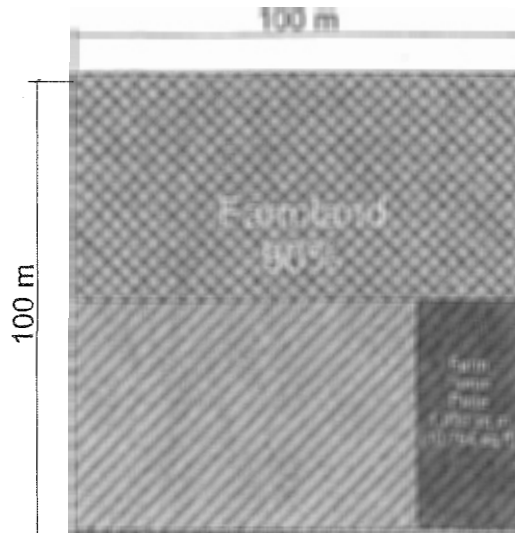
0.4 Ha (1 Acre)



ROAD



1.0 Ha (2.5 Acres)



ROAD

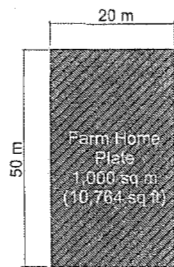
NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 3

Farm Home Plate Option 3 - Bylaw No. 9709

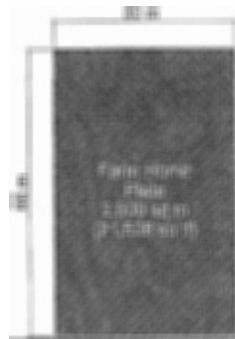
2,000 sq meters (21,528 sq ft) Regardless of Lot Size

0.1 Ha (1/4 Acre)



ROAD

0.2 Ha (1/2 Acre)

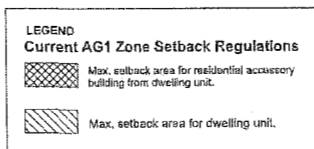


ROAD

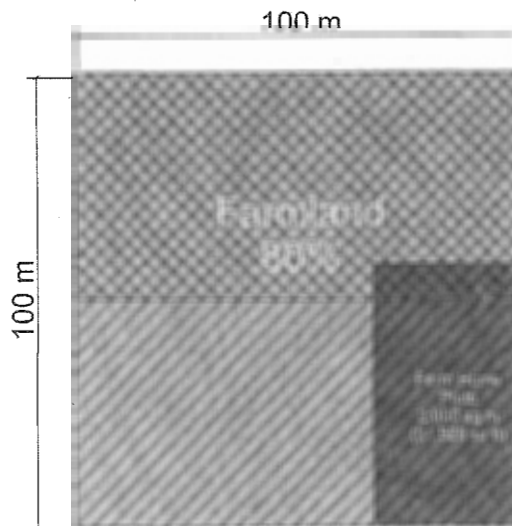
0.4 Ha (1 Acre)



ROAD

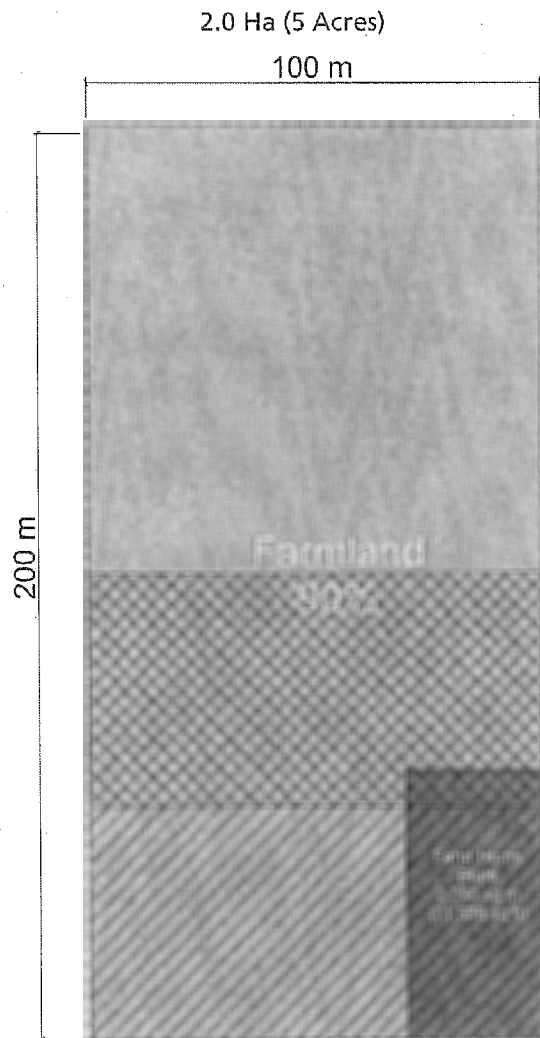


1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

ALL FARM HOME PLATE OPTIONS (2HA PLUS)



LEGEND	
Current AG1 Zone Setback Regulations	
	Max. setback area for residential accessory building from dwelling unit.
	Max. setback area for dwelling unit.

NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).



Richmond Farmers Institute

Response to the City of Richmond's proposed house size limits for AG1 zoned lands

The farmers of the Richmond Farmers Institute are opposed to further regulations impacting the viability of agriculture in the City of Richmond.

The RFI believes that truly bona fide farmers, whose primary occupation is farming, have behaved responsibly. Farmers have constructed and reside in homes that are appropriate and supportive of agriculture in our community.

We are aware of non-farmers who are purchasing AG1 land with the primary objective of building large residences and their impact on agriculture.

City Council may determine that the course of action needed to resolve this behaviour is to impose limitations on the size of house that can be constructed on AG1 zoned land. Regulations imposed on farm land in Richmond should be carefully considered to specifically address the challenges and needs of farm land in this municipality.

The RFI provides the following guidance when considering the impacts to the livelihoods of generational farmers and their families.

The maximum house size limit should be consistent with recent average house sizes constructed on AG1 zoned lands. A maximum house size of 1000 sq.m provides consistency and will prevent increasingly larger houses from being constructed.

A home plate should be determined using the following criteria:

1. Access for farming equipment to the farmable area of the property needs to be maintained.
2. Residential accessory structures should be limited to a maximum home plate size of 0.4 ha

The current maximum 50m setback for a residence is satisfactory. Additional residential structures within the current 100m setback are also satisfactory. Should a Riparian Management Area be present, the setbacks should be measured from the termination of the RMA.

Septic tanks may be included in the home plate, but septic fields need not be included.

Additional houses for full time farm workers, when appropriately qualified, should each have individual home plates, and be limited by the regulations consistent with the primary residence.

The current 0.6 Floor Area Ratio for residential and farm buildings, except where greenhouses are located on the lot, in which case the maximum FAR would be 0.75, of which at least 0.70 FAR must be used for greenhouses is satisfactory.

Seasonal worker buildings should not be affected by the proposed housing regulations.

The Richmond Farmers Institute

The Staff Report is flawed and as a result so are all the recommendations included as well as the proposed bylaws.

Section 5 second last paragraph of the Staff Report states reasons as to why the Agricultural Advisory Committee and the Richmond Farmers Institute recommendations are not presented as a bylaw option. These reasons are totally incorrect.

Under the ALC Act and the ALC Policy P-02 issued March 2017 dealing with parcels less than 2 acres; it clearly states that Restrictions on the use of agricultural land do not apply to parcels less than 1.995 acres.

As such the Guide for Bylaw Development in Farming Areas produced by the Ministry of Agriculture in 2015 does not apply to these small acreages.

This implies that on lands smaller than 2 acres the house could conceivably cover almost the entire lot and at least that the Home Plate size is 2 acres.

This brings us to the point where things become totally unfair and inequitable. If you have 2 properties next to each other one 1.5 acres and the other 20 acres in size would you let a mega-house be built on the small lot while limiting the house size on the 20 acre parcel next door just because the ALC rules apply?

As this is the case a good argument can be made for a 2 acre Home Plate on lands governed by ALC rules.

A good compromise from my point of view is to incorporate the recommendations of the Richmond Farmers Institute and Richmond Agricultural Advisory Committee into another proposed bylaw. If you are going to disregard recommendations from these groups why bother with the consultation process at all?

Joe Oeser
12004 No.2 Road



**Agricultural Land
Commission Act**

Policy P-02

March 2017

**POTENTIAL EXCEPTIONS FROM THE ALC ACT: PARCELS LESS
THAN 2 ACRES CREATED PRIOR TO DECEMBER 21, 1972**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"), and including February 2017 advice from the Office of the Surveyor General. In case of ambiguity or inconsistency, the ALCA and Regulation will continue to govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1).

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

INTERPRETATION:

Under survey requirements and General Survey instructions in place on December 21, 1972, lots would need to be less than 1.995 acres to be considered "less than 2 acres".

Where dimensions are shown on a registered plan, a surveyor would need to be able to demonstrate that:

- a. the area calculation, using the dimensions on the registered plan, is less than 1.995 acres for a parcel to be considered 'less than 2 acres in area' under section 23 of the *Agricultural Land Commission Act*;
- b. the area calculation shown on the plan included a watercourse or a waterbody that was owned by the Crown and the surveyor calculates the area of the parcel to be less than 1.995 acres when the Crown owned watercourse or waterbody is excluded from the parcel for the parcel to be 'less than 2 acres area'; or
- c. there was a significant blunder on the registered plan and that the true area of the parcel is less than 1.995 acres for the parcel to be 'less than 2 acres in area'.

If the land was listed with other parcels on the same Certificate of Title on December 21, 1972, the restrictions on the use of the land apply to the parcels regardless of whether or not the total area of all lands listed on the Certificate of Title is less than 2 acres.



**Regular Council
Monday, April 24, 2017**

PRESENTATIONS

2017 Lulu Awards to Recognize Urban Excellence

Mayor Brodie highlighted that the five projects being recognized are attractive additions to the City and raise the bar on urban design in Richmond. Also, he thanked everyone who submitted an entry to the 2017 Lulu Awards program.

The following projects received honourable mentions:

- (1) Bravo, developed by ATI Investment Ltd., and designed by W.T. Leung Architects Inc. and ITO & Associates Inc;
- (2) Trail Appliances, developed by Trail Appliances Ltd., and designed by Chandler Associates Architecture Inc., and PMG Landscape Architects; and
- (3) Crimson Maple Estates, developed by Gary West Holdings Inc., and designed by Interface Architecture and PMG Landscape Architects.

Mayor Brodie then presented the Lulu Awards for urban design:

- (1) In the category of Public and Institutional Buildings:
Quintet – City Centre Community Centre and Trinity Western University, developed by: UEM Sunrise (Canada) Development Ltd., and designed by: W.T. Leung Architects Inc. and Durante Kreuk Ltd.
- (2) In the category of Public and Institutional Open Space:
Terra Nova Play Experience, designed by Hapa Collaborative and Lynne Werker Architect

Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture Zone

With the aid of renderings (attached to and forming part of these Minutes as Schedule 1), Wayne Craig, Director, Development, provided background information and stated that the proposed bylaws aim to better manage the size and number of houses, accessory residential buildings and enhance rear farm access in agricultural zones in an effort to minimize their impacts on farmland.

Mr. Craig then commented on the details of the proposed bylaws for Council consideration:



Regular Council
Monday, April 24, 2017

Zoning Amendment Bylaw No. 9707

- establishes a farm home plate that is intended to focus all residential buildings and associated infrastructure on a specific portion of the lot;
- provides for enhanced farm access to the rear agricultural area;
- establishes different home plate options based on lot sizes; and
- allows site specific considerations should there be a need for a larger farm home plate through Council consideration of a Development Variance Permit.

Zoning Amendment Bylaw No. 9712

- addresses single-family dwelling size and keeps with density calculations of that in urban areas;
- creates an absolute upper limit on house sizes: (i) 500 m² for lots less than 0.2 hectares and (ii) 1000 m² for lots 0.2 hectares and greater; and
- introduces overall size limit on detached accessory buildings of 70 m²; these limitations do not apply to agricultural buildings or structures.

Official Community Plan Amendment Bylaw No. 9706

- provides general policies with regard to site specific requests (i) for larger homes, from new farmers, or associated with cultural traditions and (ii) secondary dwellings for full-time farm labour on parcels greater than 8 hectares.

Zoning Amendment Bylaw No. 9717

- introduces house size regulations in residential zones in the Agricultural Land Reserve.

COMMITTEE OF THE WHOLE

- R17/8-2 2. It was moved and seconded
That Council resolve into Committee of the Whole to hear delegations on agenda items (7:15 p.m.).

CARRIED

3.



**Regular Council
Monday, April 24, 2017**

3. Delegations from the floor on Agenda items.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Michelle Li, 10350 Hollybank Drive, was of the opinion that the proposed bylaws undermine the Agricultural Land Reserve. She spoke on the cost of land in Richmond and queried how new farmers were to get into the market. Ms. Li requested that Council follow the Ministry of Agriculture's bylaw development guide, and limit the size of homes on AG1 zone land to 500 m².

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Kush Panatch, representing the Richmond Farmland Owners Association, demonstrated by a raise of hands from members in the audience the number of shareholders he was speaking on behalf of. He remarked that the proposed bylaws did not address the topic of inactive Richmond farmland. He expressed concern regarding the proposed farm home plate and size limit of dwellings, and suggested that Council focus on turning unfarmed farmland active. Mr. Panatch stated that the Richmond Farmland Owners Association has created a website that aims to connect farmers and farmland owners. He highlighted that approximately 55 acres of farmland is posted on the website as available for farming and that the parcels range in size.

With the aid of a rendering (attached to and forming part of these Minutes as Schedule 2), Mr. Panatch commented on the inequity a homeowner faces building a home on AG1 zoned land than that of a homeowner on RS1/E zoned land.

Mr. Panatch concluded his comments by requesting that Council consider the Richmond Farmland Owners Association proposal with regard to farm home plate and the maximum house size limits (attached to and forming part of these Minutes as Schedule 2).

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Jim Wright, 8300 Osgoode Drive, spoke on the proposed bylaws limiting residential development in the agriculture (AG1) zone and read from his submission (attached to and forming part of these Minutes as Schedule 3).



Regular Council
Monday, April 24, 2017

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Todd May, 2620 No. 6 Road, President of the Richmond Farmers' Institute (RFI), stated that the RFI supports the proportional lot size approach of the proposed bylaws and a maximum house size of 500 m² for lots less than 0.2 hectares. However, he expressed concern with regard to the farm home plate in regards to the proposed setback, suggesting that a 75 meter setback may be more suitable. Also, he spoke on the definition of farm home plate and requested that the septic field not be included.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Anita Georgy, Vancouver resident and Executive Director of the Richmond Food Security Society, urged Council to consider strong regulations that protect farmland and stated that she supports Ministry of Agriculture's bylaw development guide. She was of the opinion that allowing the construction of large homes on AG1 zoned land would increase land values and thus continue to hinder new farmers' abilities to purchase farmland. Ms. Georgy requested that Council consider the well-being of the community as a whole as opposed to individual landowner rights.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Stephen Easterbrook, Co-Chair, Agricultural Advisory Committee (AAC), spoke on the farm home plate, suggesting that "septic field" not be included in the definition as new septic systems are designed in a manner that are conducive to being planted on. Also, he commented on the AAC's comments with regard to setbacks and was of the opinion that a 60 meter farm home plate setback is unreasonable.



Regular Council
Monday, April 24, 2017

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Ben Dhiman, 9360 Sidaway Road, commented on ways in which farmers contribute to the community and was of the opinion that the proposed bylaws unfairly target farming families and their homes. Mr. Dhiman stated that he supports the Richmond Farmland Owners Association proposal and requested that an 80 meter farm home plate setback be established and that “septic field” not be included in the definition of farm home plate.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Michael Wolfe, 9731 Odlin Road, stated that the City should follow the Ministry of Agriculture’s bylaw development guide and that more land should be added to the Agricultural Land Reserve. Also, Mr. Wolfe was of the opinion that large homes on agricultural land convey the wrong message that such land is as financially lucrative as residential land.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Don Flintoff, 6071 Dover Road, was of the opinion that every square foot of residential dwelling on AG1 zoned land takes away from farming activities. He believed that the location of the septic system and accessory buildings should be at the discretion of the landowner / farmer. Also, Mr. Flintoff expressed concern that the proposed bylaws allow for larger homes than what is suggested in the Ministry of Agriculture’s bylaw development guide and requested that Council reconsider housing sizes.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Isser Rogowski, 9371 Bashuk Place, spoke in opposition to the proposed bylaws as he was of the opinion that the proposed restrictions convey to farmland owners that they are second class citizens. He commented on other uses of farmland, such as for growing Christmas trees, and stated that he believed that the size of homes on AG1 zoned land will not negatively affect food production in Richmond.



**Regular Council
Monday, April 24, 2017**

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Laura Gillanders, [REDACTED], queried why Council does not follow the Ministry of Agriculture's bylaw development guide with regard to house size on AG1 zoned land. Ms. Gillanders commented on the cost of building residential dwellings, and urged Council to consider a smaller limit on house sizes.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Joe Wozny, Richmond farmland owner, 1419 Beach Avenue, Vancouver, was in favour of the proposed house size regulations in agricultural zones.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Jora Bhullar, 6660 Sidaway Road, commented that much of the produce grown in Richmond is for export and spoke on farming practices, stating that farmers grow what they know. Also, Mr. Bhullar stated that there are opportunities for new farmers to lease farmland and requested that Council consider the Richmond Farmland Owners Association proposal with regard to farm home plate and the maximum house size limits.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Doug Wright, 11540 No. 3 Road, was of the opinion that the proposed bylaws place unnecessary restrictions on farmland owners and in particular expressed concern with regard to the proposed bylaws negatively affecting land values. Mr. Wright then spoke in opposition to the proposed bylaws in relation to the limit of one dwelling unit on a agriculturally zoned lot.



Regular Council
Monday, April 24, 2017

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Joe Oeser, 12004 No. 2 Road, spoke on the proposed bylaws in relation to the farm home plate. He referenced Policy P-02 from the Agricultural Land Commission and read from his submission (attached to and forming part of these Minutes as Schedule 4).

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Jordan Sangha, 6171 No. 6 Road, commented on how the proposed bylaws can potentially affect land values as it places restrictions on what can be built on AG1 zoned parcels. Also, he stated that he believed the proposed bylaws only address worse case scenarios and do not accurately reflect current building practices on AG1 zoned lands.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Ron Hung, 6440 No. 6 Road, spoke in opposition of the proposed bylaws as he was of the opinion that they infringe on AG1 landowners' rights and negatively affect property values.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Gary Berar, 9571 No. 6 Road, stated that he supported the Richmond Farmland Owners Association proposal, and comments made by representatives of the Richmond Farmers' Institute and the Agricultural Advisory Committee. Mr. Berar spoke on the Richmond Farmland Owners Association website, highlighting that approximately 55 acres of farmland is available for lease. Also, he commented on the proposed setback requirements, and offered rationale as to why homes on AG1 zoned lands are cited where they are; Mr. Berar then stated that a 60 meter farm home plate setback does not allow for family amenities and therefore, requested that Council consider increasing the setback to 80 meters.



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Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Niti Sharma, 11380 Kingfisher Drive, spoke in favour of restricting house size on agricultural land and expressed concern regarding the loss of farmland and its effect on food security.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Suki Badh, 2831 Westminster Highway, spoke on the need to preserve farmland and strengthen farmers. Also, Mr. Badh commented on the proposed farm home plate, noting that AG1 zoned landowners should be able to accommodate family amenities anywhere on their site.

Item No. 15 – Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone

Mr. Kallu, 7480 Sidaway Road, stated that he wished to see the septic field excluded from the farm home plate and was of the opinion that an 80 meter farm home plate setback was more appropriate.

R17/8-3

4. It was moved and seconded
That Committee rise and report (9:51 p.m.).

CARRIED

CONSENT AGENDA

R17/8-4

5. It was moved and seconded
That Items No. 6 through No. 13 be adopted by general consent.

CARRIED

6. **COMMITTEE MINUTES**

That the minutes of:

- (1) the Community Safety Committee meeting held on April 11, 2017;*

9.



Regular Council
Monday, April 24, 2017

15. AGRICULTURALLY ZONED LAND: SUMMARY OF PUBLIC CONSULTATION AND PROPOSED BYLAWS LIMITING RESIDENTIAL DEVELOPMENT IN THE AGRICULTURE (AG1) ZONE

(File Ref. No. 12-8060-20-009706/9707/9712/9708/9709/9710/9711/9716; 08-4057-10) (REDMS No. 5373458, 5373601, 5374976, 5376179, 5376194, 5375888, 5370766, 5346570, 5365904, 5370738, 5366681, 5365267, 5368812, 5360722, 5360220, 5360235, 5360255, 5360288, 5360422, 5360429, 5367003)

R17/8-6

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*
- (2) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:*
 - (a) *the City's Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;**is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;*
- (3) *That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;*
- (4) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone), be introduced and given first reading;*
- (6) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater;*



Regular Council
Monday, April 24, 2017

- (7) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9717 (House Size Regulations in Residential Zones in the ALR) be introduced and given first reading; and*
- (8) *That staff review and report back in six months on bylaws limiting residential development in the agriculture (AG1) zone.*

The Mayor noted for clarity that Bylaws 9706, 9712 and 9717 under consideration were those versions of the Bylaws as attached to the staff memorandum dated April 21, 2017 in the Council Agenda package.

The question on Resolution R17/8-6 was not called as discussion took place on Zoning Amendment Bylaw No. 9707 with regard to the proposed 60 metre farm home plate setback and the definition of "Farm home plate."

As a result of the discussion, the following **amendments** were introduced:

R17/8-7

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 be amended at Section 14.1.6 to allow a maximum farm home plate setback from the front lot line to the rear of the farm home plate of 75 metres.

CARRIED

Opposed: Mayor Brodie
Cllrs. Au
Day
Steves

R17/8-8

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 be amended by deleting the words "and field" from the definition of "Farm home plate."

CARRIED

Opposed: Mayor Brodie
Cllrs. Au
Day
Steves

R17/8-9

It was moved and seconded

That the Regular Council meeting of April 24, 2017 proceed past 11:00 p.m.

CARRIED



Regular Council
Monday, April 24, 2017

Discussion took place on Zoning Amendment Bylaw No. 9706 with regard to limiting the number of dwelling units on agriculturally zoned properties and the requirement for a rezoning process. As a result, the following **amendment** was introduced:

R17/8-10

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9706 be amended by deleting Section 1, subparagraph g).

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Day
Dang
Johnston
McNulty
McPhail
Steves

Discussion took place on the proposed Bylaws and the need to further consider the Ministry of Agriculture's bylaw development guide. As a result, the following **referral** was introduced:

R17/8-11

It was moved and seconded

That the staff report titled "Agriculturally Zoned Land: Summary of Public Consultation and Proposed Bylaws Limiting Residential Development in the Agriculture (AG1) Zone" from the Director, Development and Manager, Policy Planning dated April 13, 2017 be referred back to staff.

DEFEATED

Opposed: Mayor Brodie
Cllrs. Au
Dang
Johnston
Loo
McNulty
McPhail

The question on Resolution R17/8-6, as amended to read as follows,

- (1) *That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, be introduced and given first reading;*



Regular Council
Monday, April 24, 2017

- (2) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 9706, having been considered in conjunction with:
- (a) the City's Financial Plan and Capital Program; and
 - (b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;
- is hereby found to be consistent with said program and plans, in accordance with section 477(3)(a) of the Local Government Act;
- (3) That Richmond Official Community Plan Bylaw No. 9000, Amendment Bylaw No. 9706, having been considered in conjunction with Section 477(3)(b) of the Local Government Act, be referred to the Agricultural Land Commission for comment;
- (4) That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw No. 9706, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation;
- (5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9707 (Maximum Farm Home Plate Area and Setbacks in the AG1 Zone) as amended at Section 14.1.6 to allow a maximum farm home plate setback from the front lot line to the rear of the farm home plate of 75 metres and by deleting the words "and field" from the definition of "Farm home plate" be introduced and given first reading;
- (6) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG1 Zone), be introduced and given first reading, provided that the maximum floor area of 500 m², as shown in section 2 of Bylaw 9712, be amended to set the maximum floor area for a principal dwelling unit to be 500 m² for lots less than 0.2 hectares and 1000 m² for lots 0.2 hectares or greater;
- (7) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9717 (House Size Regulations in Residential Zones in the ALR) be introduced and given first reading; and
- (8) That staff review and report back in six months on bylaws limiting residential development in the agriculture (AG1) zone.

was then called and it was **CARRIED** with Cllrs. Day and Steves opposed.

12160 No. 2 Road

Lot Size:

4.04 ha (10 acres)



Schedule 1 to the Minutes of the
Regular City Council meeting of Richmond
Council held on Monday, April 24, 2017.

PH - 322

5372766

FARM HOME PLATE OPTION 1

Farm Home Plate Option 1 - Bylaw No. 9707 (Recommended)

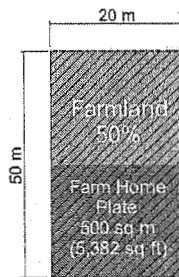
50% of lot area for lots 0 to 0.2 Ha (0 to 0.5 Ac)

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

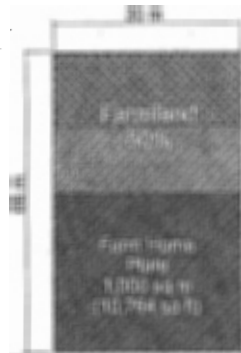
2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



ROAD

0.2 Ha (1/2 Acre)

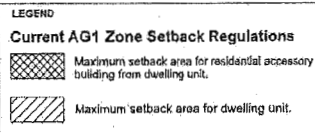


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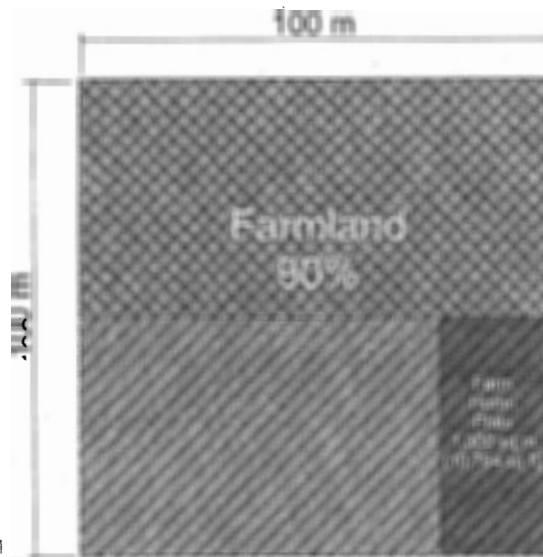
0.4 Ha (1 Acre)



ROAD



1.0 Ha (2.5 Acres)



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 2

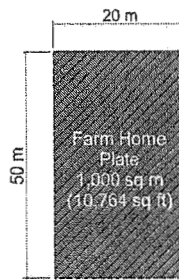
Farm Home Plate Option 2 - Bylaw No. 9708

1,000 sq meters (10,764 sq ft) for lots 0.2 Ha to 1 Ha (0.5 to 2.5 Ac)

10% of lot area for lots 1 to 2 Ha (2.5 to 5 Ac)

2,000 sq m (21,528 sq ft) for lots 2 Ha (5 Ac) or greater

0.1 Ha (1/4 Acre)



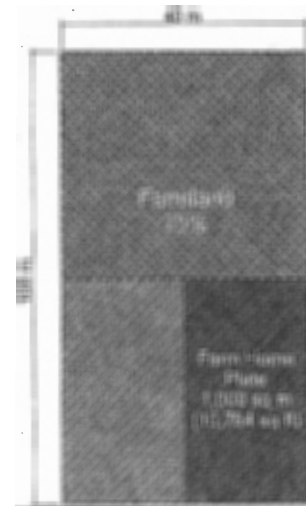
ROAD

0.2 Ha (1/2 Acre)

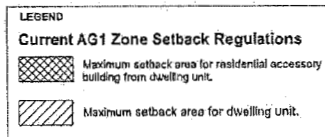


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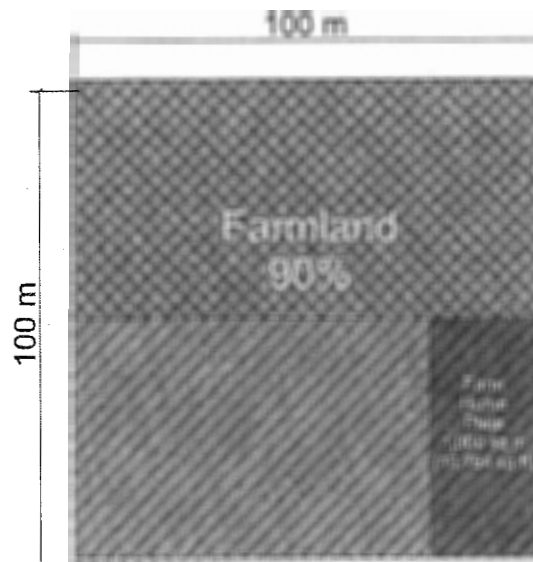
0.4 Ha (1 Acre)



ROAD



1.0 Ha (2.5 Acres)



ROAD

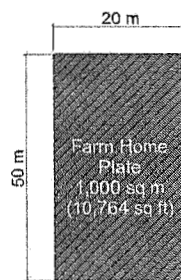
NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

FARM HOME PLATE OPTION 3

Farm Home Plate Option 3 - Bylaw No. 9709

2,000 sq meters (21,528 sq ft) Regardless of Lot Size

0.1 Ha (1/4 Acre)



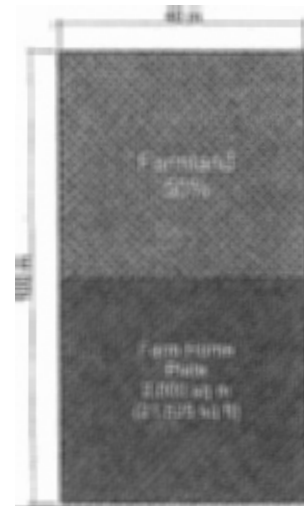
ROAD

0.2 Ha (1/2 Acre)

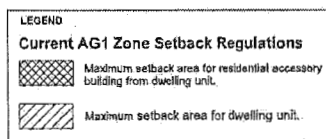


ROAD

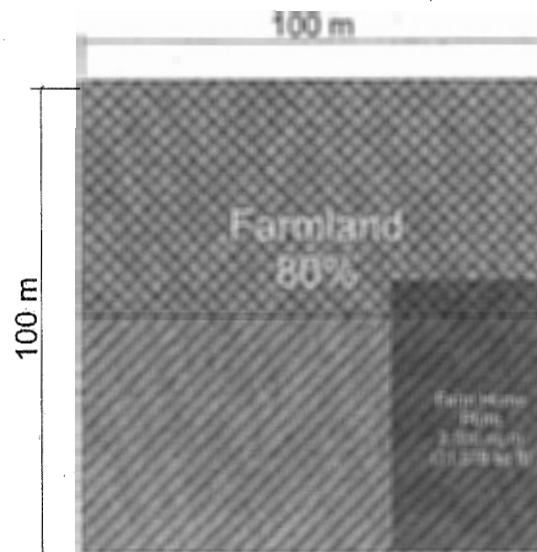
0.4 Ha (1 Acre)



ROAD

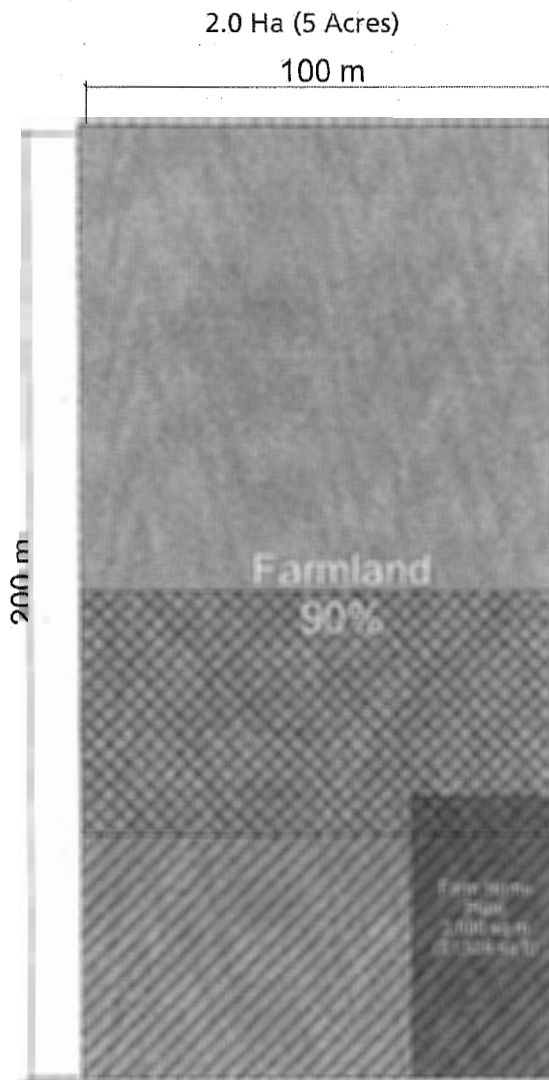


1.0 Ha (2.5 Acres)

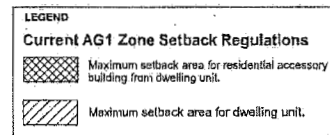


NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

ALL FARM HOME PLATE OPTIONS (2HA PLUS)



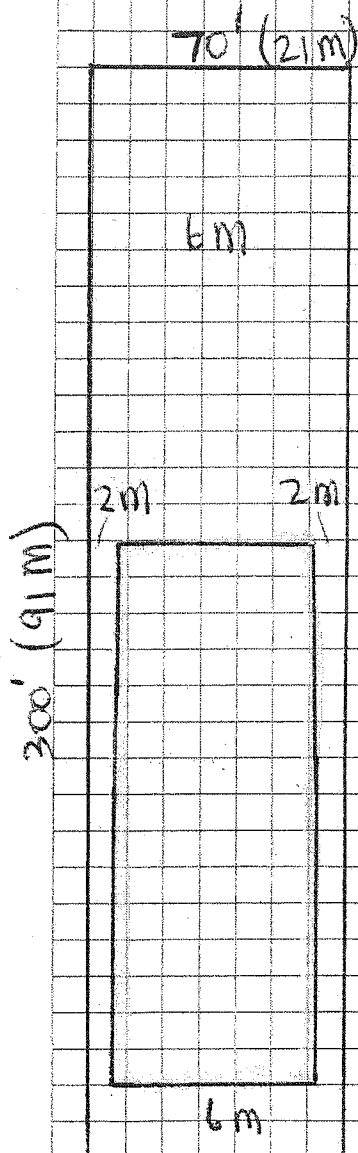
ROAD



NOTE: Farm Home Plate conceptually shown. Actual Farm Home Plate size will vary due to the width of the property. For all options the max. depth of the Farm Home Plate would be 60 m (164 ft).

RS 1/E LOT

- NO HOME PLATE.
- ONLY SETBACKS.



CAN BUILD:

7550 SQ. FT.

PLUS

GARAGE

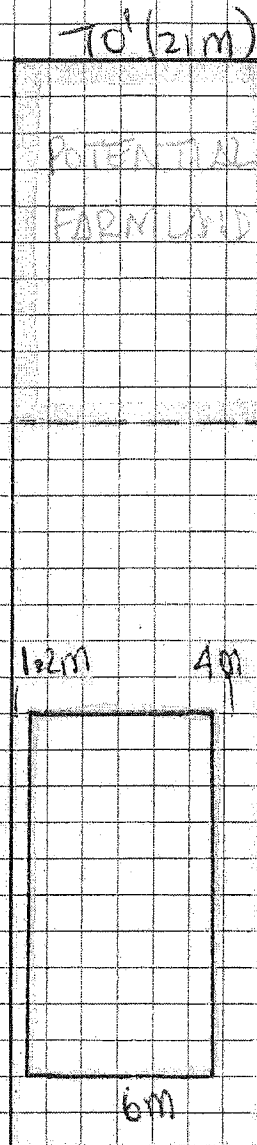
538 SQ. FT.

TOTAL =
8088 SQ. FT.

TYPICAL AG 1 LOT.

HOME PLATE
INCLUDES:

- HOUSE
- GARAGE
- ACCESSORY BUILDING
- DRIVEWAY
- LANDSCAPING
- SEPTIC TANK
- SEPTIC FIELD.



CAN BUILD:

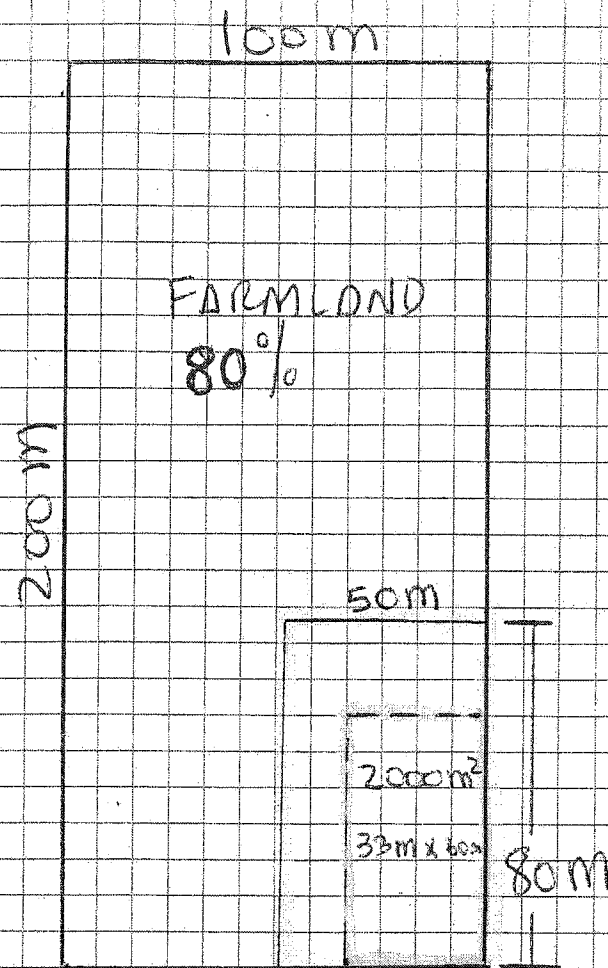
5382 SQ. FT.

TOTAL.

INCLUDING
GARAGE!

SAME F.A.R - 55% ON 1ST 5000 SQ. FT.
30% ON BALANCE OF LOT.

5 ACRE PARCEL.



STAFF PROPOSAL - 2000 m² (1/2 ACRE)

OUR PROPOSAL - 4000 m² (1 ACRE)

DELTA - 3600 m² (.89 ACRE)

RICHMOND FARMLAND OWNER'S ASSOCIATION PROPOSAL

FARM HOME PLATE LIMITS	
UP TO 4 ACRES	½ ACRE (2000 m²)
MORE THAN 4 ACRES	1 ACRE (4000 m²)

- 80 m maximum setback for home plate.
- 50 m maximum setback for home.

MAXIMUM HOUSE SIZE LIMITS	
UP TO ½ ACRE	700 m²
½ ACRE TO 4 ACRES	1000 m²
MORE THAN 4 ACRES	1300 m²

- Not including garage. Consistent with 50m² exemption for RS1 zones.

2017-04-24 Jim Wright, 8300 Osgoode Drive, on Item 15,

Schedule 3 to the Minutes of the Regular meeting of Richmond City Council held on Monday, April 24, 2017.

Mayor Brodie and Councillors,

I first wish to thank our Richmond staff—led by Wayne Craig and Terry Crowe—for their thorough consultation and report, a foundation for success.

I think they saw that the core of this matter is *the right to farm*. We need a bylaw that supports the right to farm—and our community's right to welcome new farmers. It is about the survival of our farmland and food security.

Our staff clearly drew on the Guide for Bylaw Development in Farming Areas in BC, from the Ministry of Agriculture. The principles include

- (b) *directing* the construction of large residences to *NON-farming* areas,
- (d) *minimizing* any loss of farmland to residential, and
- (e) *minimizing* the impact of residential on increased cost of farmland.

(See page 14, which is PDF page 21.)

Our staff obtained a site-economics report from consultant Richard Wozny. It's very clear, but I'll convert its figures from feet to metres for consistency.

Wozny shows that reducing the maximum ALR house size on smaller lots to 390 square metres, *garage included*, would *begin* to reduce ALR land prices in Richmond. It's not necessary to go *far below* that, but *higher* is harmful.

From Wozny, it's clear the current proposal to allow houses of 500 square metres on small ALR lots is very high, and allowing 1000 square metres on all other ALR lots is very high too. Those sizes would *defeat* the principles for Bylaw Development in Farming Areas and *defeat* the right to farm.

Richmond has a neighbour called Delta with farmland like ours, and they're known for protecting neighbourhoods and farmland. Delta sometimes annoys us, so let's get back at them: let's *steal* from them. Let's *steal* their tried and true size for houses on farmland. That is usually only 330 square metres plus 42 square metres for Delta's garage exemption. That makes the total almost equal to Wozny's figure for Richmond. Even on large lots of more than 8 hectares, Delta allows only a 465 square-metre house plus garage.

The citizens of Richmond care about farmland, the right to farm, and food security. But the proposals before you tonight would lead to failure, and it appears to be *certain* failure. Please fix a couple of key numbers (of square metres) in the proposal and put us on a path to likely success.

Schedule 4 to the Minutes of the
Regular meeting of Richmond
City Council held on Monday,
April 24, 2017.

Re. Bylaws 9707 9708 9709

The Home Plate was hardly discussed during the last Planning Committee meeting as most of the time was spent dealing with house size.

Small lots particularly those that are less than 2 acres in size are considered exempt from the ALR by the ALC as stated in their Policy P-02 issued March 2017.

The likelihood of lots under 2 acres achieving farm status to the satisfaction of B.C. Assessment, on their own and not in conjunction with a larger property are very slim.

As these lots are exempt from the Agricultural Land Reserve their Home Plate would be the entire lot not the restrictions imposed by the proposed Bylaws. Therefore a Home Plate of 2 acres throughout the Agriculture Zones would make sense and be equitable.

A good compromise from my point of view is to use the recommendations of the Richmond Agricultural Advisory Committee, namely the lessor of 1 acre or 50 meter setback times the roadside property width with a further setback equal to any adjoining Riparian Management area. This group also recommended that the septic field not be included in the Home Plate. If you are going to disregard recommendations from this group why bother with the consultation process at all?

The current Bylaw proposal will probably ensure that no ranch style single level house which is important for the mobility impaired will ever be built again in the Agricultural Zones.

Joe Oeser
12004 No.2 Road



**Agricultural Land
Commission Act**

Policy P-02

March 2017

**POTENTIAL EXCEPTIONS FROM THE ALC ACT: PARCELS LESS
THAN 2 ACRES CREATED PRIOR TO DECEMBER 21, 1972**

This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, including amendments as of September 2014, (the "ALCA") and BC Regulation 171/2002 (Agricultural Land Reserve Use, Subdivision and Procedure Regulation), including amendments as of August 2016, (the "Regulation"), and including February 2017 advice from the Office of the Surveyor General. In case of ambiguity or inconsistency, the ALCA and Regulation will continue to govern.

REFERENCE:

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 23 (1).

23(1) Restrictions on the use of agricultural land do not apply to land that, on December 21, 1972, was, by separate certificate of title issued under the Land Registry Act, R.S.B.C. 1960, c. 208, less than 2 acres in area.

INTERPRETATION:

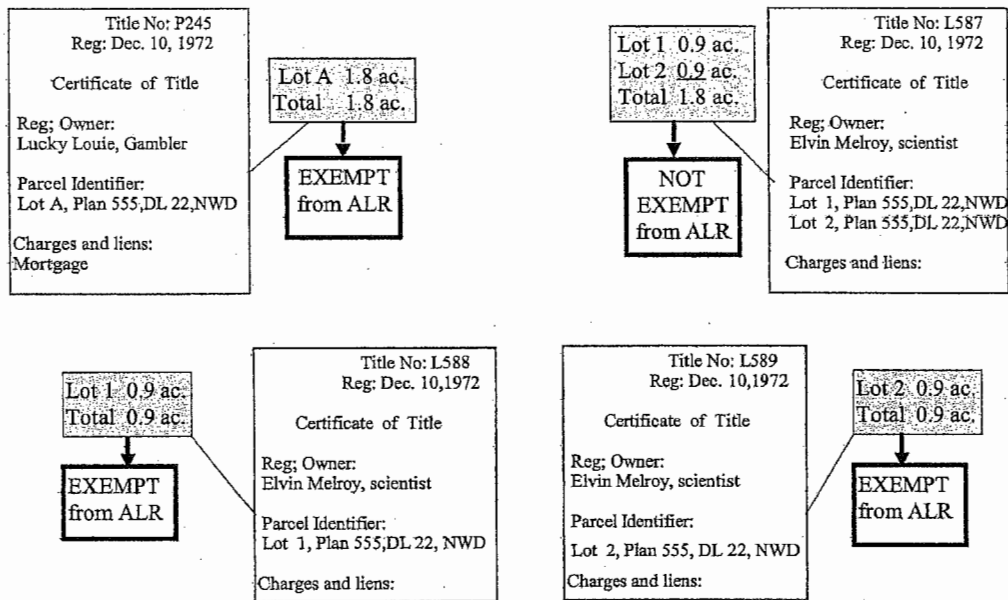
Under survey requirements and General Survey instructions in place on December 21, 1972, lots would need to be less than 1.995 acres to be considered "less than 2 acres".

Where dimensions are shown on a registered plan, a surveyor would need to be able to demonstrate that:

- a. the area calculation, using the dimensions on the registered plan, is less than 1.995 acres for a parcel to be considered 'less than 2 acres in area' under section 23 of the *Agricultural Land Commission Act*;
- b. the area calculation shown on the plan included a watercourse or a waterbody that was owned by the Crown and the surveyor calculates the area of the parcel to be less than 1.995 acres when the Crown owned watercourse or waterbody is excluded from the parcel for the parcel to be 'less than 2 acres area'; or
- c. there was a significant blunder on the registered plan and that the true area of the parcel is less than 1.995 acres for the parcel to be 'less than 2 acres in area'.

If the land was listed with other parcels on the same Certificate of Title on December 21, 1972, the restrictions on the use of the land apply to the parcels regardless of whether or not the total area of all lands listed on the Certificate of Title is less than 2 acres.

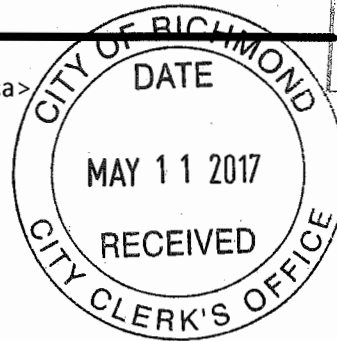
Certificates of Title at December 21, 1972



Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Regulation.

Mayor and Councillors

From: Michelle Li <michelleli@shaw.ca>
Sent: Friday, 5 May 2017 14:33
To: Mayor and Councillors
Subject: ALR Home size



TO Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

Dear Mayor & Councillors,

You will soon be making a decision that will impact British Columbia's Agricultural Land Reserve, surrounding municipalities, and the rich river delta farmland in Richmond for years to come.

Two of the strongest proponents of the relaxing of home size rules on ALR lands are Gurdial Badh and Ben Dhiman, business partners, who were featured in this Richmond News article:

<http://www.richmond-news.com/news/weekly-feature/feature-property-rights-of-farmers-clash-with-city-slicker-richmond-council-1.11414026>

The thing that doesn't sit well with me, and I think you should seriously consider, is that Mr. Badh and his business partners have much to gain from the exploitation and continuous residential development on ALR land. He has several ALR listings and land in Richmond, and the weakening of the ALR could obviously benefit him greatly.

<https://www.rew.ca/agents/4657/gurdial-sdale-badh/my-listings>

We talk about big money when it comes to our provincial election but it is possible that many of these farmers/realtors may have contributed to your personal electoral funds and I hope that doesn't play a factor in this decision to weaken the ALR.

There are many ways that council could help to control the home sizes on the ALR, and the current bylaw being considered does not do much to curb speculator development on ALR lands. Why not have the same as Delta and the ALC recommendations? Why not allow a bylaw exemption for bigger homes only for those farming families that really need it, instead of continuing to allow large homes to still be built on the ALR?

Everyone in the Lower Mainland will be looking to Richmond to see what we do here and you have the chance to ensure the viability of farming in the future instead of weakening the ALR.

(<http://www.metronews.ca/news/vancouver/2017/02/08/municipalities-responsible-for-home-sizes-on-farmland.html>)

One of the founders of the ALR sits on council with you and you have the chance to continue this good work by ensuring farmland stays farmland in the future. If you chose not to act, will we return to a feudal system?

Because it seems that is what some farmers want. They want to control land and its value instead of honoring the fact that they bought land within a land reserve, which has its own rules and regulations to ensure the future of agriculture.

You heard from farmers themselves that the future is not blueberries.

The future will mean we will need land for growing a variety of foods, and ALR land will never lose its value. This is about ensuring the viability of agricultural land in the years to come and you have a significant role to play in ensuring it's protected and not wasted on residential development.

Please consider changing your positions to ensure that the citizens of Richmond are heard, as they were in the public consultation survey, and balance that with the few loud voices who have much to gain financially from the weakening of the ALR. Many farmers did not attend the meetings and they cannot speak out. Your decision impacts everyone in the Lower Mainland, whether through access to land, access to locally grown foods or whether it is through the continuing unaffordability of the region driven by decisions like this one.

Please consider the future and those who want to see our city's greatest treasure, the ALR, preserved for generations to come.

Sincerely,

Michelle Li

MayorandCouncillors

From: Webgraphics
Sent: Monday, 8 May 2017 15:35
To: MayorandCouncillors
Subject: Send a Submission Online (response #1016)

To Public Hearing
Date: <u>MAY 15, 2017</u>
Item # <u>7</u>
Re: <u>BYLAWS 9706,</u> <u>9707, 9712, 9717</u>

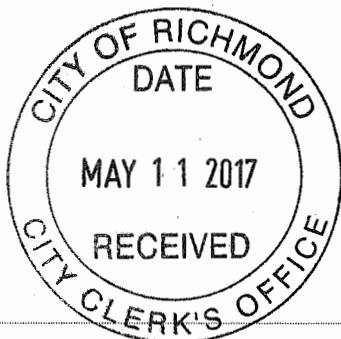
Send a Submission Online (response #1016)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/8/2017 3:36:50 PM

Survey Response

Your Name	Debra
Your Address	10900 No. 3 Road
Subject Property Address OR Bylaw Number	9000; 9706; 8500; 9707; 9717
Comments	<p>As a lifelong Richmond resident, I have taken a great deal of pride (and responsibility) in our "Island City by Nature". For five decades plus. It is "home" to me but recent changes have it feeling anything but. My voice is no longer heard it seems, but that needs to change. Growing up in Steveston, all we really knew was farming and fishing...two industries currently being threatened by the invasive nature of development and "change". Change isn't always for the better and I apply Joni Mitchell's Big Yellow Taxi...in particular, "you don't know what you've got till it's gone, they paved paradise..." part. I've always known what we've had here - it's unique, and needs protecting and preserving. Sustainability is a huge issue with our ever changing climate and we must have goals that protect our agricultural land. With that, "farming" is nothing to take for granted, nor exploit. People viewing farmland as a quick ticket to cash in and out with are a very real threat. Under the guise of "needing" to do this or that, they are lobbying to</p>



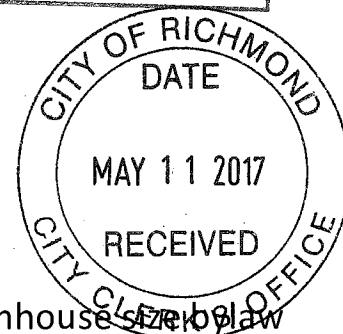
change things and destroy what is in the best interests of the farm. If farmland doesn't offer what is on their checklist, perhaps farming isn't for them? Farming involves a certain kind of lifestyle...you have to be in tune with the land and committed to protecting it. Some of what we're currently seeing is in direct contrast with that. Opportunity to buy farmland comes with a responsibility. The current drive to turn farmland into real estate is irresponsible and does NOT sit well with the locals or those who do value it. People arguing that this is their land to decide upon must recognize that owning land isn't a free pass to do as you like with it. There are rules of all sorts to consider when purchasing land. I want to have 25 bunnies in my condo, but there are reasons stating why I cannot. Some want to use their land as a junk pile to store old appliances on in the front yard...again, we have rules in place to prevent that. So farm land is not exempt from also having rules and guidelines in place and, with it, comes a responsibility to "use" the land AS farmland....not use the farm to build something different around. Why should farmland be any different than any other property that has bylaws and, by way of that, community interests at heart? Why are we making the rules to suit those buying property vs demanding that those buying property accept some rules as part of their purchase? A farmer does not "need" a 40 room mansion, no one really does. This is "want" we're looking at, not need. We're seeing palaces built on farmland...sprawling villas that are in stark contrast to actual farm houses of the past. We had a quaint, quiet community here once.....but these mansions are intrusive and no longer offer a sense of knowing the neighbours or feeling at home any longer in Richmond. Large spiked gates that scream DO NOT ENTER. "PRIVATE CLUB" are different than long, gravel driveways that had people coming and going. Luxury cars are in place, not tractors. These fortresses fool no one. This isn't "farming". I say to those who claim a need for a 40 room home for "cultural, generational and family" reasons that perhaps farmland isn't suited for them? That their needs aren't about farming, first and foremost but are focused on other things? You don't change farming to meet the needs of the family...you assess whether the family is suited to farming (and living in a farmhouse). No family needs a theatre, tennis courts and bowling alley. That family needs a resort, not a farm. If ever there was a time of discontent, it is now. But you have the power to turn things around....to pull on the reins and make sure that every generational family is considered. Mine has been here for 4

generations, and that should count for something. We've managed just fine, despite living in small homes. For it makes a family closer. Don't bite the (agricultural) hand that feeds you or buckle to the demands of those who are putting farming lower on the list than it needs to be. After cultural, generational and other priorities that, in essence, prove that it isn't a farmhouse they're after...it's much different. In the event that you do give way to those screaming for farmhomes that sprawl across the land, please change the name of this city so we're no longer false advertising: "Island City by Development". I also implore that, in the event that you do buckle to the pressure you're facing (which is never reason alone to do so) that, at the very least, you ensure that records are submitted that prove that generational families are, in fact, living in their mansions to substantiate this "need" for them? I also suggest that we do away with property tax breaks for those families on farms valued in the millions. Because tax breaks aren't needed for those living in mansions. We'll expect that those things are in place to ensure "farm" mansions aren't enabling people to exploit benefits and support that is intended for farmers, not people living on farmland. Lastly, a "no resale" clause for these generational homes (that should play out as such...over generations). If we're going to cater to these demands, I'd want to know that these families are committed to farming the land for a contracted period of time to avoid speculation and flipping that strips us of this valuable land. Anyone in protest of that demonstrates an agenda that is likely different than the one their argument is based on.

Mayor and Councillors

From: Jim Wright <jamesw8300@shaw.ca>
Sent: Wednesday, 10 May 2017 01:43
To: Mayor and Councillors
Subject: Excellence in protecting farmland (May 15 public hearing)
Attachments: AgHouseSize-help.pdf

To Public Hearing
Date: MAY 15, 2017
Item #: 7
Re: BYLAWS 9706, 9707, 9712, 9717



Mayor Brodie and Councillors,

At the public hearing on Monday, May 15, I hope you'll send the farmhouse size bylaw (Bylaw 9717) back to staff to further study the two options that enable the purpose, which is to protect farmland, including making it more possible for people to farm.

The key is the very useful Bylaw 9706, which makes it efficient for farmers and council to arrange exceptions to the farmhouse-size limit for the stated farm purposes.

Hardly any of the massive homes being built are actually farmhouses, but in theory the need for a massive farmhouse could arise. Bylaw 9706 makes it possible to have a farmhouse of any size, perhaps even larger than 1000 square metres, as long as council agrees that it meets the criteria. (Bylaw 9706 still allows for limits on speculators and their ilk, and that is exactly what is needed.)

The effect of Bylaw 9706 is that there are only two options that fit with the limits that are suggested in the provincial guide. Those options cannot harm farming. They can only finally provide some protection for our farmland.

The higher of the two guide-friendly limits is essentially the option that Site Economics consultant Raymond Wozny calculated. The other one limit, a little lower, is based on equally well-done calculations by staff. I have switched to preferring that option because it provides a comfortable margin with nothing lost.

The speculators will hit you with their assertive and aggressive claims about losing their rights, and they are very good at being intimidating in moderation. However, the right to speculate is the right to risk one's money, which includes the possibility of the asset going down in value.

I have explained this further on the first page of the attachment, which will help you to save our farmland excellently. Most likely, I will speak at the hearing, but I will read little or nothing from the attachment. It needs to be read by you when you have time to think about it.

Regards,
Jim Wright
8300 Osgoode Dr., Richmond

**To Richmond Council from Jim Wright (8300 Osgoode Dr., Richmond)
re Bylaw 9717 and 2017-05-15 Public Hearing. Sent on 2017-05-10.**

Please do **not** pass Bylaw 9717, one of the most disastrous bylaws you could ever pass. Please refer the matter to staff to recommend the option that will best meet the stated intents of the *Guide for Bylaw Development in Farming Areas*

That could easily mean House Size Option 2, which is 3261 ft² (but about 3800 ft² including garage). It could possibly mean Option 3, which is 3,650 ft² (but almost 4,200 ft² including garage). Site Economics consultant Raymond Wozny calculated that the 4,200 ft² (including garage) of Option 3 would be the maximum. On the pages after this one, I've attached Options 1–3 and the Wozny report for easy reference.

Personally, I now believe that Option 2, a firm but fair application of the *Guide*, is ideal—in the context that the useful Bylaw 9706 can allow resident farmers ample leeway while Option 2 firmly limits the rampant urban residential misuse of ALR land.

A floor area limit above that would definitely not meet the stated intents of regulating residential uses in the ALR, which are stated in Section 2.4.6 (Guide pages 14–15).

2.4.6 Siting and Size of Residential Uses

This part outlines criteria for the regulation of residential uses in the ALR. The purpose and goals of regulating the siting and size of residential uses served as a foundation for creating the criteria and include:

- a) not restricting agricultural activities;
- b) directing the largest residential uses in a community to non-farming areas;
- c) minimizing the impact of residential uses on farm practices and farming potential in farming areas;
- d) minimizing loss and/or fragmentation of farmland due to residential uses; and
- e) minimizing the impact of residential uses on increasing costs of farmland.

Later in that section, the *Guide* illustrates how to apply the intents (Guide page 19):

2.4.6.5.3 Maximum Floor Area-Farm Residences

The Minister's Bylaw Standard does not include size restrictions for the *floor area-farm residences*. However, the following is offered as a suggestion where local governments wish to include these restrictions in their bylaws.

The maximum *floor area-farm residence(s)* is the lesser of a floor area commensurate with *urban areas* or:

- a) 500 m² for *principal farm residence*;
- b) 300 m² for each *additional farm residence* where permitted; and
- c) 15 m² for each *temporary farm worker housing space* where permitted⁶.

The 500 m² applies in areas of BC where the urban residential zoning caters to very large houses—**not** to Richmond. That's clear, as Richard Wozny (Site Economics consultant) realized. Staff were probably trying to compromise with the establishment farmers when they recommended Option 1 (essentially 500 m²), but the compromise with that group is fully provided via Bylaw 9706. (The establishment lobby also wants to lock in speculative value. That would be good for their net worth but not for Richmond.) Beyond that, the community and current and future farmers will gain from Option 2 or 3.

A.) House Size Option 1 – Bylaw No. 9712 (Recommended)

This option would use the RS1 zone FAR density provisions up to a maximum of 500 m² (5,382 ft²) for all residential buildings including the garage.

This option is based on the Ministry of Agriculture's Guidelines. Staff recommend this approach as it balances allowing a reasonable sized house while minimizing the impact on farmland.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 1,279 m² (13,773 ft²). Smaller sites would have a maximum house size smaller than 500 m² (5,382 ft²) and would be based on the FAR provisions.

B.) House Size Option 2 – Bylaw No. 9710

This option is based on the average house size permitted in all urban lots contained in the RS1 Zone. A review of current house sizes in Richmond show that the average house sizes in the RS1 zones is 303 m² (3,261 ft²). This option would use the RS1 zone FAR density provisions up to a maximum of 303 m² (3,261 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 353 m² (3,800 ft²).

This option would be commensurate with the house size permitted in the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 623 m² (6,703 ft²). Smaller sites would have a maximum house size smaller than 303 m² (3,261 ft²) and would be based on the FAR provisions.

C.) House Size Option 3 – Bylaw No. 9711

This option is based on the average house size in the RS1E zone which is the most common single family zone in Richmond. Almost 60% of the City's single family lots are zoned RS1/E. This option would use the RS1 zone FAR density provisions up to a maximum of 339 m² (3,650 ft²) for all residential buildings. With the 50 m² (538 ft²) floor area exemption for a garage, the total maximum floor area would be 389 m² (4,187 ft²). This option would also be commensurate with the house size permitted the City's urban areas.

In order to achieve the maximum floor area in this option, the minimum size of the property would have to be 743 m² (8,000 ft²). Smaller sites would have a maximum house size smaller than 339 m² (3,650 ft²) and would be based on the FAR provisions.

April 13, 2017

From: Richard Wozny

To: The City of Richmond

Re: Memo on ALR Residential Development in the City Richmond Land Economics Assessment

1. Questions

This report addresses the following questions:

- (1) What is the impact on demand and price when setting the maximum house size in the ALR at, below, or above, the average house size possible in the City's most common large lot single family residential zoning district RS1E. The average lot size within the RS1/E zone is approximately 8,000 ft² which would permit a house size of 4,200 ft² (including garage).
- (2) If the maximum house size permitted in the ALR is restricted to 4,200 ft² (including garage), what is the anticipated impact on:
 - (a) ALR urban residential development trends, activity, real estate speculation?
 - (b) ALR farm trends, viability, development; the cost to farmers to buy land and lease land?

2. Consultant's Response

(1) General

Based on recent market data, it is clear that some smaller ALR lands are being bought, sold, speculated on and developed as urban residential sites. In economic terms, the ALR properties are being substituted for normal serviced urban residential sites within the City. The focus on ALR lands is a logical and expected outcome of the excessively high priced residential real estate market. Currently, ALR lands offer a greater potential for flexibility than urban sites, particularly when the owner desires a very large house size.

It is the current ability to build a very large house in the ALR which is the primary factor driving small ALR lot prices to levels in the order of \$750,000 to \$1.5 million per acre. While urban to ALR house market substitution is expected, the current trend in very large house sizes on ALR land is an inappropriate non-market trend.

Tables 1 and 2 below show recent ALR residential house sales in the City which are extremely high and inappropriately reflect urban land values.

- (2) If house size on ALR land parcels was restricted to a size of 4,200 ft²:
If house sizes on ALR land parcels were restricted to a size of 4,200 ft², their additional, unique, non-market premium value would no longer apply. The normal background market ALR land values would then apply to the balance of the site land area, after removing the residential potential. The surplus non-residential part of the ALR site, would have a normal ALR land market value.

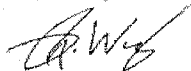
It is expected that ALR buying activity and speculation would decrease significantly, as the unique appeal of the ALR lands would be gone with the reduced house size. The reduced ALR house size would reduce ALR land prices, to market standards and past trends, allowing buyers with the intention of actual farming, to acquire or lease these types of properties.

The decrease in ALR land prices resulting from a house size restriction would reduce land costs for farmers particularly for lots under 10 acres in size.

- (3) If the City allowed only house sizes which were significantly smaller than 4,200 ft²:
The choice of setting the permitted house size, at a large urban average size is appropriate, as it reflects standards across the City. If the City allowed only house sizes which were significantly smaller than 4,200 ft², it would reduce the value of ALR lands, below market, by a small margin because they would become less attractive, even for farmers.
- (4) If the City permitted house sizes significantly larger than 4,200 ft²:
If the City permitted house sizes significantly larger than 4,200 ft², it would increase the land value above market rates. If, for example, the maximum was set at twice (2X) the standard size (8,400 ft²), the value would likely be close to the current excessive ALR land value. Allowing an ALR house size significantly larger than average would not normalize the currently high ALR land prices.

For clarification, please contact me at 604 250 2992.

Yours truly,



Richard Wozny, Principal
Site Economics Ltd.

Mayor and Councillors

From: Webgraphics
Sent: Tuesday, 9 May 2017 18:07
To: Mayor and Councillors
Subject: Send a Submission Online (response #1017)

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712, 9717

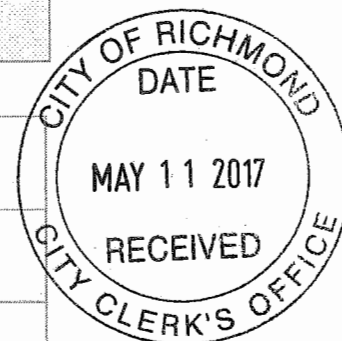
Send a Submission Online (response #1017)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/9/2017 6:08:05 PM

Survey Response

Your Name	John Roston
Your Address	12262 Ewen Ave., Richmond, BC
Subject Property Address OR Bylaw Number	Bylaw 8500, Amendment Bylaw 9707 and 9712, Bylaw No. 9000, Amendment Bylaw No. 9706
Comments	<p>The ongoing "mega home on farmland" debate has often obscured the main objective of the bylaws proposed in the initial City staff report on the problem – to preserve as much farmland as possible for the farmers of tomorrow so that it isn't built upon or contaminated thereby taking it out of production forever. The staff report showed how this objective could best be met by limiting farmland house size to 5,382 sq. ft. and ensuring that the setback from the road does not unduly encroach on farmland. Most of our City Councillors have focused on the feedback from the farmers of today, almost all of whom have been farming for many years and own the land they farm. These farmers have realized an enormous windfall profit on their land value due entirely to its attractiveness to wealthy investors who are not interested in farming and want instead to build mega homes. The farmers of today have convincingly pointed out that the farmers of tomorrow will be forced to lease their land since purchasing will be out of the</p>



question even if today's astronomical prices are lowered somewhat by restricting house size. When speaking to City Council, the farmers of today are wearing two very different hats. They are both farmers and landowners. As farmers, they share the very difficult job of farming with the farmers of tomorrow. As landowners, they do not share anything with the farmers of tomorrow, but rather share a desire to preserve the value of their property with many in Richmond who have owned land for a number of years. As one farmer at the April 24th City Council meeting put it, "the elephant in the room is land value." Several other farmers were honest enough to say that their prime concern is keeping farmland prices high to provide for their retirement when they eventually sell or to provide a large inheritance for their children or to serve as collateral in obtaining large loans from a bank. An understandable sentiment shared with many other landowners, but it has nothing to do with farming. In their fear that any meaningful limit on farmland house size will result in a collapse of farmland prices, the landowner farmers persuaded a majority of our City Councillors to double the limit on house size to 10,764 sq. ft. and to increase the setback from the road by moving it back a further 82 ft. onto farmland. While the Councillors spoke of "supporting our farmers" and minimizing any impediments to their farming, these dramatic increases have nothing to do with facilitating farming and will only result in more prime farmland being taken out of production forever. Perhaps to display their wealth, some wealthy investors will build the largest possible house. Permit it and they will build it. The landowner farmers' fears of a farmland price collapse are unfounded. Rather, the staff report limits will slow the rapid escalation of prices and stop further encroachment on prime farmland. Farmland will remain far more attractive to wealthy investors than ordinary residential land. Farmland provides panoramic vistas and privacy; it isn't subject to the 15% foreign buyer tax and it benefits from a 50% rebate on school taxes. The staff report proposals allow farmland houses to be 1,195 sq. ft. larger than the largest house permitted on an 8,000 sq. ft. residential lot. Farmland houses can also be set back further from the road. The reluctance of some City Councillors to adopt the staff report limits is discouraging when we realize that these limits are only a first step in providing farmland to the farmers of tomorrow. The limits preserve farmland, but don't ensure that it will be made available for lease to farmers. Despite an existing significant tax reduction that wealthy investors receive for leasing their farmland to

farmers, many of them refuse to do so. A new group, the Farmland Owners Association, is trying to encourage farmland leasing by facilitating contacts between landowners and farmers. Laudable as that is, City Council needs to ask staff to find a more persuasive and effective mechanism.

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 10:07
To: MayorandCouncillors
Subject: Send a Submission Online (response #1019)

To Public Hearing
Date: MAY 15, 2017
Item # 7
Re: BYLAWS 9706, 9707, 9712 & 9717

Send a Submission Online (response #1019)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 10:09:09 AM

Survey Response

Your Name	jaclyn kirby
Your Address	7377 salisbury ave
Subject Property Address OR Bylaw Number	9717
Comments	please abide by ministry bylaw guidelines on home sizes for the ALR in order to preserve farmland and reduce residential uses on the ALR. Food security is a big issue that is not being addressed.



MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 13:01
To: MayorandCouncillors
Subject: Send a Submission Online (response #1031)

To Public Hearing
Date: <u>MAY 15, 2017</u>
Item # <u>7</u>
Re: <u>BYLAWS 9706, 9707</u> <u>9712 and 9717</u>

Send a Submission Online (response #1031)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:02:49 PM

Survey Response

Your Name	Dr. Steven Pelech
Your Address	5640 Musgrave Crescent, Richmond, B.C. V6T 5N3
Subject Property Address OR Bylaw Number	9717
Comments	<p>I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). I do not understand the justification for this. This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Furthermore, I am concerned that residences that are so</p>



	<p>excessively large may be inappropriately used not as a single family home, but more like hotels or boarding houses. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia.</p>
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:49
To: Mayor and Councillors
Subject: Send a Submission Online (response #1030)

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>9706, 9707,</u> <u>9712 and 9717</u>

Send a Submission Online (response #1030)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:50:47 PM

Survey Response

Your Name	Daniela Navarria
Your Address	602-8180 Lansdowne Road, Richmond BC V6X 0B1
Subject Property Address OR Bylaw Number	bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to</p>



	follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Daniela Navarria
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:34
To: Mayor and Councillors
Subject: Send a Submission Online (response #1028)

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712+9717

Send a Submission Online (response #1028)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:36:09 PM

Survey Response

Your Name	Monica P Torres
Your Address	12311 No2 Road, Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Monica Torres, City of Richmond

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:32
To: Mayor and Councillors
Subject: Send a Submission Online (response #1027)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1027)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:33:30 PM

Survey Response

Your Name	Emilie Henderson
Your Address	21-12438 Brunswick Place
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



	<p>in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Emilie Henderson Richmond, BC</p>
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:29
To: Mayor and Councillors
Subject: Send a Submission Online (response #1026)

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Send a Submission Online (response #1026)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:30:55 PM

Survey Response

Your Name	Hélène Fraser
Your Address	7560 Sunnymede cres.
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



	in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Hélène Fraser
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:24
To: Mayor and Councillors
Subject: Send a Submission Online (response #1025)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

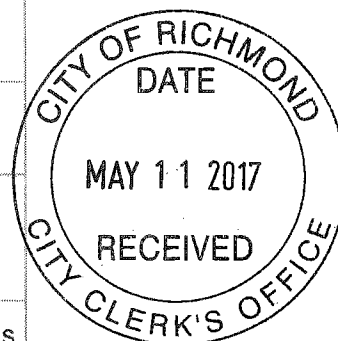
Send a Submission Online (response #1025)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:26:44 PM

Survey Response

Your Name	Ruth Plerce
Your Address	11171 4th Avenue
Subject Property Address OR Bylaw Number	amendment bylaws
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



	<p>in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely Ruth Pierce</p>
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:12
To: Mayor and Councillors
Subject: Send a Submission Online (response #1024)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9716

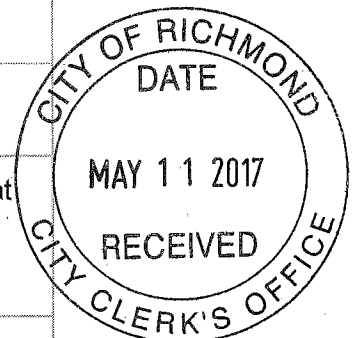
Send a Submission Online (response #1024)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:14:28 PM

Survey Response

Your Name	B. Yaworski
Your Address	4687 Morgan Place, Ladner
Subject Property Address OR Bylaw Number	bylaw 9717 that will allow homes on the ALR that are more than two times the maximum recommended
Comments	<p>Dear Mayor and Councillors, As a Delta resident, we are seeing the continuing loss of Delta farmland & therefore are also concerned about Richmond's loss of ALR land. I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow</p>



	<p>more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely,</p>
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:07
To: Mayor and Councillors
Subject: Send a Submission Online (response #1023)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

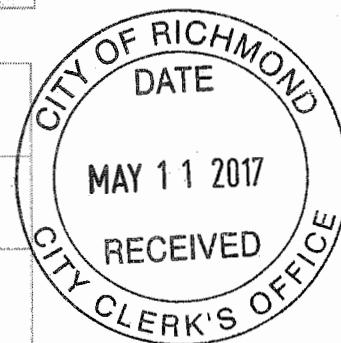
Send a Submission Online (response #1023)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:08:56 PM

Survey Response

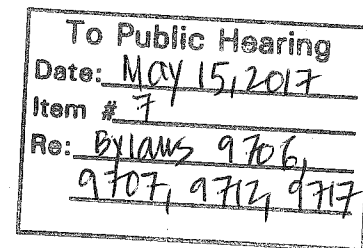
Your Name	Dan Straker
Your Address	3448 West 1st Avenue
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



	<p>in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Dan Straker, Vancouver</p>
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:06
To: Mayor and Councillors
Subject: Send a Submission Online (response #1022)



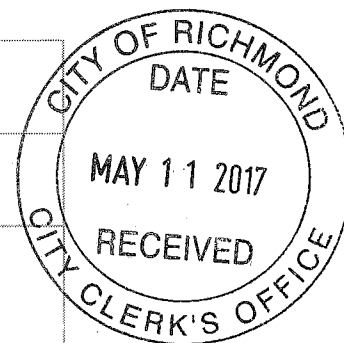
Send a Submission Online (response #1022)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:08:33 PM

Survey Response

Your Name	Chris Shannon
Your Address	14-9080 Parksville Dr, Richmond
Subject Property Address OR Bylaw Number	Bylaw 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



	<p>in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Chris Shannon, Richmond</p>
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Mayor and Councillors

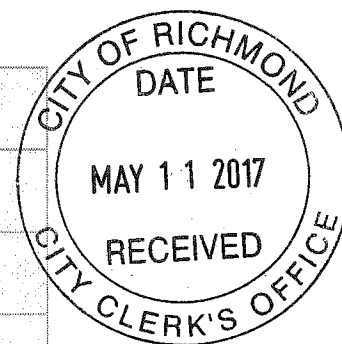
From: Webgraphics
Sent: Thursday, 11 May 2017 13:46
To: Mayor and Councillors
Subject: Send a Submission Online (response #1034)

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1034)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:48:08 PM



Survey Response

Your Name	Dorothy Levitt
Your Address	#101-7511 Minoru Blvd
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>

in the Guide for Bylaw Development in Farming
Areas, and ensure long term food security for
Richmond, the Lower Mainland, and British
Columbia. Sincerely, Dorothy E. Levitt 26 Year
Resident of Richmond, BC

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 13:53
To: MayorandCouncillors
Subject: Send a Submission Online (response #1035)

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

Send a Submission Online (response #1035)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:55:12 PM



Survey Response

Your Name	Marion Smith
Your Address	6580 Mayflower Drive
Subject Property Address OR Bylaw Number	Amendment Bylaw 9712
Comments	<p>Re: Richmond Zoning Bylaw 8500, Amendment Bylaw 9712 (Maximum House Size in the AG 1 Zone) Imagine having a country estate only a half hour from Vancouver International Airport, and an hour from downtown Vancouver. Richmond is now part of an international property market. Wealthy people who can buy property anywhere in the world are attracted by our relatively inexpensive ALR lands. We know that ALR properties are already being marketed overseas, and buyers desire the huge houses currently permitted by Richmond's bylaws. Richmond's farmhouse sizes must be brought into line with those allowed in the rest of Metro Vancouver. If Richmond continues to allow large houses on ALR land, this will be the death knell for our agricultural industry, an important part of our economy, producing \$48 million in gross farm receipts and \$15 million in wages in 2010 (most recent data, StatCan). Some farm families want large houses, but they too, need to be aware that oversized houses will attract</p>

	<p>country estate buyers who have no interest in farming. This is already happening: it is impossible to not see the huge buildings that have been built in the ALR. If Richmond Council allows oversized houses in the ALR, you will be repeating the mistake made in our neighbourhoods in west Richmond. Because Richmond's building bylaws allow higher room heights and bigger houses than in other Metro municipalities, our subdivisions have been devastated by huge houses shoe-horned onto lots. The loss of older houses also resulted in the loss of hundreds of relatively affordable basement suites. Please do not repeat this mistake in our ALR lands. The provincial government has not protected ALR land from foreign ownership, so the City of Richmond must do what it can by restricting house sizes on agricultural properties.</p>
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Mayor and Councillors

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

From: Marion Smith <marionsmith@shaw.ca>
Sent: Thursday, 11 May 2017 13:57
To: Mayor and Councillors
Subject: Re: Zoning Bylaw 8500, Amendment Bylaw 9712

Follow Up Flag: Follow up
Flag Status: Completed

Dear Mayor Brodie and Councillors:

Imagine having a country estate only a half hour from Vancouver International Airport, and an hour from downtown Vancouver. Richmond is now part of an international property market. Wealthy people who can buy property anywhere in the world are attracted by our relatively inexpensive ALR lands.

We know that ALR properties are already being marketed overseas, and buyers desire the huge houses currently permitted by Richmond's bylaws. Richmond's farmhouse sizes must be brought into line with those allowed in the rest of Metro Vancouver.

If Richmond continues to allow large houses on ALR land, this will be the death knell for our agricultural industry, an important part of our economy, producing \$48 million in gross farm receipts and \$15 million in wages in 2010 (most recent data, StatCan).

Some farm families want large houses, but they too, need to be aware that oversized houses will attract country estate buyers who have no interest in farming. This is already happening: it is impossible to not see the huge buildings that have been built in the ALR.

If Richmond Council allows oversized houses in the ALR, you will be repeating the mistake made in our neighbourhoods in west Richmond. Because Richmond's building bylaws allow higher room heights and bigger houses than in other Metro municipalities, our subdivisions have been devastated by huge houses shoe-horned onto lots. The loss of older houses also resulted in the loss of hundreds of relatively affordable basement suites.

Please do not repeat this mistake in our ALR lands. The provincial government has not protected ALR land from foreign ownership, so the City of Richmond must do what it can by restricting house sizes on agricultural properties.

Sincerely,
Marion Smith
Richmond



Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 13:28
To: Mayor and Councillors
Subject: Send a Submission Online (response #1032)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	BYLAWS 9706, 9707, 9712, 9717

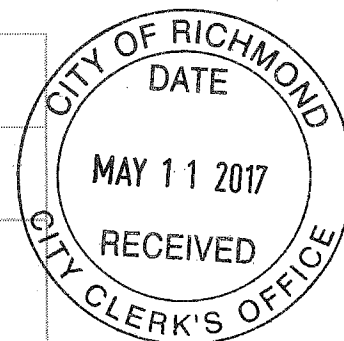
Send a Submission Online (response #1032)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:29:52 PM

Survey Response

Your Name	Gerry Pelletier
Your Address	223 - 4280 Moncton St, Richmond
Subject Property Address OR Bylaw Number	9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. The limited agricultural lands of the region should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of</p>



	<p>Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Gerry Pelletier, Richmond</p>
--	--

Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 11:57
To: Mayor and Councillors
Subject: Send a Submission Online (response #1020)

To Public Hearing
Date: <u>May 15, 2017</u>
Item # <u>7</u>
Re: <u>Bylaws 9706,</u> <u>9707, 9712, 9717</u>

Send a Submission Online (response #1020)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 11:59:33 AM

Survey Response

Your Name	Rosina Rodighiero
Your Address	5771 Forsyth Crescent
Subject Property Address OR Bylaw Number	BYLAW 9717
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This is unnecessary and will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow</p>



	<p>Ministry of Agriculture guidelines, as set out in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Sincerely, Rosina Rodighiero Richmond, BC</p>
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MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:00
To: MayorandCouncillors
Subject: Send a Submission Online (response #1021)

To Public Hearing	
Date:	MAY 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1021)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:01:52 PM

Survey Response

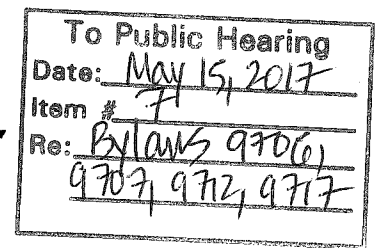
Your Name	Krystie
Your Address	1389 20th Street West Vancouver
Subject Property Address OR Bylaw Number	ALR Housing Bylaw Amendment on May 15, 2017
Comments	<p>Dear Mayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). While I do not live in Richmond, I rely on food grown in Richmond during the Spring, Summer and Fall. This bylaw will weaken Richmond's agricultural land base and food security for people like me. The bylaw currently under consideration will also set a bad precedent for other municipalities. Agricultural lands should be kept for farming. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out in the Guide for</p>



	Bylaw Development in Farming Areas, and ensure long term food security for the Lower Mainland, and British Columbia. Sincerely, Krystie (District of West Vancouver)
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Mayor and Councillors

From: Webgraphics
Sent: Thursday, 11 May 2017 13:31
To: Mayor and Councillors
Subject: Send a Submission Online (response #1033)



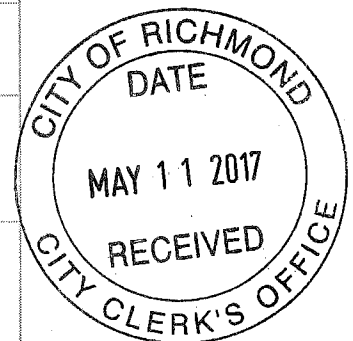
Send a Submission Online (response #1033)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 1:32:53 PM

Survey Response

Your Name	Michelle Kwieton
Your Address	311 5800 Andrews Rd
Subject Property Address OR Bylaw Number	9717
Comments	<p>ayor and Councillors, I am writing in regards to the Public Hearing on Monday, May 15th that will consider amendment bylaws that would allow homes up to 1000 square metres (or 10,764 square feet) on parcels in the Agricultural Land Reserve located within Richmond and significantly increase farm home plates. The bylaws currently under consideration will allow homes to be built on agricultural land that are nearly twice as large as Ministry of Agriculture maximum guidelines for the city's Agricultural Land Reserve (ALR) land, which are set at 500 square metres (or 5,382 square feet). This will weaken Richmond's agricultural land base and our city's commitment to food security. The bylaw currently under consideration will also be precedent setting in neighbouring communities by weakening B.C.'s ALR land base as it will allow more residential development on agricultural lands. Agricultural lands should be kept for farming and not for residential uses. I am writing to ask you to follow Ministry of Agriculture guidelines, as set out</p>



in the Guide for Bylaw Development in Farming Areas, and ensure long term food security for Richmond, the Lower Mainland, and British Columbia. Please preserve Richmond's farms and wildlife and keep them safe. Sincerely, Michelle kwieton Michelle kwieton

MayorandCouncillors

From: Webgraphics
Sent: Thursday, 11 May 2017 12:35
To: MayorandCouncillors
Subject: Send a Submission Online (response #1029)

To Public Hearing	
Date:	May 15, 2017
Item #	7
Re:	Bylaws 9706, 9707, 9712, 9717

Send a Submission Online (response #1029)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	5/11/2017 12:36:43 PM.

Survey Response

Your Name	Sandra Marquardt
Your Address	64-6300 Birch St Richmond BC
Subject Property Address OR Bylaw Number	9717
Comments	PLEASE do not allow homes as large as 10,000 sq. feet to be built on the ALR. This land needs to be preserved for farming, and your limiting the size and number of structures on it will help to feed future generations and will set a precedent to others who are looking to develop agricultural land for non-agricultural purposes.

