



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

Tuesday, September 3, 2019 – 7 p.m.

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

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10053 (RZ 17-788945)**
(File Ref. No. 12-8060-20-010053; RZ 17-788945) (REDMS No. 6202186; 6205046)

PH-6

[See Page PH-6 for full report](#)

Location: 8291 and 8311 Williams Road

Applicant: Konic Development

Purpose: To rezone the subject properties from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone to permit development of 10 townhouse units with access from Williams Road.

First Reading: July 8, 2019

Order of Business:

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

Page

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10055 (ZT 19-861140)**

(File Ref. No. 12-8060-20-010055; ZT 19-861140) (REDMS No. 6206583; 6207335)

PH-43

See Page PH-43 for full report

Location: 4151 Hazelbridge Way

Applicant: Fairchild Developments Ltd.

Purpose: To amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, second hand” as a permitted use at 4151 Hazelbridge Way.

First Reading: July 8, 2019

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 10055.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10058 (RZ 17-790301)**

(File Ref. No. 12-8060-20-010058; RZ 17-790301) (REDMS No. 6126892 v. 3; 6210550)

PH-55

See Page PH-55 for full report

Location: 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance

Applicant: Spires Road Development Holdings Ltd.

Page

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Parking Structure Townhouses (RTP4)”, to permit development of 22 townhouse units and two secondary suites with a common parking structure with access from Cook Crescent.

First Reading: July 22, 2019

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 10058.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10060 (RZ 17-771371)**

(File Ref. No. 12-8060-20-010060; RZ 17-771371) (REDMS No. 6211969; 6215072)

PH-97

See Page PH-97 for full report

Location: 11480 and 11500 Railway Avenue

Applicant: Design Work Group Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Arterial Road Two-Unit Dwellings (RDA)”, to permit the property to be subdivided into three duplex lots.

First Reading: July 22, 2019

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 10060.

Page

☐

5. **OFFICIAL COMMUNITY PLAN BYLAW 9000, AMENDMENT BYLAW 10061 AND RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10062**

(File Ref. No. 12-8060-20-010061/010062; Xr: 08-4430-03-10) (REDMS No. 6228160; 6231338; 6231300)

PH-123

See Page PH-123 for full report

Location: City-wide

Applicant: City of Richmond

Purpose: To amend the City's land use policies and zoning regulations in response to changes introduced by the Province through the Agricultural Land Reserve Use Regulation (B.C. Reg. 30/2019) and through amendments to the Agricultural Land Commission Act, S.B.C. 2002, c. 36 and its regulations that relate to the production, cultivation, storing, packing, preparing and processing of cannabis in the Agricultural Land Reserve.

First Reading: July 22, 2019

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 Official Community Plan Bylaw 9000, Amendment Bylaw 10061.

☐

2. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10062.

☐

3. Adoption of Official Community Plan Bylaw 9000, Amendment Bylaw 10061.

☐

Page

4. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10062.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 4, 2019
File: RZ 17-788945

Re: Application by Konic Development for Rezoning at 8291 and 8311 Williams Road from "Single Detached (RS1/E)" Zone to "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, for the rezoning of 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 townhouse units with vehicle access from Williams Road, be introduced and given first reading.

Wayne Craig
Director, Development

WC:mp
Att. 5

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

Staff Report

Origin

Konic Development has applied to the City of Richmond for permission to rezone the properties at 8291 and 8311 Williams Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone for the development of 10 two-storey and three-storey townhouse units with vehicle access from Williams Road. A location map and an aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. Preliminary development plans are provided in Attachment 3.

Subject Site Existing Housing Profile

The subject site is 1,960 m² (21,097 ft²) in size and is located on the north side of Williams Road, between No. 3 Road and Pigott Drive.

The subject site consists of two lots; each containing a single family dwelling. The applicant has indicated that both dwellings are owner-occupied and do not contain a secondary suite. Both dwellings will be removed at a future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows.

To the North: Single family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Pigott Road.

To the South: Across Williams Road, are single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the East: Single family dwellings on lots zoned “Single Detached (RS1/E)”. These lots are designated for townhouse development in the Arterial Road Policy.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)”. A rezoning application (RZ 18-817742) has been submitted to rezone the immediately adjacent properties at 8231 & 8251 Williams Road to the “Low Density Townhouses (RTL4)” zone for the development of 10 townhouse units. Access to the proposed development is to be provided via a Statutory Right-of-Way to be registered over the proposed driveway and drive aisle on the subject properties at 8291 and 8311 Williams Road. The rezoning application (RZ 18-817742) is currently under staff review.

Related Policies & Studies

Official Community Plan

The subject site is located in the Broadmoor planning area, and is designated “Neighbourhood Residential (NRES)” in the Official Community Plan, which permits single-family, duplex, and townhouse development. The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject site is designated “Arterial Road Townhouse” in the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation.

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 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 and Form and Character

The subject properties have a total combined frontage of 40.24 m (132.02 ft.), and are proposed to be consolidated into one development parcel. The site frontage meets the minimum frontage requirement of 40 m for townhouse development on a minor arterial road such as Williams Road.

The applicant has proposed four buildings arranged on a T-shaped central drive aisle. Each of the two buildings on the south side of the site along Williams Road contains two three-storey units and one two-storey units, and each of the two buildings on the north side contains two two-storey units.

Four units in the buildings on the south side have front doors fronting onto Williams Road, and two units have front doors fronting onto the internal drive aisle. All the units in the buildings on the north side have front doors fronting onto the internal drive aisle. All the garages will be accessed from the internal drive aisle.

Building massing is consistent with the Arterial Road Guidelines for Townhouses in the Official Community Plan. The buildings on the south side are stepped back to two storeys within 7.5 m of the side yards to provide a transition to the existing single detached houses to the east and west. The height of the proposed duplexes on the north side is two-storey to serve as a transition to the single family homes to the north.

A common outdoor amenity space is proposed between the proposed duplexes on the north side. The proposed outdoor amenity area is designed to facilitate children's play and a bench to permit observation of children and social activities.

One convertible unit (Unit 101) is proposed in the building at the southwest corner. The unit includes space designed for the future installation of an elevator and a side-by-side, two car garage, which is wide enough to accommodate an accessible parking space.

One ground-level, one-bedroom secondary suite is proposed. The secondary suite is proposed within the townhouse unit (Unit 109) in the building at the northeast corner. Parking for the unit is provided in a side-by-side, non-tandem arrangement; therefore, an additional on-site parking space for the secondary suite is not required.

Further details of the site plan and architectural character of the proposed development, and landscape design including the outdoor amenity area design will be reviewed and finalized through the Development Permit application process.

Existing Legal Encumbrances

There is a restrictive covenant (registration number: 167729C) registered on the title of the property at 8311 Williams Road. The covenant restricts development of the property to one single detached dwelling house only. This covenant must be discharged prior to the final adoption of the rezoning bylaw.

Also, there is an existing 3.0 m wide Statutory Right-of-Way (SRW) along the rear property line for an existing sanitary sewer line. The applicant is aware that no construction of a building or a structure, or planting of trees is permitted in the SRW.

Transportation and Site Access

Vehicle access is proposed via a single driveway crossing to Williams Road located in the middle of the site frontage. The proposed drive aisle is designed to provide vehicle access to future developments to the east and west. Access to the proposed townhouse development on the adjacent site to the west (RZ 18-817742) will be provided through the driveway and drive aisle. Prior to final adoption of the rezoning bylaw, a Statutory Right-of-Way (SRW) for Public Right-of-Passage (PROP) over the entire driveway and the drive aisle is required to be registered on title. Registration on title ensures all purchasers are made aware that the driveway and drive aisle will be used by future adjacent developments.

Staff have identified that a 1.0 m road dedication is required along the entire Williams Road frontage in order to accommodate a new sidewalk and landscape boulevard. The required 1.0 m must be dedicated prior to final adoption of the rezoning bylaw.

The proposed vehicle and bicycle parking spaces meet the Zoning Bylaw 8500 requirements. The required number of residential parking spaces is 20, and the proposed development includes 20 residential parking spaces in attached garages. Two visitor parking spaces are proposed in the side yards: one on the east side and one on the west side.

Eight of the 10 townhouse units have side-by-side garages. Two units in the buildings on the south side will have two vehicle parking spaces in a tandem arrangement. Providing four parking spaces in a tandem arrangement complies with the Zoning Bylaw 8500 requirement that allows 50% of parking spaces to be in a tandem arrangement. Prior to final adoption of the rezoning bylaw, a restrictive covenant is required to be registered on title to prohibit the conversion of the tandem garage area into habitable space.

A total of 13 Class 1 bicycle parking spaces are required, and a total of 14 Class 1 bicycle parking provided in the garages.

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 six (6) bylaw-sized trees (tag #1, 2, 3, 4, 5 and 6) on the subject property, two (2) hedges (tag #7 and 8) located on the shared property line with the neighbour to the east at 8331 Williams Road, and one (1) tree (tag# 9) located on the neighbouring property to the west at 8251 Williams Road.

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

- Two (2) trees (tag# 1 and 2) located on the development site are in very poor condition and should be removed and replaced. One (1) holly tree (tag#1) has multiple stems commencing at the base, and there is branch and twig dieback throughout the entire canopy due to holly blight disease. One (1) Dwarf Alberta Spruce (tag#2) has a moderate corrected lean to the west. The crown is asymmetrical, and is heavily weighted to the west.
- Four (4) trees (tag#3, 4, 5, and 6) located on the development site are in fair to good condition and are not in conflict with the proposed development. These trees should be retained and protected.
- Two (2) hedges (tag#7 and 8) are proposed to be retained but trimmed back to accommodate the proposed parking area and site grading. The applicant has obtained written permission from the adjacent property owner to trim the hedges.
- One cherry (1) tree (tag#9) located on the neighbour's property to the west is to be retained.
- Retained trees should be protected as per the City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the Official Community Plan.

Tree Replacement

The applicant wishes to remove two on-site trees (tag# 1 and 2). The 2:1 replacement ratio would require a total of four replacement trees. The preliminary landscape plan submitted for the rezoning application shows 10 new trees to be planted on the site. The size and species of replacement trees, and overall landscape design will be reviewed in detail through the Development Permit application review process.

Tree Protection

Four (4) trees (tag#3, 4, 5, and 6) located on the development site are proposed to be retained and protected, and one (1) cherry tree (tag#9) on the neighbouring property to the west at 8251 Williams Road is 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). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following:

- 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 final adoption of the rezoning bylaw, submission of a \$35,000 Tree Survival Security for the four trees located on the development site to be retained.
- Prior to demolition of the existing dwelling 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.

Variance Requested

The proposed development is generally in compliance with the "Low Density Townhouses (RTL4)" zone, except for the variances noted below.

- Reduce the front yard setback along Williams Road from 6.0 m to 4.5 m in order to provide a 6.0 rear yard setback to the buildings proposed at the rear.

Staff support the proposed variance for the following reasons:

- *The proposed variance is consistent with the Arterial Road Guidelines for Townhouses in the OCP. Balconies, bay windows, and porches are not permitted to project into the proposed 4.5m front yard setback;*
- *The proposed 6.0 m rear yard setback to the rear units provides an improved rear yard interface with the existing single family dwellings to the north;*

- *Four existing trees in the rear yard are proposed to be retained, and providing a 6 m rear yard setback maximizes tree retention opportunities; and*
 - *A 1m road dedication along Williams Road frontage is provided to accommodate a new sidewalk and a landscape boulevard.*
- Allow one small car parking stall in each of the side-by-side garages (eight (8) small car spaces in total). The Zoning Bylaw allows small car parking spaces for on-site parking areas which contain 31 or more paces. The proposed development contains 22 parking spaces; therefore all required parking spaces are required to be standard spaces.

Staff support the proposed variance as it enables the required resident parking spaces to be provided within the garages of each unit in a side-by-side arrangement.

These variances will be reviewed in the context of the overall details design of the project, including architectural form, site design and landscaping at the Development Permit application review stage.

Affordable Housing Strategy

In accordance with the City's Affordable Housing Strategy, which requires either provision of units or a cash contribution to the City's Affordable Housing Fund, townhouse rezoning applications are required to provide a cash-in-lieu contribution of \$8.50 per buildable square foot towards the City's Affordable Housing Reserve Fund. The applicant proposes to make a cash-in-lieu contribution of \$105,388.27.

In addition to the cash-in-lieu contribution, the applicant proposes to construct a one-bedroom secondary suite in one of the townhouse units. Prior to final adoption of the rezoning bylaw, the applicant must register two restrictive covenants ensuring that:

- No final Building Permit inspection will be granted until a one-bedroom secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw; and
- A secondary suite cannot be stratified or otherwise held under separate title.

Public Art Program Policy

The applicant will be participating in the City's Public Art Program by making a voluntary contribution to the City's Public Art Reserve Fund for City-wide projects on City lands. A total contribution will be \$10,538.83 (based on \$0.85 per buildable square foot). This contribution is required to be submitted to the City prior to final adoption of the rezoning bylaw.

Townhouse Energy Efficiency and Renewable Energy

The applicant has committed to achieving an EnerGuide Rating System score of 82 and all units will be pre-ducted for solar hot water. 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 target rating.

This application would qualify as an “in-stream” application as the associated Development Permit application was submitted prior to July 16, 2018 (i.e., before Bylaw 9769 implementing BC Energy Step Code requirements for all new construction in Richmond was adopted), provided that the associated Building Permit application is received prior to January 1, 2020.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title to ensure that all units are 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. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on the site. The total cash contribution required for the proposed 10-unit townhouse development is \$16,000 (\$1,600 per unit as per the OCP).

Outdoor amenity space will be provided on-site. Based on the preliminary design, the size of the proposed outdoor amenity space is consistent with the Official Community Plan (OCP) minimum requirement of 6m² per unit. Staff will work with the applicant at the Development Permit stage to ensure the design of the outdoor amenity space meets the Development Permit guidelines in the OCP.

Site Servicing and Frontage Improvements

Prior to issuance of a Building Permit, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 5. Frontage improvements include, but may not be limited to, the following:

- Removing the existing sidewalk and constructing a new 1.5 m wide sidewalk; and
- Constructing a new 1.5 m wide landscaped boulevard with street trees.

A 1 m road dedication is required to accommodate the frontage improvements.

Development Permit Application

Prior to final adoption of the rezoning bylaw, a Development Permit application is required to be processed to a satisfactory level. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for the form and character of multiple-family projects provided in the 2041 Official Community Plan.

- Refinement of the proposed site grading and building foundations to ensure survival of all proposed protected trees and development of an appropriate transition between the proposed development to the public sidewalk on Williams Road, and to the adjacent existing properties.
- Review of the size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of coniferous and deciduous trees on site.
- 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.
- Review of relevant accessibility features and aging-in-place design features in all units.
- Review of a sustainability strategy for the development proposal.

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).

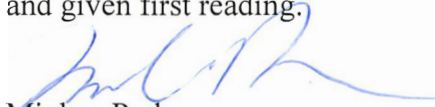
Conclusion

The purpose of this application is to rezone 8291 and 8311 Williams Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, to permit the development of 10 two and three storey townhouse units with vehicle access from Williams Road.

The rezoning application is consistent with the land use designation and applicable policies contained in the Official Community Plan for the subject site. Further review of the project design will be completed as part of the Development Permit application review process.

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, be introduced and given first reading.



Minhee Park
Planner 2

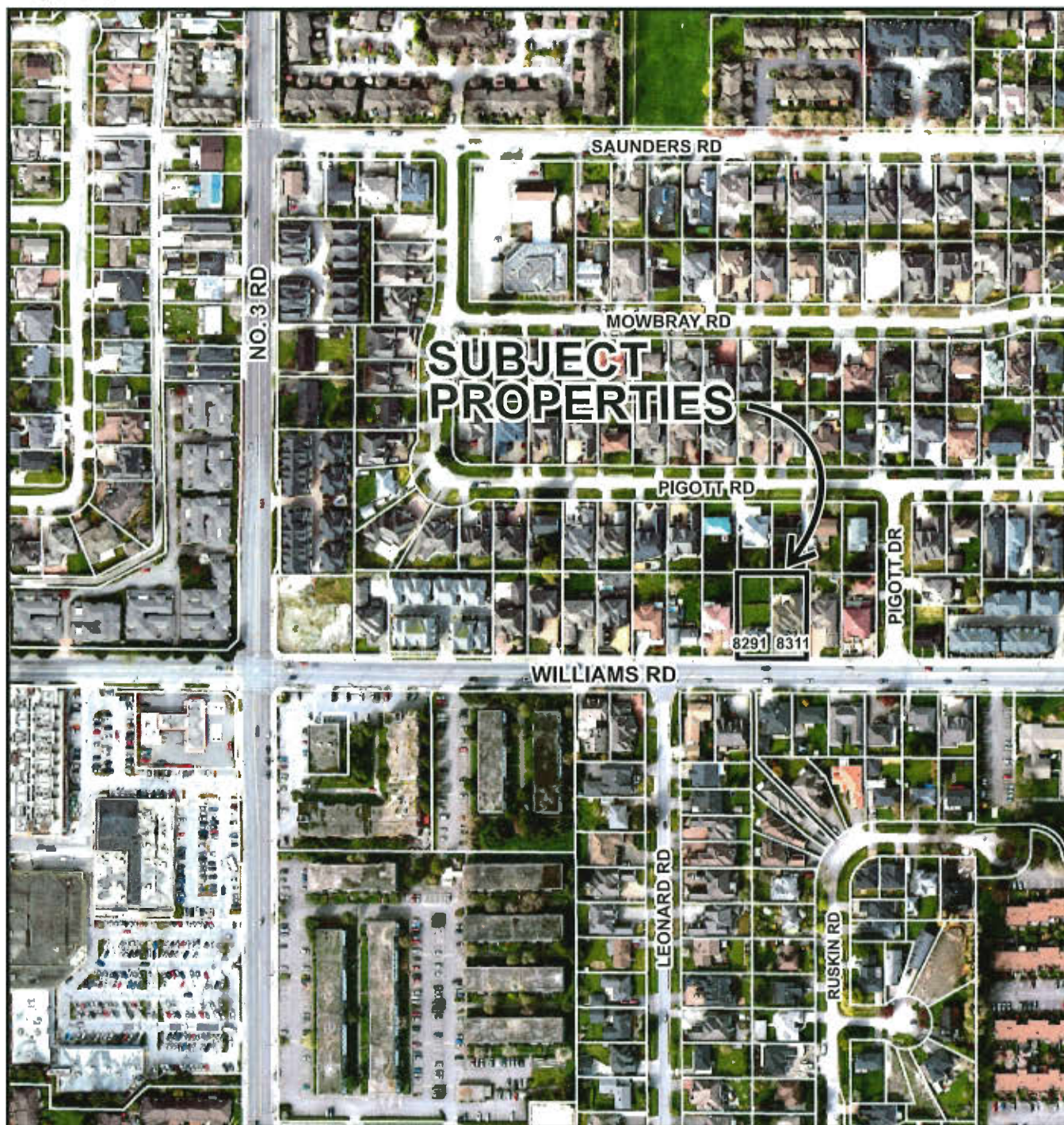
MP:cas

Attachment 1: Location Map
Attachment 2: Development Application Data Sheet
Attachment 3: Preliminary Development Plans
Attachment 4: Tree Management Plan
Attachment 5: Rezoning Considerations

[illegible]



City of Richmond



RZ 17-788945

Original Date: 10/30/17

Revision Date:

Note: Dimensions are in METRES



RZ 17-788945

Attachment 2

Address: 8291 and 8311 Williams Road

Applicant: Konic Development

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	South Arm Williams Homes Ltd.	To be determined
Site Size (m²):	1,960 m ² (21,097.2 ft ²)	1,919 m ² (20,664.4 ft ²) after 1m road dedication
Land Uses:	Single-family residential	Multi-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	Two single detached dwellings	10 townhouse units

	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	none permitted
Buildable Floor Area (m ²):*	Max. 1151.8 m ²	1151.7 m ² (12,397.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 40% Non-porous Surfaces: Max. 65% Landscaping: Min. 25%	Building: 38.48% Non-porous Surfaces: 57.17% Landscaping: 27.1%	none
Lot Dimensions (m):	Width: 40 m Depth: 35 m	Width: 40 m Depth: 48.7 m	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 3 m Side: Min. 3 m	Front: Min. 4.5 m Rear: Min. 6 m Side: Min. 3 m	Variance - front yard setback
Height (m):	12 m (3 storeys)	11.7 m (3 storeys)	none
Off-street Parking Spaces – Total:	20 (R) and 2 (V)	20 (R) and 2 (V)	none
Tandem Parking Spaces:	Permitted – Maximum of 50% of required spaces	4 stalls	none
Small Car Parking Spaces:	None permitted	8	Variance
Bicycle Parking Spaces – Class 1	1.25 per unit (i.e. 13)	14	none
Bicycle Parking Spaces – Class 2	0.2 per unit (i.e. 2)	2	none
Amenity Space – Indoor:	Min. 50m ² or \$1,600/unit cash-in-lieu (i.e. \$16,000)	\$16,000 cash-in-lieu	none
Amenity Space – Outdoor:	6 m ² per unit (i.e. 60 m ²)	87.7 m ²	none

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



ARCHITECT
INTERIOR
DESIGN
LANDSCAPE

Copyright Reserved
The contents of this drawing are the property of Imperial Architecture. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Imperial Architecture. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Imperial Architecture.

NO.	DATE	DESCRIPTION
1	2019-05-07	ISSUED FOR REZONING RESUBMISSION
2	2019-05-07	ISSUED FOR REZONING RESUBMISSION
3	2019-05-07	ISSUED FOR REZONING RESUBMISSION
4	2019-05-07	ISSUED FOR REZONING RESUBMISSION
5	2019-05-07	ISSUED FOR REZONING RESUBMISSION
6	2019-05-07	ISSUED FOR REZONING RESUBMISSION
7	2019-05-07	ISSUED FOR REZONING RESUBMISSION
8	2019-05-07	ISSUED FOR REZONING RESUBMISSION
9	2019-05-07	ISSUED FOR REZONING RESUBMISSION
10	2019-05-07	ISSUED FOR REZONING RESUBMISSION

ISSUED FOR REZONING
RESUBMISSION
(2019-05-07)

WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR
KONG
8291 & 8311 WILLIAMS ROAD, RICHMOND, BC
RZ 17-788945

COVER PAGE
#194
N.T.S.
A0.0

PH - 18



DRAWING LIST

ARCHITECTURAL:

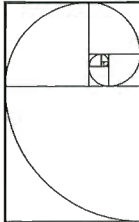
- A0.0 COVER SHEET
- A0.1 COLOR RENDERING - EYE LEVEL STREETSCAPE VIEWS
- A0.2 COLOR RENDERING - BIRD-EYE VIEW
- A0.3 PROJECT DATA & STATISTICS
- A0.4 SITE AERIAL PHOTO
- A0.5 SITE CONTEXT PLAN / STREET ELEVATION
- A0.6 SITE SURVEY PLAN
- A1.0A SITE PLAN
- A1.0B SITE / LEVEL 1 PLAN
- A1.1 PARKING PLAN
- A1.2 FIRE FIGHTING PLAN
- A1.3 BUILDING / PORCH AREA CALCULATION
- A1.4 PRIVATE OUTDOOR SPACE CALCULATION & DIAGRAM
- A2.1 BUILDING A & B FLOOR PLANS
- A2.2 BUILDING C & D FLOOR PLANS
- A2.3 ROOF PLAN
- A3.1 BUILDING A ELEVATIONS
- A3.2 BUILDING B ELEVATIONS
- A3.3 BUILDING C ELEVATIONS
- A3.4 BUILDING D ELEVATIONS
- A4.1 BUILDING SECTIONS
- A5.1 UNIT TYPE A1 / A2 / A3 L1 FLOOR PLAN
- A5.1A UNIT TYPE A1 / A2 / A3 L1 AREA OVERLAY
- A5.2 UNIT TYPE A1 / A2 / A3 L2 FLOOR PLAN
- A5.2A UNIT TYPE A1 / A2 / A3 L2 AREA OVERLAY
- A5.3 UNIT TYPE A1 / A3 L3 FLOOR PLAN
- A5.3A UNIT TYPE A1 / A3 L3 AREA OVERLAY
- A5.4 UNIT TYPE B1 / B2 / B3 L1 FLOOR PLAN
- A5.4A UNIT TYPE B1 / B2 / B3 L1 AREA OVERLAY
- A5.5 UNIT TYPE B1 / B2 / B3 L2 FLOOR PLAN
- A5.5A UNIT TYPE B1 / B2 / B3 L2 AREA OVERLAY
- A5.6 UNIT TYPE B1 / B3 L3 FLOOR PLAN
- A5.6A UNIT TYPE B1 / B3 L3 AREA OVERLAY
- A5.7 UNIT TYPE C1 PLANS
- A5.7A UNIT TYPE C1 AREA OVERLAY
- A5.8 UNIT TYPE D1 LOCK-OFF PLANS
- A5.8A UNIT TYPE D1 AREA OVERLAY
- A5.8B ELEVATOR / WHEELCHAIR LIFT SPECIFICATION
- LANDSCAPE:
 - L1 LANDSCAPE PLAN
 - L2 LOT COVERAGE PLAN
 - L3 TREE MANAGEMENT PLAN
- ELECTRICAL:
 - E1 CONCEPTUAL SITE PLAN

TOWNHOUSE DEVELOPMENT AT 8291 & 8311 WILLIAMS RD, RICHMOND, BC (RZ 17-788945)

ISSUED FOR REZONING RESUBMISSION 2019-05-07

CONTACT LIST

- CLIENT
KONG DEVELOPMENT LTD.
1135-1070 MAYFIELD PLACE,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@KONGDEVELOPMENT.COM
- ARCHITECT
IMPERIAL ARCHITECTURE
1706 FRENCH STREET,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@IMPERIALARCHITECTURE.COM
- LANDSCAPE
PARK LANDSCAPE ARCHITECTS
1135-1070 MAYFIELD PLACE,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@PARKLANDSCAPEARCHITECTS.COM
- CIVIL
CORE CONCEPT CONSULTING LTD.
1135-1070 MAYFIELD PLACE,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@CORECONCEPTCONSULTING.COM
- ELECTRICAL
LEW ENGINEERING LTD.
1135-1070 MAYFIELD PLACE,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@LEWENGINEERING.COM
- ARBORET
MOUNTAIN HAVEN GARDEN
1135-1070 MAYFIELD PLACE,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@MOUNTAINHAVENGARDEN.COM
- SURVEYOR
J.C. TAYLOR & ASSOCIATES
1135-1070 MAYFIELD PLACE,
RICHMOND BC V6V 2G4
CONTACT: KATHY LEUNG, CEO
TEL: 778-843-3792
EMAIL: INFO@JCTAYLORANDASSOCIATES.COM



IMPERIAL ARCHITECTURE
BUILDERS OF AN ARCHITECTURAL PRACTICE
SINCE 1982
10000 WILLOW CREEK DRIVE
SUITE 100
DENVER, CO 80231
TEL: 303.755.1100
WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
INTERIOR
EXTERIOR

Copyright Reserved

All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without prior written permission from Imperial Architecture.

Disclaimer

This document and any of its contents, and any reproduction or use thereof, are the property of Imperial Architecture. It is to be used only for the project and site specifically identified herein. It is not to be used for any other project or site without the written consent of Imperial Architecture.

PROJECT NO.	19-001
PROJECT NAME	WILLIAMS ROAD TOWNHOUSE DEVELOPMENT
CLIENT	MR. & MRS. J. K. SMITH
DATE	10/15/19
DESIGNED BY	J. K. SMITH
DRAWN BY	J. K. SMITH
CHECKED BY	J. K. SMITH
APPROVED BY	J. K. SMITH
SCALE	AS SHOWN
SHEET NO.	19-001
TOTAL SHEETS	19-001

ISSUED FOR REZONING
RESUBMISSION
(2019-05-07)

PROJECT NAME
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR
JK SMITH
1001 & 1011 WILLIAMS ROAD, KICHAMPING, NC
KZ 17-280005

PROJECT NO.
#19194

DATE
N.T.S.

PROJECT NO.
#19194

PROJECT NO.
#19194

COLOR RENDERINGS

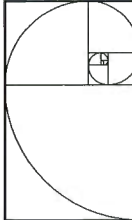
Scale

Sheet

Revision

A 0.1





IMPERIAL ARCHITECTURE
HOLDING OF AN ARCHITECTURE OF PRACTICE
1000 WEST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111

ARCHITECTURE
INTERIOR
LANDSCAPE

Copyright Reserved

This drawing is the property of Imperial Architecture and is to be used only for the project and site shown. It is not to be reproduced, copied, or used for any other purpose without the written consent of Imperial Architecture. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing also assumes all liability for any damages, including consequential damages, arising from the use of this drawing.

Disclaimer

This drawing is not a contract. It is a representation of the proposed design and is not to be used as a basis for any legal action. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing also assumes all liability for any damages, including consequential damages, arising from the use of this drawing.

Imperial Architecture, Inc. is not responsible for any errors or omissions in this drawing. The user of this drawing assumes all liability for any errors or omissions. The user of this drawing also assumes all liability for any damages, including consequential damages, arising from the use of this drawing.

DATE OF PREPARATION	12/12/2019
DATE OF REVISION	12/12/2019
DATE OF APPROVAL	12/12/2019
DATE OF SUBMITTAL	12/12/2019
DATE OF FINAL REVIEW	12/12/2019
DATE OF FINAL APPROVAL	12/12/2019
DATE OF FINAL SUBMITTAL	12/12/2019
DATE OF FINAL REVIEW	12/12/2019
DATE OF FINAL APPROVAL	12/12/2019
DATE OF FINAL SUBMITTAL	12/12/2019

ISSUED FOR REZONING
RESUBMISSION
(2019-05-07)

Client: WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR



1201 & 1011 WILLIAMS ROAD, RICHMOND, BC
V6V 1Y7

Color Renderings

Project No. 19194
Scale N.T.S.
Drawing No. 19194-01

A0.2



ISSUED FOR REZONING RESUBMISSION (2019-05-07)	
Client Project WILLIAMS ROAD TOWNHOUSE DEVELOPMENT FOR	4201 & 431 WILLIAMS ROAD MCNEED, NC 82.17-28845
PROJECT DATA & STATISTICS	
SHEET NO. #6194	TOTAL 2042
DATE 2019-05-07	N.T.S.
SCALE 1"=40'-0"	



IMPERIAL ARCHITECTURE
 BOARD OF ARCHITECTS OF PRACTICE
 1000 N. 10TH AVE., SUITE 100
 RICHMOND, VA 23261
 (804) 781-1111
 www.imperialarchitect.com

ARCHITECTURE
 INTERIOR
 LANDSCAPE

Copyright Reserved
 No portion of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Imperial Architecture.

The drawings and any other documents are the property of Imperial Architecture and shall remain the property of Imperial Architecture. No portion of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without written permission from Imperial Architecture.

REVISION	DATE	BY	CHKD
1	05/07/2019	JP	JP
2	05/07/2019	JP	JP
3	05/07/2019	JP	JP
4	05/07/2019	JP	JP
5	05/07/2019	JP	JP
6	05/07/2019	JP	JP
7	05/07/2019	JP	JP
8	05/07/2019	JP	JP
9	05/07/2019	JP	JP
10	05/07/2019	JP	JP

ISSUED FOR REZONING
RESUBMISSION
(2019-05-07)

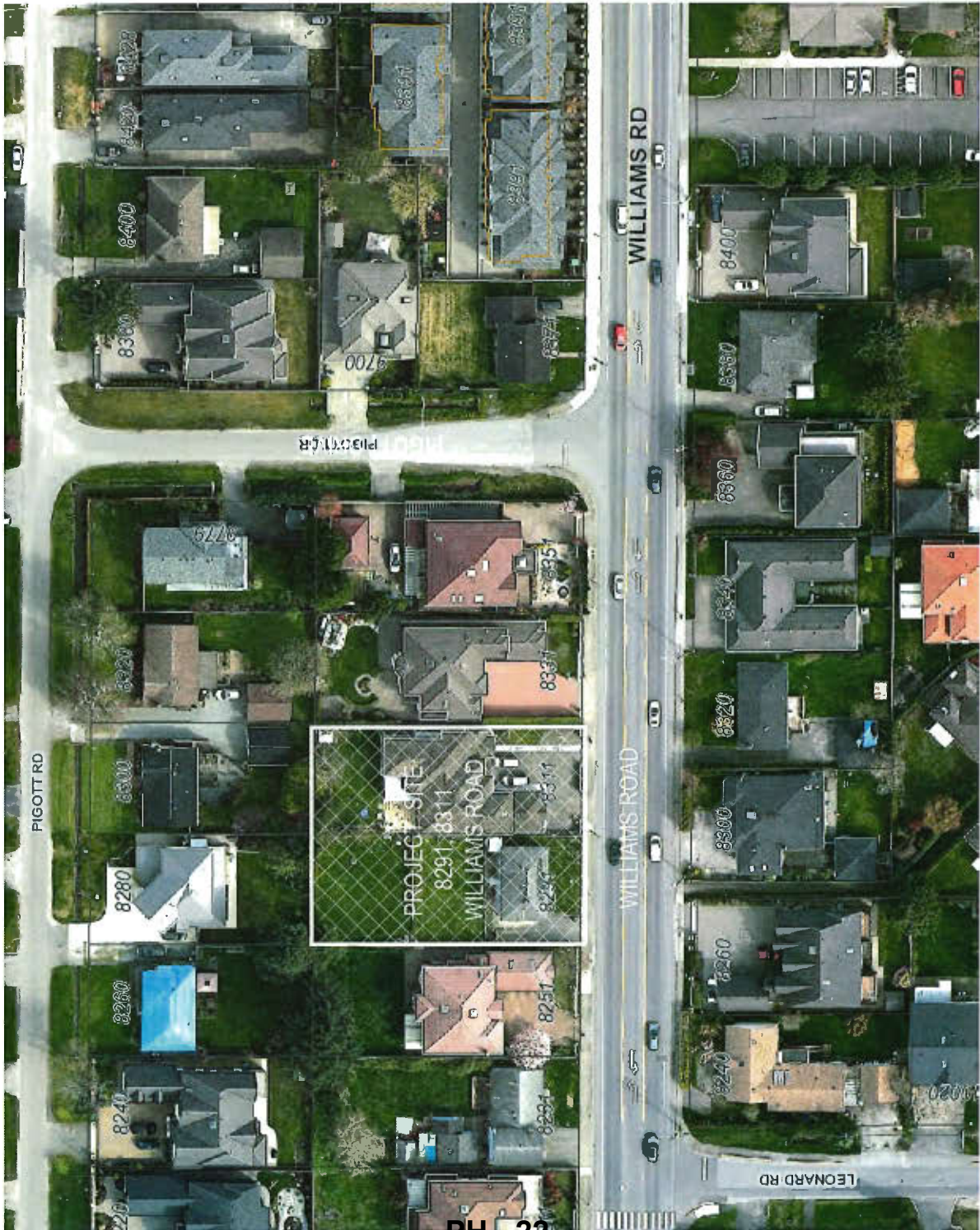
Client: WILLIAMS ROAD TOWNHOUSE
 DEVELOPMENT FOR

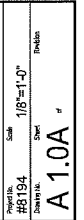
1201 & 811 WILLIAMS ROAD, RICHMOND, VA
 23217-7885

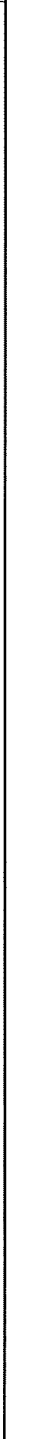
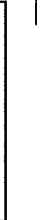
SITE AERIAL PHOTO

Project No.: #8194
 Drawing No.: N.T.S.
 Sheet:

A 0.4



[illegible]

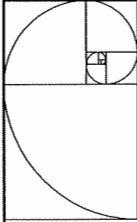


Nail in aluminum
Tag #1357
Site Benchmark
Elevation: 1.22m

THESE RESULTS WILL BE USED TO DEVELOP A

PH 25

[illegible]



IMPERIAL ARCHITECTURE
REGISTERED ARCHITECTS OF THE STATE OF CALIFORNIA
10000 WILLOW ROAD, SUITE 100
DUBLIN, CALIFORNIA 94568
TEL: (925) 891-1100
WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURE
INTERIOR
PLUMBING

Copyright Reserved

This drawing is the property of Imperial Architecture and is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture.

DISCLAIMER: The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/19	ISSUED FOR REZONING	JL	JK
2	10/1/19	RESUBMISSION	JL	JK
3	10/1/19	REVISION	JL	JK
4	10/1/19	REVISION	JL	JK
5	10/1/19	REVISION	JL	JK
6	10/1/19	REVISION	JL	JK
7	10/1/19	REVISION	JL	JK
8	10/1/19	REVISION	JL	JK
9	10/1/19	REVISION	JL	JK
10	10/1/19	REVISION	JL	JK

ISSUED FOR REZONING
RESUBMISSION
(2019-05-07)

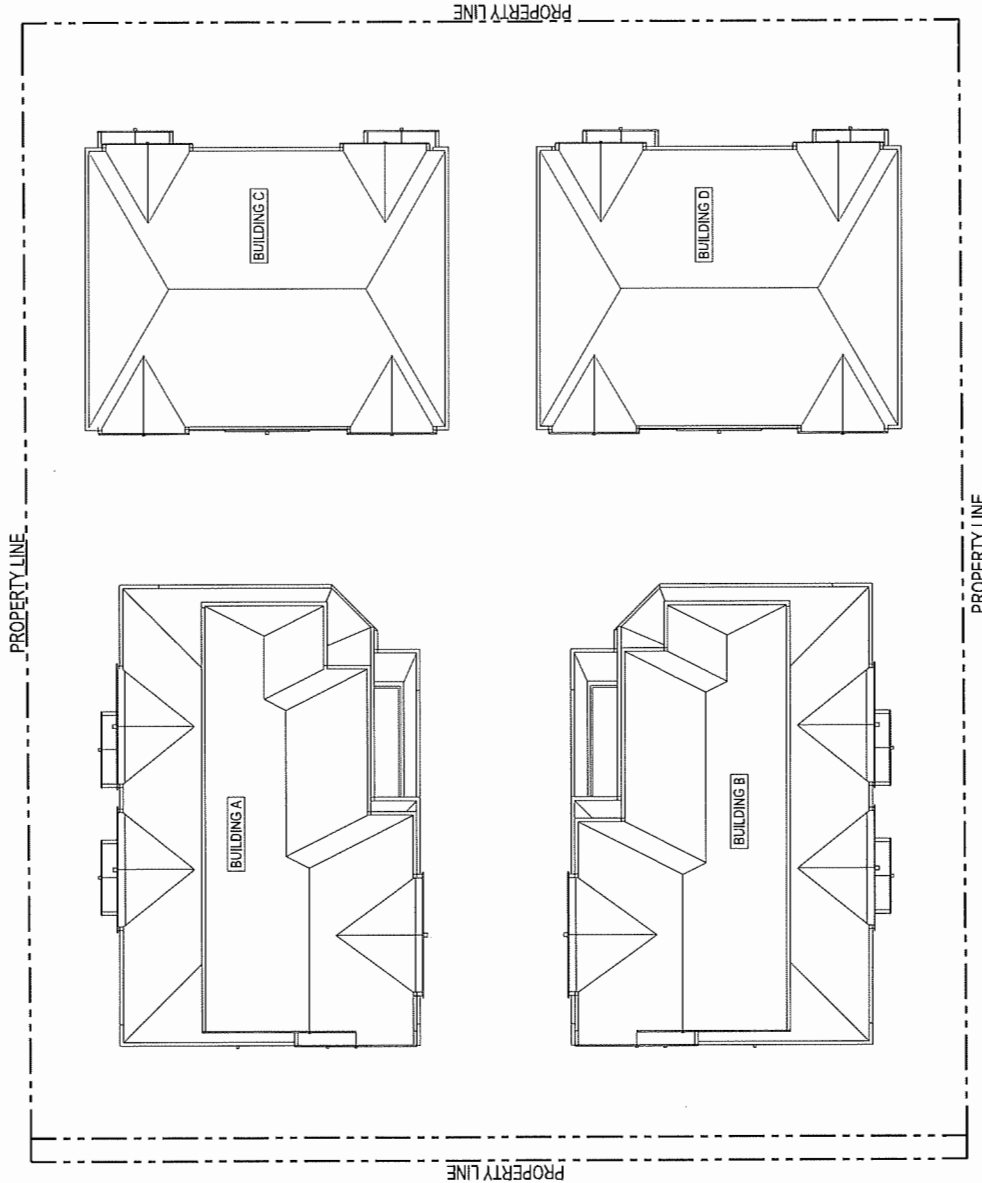
Client: WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

J. J. KOWIS
10000 WILLOW ROAD, SUITE 100
DUBLIN, CALIFORNIA 94568
TEL: (925) 891-1100

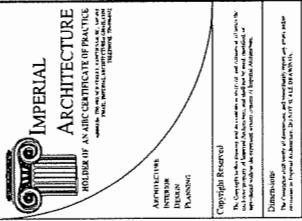
PROJECT: BUILDING A/B/C/D
ROOF PLANS

Scale: 1/8"=1'-0"
Drawing No. #6154
Sheet 1 of 1

A2.3



1 ROOF PLAN
A2.3 SCALE 1/8"=1'-0"



Case	Age	Sex	Duration of illness (years)	Site of lesion	Pathological findings	Response to treatment
1	10	F	1	Right parietal lobe	Small, well-circumscribed, solid, pinkish-tan mass, 1.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
2	12	M	2	Left frontal lobe	Large, well-circumscribed, solid, pinkish-tan mass, 4.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
3	15	F	3	Right parietal lobe	Small, well-circumscribed, solid, pinkish-tan mass, 1.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
4	18	M	4	Left frontal lobe	Large, well-circumscribed, solid, pinkish-tan mass, 4.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
5	20	F	5	Right parietal lobe	Small, well-circumscribed, solid, pinkish-tan mass, 1.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
6	22	M	6	Left frontal lobe	Large, well-circumscribed, solid, pinkish-tan mass, 4.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
7	25	F	7	Right parietal lobe	Small, well-circumscribed, solid, pinkish-tan mass, 1.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
8	28	M	8	Left frontal lobe	Large, well-circumscribed, solid, pinkish-tan mass, 4.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
9	30	F	9	Right parietal lobe	Small, well-circumscribed, solid, pinkish-tan mass, 1.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.
10	32	M	10	Left frontal lobe	Large, well-circumscribed, solid, pinkish-tan mass, 4.5 cm in diameter, with a thin capsule. Microscopically, the tumor was composed of uniform, small, round cells with hyperchromatic nuclei and scant cytoplasm, arranged in a solid pattern.	Complete remission after 6 months of chemotherapy.

ISSUED FOR REZONING
RESUBMISSION
(2019-06-13)

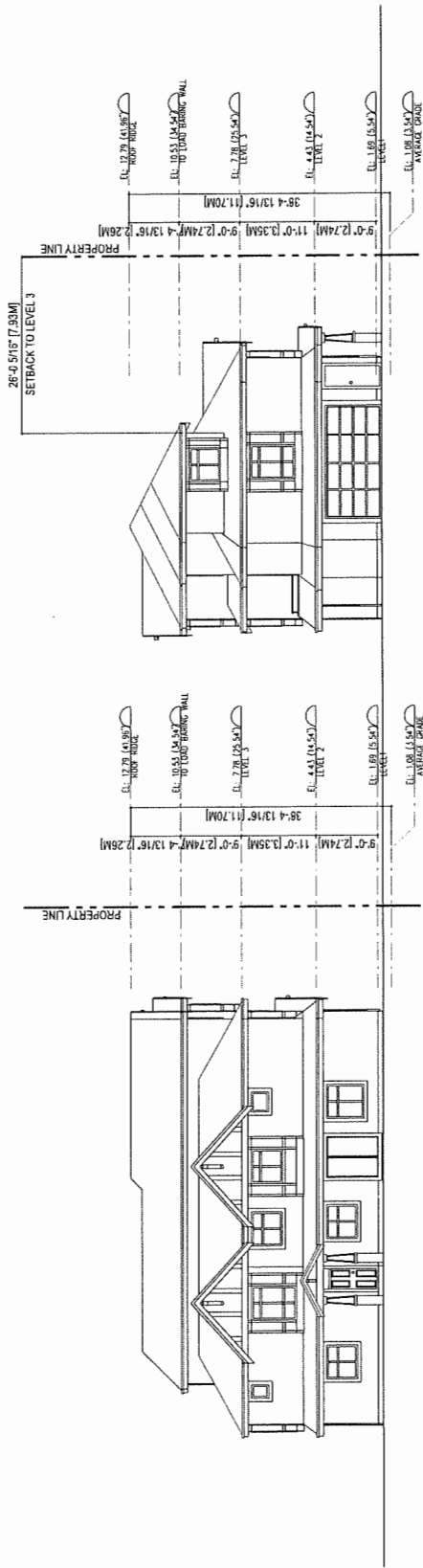
Quick Project
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

KONIC
MINOLTA

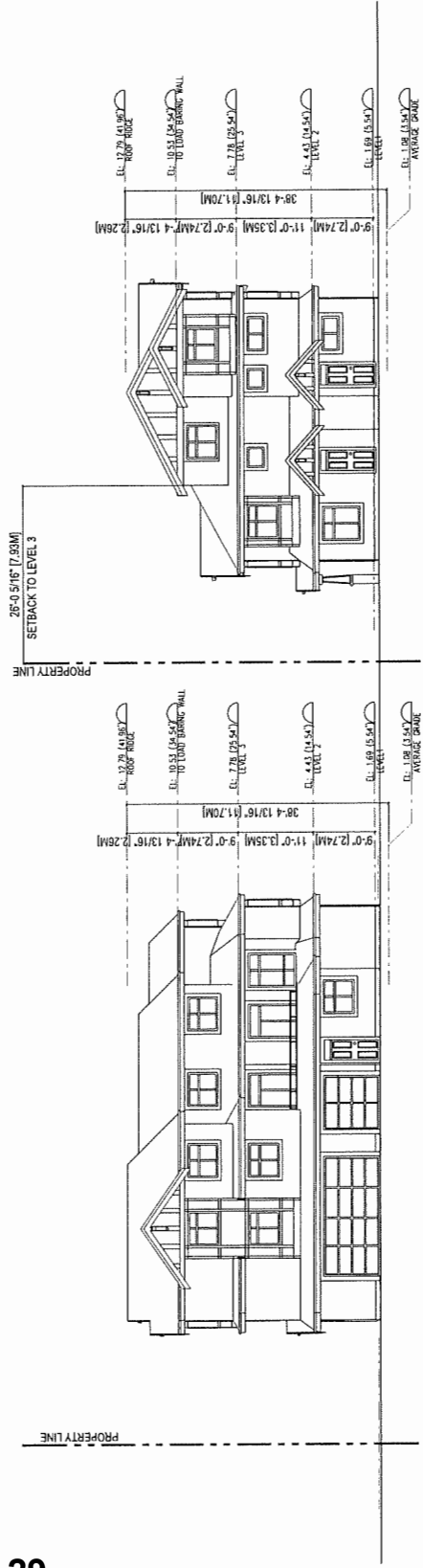
BUILDING A ELEVATIONS

Project No.	Scale	1/8" = 1'-0"
#8194		

A 3.1

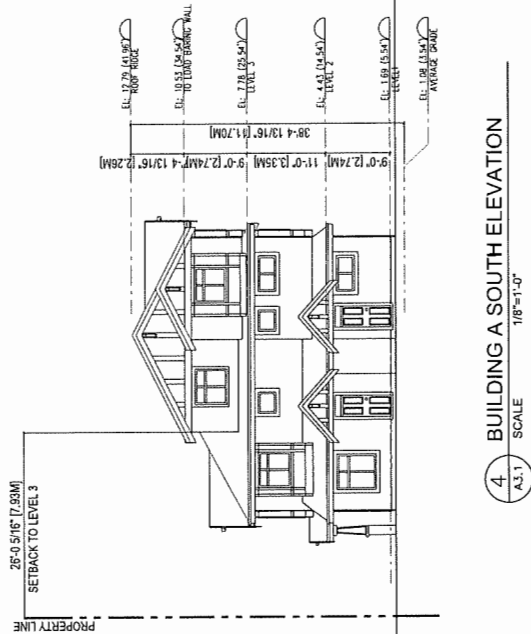


1 BUILDING A WEST ELEVATION
A3.1 SCALE 1/8"=1'-0"



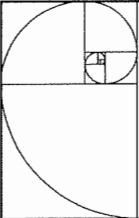
3 BUILDING A EAST ELEVATION
A3.1 SCALE 1/8"=1'-0"

2 BUILDING A NORTH ELEVATION
A3.1 SCALE 1/8"=1'-0"



4 BUILDING A SOUTH ELEVATION
A3.1 SCALE 1/8"=1'-0"





IMPERIAL ARCHITECTURE
ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.IMPERIALARCHITECTURE.COM

ARCHITECT
INTERIOR
EXTERIOR
PLANNING

Copyright Reserved

This drawing is the property of Imperial Architecture, Inc. and is to be used only for the project and location specified. It is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Imperial Architecture, Inc.

Drawn by: [Name]
Checked by: [Name]
Reviewed by: [Name]

NO. 1	1/8" = 1'-0"
NO. 2	1/8" = 1'-0"
NO. 3	1/8" = 1'-0"
NO. 4	1/8" = 1'-0"
NO. 5	1/8" = 1'-0"
NO. 6	1/8" = 1'-0"
NO. 7	1/8" = 1'-0"
NO. 8	1/8" = 1'-0"
NO. 9	1/8" = 1'-0"
NO. 10	1/8" = 1'-0"
NO. 11	1/8" = 1'-0"
NO. 12	1/8" = 1'-0"
NO. 13	1/8" = 1'-0"
NO. 14	1/8" = 1'-0"
NO. 15	1/8" = 1'-0"
NO. 16	1/8" = 1'-0"
NO. 17	1/8" = 1'-0"
NO. 18	1/8" = 1'-0"
NO. 19	1/8" = 1'-0"
NO. 20	1/8" = 1'-0"
NO. 21	1/8" = 1'-0"
NO. 22	1/8" = 1'-0"
NO. 23	1/8" = 1'-0"
NO. 24	1/8" = 1'-0"
NO. 25	1/8" = 1'-0"
NO. 26	1/8" = 1'-0"
NO. 27	1/8" = 1'-0"
NO. 28	1/8" = 1'-0"
NO. 29	1/8" = 1'-0"
NO. 30	1/8" = 1'-0"
NO. 31	1/8" = 1'-0"
NO. 32	1/8" = 1'-0"
NO. 33	1/8" = 1'-0"
NO. 34	1/8" = 1'-0"
NO. 35	1/8" = 1'-0"
NO. 36	1/8" = 1'-0"
NO. 37	1/8" = 1'-0"
NO. 38	1/8" = 1'-0"
NO. 39	1/8" = 1'-0"
NO. 40	1/8" = 1'-0"
NO. 41	1/8" = 1'-0"
NO. 42	1/8" = 1'-0"
NO. 43	1/8" = 1'-0"
NO. 44	1/8" = 1'-0"
NO. 45	1/8" = 1'-0"
NO. 46	1/8" = 1'-0"
NO. 47	1/8" = 1'-0"
NO. 48	1/8" = 1'-0"
NO. 49	1/8" = 1'-0"
NO. 50	1/8" = 1'-0"
NO. 51	1/8" = 1'-0"
NO. 52	1/8" = 1'-0"
NO. 53	1/8" = 1'-0"
NO. 54	1/8" = 1'-0"
NO. 55	1/8" = 1'-0"
NO. 56	1/8" = 1'-0"
NO. 57	1/8" = 1'-0"
NO. 58	1/8" = 1'-0"
NO. 59	1/8" = 1'-0"
NO. 60	1/8" = 1'-0"
NO. 61	1/8" = 1'-0"
NO. 62	1/8" = 1'-0"
NO. 63	1/8" = 1'-0"
NO. 64	1/8" = 1'-0"
NO. 65	1/8" = 1'-0"
NO. 66	1/8" = 1'-0"
NO. 67	1/8" = 1'-0"
NO. 68	1/8" = 1'-0"
NO. 69	1/8" = 1'-0"
NO. 70	1/8" = 1'-0"
NO. 71	1/8" = 1'-0"
NO. 72	1/8" = 1'-0"
NO. 73	1/8" = 1'-0"
NO. 74	1/8" = 1'-0"
NO. 75	1/8" = 1'-0"
NO. 76	1/8" = 1'-0"
NO. 77	1/8" = 1'-0"
NO. 78	1/8" = 1'-0"
NO. 79	1/8" = 1'-0"
NO. 80	1/8" = 1'-0"
NO. 81	1/8" = 1'-0"
NO. 82	1/8" = 1'-0"
NO. 83	1/8" = 1'-0"
NO. 84	1/8" = 1'-0"
NO. 85	1/8" = 1'-0"
NO. 86	1/8" = 1'-0"
NO. 87	1/8" = 1'-0"
NO. 88	1/8" = 1'-0"
NO. 89	1/8" = 1'-0"
NO. 90	1/8" = 1'-0"
NO. 91	1/8" = 1'-0"
NO. 92	1/8" = 1'-0"
NO. 93	1/8" = 1'-0"
NO. 94	1/8" = 1'-0"
NO. 95	1/8" = 1'-0"
NO. 96	1/8" = 1'-0"
NO. 97	1/8" = 1'-0"
NO. 98	1/8" = 1'-0"
NO. 99	1/8" = 1'-0"
NO. 100	1/8" = 1'-0"

ISSUED FOR REZONING
RESUBMISSION
(2019-06-13)

WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR
J. H. KENING

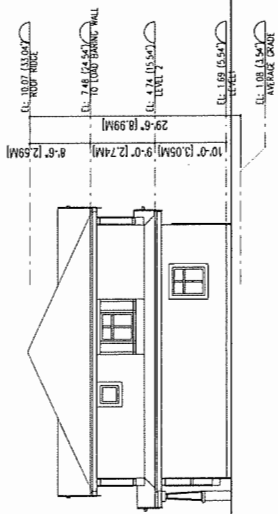
4251 & 501 WILLIAMS ROAD, RICHMOND, BC
V6V 1Y1

BUILDING C
ELEVATIONS

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

A3.3

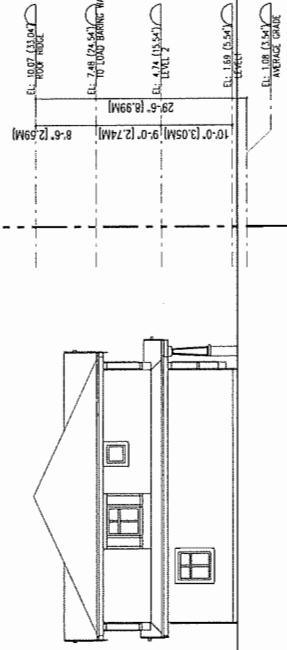
PROPERTY LINE



1 BUILDING C WEST ELEVATION
SCALE 1/8" = 1'-0"

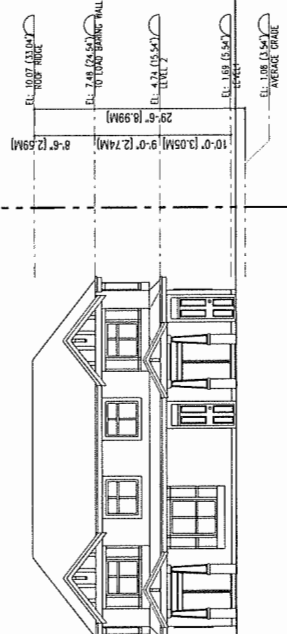
2 BUILDING C SOUTH ELEVATION
SCALE 1/8" = 1'-0"

PROPERTY LINE

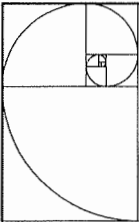


3 BUILDING C EAST ELEVATION
SCALE 1/8" = 1'-0"

PROPERTY LINE



4 BUILDING C NORTH ELEVATION
SCALE 1/8" = 1'-0"



IMPERIAL ARCHITECTURE
ARCHITECTS
1000 WEST 10TH AVENUE, SUITE 100
DENVER, CO 80202
TEL: 303.733.8888
WWW.IMPERIALARCHITECTURE.COM

ARCHITECTURAL
DESIGN
ELEVATIONS

Copyright Reserved
No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Imperial Architecture.

Drawn by: J. Smith
Checked by: J. Smith
Date: 06/13/2019

Project: Williams Road Townhouse Development
Sheet: A3.4

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

Revised: 06/13/2019

Notes: 1. All dimensions are in feet and inches, rounded to the nearest 1/8". 2. All elevations are shown in plan view.

3. All elevations are shown in plan view.

4. All elevations are shown in plan view.

5. All elevations are shown in plan view.

6. All elevations are shown in plan view.

7. All elevations are shown in plan view.

8. All elevations are shown in plan view.

9. All elevations are shown in plan view.

10. All elevations are shown in plan view.

11. All elevations are shown in plan view.

12. All elevations are shown in plan view.

13. All elevations are shown in plan view.

14. All elevations are shown in plan view.

15. All elevations are shown in plan view.

16. All elevations are shown in plan view.

17. All elevations are shown in plan view.

18. All elevations are shown in plan view.

19. All elevations are shown in plan view.

20. All elevations are shown in plan view.

21. All elevations are shown in plan view.

22. All elevations are shown in plan view.

23. All elevations are shown in plan view.

24. All elevations are shown in plan view.

25. All elevations are shown in plan view.

26. All elevations are shown in plan view.

27. All elevations are shown in plan view.

28. All elevations are shown in plan view.

29. All elevations are shown in plan view.

30. All elevations are shown in plan view.

31. All elevations are shown in plan view.

32. All elevations are shown in plan view.

33. All elevations are shown in plan view.

34. All elevations are shown in plan view.

35. All elevations are shown in plan view.

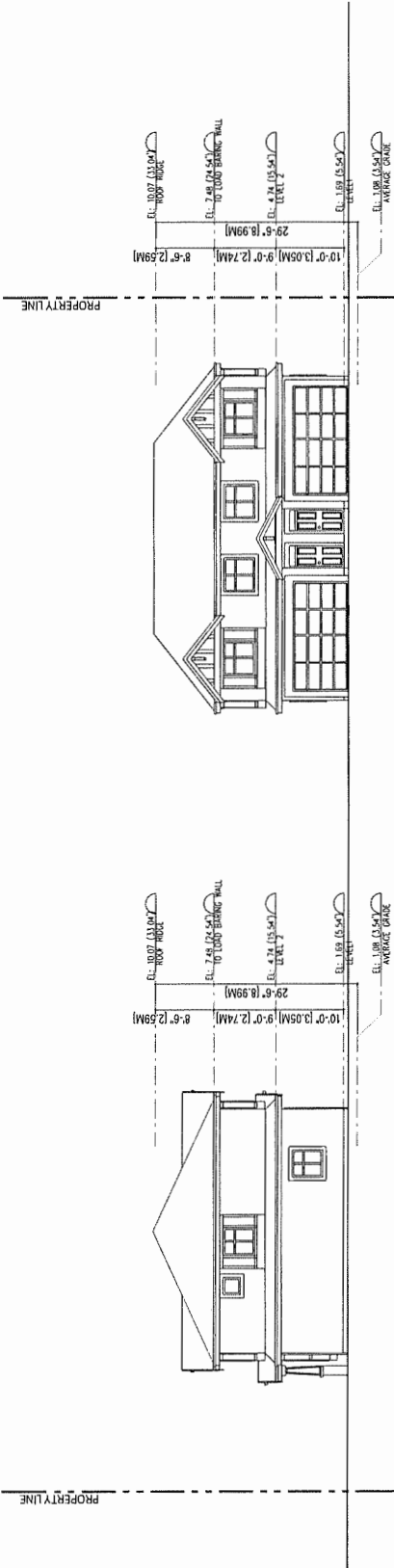
36. All elevations are shown in plan view.

37. All elevations are shown in plan view.

38. All elevations are shown in plan view.

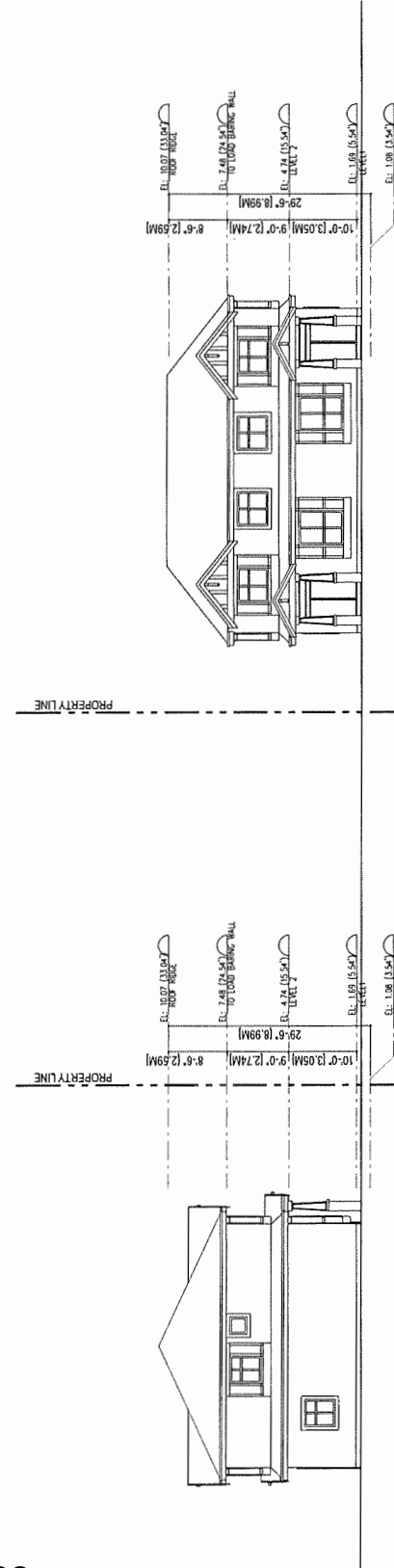
39. All elevations are shown in plan view.

40. All elevations are shown in plan view.



1 BUILDING D WEST ELEVATION
SCALE 1/8"=1'-0"
A3.4

2 BUILDING D SOUTH ELEVATION
SCALE 1/8"=1'-0"
A3.4



3 BUILDING D EAST ELEVATION
SCALE 1/8"=1'-0"
A3.4

4 BUILDING D NORTH ELEVATION
SCALE 1/8"=1'-0"
A3.4

ISSUED FOR REZONING
RESUBMISSION
(2019-06-13)

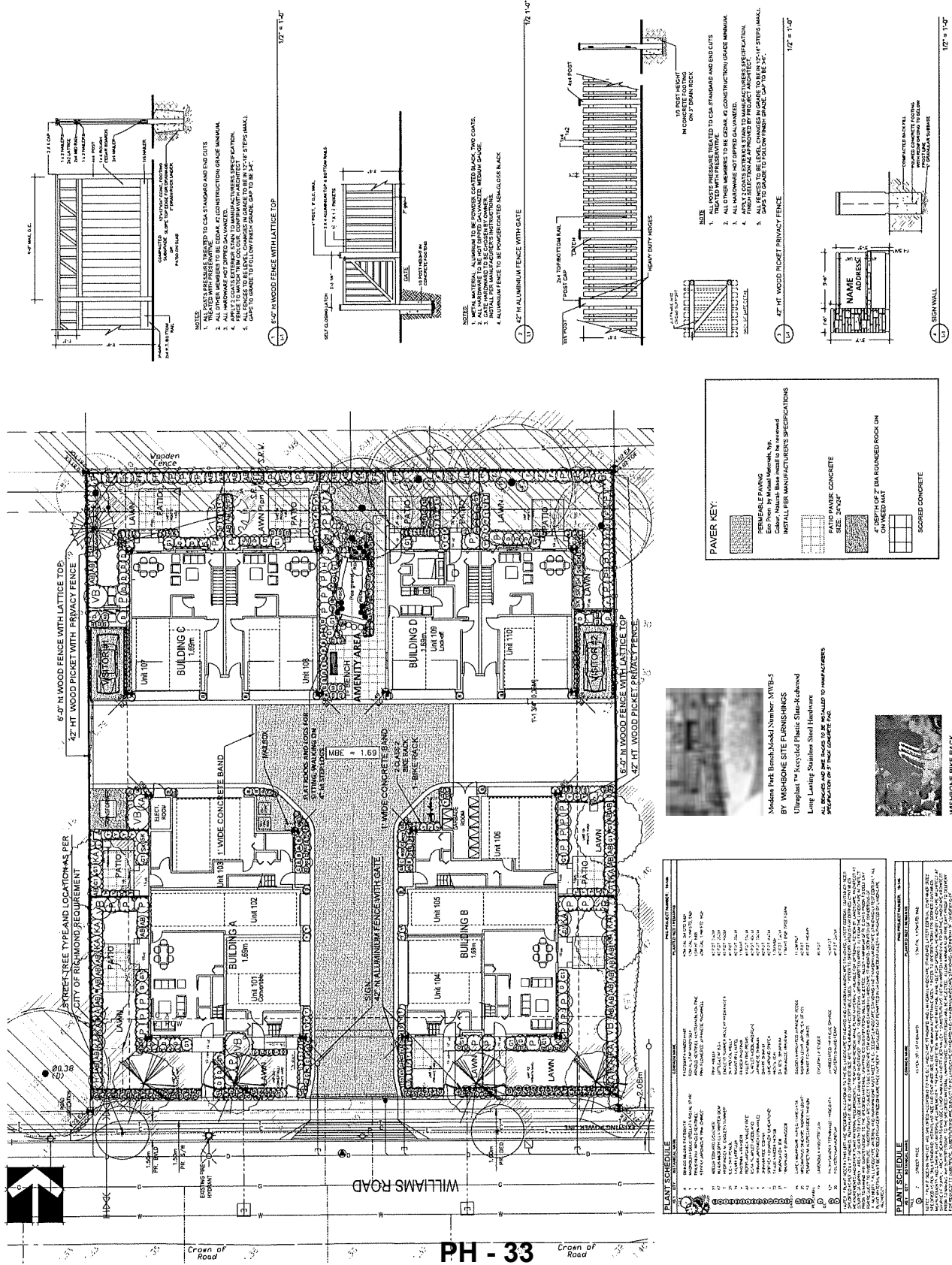
WILLIAMS ROAD TOWNHOUSE
DEVELOPMENT FOR

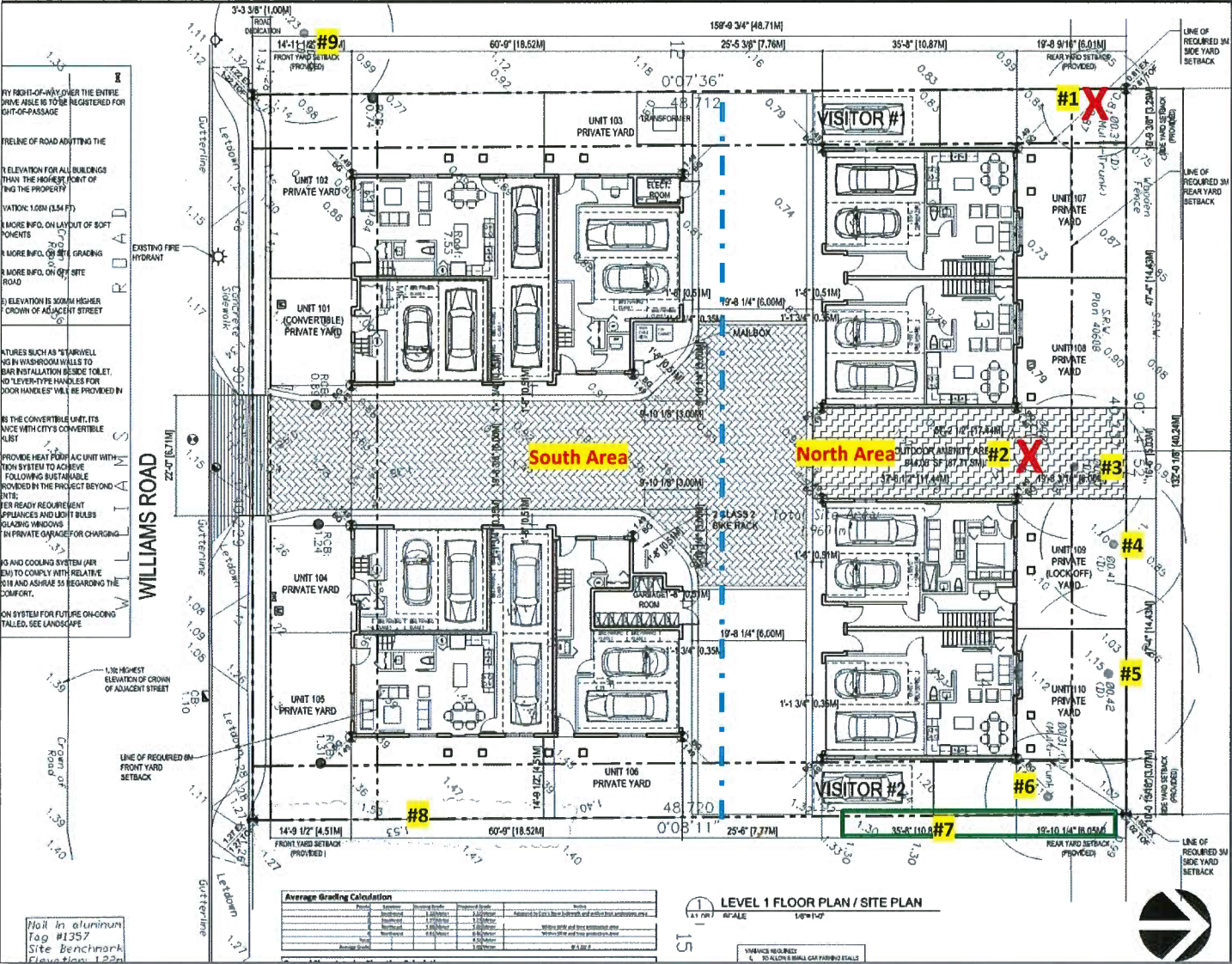
KOMG
ARCHITECTS
401 & 411 WILLIAMS ROAD, AUBURN, BC
V2T 2G2

BUILDING D
ELEVATIONS

Project: Williams Road Townhouse Development
Sheet: A3.4
Scale: 1/8"=1'-0"
Revised: 06/13/2019

A3.4



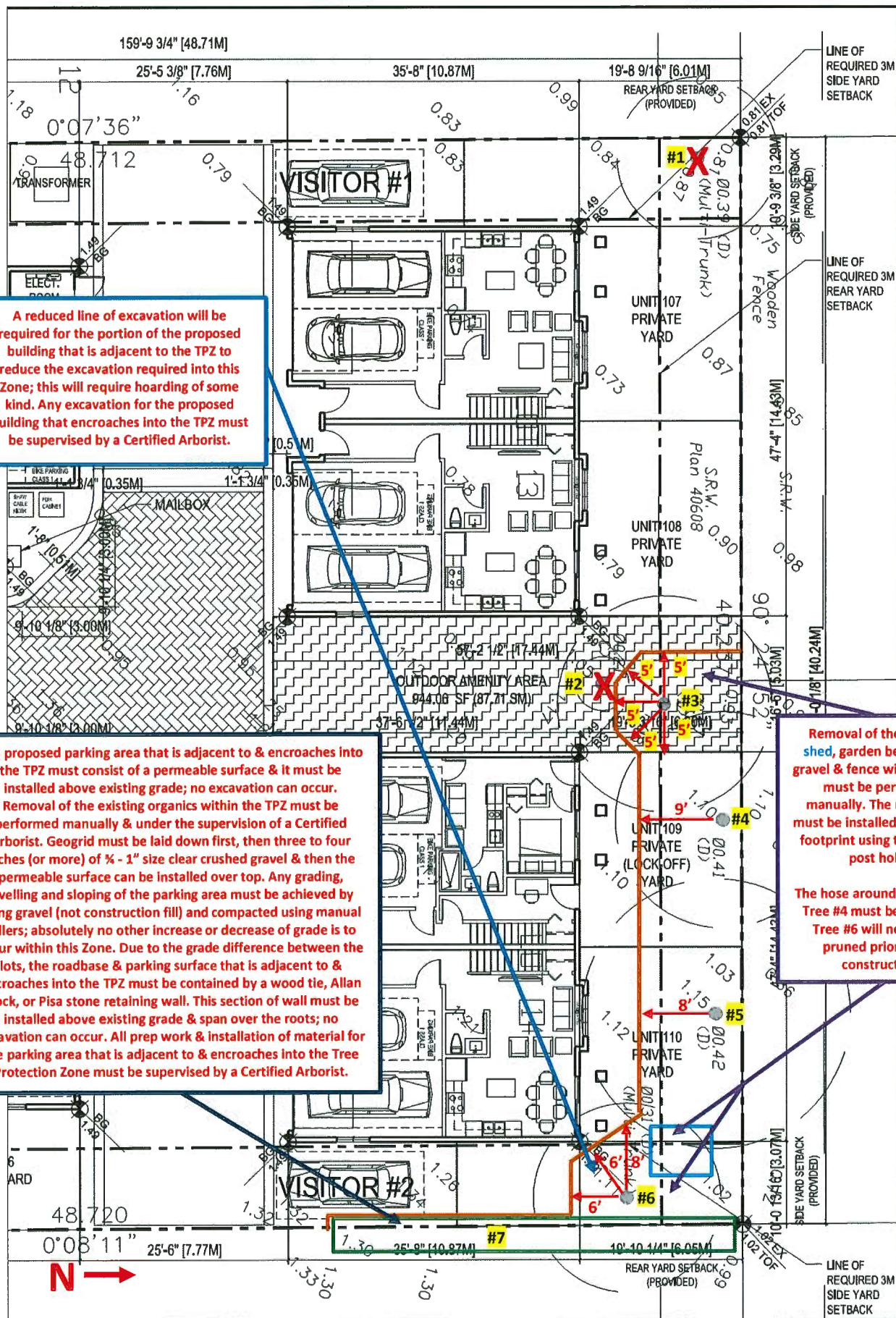


Site Plan – Not to Scale

<u>TREE #</u>	<u>SPECIES</u>	<u>DBH (cm)</u>	<u>SPREAD (m est.)</u>
1	Holly (<i>Ilex sp.</i>)	39 per survey	5.5m
2	Dwarf Alberta Spruce (<i>Picea sp.</i>)	40	2.1m
3	Cherry (<i>Prunus sp.</i>)	24	7.6m
4	Holly (<i>Ilex sp.</i>)	41 per survey	7.9m
5	Cherry (<i>Prunus sp.</i>)	35	10m
6	Cherry (<i>Prunus sp.</i>)	40 combined (15+12+8+5)	7m
7	Cedar (<i>Thuja occidentalis</i>)	-	1.5m
8	Laurel (<i>Laurocerasus sp.</i>)	-	2m
9	Cherry (<i>Prunus sp.</i>)	38 per survey	9.4m

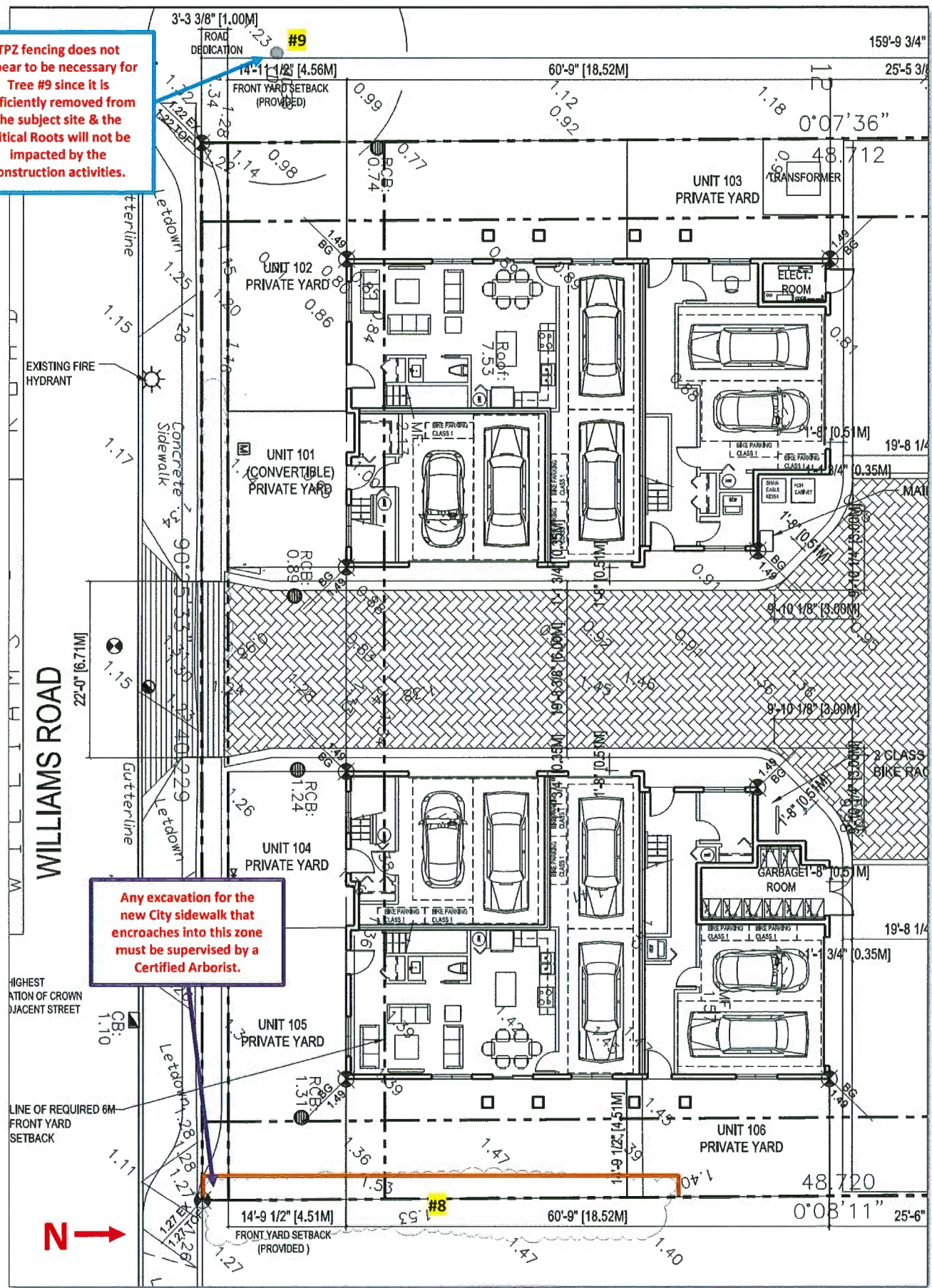
Suitable Replacement Tree Species

- Purple Fountain European Beech (*Fagus sylvatica* 'Purple Fountain')
- Japanese Tree Lilac 'Ivory Silk' (*Syringa reticulata* 'Ivory Silk')
- Japanese maple (*Acer palmatum sp.*)
- Persian Ironwood (*Parrotia persica*)
- Stewartia (*Stewartia pseudocamellia*)
- Ginkgo 'Princeton Sentry' (*Ginkgo biloba* 'Princeton Sentry')
- Dik's Weeping Cypress (*Chamaecyparis lawsoniana* 'Dik's Weeping')
- Serviceberry (*Amelanchier x grandiflora* 'Autumn Brilliance')
- Oriental Dogwood (*Cornus kousa*)
- Paperbark maple (*Acer griseum*)
- Threadleaf Cypress (*Chamaecyparis pisifera* 'Filifera')
- Sentinel Columnar pine (*Pinus nigra* 'sentinel')
- Picea omorika (*Serbian spruce*)



North Area Tree Retention & Removal Plan, Scale 1/16" = 1'

TPZ fencing does not appear to be necessary for Tree #9 since it is sufficiently removed from the subject site & the Critical Roots will not be impacted by the construction activities.



Any excavation for the new City sidewalk that encroaches into this zone must be supervised by a Certified Arborist.

South Area Tree Retention & Removal Plan, Scale 1/16" = 1'



Address: 8291 and 8311 Williams Road

File No.: RZ 17-788945

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10053, 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. 1 m road dedication along the entire Williams Road frontage.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
4. Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle in favour of future developments to the east and west.
5. 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.
6. Submission of a Tree Survival Security to the City in the amount of \$35,000 for the four trees to be retained.
7. Registration of a flood indemnity covenant on title.
8. City acceptance of the developer's offer to voluntarily contribute \$0.85 per buildable square foot (i.e. \$10,538.83) to the City's public art fund.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (i.e. \$105,388.27) to the City's affordable housing fund.
10. Discharge of the restrictive covenant (Registration Number: 167729C), which restricts the use of the property to one detached dwelling only registered on the title of 8311 Williams Road.
11. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
12. 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. The legal agreement must include language to note that, should the application not meeting the grandfathering provisions described above, the development will need to comply with the BC Energy Step Code requirements in place at the time of the Building Permit application.
13. Contribution of \$16,000 (\$1,600 per unit) in lieu of providing on-site indoor amenity space.
14. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) No final Building Permit inspection granting occupancy will be completed until one one-bedroom secondary suite is constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
 - b) The secondary suite cannot be stratified or otherwise held under separate title.

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 higher), in compliance with the City's Official Community Plan.

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

1. Submission of a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency.

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

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

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 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 engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 672 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- The Developer is required to:
 - Submit, at Building Permit stage, Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
 - Provide an adequately sized utility SRW for a new water meter and its chamber that shall be placed inside the proposed development. A plan showing the location and size of the required utility SRW shall be submitted to the City for review and approval at the servicing agreement stage.
- At developer's cost, the City is to:
 - Install a new service connection off of the existing 300mm PVC watermain at Williams Road.
 - Install a new water meter complete with chamber inside the development site.
 - Remove existing water service connections to 8291 and 8311 Williams Road and cap at main.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade approximately 114 meters of the existing 375mm diameter storm sewer at Williams Road frontage to 600mm diameter from existing manhole STMH 2925 to existing manhole STMH 117302 that is located at the east side of Piggott Drive. Existing manholes STMH 2925 and 2926 shall be replaced with 1200mm diameter manholes as per the City's Engineering standards.
 - Remove the existing storm service connection leads at Williams Road frontage.
- At Developer's cost, the City is to:
 - Install an adequately sized storm service connection, complete with a type 3 inspection chamber at PL.
- Latecomer eligible works:
 - The developer may apply for a Latecomer agreement for storm sewer works that are beyond the proposed development frontage.

Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite excavation and/or foundation works until the City has completed the proposed rear yard sanitary connections. Also indicate this as a note on the site plan and SA design plans.
 - Review, via the SA design, the impact of the required private utility service connections (e.g., BC Hydro, Telus and Shaw) on the existing 350mm diameter AC forcemain along the south side of Williams Road and provide mitigation measures. A utility locate is required to confirm the cover above the existing 350mm AC forcemain at servicing agreement stage to determine whether the required private utility service connections will impact the 350mm AC forcemain. If required, the impacted portion of the 350mm AC forcemain shall be replaced.
- At developer's cost, the City is to:
 - Install an adequately sized sanitary service connection complete with a 600mm diameter inspection chamber. Tie-in shall be to existing manhole SMH1868 that is located at the northeast corner of 8291 Williams Road.
 - Remove the existing sanitary service connection leads.

Frontage Improvements:

- The Developer is required to:
 - Pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - 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 requirements 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
 - Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.
 - Provide street lighting along Williams Road frontage.

General Items:

- The Developer is required to:
 - Provide, prior to first SA design submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting or within the development site, proposed utility installations, the existing single family dwellings at 8331 and 8251 Williams Road and provide mitigation recommendations. The mitigation recommendations (if required) shall be incorporated into the first SA design submission or if necessary prior to pre-load.
 - 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.
- 4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated

fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10053 (RZ17-788945)
8291 and 8311 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 009-913-301

Lot 13 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

P.I.D. 003-427-188

Lot 14 Section 28 Block 4 North Range 6 West New Westminster District Plan 14004

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10053”**.

FIRST READING

JUL 0 8 2019

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 14, 2019
File: ZT 19-861140

Re: Application by Fairchild Developments Ltd. for a Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU9) - Aberdeen Village (City Centre)" Zone to Allow "Retail, Second Hand" as a Permitted Use at 4151 Hazelbridge Way

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10055, for at Zoning Text Amendment to the "Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)" zone to allow "Retail, Second Hand" as a permitted use at 4151 Hazelbridge Way, be introduced and given First Reading.

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

WC:jr
Att. 3

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER

Staff Report

Origin

Fairchild Developments Ltd. has applied to the City of Richmond for the permission to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way. A location map and aerial photo is provided in Attachment 1.

Findings of Fact

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

Subject Site

The subject site is occupied by Aberdeen Centre, which contains a large mall, 119 residential units, and the parkade for both Aberdeen Centre and Aberdeen Square. The mall includes a variety of retail, restaurant, and service uses. The applicant wishes to diversify the tenant mix to include businesses dealing in the resale of consignment and second hand goods.

No changes to the exterior of the building are proposed through this application.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: A vacant property zoned “Auto-Oriented Commercial (CA)”, a commercial building on a property split zoned “Auto-Oriented Commercial (CA)” and “Industrial Retail (IR1)”, and a mixed-use commercial and hotel building on a property zoned “Hotel Commercial (ZC1) – Aberdeen Village (City Centre)”.
- To the South: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)” and “Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)”, and single-family dwellings on properties zoned “Single Detached (RS1/E)”.
- To the East: Single-family dwellings on properties zoned “Single Detached (RS1/E)”. There is a surface parking lot in operation on two of the properties through a Temporary Commercial Use Permit, which was issued by Council on May 15, 2017 (TU 17-763604).
- To the West: Commercial buildings on properties zoned “Auto-Oriented Commercial (CA)”, a commercial and office building on a property zoned “High Rise Office Commercial (ZC27) – Aberdeen Village (City Centre)”, and the Aberdeen Canada Line Station.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) includes two land use designations for the subject site. The portion of the site occupied by Aberdeen Centre, where the Zoning Text Amendment is proposed, is designated “Commercial.” This designation provides for retail, restaurant, office, business, personal service, arts, culture, recreational, entertainment, institutional, hospitality and hotel accommodation. The proposal to add “Retail, Second Hand” as a permitted use is consistent with this land use designation.

The City Centre Area Plan land use designation for the subject site is “Urban Centre T5”, which provides for office, hotel, retail, restaurant, entertainment, commercial education, neighbourhood pub, institutional, recreation, studio, and community uses. The proposal is consistent with this land use designation.

Public Consultation

A Zoning Text Amendment 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

Proposed Zoning Text Amendment

The applicant proposes to add “Retail, Second Hand” as a permitted use in the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)”, which is a site specific zone arising from the redevelopment of Aberdeen Centre (RZ 96-017656). This zone has been applied to only two properties in the city: 4151 Hazelbridge Way, which contains Aberdeen Centre; and 4000 No. 3 Road, which contains Aberdeen Square. The proposal to add “Retail, Second Hand” as a permitted use would apply to 4151 Hazelbridge Way only.

The “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone was created upon the adoption of Richmond Zoning Bylaw 8500, and was previously referenced as the “Comprehensive Development District (CD/86)” zone in Richmond Zoning Bylaw 5300. At the time the CD/86 zone was adopted, “Retail, Second Hand” was not a defined land use in the zoning bylaw. “Second Hand Retail” was therefore captured under the wider definition of “Retail Trade & Services” and would have been permitted outright.

Under Richmond Zoning Bylaw 8500, “Retail, Second Hand” is a permitted use in the “Auto-Oriented Commercial (CA)” zone, which is one of the standard commercial zones found

throughout the city. “Retail, Second Hand” is also permitted in many site specific zones. A summary of all site specific commercial and mixed-use zones is provided in Attachment 3.

The proposal to add “Retail, Second Hand” as a permitted use in the site specific zone would be generally consistent with other commercial and mixed-use zones in the City Centre.

Business Licensing

The retail sale of second hand goods is subject to the regulations contained in Richmond Business Regulation Bylaw No. 7538, unless the business deals in the retail or wholesaling of used property limited to antiques, books, papers, magazines, vinyl records, long-playing records, clothing, footwear, costume jewellery, knickknacks, furniture, and/or housewares such as dishes, pots, pans, utensils, and cutlery.

Business licensing staff have reviewed the application and have no issue with the proposal to add “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

Transportation and Site Access

The parking requirements identified in Richmond Zoning Bylaw 8500 are the same for “Retail, General”, “Retail, Convenience”, and “Retail, Second Hand.” As such there should be no impact to the required parking on site as a result of adding “Retail, Second Hand” as a permitted use in the zone.

Financial Impact

None.

Conclusion

The purpose of this application is to amend the “Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)” zone to allow “Retail, Second Hand” as a permitted use at 4151 Hazelbridge Way.

The proposed Zoning Text Amendment is consistent with the land use designation and applicable policies contained within the Official Community Plan (OCP) for the subject site.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10055 be introduced and given First Reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

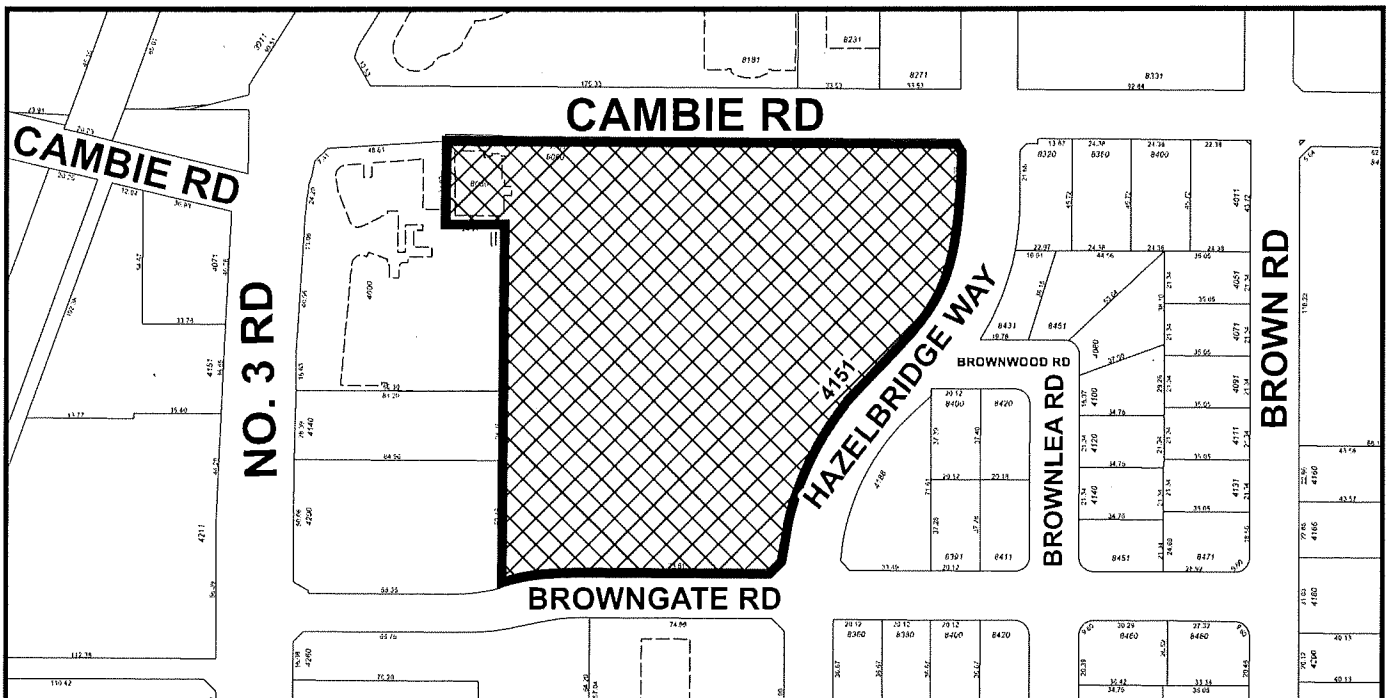
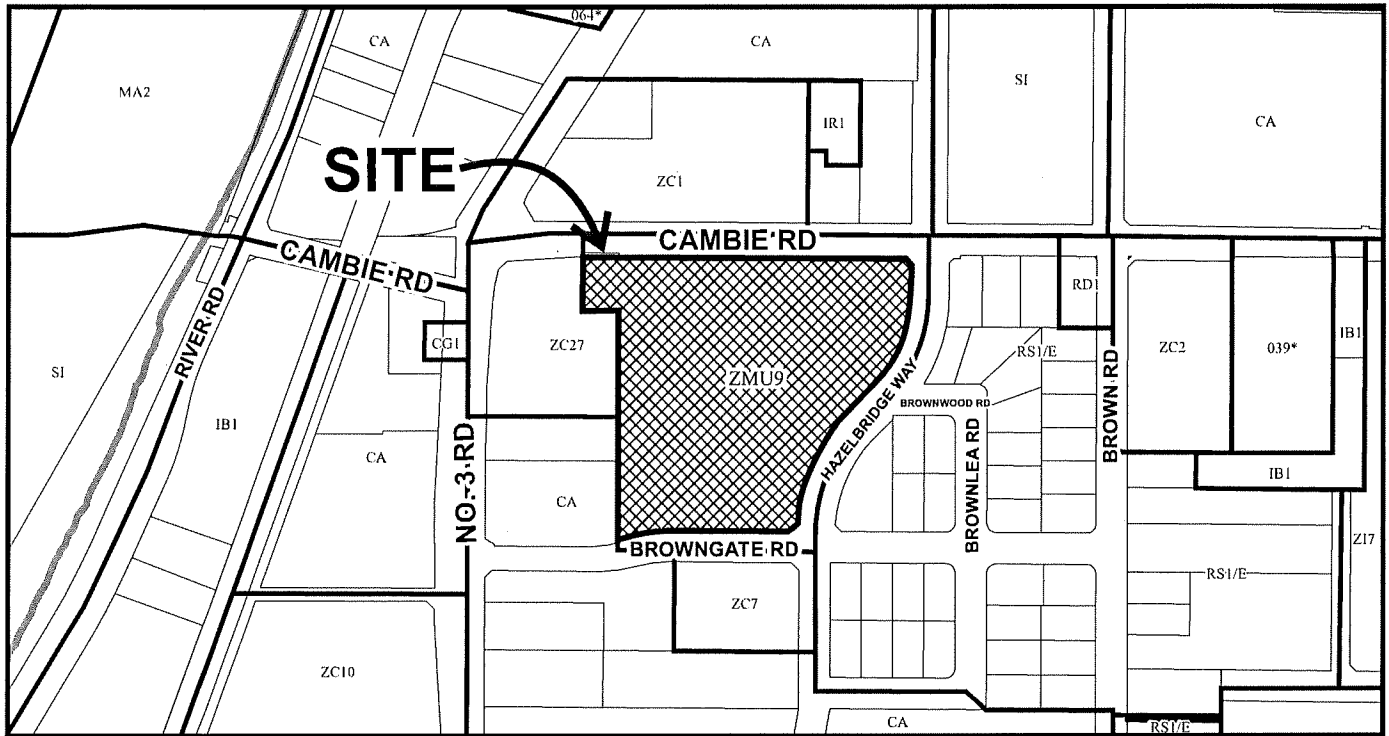
Attachment 1: Location Map and Aerial Photo

Attachment 2: Development Application Data Sheet

Attachment 3: Summary of Site Specific Commercial and Mixed-Use Zones



City of
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 19-861140

Original Date: 05/30/19

Revision Date:

Note: Dimensions are in METRES



ZT 19-861140

Attachment 2

Address: 4151 Hazelbridge Way

Applicant: Fairchild Developments Ltd.

Planning Area(s): City Centre Area Plan – Aberdeen Village

	Existing	Proposed
Owner:	Fairchild Development Ltd.	No change
Site Size (m²):	27,854 m ²	No change
Permitted Land Uses:	Amusement centre Animal grooming Child care Education, commercial Entertainment, spectator Government service Health service, minor Hotel Housing, apartment Liquor primary establishment Manufacturing, custom indoor Neighbourhood public house Office Parking, non-accessory Private club Recreation, indoor Religious assembly Restaurant Retail, convenience Retail, general Service, business support Service, financial Service, household repair Service, Personal & Confidential Studio Transportation depot Vehicle sale/rental Veterinary service	Addition of "Retail, second hand" as a permitted additional use at 4151 Hazelbridge Way, only
Secondary Land Uses:	Boarding and lodging Community care facility, minor Home business Residential security/operator unit	No change
OCP Designation:	Commercial, Mixed-Use	No change
Area Plan Designation:	Urban Centre T5	No change
Zoning:	Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	No change

Site Specific Commercial and Mixed-Use Zones

Zone	Permitted Uses	
	Retail, General	Retail, Second Hand
Hotel Commercial (ZC1) – Aberdeen Village (City Centre)	Yes	No
Funeral Home Commercial (ZC2) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC3) – Broadmoor	Yes	No
Retail Commercial (ZC4) – Brighthouse Village (City Centre)	Yes	No
Personal Services Commercial (ZC5) – Brighthouse Village (City Centre)	No	No
Industrial Community Commercial (ZC6) – Ironwood Area	Yes	No
Auto-Oriented Commercial (ZC7) – Aberdeen Village (City Centre)	Yes	No
Office Commercial (ZC8) – Lansdowne Village (City Centre)	Yes	No
Office Commercial (ZC9) – Lansdowne Village (City Centre)	Yes	No
Auto-Oriented Commercial (ZC10) – Airport and Aberdeen Village	Yes	No
Office Commercial (ZC11) – Brighthouse Village (City Centre)	No	No
Gas Station Commercial (ZC12) – Bridgeport Road and Ironwood Area	No	No
Community Commercial (ZC13) – Terra Nova	Yes	No
Community Commercial (ZC14) – Blundell Road	Yes	No
Gas Station Commercial (ZC15) – Broadmoor and Ironwood Area	No	No
Hotel Commercial (ZC16) – Capstan Village (City Centre)	Yes	No
Casino Hotel Commercial (ZC17) – Bridgeport Village (City Centre)	Yes	No
Gas and Service Station Commercial (ZC18) – Brighthouse Village (City Centre)	No	No
Neighbourhood Commercial (ZC19) – Shellmont Area	Yes	No
Gas Station Commercial (ZC20) – McLennan Area (East Richmond)	No	No
Steveston Maritime (ZC21)	No	No
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Neighbourhood Commercial (ZC23) – East Cambie Area	Yes	No
Gas Station Commercial (ZC24) – Bridgeport Village (City Centre)	No	No
Gas Station Commercial (ZC25) – Bridgeport Area	No	No
Auto-Oriented Commercial and Pub (ZC26) – Ironwood Area	Yes	Yes
High Rise Office Commercial (ZC27) – Aberdeen Village (City	Yes	No

Centre)		
Vehicle Sales Commercial (ZC28) – Ironwood Area	No	No
Neighbourhood Commercial (ZC32) – West Cambie Area	Yes	Yes
High Rise Office Commercial (ZC33) – City Centre	Yes	Yes
Auto-Oriented Commercial (ZC22) – Aberdeen Village (City Centre)	Yes	No
Car Wash & Service Station (ZC35) – Bridgeport	No	No
Neighbourhood Commercial (ZC36) – Steveston	Yes	No
Office Commercial (ZC37) – Blundell **LUC**	No	No
Office Commercial (ZC38) – Broadmoor **LUC**	No	No
Auto-Oriented Commercial (ZC40) – No. 3 Road (City Centre) **LUC**	Yes	No
Vehicle Sales Commercial (ZC41) – No. 3 Road (City Centre) **LUC**	No	No
Restaurant Commercial (ZC42) – Alderbridge Way (City Centre) **LUC**	No	No
Commercial (ZC43) – Bridgeport Road (City Centre) **LUC**	Yes	No
Office Commercial (ZC46) – Lansdowne Village (City Centre) **LUC**	Yes	No
Office (ZC47) – Brighthouse Village (City Centre) **LUC**	No	No
Downtown Commercial (ZMU1) – Brighthouse Village (City Centre)	Yes	No
Residential/ Limited Commercial (ZMU2) – St. Albans Sub-Area (City Centre)	Yes	No
High Rise Apartment and Olympic Oval (ZMU4) – Oval Village (City Centre)	Yes	Yes
Residential/Hotel (ZMU5) – Capstan Village (City Centre) Residential/Limited Commercial (ZMU3) – North McLennan (City Centre)	Yes	No
Residential/Limited Commercial (ZMU6) – St. Albans Sub Area (City Centre)	Yes	No
Downtown Commercial (ZMU7) – Brighthouse Village (City Centre)	Yes	No
Commercial Mixed Use (ZMU8) London Landing (Steveston)	Yes	No
Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)	Yes	No
Steveston Commercial and Pub (ZMU10)	Yes	Yes
Steveston Commercial (ZMU11)	Yes	Yes
Steveston Maritime Mixed Use (ZMU12)	No	No
Commercial Mixed Use (ZMU13) – London Landing (Steveston)	Yes	No
Commercial/Mixed Use (ZMU14) – London Landing (Steveston)	Yes	No
Downtown Commercial and Community Centre/University (ZMU15) – Lansdowne Village (City Centre)	Yes	No
Residential Mixed Use Commercial (ZMU17) – River Drive/No. 4	Yes	No

Road (Bridgeport)		
Commercial Mixed Use (ZMU18) – The Gardens (Shellmont)	Yes	Yes
Commercial Mixed Use (ZMU19) – Broadmoor	Yes	No
Commercial Mixed Use (ZMU20) – London Landing (Steveston)	Yes	No
Commercial Mixed Use (ZMU21) – Terra Nova	Yes	No
Commercial Mixed Use (ZMU22) – Steveston Commercial	Yes	No
Residential/Limited Commercial (ZMU23) – Alexandra Neighbourhood (West Cambie)	Yes	No
Commercial Mixed Use (ZMU24) – London Landing (Steveston)	Yes	No
Residential / Limited Commercial and Artist Residential Tenancy Studio Units (ZMU25) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU26) – Steveston Village	Yes	Yes
Residential / Limited Commercial (ZMU28) – Alexandra Neighbourhood (West Cambie)	No	No
Residential/Limited Commercial (ZMU29) – Neighbourhood Village Centre (Hamilton)	Yes	No
Residential / Limited Commercial and Community Amenity (ZMU30) – Capstan Village (City Centre)	Yes	Yes
Commercial Mixed Use (ZMU32) – Steveston Village	Yes	Yes
Commercial Mixed Use (ZMU33) – Steveston Village	Yes	Yes
High Density Mixed Use (ZMU34) – Lansdowne Village (City Centre)	Yes	Yes
High Density Mixed Use and ECD Hub (ZMU37) – Brighthouse Village (City Centre)	Yes	Yes
High Density Mixed Use (ZMU39) – Brighthouse Village (City Centre)	Yes	Yes

Summary		
Zones permitting:	Number	Percentage
“Retail, general” but not “Retail, second hand”	40	55%
“Retail, general” and “Retail, second hand”	15	21%
Neither “Retail, general” nor “Retail, second hand”	18	25%
Total:	73	100%



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10055 (ZT 19-861140)
4151 Hazelbridge Way**

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 20.9 [Residential Mixed Use Commercial (ZMU9) – Aberdeen Village (City Centre)] by:
 - a) Adding Additional Uses (Section 20.9.2.B) and renumbering previous section accordingly and inserting the following text into the Additional Uses (Section 20.9.2.B):

“Retail, second hand”
 - b) Inserting the following as new Section 20.9.11.4, and renumbering the remaining sections accordingly:

“4. Retail, second hand shall only be permitted on the following listed sites:

 - a) 4151 Hazelbridge Way
P.I.D. 025-530-372
Lot A Section 33 Block 5 North Range 6 West New Westminster
District Plan BCP1379 Except Air Space Plan BCP34029 and Plan EPP27353
2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10055”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

MAYOR

 JUL 08 2019

CORPORATE OFFICER





City of Richmond

Report to Committee

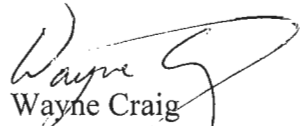
To: Planning Committee
From: Wayne Craig
Director, Development

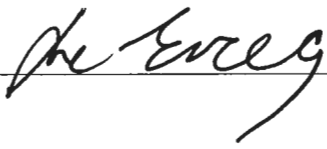
Date: June 28, 2019
File: RZ 17-790301

Re: Application by Spires Road Development Holdings Ltd. for Rezoning at 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road and Cook Crescent Road Allowance from "Single Detached (RS1/E)" Zone to "Parking Structure Townhouses (RTP4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, for the rezoning of 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance from the "Single Detached (RS1/E)" zone to "Parking Structure Townhouses (RTP4)" zone, be introduced and given First Reading.


Wayne Craig
Director, Development
(604-247-4625)
WC:el
Att. 8

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Real Estate Services	<input checked="" type="checkbox"/>	
Affordable Housing	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Transportation	<input checked="" type="checkbox"/>	

Staff Report

Origin

Spires Road Development Holdings Ltd. have applied to the City of Richmond for permission to rezone 8671, 8691, 8711 and 8731 Spires Road and the surplus portion of the Spires Road and Cook Crescent road allowance (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Parking Structure Townhouses (RTP4)” zone in order to permit the development of 22 townhouse units and two secondary suites with a common parking structure accesses via Cook Crescent. 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).

Subject Site Existing Housing Profile

The site currently contains four single-family homes, which will be demolished. The applicant has advised that all of the four houses on-site are rented out; and there are no suites in the houses.

Surrounding Development

The Spires Road Neighbourhood is identified in the City Centre Area Plan as an area intended to transition from a predominately single-family neighbourhood toward a higher density neighbourhood through the development of townhouse buildings with parking structures. All properties adjacent to the subject site are designated for high density townhouse developments under the City Centre Area Plan.

- To the North: Single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: Across Spires Road, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the East: Across Cook Crescent, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the West: Single-family homes on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

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

The subject development site is located within the Brighthouse Village of the City Centre Area Plan (CCAP), Schedule 2.10 of the Official Community Plan (OCP) Bylaw No. 7100 (Attachment 4). The site is in “Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial”, which is intended for grade-oriented housing in the form of higher-density townhouses (with common parking structures) in areas north of Granville Avenue within the city centre. The preliminary design of the proposal featuring high density townhouses with a common parking structure generally complies with the CCAP Guidelines in terms of land use, density, and overall neighbourhood character. Further consideration of the Development Guidelines and form and character will take place at the Development Permit stage of the process.

The proposed rezoning is subject to a community planning implementation contribution for future community planning initiatives. Since the application was submitted prior to February 18, 2018 (adoption of Bylaw 9792 to update the amenity and planning contributions with inflation), the applicant will make a cash contribution of \$0.25 per buildable square foot as per the community planning implementation strategy, for a total contribution of \$10,344.35 prior to final adoption of the rezoning bylaw.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject development site is located within Area 4 (Aircraft Noise Notification Area) on the OCP Aircraft Noise Sensitive Development Map. While all aircraft noise sensitive land uses (including residential uses) maybe considered, registration of an Aircraft Noise Sensitive Use Covenant on Title to address aircraft noise mitigation and public awareness is required prior to final adoption of the rezoning bylaw. At Development Permit stage, submission of an acoustic report, prepared by a qualified professional, is required to address indoor sound level mitigation criteria as set out in the OCP and identify how noise mitigation measures will be incorporated into the building design.

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.

Affordable Housing Strategy

In addition to the provision of two secondary suites on site, 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 \$8.50 per buildable square foot as per the Strategy; for a contribution of \$351,707.84.

Public Art Program Policy

In response to the City’s Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.83 per buildable square foot (2017 rate) to the City’s Public Art Reserve fund; for a total contribution in the amount of \$34,343.24.

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

Road Closure

A new narrower 16.0 m wide road cross-section for the Spires Road Neighbourhood has been established by Transportation, Engineering, Real Estate Services and Development Applications staff to better support the development of high density townhouses with parking structures - the form of development specifically envisioned for this area in the City Centre Area Plan. This new road cross-section has been applied to the first high density townhouse development project on Spires Road at 8820 – 8931 Spires Road (RZ 17-766525, Bylaw 9914, which received Third Reading on October 15, 2018).

Based on the new road cross-section and the preliminary functional road design reviewed and accepted by Engineering and Transportation Departments, 2.05 m of the existing Spires Road road allowance and of Cook Crescent road allowance adjacent to the frontages of the subject development site have been identified for road closure (Attachment 5). The area, which is 237.4 m² (2,555.4 ft²), is surplus to Engineering and Transportation needs.

Prior to rezoning bylaw adoption, the applicant is required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward to Council with the road closure bylaw, in a separate report from the Senior Manager, Real Estate Services.

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 15 bylaw-sized trees on the subject development site, seven trees on neighbouring properties, and three street trees on City property.

The City's Tree Preservation Coordinator and Parks Operations staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- A 65 cm caliper Austrian Pine tree (specifically tag# 810) and a 45 cm caliper Blue Spruce tree (specifically tag# 811) located at the northeast corner of the site are identified

in good condition and should be retained. The proposed building footprint has been revised to allow these two trees to be retained.

- Two Sitka Spruce trees (45 cm & 61 cm dbh, specifically tag# 812 & 814) and one 68 cm caliper Douglas Fir tree (specifically tag# 813) are all identified in good condition but are located within the proposed building envelope and in conflict with the proposed pedestrian walkway along the north property line. These trees are interdependent with each other and therefore not good candidates for relocation. Significant modification to the proposed building would be required to retain these trees and considering that efforts have been made to retain the Austrian Pine tree and Blue Spruce tree located at the northeast corner of the site, staff recommend that these trees be removed and replaced by three large specimen trees. The size, species and location of these large specimen trees will be determined at Development Permit stage.
- Two Norway Spruce trees (56 cm & 51 cm dbh, specifically tag# 822 & 823) located on the west property line (appear shared with the neighbouring property) and one Norway Spruce tree (51 cm dbh, specifically tag# N05) located on the adjacent property to the west at 8751 Spires Road are at high risk of failure. These trees are recommended for removal; consent letter from the neighbouring property owner is on file. A separate Tree Permit will be required for the removal of the Norway Spruce tree (tag# N05) located on 8751 Spires Road.
- Eight trees (specifically tag# 815, 816, 817, 818, 819, 820, 821 and 824) located on the development site are either dead, dying (sparse canopy foliage), have been previously topped 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.
- Six trees on neighbouring properties (specifically tag# N01, N02, N03, N04, N06 & N07) are to be protected as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Three City trees, including two Maple trees (45 cm & 43 cm dbh, specifically tag# C01 & C02) and one Plum tree (20 cm dbh, specifically tag# C03), located along the site's Cook Crescent frontage, may be removed due to their poor condition and conflicts with required frontage improvements (i.e., ditch infill and new sidewalk). Compensation of \$3,250 is required for the removal of the three trees. New street trees will be planted as part of the frontage works via the Servicing Agreement.

Tree Replacement

The applicant wishes to remove 13 on-site trees. The 2:1 replacement ratio would require a total of 26 replacement trees for the removal of 13 trees. According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 59 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design.

Tree Protection

Two trees on-site and six trees on neighbouring properties 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 6). 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 final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000 to ensure that the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cm caliper Blue Spruce tree (specifically tag# 811), both identified for retention, will be protected. No Tree Survival Security 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 demolition of the existing dwellings on the subject development 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.

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the existing north property lines of the subject development site for an existing sanitary sewer line. The applicant is aware that no building or structure is permitted to be constructed within this area.

Built Form and Architectural Character

The applicant proposes to consolidate the four properties and the surplus road frontages of these properties into one development parcel, with a total net site area of 3,203.3 m². The proposal is to build a high density, ground-oriented, three-storey townhouse project on the consolidated lot at a density of approximately 1.16 FAR (a maximum density of 1.2 FAR is permitted on this site under the City Centre Area Plan and "Parking Structure Townhouses (RTP4)" zone.

The development will contain 22 units. Two single-level Basic Universal Housing units at grade and 18 three-storey units will have street level entry with direct pedestrian access to Spires Road or to the new public walkways along the north and west property lines of the site; these homes will also have direct access to the parking area. Two two-storey units will be located above the parking structures and will have their main unit entry located on the podium level. Dwelling sizes are ranging from 104 m² (1,124 ft²) to 212 m² (2,277ft²). All of the units will have private outdoor areas at grade and/or on the elevated podium overtop the parking structure.

Two ground-level secondary suites are also proposed to be included in this development proposal. These suites will be contained in two of the three-storey units fronting onto the proposed public walkway along the west property line (see Attachment 2). The typical floor area of these units is approximately 212 m² (2,277ft²), and the size of each secondary suite is approximately 52 m² (562 ft²). No additional parking stall is required for the proposed secondary units since this site is not located on an arterial road.

To ensure that the secondary suite will not be stratified or otherwise held under separate title, registration of a legal agreement on Title is required prior to final adoption of the rezoning bylaw.

To ensure that the secondary suite is built, registration of a legal agreement on Title, stating that no Building Permit inspection granting occupancy will be completed 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.

Amenity Space

The applicant is proposing a cash contribution in-lieu of providing the required indoor amenity space on site, as per the OCP. As the rezoning application was submitted prior to the Amenity Contribution rates were updated, this townhouse development application will have to comply with the previous Council's Policy 5041 (Cash in Lieu of Indoor Amenity Space). The Policy requires that a cash contribution of \$1,000 per unit up to 19 units, plus \$2,000 per unit over 19 units, be provided in lieu of indoor amenity space. The total cash contribution required for this 22-unit townhouse development is \$25,000.00.

Outdoor amenity spaces will be provided on-site. Based on the preliminary design, the total area of the proposed outdoor amenity spaces complies with the Official Community Plan (OCP) requirements (i.e., 6 m² of outdoor space per unit). Staff will work with the applicant at the Development Permit stage to ensure the configurations and designs of the outdoor amenity spaces meet the Development Permit Guidelines in the OCP.

Transportation and Site Access

Vehicle access to the development will be from a new entry driveway off Cook Crescent, providing access to the parking structure proposed on-site. One loading area is proposed on-site at the entry driveway.

To create additional unit frontages and to enhance pedestrian circulation within the Spire Road Neighbourhood, the developer is required to construct two public pedestrian walkways along the north and west property lines of the site. The cross-section of the walkways is to include a 1.5 m wide hard surface pathway and a 1.5 m wide landscaped boulevard. Design details will be developed at the Development Permit and Servicing Agreement stages of the process. A Public Right-of-Passage (PROP) Statutory Right-of-Way (SRW) over the required 3.0 m wide walkway and a 3.0 m x 3.0 m corner cut where the two walkways meet will be secured as a condition of rezoning.

Vehicle and Bicycle Parking On-site

The proposal will feature 22 units with a total of 27 resident parking spaces and five visitor parking spaces, which comply with bylaw requirements.

The proposal will feature two Basic Universal Housing units; an accessible parking stall will be provided to each of these units. A restrictive covenant to reflect this arrangement is required prior to final adoption.

The proposal will feature a total of 34 bicycle parking spaces on-site, which exceed the bylaw requirements. All visitor bicycle parking spaces will be provided by the main pedestrian entrance to the development fronting onto Spires Road. All residential bicycle parking spaces will be provided within a bike storage room within the parking structure. Prior to final adoption, a restrictive covenant is required to be registered on Title to ensure that:

- Conversion of the proposed bike storage room in this development into habitable space or general storage area is prohibited.
- The bike storage room must remain available for shared common use and for the sole purpose of bicycle storage.

Energy Step Code

The developer has committed to design the subject development to meet the City's Step Code requirements (Attachment 7). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Design Review and Future 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:

- Compliance with Development Permit Guidelines for multiple family projects in the 2041 Official Community Plan and the City Centre Area Plan.
- Refinement of the proposed building elevations facing public streets and walkways to provide additional articulations; detailed review of façade materials and colors.
- Refinement of the proposed site plan (including public pathway alignment) and site grading to ensure survival of all protected trees on-site and on neighbouring sites; and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the size and configuration of the outdoor amenity spaces and choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of aging-in-place features in all units and the provision of Basic Universal Housing/convertible units.

- Review of the sustainability strategy for the development proposal.

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 applicant is required to:

- Provide a cash-in-lieu contribution in the amount of \$49,665.00 for the construction of a new 750 mm storm sewer via the capital project works that will front the development. This is the cost required for the construction of the storm main fronting the development's property (approximately 25 m) and is a portion of the total cost of the system from the bend at Spires Road to Cook Gate (i.e., 189 m).
- Enter into the City's standard Servicing Agreement to design and construct frontage beautification along the site frontages (including ditch infill), road widening, City Centre standard new concrete sidewalk and landscaped boulevard, new fire hydrants, public walkways on-site, upgrades to the watermain, storm sewer and sanitary sewer, as well as service connections (see Attachment 8 for details). All works are at the client's sole cost (i.e., no credits apply).

The applicant is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee at Building Permit stage.

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).

To facilitate the narrowing of Spires Road and Cook Crescent as well as the subject rezoning application proposal, the applicant proposes to purchase a portion of the Spires Road and Cook Crescent road allowances for inclusion in the applicant's development site. The total approximate area of City lands proposed to be sold and included in the development site is 237.4 m² (2,555.4 ft²). As identified in the attached rezoning considerations (Attachment 8), the applicants are required to enter into a purchase and sales agreement with the City for the purchase of the lands, which is to be based on the business terms subject to Council approval.

Conclusion

The proposed 22-unit townhouse development is consistent with the Official Community Plan (OCP) and the City Centre Area Plan. 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 applicant (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10058 be introduced and given First Reading.



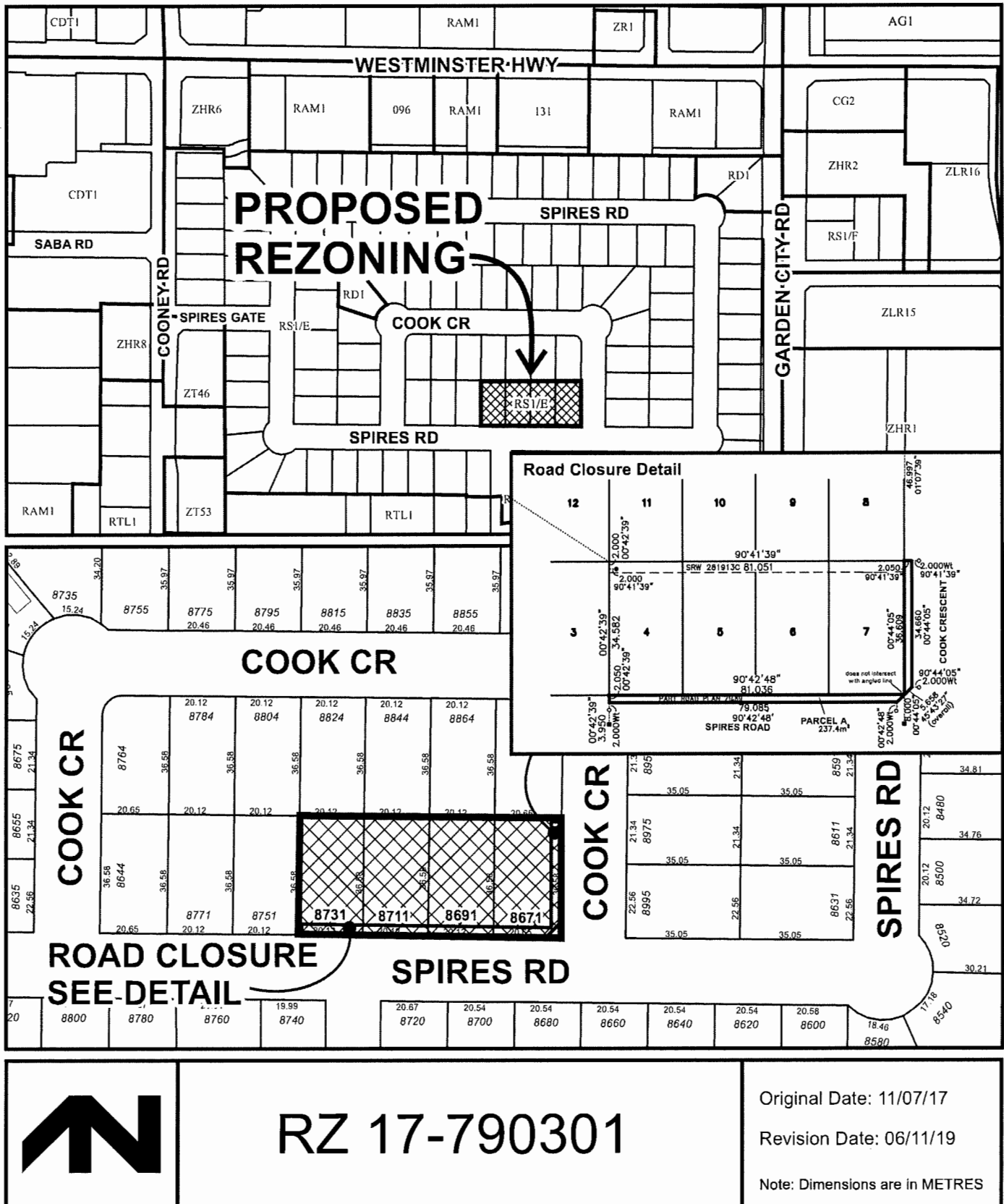
Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Specific Land Use Map: Brighthouse Village (2031)
- Attachment 5: Proposed Road Closure Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Letter from Developer regarding Step Code Requirements
- Attachment 8: Rezoning Considerations

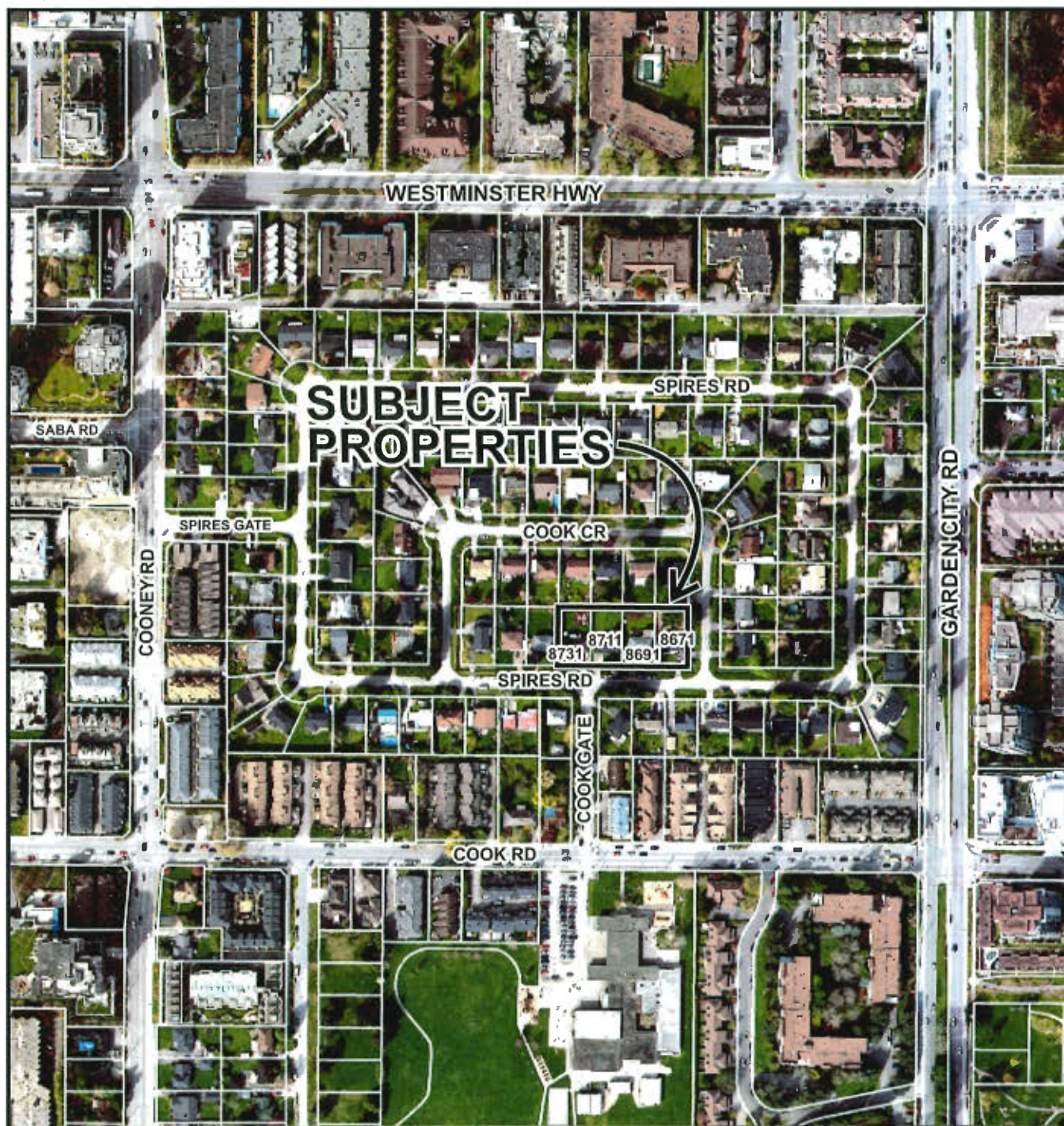


City of Richmond





City of
Richmond



RZ 17-790301

Original Date: 11/07/17

Revision Date:

Note: Dimensions are in METRES

Design Rationale

The proposed development is comprised predominantly of 3-bedroom townhouses that front on the adjacent streets and proposed internal walkways, organized around a shared interior courtyard space. The interior raised courtyard is made up of both landscaped private patios and shared common areas. The townhouses are designed to be a mix of two and three stories, with the three-story townhouses providing a backdrop for the two-story townhouses. The townhouses are designed to be a mix of two and three stories, with the three-story townhouses providing a backdrop for the two-story townhouses. The townhouses are designed to be a mix of two and three stories, with the three-story townhouses providing a backdrop for the two-story townhouses.

The 22 units below "bushes" of landscaping and landscaping is designed to be a mix of two and three stories, with the three-story townhouses providing a backdrop for the two-story townhouses. The townhouses are designed to be a mix of two and three stories, with the three-story townhouses providing a backdrop for the two-story townhouses. The townhouses are designed to be a mix of two and three stories, with the three-story townhouses providing a backdrop for the two-story townhouses.



View from North side of Spires Road at Cook Gate



View from North sidewalk on Spires Road at Cook Crescent

PH - 67

HOTSON

2200 West 10th Avenue
Suite 100
Denver, CO 80202
Phone: 303.733.1111
www.hotson.com

Project: 871-4701 SPINES RD
Address: 871-4701 Spines Road
Richmond, VA
Title: Concept 3D Design & Design Rationale
Scale: 1/8" = 1'-0"
Project #: 1605
Drawing #: A0.10

Revisions and Notes:

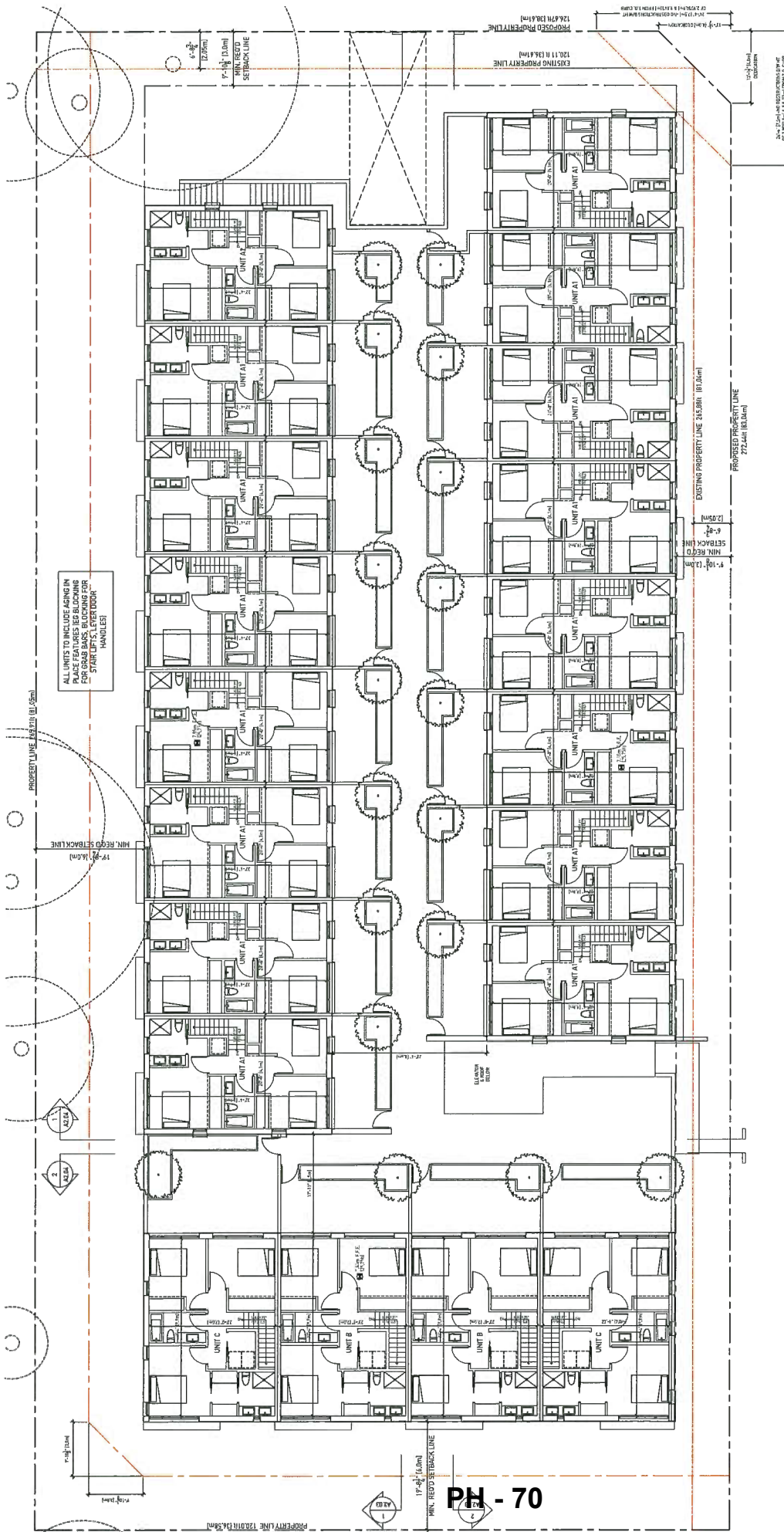
REV	DESCRIPTION	DATE
1	REVISIONS	07/18/2017
2	REVISIONS	07/18/2017
3	REVISIONS	07/18/2017
4	REVISIONS	07/18/2017
5	REVISIONS	07/18/2017

Copyright © 2017 Hotson. This drawing is the property of Hotson and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Hotson.



Reactions and ligands		Ref.
1	2,2'-Bipyridine	1
2	1,10-Phenanthroline	2
3	1,2-Diisopropylbenzene	3
4	1,2-Dichlorobenzene	4
5	1,2-Dichloroethane	5
6	1,2-Dichloroethane	6
7	1,2-Dichloroethane	7
8	1,2-Dichloroethane	8
9	1,2-Dichloroethane	9
10	1,2-Dichloroethane	10
11	1,2-Dichloroethane	11
12	1,2-Dichloroethane	12
13	1,2-Dichloroethane	13
14	1,2-Dichloroethane	14
15	1,2-Dichloroethane	15
16	1,2-Dichloroethane	16
17	1,2-Dichloroethane	17
18	1,2-Dichloroethane	18
19	1,2-Dichloroethane	19
20	1,2-Dichloroethane	20
21	1,2-Dichloroethane	21
22	1,2-Dichloroethane	22
23	1,2-Dichloroethane	23
24	1,2-Dichloroethane	24
25	1,2-Dichloroethane	25
26	1,2-Dichloroethane	26
27	1,2-Dichloroethane	27
28	1,2-Dichloroethane	28
29	1,2-Dichloroethane	29
30	1,2-Dichloroethane	30
31	1,2-Dichloroethane	31
32	1,2-Dichloroethane	32
33	1,2-Dichloroethane	33
34	1,2-Dichloroethane	34
35	1,2-Dichloroethane	35
36	1,2-Dichloroethane	36
37	1,2-Dichloroethane	37
38	1,2-Dichloroethane	38
39	1,2-Dichloroethane	39
40	1,2-Dichloroethane	40
41	1,2-Dichloroethane	41
42	1,2-Dichloroethane	42
43	1,2-Dichloroethane	43
44	1,2-Dichloroethane	44
45	1,2-Dichloroethane	45
46	1,2-Dichloroethane	46
47	1,2-Dichloroethane	47
48	1,2-Dichloroethane	48
49	1,2-Dichloroethane	49
50	1,2-Dichloroethane	50
51	1,2-Dichloroethane	51
52	1,2-Dichloroethane	52
53	1,2-Dichloroethane	53
54	1,2-Dichloroethane	54
55	1,2-Dichloroethane	55
56	1,2-Dichloroethane	56
57	1,2-Dichloroethane	57
58	1,2-Dichloroethane	58
59	1,2-Dichloroethane	59
60	1,2-Dichloroethane	60
61	1,2-Dichloroethane	61
62	1,2-Dichloroethane	62
63	1,2-Dichloroethane	63
64	1,2-Dichloroethane	64
65	1,2-Dichloroethane	65
66	1,2-Dichloroethane	66
67	1,2-Dichloroethane	67
68	1,2-Dichloroethane	68
69	1,2-Dichloroethane	69
70	1,2-Dichloroethane	70
71	1,2-Dichloroethane	71
72	1,2-Dichloroethane	72
73	1,2-Dichloroethane	73
74	1,2-Dichloroethane	74
75	1,2-Dichloroethane	75
76	1,2-Dichloroethane	76
77	1,2-Dichloroethane	77
78	1,2-Dichloroethane	78
79	1,2-Dichloroethane	79
80	1,2-Dichloroethane	80
81	1,2-Dichloroethane	81
82	1,2-Dichloroethane	82
83	1,2-Dichloroethane	83
84	1,2-Dichloroethane	84
85	1,2-Dichloroethane	85
86	1,2-Dichloroethane	86
87	1,2-Dichloroethane	87
88	1,2-Dichloroethane	88
89	1,2-Dichloroethane	89
90	1,2-Dichloroethane	90
91	1,2-Dichloroethane	91
92	1,2-Dichloroethane	92
93	1,2-Dichloroethane	93
94	1,2-Dichloroethane	94
95	1,2-Dichloroethane	95
96	1,2-Dichloroethane	96
97	1,2-Dichloroethane	97
98	1,2-Dichloroethane	98
99	1,2-Dichloroethane	99
100	1,2-Dichloroethane	100

Project: 8571-RT31 SPIRES RD
Address: 8571-RT31 Spires Road
Richmond, BC
Elev:
Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1625
Drawing #: A1.01



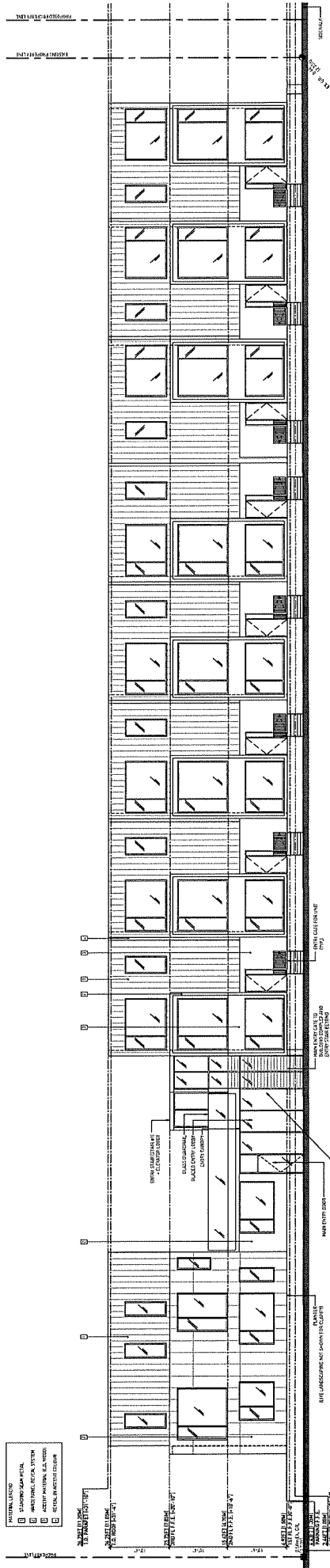
HOTSON

Project: 8471-8751 WHILES RD
Address: 8471-8751 Whiles Road
Richmond, MD
Title: THIRD FLOOR PLAN
Scale: 1/8" = 1'-0"
Project #: 8471-8751
Drawing #: A1.03

Revisions and Issues:

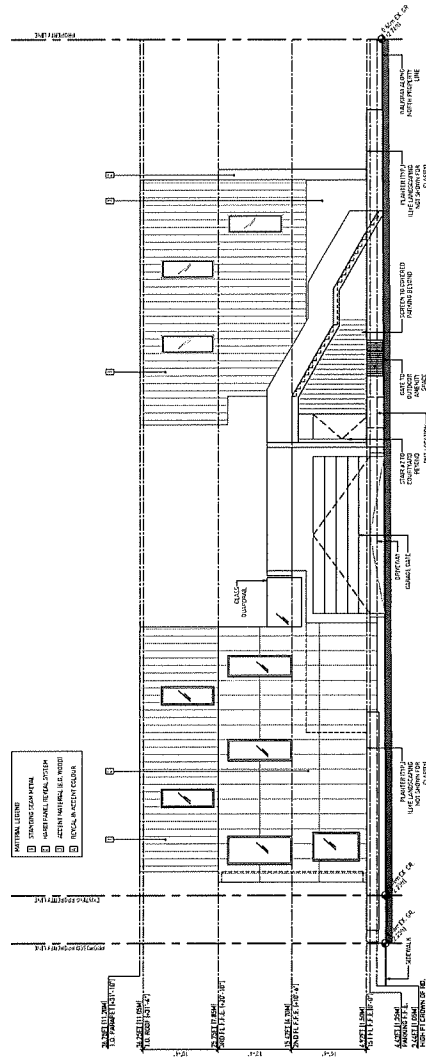
REV	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	05/14/2019
2	REVISED ELEVATION DIMENSIONS	05/14/2019
3	REVISED ELEVATION DIMENSIONS	05/14/2019
4	REVISED ELEVATION DIMENSIONS	05/14/2019
5	REVISED ELEVATION DIMENSIONS	05/14/2019

Copyright Reserved. The design and drawings are the property of HOTSON ARCHITECTS, P.C. and shall remain the property of HOTSON ARCHITECTS, P.C. and shall not be reproduced, copied, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of HOTSON ARCHITECTS, P.C.



1 SOUTH ELEVATION
1/8" = 1'-0"

PH - 71



2 EAST ELEVATION
1/8" = 1'-0"

Copyright Reserved. The design and drawings are the intellectual property of the architect and are not to be reproduced or used in any form without the written consent of the architect.

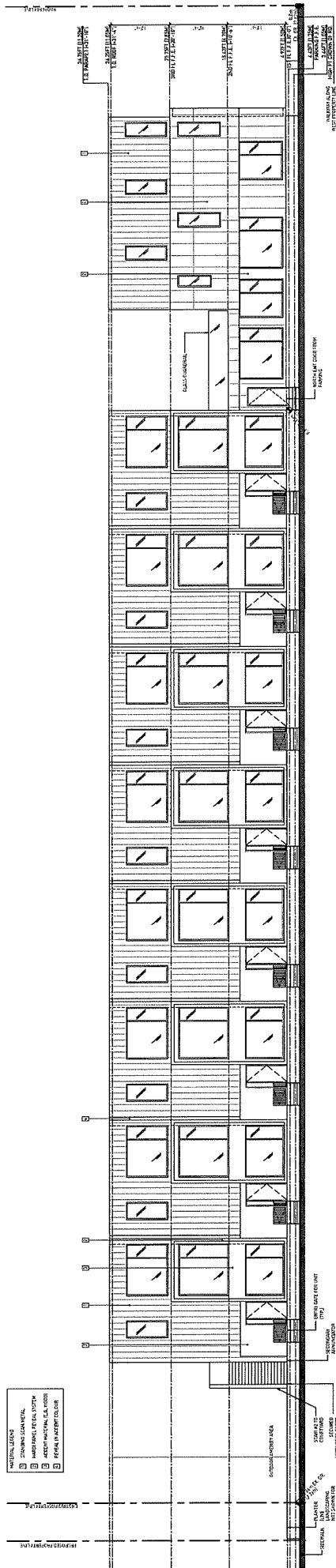
Revisions and Dates:

REV	DESCRIPTION	DATE
1	INITIAL APPROVAL	NOV 19 2017
2	REVISED ELEVATION SLIP-ON	NOV 19 2017
3	REVISED ELEVATION SLIP-ON	JAN 23 2018
4	REVISED ELEVATION SLIP-ON	APR 11 2018
5	REVISED ELEVATION SLIP-ON	MAY 28 2018

HOTSON

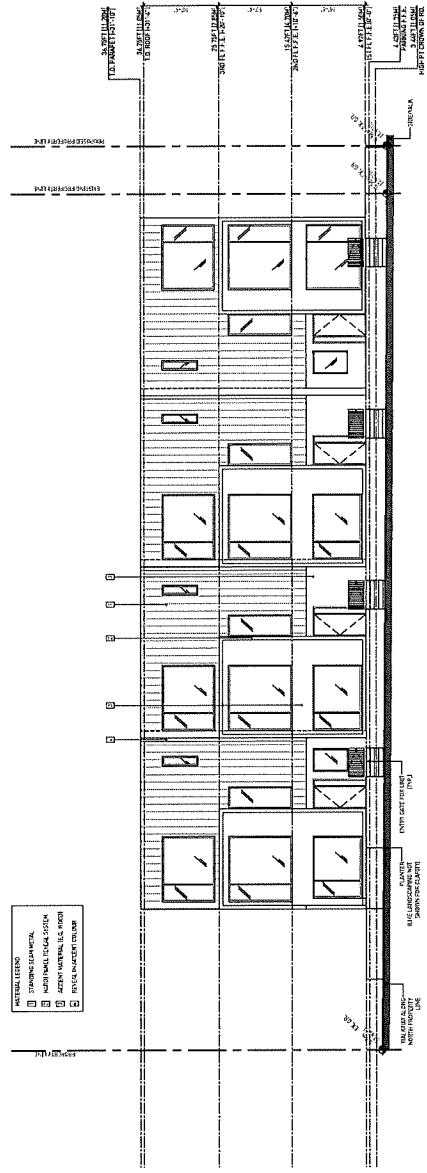
2000 Hotson Avenue
Richmond, VA 23260
Phone: 804.278.1111
Fax: 804.278.1112

Project: 807-1071 SPRINGS RD
Address: 807-1071 Springs Road
Richmond, VA
Title: ELEVATIONS
Scale: 1/8" = 1'-0"
Date: May 28, 2018
Project #: A2.01
Drawing #: A2.01



1 WEST ELEVATION
1/8" = 1'-0"

PH - 72



2 WEST ELEVATION
1/8" = 1'-0"

Project: 8071-8731 SPRINGS RD
Address: 8071-8731 Springs Road
Richmond, VA
Title: ELEVATIONS
Scale: 1/8" = 1'-0"
Date: May 26, 2019
Project #: 8071-8731
Drawing #: A2.02

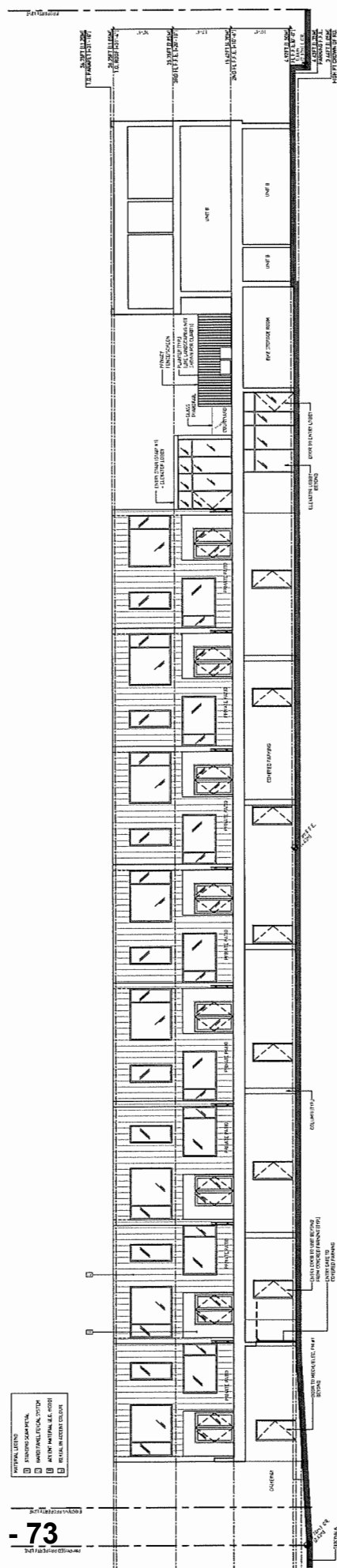
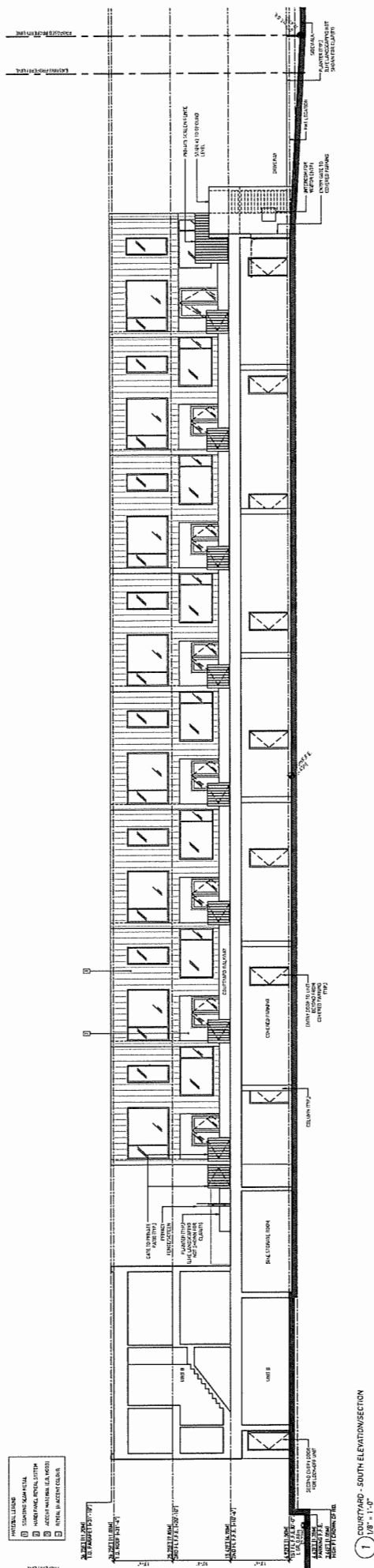
HOTSON

2000 West Main Street
Richmond, VA 23220
Telephone: 804.358.1100

Revisions and Details:

4122 02 19W	NO 02 02 19W 000
-------------	--

Copyright Notice: The design and construction of this building is the property of Hotson Architecture, Inc. and is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from Hotson Architecture, Inc.



PH - 73

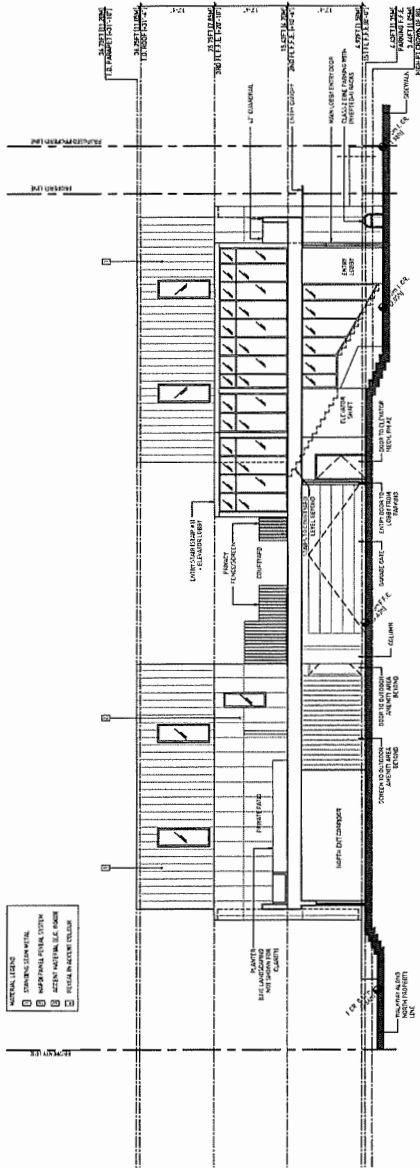
HOTSON

Project: 8471-8721 SPINES RD
Address: 8671-8721 Spines Road
Richmond, BC
Title: COURTYARD
ELEVATIONS/SECTIONS
Scale: 1/8" = 1'-0"
Date: May 28, 2019
Project #: 1403
Drawing #: A2.03

REV	DESCRIPTION	DATE
1	RECEIVED PAYROLL	OCT 24 2019
2	RECEIVED RECEIVING	NOV 14 2019
3	RECEIVED RECEIVING	JAN 23 2020
4	RECEIVED RECEIVING	APR 11 2020
5	RECEIVED RECEIVING	MAY 29 2020

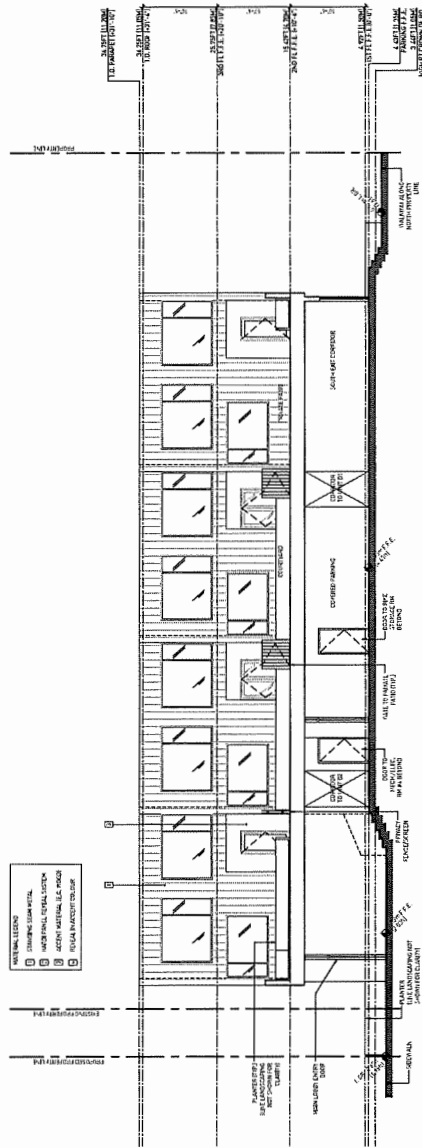
Exposure to violence. The degree and duration are the most important of the eight and is scored by asking the respondent whether they were exposed to the following:

- The shooting or to be taken for consideration (a) involved in that purpose to be arrested.
- Prior to incarceration at the Wack, the Gendarmerie dealt with all circumstances, victims and friends to assist in any way and are aware.
- Generalized fear and suspicion between the shooting and the act.
- Generalized fear and for these items to the attention of the parents for children.



1 COURTYARD WEST ELEVATION SECTION
1/8" = 1'-0"

PH - 74
























2 COURTYARD - EAST ELEVATION SECTION
1/8" = 1'-0"

HOTSON

Project: 8471-4731 SPINEL RD
Address: 8471-4731 Spinel Road
Ridgeway, NC
Title: COURTYARD
ELEVATIONS/SECTIONS
Scale: 1/8" = 1'-0"
Project #: 8471-4731
Drawing #: A2.04

Revisions and Issues:
REV. 1: 10/1/2014
REV. 2: 10/1/2014
REV. 3: 10/1/2014
REV. 4: 10/1/2014
REV. 5: 10/1/2014

MATERIALS LEGEND

	Abundant Concrete Pavers, Petrus: Ashlar
	Color: Gray Solid
	Abundant Concrete Pavers, Petrus: Ashlar
	Color: Brown
	Abundant Concrete Pavers, Petrus: Ashlar
	Color: Dark Sand
	Textured Features Porphy: Abundant Concrete
	Porphy: Dark Sand
	Porphy: Dark Sand
	Textured Features Porphy: Abundant Concrete
	Porphy: Dark Sand
	Porphy: Dark Sand
	Textured Features Porphy: Abundant Concrete
	Porphy: Dark Sand
	Porphy: Dark Sand
	Textured Features Porphy: Abundant Concrete
	Porphy: Dark Sand
	Porphy: Dark Sand
	Textured Features Porphy: Abundant Concrete
	Porphy: Dark Sand
	Porphy: Dark Sand



EXAMPLE OF SOLID WOOD BENCH, DESIGN AND FINISH TBD

TEXTURED PAVING: BRIDGEWOOD BY BARKMAN

ASHLAR PATTERN PAVING

[illegible]

May 15 2019	Issue For Review
April 11 2018	Revised Running Submission
Mar 28 2019	Issue For Review
Jan 23 2019	Re-opens For Re-Zoning
Sep 25 2018	Issue For Review
Sep 13 2018	Issue For Re-Zoning
Aug 31 2018	For Review
Aug 15 2018,	For Review
Oct 26 2017	For Re-zoning

Prospect & Refuge

[illegible]

Spires Boulevard
8671-8731 Spires Road, Richmond,
BC

Sheet Title: **Landscape Layout & Planting Plan**

Scale: 1:125
 Date: _____
 Project No. 3D17-28
 L-1C



PLANT LIST FOR TOTAL SITE. NOT INCLUDING OFFSITE TREES

PLANT LIST					
ID	Latin Name	Common Name	Quantity	Scheduled Size	Notes
TREES					
Aja	Acer japonicum 'aconitifolium'	Fullmoon maple	15	4cm cal. #20 pot	Cont.
APK	Acer Palmatum 'Katsura'	Katsura Japanese Maple	1	6cm cal.	B & B
AcPF	Acer palmatum 'Sangokaku'	Coral Bark Japanese Maple	1	6cm cal.	B & B
ApaE	Acer palmatum Emperor 1	Emperor 1 Japanese Maple	1	6cm cal.	B & B
AtJW	Acer tegmentosum 'Joe Witt'	Manchurian Snakebark Maple	16	6cm cal.	B & B
CK WE	Cornus kousa 'Wolf Eyes'	Wolf Eyes Korean Dogwood	3	5cm cal.	B&B
Cxe	Cornus x elwinortoni 'Kn30 8' PBR VENUS	Venus Dogwood	8	6cm cal	B & B
WA	Cupressus nottkatensis 'Green Arrow'	Weeping Alaskan Yellow Cedar	3	2.5m full ht.	B&B
FsP	Fagus sylvatica 'Purpurea Tricolor'	Tricolour European Beech	3	6cm cal.	B & B
Mgx	Magnolia 'Galaxy'	Hybrid Magnolia	8	6cm cal.	B&B
Mxb	Magnolia x brooklynensis 'Yellow Bird'	Yellow Bird Magnolia	1	6 cm. cal	B&B
Mgx-S	Magnolia x soulangeana 'Black Tulip'	Black Tulip Magnolia	2	6cm. cal	B&B
Mspp	Malus spp.	Dwarf Apple	3	3cm cal.	Cont.
Pf	Pinus Flexilis 'Vandrwolf's Pyramid'	Limber Pine	5	3M ht.	Cont.
PIE	Populus tremula 'Erecta'	Columnar Swedish Aspen	5	6cm cal.	B & B
SO	Quercus coccinea	Scarlet Oak	2	6cm cal.	B & B
QfS	Quercus frainetto 'Schmidt'	Forest Green oak	4	6cm cal.	B & B
			0		
SHRUBS					
As	Acanthus spinosus	Bear's Breeches	8	#2 pot	Cont.
Bmj	Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	4	#3 pot	Cont.
Cam o	Calamagrostis x acutiflora 'Overdam'	Variegated Reed Grass	14	#2 pot	Cont.
CE	Carex 'Evergold'	Golden Sedge Grass	16	#2 pot	Cont.
CV	Ceanothus 'Victoria'	California Lilac	9	#3 pot	Cont.
Cxh	Cistus x hybridus	White Rockrose	5	#2 pot	Cont.
Eu	Euphorbia characias ssp. wulfenii 'Lambrook Gold'	Evergreen spurge	8	#2 pot	Cont.
Hm-1	Hakonechloa macra 'aurea'	Golden Japanese Forest Grass	81	#2 pot	Cont.
HsV	Hibiscus syriacus 'Variegatus'	Varegated Rose of Sharon	2	#3 pot	Cont., (Male & Female)
HBI	Hosta 'Blue Ivory'	Hosta Blue Ivory	30	#2 pot	Cont.
HpL	Hydrangea paniculata 'Limelight'	Panicle Hydrangea	1	#5 pot	Cont.
Hq-L	Hydrangea quercifolia 'Little Honey'	Dwarf Golden Oakleaf Hydrangea	7	#5 pot	Cont.
Hb	Hydrangea serrata 'Bluebird'	Bluebird Hydrangea	7	#5 pot	Cont.
Lxs	Leucanthemum x superbum 'Sante'	Shasta Daisy	24	#2 pot	Cont.
Lp	Lonicera pileata	Box Leaf Honeysuckle	7	#2 pot	cont.
Mm	Mahonia media 'Charity'	Charity Mahonia	11	#5 pot	Cont.
Mr	Mahonia Repens	Creeping Mahonia	26	#2 pot	Cont.
Ms	Matteuccia struthiopteris and cvs	Ostrich Fern	7	#2 pot	Cont.
Ms g	Miscanthus sinensis 'Gracillimus'	Maiden Grass	4	#5 pot	Cont.
MsLM	Miscanthus sinensis 'Little Miss'	Little Miss Maiden Grass	16	#2 pot	Cont.
MsZ	Miscanthus sinensis 'Zebrinus'	Zebra Grass	8	#2 pot	Cont.
Nt	Nessella tenuissima	Mexican feather grass	24	#2 pot	Cont.
Pho	Philadelphus 'Belle Etoile'	Mock Orange	7	#3 pot	Cont.
Mp	Pinus mugo 'Mughus'	Mugo Pine	12	#3 pot	Cont.
Pm	Polystichum munitum	Sword Fern	34	#1 pot	Cont.
PI	Prunus laurocerasus 'Mount Vernon'	Dwarf English Laurel	49	#3 pot	Cont.
Rpjm	Rhododendron 'P.J.M. Compact'	Compact P.J.M. Compact	9	#1 pot	Cont.
RAK	Rhododendron 'Anah Kurschke'	Anah Kurschke Rhododendron	2	#3 pot	Cont.
Rbb	Rhododendron 'Baden Baden'	Red Dwarf Rhododendron Hybrid	27	#3 pot	Cont.
RhCT	Rhododendron 'Crimson Tide'	Rhododendron 'Taurus'	5	#5 pot	Cont.
RGW	Rhododendron 'Gumpo White'	Gumpo White Azalea	6	#3 pot	Cont.
RPR	Rhododendron 'President Roosevelt'	Rhododendron 'President Roosevelt'	3	#3 pot	Cont., (Male & Female)
Rh-1	Rhododendron hoteli	Rhododendron	32	#2 pot	Cont.
Sa	Symphoricarpos alba	Snowberry	11	#2 pot	Cont.
Txm	Taxus x media 'Hillsii'	Hills Yew	186	1.25 m ht	B & B
Vp	Viburnum plicatum f. tomentosum 'Mariesii'	Doublefile Viburnum	1	#3 pot	Cont.
VB ar	Viburnum x burkwoodii 'Anne Russell'	Anne Russell Burkwood Viburnum	1	#3 pot	Cont.
			0		



RZ 17-790301

Attachment 3

Address: 8671, 8691, 8711 and 8731 Spires Road and the Surplus Portion of the Spires Road
and Cook Crescent Road Allowance

Applicant: Spires Road Development Holdings Ltd.

Planning Area(s): City Centre

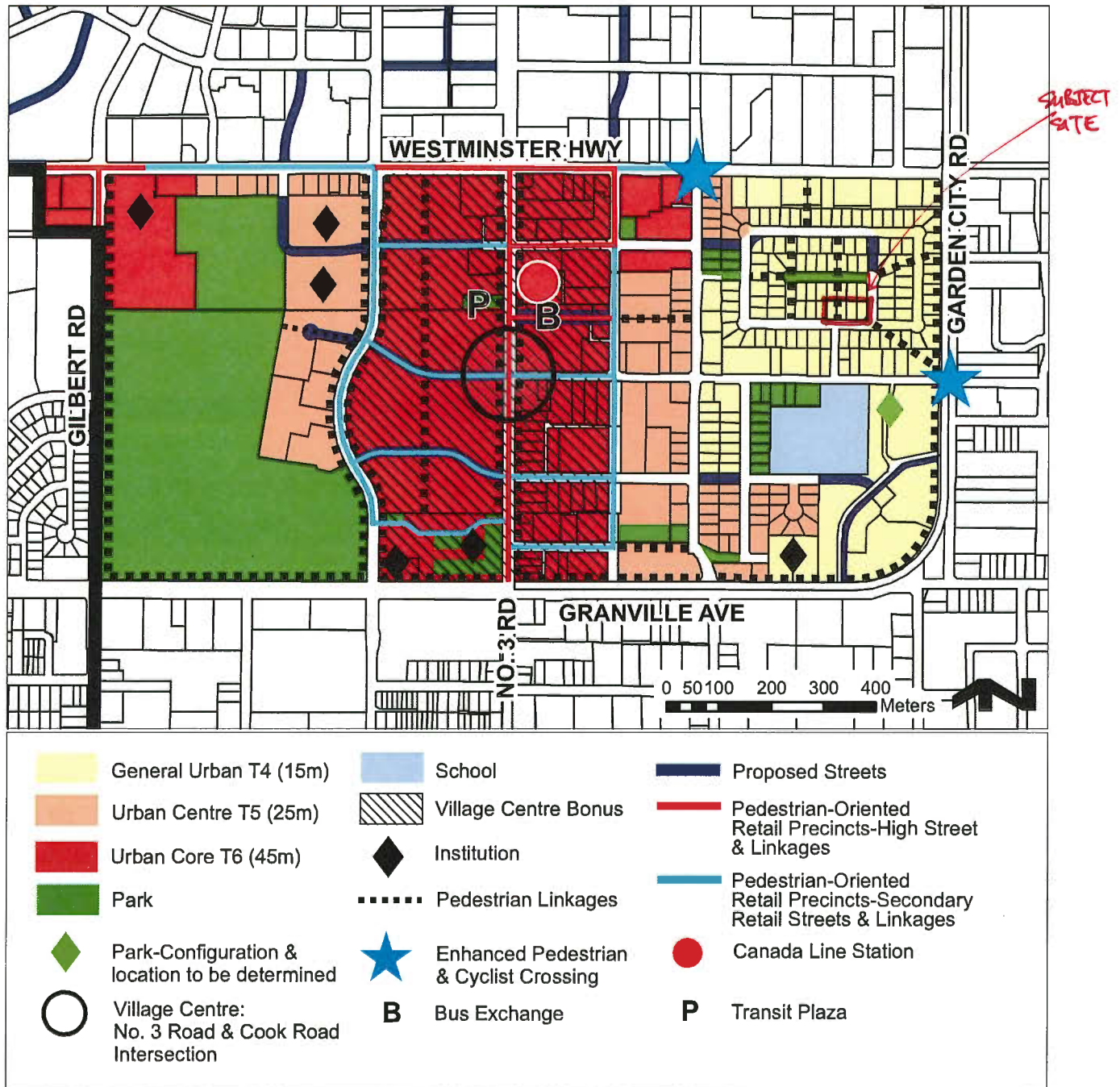
	Existing	Proposed
Owner:	Spires Road Development Holdings Ltd.	No Change
Site Size (m²):	2,965.9 m ²	3,203.3 m ²
Land Uses:	Single-Family Residential	Multiple-Family Residential
OCP Designation:	Low-Density Residential	No Change
Area Plan Designation:	City Centre Area Plan: General Urban T4 Sub-Area B.1: Mixed Use – Low-Rise Residential & Limited Commercial	No Change
702 Policy Designation:	N/A	No Change
Zoning:	Single Detached (RS1/E)	Parking Structure Townhouses (RTP4)
Number of Units:	4	22
Other Designations:	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.20	1.16	none permitted
Lot Coverage – Building:	Max. 50%	43.3%	none
Lot Coverage – Non-porous Surfaces:	Max. 75%	72.3%	none
Lot Coverage – Landscaping:	Min. 20%	22.1%	none
Setback – Front Yard Cook Crescent (m):	Min. 3.0 m	3.0 m	none
Setback – Exterior Side Yard – South – Spires Road (m):	Min. 3.0 m	3.0 m	none
Setback – Interior Side Yard - North (m):	Min. 3.0 m	6.0 m	none
Setback – Rear - West (m):	Min. 3.0 m	6.0 m	none
Setback – Walkway - North (m):	Min. 3.0 m	3.0 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Walkway - West (m):	Min. 3.0 m	3.0 m	none
Height (m):	Max. 15.0 m (4 storeys)	11.2 m (3 storeys)	none
Lot Depth:	Min. 30.0 m	83.05 m	none
Site Area:	Min. 2,400 m ²	3,203.3 m ²	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.2 (R) and 0.2 (V) per unit	1.2 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	27 (R) and 5 (V)	27 (R) and 5 (V)	none
Tandem Parking Spaces:	Max. 50% of required residential spaces (27 x Max. 50% = 13)	0	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (32 x Max. 50% = 16)	0	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (32 x 2% = 1 spaces)	3	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.20 (Class 2) per unit	1.27 (Class 1) and 0.27 (Class 2) per unit	none
Off-street Parking Spaces – Total:	28 (Class 1) and 5 (Class 2)	28 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 100 m ² or Cash-in-lieu	Cash-in-lieu	none
Amenity Space – Outdoor:	Min. 6 m ² x 22 units + 10% of net site area = 452.3 m ²	475 m ²	none

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

Specific Land Use Map: Brighthouse Village (2031)



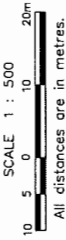
Bylaw 10020
2019/05/21

Maximum building height may be subject to established Airport Zoning Regulations in certain areas.

REFERENCE PLAN TO ACCOMPANY THE CITY OF RICHMOND
ROAD CLOSING AND REMOVAL OF ROAD DEDICATION BYLAW NO. 9849
OF A PORTION OF ROAD DEDICATED ON PLAN 21489
SECTIONS 9 AND 10, BLOCK 4 NORTH, RANGE 6 WEST, NEW WESTMINSTER DISTRICT

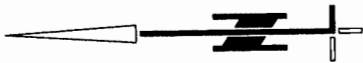
Pursuant to Section 120, Land Title Act and Section 40, Community Charter

BCGS 92G.015



All distances are in metres.

The intended plot size of this plan is 560mm in width by 432mm in height (C size) when plotted at a scale of 1 : 500.



Datum: NAD83(CSRS)4,0,0,BC.1.GVRD
 UTM Zone 10
 UTM Northing: 5446167.61
 UTM Easting: 490604.95
 Point combined factor: 0.9996041
 Estimated absolute accuracy: 0.01m

77H4699
(GCM#493775)

Datum: NAD83(CSRS)4.0.D.BC.1.GYRD
UTM Zone 10
UTM Northing: 5446168.50
UTM Easting: 490754.61
Point combined factor: 0.9996040
Estimated absolute accuracy: 0.01m

77H4683(GCM#646695)

PH - 83

LEGEND:

Integrated survey area No. 18, Richmond, NAD83(CSRS)4.0.0.BC.1.GVRD
Grid bearings are derived from observations between geocentric control monuments 77H4683 and 77H4699.

geodetic control monuments 77H4583 and 77H4599. The UTM coordinates and estimated horizontal positional accuracy

The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASCOT published coordinates

achieved are derived from the MASCON published coordinates for geodetic control monuments 77H4583 and 77H4599.

This plan shows horizontal ground-level distances unless otherwise specified. To compute air distances multiply for geoscientific monuments 77H4863 and 77H4863.

otherwise specified. To compute grid distances, multiply this plan snow's horizontal ground-level distances unless

ground-level distances by the combined factor of 0.9995040 which has been derived from geodetic

of 0.9995040 which has been derived from geodetic control monument 77H4583.

 denotes control monument found.
 denotes standard iron post found.
 denotes standard iron post placed.

■ denotes lead plug found.
pp denotes posting plan.

Note:
This plan shows one or more witness posts which are not set

on the true corner(s) due to obstruction or unsuitability of corner. Unless otherwise shown, witness posts are on the

production of the property interest.

100

This plan lies within the jurisdiction of the Approving Officer for City of Richmond.

The field survey represented by this plan was completed on the 6th day of May, 2019.
IVAN NGAN, BCLS #849

This plan lies within the Metro Vancouver Regional District

L N L S
METRO VANCOUVER
LAND SURVEYORS

1528 KINGSWAY, VANCOUVER, BC, V5N 2R9
T 604.327.1535 WEB WWW.LNLS.CA

FILE:17359_10REF

LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

See arborist report for further details.

denotes TAG NUMBER or ID REFERENCE
(see tree inventory and assessment list)

denotes RETENTION trees
(protection measures as specified)

denotes UNDER-SIZE TREE that is smaller than bylaw defined size. To be treated at owner's discretion. If retained, consult this office for protection measures. If to be removed, a permit may be required from municipality.

denotes REMOVAL tree (TAGGED TREE)
(municipal permit or approvals may be required)

denotes HIGH RISK tree to be REMOVED or MODIFIED
(see tree inventory and report - permit or approvals required)

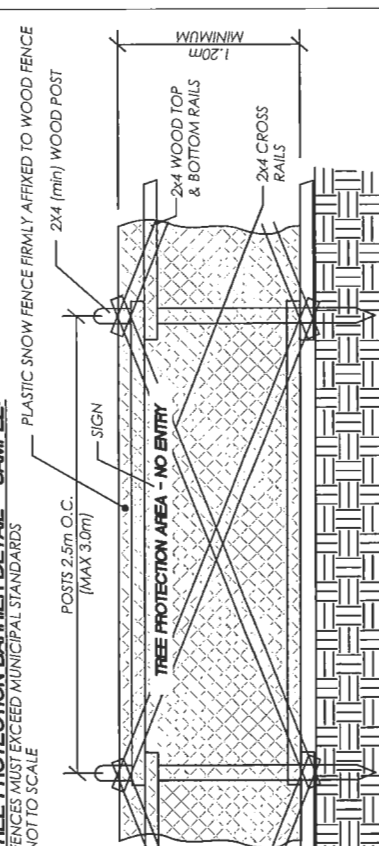
LEGEND-TREE PROTECTION:



TREE PROTECTION ZONE RESTRICTIONS:

- Trees that are specified to be retained must be protected from damage during all phases of development related work on the site. Any access or construction related work within the RPZ, CPZ, and/or WSS requires advance approval, guidance and on-site direction or supervision by the project arborist. General restrictions in the RPZ are as follows:
- No soil disturbance of any scope or to any depth for cuts or fills, including but not limited to: trenching, stripping of overburden, bulk excavation, fill placement, site preparation, grade transitions, topsoil placement, etc.,
 - No passage or operation of machinery, trucks, vehicles or equipment (including small track machines, skid steers, lifts, etc), except as approved and directed by the project arborist, and subject to special measures.
 - No storage of soil, spoil, gravel, construction materials, waste materials, etc.,
 - No waste or washing of concrete, masonry, or other potentially harmful materials.
 - No placement of temporary structures or services.
 - No affixing of signs, cables or any other device to retained trees.
 - No pruning or cutting of retained trees, except as approved and directed by the project arborist, and performed by a qualified tree service firm employing ISA Certified Arborists and working to ANSI A300 and ANSI Z133 Standards.
 - No landscape grading, such as but not limited to: installing retaining walls, digging planting holes, placing growing medium, installing irrigation or conduit, etc., except as approved and directed by the project arborist.

TREE PROTECTION BARRIER DETAIL - SAMPLE:



Condensed Tree Inventory and Assessment Data:

Tag #	Dbh (cm)	Tree Type	Ht (m)	Spread (m)	Location	Action
810	65	Austrian Pine	19	4	On-site	RETAIN
811	45	Blue Spruce	15	2	On-site	RETAIN
812	45	Sitka Spruce	22	3.5	On-site	Remove
813	68	Douglas-fir	25	4	On-site	Remove
814	61	Sitka Spruce	22	3.5	On-site	Remove
815	40	Common Plum	6	2	On-site	Remove
816	90	Decodar Cedar	19.6	4.5	On-site	Remove
817	40	Cherry Plum	6	2	On-site	Remove
818	60	Cherry Plum	7	3.5	On-site	Remove
819	43	Blue Spruce	15	2.5	On-site	Remove
820	39	Sitka Spruce	12.2	2	On-site	Remove
821	38	Blue Spruce	12	1.5	On-site	Remove
822	56	Norway Spruce	17	3	On-site	Remove
823	51	Norway Spruce	17	3	On-site	Remove
824	30	Common Pear	7	1.5	On-site	Remove
N01	49	Cherry Plum	6	3	Off-site	Protect
N02	25	Japanese Maple	5	2	Off-site	Protect
N03	60	Western Redcedar		3	Off-site	Protect
N04	45	Blue Spruce	11	3	Off-site	Protect
N05	51	Norway Spruce	9.5	3	Off-site	Remove
N06	25	American Elm	5	2.5	Off-site	Protect
N07	30	Common Plum	5	3	Off-site	Protect
C01	45	Sycamore Maple	11	3	City	Remove
C02	43	Sycamore Maple	9.5	2.5	City	Remove
C03		Common Plum	4	1.5	City	Remove

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Current arboricultural best management practices and BCSLA/BC/VA standards apply to: quality, root ball, health form, handling, planting, guying/staking and establishment care.

CODE	QTY	Size	BOTANICAL NAME	COMMON NAME
BROADLEAF - SMALL TO MEDIUM SCALE:				
ACA	5cm C	Acer campestre	Field maple	
AG	5cm C	Acer griseum	Paperbark maple	
ARB	5cm C	Acer rubrum 'Bowhall'	Bowhall maple	
ARS	5cm C	Acer rubrum 'Red Sunset'	Red Sunset maple	
DI	5cm C	Davidia involucreata	Deve tree	
FSD	5cm C	Fagus sylvatica 'Dawyd'	Dawyd beech	
FSP	5cm C	Fagus sylvatica 'Perdula'	Weeping European beech	
NSO	3.5m H	Magnolia soulangeana	Saucer magnolia	
SP	5cm C	Stewartia pseudocamellia	Japanese stewartia	
AP	5cm C	Acer palmatum	Japanese maple	
AU	5cm C	A-ributus unedo	Strawberry tree	
CC	3.5m H	Cercis canadensis	Redbud	
MGR	5cm C	Magnolia grandiflora	Southern magnolia (evergreen)	
MST	5cm C	Magnolia stellata	Star magnolia	
PSAR	5cm C	Prunus sargentii 'Rancho'	Sargent cherry	
PY	5cm C	Prunus x yedoensis	Yoshino cherry	
SJ	5cm C	Styrax japonicus	Japanese snowbell	
EVERGREEN - SMALL SCALE:				
APC	3.5m H	Abies procera 'Glauc'	Noble fir	
PO	3.5m H	Picea omorika	Serbian spruce	

NOTE: TREE REPLACEMENT DESIGN IS BY OTHERS

SHEET 3 TREE MANAGEMENT DRAWING DETAILS

acdgroupp.ca

ARBORTECH CONSULTING

SUITE 145 • 7205 HORSESHOE WAY, RICHMOND, BC V7A 4V4 • 604.275.3464

PROJECT: PROPOSED MULTI-FAMILY DEVELOPMENT
ADDRESS: 8671 - 8731 SPIRES RD RICHMOND BC
CLIENT: SOUTH STREET DEVELOPMENT
CITY REF: JACI FILE: 18252
PLOT SIZE: 11"x17" REV #15 DATE: MAY 14, 2019

Spires Road Development Holdings LTD
200-1778 West 2nd Ave. Vancouver, BC
604-714-0573



April 9, 2019

City of Richmond

Planning & Development
6911 No. 3 Road
Richmond, BC V6Y 2C1
ATTN: Mr. Edwin Lee

Re: 8671-8731 Spires Road

File #: RZ 17-790301

Response to City of Richmond Preliminary Staff Comments

Dear Edwin,

We intend to engage an energy modelling company to ensure that the proposed building design can meet the BC Energy Step Code requirements that are expected to be in place at the building permit application.

Best Regards,

A handwritten signature in black ink, appearing to read "Brent Hanson", is written over the printed name and title.

Brent Hanson
Director



Address: 8671, 8691, 8711 and 8731 Spires Road and the surplus portion
of the Spires Road and Cook Crescent road allowances

File No.: RZ 17-790301

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10058, the developer is required to complete the following:

1. Council approval of the road closure bylaw for a portion of Spires Road and Cook Crescent. The developer shall be required to enter into a purchase and sales agreement with the City for the purchase of the Land, which is to be based on the business terms approved by Council. The primary business terms of the purchase and sales agreement will be brought forward for consideration by Council in a separate report from the Senior Manager, Real Estate Services. All costs associated with the purchase and sales agreement shall be borne by the developer.
2. Consolidation of all the lots and the portion of Spires Road and Cook Crescent mentioned above into one development parcel (which will require the demolition of the existing dwellings).
3. Granting of statutory right-of-way for access as follows:
 - A 3.0 m wide SRW along the entire length of the north and west property lines of the site; and
 - A 3.0 m x 3.0 m SRW corner cut where the two walkways meet.

Language should be included in the SRW document that:

- The City may require the owners to install signage within the SRW;
 - Utilities under the SRW may be permitted;
 - The owners are responsible for all maintenance of improvements, including but not limited to the pathways, landscaping, signage and lighting installed within the SRWs, and are responsible for all liability of SRW areas; and
 - Any fences installed along the north and west property line must be removed when the other SRWs for access are secured from the adjacent sites to the north and/or west.
4. Registration of an aircraft noise sensitive use covenant on title.
 5. Registration of a flood indemnity covenant on title.
 6. Registration of a legal agreements on Title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) 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; and
 - b) The secondary suites cannot be stratified or otherwise held under separate title.
 7. Registration of a legal agreement on title ensuring that a parking stall with minimum dimensions of 3.7 m wide and 5.5 m long will be assigned to each of the Basic Universal Housing units and/or convertible units contained within the proposed townhouse development. No accessible parking signage or pavement markings will be required on these parking spaces.
 8. Registration of a legal agreement on title or other measures, as determined to the satisfaction of the Director of Development, to ensure that:
 - a) the number of visitor parking stalls per zoning bylaw requirements will be maintained in perpetuity;
 - b) selling, leasing, assigning, or designating any of the visitor parking spaces to individual unit owners/renters/occupants or any other persons by the developers/applicants/owners and future strata councils is prohibited; and

- c) the required visitor parking stalls are available for the common use of visitors to this development and are accessible to visitors at all times.
9. Registration of a legal agreement on title ensuring that:
- a) conversion of any of the bicycle parking areas within the parking structure into habitable space or general storage area is prohibited; and
 - b) all of the bicycle parking areas are available for shared common use and for the sole purpose of bicycle storage.
10. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
11. 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 site and on neighbouring 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.
12. City acceptance of the developer's voluntary contribution in the amount of \$10,344.35 (i.e. \$0.25 per buildable square foot, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
13. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$351,707.84) to the City's affordable housing fund.
14. City acceptance of the developer's offer to voluntarily contribute \$0.83 per buildable square foot (e.g. \$34,343.24) to the City's public art fund.
15. City acceptance of the developer's offer to voluntarily contribute \$3,250.00 to Parks Division's Tree Compensation Fund for the removal of three trees located on the City boulevard in front of the site.
- Note: Developer/contractor must contact the Parks Division (604-244-1208 ext. 1342) four (4) business days prior to the removal to allow proper signage to be posted. All costs of removal and compensation are the responsibility borne by the applicants.
16. Submission of a Tree Survival Security to the City in the amount of \$20,000 for the 65 cm caliper Austrian Pine tree (specifically tag# 810) and the 45 cm caliper Blue Spruce tree (specifically tag# 811) to be retained on site. No Tree Survival Security will be returned until the post-construction assessment report, confirming the protected trees survived the construction, prepared by the Arborist, is reviewed by staff.
17. Submission Contribution of \$25,000.00 in-lieu of on-site indoor amenity space.
18. City acceptance of the developer's offer to voluntarily contribute \$49,665.00 towards the construction of a new 750mm storm sewer via the capital project works that will front the development.
19. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
20. Enter into a Servicing Agreement* for the design and construction of frontage beautification along the site frontage, storm sewer and sanitary sewer upgrades, fire hydrant, as well as service connections. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to,

Water Works:

- a. Using the OCP Model, there is currently 102 L/s of water available at a 20 psi residual at the Spires Road frontage. Once Capital Program upgrades are installed there will be 254L/s of water available at a 20 psi residual at the Spires Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b. At the developer's cost, the developer is required to:

- i. Upgrade the existing 150mm diameter watermain along Spires Road frontage to 200mm diameter. Approximate length of required upgrade is 75 meters. The alignment of the required watermain will be determined via the SA design review.
 - ii. Remove the existing 150mm diameter AC watermain along the proposed site's entire Spires Road frontage when the new watermain is operational.
 - iii. Upgrade the existing 150mm diameter AC watermain along Cook Crescent frontage to 200mm diameter. Tie-in to the north shall be to the existing 150mm watermain and tie-in to the south shall be to the new watermain to be built at Spires Road frontage. Approximate length of required upgrade is 52 meters. Alignment of the new watermain shall be determined via the servicing agreement design.
 - iv. Remove the existing 150mm diameter AC watermain along the proposed site's entire Cook Crescent frontage when the new watermain is operational.
 - v. Install one new water service connection off of the proposed 200mm water main along Cook Crescent frontage complete with meter and meter box in a proposed utility right of way.
 - vi. Cut and cap all existing water service connections at main off of the existing 150mm AC water mains.
 - vii. Provide new fire hydrants to comply with the City's maximum spacing for proposed townhouse developments.
 - viii. Relocate the existing fire hydrant as required by the proposed frontage improvements. Fire department approval is required for all fire hydrant relocations.
- c. At the developer's cost, the City is to tie-in the proposed watermain to the existing watermain at Spires Road and Cook Crescent.

Storm Sewer Works:

- a. At the developer's costs, the Developer is required to:
- i. Upgrade the existing ditches along Spires Road frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 75 meters. The alignment of the required storm sewer will be determined via the SA design review. Connection to the west shall be via a new manhole to be tied-in to the storm sewer that will be built via the capital project at Spires Road and tie-in to the east shall be via a new manhole at the intersection of Spires Road and Cook Crescent then to the existing ditches at the north and south sides of Spires Road via new headwalls.
 - ii. Tie-in the existing storm manhole at the junction of the east-west and north-south aligned Spires Road to the existing ditch fronting 8931 Spires Road via a new headwall.
 - iii. Upgrade the existing ditches along Cook Crescent frontage to a single storm sewer in the middle of the road. Approximate length of required upgrade is 52 meters. Tie-in to the south shall be at the new manhole to be built at the intersection of Spires Road and Cook Crescent and tie-in to the north shall be to the existing ditches at the east and west sides of Cook Crescent via new headwalls. Alignment of the new storm sewer shall be determined via the servicing agreement design.
 - iv. Install lane drainage (200mm diameter) along the entire north and west property lines complete with manholes as per Engineering specifications then tie-in to the new storm sewer at Cook Cr via a new manhole.
 - v. Install a new storm service connection complete with inspection chamber connecting to the new storm sewer along Spires Road.
- b. At the Developers cost, the City is to tie-in the proposed storm sewers to the existing drainage system.

Sanitary Sewer Works:

- a. At the developer's costs, the Developer is required to:
- i. Install the ultimate sanitary line at Spires Road frontage at the same alignment as the sanitary main to be built at Spires Road located west of Cook Gate via the City's capital project. Pipe sizing shall be determined via the Servicing Agreement design process. Approximate length of required upgrade is 75 meters.
 - ii. Install the ultimate sanitary line at Cook Crescent frontage and tie-in (via a new manhole) to the new sanitary sewer that will be built at the proposed site's Spires Road frontage. The pipe alignment and

Initial: _____

sizing shall be determined via the Servicing Agreement design process. Approximate length of required upgrade is 52 meters.

- iii. Ensure no soil fill or building encroaches into the existing sanitary SRWs and that the existing 150mm diameter asbestos cement sanitary sewer is protected during any preload/construction phase (the sewer will remain active despite new works proposed for Spires Road and Cook Crescent).
- iv. Install a new sanitary service connection c/w inspection chamber and tie-in to the new sanitary manhole at the intersection of Spires Road and Cook Gate that will be built via the City's capital project.
- v. If the proposed sanitary mains on Cook Gate that will be built through capital funding are not in service or not constructed at the time of connection, the developer will be required to design and construct a sanitary service connection that will work on both interim and ultimate conditions. The interim service connection shall be from the site to the existing 200mm sanitary main located between 8644 Cook Crescent & 8771 Spires Road while the ultimate service connection shall be tied-in to the ultimate manhole at the intersection of Spires Road and Cook Gate that will be built via the City's capital project. The details of the combined interim and ultimate sanitary service connections shall be finalized via the Servicing Agreement design review.
- vi. If required, the interim connection shall be removed (at developer's costs) once the ultimate sanitary lines and manhole under the City's Capital project are constructed and the proposed site's ultimate service connection is connected to the ultimate sanitary system.
- vii. Provide a signed and sealed geotechnical assessment, complete with recommendations to ensure the following conditions are met. The assessment and mitigation recommendations shall be included in the rezoning staff report and the development permit design review.
 - That the City be able to construct, maintain, operate, repair, or remove City utilities/infrastructures (i.e. sanitary main along the north PL) without impact to the onsite works. The building edge shall be set based on the required clearance between the building edge and the existing AC sanitary pipe as recommended by a professional geotechnical engineer.
 - That the on-site works (e.g. soil densification, preload, foundation works, etc.), or the construction/maintenance of the proposed building, not cause damage to the City utilities/infrastructure (i.e. sanitary main along the north PL)
 - That impact of the site preparation works (e.g., soil densification, pre-load, foundation excavation, dewatering, etc.) to the existing infrastructures around the proposed site (i.e. sanitary main along the north PL) are determined by the Geotechnical Engineer. If the existing infrastructures will be significantly impacted, the works required to mitigate the impact or the replacement of the affected existing infrastructures shall be done prior to start of the site preparation works at developer's cost.
 - Pre and post pre-load and construction surveys and CCTV will be required. Any damage to be repaired and any required replacement shall be done at the Developer's sole cost.
 - Ensure that the existing sanitary sewer along the north property line remains operational during any preload and/or construction phase (the sewer will remain active despite new works proposed for Spires Road). If the existing sanitary line is impacted during site preparation or construction of the proposed development then the developer shall be responsible to make the damaged sanitary system operational during the duration of the onsite works (i.e., temporary bypass via pumping, etc.). The damaged sanitary system shall be replaced at the same alignment through the servicing agreement, at the developer's costs, after completion of the site preparation and/or building construction works.
- b. At the developer's costs, the City is to cut and cap at main all existing connections and remove inspection chambers along the south and west property lines.

Frontage Improvements:

- a. Road works and frontage improvements (Spires Road and Cook Crescent development frontages)
 - i. The entire Spires Road and Cook Crescent development frontages are to be widened to provide 8.7 m wide pavement (one parking lane and two traffic lanes). The road works are also to include tie-in tapers (20:1) to the existing sections of Spires Road to the east and west of the site and Cook Crescent to the north.

The following are the road and behind the curb frontage improvement cross-section elements to be designed and constructed by the Developer. The existing ditches are to be filled to accommodate these frontage improvements.

- existing property line of road right-of-way along development frontage;
 - 2.05 m wide landscaped boulevard with street trees. (The Spires Road and Cook Crescent right-of-ways are planned to be reduced from a width of 20.1 m to 16.0 m. The 2.05 m wide boulevard may become surplus City land and available for disposition);
 - 2.0 m wide concrete sidewalk;
 - 1.5 m wide landscaped boulevard with street trees;
 - 0.15 m wide curb;
 - 8.7 m wide pavement;
 - 1.0 m wide gravel shoulder (with no-post low barriers per TAC standards).; and
 - Ditch embankment stability requirements (opposite side of road), i.e. ditch in-filling and/or retaining walls.
- b. Treatments of south side of Spires Road and east side of Cook Crescent opposite site frontages
- i. The Developer shall retain a Geotechnical Engineer to determine the requirements for filling in the existing ditches along Spires Road and Cook Crescent on the opposite side of the road from the development or installing retaining walls to support the widened pavement. The Developer shall advise the Transportation and Engineering of the outcome of the geotechnical investigation and is responsible for implementing the recommended actions.
- c. Existing driveways along the development frontages
- i. All existing driveways along the Spires Road and Cook Crescent development frontages are to be closed permanently. The Developer is responsible for removing the existing driveways and the replacement with barrier curb/gutter, boulevards and concrete sidewalk per standards described.
- d. Existing driveways on the opposite side of development frontages
- i. All existing driveways on the opposite side of the Spires Road and Cook Crescent development frontages are to be kept during and post construction. Consultation and co-ordination with adjacent property owners is required particularly if their driveways are altered as part of the proposed road works.
- e. Walkways
- i. The Developer is required to construct two walkways along the north and west property lines of the site. The detail of the walkway requirements are as follows:
 - The cross-section of the walkways is to include: 1.5 m wide grass swale surface for drainage; and 1.5 m wide hard surface walkway. Confirm with Parks if changes to this cross-section are required.
 - Provide fencing and safety guardrail as required.
 - Provide walkway signs and removable bollards at the Spires Rad and Cook Crescent ends of the walkway.
- f. Parks consultation
- i. Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- g. Engineering consultation
- i. Consult Engineering on lighting and other utility requirements as part of the frontage works. The tree planting works will need to be coordinated with Engineering to ensure there are no conflicts with any above ground or underground utilities.
- h. Design and construction standards
- i. All road works are to be designed to meet City Engineering Design Specifications and constructed to the satisfaction of the City.

i. Functional Road Design Plan

- i. The Developer is required to submit a functional road design plan with cross-sections (interim and ultimate) to show the road works and behind the curb frontage improvements described above. The functional design plan is to be approved by Transportation. The following elements are to be incorporated in the functional design exercise.
 - General comments
 - Use metric scale.
 - Provide basic geometric design information, e.g. curve radii, taper ratios, etc.
 - Identify the width of road and frontage elements.
 - The pavement should be presented without shaded background so as not to obscure any road element information.
 - Provide cross sections for both interim and ultimate road and frontage configurations.
 - The center line of the widened pavement is to follow the existing center lines of Spires Road and Cook Crescent.
 - The location of underground utilities must be confirmed with Engineering and the road cross-sections must show the correct underground utility locations.
 - Spires Road and Cook Crescent development frontages
 - The design considerations, among others, are to include:
 - Full road and frontage improvement cross-sections including edge of pavement treatments along the south side of Spires Road and east side of Cook Crescent opposite the site.
 - Provide 20:1 taper sections to tie-in the widened section of Spires Road along the development frontages to the existing roadway; and
 - As parking is permitted on Spires Road, the maximum cross slope for the boulevard and sidewalk is 2%.
 - Walkways
 - Refer details provided above.
 - Engineering consultation
 - As part of the review and approval process of the functional plan, Engineering is to be consulted on the following design issues, among other requirements:
 - Vertical alignment - The elevation of the centre line of Spires Road along the development frontage is to take into considerations drainage requirements and to ensure there is no conflict with district energy equipment and other underground utilities.
 - Horizontal alignment - Engineering is to be consulted to ensure that the establishment of the road alignment along the development frontages and the underground utility corridor are coordinated.

j. Site Vehicle Access

- i. This site is to be served by a single vehicle driveway. All existing driveways along the Spires Road and Cook Crescent development frontages are to be closed permanently.
- ii. The driveway width is to be set at 7.5 m at P/L, with 0.9 m flares at the curb and 45° offsets to meet existing grade of sidewalk/boulevard).

k. Developer to coordinate with BC Hydro, Telus and other private communication service providers:

- i. To provide underground private utility service lines for the proposed development along Spires Road and Cook Crescent frontages, at the Developer's cost. The private utility companies (e.g., BC Hydro, Telus and Shaw) may require right of ways in the proposed site to facilitate transition from the existing rear yard overhead private utility service to an underground service at Spires Road and Cook Crescent frontages. The private utility servicing (i.e., transition from rear yard overhead service to underground service at the fronting streets) shall be coordinated with the private utility companies prior to the proposed development advancing to DP panel. The purpose of this is to ensure that all private utility above ground

Initial: _____

cabinets that are required to facilitate the transition from rear yard overhead system to underground system at the fronting streets are determined and secured via the Development Permit process.

- ii. To maintain BC Hydro and private communication services to the neighbouring properties that are connected to the existing rear yard overhead system if the rear yard overhead system is going to be removed when the new underground services are provided along the fronting streets.
- iii. To pre-duct for future hydro, telephone and cable utilities along all road frontages at Developer's cost.
- iv. When relocating/modifying any of the existing power poles and/or guy wires within the rear yards.
- v. To 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 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 requirements and the locations for the above ground structures. If a private utility company does not require an above ground 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:
 - BC Hydro PMT – 4mW X 5m (deep)
 - BC Hydro LPT – 3.5mW X 3.5m (deep)
 - Street light kiosk – 1.5mW X 1.5m (deep)
 - Traffic signal kiosk – 2mW X 1.5m (deep)
 - Traffic signal UPS – 1mW X 1m (deep)
 - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
 - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan
- l. The existing ditches at Spires Road and Cook Cr frontages are to be filled to accommodate the frontage improvements.
- m. A geotechnical assessment (complete with recommendations) is required to confirm that the existing road base structures are adequate to support the required road upgrades at Spires Road frontage.
- n. Review the existing street lighting levels along Cook Cr and Spires Road frontages and upgrade lighting along the development frontages.

General Items:

- a. At the developers cost, the Developer is required to:
 - i. Building encroachment and permanent structures such as trees and patios etcetera will not be permitted inside rear yard sanitary SRW. Please note fence along north property line should be a standard wooden fence
 - ii. Provide, within the first SA submission, a geotechnical assessment of preload and soil preparation impacts on the existing utilities (e.g., rear yard sanitary mains, rear yard private utility overhead lines, etc.) fronting or within the development site and provide mitigation recommendations.
 - iii. 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.

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

1. Complete an acoustical report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
Note: 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. \$13,000 in total) to ensure the replacement planting will be provided.
2. Submission and approval of a separate Tree Permit for the removal of the Norway Spruce tree (tag# N05) located on 8751 Spires Road.

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 energy efficiency, CPTED, sustainability, and accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10058 (RZ 17-790301)
8671, 8691, 8711 and 8731 Spires 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 **“PARKING STRUCTURE TOWNHOUSES (RTP4)”**.

P.I.D. 010-472-436

Lot 4 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 004-306-040

Lot 5 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 007-464-622

Lot 6 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

P.I.D. 003-684-253

Lot 7 Section 9 and 10 Block 4 North Range 6 West New Westminster District Plan 21489

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10058”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 22 2019

MAYOR

CORPORATE OFFICER





City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: June 28, 2019
File: RZ 17-771371

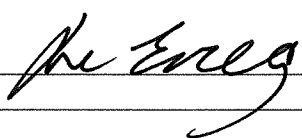
Re: Application by Design Work Group Ltd. for Rezoning at 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" Zone to the "Arterial Road Two-Unit Dwellings (RDA)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10060, for the rezoning of 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given First Reading.


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

WC:el
Att. 9

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

Staff Report

Origin

Design Work Group Ltd. has applied to the City of Richmond for permission to rezone 11480 and 11500 Railway Avenue (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone in order to permit the property to be subdivided into three duplex lots (Attachment 2). A preliminary site plan, streetscape elevation and landscape plan are provided for reference in Attachment 3. A Development Permit application will be required to address the form and character of the proposed duplex.

A Servicing Agreement (SA) for frontage improvements and site service connections is required as a consideration of rezoning.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

There are two existing single-family dwellings on the property, which will be demolished. The applicant has indicated that the dwellings are currently owner occupied, and that they do not contain any secondary suite.

Surrounding Development

- To the North: Fronting Railway Avenue, single-family homes on lots zoned “Single Detached (RS1/E)”.
- To the South: A rezoning application to permit the development of a duplex on the adjacent property (at 11540 Railway Avenue) (RZ 18-819258) has been given Third Reading on June 17, 2019.
- To the East: Fronting Kestrel Drive, single-family homes on lots zoned “Single Detached (RS1/B)”.
- To the West: Across Railway Avenue, single-family homes on small lots zoned “Single Detached (RS1/A)” fronting on Garry Street.

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”. The Steveston Area Land Use Map designation for the subject site is “Single-Detached/Duplex/Triplex” (Attachment 5). The development proposal for three duplex lots is consistent with these designations.

Arterial Road Policy

The Arterial Road Land Use Policy in the City's 2041 Official Community Plan Bylaw 9000 directs appropriate duplex and triplex developments onto certain minor arterial roads outside the City Centre. The subject site is identified for "Arterial Road Duplex/Triplex" on the Arterial Road Housing Development Map and the proposal is in compliance with the Arterial Road Duplex Development Requirements under the Arterial Road Policy.

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 developers have also consulted with the owners/residents of the adjacent properties of the proposed development site; no concern has been raised. A consultation summary prepared by the developers can be found in Attachment 6.

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 developer proposes to subdivide the site into three lots and construct a new duplex on each lot. Each duplex lot will feature a unit in the front of the property with direct pedestrian access from Railway Avenue, and one unit will be at the back of the property with the main entrance from the auto-court proposed on site. The unit sizes are ranging from 123 m² (1,399 ft²) to 167 m² (1,800 ft²). All units will have a side-by-side attached garage. In keeping with the architectural character of the neighbourhood, all duplexes will be two storeys and will feature a peaked roof.

A Development Permit application will be required to address the form and character of the proposed duplex. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).

- Review of the architectural character, scale, and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of the roof design to ensure it meets the “Residential Vertical Lot Depth Envelope” and “Residential Vertical Lot Width Envelope” requirements under Zoning Bylaw 8500.
- Review of aging-in-place features in all units and the provision of a convertible unit.
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of the driveway and auto court configurations to minimum paved areas on site and explore the opportunity to widen the street fronting units to further animate the public realm.
- Refinement of landscape design including new trees to be planted on site.

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

Existing Legal Encumbrances

There is an existing 3.0 m wide utility Right-of-Way (ROW) along the east property line of the subject site for an existing sanitary sewer line. The developer is aware that no construction is permitted in these areas.

Transportation and Site Access

Railway Avenue is a minor arterial road with a bike lane in this location. Vehicle access to the proposed duplex lots will be limited to one shared driveway crossing from Railway Avenue per every two lots, where possible.

Vehicle access to the two northern duplex lots is to be provided via a single shared driveway crossing from Railway Avenue. Since the street frontage of the proposed northernmost lot is adjacent to the Garry Street/Railway Avenue intersection, the proposed shared driveway for the two northern lots must be designed to locate outside (i.e., south) of the intersection.

As per the parking requirements under the “Arterial Road Two-Unit Dwellings (RDA)” zone, a visitor parking space will be required between the two northern lots since the shared driveway will be servicing more than two dwelling units.

Vehicle access to the south duplex lot is to be provided via a single driveway. No visitor parking is required for the southern lot since the driveway will be servicing no more than two dwelling units. However, visitor parking may informally be accommodated within the auto court, similar to the typical arrangement in a single family lot with a secondary suite or a side-by-side duplex development (i.e., two dwelling units sharing a single driveway).

Prior to rezoning, the applicant is required to register a restrictive covenant on Title to ensure that, upon subdivision of the property:

- Vehicle access to the two northern lots is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City.
- A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each of the two northern lots.
- The buildings and driveways on all proposed lots are to be designed to accommodate on site vehicle turn-around to prevent vehicles from reversing onto Railway Avenue.

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 City's Tree Preservation Coordinator has reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- There is no bylaw-sized tree located on site.
- A Douglas Fir tree (Trees # 62) located on neighbouring property to the east at 11471 Kestrel Drive is to be retained and protected as per Arborist Report specifications.
- A Juniper tree (Trees # A) located on the neighbouring property to the south at 11540 Railway Avenue is considered as an under-sized tree and has been identified for removal as part of the redevelopment proposal of 11540 Railway Avenue (which has received 3rd Reading on June 17, 2019). In order to avoid damages to the neighbour's tree during construction of the subject development, installation of tree protection fencing on the subject site is still required until the neighbouring developers are ready to remove this Juniper tree.

Tree Protection

Two trees on neighbouring properties 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 7). 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 dwelling 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.

Tree Replacement

No replacement is required as there is no bylaw-sized tree on site. However, according to the Preliminary Landscape Plan provided by the developer (Attachment 2), the developer is proposing to plant nine new trees on site. The number, size and species of new trees will be reviewed in detail through Development Permit and overall landscape design.

Accessible Housing

The developer has agreed that aging-in-place features will be provided in all units (e.g., inclusion of blocking in bathroom walls for installation of grab-bars, provision of blocking in stair walls to accommodate lift installation at a future date, and provision of lever door handles). In addition, a total of two convertible units will be provided in this three-duplex-lot development. Details of the accessible housing features will be reviewed at the future Development Permit stage.

Affordable Housing Strategy

The applicant proposes to make a cash contribution to the Affordable Housing Reserve Fund in accordance to Section 5.15.1(c) of Zoning Bylaw 8500. The applicant will make a cash contribution of \$8.50 per buildable square foot as per the requirement for a contribution of \$82,000.75.

Energy Step Code

The applicant has committed to design the subject development to meet the City's Step Code requirements (Attachment 8). Details on how all units are to be built and maintained to this commitment will be reviewed at Building Permit stage.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate an approximately 0.92 m wide road across the Railway Avenue frontage to match the property line to the north, in order to accommodate the required future signal equipment and frontage upgrades. The exact road dedication is to be determined based on legal surveys. In addition, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works and service connections including new sidewalk, boulevard and trees (see Attachment 9 for details). All works are at the client's sole cost (i.e., no credits apply).

At future subdivision stage, the developer will be required to pay Development Cost Charges (DCC's) (City & GVS&DD), School Site Acquisition Charge, and Address Assignment Fee. Servicing connections are to be determined at Servicing Agreement stage.

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 11480 and 11500 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, in order to permit the development of three duplex lots (six dwelling units in total) on the subject site. The list of rezoning considerations is included in Attachment 9, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10060 be introduced and given First Reading.

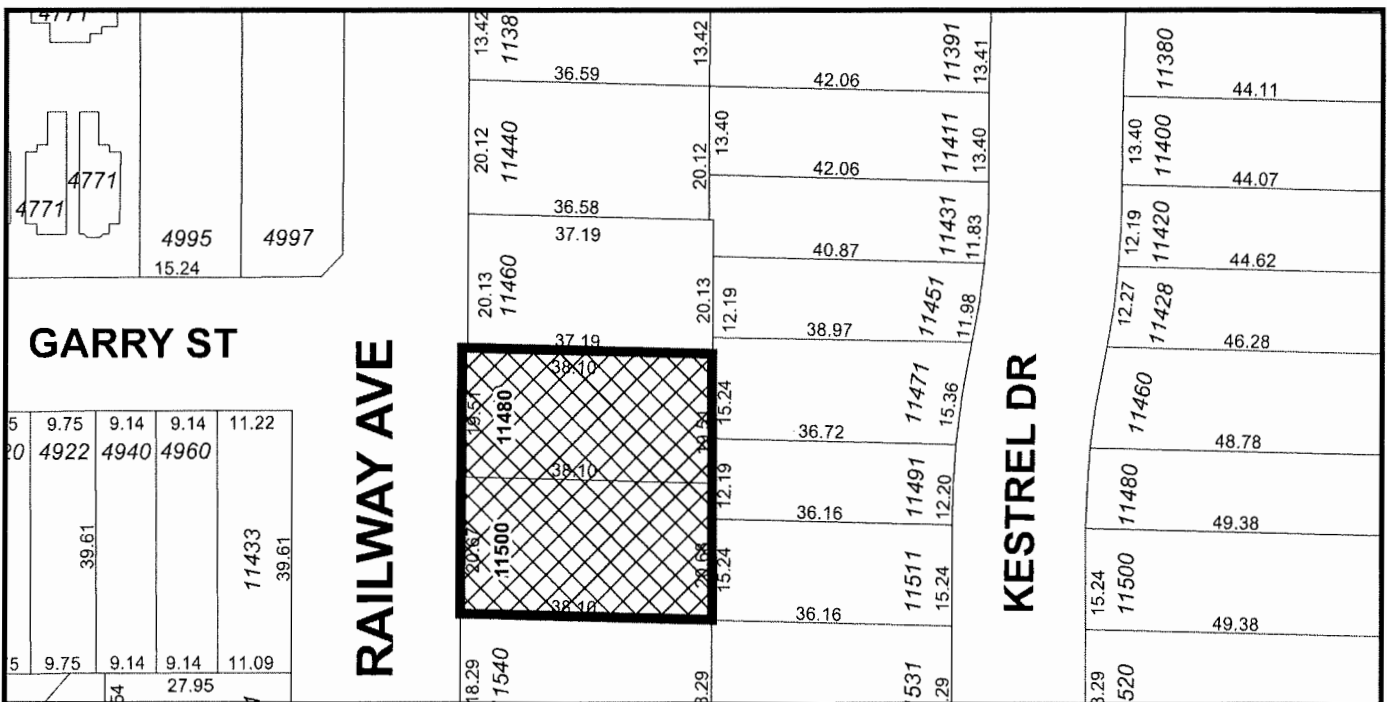


Edwin Lee
Planner 1
(604-276-4121)

EL:blg

- Attachment 1: Location Map
- Attachment 2: Proposed Subdivision Layout
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Steveston Area Land Use Map
- Attachment 6: Consultation Summary
- Attachment 7: Tree Management Plan
- Attachment 8: Letter from Developer
- Attachment 9: Rezoning Considerations

City of
Richmond

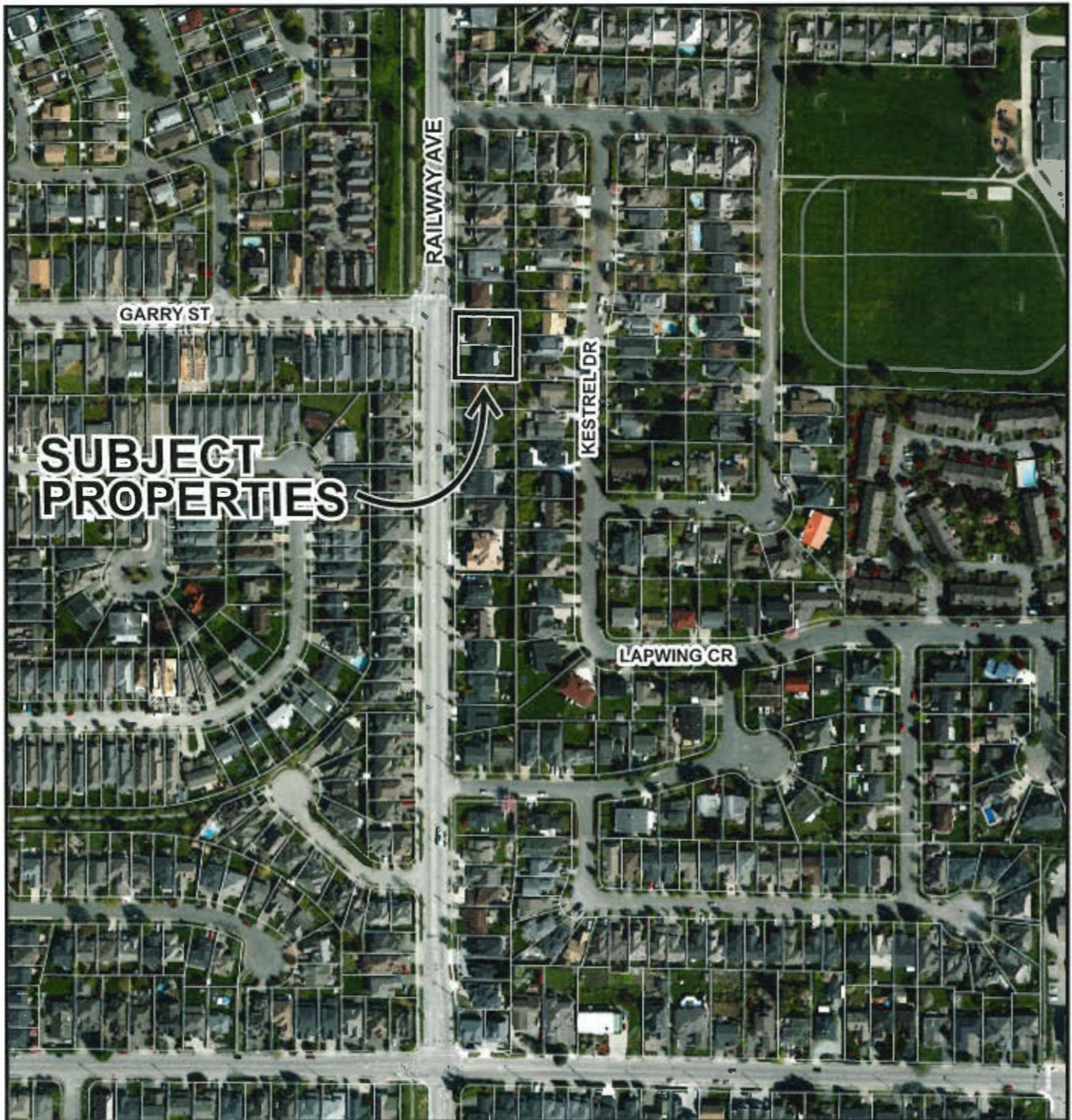


RZ 17-771371

Note: Dimensions are in METRES



City of
Richmond

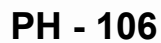


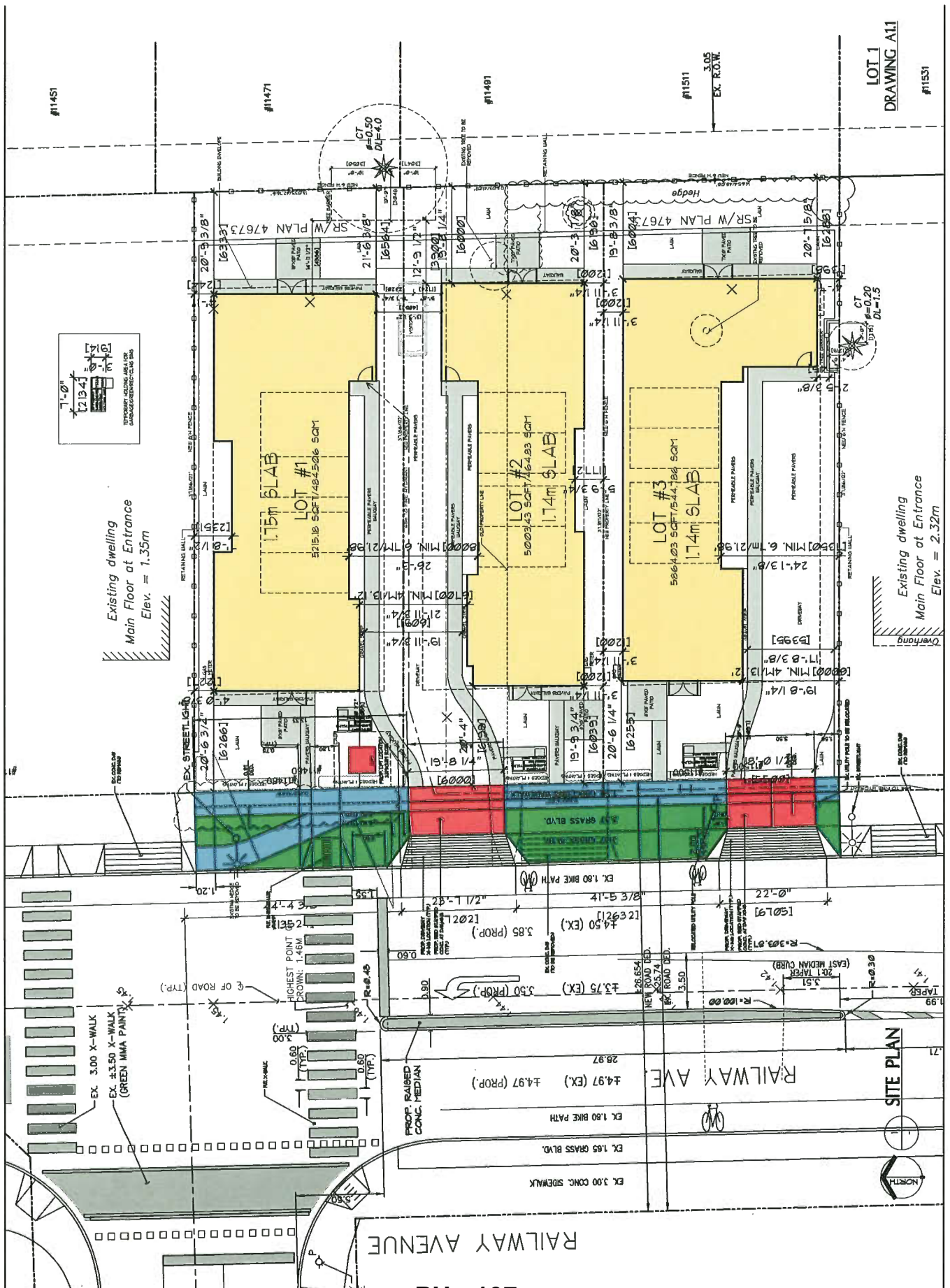
RZ 17-771371

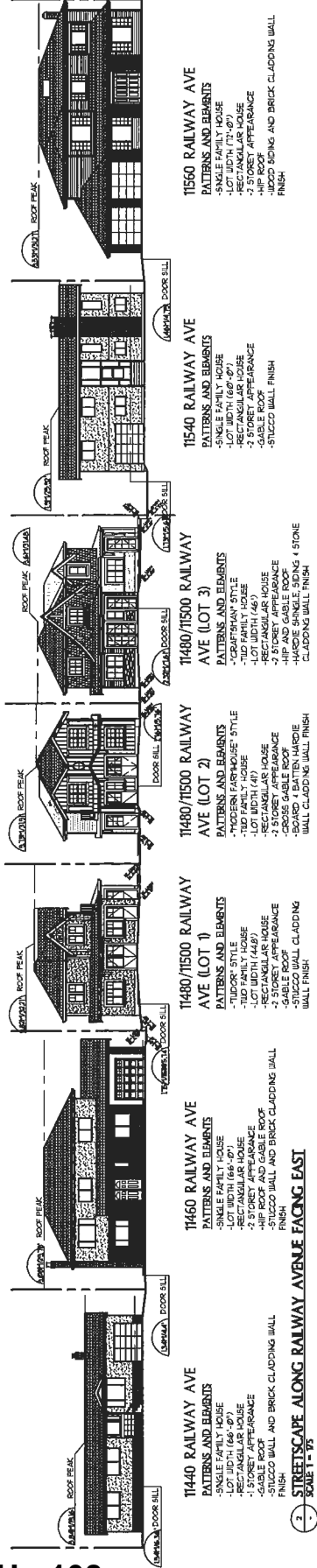
Original Date: 06/08/17

Revision Date:

Note: Dimensions are in METRES

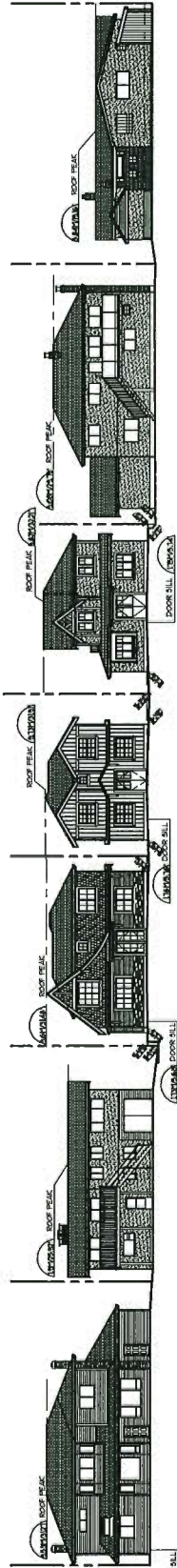








11440 RAILWAY AVE 11460 RAILWAY AVE 11460 RAILWAY AVE 11540 RAILWAY AVE 11560 RAILWAY AVE
 PHOTO STREETSCAPE ALONG THE REAR PROPERTY LINE SHOWING EAST ELEVATIONS
 N.E.



11560 RAILWAY AVE 11540 RAILWAY AVE 11480/11500 RAILWAY AVE 11460 RAILWAY AVE 11440 RAILWAY AVE
 PHOTO STREETSCAPE ALONG THE REAR PROPERTY LINE SHOWING EAST ELEVATIONS
 N.E.

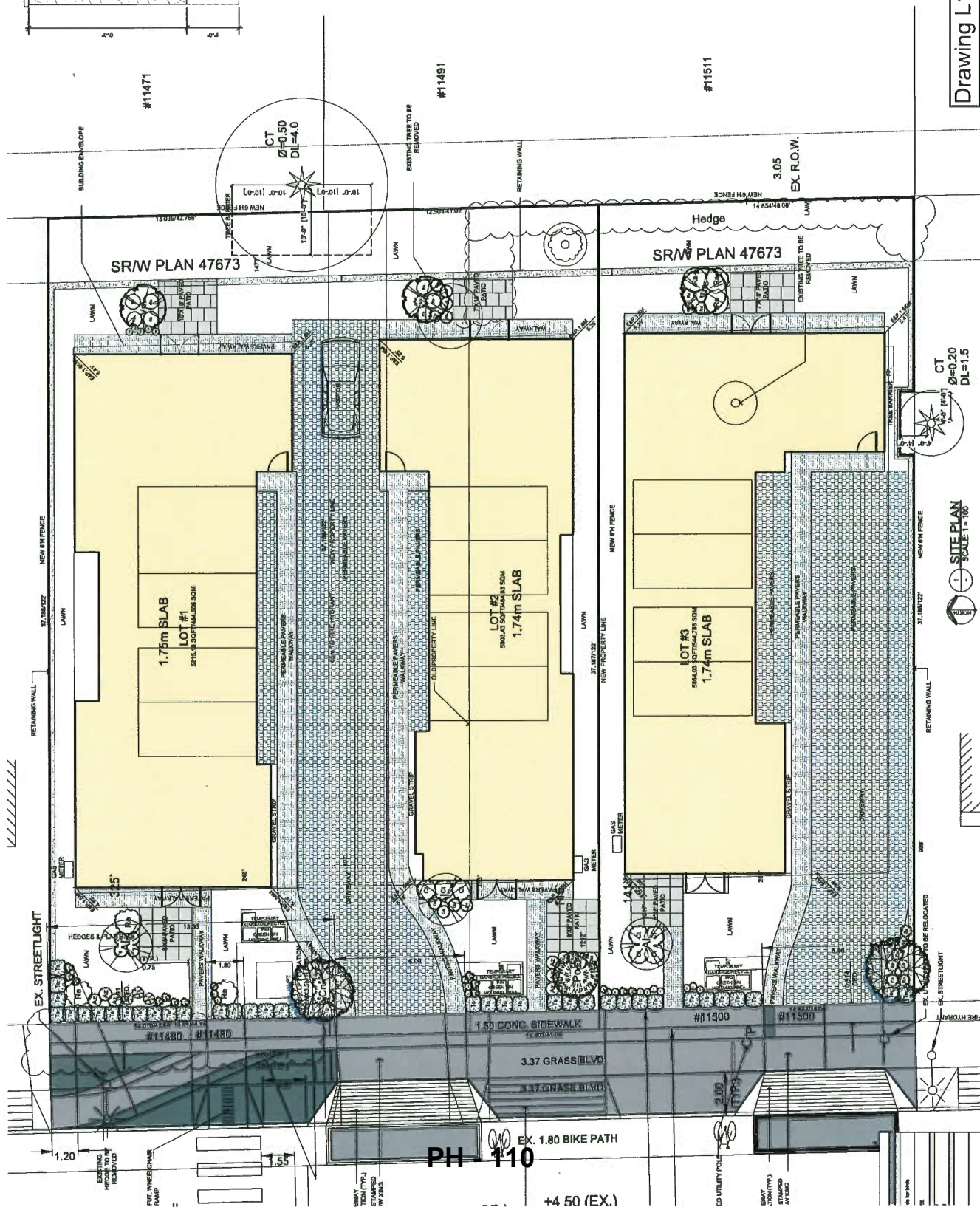


11471 RAILWAY AVE 11451 RAILWAY AVE 11433 RAILWAY AVE 4771 GARRY ST (UNIT 3)
 PHOTO STREETSCAPE ALONG RAILWAY AVENUE FACING WEST
 N.E.

DRAWING A5.0



Drawing L1



Plant List - 11480 -11500 RAILWAY AVENUE

Qty	Common Name	Botanical Name	Scheduled Size	Comments
Conifers				
39	Emerald Arborvitae	Thuja occidentalis 'Emerald' (T.o. 'Smaragd')	1.8m.	Provides cover & seeds for birds
1	Serbian Spruce	Picea omorika	3.5m. B&B	REPLACEMENT TREE
Ornamental Grass-Bamboos				
5	Golden Japanese Forest Grass	Hakonechloa macra 'Aureola'	#1	
Perennials				
16	Bressingham Ruby Heartleaf Bergenia	Bergenia 'Bressingham Ruby' P.P.# 7344	#1	
8	Goldsturm Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	#2	
12	Joan Senior Daylily	Hemerocallis x 'Joan Senior'	#1	
13	Purple Coneflower	Echinacea purpurea	#2	Attracts birds
3	Shorty Spurge	Euphorbia 'Shorty' P.P.A.F.	#2	
Shrubs				
3	Anah Krushke Rhododendron	Rhododendron x 'Anah Krushke'	#5	
7	Aztec Pearl Mexican Orange Blossom	Choisya ternata 'Aztec Pearl'	#5	
7	Blue Diamond Rhododendron	Rhododendron x 'Blue Diamond' (H-3)	#5	
6	Hino-Crimson Azalea	Azalea 'Hino-Crimson' (Kurume hybrid)	#3	
3	King Edward VII Flowering Currant	Ribes sanguineum 'King Edward VII'	#2	
12	Salal	Gaultheria shallon	#2	
Trees				
2	Eddie's White Wonder Dogwood	Cornus x 'Eddie's White Wonder'	6cm. B&B	REPLACEMENT TREE
3	Pacific Fire Vine Maple	Acer circinatum 'Pacific Fire'	2.5m. B&B	native species
3	Shadblow Serviceberry	Amelanchier canadensis	2.5m. B&B	Wildlife Habitat



RZ 17-771371

Attachment 4

Address: 11480 and 11500 Railway Avenue

Applicant: Design Work Group Ltd.

Planning Area(s): Steveston

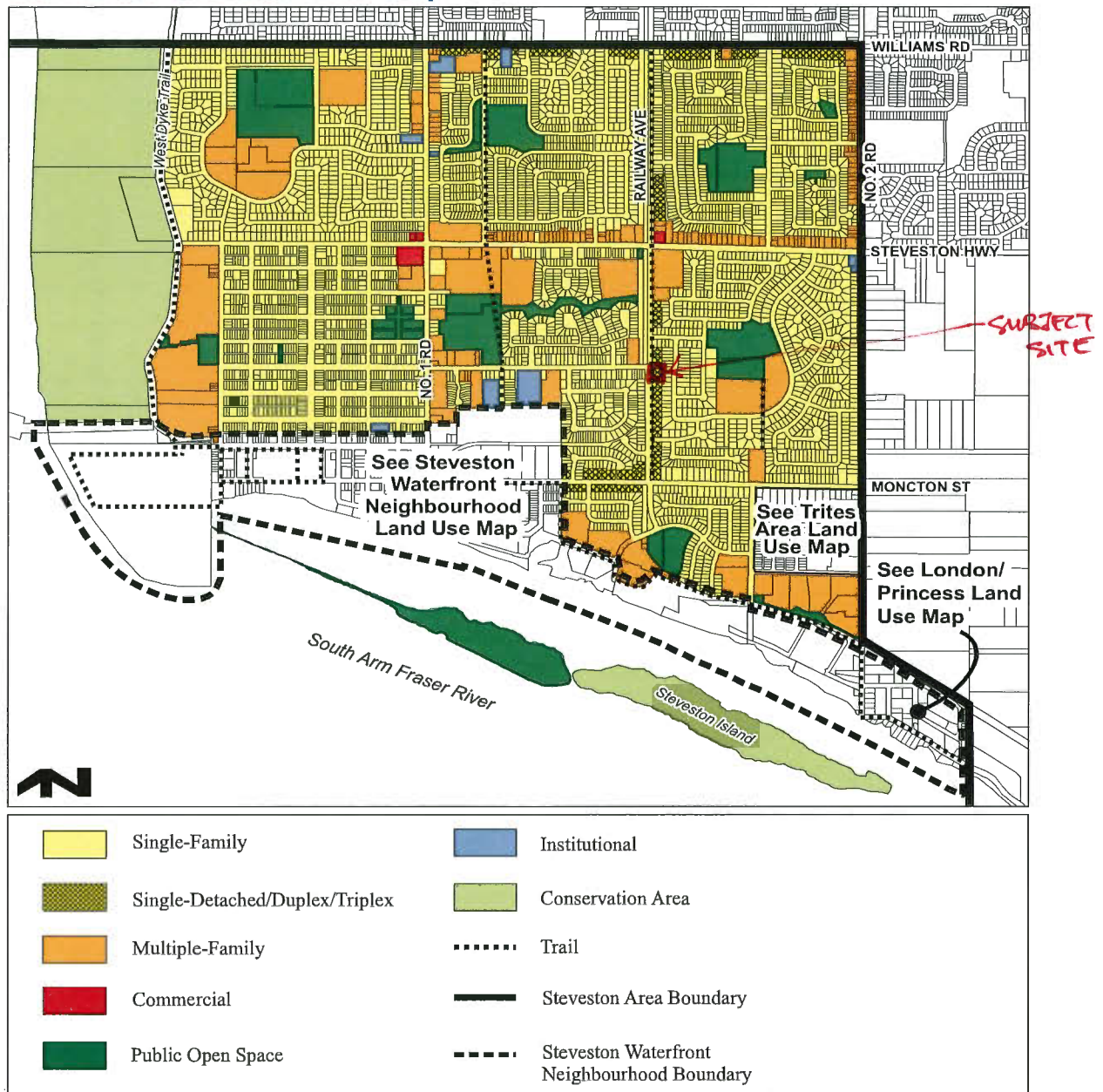
	Existing	Proposed
Owner:	1113132 BC LTD.	No change
Site Size (m²):	1,530.6 m ²	Ranging from 464.8 m ² to 544.8 m ² per lot
Land Uses:	Single-family dwelling	Two-unit dwelling
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Steveston Area Plan: Single-Detached/Duplex/Triplex	Duplex
702 Policy Designation:	N/A	No Change
Zoning:	Single-Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)
Number of Units:	2	6
Other Designations:	n/a	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Density:	The lesser of 0.6 FAR or 334.5 m ² per lot	0.6 FAR	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: 45% Max. Non-porous Surfaces: 70% Max. Landscaping: 25% Min.	none
Lot Size:	Min. 464.5 m ²	464.8 m ² to 544.8 m ²	none
Lot Dimensions (m):	Width: Min. 10.35 m for proposed lots with shared vehicle access and Min. 13.4 m for proposed lot with individual vehicle access Depth: Min. 30 m	Width: 12.5 m for the lots with shared vehicle access and 14.65 m for the lot with individual vehicle access Depth: 37.18 m Min.	none
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: 6 m Min. Rear: 6 m Min. Side: 1.2 m Min.	none
Height (m):	Max. 9.0 m (2 storeys)	9.0 m (2 storeys)	none
Off-street Parking – Regular (R):	2 per unit	2 per unit	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Off-street Parking – Visitor (V):	0.2 per unit when 3 or more units share one access (0.2 x 4) = 1	1	none
Off-street Parking (total):	13	13	none
Tandem Parking Spaces:	Permitted	0	none

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

City of Richmond

Steveston Area Land Use MapBylaw 9604
2016/12/19

Railway Development – Neighbourhood Consultation

11491 Kestrel Drive

(Ellene & Tim Gould) – ellenegould@aim.com

- Like the design
- Happy to be engaged
- The height of building and the layout of the property works for them

RECEIVED
JUN 15 2018

11511 Kestrel Drive

(Derek & Carmen) – lamsx4@gmail.com

- On board with the development
- Hoping we trim the hedge in the back to provide more sun

11471 Kestrel Drive

(Karl Reinders) – karlreinders@shaw.ca

- Likes the design
- On board with the development
- Doesn't feel he will be impacted much

11540 Railway Avenue

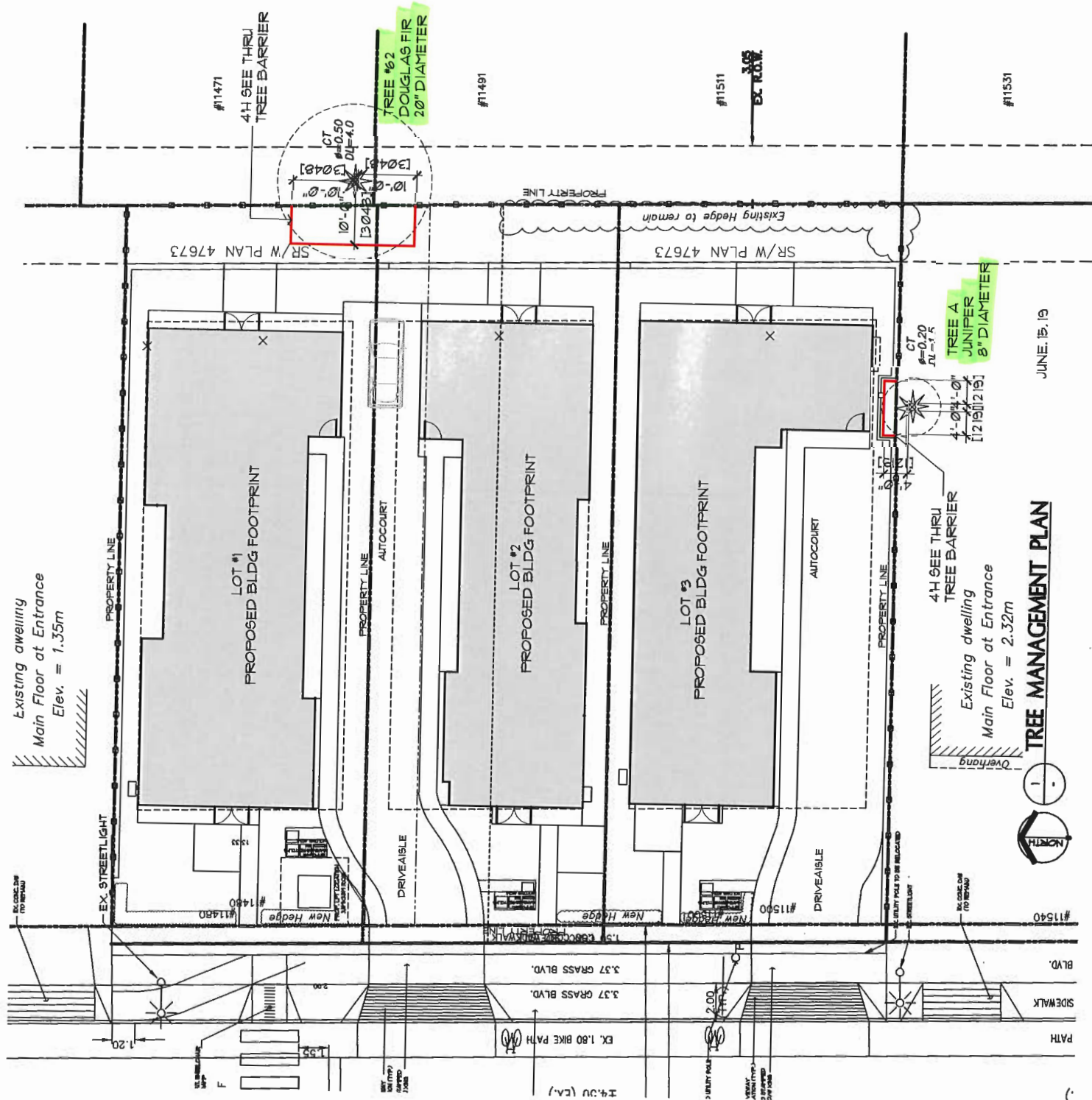
(Joy Ma)

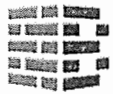
- Likes the design
- On board with the development
- Doesn't feel she will be impacted
- Curious why he have not yet started breaking ground

11433 Railway Avenue

(Aziz Kara & Zabeen Kara) – armiek@gmail.com

- Feels design is tasteful
- Happy with the number of units
- On board with the development





bricklane
developments

June 14, 2019

Attention: City of Richmond

Re: Energy Step Code on proposed duplex project – 11480 & 11500 Railway Avenue

Bricklane Developments fully supports the new step code requirements and will meet the targets on this Duplex project.

Furthermore, we attended the various City of Richmond breakfast seminars and took advantage of the free testing that was offered on 2 of our projects. Those projects were successful and we reached the targets laid out by the Energy Step Code.

If you have any questions, please feel free to contact me at Bricklanedevelopments@gmail.com or call 604-812-9561.

Sincerely,

A handwritten signature in black ink, appearing to read 'Inder Johal', followed by a long horizontal line.

Inder Johal
Vice President
Bricklane Developments
Suite 186 - 8120 No. 2 Road
Richmond, BC
V7C 5J8



City of Richmond

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

Address: 11480 and 11500 Railway Avenue

File No.: RZ 17-771371

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10060, the developer is required to complete the following:

1. 0.92 m wide road dedication along the entire Railway Avenue frontage to match the property line to the north, in order to accommodate the required future signal equipment and frontage upgrades; exact width is to be confirmed with survey information to be submitted by the applicant.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that, upon subdivision of the property:
 - a) Vehicle access to the two northern lots is via a single shared driveway crossing, based on a design specified in a Development Permit approved by the City;
 - b) A cross-access easement for the shared driveway access, common drive aisle, and the shared visitor parking stall is to be registered on Titles of the each of the two northern lots.
 - c) The buildings and driveways on all proposed lots are to be designed to accommodate on-site vehicle turn-around to prevent vehicles from reversing onto Railway Avenue.
4. Submission of a Contract entered into between the applicants/developers and a Certified Arborist for supervision of any on-site works conducted within/near the tree protection zone on site for the protection of the trees to be retained on neighbouring 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.
5. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$82,000.75) to the City's Affordable Housing Reserve Fund.
6. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
7. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
 - a) Water Works:
 - Using the OCP Model, there is 334 L/s of water available at a 20 psi residual at the Railway Avenue 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 onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - At the Developers cost, the City is to:
 - Install six new water service connections to serve the proposed development, complete with meters and meter boxes.
 - Cut and cap, at main, both existing water service connections serving the development site.
 - b) Storm Sewer Works:
 - At Developer's cost, the City is to:

- Cut and cap, at main, the storm service connection at the north property line of 11500 Railway Avenue and remove inspection chamber STIC51163.
- Cut and cap, at inspection chamber, the existing service connection at the northern property line of 11480 Railway Avenue. Retain inspection chamber STIC51162 for boulevard drainage, and replace solid inspection chamber cover with grate if applicable.
- Cut and cap, at inspection chamber, the southern-most service connection serving the development site and retain inspection chamber STIC51180 serving 11540 Railway Avenue.
- Install three new storm service connections complete with inspection chambers. Or, alternatively, two new storm service connections with one located at the adjoining property line of two of the newly subdivided lots with dual service laterals.

c) Sanitary Sewer Works:

- The Developer is required to:
 - Not start onsite excavation or foundation construction prior to completion of rear yard sanitary works by City crews.
 - Ensure no encroachments of onsite works (proposed trees, buildings, non-removable fences, retaining walls, etc.) into existing sanitary right-of-way along north property line of subject site.
- At Developer's cost, the City is to:
 - Cut and cap, at main, the existing sanitary service connection remove inspection chamber SIC15772.
 - Install three new sanitary service connections complete with inspection chambers. Or, alternatively, two new sanitary service connections with one located at the adjoining property line of two of the newly subdivided lots with dual service laterals.

d) Frontage Improvements:

- Construct a new 1.5 m wide concrete sidewalk at the new property line. The new sidewalk is to connect to the existing sidewalk north and south of the subject site.
- Remove the existing sidewalk and backfill the area between the curb and the new sidewalk to provide a minimum 1.5 m wide grass boulevard with street trees. The boulevard width is exclusive of the 0.15 m wide curb.
- All existing driveways along the Railway Avenue development frontage 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, boulevard and concrete sidewalk per standards described above.
- Construct a new shared driveway to City design standards: 6.0 m wide at the property line with 0.9 m flares at the curb and 45° offsets to meet the grade of sidewalk/boulevard. The driveway width is to be kept at 6.0 m for a distance of 6.0 m from the back of the sidewalk to allow for two vehicles in opposite directions to pass. The driveway can be tapered at a 5:1 transition to a minimum width of 4.0 m (wider if garbage and recycling collection is provided door to door).
- Provide special stamped/tinted concrete treatment for the sidewalk across the driveway to better highlight the driveway for pedestrians.
- Relocate/upgrade the existing streetlights along Railway Avenue as required by the proposed sidewalk/driveway and to meet lighting requirements. Consult Engineering on other utility requirements as part of the frontage works.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
- Coordinate with BC Hydro, Telus and other private communication service providers
 - To relocate/underground the existing overhead poles and lines as required to prevent conflict with the proposed frontage works (i.e. sidewalk and boulevard).
 - 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 should be located onsite.
- e) General Items:
 - The Developer is required to:
 - Provide, within the building permit application, a geotechnical assessment of preload and soil preparation impacts on the existing utilities fronting the development site (i.e. AC water main on Railway Avenue, and rear-yard sanitary main) 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, dewatering, 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.

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.

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

1. Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Registration of a cross-access easement over the driveway, drive aisle, and visitor parking stall shared between the two northern lots.

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

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

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 measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals 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



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10060 (RZ 17-771371)
11480 and 11500 Railway Avenue**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)”**.

P.I.D. 004-024-621

The Northerly 64 Feet of Lot 459 Section 1 Block 3 North Range 7 West New Westminster District Plan 46318

P.I.D. 004-024-460

Lot 459 Except the Northerly 64 Feet Section 1 Block 3 North Range 7 West New Westminster District Plan 46318

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10060”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 22 2019



MAYOR

CORPORATE OFFICER



To:	Planning Committee	Date:	July 9, 2019
From:	Barry Konkin Manager, Policy Planning	File:	08-4430-03-10/2019-Vol 01
Re:	Cannabis Related Official Community Plan and Zoning Bylaw Amendments In Response to the New Provincial Agricultural Land Reserve Use Regulations		

Staff Recommendation

1. That Richmond Official Community Plan (OCP) Bylaw 9000, Amendment Bylaw 10061, to revise Section 3.6.5 of Schedule 1 of the OCP on the City's land use policies for the management of restriction of cannabis related activities in response to the Provincial *Agricultural Land Reserve (ALR) Use Regulations*, be introduced and given first reading.
2. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in conjunction with:
 - the City's Financial Plan and Capital Program;
 - the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby 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 9000, Amendment Bylaw 10061, having been considered in conjunction with Section 477(3)(b) of the *Local Government Act*, be referred to the Provincial Agricultural Land Commission for comment and response by August 27, 2019.
4. That Richmond Official Community Plan Bylaw 9000, Amendment Bylaw 10061, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation.
5. That Richmond Zoning Bylaw 8500, Amendment Bylaw No 10062, to amend Section 3.4 and add Section 5.21 to manage and restrict cannabis related activities in the Agricultural Land Reserve in accordance with the *Agricultural Land Reserve Use Regulation*, be introduced and given first reading.
6. Whereas Section 463 of the *Local Government Act* allows the withholding of building permits that conflict with bylaws in preparation;

July 9, 2019

- 2 -

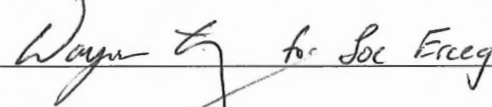
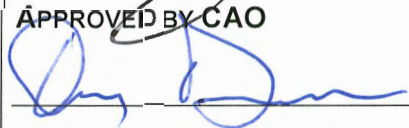
Whereas Council has granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 to amend land use regulations specific to the production of cannabis in and outside of the ALR in response to changes to the Provincial ALR legislation;

Therefore be it resolved that staff bring all building permit applications involving the production of cannabis in a building or structure, received more than 7 days after the date of first reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10062, forward to Council to determine whether such applications are in conflict with the proposed bylaw.



Barry Konkin
Manager, Policy Planning

BK:ke
Att. 2

REPORT CONCURRENCE		
ROUTED TO: Law Development Applications	CONCURRENCE <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER 
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: DW	APPROVED BY CAO 

Staff Report

Origin

On July 13, 2018, the Province of British Columbia announced changes to the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* regarding cannabis production in the Agricultural Land Reserve (ALR). These new regulations identified that the lawful production of medical and non-medical (recreational) cannabis is a farm use only if the production occurred:

1. Outdoors in a field or in a building or structure with a soil base; or
2. As of July 13, 2018, in an existing building or structure (or under construction) used for the purpose of growing crops.

Subsequent to that, on February 22, 2019, the *Agricultural Land Commission Act* (the “ALC Act”) and the *Agricultural Land Reserve Use, Subdivision and Procedure Regulation* were amended and the *Agricultural Land Reserve Use Regulation* (the “*ALR Use Regulation*”) was created (Attachment 1 is a copy of the ALC Information Bulletin 04 on this matter). Though many concepts contained in the ALC Act and regulations remain unchanged, there were significant changes to the regulations regarding the use of ALR land for cannabis production.

Under the new legislation, the use of agricultural land for producing cannabis lawfully is a “farm use” in the ALR that does not require Agricultural Land Commission (ALC) approval. Also, through the combined effect of s.4 and s.8 of the *ALR Use Regulation* (set out in Attachment 2), the legislation also provides that this use in the ALR may not be prohibited by a local government bylaw if the cannabis is produced:

- (a) outdoors in a field, or
- (b) inside a structure that has a base consisting entirely of soil that meets those conditions set out in s.8(2) of the *ALR Use Regulation*, or
- (c) As of July 13, 2018, inside an existing building or structure (or a building or structure under construction) previously used for the purpose of growing crops (Attachment 2).

In effect, the new *ALR Use Regulation* now permits all forms of cannabis production as a farm use, subject to obtaining a Federal Health Canada license. If a local government does not establish desired regulations through amendments to the Official Community Plan and Zoning Bylaw, any form of cannabis production (including inside a structure built in the ALR) would be permitted.

For example, a building permit application could be submitted for construction of a large agricultural building within the ALR (consistent with the regulation on building size in the Richmond Zoning Bylaw 8500 of a maximum of 750 m² (8,073 ft²) of concrete slab) which would be lawfully used for cannabis production under the Provincial Regulation, and with a Health Canada License.

Local governments were not consulted regarding the changes to the ALR regulation in February 2019, were not given any advance notice, or notified when these changes came into effect. While these changes to the ALR legislation came into effect in February, 2019, the accompanying ALC bulletin was not published until May 8, 2019.

Based on the new *ALR Use Regulation*, it is staff opinion that the City's Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 should be amended as soon as possible to regulate cannabis production and cultivation and any related accessory uses within the Agricultural Land Reserve to the fullest extent possible.

Existing OCP and Zoning Bylaw Regulations

OCP Policy

The OCP limits the proliferation of medical and non-medical cannabis production and cannabis research and development facilities city-wide by restricting any such facility to a site designated as "Mixed Employment" or "Industrial" land use in the OCP. The OCP policy also limits any type of cannabis production or cannabis research and development facility to one facility only city-wide.

Zoning Bylaw 8500

Richmond Zoning Bylaw 8500 currently has land use definitions for a "medical cannabis production facility", "non-medical cannabis production facility" and "cannabis research and development facility". None of these identified land uses are permitted in any zoning district city-wide, and a rezoning application is required to allow City Council to consider the site-specific requirements of the use. Furthermore, the land use definitions for "farm business" and "agriculture" explicitly exclude cannabis related activities.

Despite the City's Zoning Bylaw approach to restrict medical and non-medical cannabis production activities and other cannabis related operations city-wide, the City has been subject to legal proceedings and a court judgement pertaining this use on ALR land. Amendments to the Richmond Zoning Bylaw 8500 proposed in this report in relation to cannabis activities in the ALR will strengthen City's framework to restrict and regulate this use to the fullest extent possible and in staff's opinion, likely prevent future legal proceedings against the City from being successful.

Analysis

Proposed Bylaw Amendments

The intent of the proposed amendments to the Official Community Plan (OCP) and the Richmond Zoning Bylaw 8500 are to provide the maximum degree of regulation permitted by current Provincial regulation, to ensure that the City's bylaws are consistent with the *ALR Use Regulation*, and provide a clear framework for the production and processing of cannabis on lands zoned "Agriculture (AG1)" and located within the Agricultural Land Reserve.

Official Community Plan Bylaw 9000

Bylaw 10061 to amend Richmond Official Community Plan Bylaw 9000 would include a new policy that will clearly state that the cultivation and production of cannabis and related activities is not permitted on ALR land, other than those cannabis activities that cannot be prohibited as per the *ALR Use Regulation*. The proposed amendment would specifically reference to relevant sections of the *ALR Use Regulation*, and state that while cannabis production consistent with the Provincial regulations cannot be prohibited, that use will be subject to the regulations in the Richmond Zoning Bylaw 8500 for cannabis production and related activities.

Richmond Zoning Bylaw 8500

The *ALR Use Regulation* and Ministry of Agriculture “Guide for Bylaw Development in Farming Areas” were referenced in the proposed land use regulations related to cannabis activities outlined in this section of the report. Proposed Richmond Zoning Bylaw 8500 Amendment Bylaw 10062 will bring the City’s zoning regulations up to the maximum level of regulation currently permitted under Provincial legislation. Specific amendments are as follows:

1. Definition of “Agriculture”: Currently, the Zoning Bylaw allows agriculture as a secondary use in all zones to support community gardens and urban farming and already includes a regulation that does not permit a Health Canada commercially licensed medical/non-medical cannabis production facility or cannabis research and development facility. The proposed amendment clarifies that this use definition only applies to land outside of the ALR and any cannabis related activities in this category will continue to be prohibited.
2. Definition of “Farm Business”: Proposed Bylaw 10062 would amend the definition of ‘farm business’ to reference the specific use regulations proposed in a new section (5.21 Cannabis Production and Cultivation in the Agricultural Land Reserve). Medical/non-medical cannabis production facilities would continue to not be permitted as a farm business, except if done so in a manner outlined in the *ALR Use Regulation* that cannot be prohibited by a local government bylaw.
3. A new Section 5.21 (Cannabis Production and Cultivation in the Agricultural Land Reserve) is proposed to be added as a new specific land use regulation, which would prohibit the production and cultivation of cannabis. Under this new section and as per the *ALR Use Regulation*, the only permitted methods of cannabis production and cultivation which cannot be prohibited are:
 - a. outdoors in a field, or inside a structure that has a base consisting entirely of soil that meets those conditions set out in s.8(2) of the *ALR Use Regulation*; or
 - b. inside an existing building or structure (or a building or structure under construction) previously used for the purpose of growing crops.
 - c. This section would establish minimum setbacks to lot lines for the cannabis production activities as follows:
 - i. 30 m to any lot line;
 - ii. 60 m to any lot line that abuts or is adjacent to land zoned anything other than Agriculture (AG1); and

- iii. 150 m measured from the lot line of a site zoned School & Institutional Use (SI) or Assembly (ASY).
- 4. Cannabis Accessory Activities (Storage/Processing): Staff have consulted with the Agricultural Land Commission, who have confirmed that – as with all other agricultural products – it is permitted for a farmer to process product grown on a different property, so long as at least 50% of the product processed is grown on the subject property, or is grown by members of an association (as per the *BC Cooperative Association Act*) that the processor belongs to. It is within the City’s zoning powers to establish regulations on this activity, but not an outright prohibition. To ensure that farmland is not targeted for cannabis processing facilities with no connection to cannabis production and cultivation methods permitted under the *ALR Use Regulation*, Section 5.21 prohibits cannabis related storing, packing, preparing and processing activities. For types of cannabis operations in the ALR where storing, packing, preparing and processing activities cannot be prohibited, regulations are proposed to regulate their siting and restrict size as follows:
 - a. Establish minimum setbacks to lot lines for any cannabis storing, packing, preparing and processing activities (identical to cannabis production and cultivation activities) as follows:
 - i. 30 m to any lot line;
 - ii. 60 m to any lot line that abuts or is adjacent to land zoned anything other than Agriculture (AG1); and
 - iii. 150 m measured from the lot line of a site zoned School & Institutional Use (SI) or Assembly (ASY).
 - b. The proposed size restrictions for a building or facility used for accessory cannabis storing, packing, preparing and processing activities is linked to the total area designated for cannabis production and cultivation use, regardless of if this activity occurs indoors in a building or outside. As a result, the floor area restriction for these accessory activities is proposed to be calculated as 15% of the area designated for cannabis production and cultivation up to a maximum of 100 m² (1,076 ft²). Some examples of how this is calculated is as follows:
 - i. For an operation that has a total area of 200 m² (2,152 ft²) designated for cannabis production and cultivation (inside or outside), 30 m² (323 ft²)(15% of the cannabis production and cultivation area) is the maximum floor area for a related accessory cannabis storing, packing, preparing and processing facility.
 - ii. For an operation that has a total area of 1,000 m² (10,764 ft²) designated for cannabis production and cultivation (inside or outside), the floor area for any related accessory uses would be capped at 100 m² (1,076 ft²).

Cannabis Retail Activities

Zoning Bylaw 8500 currently has provisions in place to prohibit any retail cannabis operations city-wide. The proposed Official Community Plan and Zoning Bylaw Amendments in this report do not impact this and cannabis retail operations would remain prohibited.

In relation to potential cannabis “farm gate retail activities” occurring within the ALR, the Province, through the Liquor and Cannabis Regulation Branch (LCRB) and Liquor Distribution Branch (LDB), is responsible for regulating the retailing of cannabis. As part of the processing

of any retail licensing application by the Province, a referral to the local government is made and requires a positive recommendation. The Province, through the LCRB and LDB, will not license any cannabis retail operations without the support of the local government. Based on this, the City's existing Zoning Bylaw regulation to not permit cannabis retail activities apply, thereby granting the ability for the City to say no to a proposal and would end the license application process. City staff have contacted the Province to request if they have any additional updates on this matter and will advise Council accordingly.

Existing Regulations for Agricultural Buildings and Greenhouses

The two proposed bylaws presented with this report will establish the maximum level of regulation currently permitted under Provincial regulations. It is important to note that the existing provisions in the Richmond Zoning Bylaw 8500 to prohibit concrete slab greenhouses, and to limit the size of a concrete slab in an agricultural building to 750 m² (8,073 ft²) are unchanged. It is intended that the regulations proposed in this report will work in tandem with existing zoning bylaw regulations on cannabis production and agricultural structures.

Consultation

The proposed amendments to the Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 would be consistent with the *ALR Use Regulation*, and are fully within Council's powers to enact. In accordance with Section 477(3)(b) of the *Local Government Act*, the proposed Official Community Plan Amendment Bylaw 10061 is recommended to be forwarded to the ALC for review and comment should the Council grant first reading to this bylaw amendment. City staff recommend that any ALC comments be provided seven (7) days in advance (August 27, 2019) of the scheduled Public Hearing (September 3, 2019). Proposed Richmond Zoning Bylaw Amendment Bylaw 10062 would also be forwarded to the ALC for review and comment in conjunction with Official Community Plan Amendment Bylaw 10061.

To date, the City's Agricultural Advisory Committee (AAC) was not consulted on the proposed bylaw amendments, which are consistent with the *ALR Use Regulation* and Ministry of Agriculture "Guide for Bylaw Development in Farming Areas" related to cannabis related facilities in the ALR. The City's AAC current membership consists of 5 members, which is not sufficient to achieve committee quorum. If the proposed bylaw amendments are endorsed by Council and to take into account the current membership challenge of the AAC not being able to achieve committee quorum for a meeting, staff propose to circulate the appropriate materials in this report to the 5 existing members of the AAC. This approach will provide the opportunity for existing members of the AAC to provide comments in advance of the Public Hearing. In addition, as there was no advance notice of the new ALR Use Regulation, staff are of the opinion that the recommended bylaw amendments should proceed as soon as possible as they are consistent with provincial legislation, and delaying until the new AAC is established would place the city at some risk of having more cannabis related facilities constructed on farmland prior to having City restrictions and regulations in place.

Based on the above status of the City's AAC and recommended referral of the OCP and Zoning Amendment Bylaw to the ALC, the consultation outlined in this report is consistent with OCP Consultation Policy No. 5043.

Temporary Withholding of Building Permits

If Council were to grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 to include regulations specific to the production of cannabis in the ALR in response to changes to the Provincial ALR legislation, and wished to withhold the issuance of building permits related to the bylaw under preparation, a resolution would need to be endorsed by Council as follows:

Whereas Section 463 of the Local Government Act allows the withholding of building permits that conflict with bylaws in preparation;

Whereas Council has granted first reading to a bylaw to include regulations specific to the production of cannabis in the ALR in response to changes to the Provincial ALR legislation;

Therefore be it resolved that staff bring all building permit applications involving the production of cannabis in a building or structure, received more than 7 days after the date of first reading, forward to Council to determine whether such applications are in conflict with the proposed bylaw.

The above resolution is included as a recommendation in this staff report as it enables the ability for Council to review and (if applicable) withhold building permits associated with new or existing buildings or structures intended to be used for the production of cannabis that are in conflict with a bylaw under consideration in accordance with Section 463 of the *Local Government Act*. The withholding resolution would also apply to building permits for buildings or structures intended to be used for the storing, packing, preparing or processing of cannabis to determine if such proposals are in conflict with the bylaw under consideration. Any such building permit would be presented to Council for direction on withholding of the building permit if Council endorses the withholding resolution referenced above and recommended as part of this report.

A resolution, in accordance with Section 463 of the *Local Government Act*, enables Council the ability to review and withhold any building permits for these types of proposals.

Staff highlight the following for Council to be aware of if the above referenced resolution to enable the withholding of building permits is supported by Council and Richmond Zoning Bylaw 8500, Amendment Bylaw 10062 is granted first reading:

- In accordance with Section 463 of the *Local Government Act*, building permit applications that are potentially in conflict with a bylaw under consideration must be considered by Council within 30 days (from the date the building permit application was made).
- Due to the existing August schedule break where there are no scheduled regular Council meetings, a special Council meeting would need to be coordinated through the City Clerks Office to consider Council withholding of building permit applications. A special Council meeting would need to be arranged for the applicable building permits received between July 30, 2019 and August 9, 2019.

- Building permits received after August 9, 2019 would be presented to Council as necessary following the regular scheduled Council meetings in September.

Financial Impact or Economic Impact

None.

Conclusion

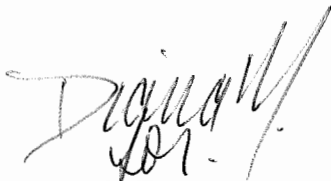
With the un-announced changes to the *Agricultural Land Reserve Use Regulation* which took effect February 22, 2019, there is a risk that cannabis production facilities of a variety of forms and sizes could be constructed on lands zoned “AG Agriculture” and located within the Agricultural Land Reserve. Staff have reviewed the updated Provincial regulations closely, and have proposed a number of amendments to the City’s Official Community Plan Bylaw 9000 and the Richmond Zoning Bylaw 8500 in order to establish the maximum level of regulation allowed.

The proposed bylaws will strengthen the OCP policies on cannabis production lands zoned “AG Agriculture” and located within the Agricultural Land Reserve, and will limit production of cannabis to the minimum permitted through Provincial regulations, and will establish setbacks for lawful cannabis production. The proposed Richmond Zoning Bylaw 8500 amendments will also establish a maximum size and setbacks for on-farm processing, storing, and packaging of cannabis.

It is recommended that Official Community Plan Bylaw 9000, Amendment Bylaw 10061 be introduced and given first reading.

It is further recommended that Richmond Zoning Bylaw 8500 Amendment Bylaw 10062 be introduced and given first reading.

In conjunction with the above referenced Bylaws being recommended for first reading, a withholding resolution in accordance with Section 463 of the *Local Government Act* is also recommended to enable Council the ability to consider and withhold building permits that are in conflict with Bylaws under consideration.



Kevin Eng
Planner 2

KE:cas

Attachment 1: ALC Information Bulletin 04 – Cannabis Production in the ALR
Attachment 2: Agricultural Land Reserve Use Regulation



INFORMATION BULLETIN 04

CANNABIS PRODUCTION IN THE ALR

Revised: May 8, 2019
 Issued: August 15, 2018

1. SCOPE OF THIS INFORMATION BULLETIN

This information bulletin provides guidance to assist in interpreting the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36 (**ALCA**) and regulations in relation to cannabis production in the Agricultural Land Reserve (**ALR**). The ALCA and regulations will govern if inconsistent with this bulletin.

This information bulletin is directed only to interpretation of the ALCA and regulations. Compliance with the ALCA and regulations in relation to cannabis does not relieve persons from the need to comply with all other applicable laws, regulations and bylaws at the federal, provincial and local government levels.

2. RECENT CHANGES TO STATUTE AND REGULATIONS

Effective February 22, 2019, the ALCA and the Agricultural Land Reserve Use, Subdivision and Procedure Regulation (now the **ALR General Regulation**) were amended and the Agricultural Land Reserve Use Regulation (the **ALR Use Regulation**) was created. Though many concepts contained in the ALCA and regulations remain unchanged, there have been changes related to the use of ALR land for cannabis production. All references in this information bulletin to the ALCA and regulations are as of February 22, 2019, unless otherwise stated.

3. WHETHER CANNABIS PRODUCTION IS A FARM USE

In the past, certain forms of cannabis production, but not others, had been “designated” as farm use by regulation. This was the practice followed when s. 2(2.5) of the former regulation was introduced in July 2018. The fact that certain production required “designation” to be a farm use suggested that non-designated forms of cannabis production:

- were not a farm use; and
- as such, could only be engaged in if the Agricultural Land Commission (the **Commission**) approved a non-farm use application specific to that use.

On February 22, 2019, s. 2(2.5) of the former regulation was repealed and the ALR Use Regulation was created. The ALR Use Regulation addresses cannabis production in s. 8, in a part of the ALR Use Regulation that is entitled “Farm Uses”, and no longer “designates” a

subset of cannabis production as farm use. This regulatory change clarifies that all forms of cannabis production are a “farm use”.

Because all forms of cannabis production are a “farm use”, cannabis production in the ALR does not contravene the ALCA even if engaged in without the Commission’s approval.

However:

- the ALR Use Regulation specifically allows local governments to prohibit cannabis production in certain forms (see section A of this bulletin); **AND**
- certain other activities associated with cannabis production, such as fill placement or soil removal, may still require proponents to engage with the Commission (see section B of this bulletin).

A. Local Government Authority To Prohibit

Local governments play a significant role in determining what kind of cannabis production occurs in their community.

Local governments may regulate or prohibit certain kinds of cannabis production, though may not prohibit all forms of cannabis production.

Section 8 of the ALR Use Regulation provides:

- (1) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced
 - (a) outdoors in a field, or
 - (b) inside a structure that, subject to subsection (2), has a base consisting entirely of soil.
- (2) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced inside a structure that meets both of the following conditions:
 - (a) the structure was, before July 13, 2018,
 - (i) constructed for the purpose of growing crops inside it, including but not limited to producing cannabis lawfully, or
 - (ii) under construction for the purpose referred to in subparagraph (i), if that construction
 - (A) was being conducted in accordance with all applicable authorizations and enactments, and

- (B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;
- (b) the structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.

Section 4 of the ALR Use Regulation provides:

The farm uses referred to in this Part [which includes s. 8] may not be prohibited

- (a) by a local government enactment except a bylaw under section 552 *[farming area bylaws]* of the *Local Government Act*, or
- (b) by a first nation government law, if the activity is conducted on settlement lands.

B. Placing Fill In, And Removing Soil From, The ALR

There are strict rules regarding placement of fill in the ALR and removal of soil from the ALR, **even when necessary for a farm use**, unless limited exceptions are met.

- Q. Do the rules on placement of fill in the ALR and removal of soil from the ALR apply to the construction of structures intended to be used for the production of cannabis?*
- A. Yes. These rules are found in ss. 35-36 of the ALR Use Regulation and apply generally, to the construction of structures for the production of cannabis, subject only to the limited exceptions summarized below.*

Typically even where the fill placement or soil removal is for cannabis production, successful completion of a notice of intent and/or use application process is required before the activity can proceed. This is so unless all of the following conditions are met:

- the fill placement or soil removal are for the purpose of constructing a structure for farm use; AND
- the total area from which the soil is removed or on which fill is placed is 1,000 m² or less; AND
- if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain; AND
- the fill **is not, and does not contain**, construction or demolition waste (including masonry rubble, concrete, cement, rebar, drywall and wood waste), asphalt, glass,

synthetic polymers, treated wood, or unchipped lumber, as none of these may be used as fill in the ALR: ALR Use Regulation, ss. 35-36.

See the Commission's Information Bulletin #7 – Soil or Fill Use in the ALR for more information.

4. CONSTRUCTION, MAINTENANCE AND OPERATION OF STRUCTURES NECESSARY FOR FARM USE

Subject to any limits and conditions set out in Part 2 of the ALR Use Regulation, the use of land in the ALR to construct, maintain or operate a structure (including a greenhouse), driveway or utility that is necessary for a farm use is designated as a farm use: ALR Use Regulation, s. 5. A designated farm use may be undertaken without making a use application to the Commission.

Q. What does “subject to any limits and conditions set out in Part 2 of the ALR Use Regulation” mean for the construction of structures intended to be used for cannabis production?

A. The construction of structures for cannabis production are limited by the specific limitations for cannabis production set out at s. 8 of the ALR Use Regulation.

In determining whether an activity is “necessary” for a farm use, consideration must be given to whether the nature and size of the activity is proportionate to the farm use. If a landowner claims that an activity is “necessary” for a farm use that has not yet commenced, issues may arise in respect of whether the proposed use is in fact going to occur, and whether the nature and size of activity characterized as “necessary” will in fact be necessary to that use.

5. STORING, PACKING, PREPARING AND PROCESSING FARM PRODUCTS

The ALR Use Regulation refers to certain other activities potentially related to cannabis that local governments may not prohibit, but may regulate, as described in s. 4 of the ALR Use Regulation, such as certain storing, packing, preparing and processing uses set out in s. 11.

The use of land in the ALR for storing, packing, preparing and processing farm products is designated as a farm use, and as such may be undertaken without application to the Commission, if at least 50% of the farm product is (a) produced either on that agricultural land or by an association (as that term is used in the *Cooperative Association Act*) to which the owner of the agricultural land belongs, or (b) feed required for farm use on that agricultural land: ALR Use Regulation, s. 11(2).



Agricultural Land Commission Act
**AGRICULTURAL LAND RESERVE
USE REGULATION**
B.C. Reg. 30/2019

Deposited and effective February 22, 2019

Consolidated Regulations of British Columbia

This is an unofficial consolidation.

B.C. Reg. 30/2019 (O.C. 67/2019), deposited and effective February 22, 2019, is made under the *Agricultural Land Commission Act*, S.B.C. 2002, c. 36, s. 58.

This is an unofficial consolidation provided for convenience only. This is not a copy prepared for the purposes of the *Evidence Act*.

This consolidation includes any amendments deposited and in force as of the currency date at the bottom of each page. See the end of this regulation for any amendments deposited but not in force as of the currency date. Any amendments deposited after the currency date are listed in the B.C. Regulations Bulletins. All amendments to this regulation are listed in the *Index of B.C. Regulations*. Regulations Bulletins and the Index are available online at www.bclaws.ca.

See the User Guide for more information about the *Consolidated Regulations of British Columbia*. The User Guide and the *Consolidated Regulations of British Columbia* are available online at www.bclaws.ca.

Prepared by:
Office of Legislative Counsel
Ministry of Attorney General
Victoria, B.C.

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE REGULATION

B.C. Reg. 30/2019

Contents

PART 1 – INTERPRETATION

1	Definitions	1
2	Other laws not ousted	1
3	If farming extends over multiple parcels	1

PART 2 – FARM USES

4	Farm uses that may not be prohibited	2
5	Necessary structures and ancillary services	2
6	Land development works	2
7	Soil testing, biosolids and soil amendments	2
8	Cannabis	3
9	Horse facilities	3
10	Forestry	4
11	Farm products	4
12	Agri-tourism	4
13	Alcohol production	5

PART 3 – PERMITTED NON-FARM USES

Division 1 – Permitted Non-Farm Uses That May Not Be Prohibited

14	Permitted non-farm uses that may not be prohibited	6
15	Necessary structures and ancillary services	7
16	Parks and similar areas	7
17	Gathering for an event	7
18	Roads	8
19	Other permitted non-farm uses	8

Division 2 – Permitted Non-Farm Uses That May Be Prohibited

20	Permitted non-farm uses that may be prohibited	9
21	Necessary structures and ancillary services	9
22	Parks and similar areas	9
23	Keeping animals	10
24	Home occupation use	10
25	Infrastructure	10
26	Aggregate removal	10
27	Other permitted non-farm uses	11

PART 4 – RESIDENTIAL USES

28	Section 20.1 (1) (a) and (b) of Act applies	11
29	Prescribed residential structures	11
30	Necessary structures and ancillary services	12
31	Secondary suites	12
32	Additional residences	12
33	Agri-tourism accommodation	12
34	Tourist accommodation	13

PART 5 – SOIL OR FILL USES

35	Permitted soil or fill uses	13
36	Prohibited fill	14

Agricultural Land Commission Act

AGRICULTURAL LAND RESERVE USE REGULATION

B.C. Reg. 30/2019

PART 1 – INTERPRETATION

Definitions

1 In this regulation:

“**Act**” means the *Agricultural Land Commission Act*;

“**agri-tourism activity**” means an activity referred to in section 12 [*agri-tourism*];

“**compost**” means a product that is

- (a) a stabilized earthy matter having the properties and structure of humus,
- (b) beneficial to plant growth when used as a soil amendment,
- (c) produced by composting, and
- (d) derived only from organic matter;

“**farm product**” means a commodity that is produced from a farm use but does not include water;

“**gathering for an event**” means a gathering of people on agricultural land for the purpose of attending

- (a) a wedding, other than a wedding to which paragraph (c) (ii) applies,
- (b) a music festival, or
- (c) an event, other than
 - (i) an event held for the purpose of an agri-tourism activity, or
 - (ii) the celebration, by residents of the agricultural land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees;

“**soil amendment**” means compost, fertilizer, manure, mulch and soil conditioners.

Other laws not ousted

2 For the purpose of section 2 (1) of the Act, a person who engages in a use of agricultural land that is permitted under this regulation is not relieved from complying with

- (a) any other enactment that may apply, or
- (b) a decision of a responsible authority that may apply.

If farming extends over multiple parcels

3 Unless a contrary intention appears, a reference to a use of agricultural land includes all of the agricultural land on which a single farm operation is conducted, regardless of

- (a) whether activities are conducted over one parcel or multiple parcels, or
- (b) whether, in the case of multiple parcels, the parcels are adjacent.

PART 2 – FARM USES**Farm uses that may not be prohibited**

- 4** The farm uses referred to in this Part may not be prohibited
- (a) by a local government enactment except a bylaw under section 552 [farming area bylaws] of the *Local Government Act*, or
 - (b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

- 5** (1) Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is designated as a farm use and may not be prohibited as described in section 4:
- (a) a structure, other than a residential structure, that is necessary for a farm use;
 - (b) a driveway or utility that is necessary for a farm use.
- (2) For greater certainty, subsection (1) (a) includes all of the following:
- (a) a greenhouse;
 - (b) a structure for use in an intensive livestock operation or for mushroom production;
 - (c) an aquaculture facility.

Land development works

- 6** (1) The use of agricultural land for conducting land development works may not be prohibited as described in section 4 if the works are required for farm uses conducted on the agricultural land on which the works are conducted.
- (2) Without limiting paragraph (b) of the definition of “farm operation” in section 1 of the *Farm Practices Protection (Right to Farm) Act*, land development works include all of the following:
- (a) levelling and berming agricultural land;
 - (b) constructing reservoirs;
 - (c) constructing works ancillary to clearing, draining, irrigating, levelling or berming agricultural land and to constructing reservoirs.

Soil testing, biosolids and soil amendments

- 7** (1) Soil sampling conducted on agricultural land, including testing of the soil samples, may not be prohibited as described in section 4.
- (2) The use of agricultural land for storing and applying biosolids and soil amendments, other than compost, may not be prohibited as described in section 4.

AGRICULTURAL LAND RESERVE USE REGULATION

Part 2 – Farm Uses

- (3) The use of agricultural land for producing, storing and applying compost may not be prohibited as described in section 4 if, in the case of
 - (a) compost classified as Class A compost under the Organic Matter Recycling Regulation, all of the compost produced, stored and applied is used on the agricultural land on which it was produced, or
 - (b) any other compost, the compost is from agricultural by-products that were produced for a farm use.

Cannabis

- 8** (1) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced
 - (a) outdoors in a field, or
 - (b) inside a structure that, subject to subsection (2), has a base consisting entirely of soil.
- (2) The use of agricultural land for producing cannabis lawfully may not be prohibited as described in section 4 if the cannabis is produced inside a structure that meets both of the following conditions:
 - (a) the structure was, before July 13, 2018,
 - (i) constructed for the purpose of growing crops inside it, including but not limited to producing cannabis lawfully, or
 - (ii) under construction for the purpose referred to in subparagraph (i), if that construction
 - (A) was being conducted in accordance with all applicable authorizations and enactments, and
 - (B) continues without interruption from the date it began until the date the structure is completed, other than work stoppages considered reasonable in the building industry;
 - (b) the structure has not been altered since July 13, 2018 to increase the size of its base or to change the material used as its base.

Horse facilities

- 9** (1) The use of agricultural land for commercial horse riding, training and boarding may not be prohibited as described in section 4 if both of the following conditions are met:
 - (a) facilities for horse riding do not include a racetrack that is or must be licensed by the British Columbia Racing Commission;
 - (b) no more than 40 horses are boarded on the agricultural land.
- (2) The use of agricultural land for non-commercial horse riding, training and boarding is designated as a farm use and may not be prohibited as described in section 4 if both of the conditions referred to in subsection (1) of this section are met.

Forestry

- 10** The following uses of agricultural land are designated as farm uses and may not be prohibited as described in section 4:
- (a) deliberately retaining, introducing and mixing trees or other plants in crop or animal production systems to provide an economic return, commonly referred to as “agroforestry”;
 - (b) producing botanical forest products;
 - (c) producing and harvesting timber, including engaging in silviculture and forest protection activities.

Farm products

- 11** (1) In this section, “**association**” has the same meaning as in the *Cooperative Association Act*.
- (2) The use of agricultural land for storing, packing, preparing and processing farm products is designated as a farm use and may not be prohibited as described in section 4 if at least 50% of the farm product is
- (a) produced either on that agricultural land or by an association to which the owner of the agricultural land belongs, or
 - (b) feed required for farm use on that agricultural land.
- (3) The use of agricultural land for conducting farm retail sales is designated as a farm use and may not be prohibited as described in section 4 if
- (a) all of the farm products offered for sale are produced on that agricultural land, or
 - (b) the area used for all retail sales meets both of the following conditions:
 - (i) the total area, both indoors and outdoors, does not exceed 300 m²;
 - (ii) at least 50% of that area is limited to the sale of farm products produced either on that agricultural land or by an association to which the owner of the agricultural land belongs.

Agri-tourism

- 12** (1) The use of agricultural land for conducting an agri-tourism activity described in subsection (2) of this section is designated as a farm use and may not be prohibited as described in section 4 if all of the following conditions are met:
- (a) the activity is conducted on agricultural land that is classified as a farm under the *Assessment Act*;
 - (b) members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;
 - (c) no permanent facilities are constructed or erected in connection with the activity.
- (2) The following are agri-tourism activities for the purposes of subsection (1):

AGRICULTURAL LAND RESERVE USE REGULATION

Part 2 – Farm Uses

- (a) an agricultural heritage exhibit displayed on the agricultural land;
- (b) a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;
- (c) cart, sleigh and tractor rides on the agricultural land;
- (d) subject to section 9 [*horse facilities*], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;
- (e) dog trials held on the agricultural land;
- (f) harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;
- (g) corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.

Alcohol production

13 (1) In this section:

“**alcohol product**” means beer, cider, spirits, mead or wine;

“**alcohol production facility**” means a brewery, cidery, distillery, meadery or winery;

“**ancillary use**” means the following activities conducted at an alcohol production facility:

- (a) processing, storing and retail sales of an alcohol product produced by the alcohol production facility;
- (b) operating a food and beverage service lounge, if the area of the lounge does not exceed 125 m² indoors and 125 m² outdoors;
- (c) selling an alcoholic beverage other than one produced by the alcohol production facility, if the alcoholic beverage is intended to be consumed immediately and is sold
 - (i) as a single serving in a lounge referred to in paragraph (b), or
 - (ii) in a service area under a special event area endorsement endorsed on the licence issued under the *Liquor Control and Licensing Act* for the alcohol production facility;
- (d) conducting a cooking class, if the class is held in a food premises within the meaning of the Food Premises Regulation that has been constructed, and is being operated, in compliance with that regulation;
- (e) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area

AGRICULTURAL LAND RESERVE USE REGULATION

Part 3 – Permitted Non-Farm Uses

endorsement referred to in paragraph (c), and, for this purpose, section 17 *[gathering for an event]* does not apply;

“**brewery**”, “**cidery**”, “**distillery**”, “**meadery**” and “**winery**” mean a brewery, cidery, distillery, meadery or winery, as applicable, that is licensed under the *Liquor Control and Licensing Act* to produce beer, cider, spirits, mead or wine;

“**primary farm product**” means the farm product that is the primary ingredient used in a fermentation process to make an alcohol product.

- (2) The use of agricultural land for constructing, maintaining and operating an alcohol production facility and the use of the facility for ancillary uses are designated as farm uses and may not be prohibited as described in section 4 if
 - (a) at least 50% of the primary farm product used to make the alcohol product produced each year is harvested from the agricultural land on which the alcohol production facility is located, or
 - (b) the agricultural land on which the alcohol production facility is located is more than 2 ha in area and at least 50% of the primary farm product used to make the alcohol product produced each year is
 - (i) harvested from that agricultural land, or
 - (ii) both harvested from that agricultural land and received from a farm operation located in British Columbia that provides that primary farm product to the alcohol production facility under a contract having a term of at least 3 years.
- (3) Despite subsection (2), the use of agricultural land for maintaining and operating a winery or cidery and ancillary uses is designated as a farm use and may not be prohibited as described in section 4 if
 - (a) the winery or cidery
 - (i) is the subject of a licence under the *Liquor Control and Licensing Act* to produce wine or cider, issued on or before June 15, 2015, or
 - (ii) is the subject of a letter of eligibility to produce wine or cider, given in respect of a licensing application made under the *Liquor Control and Licensing Act* and received during the period that begins June 15, 2014 and ends June 15, 2015, and
 - (b) the production of wine or cider by the winery or cidery would be designated as a farm use under section 2 (2) (b) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation as it read on June 14, 2015.

PART 3 – PERMITTED NON-FARM USES**Division 1 – Permitted Non-Farm Uses That May Not Be Prohibited****Permitted non-farm uses that may not be prohibited**

- 14** The non-farm uses permitted under this Division may not be prohibited

AGRICULTURAL LAND RESERVE USE REGULATION

Part 3 – Permitted Non-Farm Uses

- (a) by a local government enactment, or
- (b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

15 Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted and may not be prohibited as described in section 14:

- (a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;
- (b) a driveway or utility that is necessary for a non-farm use permitted under this Division.

Parks and similar areas

16 The following uses of agricultural land are permitted and may not be prohibited as described in section 14:

- (a) a park established or continued under the *Park Act* or the *Protected Areas of British Columbia Act*;
- (b) an ecological reserve established or continued under the *Ecological Reserve Act* or the *Protected Areas of British Columbia Act*;
- (c) a wildlife management area designated under the *Wildlife Act*;
- (d) a reserve established under section 15 of the *Land Act* for recreational use;
- (e) a recreation site established under section 56 of the *Forest and Range Practices Act*;
- (f) an area established by order under section 7 (1) of the *Environment and Land Use Act* to protect the environment or restrict land or resource use within the area.

Gathering for an event

17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

- (a) the event is conducted on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) no permanent facilities are constructed or erected in connection with the event;
- (c) parking for those attending the event
 - (i) is available on that agricultural land,
 - (ii) occurs only in connection with that event, and
 - (iii) does not interfere with the productivity of that agricultural land;

AGRICULTURAL LAND RESERVE USE REGULATIONPart 3 – Permitted Non-Farm Uses

- (d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
- (e) the event is of no more than 24 hours in duration;
- (f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

Roads

18 The use of agricultural land for any of the following purposes is permitted and may not be prohibited as described in section 14:

- (a) constructing and upgrading roads within a dedicated right of way that has a constructed road bed for vehicular access and use;
- (b) upgrading an existing road that has vehicular access and use and that is declared to be a highway under section 42 of the *Transportation Act*;
- (c) widening an existing constructed road within a right of way
 - (i) to ease one curve, or
 - (ii) if the right of way width is 24 m or less, for safety or maintenance purposes or for drainage or flood control works;
- (d) declaring as a forest service road an existing road under the *Forest Act* or a new road in a managed forest;
- (e) increasing the width of a forest service road within a right of way by up to 4 m if the right of way width is
 - (i) 30 m or less, if the forest service road is located on Crown land, or
 - (ii) 20 m or less, in any other case;
- (f) constructing and upgrading a road, and conducting related works, for the purpose of realigning Highway 29 between Hudson's Hope and Charlie Lake, to the extent necessary to
 - (i) construct the dam and hydroelectric generating station on the Peace River known as the Site C Clean Energy Project, and
 - (ii) address potential adverse effects on the highway arising from the operation of the dam and generating station referred to in subparagraph (i).

Other permitted non-farm uses

19 The use of agricultural land for any of the following purposes is permitted and may not be prohibited as described in section 14:

- (a) collecting surface water for farm use or domestic use, water well drilling, connection of water lines and access to water well sites;

AGRICULTURAL LAND RESERVE USE REGULATIONPart 3 – Permitted Non-Farm Uses

- (b) surveying, exploring and prospecting for gravel or minerals if all cuts, trenches and similar alterations are restored to the natural ground level on completing the surveying, exploring or prospecting;
- (c) constructing, upgrading and operating a railway on an existing railbed within a dedicated right of way;
- (d) widening an existing railbed within a right of way if the right of way width is 30.5 m or less.

Division 2 – Permitted Non-Farm Uses That May Be Prohibited**Permitted non-farm uses that may be prohibited**

- 20** The non-farm uses permitted under this Division may be prohibited
- (a) by a local government enactment, or
 - (b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

- 21** Subject to any limits and conditions set out in this Division, the use of agricultural land to construct, maintain or operate any of the following is permitted but may be prohibited as described in section 20:
- (a) a structure, other than a residential structure, that is necessary for a non-farm use permitted under this Division;
 - (b) a driveway or utility that is necessary for a non-farm use permitted under this Division.

Parks and similar areas

- 22** (1) The following uses of agricultural land are permitted but may be prohibited as described in section 20:
- (a) an open land park established by a local government or a first nation government, other than an aboriginal governing body referred to in paragraph (b) of the definition of “first nation government” in the Act, for biodiversity conservation, passive recreation, heritage, wildlife or scenery viewing purposes;
 - (b) converting non-forested land to forested land on parcels less than 20 ha, other than for a farm use as described in section 10 *[forestry]*.
- (2) The use of agricultural land for biodiversity conservation, passive recreation, heritage, wildlife and scenery viewing purposes, other than in a park referred to in subsection (1) (a), is permitted, but may be prohibited as described in section 20, if both of the following conditions are met:
- (a) the area occupied by any associated structures does not exceed 100 m² for each parcel;

AGRICULTURAL LAND RESERVE USE REGULATIONPart 3 – Permitted Non-Farm Uses

- (b) the purpose does not include the creation of a wetland intended to manage urban runoff or waste.

Keeping animals

- 23** The following uses of agricultural land are permitted but may be prohibited as described in section 20:

- (a) pet breeding and boarding;
- (b) sheltering and caring for surrendered, abandoned or seized livestock;
- (c) providing a refuge for wildlife within the meaning of the *Wildlife Act*.

Home occupation use

- 24** (1) The use of agricultural land for a commercial or similar use within a structure is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

- (a) the structure is accessory to and located on the same parcel as a residence;
 - (b) the structure occupies an area that does not exceed
 - (i) the limit specified in an applicable local government enactment or first nation government law, or
 - (ii) if subparagraph (i) does not apply, 100 m².
- (2) The conditions set out in subsection (1) do not apply to a type of use referred to in any other provision of this regulation.

Infrastructure

- 25** The following uses of agricultural land are permitted but may be prohibited as described in section 20:

- (a) constructing, maintaining and operating force mains, trunk sewers, gas pipelines and water lines within an existing dedicated right of way;
- (b) constructing, maintaining and operating, for the purpose of drainage or irrigation or to combat the threat of flooding,
 - (i) dikes and related pumphouses, and
 - (ii) ancillary works, including access roads and facilities.

Aggregate removal

- 26** The use of agricultural land for the purpose of removing aggregate is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:

- (a) the total volume of aggregate removed from any single parcel is less than 500 m³;
- (b) regardless of the volume of aggregate removed, the disturbed area is rehabilitated in accordance with good agricultural practice as soon as reasonably practicable after

AGRICULTURAL LAND RESERVE USE REGULATION

Part 4 – Residential Uses

- (i) aggregate removal is complete, if the aggregate is removed as part of a single continuous operation, or
- (ii) each stage of aggregate removal is complete, if subparagraph (i) does not apply;
- (c) the cultivable surface layer of soil is salvaged, stored on the parcel and available for rehabilitation in accordance with paragraph (b).

Other permitted non-farm uses

- 27** (1) The use of agricultural land for producing and developing biological products used in integrated pest management programs is permitted, but may be prohibited as described in section 20, if the area occupied by all structures used for the production or development does not exceed 300 m² for each parcel.
- (2) The use of agricultural land for producing, storing and applying compost classified as Class A compost under the Organic Matter Recycling Regulation is permitted, but may be prohibited as described in section 20, if at least 50% but less than 100% of the compost produced, stored and applied is used on the agricultural land on which it was produced.
- (3) The use of agricultural land for operating a temporary sawmill is permitted, but may be prohibited as described in section 20, if at least 50% of the volume of milled timber is harvested from the agricultural land on which the sawmill is located.
- (4) The use of agricultural land for education and conducting research respecting a farm use or permitted non-farm use is permitted, but may be prohibited as described in section 20, if all of the following conditions are met:
- (a) the area occupied by any structures necessary for conducting education or research does not exceed 100 m² for each parcel;
 - (b) the agricultural land is not used for a school within the meaning of the *School Act*.

PART 4 – RESIDENTIAL USES

Section 20.1 (1) (a) and (b) of Act applies

- 28** A person who engages in a residential use that is permitted under this Part is not relieved from complying with section 20.1 (1) (a) or (b) of the Act, except as provided under section 32 [*additional residences*] of this regulation.

Prescribed residential structures

- 29** (1) A structure used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in this Part is prescribed as a residential structure for the purposes of the Act.

AGRICULTURAL LAND RESERVE USE REGULATION
Part 4 – Residential Uses

- (2) A vehicle used, whether permanently or temporarily, to provide or in connection with providing accommodation as described in this Part is prescribed as a residential structure for the purposes of this Part.

Necessary structures and ancillary services

- 30** Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is permitted:
- (a) a structure, other than a residential structure, that is necessary for a residential use permitted under this Part;
 - (b) a driveway or utility necessary for a residential use permitted under this Part.

Secondary suites

- 31** The use of agricultural land for a secondary suite is permitted if there is one suite only, located in the principal residence.

Additional residences

- 32** The use of agricultural land for an additional residence is permitted if all of the following conditions are met:
- (a) there is one additional residence only;
 - (b) the residence is a pre-existing residential structure, constructed in accordance with all applicable enactments;
 - (c) on the date this section comes into force, the size, siting and use of the residence complies with section 3 (1) (b) (ii) or (b.1) (ii) or (iii) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, as it read immediately before this section came into force;
 - (d) the size and siting of the residence is not altered after the date this section comes into force unless
 - (i) permitted under section 25 or 45 of the Act, or
 - (ii) the size of the manufactured home or the total area occupied by all residences and other residential structures, roads and service lines, and all agricultural land between them, as applicable, is not increased by the alteration.

Agri-tourism accommodation

- 33** (1) In this section, “**sleeping unit**” means the following:
- (a) a bedroom or other area used for sleeping located in a residence, cabin or other structure;
 - (b) a vehicle, trailer, tent or other structure located on a campsite, field or other area.
- (2) The use of agricultural land for providing accommodation in relation to an agri-tourism activity is permitted if all of the following conditions are met:

AGRICULTURAL LAND RESERVE USE REGULATION

Part 5 – Soil or Fill Uses

- (a) the accommodation is located on agricultural land that is classified as a farm under the *Assessment Act*;
- (b) the total developed area for structures, landscaping and access for the accommodation is less than 5% of any parcel;
- (c) the accommodation is limited to 10 sleeping units in total, including bedrooms under section 34 [*tourist accommodation*];
- (d) accommodation is provided on a seasonal or short-term basis only.

Tourist accommodation

- 34** (1) In this section, “**bedroom**” means a bedroom or other area used for sleeping in a residence.
- (2) The use of agricultural land for providing accommodation for tourists is permitted in a principal residence that is not a pre-existing residential structure if both of the following conditions are met:
- (a) the accommodation is limited to 4 bedrooms in total;
 - (b) accommodation is provided on a short-term basis only.
- (3) The use of agricultural land for providing accommodation for tourists is permitted in a principal residence that is a pre-existing residential structure if all of the following conditions are met:
- (a) on the date this section comes into force, the number of bedrooms complies with section 3 (1) (d) of the Agricultural Land Reserve Use, Subdivision and Procedure Regulation, as it read immediately before this section came into force;
 - (b) the number of bedrooms is not changed after the date this section comes into force unless
 - (i) permitted under section 25 or 45 of the Act, or
 - (ii) the number of bedrooms is not increased by the change;
 - (c) accommodation is provided on a short-term basis only.

PART 5 – SOIL OR FILL USES

Permitted soil or fill uses

- 35** Subject to section 36 [*prohibited fill*], the removal of soil from, or the placement of fill on, agricultural land for one or more of the following purposes is permitted if all applicable conditions are met:
- (a) constructing or maintaining a structure for farm use or for a principal residence if both of the following conditions are met:
 - (i) the total area from which soil is removed or on which fill is placed is 1 000 m² or less;

- (ii) if the area from which the soil is removed or on which the fill is placed is in a floodplain, the resulting elevation level is consistent with the minimum elevation level established under all applicable local government enactments and first nation government laws, if any, respecting flood protection in the floodplain;
- (b) constructing or maintaining berms for producing cranberries, if any fill placed on the area is
 - (i) no higher than 2 m above the natural grade, and
 - (ii) no wider than 10 m at the base;
- (c) constructing or maintaining flood protection dikes, drainage, irrigation and livestock watering works for farm use, if the total annual volume of soil removed or fill placed is 320 m³/16 ha or less;
- (d) maintaining an existing farm road, if the total annual volume of soil removed or fill placed is 50 m³ or less;
- (e) using clean sand as a top-dress for berry production, if the total annual volume of soil removed or fill placed is 100 m³/ha or less;
- (f) applying soil amendments, if incorporated into the soil to a depth of 30 cm or less;
- (g) conducting soil research and testing, if the soil removed or fill placed is limited to the amount necessary for the research or testing.

Prohibited fill

36 The following must not be used as fill on agricultural land:

- (a) construction or demolition waste, including masonry rubble, concrete, cement, rebar, drywall and wood waste;
- (b) asphalt;
- (c) glass;
- (d) synthetic polymers;
- (e) treated wood;
- (f) unchipped lumber.



**Official Community Plan Bylaw 9000
Amendment Bylaw 10061
Cannabis Production and Cultivation in the Agricultural Land Reserve**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 3.6.5 (Health Canada Licensed Medical Cannabis Production, Non-Medical Cannabis Production and Cannabis Research and Development Facilities) by repealing and replacing Objective 1 in this section with the following:

“Objective 1

Protect the City’s social, economic, land use and environmental interests when considering proposed medical and non-medical cannabis production facilities, cannabis research and development facilities and the production and cultivation of cannabis, including any related accessory uses, on land within the Agricultural Land Reserve by preventing their unnecessary proliferation, avoiding long-term negative effects, and ensuring minimal City costs.”

2. Richmond Official Community Plan Bylaw 9000, as amended, is further amended at Section 3.6.5 (Health Canada Licensed Medical Cannabis Production, Non-Medical Cannabis Production and Cannabis Research and Development Facilities) by inserting the following policies under Objective 1 and renumbering the following policies accordingly:

“b) subject to c) below, production and cultivation of cannabis and any related accessory uses is not permitted in the Agricultural Land Reserve;

- c) where the use of land in the Agricultural Land Reserve for the production and cultivation of cannabis and any related storing, packing, preparing and processing uses is done so in a manner in accordance with Sections 4, 8 and 11(1)(2) of the *Agricultural Land*

Reserve Use Regulation (as amended), the use cannot be prohibited and is subject to the applicable regulations contained in Richmond's Zoning Bylaw 8500."

3. This Bylaw may be cited as **"Official Community Plan Bylaw 9000, Amendment Bylaw 10061"**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 22 2019

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

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10062
Cannabis Production and Cultivation in the Agricultural Land Reserve**

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

1. Richmond Zoning Bylaw 8500 is amended by repealing and replacing the following use definitions in Section 3.4 (Use and Term Definitions):

“Agriculture

means the **use** of land outside of the **Agricultural Land Reserve** for the growing of crops or the raising of domesticated animals and allotment gardens where land is divided into plots for exclusive **use** as vegetable, fruit or flower gardens such as private and community gardens but does not include a **medical cannabis production facility** or **non-medical cannabis production facility**.

Farm business

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

- a) growing, producing, raising or keeping animals or plants, including mushrooms, or the primary products of those plants or animals;
- b) clearing, draining, irrigating or cultivating land;
- c) using farm machinery, equipment, devices, materials and **structures**;
- d) applying fertilizers, manure, pesticides and biological control agents, including by ground and aerial spraying;
- e) conducting any other agricultural activity on, in or over agricultural land;
- f) intensively cultivating in plantations, any
 - i) specialty wood crops, or
 - ii) specialty fibre crops prescribed by a Minister of the Province of BC;
- g) conducting turf production in an **Agricultural Land Reserve** with the approval under *Agricultural Land Commission Act* of the Provincial Agricultural Land Commission;
- h) aquaculture as defined in the *Fisheries Act* when carried on by a person licensed, under Part 3 of that Act, to carry on the **business** of aquaculture;
- i) raising or keeping game, within the meaning of the *Game Farm Act*, by a person licensed to do so under that Act;
- j) raising or keeping fur bearing animals, within the meaning of the *Fur Farm Act*, by a person licensed to do so under that Act;

- k) processing or direct marketing by a farmer of one or both of
 - i) the products of a farm owned or operated by the farmer, and
 - ii) within limits prescribed by a Minister of the Province of BC, of products not of that farm, to the extent that the processing or marketing of those products is conducted on the farmer's farm, but

farm business does not include:

- a) an activity, other than grazing or hay cutting, if the activity constitutes a forest practice as defined in the *Forest and Range Practices Act*;
- b) breeding pets or operating a kennel;
- c) growing, producing, raising or keeping exotic animals, except types of exotic animals prescribed by a Minister of the Province of BC;
- d) a **medical cannabis production facility**, subject to the provisions contained in Section 5.21 (Cannabis Production and Cultivation in the **Agricultural Land Reserve**);
- e) a **non-medical cannabis production facility**, subject to the provisions contained in Section 5.21 (Cannabis Production and Cultivation in the **Agricultural Land Reserve**); and
- f) a **cannabis research and development facility**.”

2. Richmond Zoning Bylaw 8500 is amended by inserting Section 5.21 (Cannabis Production and Cultivation in the Agricultural Land Reserve) into Section 5 (Specific Use Regulations)

“5.21 Cannabis Production and Cultivation in the Agricultural Land Reserve

5.21.1 Subject to the limitations set out in Sections 4 and 8 of the *Agricultural Land Reserve Use Regulation (as amended)*, the production and cultivation of cannabis and any related accessory **uses** is prohibited in the **Agricultural Land Reserve**.

5.21.2 Subject to the limitations set out in Sections 4, 8 and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation (as amended)*, the storing, packing, preparing and processing of cannabis is prohibited in the **Agricultural Land Reserve**.

5.21.3 Any lawful production and cultivation of cannabis and any related accessory **uses** in the **Agricultural Land Reserve** that cannot be prohibited in accordance with Sections 4 and 8 of the *Agricultural Land Reserve Use Regulation (as amended)*, are subject to the following regulations:

- a) Production and cultivation of cannabis outdoors or in any **building** or **structure** must be **setback** a minimum of:
 - i) 30 m to any **lot line**;
 - ii) 60 m to any **lot line** that **abuts** or is **adjacent** to land zoned anything other than Agriculture (AG1); and

- iii) 150 m measured from the **lot line** of a **site** zoned School & Institutional Use (SI) or Assembly (ASY).

5.21.4 Any lawful storing, packing, preparing and processing of cannabis that cannot be prohibited in accordance with Sections 4, 8, and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation (as amended)*, are subject to the following regulations:

- a) Storing, packing, preparing and processing of cannabis outdoors or in any **building or structure** must be **setback** a minimum of:
 - i) 30 m to any **lot line**;
 - ii) 60 m to any **lot line** that **abuts** or is **adjacent** to land zoned anything other than Agriculture (AG1); and
 - iii) 150 m measured from the **lot line** of a **site** zoned School & Institutional Use (SI) or Assembly (ASY).

5.21.5 For the use of storing, packing, preparing and processing of cannabis that cannot be prohibited in accordance with Sections 4, 8, and 11(1) and (2) of the *Agricultural Land Reserve Use Regulation (as amended)*, the maximum **floor area** for the use of storing, packing, preparing and processing of cannabis shall not exceed 15% of the total area designated for production and cultivation of cannabis (in a **building or structure** or outside) up to a maximum of 100 m² (1,076 ft²)."

3. This Bylaw is cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10062**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

JUL 22 2019

CITY OF RICHMOND
APPROVED for content by originating dept. <i>LE</i>
APPROVED for legality by Solicitor <i>AC</i>

MAYOR

CORPORATE OFFICER