



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, June 7, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on May 17, 2022.*



NEXT COMMITTEE MEETING DATE

June 21, 2022, (tentative date) at 4:00 p.m. in Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY D.C. LTD. (DHINJAL CONSTRUCTION LTD.)
FOR REZONING AT 9231 KILBY STREET FROM THE “SINGLE
DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED
(RS2/A)” ZONE**

(File Ref. No. RZ 21-925460; 12-8060-20-010379) (REDMS No. 6884760)

PLN-16

See Page PLN-16 for full report

Designated Speaker: Wayne Craig and Nathan Andrews

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10379, for the rezoning of 9231 Kilby Street from “Single Detached (RS 1 /E)” zone to “Single Detached (RS2/ A)” zone, be introduced and given first reading.



2. **APPLICATION BY PARM DHINJAL FOR REZONING AT 9271 KILBY STREET FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “SINGLE DETACHED (RS2/A)” ZONE**

(File Ref. No. RZ 21-934410; 12-8060-20-010380) (REDMS No. 6886931)

PLN-37

See Page PLN-37 for full report

Designated Speaker: Wayne Craig and Nathan Andrews

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10380, for the rezoning of 9271 Kilby Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, be introduced and given first reading.



3. **FARMING FIRST STRATEGY - ONE-YEAR REVIEW**

(File Ref. No. 08-4050-10) (REDMS No. 6868892)

PLN-57

See Page PLN-57 for full report

Designated Speaker: John Hopkins

STAFF RECOMMENDATION

That the staff report titled “Farming First Strategy – One-Year Review” dated May 10, 2022 from the Director, Policy Planning, be received for information.



COUNCILLOR CAROL DAY

4. **RENTALS OVER EXISTING SINGLE STOREY COMMERCIAL BUILDINGS**
(File Ref. No.)

ADDED
PLN - 85

See Page **PLN-85** for staff memorandum dated June 3, 2022

PLN-83

See Page **PLN-83** for full report

Designated Speaker: Cllr. Carol Day

RECOMMENDATION

Require 100% residential rental units over existing single storey commercial buildings upon re-development.

☐

5. **MANAGER'S REPORT**

ADJOURNMENT

☐



Planning Committee

Date: Tuesday, May 17, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs
Councillor Harold Steves (by teleconference)

Also Present: Councillor Linda McPhail (by teleconference) left at 4:28 pm
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 4:00 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on May 3, 2022, be adopted as circulated.

CARRIED

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1. **REQUEST TO REVISE REZONING CONSIDERATIONS FOR THE APPLICATION BY BENE (NO. 3) ROAD DEVELOPMENT LTD. FOR REZONING OF THE PROPERTY AT 4700 NO. 3 ROAD FROM THE “AUTO-ORIENTED COMMERCIAL (CA)” ZONE TO A NEW “HIGH RISE OFFICE COMMERCIAL (ZC44) – ABERDEEN VILLAGE” ZONE (ITEM DEFERRED FROM MAY 3, 2022 PLANNING COMMITTEE)**
(File Ref. No. RZ 14-672055) (REDMS No. 6822556)

Staff advised that they engaged Real Estate Evaluators to review the value generated by the proposed additional office space and the value that would be generated by allowing stratification of office space. The value is calculated at \$1,204,324 through the addition of floor area alone. They were not able to quantify value created by allowing stratification. The applicant has agreed to make a voluntary contribution of \$357, 044.61 towards Affordable Housing, which together with the currently required contribution amount of \$847,279.32 towards City Facility development represents the approximate value the additional 0.5 FAR density bonus is anticipated to generate. Staff recommend the proposal be denied as the applicant’s revised proposal does not comply with City Policy

Discussion ensued regarding (i) the community amenity fund, (ii) the Council’s policy is based on providing additional density as an incentive for achieving the City’s objective for large floor plate leasable office space, (iii) there is limited incentive for other developers to take this route because of the costs associated to it, (v) this is a unique and site specific approach difficult to replicate on other sites. (vi) vacancy rates for office space in the downtown City Centre is about 5 percent, and (vii) with more people working from home whether there will be a need for large office spaces.

In response to queries from Committee, staff advised (i) the additional \$347,000 would capture the land lift that is created by the additional density, (ii) it is difficult to quantify demand for large office space, (iii) employees and businesses are looking for amenity rich office locations near rapid transit, (iv) large office space is important to attract large businesses to continue to serve local residents and businesses and to contribute to a resilient and diversified economy, (v) foreign buyer tax does not apply to commercial office space, and (vii) the only ability for the City to request large floor plate office space is through the incentive based policy.

It was moved and seconded

That the request to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9216, for the creation of a new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, and for the rezoning of 4700 No. 3 Road from the “Auto-Oriented Commercial (CA)” zone to the new “High Rise Office Commercial (ZC44) – Aberdeen Village” zone, to remove the rezoning consideration limiting the subdivision of office space, be approved, and

2.

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That the rezoning consideration be revised limiting subdivision of office space within the building (item #7 of the rezoning considerations) to the following: Registration of a legal agreement on title, limiting subdivision (including stratification and/or air space parcels) of the office space:

- *For the 9th and 10th floors, the top two floors of the building, no more than one strata lot or air space parcel per storey (single owner per storey of office space);*
- *For the 6th, 7th and 8th floors, no more than 12 strata lots or air space parcels per storey, and a minimum 60.4 m² (650 ft²) strata lot size;*
- *For the 5th floor, no more than two strata lots or air space parcels per storey, and a minimum 334.5 m² (3,600 ft²) strata lot size; and*

That a new rezoning consideration be added stating: “City acceptance of the developer’s voluntary contribution in the amount of \$357,044.61 to the City’s Affordable Housing Reserve.”

The question on the motion was not called as discussion ensued regarding the amenity contribution by the applicant, and that the applicant’s proposal being a reasonable compromise in this unique situation.

The question on the motion was called and **CARRIED** with Cllr’s Day and Steves opposed.

Cllr. McPhail left the meeting (4:28 p.m.) and did not return.

2. **APPLICATION BY PAKLAND PROPERTIES FOR REZONING AT 3660/3662 WILLIAMS ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE**
(File Ref. No. RZ 21-936512) (REDMS No. 6886845)

Staff highlighted that the application is to permit the property to be subdivided into two single-family detached lots with each new lot providing a one bedroom secondary suite. The applicant will provide a \$10,000 tree survival security for the retention of two trees.

Discussion ensued regarding (i) affordable housing contributions for all rezoning applications, (ii) application complies with the Official Community Plan, (iii) relocation of current tenants of the property, and (iv) options to build something other than two single-family homes.

The Committee Chair referred to a submission by Laura Gillanders (attached to and forming part of these minutes as Schedule 1)

It was moved and seconded

3.

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That Richmond Zoning Bylaw 8500, Amendment Bylaw 10383, for the rezoning of 3660/3662 Williams Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

CARRIED

Opposed: Cllrs: Day
Steves

3. REFERRAL RESPONSE: PROPOSED MANDATORY MARKET RENTAL HOUSING POLICY AND PROPOSED RENTAL HOUSING PARKING CHANGES

(File Ref. No. 08-4057-08) (REDMS No. 6852754)

Staff highlighted the proposed amendments which are to secure 15 percent of the habitable floor area in a new development for market rental housing in apartment developments with more than 60 units. This recommendation is city wide. Townhouses and apartment developments that are less than 60 units would have the option to contribute cash in lieu or make use of an associated density bonus and lower parking rate to construct market rental units. Developments within 800 m of the Canada Line Station will have up to a 50 percent parking reduction. In stream applications would have 1 year from adoption of this policy to have their application receive first reading and then a year following Public Hearing to obtain final adoption in order to be considered under the existing policy. All other applications would have to adhere to the new market rental housing policy.

Discussion ensued regarding (i) this policy if adopted would be a mandatory requirement, not incentive based, (ii) there needs to be more emphasis on 100 percent purpose built rentals, (iii) the proposed 15 percent is the minimum amount of rental that would need to be provided through townhouse and apartment developments, (iv) increasing the minimum requirement too quickly may push developers to build in other municipalities, (v) a targeted Official Community Plan review is underway, (vi) there is a two year time line for grandfathering in stream applications, (vii) providing more incentives to developers to build 100 percent purpose built rental developments and (viii) reviewing this policy in the context of the Official Community Plan review.

In response to queries from Committee, staff advised that (i) there is existing policies in place that encourage 100 percent purpose built rental, (ii) 100 percent purpose built rental applications are reviewed on a priority basis, (iii) pre zoning of areas specific for 100 percent purpose built market rentals may have an effect on land values and (iv) the 15% contribution rate should be considered the floor, not the ceiling.

4.

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John Roston, Rental Housing Advocacy Group, referred to his submission (attached to and forming part of these minutes as Schedule 2) and spoke about land values and the need for strategies to get 100 percent rental developments.

It was moved and seconded

The staff report “Referral Response: Proposed Mandatory Market Rental Housing Policy and Proposed Rental Housing Parking Changes” report be incorporated in the ongoing Official Community Plan review process

Discussion ensued that there is an affordable housing crisis and waiting for the Official Community Plan review will take too long as action needs to be taken now.

Question on the motion was called and **DEFEATED** with Cllrs Au, Day, McNulty, and Steves opposed.

It was moved and seconded

(1) That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000 Amendment Bylaw 10375, which proposes to amend the following:

- (a) in Schedule 1 of Richmond Official Community Plan Bylaw 9000, amend Section 3.3 “Diverse Range of Housing Types, Tenure and Affordability” by introducing City-wide market rental housing provisions for new development including:***
 - (i) inserting language to secure a minimum of 15% of residential floor area as market rental units in new development that includes more than 60 apartment units;***
 - (ii) inserting language to establish that for townhouse development with 5 or more units and apartment development with 60 or less units, a community amenity contribution may be accepted or voluntary construction of market rental units with an associated density bonus may be supported through a rezoning application; and***
 - (iii) inserting language to clarify further parking reductions for secured rental housing.***
- (b) in Schedule 2.2A (Thompson Area Dover Crossing Sub-Area Plan), Schedule 2.4 (Steveston Area Plan), Schedule 2.10C (McLennan North Sub-Area Plan), Schedule 2.12 (Bridgeport Area Plan), and Schedule 2.14 (Hamilton Area Plan) of Richmond Official Community Plan Bylaw 9000, insert language to support density bonus provisions with respect to the Official Community Plan Market Rental Housing Policy, be introduced and given first reading.***

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- (2) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10375, having been considered in conjunction with:*

- *the City's Financial Plan and Capital Program; and*
- *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;*

is hereby found to be consistent with said program and plans, in accordance with Section 477(3)(a) of the Local Government Act.

- (3) *That Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10375, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10376, which proposes to update existing multi-family zones to reflect changes to the Official Community Plan Market Rental Housing Policy that introduce a mandatory market rental requirement be introduced and given first reading.*

- (5) *That the following provisions apply to instream applications that are received prior to adoption of Richmond Official Community Plan Bylaw 7100 and Bylaw 9000, Amendment Bylaw 10375 and Richmond Zoning Bylaw 8500, Amendment Bylaw 10376:*

- (a) *Instream rezoning applications may be exempt from the mandatory provision of market rental housing provided the application achieves first reading within one year of the amendment bylaws being adopted and final adoption and issuance of a Development Permit within one year following the associated Public Hearing; and*
- (b) *Instream Development Permit applications may be exempt from the mandatory provision of market rental housing provided the Development Permit is issued within one year of the amendment bylaws being adopted.*

Instream applications that are unable to comply with the timeline may be required to redesign to construct market rental housing.

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- (6) *That staff report back to Council regarding key findings related to the implementation of updates to the Official Community Plan Market Rental Housing Policy after the program provisions are in place for two years.*
- (7) *That Council review the policy annually.*

The question on the motion was not called as discussion ensued regarding reviewing the policy annually and applying an escalated mandatory market rental construction requirement approach if needed.

The question on the motion was then called and **CARRIED**

The following **referral motion** was introduced:

It was moved and seconded

That staff prepare a report on the best methods to attract 100 percent purpose built rental projects including the use of residential rental tenure zoning for suitable areas.

The question on the referral motion was not called as staff advised of other on going related referrals. Staff advised that they would incorporate this referral with the ongoing referrals when they report back to Committee.

The question on the motion was then called and **CARRIED**

4. **MANAGER'S REPORT**

(i) *Lot Size Policy*

Staff advised that they are preparing to send out consultation letters in early June regarding a proposed lot size policy amendment on Gilbert Road near Blundell Rd.

(ii) *Homelessness Dialogues*

Staff advised that a series of community homelessness dialogue sessions will be beginning in early June. Council will receive a memo later this week regarding the sessions and advertising will be done through social media, the city website and a news release.

(iii) *Heritage Commission*

Staff advised that there are five recipients that were selected by the Heritage Commission for the 2022 heritage awards. This year the awards will be presented at the June 13 Council meeting.

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ADJOURNMENT

It was moved and seconded

That the meeting adjourn (6:16 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, May 17, 2022.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, May 17, 2022.

From: [rs@gmail.com](#)

Sent: Friday, May 10, 2022 4:15 PM

To: CityClerk <CityClerk@richmond.ca>; MayorandCouncillors <MayorandCouncillors@richmond.ca>

Subject: Item 2 - Planning May 17

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Councillor McNulty,

I am submitting comments and concerns regarding Item 2 of the Planning Meeting scheduled for May 17, 2022. The proposal is for a duplex "two-unit dwelling (RD1)" at 3660/3662 Williams Road be rezoned to "single detached (RS2/B) zone.

This property is not only a duplex but is actually four separate dwellings. I know this because the mother of my stepsons lived there, renting one of the four units so we could all be close together in the same neighbourhood. This was an affordable rental unit close to Dixon, Manoah Steves, and Hugh Boyd schools and walking distance from Safeway, the West Dike, and Steveston.

These older duplexes and four-plexes house multiple families whereas a new single family home will sell for millions. Why is Richmond allowing rezoning (upzoning) from something more densified and affordable (two unit dwelling) to the least affordable zone (single detached)?

This is in my neighbourhood and close to our cozy corner where all the neighbours know each other and help each other out. The only reason my area of the 'Monds' is fairly occupied is because of the duplexes - we have 8 of them all together and they are occupied with families, empty-nesters, and seniors. Other areas of this grid are all single family homes and many of them large unoccupied mansions. Most families have been pushed out of the area, with the exception of a few older homes, and the duplexes and older townhouse complexes nearby. Duplexes are a great safeguard for housing as they don't get redeveloped into unaffordable mansions, and they are a more entry-level opportunity to move into housing with a yard. We even have one newer duplex development two doors down from us where an older duplex was redeveloped into a new duplex. The units are big enough for large families but remain much more affordable to purchase than a single family home.

We need to look at densifying our residential neighbourhoods where statistics are showing fewer and fewer families. This application is removing a more affordable type of housing and replacing it with the least affordable; it is the opposite of what we should be doing during a housing crisis.

Laura Gillanders
9611 Desmond Road
Richmond, BC V7E1R1
604-273-0078



Schedule 2 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Tuesday, May 17, 2022.

From: John Roston, Mr <john.roston@mcgill.ca>
Sent: May 12, 2022 4:48 PM
To: McNulty,Bill; Steves,Harold; Day,Carol; Au,Chak; Loo,Alexa; Hobbs,Andy
Cc: Brodie, Malcolm; McPhail,Linda; Wolfe,Michael; CityClerk; Hopkins,John; Erceg,Joe
Subject: Planning Committee Meeting on May 17

Follow Up Flag: Follow up
Flag Status: Completed

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Dear Councillor McNulty,

I would like to delegate remotely on Agenda Item 3 at the May 17 meeting and would also like my letter below to John Hopkins to be attached to the minutes as my written submission.

Thanks for your continuing cooperation on housing issues.
John Roston

john.roston@mcgill.ca
12262 Ewen Avenue
Richmond, BC V7E 6S8
Phone: 604-274-2726

From: John Roston, Mr
Sent: May 12, 2022 4:35 PM
To: Hopkins,John <JHopkins@richmond.ca>
Subject: Report for the May 17 Planning Committee

Hi John,
Comments and questions on your report for the May 17 Planning Committee:

The overall strategy envisioned by both your report and the Rollo consultants' report is to have a couple of floors of rental units in every high-rise strata condo building. This results in building hundreds of rental units and thousands of strata condo units, the latter for sale to investors. This is the exact opposite of what is needed – thousands of rental units and hundreds of strata condos. Worse than that, the rental units are managed by the strata condo developer that doesn't want to be in the rental business, can't get its money out quickly, relies on expensive bank financing and doesn't have enough rental units to benefit from economies of scale. The entire Rollo report is written from the point of view of this strata condo developer and how the rental units are a drag on the profitability of the project.

Contrast that strategy with projects that are 100% rental, owned by a pension plan or other entity that wants to be in the rental business, isn't looking to get its money out quickly, relies on cheap federal CMHC financing and benefits from economies of scale.

HOW DO WE GET THESE 100% RENTAL PROJECTS AND STOP TALKING ABOUT TOKEN 15% RENTAL??

Rental housing developers all say that the financial viability of their rental projects depends largely on their cost for the land. They point out that in many cases, rental is being built for landowners who have owned the land for many years,

so the current assessed value of the land is irrelevant to the profitability of the project. The huge Lansdowne Centre project is an excellent example. Why is no mention made of this scenario in the report?

For projects where the developer is going out to buy the land, the report refers to land values provided by city staff. What are those values? The report mentions that they have increased. "This increase in value appears to be driven by speculation on either density increases or more likely in pricing increases for strata units in the future." In other words, the increased price is based on the assumption that the land will be rezoned for strata condos rather than rental units. The report also mentions that land values may well decrease if the city requires more rental units. What is the assessed value of land currently used for already built single family housing, for townhouses, for 100% rental, for 100% strata condo? If the city rezones single family land for 100% rental will that not limit the increase in land value and enable profitable rental development?

The other major cost factor which figures prominently in the report is financing. Again, it is written from the point of view of the strata developer with a couple of floors of rental rather than the 100% rental developer. "The viability of increasing market rental requirements on larger parcels generally declined quite quickly, due to the combination of the increased assessed value for land and the increased interest and carrying costs with larger developments, with many costs being incurred up front, but revenue being deferred for up to 10 years." ... "Generally financiers and banks view projects that are going to take a long time to develop to be a greater risk than projects to be completed in a relatively short time and make greater demands from the developer in terms of lending and financing costs." The strata condo developer has to wait 10 years to get his money back from monthly rental payments by tenants. The 100% rental developer finances the construction very cheaply through CMHC's Rental Construction Financing Initiative ([Rental Construction Financing Initiative | CMHC \(cmhc-schl.gc.ca\)](#)) then sells the project to a pension fund and gets the money back immediately. Why is no mention made of this scenario in the report?

THERE IS HUGE DEMAND FROM PENSION PLANS AND OTHERS FOR LARGE 100% RENTAL PROJECTS. THEY ARE A PRIORITY FOR THE FEDERAL AND BC GOVERNMENTS. WHY ARE WE NOT GETTING REPORTS ON HOW TO ATTRACT THESE PROJECTS?? Because the Mayor and councillors don't ask for them and instead look for token gestures toward rental while continuing to build far larger amounts of strata condos for sale to investors. I will share these comments with them.

Many thanks to you and your staff for the huge effort you put into answering questions from Council. Obviously, I believe that you are being asked the wrong questions.

Best.

John

john.roston@mcgill.ca

John Roston

12262 Ewen Avenue

Richmond, BC V7E 6S8

Phone: 604-274-2726

Fax: 604-241-4254



City of Richmond

Report to Committee

To: Planning Committee

Date: May 25, 2022

From: Wayne Craig
Director, Development

File: RZ 21-925460

Re: Application by D.C. Ltd. (Dhinjal Construction Ltd.) for Rezoning at
9231 Kilby Street from the "Single Detached (RS1/E)" Zone to the "Single
Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10379, for the rezoning of
9231 Kilby Street from "Single Detached (RS1/E)" zone to "Single Detached (RS2/A)" zone, be
introduced and given first reading.

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

WC/NA:js/blg
Att. 7

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

Staff Report

Origin

D.C. Ltd. (Dhinjal Construction Ltd. – Pardeep Dhinjal) has applied to the City of Richmond for permission to rezone 9231 Kilby Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone in order to permit the property to be subdivided into two single-family residential lots each with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The single-family home on the property is tenanted and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across the lane, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Walford Street.

To the South: Across Kilby Street, duplexes on lots zoned “Two-Unit Dwellings (RD1)” fronting Kilby Street.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Kilby Street which is the subject of a rezoning application for two single-family lots with vehicle access from the rear lane (RZ 21-934410). The proposed rezoning of that property is the subject of a separate staff report.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Kilby Street.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” and the West Cambie Area Plan land use designation for the subject site is “Residential (Single Family)” (Attachment 4). This redevelopment proposal is consistent with these designations.

Lot Size Policy 5446

The subject site is located within the area covered by Lot Size Policy 5446 (adopted by Council September 16, 1991, amended June 21, 1999) (Attachment 5). This Policy permits rezoning and subdivision of lots on the north side of Kilby Street in accordance with “Single Detached (RS2/A)”. This redevelopment proposal would enable the property to be subdivided into a maximum of two lots.

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.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the “Moderate Aircraft Noise Area (Area 3)” of the OCP ANSD Policy. While all new aircraft noise sensitive land uses may be considered in this area, the applicant is required to register an Aircraft Noise Sensitive Use Covenant on title prior to final adoption of the rezoning bylaw to address public awareness and ensure that noise mitigation, mechanical ventilation, and central air conditioning capability is incorporated into building design and construction, consistent with CMHC interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living. The covenant requires the submission of acoustical and thermal reports prepared by qualified professionals prior to Building Permit issuance to confirm how noise mitigation measures will be incorporated into dwelling construction.

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

This redevelopment proposes to rezone and subdivide one existing single-family property into two new single-family lots and vehicular access from the rear lane. Both of the new lots will provide a minimum one-bedroom secondary suite.

This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on Kilby Street.

Existing Legal Encumbrances

There is currently a statutory right-of-way (SRW) registered on title of the subject property, at the northwest corner of the property for sanitary sewer connection (RD15917). The applicant is aware that encroachment into the SRW is not permitted.

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 two bylaw-sized trees on the subject property. No trees were assessed on neighbouring or City property.

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

- One tree (tag# 121) located in the front yard is a 59 cm caliper Flowering Cherry in fair condition for a species of its size. A Tree Survival Security of \$10,000.00 will be required.
- One tree (tag# 122) located in the rear yard is a 70 cm caliper Western Red Cedar. This tree is in fair condition and should be retained and protected. A Tree Survival Security of \$10,000.00 will be required.
- With Lot A retaining two existing trees, at minimum, two new replacement trees (minimum 4 m high or 8 cm caliper) should be provided on Lot B (created as a result of subdivision) consistent with Zoning Bylaw 8500, as this new lot would have no existing trees on it.
- No neighbouring or City trees were identified to be retained and protected.

The existing low height hedge located in the front and west yards is proposed to be removed due to low landscape value, site circulation, and ditch infill purposes.

Tree Replacement

The applicant wishes to remove zero on-site trees. The applicant has agreed to plant a minimum of two new trees on Lot B proposed; for a total minimum of two new trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

Tree Protection

Two on-site trees (tag# 121 and 122) 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). Further review of the Tree Protection Zones is required prior to Building Permit issuance. 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 a total \$20,000.00 for the two on-site trees (tag# 121 (\$10,000.00) and 122 (\$10,000.00)) to be retained and protected.
- 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.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of minimum 33 m² (355 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 33 m² (355 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Ministry of Transportation and Infrastructure (MOTI) Approval

MOTI approval is a condition of final adoption of the rezoning bylaw. Preliminary approval has been granted by MOTI for one year.

Transportation and Site Access

Vehicular access is to be from the rear lane. Registration of a restrictive covenant on title will be required to ensure vehicle access to the site at future development stage is from the rear lane only, with no vehicular access permitted to or from Kilby Street. Ditch infill will provide for pedestrian access to each single-family dwelling from Kilby Street.

Site Servicing and Frontage Improvements

At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for futures road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant must also enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, including lane upgrades, as described in Attachment 7. Ditch infill and storm sewer works are required for frontage improvements. Furthermore, payment of a \$27,200.00 cash-in-lieu for transportation upgrades along road and lane frontage and payment of a \$14,000.00 cash-in-lieu for street light upgrades along road frontages will be required at the time of subdivision.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9231 Kilby Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone to permit the property to be subdivided to create two single detached lots with vehicle access from the rear lane. The proposal is consistent with Single-Family Lot Size Policy 5446 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10379 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js/blg

Attachments:

Attachment 1: Location Map

Attachment 2: Survey and Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: West Cambie Area Land Use Map

Attachment 5: Lot Size Policy 5446

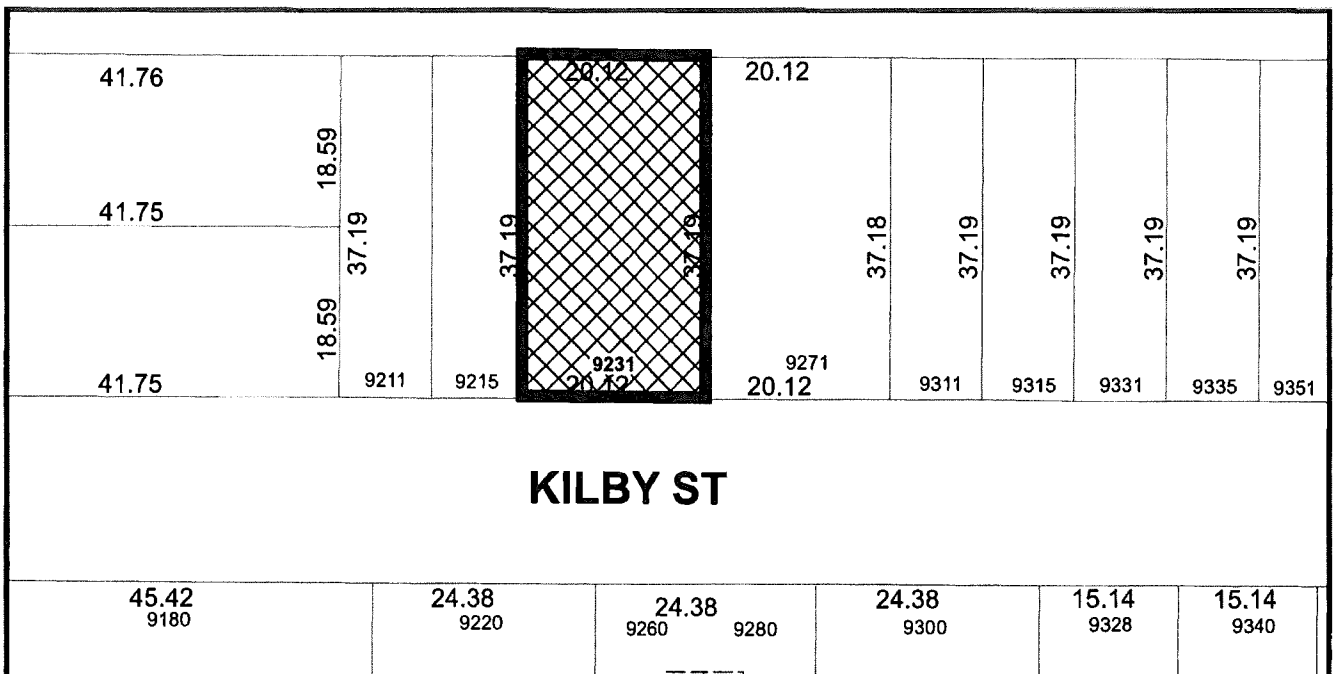
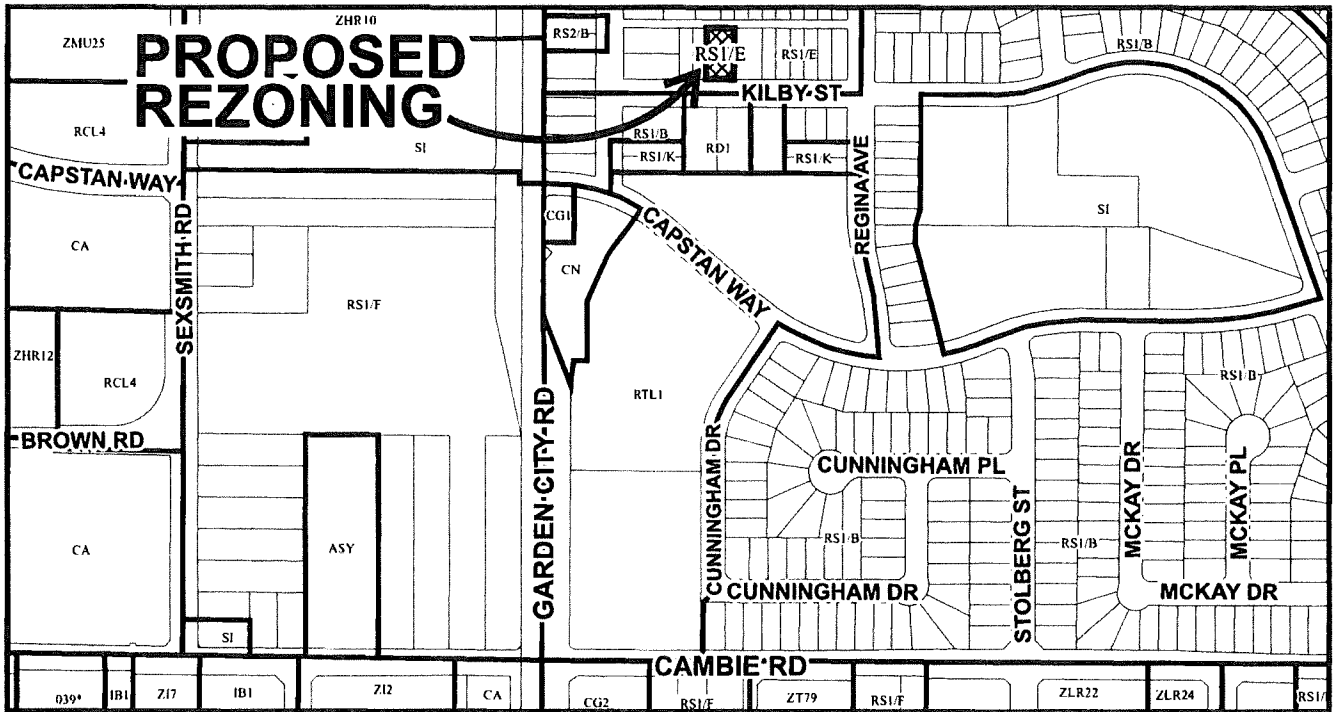
Attachment 6: Tree Retention Plan

Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 21-925460

Original Date: 03/08/21

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 21-925460

Original Date: 03/08/21

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 36 SECTION 27 BLOCK 5 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 26153**

#9231 KILBY STREET,
RICHMOND, B.C.
P.I.D. 008-801-444

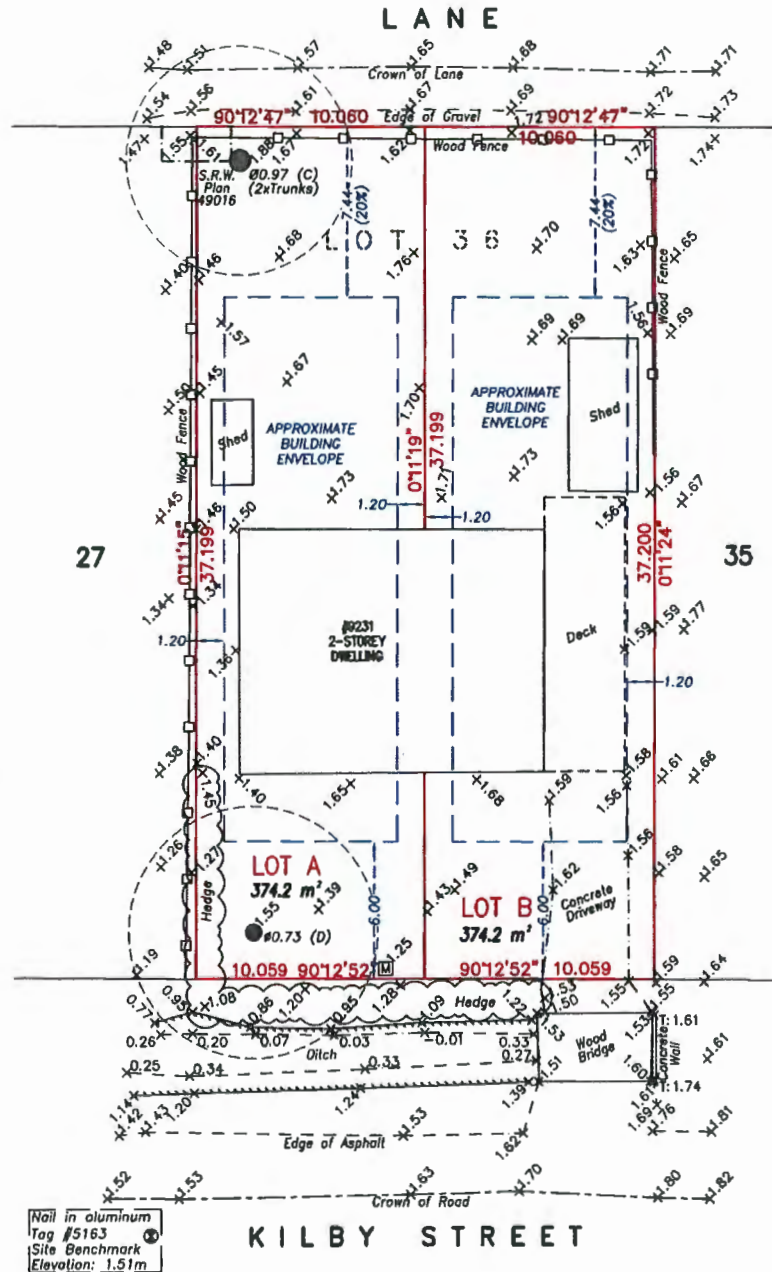
NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m



LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- (M) denotes water meter
- T: denotes top of wall



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7626
FB-395 P64-65
Drawn By: WK

DWG No. 7626-Topo

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NOTE:

Use site Benchmark Tag #5163 for
construction elevation control.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson
Tam U814B9
JOHNSON C. TAM, B.C.L.S., C.L.S.

Digitally signed by
Johnson Tam U814B9
Date: 2021.02.01
08:18:10 -08'00'

January 21st, 2012.



RZ 21-925460

Attachment 3

Address: 9231 Kilby Street

Applicant: Dhinjal Construction Ltd.

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Pardeep Singh Dhinjal	To be determined
Site Size (m²):	748.4 m ²	Lot A: 374.2 m ² Lot B: 374.2 m ²
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single-Family only)	No change
702 Policy Designation:	Policy 5446 permits subdivision to "Single Detached (RS2/A)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 205.81 m ² (2,215.3 ft ²) Lot B: Max. 205.81 m ² (2,215.3 ft ²)	Lot A: Max. 205.81 m ² (2,215.3 ft ²) Lot B: Max. 205.81 m ² (2,215.3 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m ²	Lot A: 374.2 m ² Lot B: 374.2 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.06 m Depth: 37.2 m	none

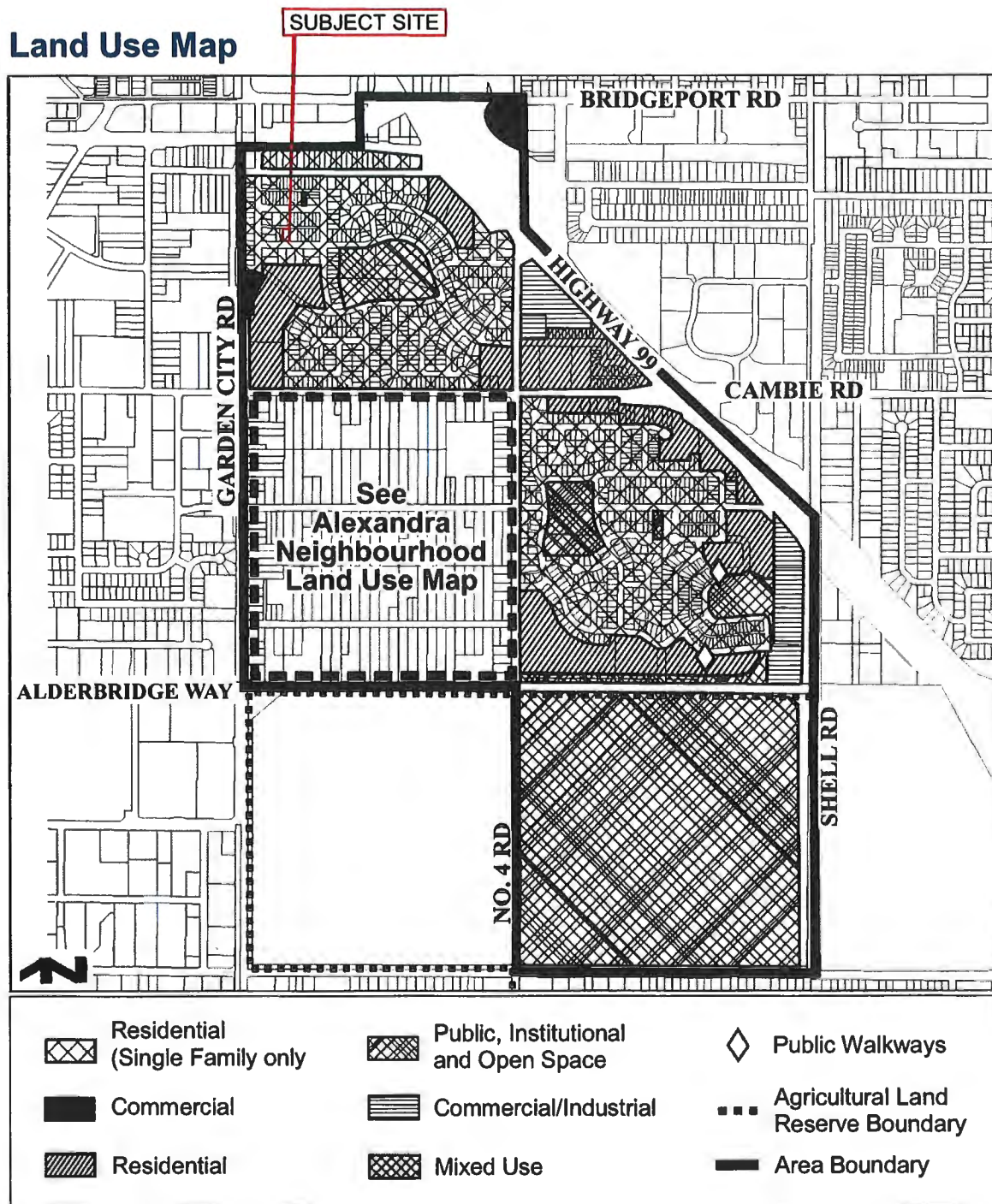
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to a max. required setback of 10.7 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 7.44 m for a maximum width of 60% of the rear wall of the first storey; and min. 9.3 m for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to a max. required setback of 10.7 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys or 9.0 m	2.5 storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other: _____

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

City of Richmond

Land Use Map



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5446

Amended by Council: June 21, 1999

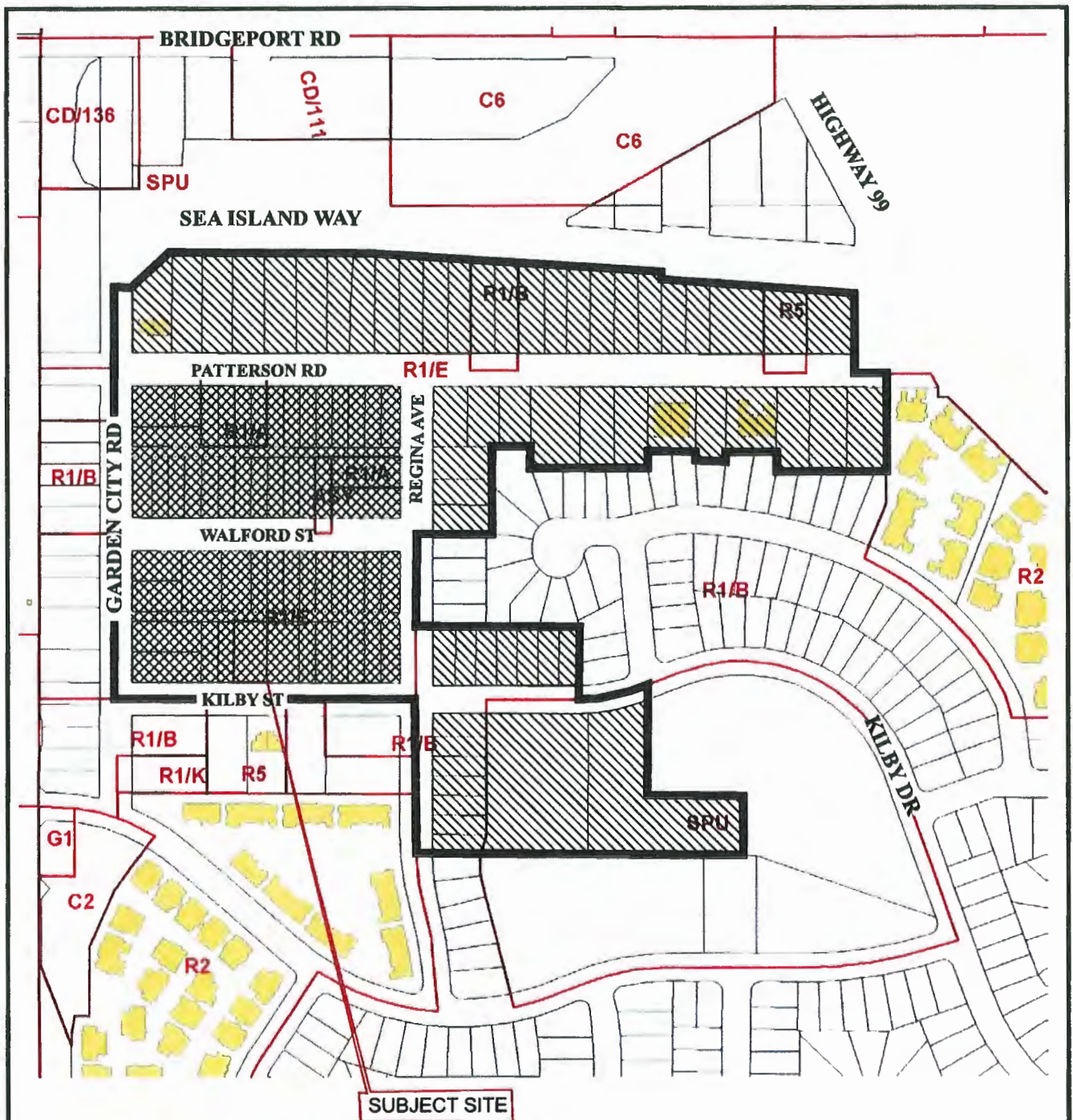
File Ref: 4430-00



SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6**POLICY 5446:**

The following policy establishes lot sizes in a portion of Section 27-5-6, bounded by **Sea Island Way, Highway 99, east side of Garden City Road, east side of Regina Avenue and north side of Kilby Street:**

That properties within the area bounded by Sea Island Way, Highway 99 and the east side of Regina Avenue, in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) and further that properties within the area bounded by the east side of Garden City Road, the south side of Patterson Road, the west side of Regina Avenue and the north side of Kilby Street be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300.

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



-  Subdivision permitted as per R1/A
-  Subdivision permitted as per R1/B



Policy 5446 Section 27-5-6

Adopted Date: 09/16/91

Amended Date: 06/21/99

Note: Dimensions are in METRES

[illegible]

Tag/ID	Common name, (botanical)	Dbh	Ht	SpR	LCR	Class	Condition	Contribution	Priority	Action
121	Flowering cherry	59	6	5.0	80	O	P	L	LOW	RETAIN
122	Western redcedar	70	9	5.0	50	O	P	L	LOW	RETAIN

Tag/ID	Common name, (botanical)	Dbh	Ht	SpR	LCR	Class	Condition	Contribution	Priority	Action
121	Flowering cherry	59	6	5.0	80	O	P	L	LOW	RETAIN
122	Western redcedar	70	9	5.0	50	O	P	L	LOW	RETAIN

[illegible]

LEGEND-REPLACEMENT TREE PLANTING:

- * See plant list for species
- To be planted to current BCCAWQMA specifications

(XX) CROWNED REFUGIA CREMATOR TREES to be planted

SUGGESTED PLANT LIST: REPLACEMENT TREES

Please use botanical name when ordering.

Current alternative: best management practices and BCS/VCLMA standards

Current alternative: best management practices and BCS/VCLMA standards

form, height, planting, pruning/shaping and establishment care

CODE	LAND	SIZE	BOTANICAL NAME
BROADLEAF - SMALL TO MEDIUM SCALE			
1P	1	20m C	<i>Stewartia pseudocarruba</i>
PO	2	4.0m H	<i>Picea omorika</i>

DRAWING USE AND COORDINATION:

- [illegible]

ARBORTECH CONSULTING
acigroup.ca

PROJECT:	PROPOSED TWO-LOT SUBDIVISION
ADDRESS:	9230 KILBY ST RICHMOND BC
CLIENT:	DHINJAL CONSTRUCTION
CITY REF:	ACL FILE: 21112
PLOT SIZE:	22'x34' REV # 1
	DATE: MAY 17 2022



Address: 9231 Kilby Street

File No.: RZ 21-925460

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10379, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
3. Registration of an aircraft noise sensitive use covenant on title (ANSI Area 3) to address public awareness and to ensure that noise mitigation, mechanical ventilation, and central air conditioning capability is incorporated into building design and construction (i.e., building components of the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling with doors and windows closed). Dwelling units must be designed and constructed to achieve:

a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

and;

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard (and subsequent updates as they may occur) for interior living spaces.
4. Registration of a restrictive covenant on Title to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from Kilby Street.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a 33 m² (355 ft²) one-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
6. Submission of a Landscape Security in the amount of \$1,500.00 (\$750/tree) to ensure that a total of two new trees are planted and maintained on Lot B; minimum 8 cm deciduous caliper or 4 m high conifers.
7. 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.
8. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two trees (tag# 121 and 122) to be retained.

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

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

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

1. At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for futures road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. Submission of a \$14,400.00 Cash-in-lieu contribution for street lighting upgrades.

3. Submission of a \$27,200.00 Cash-in-lieu contribution for future upgrades of Kilby Street and the lane.

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

4. 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:

- a) Using the OCP Model, there is 258.0 L/s of water available at a 20 psi residual at the Kilby St frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Cut and cap the existing water service connection along the 9231 Kilby St frontage and install a new 25mm water service connection complete with water meter and water meter box to service the west lot per City specifications.
 - ii) Install a new 25mm diameter water service connection complete with water meter and meter box for the east lot per standard City specifications.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Install a new 600mm storm sewer along the Kilby St frontage of the subject site with two manholes per City specifications. Tie-in the proposed storm sewer to the existing drainage system at approximately a 45 degree angle using manholes or headwalls as required. Confirm the condition of the drainage infrastructure at each tie-in point.
 - iii) Infill the existing ditch fronting the subject site with granular material and soil. A watercourse crossing permit is required for modifications to the ditch and culvert fronting 9231 Kilby St per the City's Watercourse Protection and Crossing Bylaw No. 8441.
 - iv) Install a new storm sewer service connection and IC at the common property line of the subject site with dual storm service connections to service the west lot and the east lot per City standards.
 - v) Install a new storm sewer along the lane frontage of 9231 Kilby St per City specifications. IC to be installed near the west property line of 9231 Kilby St.
 - vi) Collaborate with the adjacent development at 9271 Kilby St to install a new laneway storm sewer and IC between the east PL of 9271 Kilby St and STIC150580 per City specifications.
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Install a new 100mm sanitary service connection and IC with dual service leads at the common property line of the subject site per City specifications. Provide a 1.5mx1.5m wide SRW for the sanitary IC.
- g) At Developer's cost, the City will:

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

Street Lighting:

- h) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages.

General Items:

- i) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements:
 - Vehicular access be off the lane, that is, no access off Kilby Street.
 - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iii) Provide a signed and sealed letter from the project engineer confirming that the development at 9231 Kilby Street is coordinated with the developments in 9271 Kilby Street and 9180 Kilby Street. The City's Engineering department will not begin review of the servicing agreement design drawings until the coordination letter is received.

The letter shall confirm that the following design components have been coordinated:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary sewer and private utilities).
- Pipe sizes, materials and slopes.
- Location of manholes and fire hydrants.
- Road grades.
- Proposed street light design.
- Design and construction of laneway drainage between the east property line of 9271 Kilby Street and STIC150580

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

1. Submission of acoustical and thermal reports prepared by qualified professionals to confirm noise mitigation measures, mechanical ventilation, and central air conditioning capability will be incorporated into dwelling construction as per the legal agreement registered on title at rezoning stage.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. 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 10379 (RZ 21-925460)
9231 Kilby Street**

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

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

P.I.D. 008-801-444

Lot 36 Section 27 Block 5 North Range 6 West New Westminster District Plan 26153

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10379"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: May 18, 2022
File: RZ 21-934410

Re: Application by Parm Dhinjal for Rezoning at 9271 Kilby Street from the
"Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10380, for the rezoning of 9271 Kilby Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, be introduced and given first reading.

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

WC/NA:js/blg
Att. 7

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

Staff Report

Origin

Parm Dhinjal has applied to the City of Richmond, on behalf of the owner Signature Living Inc. (Parm Dhinjal), for permission to rezone 9271 Kilby Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone in order to permit the property to be subdivided into two single-family residential lots each with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The two-storey single-family home on the property is tenanted and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across the lane, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Walford Street.

To the South: Across Kilby Street, duplexes on lots zoned “Two-Unit Dwellings (RD1)” and “Single Detached (RS1/E)” fronting Kilby Street.

To the East: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Kilby Street.

To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Kilby Street. The City has received a rezoning application 9231 Kilby Street to facilitate the subdivision of the property to provide for two single-family lots with vehicle access from the rear lane (RZ 21-925460). The proposed rezoning of 9231 Kilby Street is the subject of a separate staff report.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential” and the West Cambie Area Plan land use designation for the subject site is “Residential (Single Family only)” (Attachment 4). This subdivision proposal is consistent with these designations.

Lot Size Policy 5446

The subject site is located within the area covered by Lot Size Policy 5446 (adopted by Council September 16, 1991, amended June 21, 1999) (Attachment 5). This Policy permits rezoning and subdivision of lots on the north side of Kilby Street in accordance with “Single Detached (RS2/A)”. This redevelopment proposal would enable the property to be subdivided into a maximum of two lots.

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.

OCP Aircraft Noise Sensitive Development (ANSD) Policy

The subject site is located within the “Moderate Aircraft Noise Area (Area 3)” of the OCP ANSD Policy. While all new aircraft noise sensitive land uses may be considered in this area, the applicant is required to register an Aircraft Noise Sensitive Use Covenant on title prior to final adoption of the rezoning bylaw to address public awareness and ensure that noise mitigation, mechanical ventilation, and central air conditioning capability is incorporated into building design and construction, consistent with CMHC interior noise standards and ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standards for interior living. The covenant requires the submission of acoustical and thermal reports prepared by qualified professionals prior to Building Permit issuance to confirm how noise mitigation measures will be incorporated into dwelling construction.

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

This redevelopment proposes to rezone and subdivide one existing single-family property into two new single-family lots with vehicular access from the existing rear lane. Both of the new lots will provide a minimum one-bedroom secondary suite.

This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on Kilby Street.

Existing Legal Encumbrances

There is currently a statutory right-of-way (SRW) registered on title of the subject property, at the north end of the property for sanitary sewer connection (RD15917). Removal of the SRW will be required to accommodate a future SRW at the common property line and will be reviewed as part of the Servicing Agreement works. The applicant is aware that encroachment into the SRW is not permitted.

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 one bylaw-sized tree on the subject property and one tree on neighbouring property.

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

- One on-site tree (tag #43 a 25.5 cm caliper Ornamental False Cypress) exhibits a shrub-like form and is in moderate health but of low landscape value. Due to the tree being in conflict with the proposed building footprint and of low landscape value it should be removed and replaced.
- One tree (tag #A a 28 cm caliper Hedging Cedar) located on adjacent neighbouring property at 9311 Kilby Street is in moderate health and identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove one on-site tree (Tree tag #43). The 2:1 replacement ratio would require a total of two replacement trees. The applicant has agreed to plant two trees on each lot proposed consistent with Zoning Bylaw 8500; for a total of four trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	8 cm	4 m

Tree Protection

One tree (tag #A) on neighbouring properties 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 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 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.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of minimum 33 m² (355 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 33 m² (355 ft²) is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Ministry of Transportation and Infrastructure (MOTI) Approval

MOTI approval is a condition of final adoption of the rezoning bylaw. Preliminary approval has been granted by MOTI for one year.

Transportation and Site Access

Vehicular access is proposed to be from the rear lane. Registration of a restrictive covenant on title will be required to ensure vehicle access to the site at future development stage is from the rear lane only, with no vehicular access permitted to or from Kilby Street. Ditch infill along the property frontage will provide for pedestrian access to each single-family dwelling from Kilby Street.

Site Servicing and Frontage Improvements

At future subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for futures road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. The applicant

must also enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, including lane upgrades, as described in Attachment 7. Ditch infill and storm sewer works are required for frontage improvements. Furthermore, payment of a \$27,200.00 cash-in-lieu for transportation upgrades along road and lane frontages and a \$14,400.00 cash-in-lieu payment for street light upgrades along road frontages will be required at the time of subdivision.

Financial Impact

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

Conclusion

The purpose of this application is to rezone 9271 Kilby Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone to permit the property to be subdivided to create two single detached lots with vehicle access from the rear lane. The proposal is consistent with Single-Family Lot Size Policy 5446 and all applicable policies and land use designations contained within the Official Community Plan (OCP). The proposal is consistent with the direction of redevelopment in the surrounding area.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10380 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js/blg

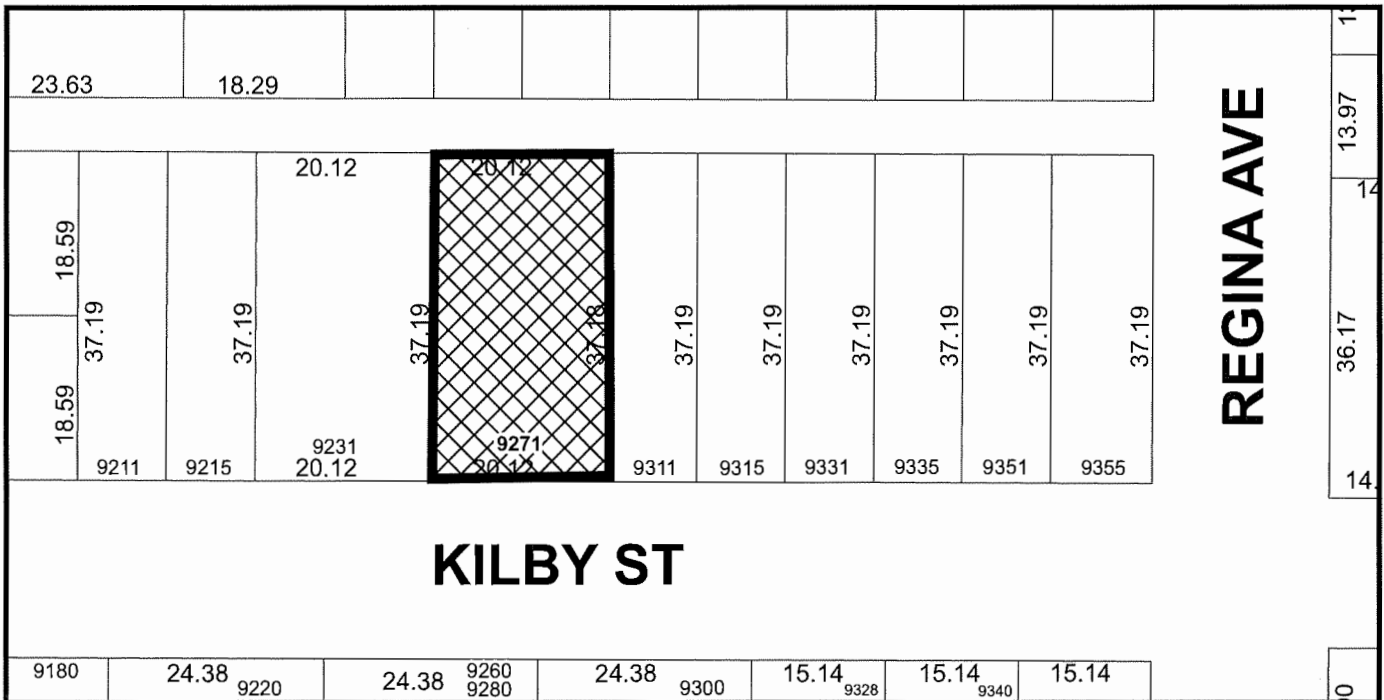
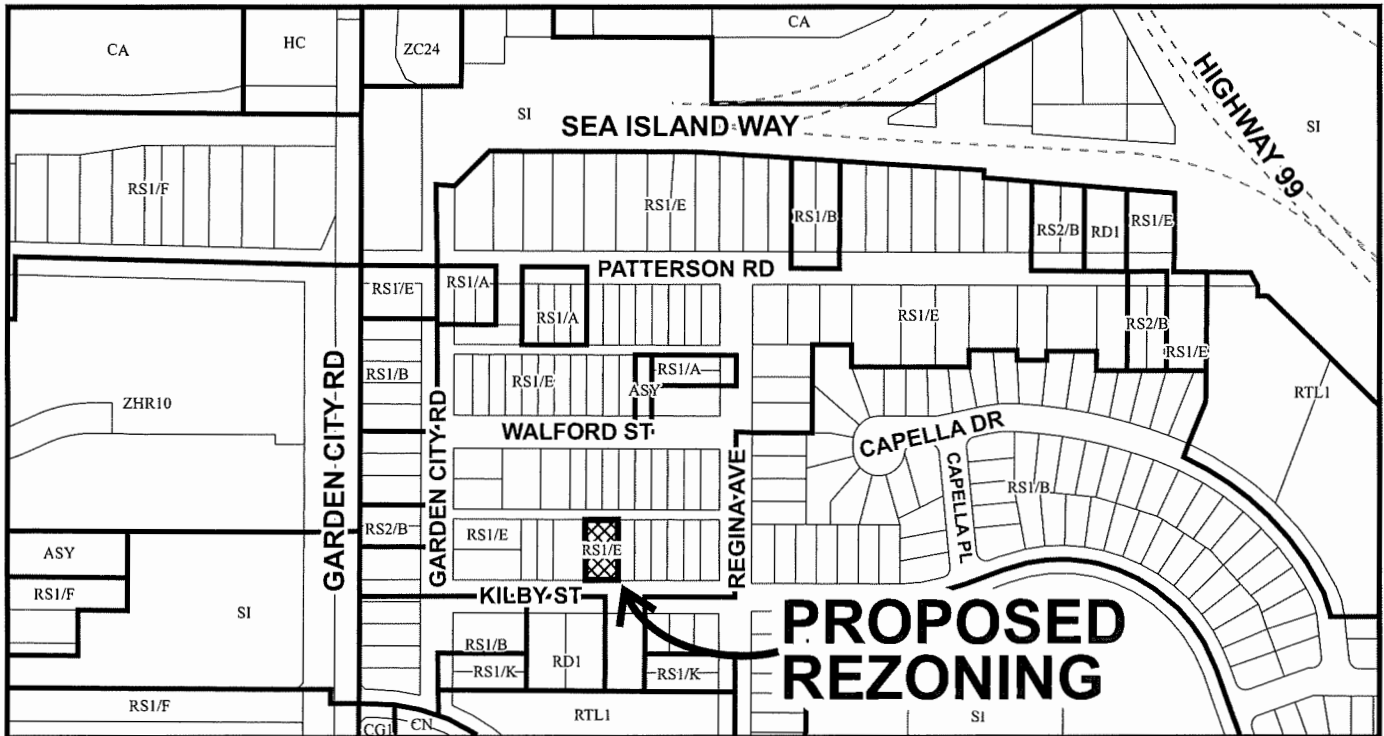
Attachments:

- Attachment 1: Location Map
- Attachment 2: Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Area Land Use Map
- Attachment 5: Lot Size Policy 5446
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond

ATTACHMENT 1



RZ 21-934410

Original Date: 06/28/21

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 21-934410

Original Date: 06/28/21

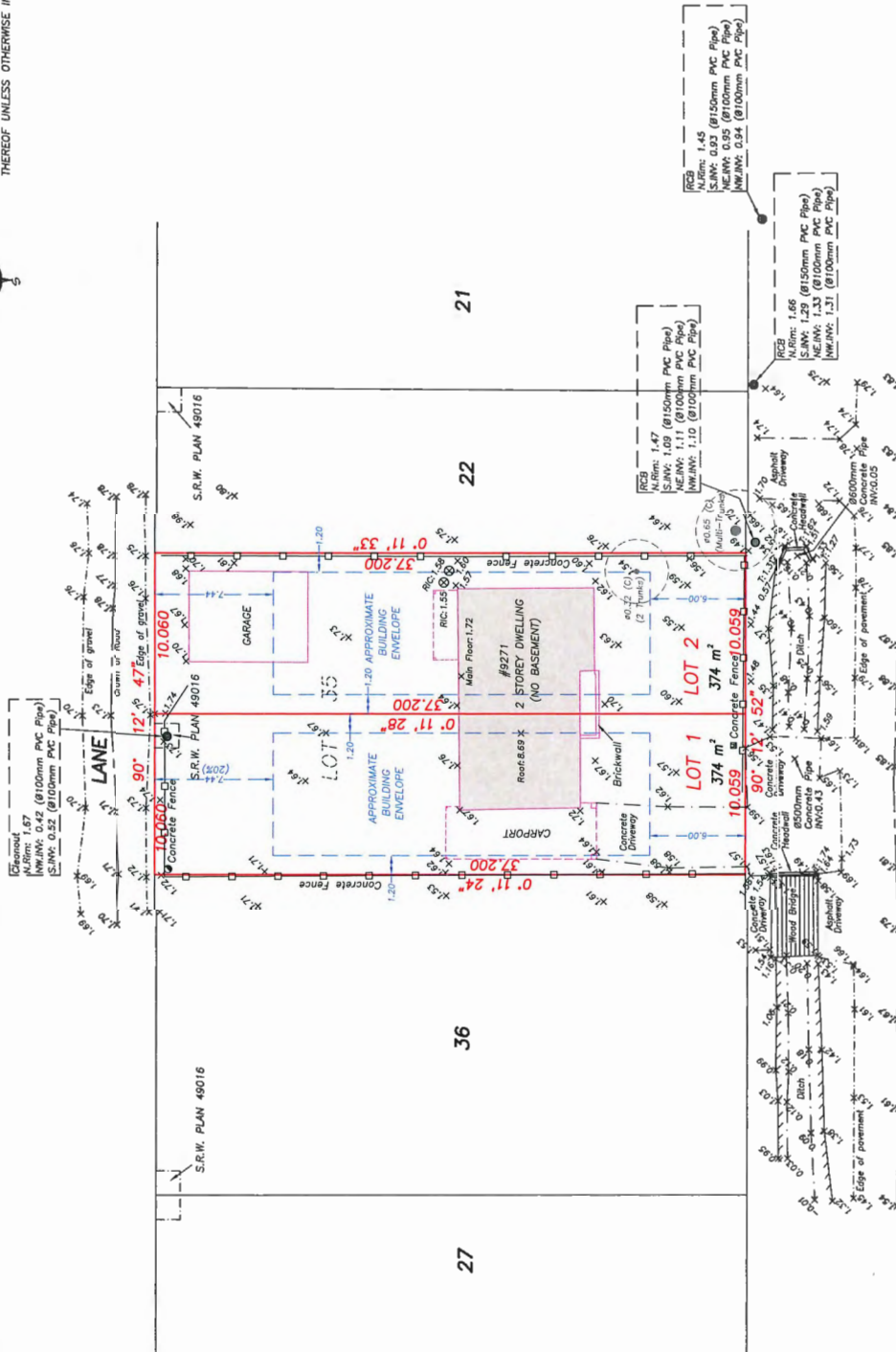
Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 35 SECTION 27
BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 26092**

#9271 KILBY STREET,
RICHMOND, B.C.
P.L.D. 008-896-844

SCALE: 1:200
0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



KILBY STREET

Not in alignment
Tag #5421
Site Benchmark
Elevation: 1.77m

LEGEND:

- (c) denotes center
- ca denotes easement
- ca denotes power pole
- ca denotes water main
- ca denotes inspection chamber
- ca denotes water meter
- ca denotes manhole
- ca denotes invert
- T: denotes top of retaining wall

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m
FB-393 P101-102; FB-401 P8
Control Monument 94H1624
Elevation: 2.353m

Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3T7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7673
FB-393 P101-102; FB-401 P8
Drawn By: KA
DWG No. 7673-TOP0-02

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
APRIL 7th, 2021.

NOTE:
Use site Benchmark Tag #5421 for
construction elevation control.



RZ 21-934410

Attachment 3

Address: 9271 Kilby Street

Applicant: Parm Dhinjal

Planning Area(s): West Cambie

	Existing	Proposed
Owner:	Signature Living Inc.	To be determined
Site Size (m²):	748 m ²	Lot 1: 374 m ² Lot 2: 374 m ²
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single Family only)	No change
702 Policy Designation:	Policy 5446 permits subdivision to "Single Detached (RS2/A)"	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 205.7 m ² (2,214 ft ²) Lot 2: Max. 205.7 m ² (2,214 ft ²)	Lot 1: Max. 205.7 m ² (2,214 ft ²) Lot 2: Max. 205.7 m ² (2,214 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m ²	Lot 1: 374 m ² Lot 2: 374 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.06 m Depth: 37.2 m	none

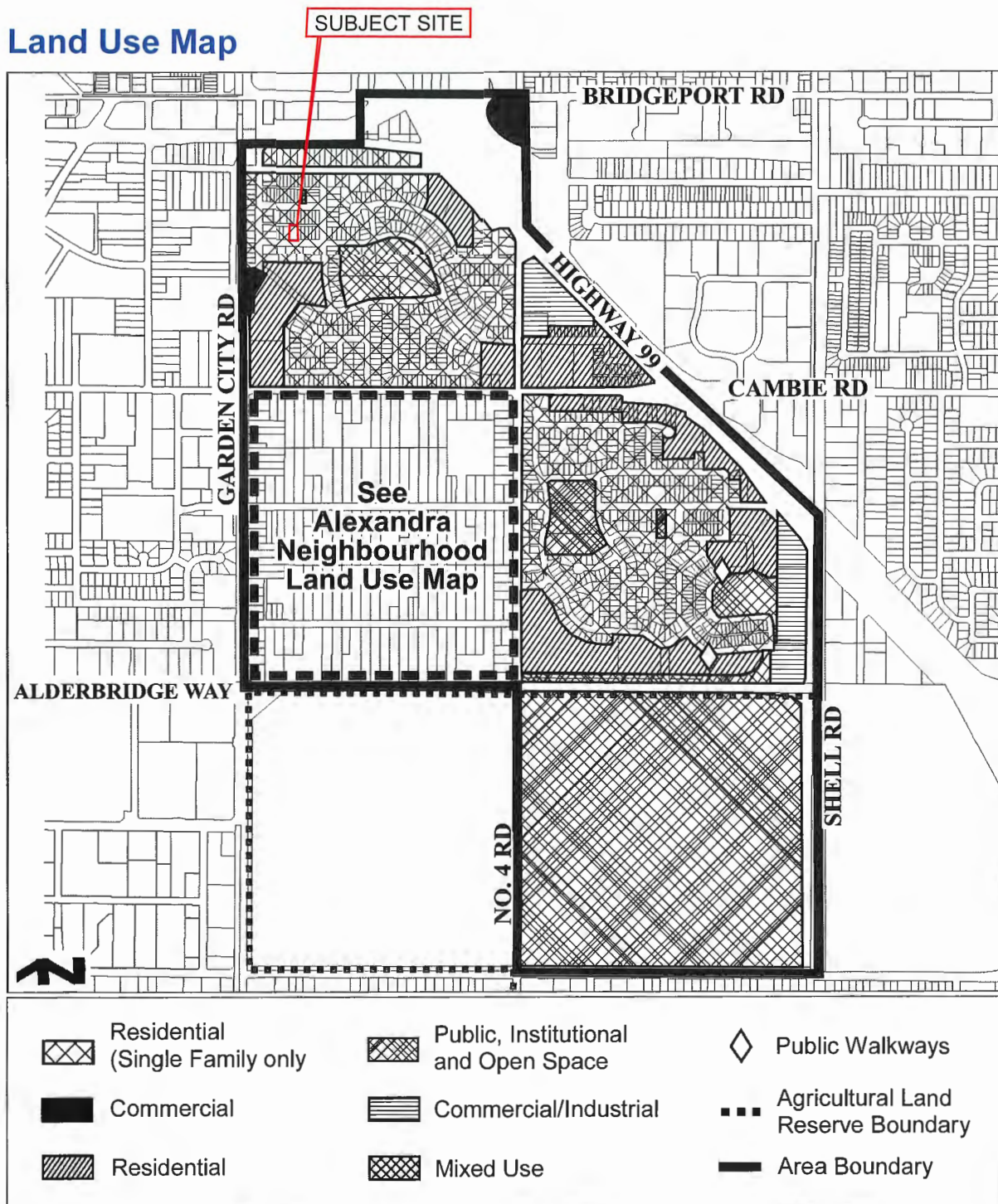
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to a max. required setback of 10.7 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. 7.44 m for a maximum width of 60% of the rear wall of the first storey; and min. 9.3 m for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to a max. required setback of 10.7 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys or 9.0 m	2.5 storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other: _____

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

City of Richmond

Land Use Map



**City of Richmond****Policy Manual**

Page 1 of 2

Adopted by Council: September 16, 1991

POLICY 5446

Amended by Council: June 21, 1999

File Ref: 4430-00

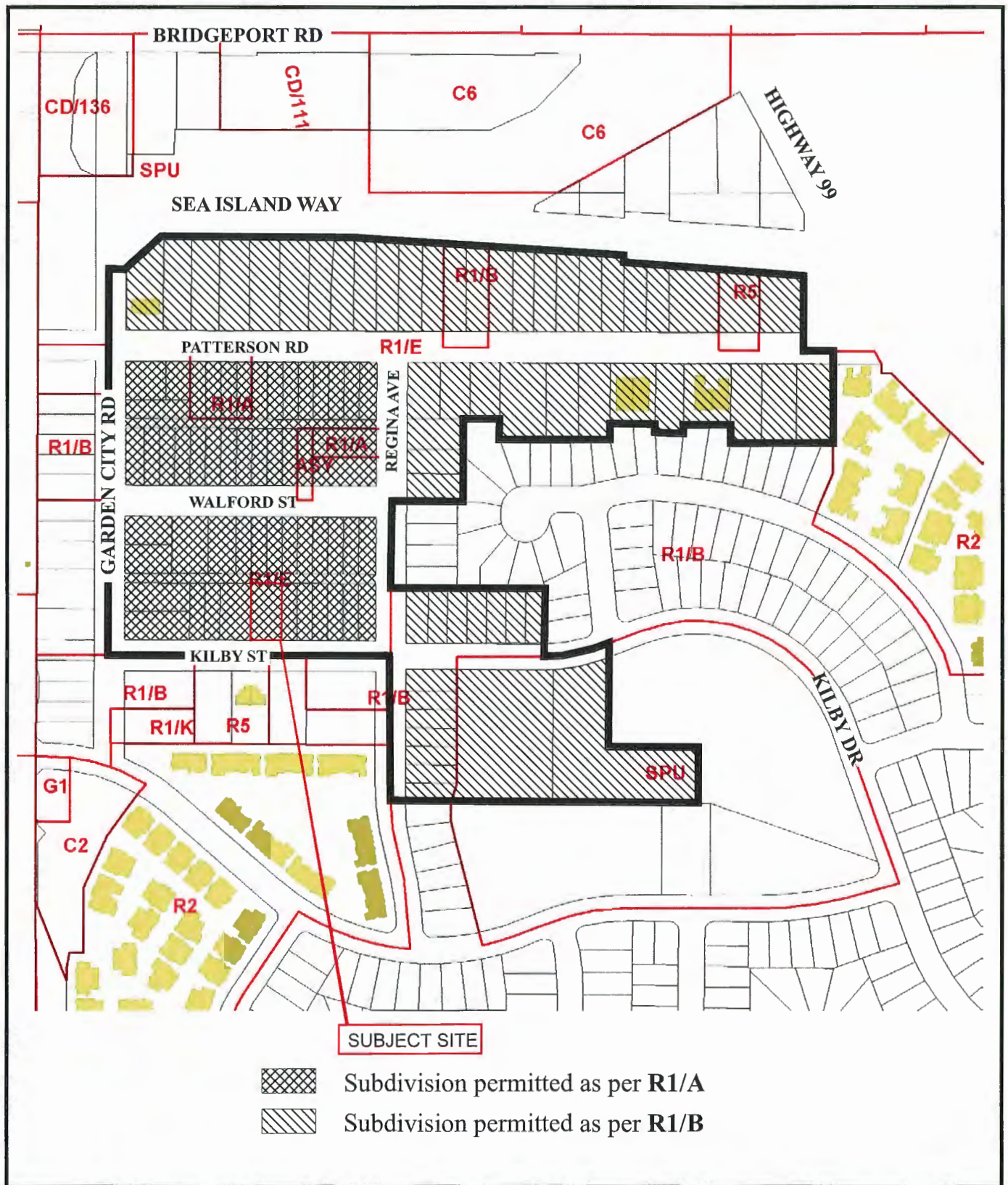
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 27-5-6

POLICY 5446:

The following policy establishes lot sizes in a portion of Section 27-5-6, bounded by **Sea Island Way, Highway 99, east side of Garden City Road, east side of Regina Avenue and north side of Kilby Street:**

That properties within the area bounded by Sea Island Way, Highway 99 and the east side of Regina Avenue, in a portion of Section 27-5-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) and further that properties within the area bounded by the east side of Garden City Road, the south side of Patterson Road, the west side of Regina Avenue and the north side of Kilby Street be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) in Zoning and Development Bylaw 5300.

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

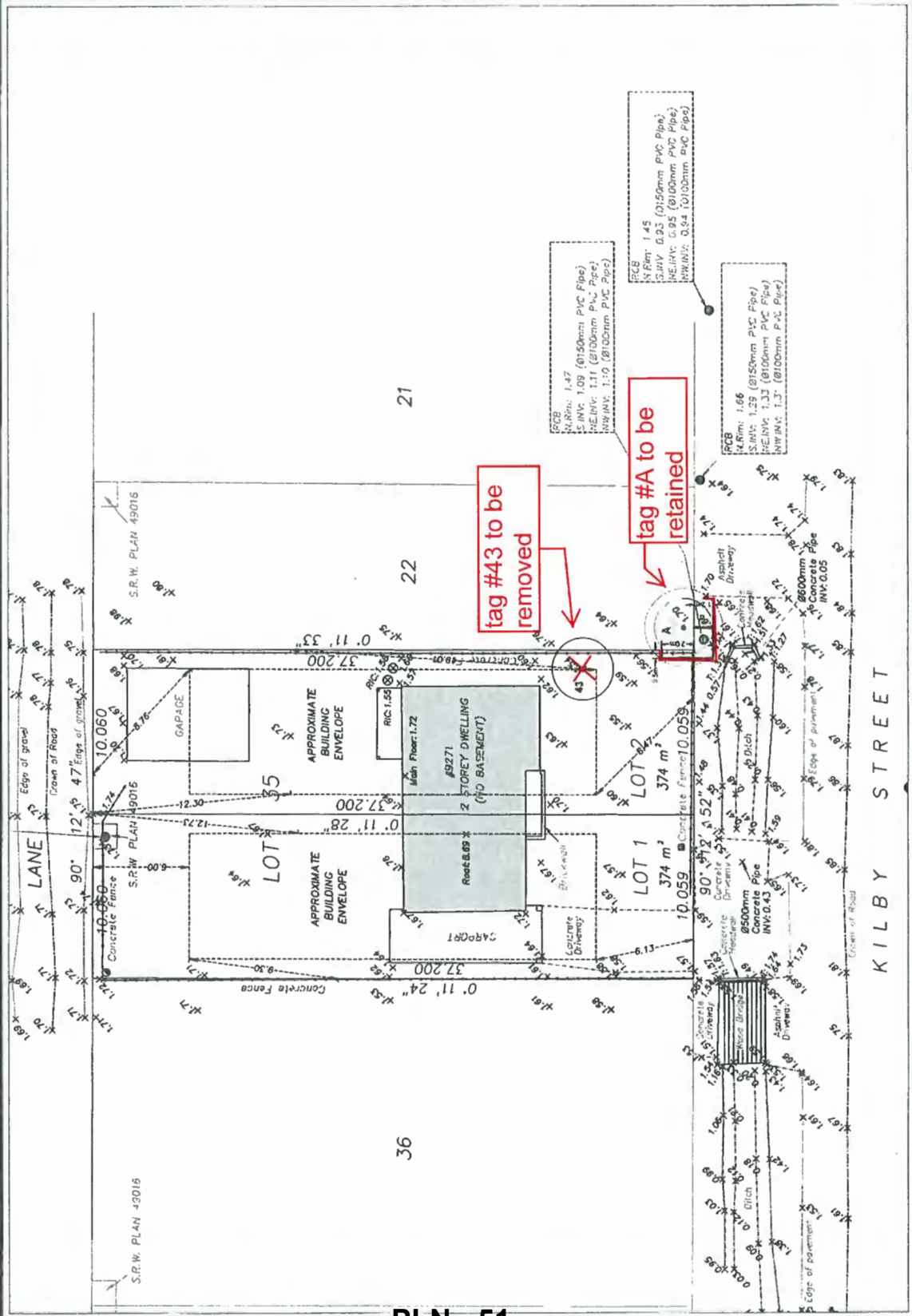


Policy 5446 Section 27-5-6

Adopted Date: 09/16/91

Amended Date: 06/21/99

Note: Dimensions are in METRES





Address: 9271 Kilby Street

File No.: RZ 21-934410

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10380, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
3. Registration of an aircraft noise sensitive use covenant on title (ANSD Area 3) to address public awareness and to ensure that noise mitigation, mechanical ventilation, and central air conditioning capability is incorporated into building design and construction (i.e., building components of the proposed development must be designed and constructed in a manner that mitigates potential aircraft noise to the proposed dwelling with doors and windows closed). Dwelling units must be designed and constructed to achieve:
 - a) CMHC guidelines for interior noise levels as indicated in the chart below:

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

and;

- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard (and subsequent updates as they may occur) for interior living spaces.
4. Registration of a restrictive covenant on Title to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from Kilby Street.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a 33 m² (355 ft²) one-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
6. Submission of a Landscape Security in the amount of \$3,000.00 (\$750/tree) to ensure that a total of two replacement trees are planted and maintained on each lot proposed (for a total of four trees); minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

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

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

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

1. At future Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), Engineering Improvement Charges for futures road improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. Submission of a \$14,400.00 Cash-in-lieu contribution for street lighting upgrades.
3. Submission of a \$27,200.00 Cash-in-lieu contribution for future upgrades of Kilby Street and the lane.

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

4. 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:

- a) Using the OCP Model, there is 258.0 L/s of water available at a 20 psi residual at the Kilby St frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Cut and cap the existing water service connection along the 9271 Kilby St frontage and install a new 25mm water service connection complete with water meter and water meter box to service the west lot per City specifications.
 - ii) Install a new 25mm diameter water service connection complete with water meter and meter box for the east lot per standard City specifications.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Install a new 600mm storm sewer along the Kilby St frontage of the subject site with two manholes per City specifications. Tie-in the proposed storm sewer to the existing drainage system at approximately a 45 degree angle using manholes or headwalls as required. Confirm the condition of the drainage infrastructure at each tie-in point.
 - iii) Infill the existing ditch fronting the subject site with granular material and soil. A watercourse crossing permit is required for modifications to the ditch and culvert fronting 9271 Kilby St per the City's Watercourse Protection and Crossing Bylaw No. 8441.
 - iv) Install a new storm sewer service connection and IC at the common property line of the subject site with dual storm service connections to service the west lot and the east lot per City standards.
 - v) Install a new storm sewer along the lane frontage of 9271 Kilby St per City specifications. IC to be installed near the west property line of 9271 Kilby St.
 - vi) Collaborate with the adjacent development at 9231 Kilby St to install a new laneway storm sewer and IC between the east PL of 9271 Kilby St and STIC150580 per City specifications.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- d) At Developer's cost, the Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Install a new 100mm sanitary service connection and IC with dual service leads at the common property line of the subject site per City specifications. Provide a 1.5mx1.5m wide SRW for the sanitary IC.
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

- f) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages.

General Items:

- g) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
 - Vehicular access be off the lane, that is, no access off Kilby Street.
 - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iii) Provide a signed and sealed letter from the project engineer confirming that the development at 9271 Kilby Street is coordinated with the developments in 9231 Kilby Street and 9180 Kilby Street. The City's Engineering department will not begin review of the servicing agreement design drawings until the coordination letter is received.

The letter shall confirm that the following design components have been coordinated:

- Corridors for City utilities (existing and proposed water, storm sewer, sanitary sewer and private utilities).
- Pipe sizes, materials and slopes.
- Location of manholes and fire hydrants.
- Road grades.
- Proposed street light design.
- Design and construction of laneway drainage between the east property line of 9271 Kilby Street and STIC150580

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

1. Submission of acoustical and thermal reports prepared by qualified professionals to confirm noise mitigation measures, mechanical ventilation, and central air conditioning capability will be incorporated into dwelling construction as per the legal agreement registered on title at rezoning stage.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
3. 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 10380 (RZ 21-934410)
9271 Kilby Street**

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

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

P.I.D. 008-896-844

Lot 35 Section 27 Block 5 North Range 6 West New Westminster District Plan 26092

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10380"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning

Date: May 10, 2022
File: 08-4050-10/2022-Vol
01

Re: Farming First Strategy – One-Year Review

Staff Recommendation

That the staff report titled “Farming First Strategy – One-Year Review” dated May 10, 2022 from the Director, Policy Planning, be received for information.

John Hopkins
Director, Policy Planning
(604-276-4279)

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Economic Development	<input checked="" type="checkbox"/>	
Engineering	<input checked="" type="checkbox"/>	
Sustainability	<input checked="" type="checkbox"/>	
Community Bylaws	<input checked="" type="checkbox"/>	
Development Applications	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

On April 19, 2021, Council adopted the Farming First Strategy (Attachment 1) and associated Official Community Plan bylaw amendments (Amendment Bylaws 10230, 10231 & 10232). This report responds to the following referral associated with the adoption of the Farming First Strategy:

That staff be directed to report back to Council in one year regarding the implementation of the proposed actions associated with the Farming First Strategy.

This report supports Council's Strategic Plan 2018-2022 Strategy #2 A Sustainable and Environmentally Conscious City:

2.3 Increase emphasis on local food systems, urban agriculture and organic farming.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

6.1 Ensure an effective OCP and ensure development aligns with it.

This report supports Council's Strategic Plan 2018-2022 Strategy #7 A Supported Economic Sector:

7.4 Inspire the farming and fishing cultures of tomorrow.

This report supports Council's Strategic Plan 2018-2022 Strategy #8 An Engaged and Informed Community:

8.2 Ensure citizens are well-informed with timely, accurate and easily accessible communication using a variety of methods and tools.

Background

At the Public Hearing on April 19, 2021, Council adopted the Farming First Strategy (Attachment 1), a long-range strategy that includes policies related to protecting agricultural land for farming, strengthening the economic viability of food production, improving irrigation and drainage infrastructure, mitigating the impacts of climate change, and continuing to work collaboratively with upper levels of government to ensure local agricultural production is supported. The Farming First Strategy is a result of a multi-phase process, which included consultation with the farming community, the City's Food Security and Agricultural Advisory Committee (FSAAC) and Richmond residents.

The Farming First Strategy includes 43 policies focused around the following five major themes:

- Theme 1: Agricultural Land Base (2 objectives and 12 supporting policies);
- Theme 2: Agricultural Economic Viability (2 objectives and 11 supporting policies);
- Theme 3: Infrastructure for Agriculture (2 objectives and 9 supporting policies);

- Theme 4: Agriculture and the Environment (2 objectives and 7 supporting policies); and
- Theme 5: Inter-Governmental Support for Agriculture (2 objectives and 4 supporting policies).

The staff report associated with the adoption of the Farming First Strategy also included 19 actions based on the themes and objectives contained in the Strategy and recommended to report back to Council in one year regarding the implementation of the actions. The purpose of this report is to provide Council with an update on the status of the actions associated with the Farming First Strategy

Analysis

The Farming First Strategy, and associated action items, have been effective at protecting land in the Agricultural Land Reserve (ALR) for farming, encouraging local food production and consumption, supporting farm access and infrastructure improvements, raising awareness of sustainable farm practices, and strengthening communication with upper levels of government to enhance local agricultural viability. The implementation of the Farming First Strategy action items requires coordination across a number of City departments. In coordination with the various departments at the City, a progress update for each Farming First Strategy action is provided in Attachment 2, including the following highlights:

- No loss of ALR land since the adoption of the Strategy.
- Updated statistics on the state of agriculture in the City will be provided as part of the release of the 2021 Census of Agriculture and Agricultural Land Use Inventory (ALUI) for Metro Vancouver. Staff will update Council once this information becomes available.
- Continued protection of soil-based farming by regulating the construction of concrete slabs and other impermeable floor surfaces for greenhouses and agricultural buildings/structures on properties zoned “Agriculture (AG1)”.
- Adoption by Council of the City’s Soil Deposit and Removal Bylaw No. 10200, which modernized and strengthened regulations that relate to soil deposition and removal within the City.
- Continued to meet with the Food Security and Agricultural Advisory Committee (FSAAC) to advise Council on issues related to food security and agriculture.
- Updated information on the City’s website regarding the requirements for development in the ALR. (e.g., building permit requirements for agricultural buildings)
- Integration of urban agriculture into development projects through the development application process (e.g., rooftop urban agriculture demonstration project for the Polygon Talisman project).
- Development of the Richmond Local Food Map, in coordination with Tourism Richmond, highlighting local food producers.
- Implementation of a formal process to respond to requests for farm access through unopened road allowances.
- Continued improvement of irrigation and drainage infrastructure throughout the ALR.

- Information sharing regarding sustainable farm practices and reducing emissions associated with farm operations.
- Coordination between the Ministry of Agriculture and the ALC on major policy initiatives and development proposals in the ALR; and
- Delivered a letter to the Ministry of Agriculture, Richmond MPs and Richmond MLAs regarding the Farming First Strategy and the agricultural-related issues that require upper-level government support.


The complete list of Farming First Strategy actions and status of each action is provided in Attachment 2. Based on staff's review, no amendments to the agricultural policies contained in the Farming First Strategy and Official Community Plan are proposed at this time.

Financial Impact

None.

Conclusion

The Farming First Strategy, adopted by Council on April 19, 2021, has been effective in guiding decisions on the land use management of agricultural land, enhancing public awareness of agriculture and food security issues, and strengthening agricultural viability in Richmond. Staff will continue to monitor and assess the effectiveness of the agricultural policies contained in the Farming First Strategy and the Official Community Plan, and bring forward any future proposed changes to Council for consideration.



Steven De Sousa
Planner 2
(604-204-8529)

SDS:cas

Att. 1: Farming First Strategy
2: Analysis of Farming First Strategy Actions



CITY OF RICHMOND
**FARMING FIRST
STRATEGY**



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Summary

Agriculture is an important part of Richmond's history and current economy. Early settlers were attracted to Richmond by the fertile soils of Lulu and Sea Islands and promise of agricultural productivity. Over the years, Richmond has grown and evolved into a vibrant urban centre, while retaining a significant portion of Richmond's land area as agricultural. Today, agriculture forms an important part of the local and regional economy as well as a major land use in the city. Approximately 4,993 ha (12,338 ac) of Richmond's land base, or 39% of the City, is within the Agricultural Land Reserve (ALR).

Council directed staff to update the 2003 Agricultural Viability Strategy (AVS) to ensure that it remains effective, and responds well to the current and future issues, trends and challenges facing the agricultural industry.

The City of Richmond Farming First Strategy includes themes, objectives and policies to guide decisions on the land use management of agricultural land, enhance public awareness of agriculture and food security issues, and strengthen agricultural viability in Richmond. The Farming First Strategy is focused around the following five major themes:



THEME 1
Agricultural
Land Base



THEME 2
Agricultural
Economic
Viability



THEME 3
Infrastructure for
Agriculture



THEME 4
Agriculture
and the
Environment



THEME 5
Inter-
Governmental
Support for
Agriculture

The themes, objectives and policies contained in the Farming First Strategy is a result of a multi-phase process, which included a review of existing policies and practices in Richmond, best practice research from other jurisdictions, and input from the City's Food Security and Agricultural Advisory Committee (FSAAC) and Richmond residents.

ALR in Richmond

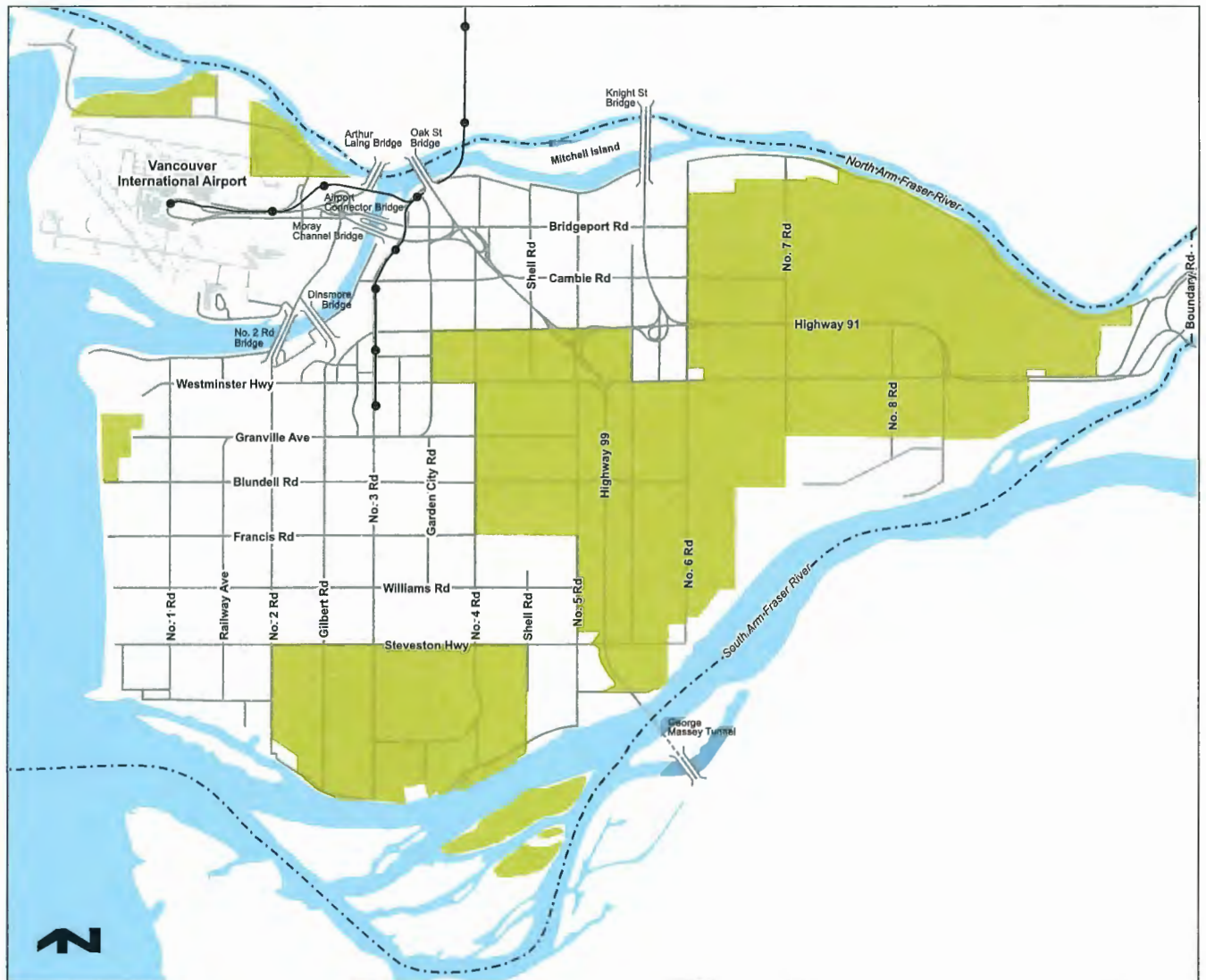




Photo Credit: Wade Comer Photography

Theme 1: Agricultural Land Base

Objective 1: Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR).

- a. Maintain the existing ALR boundary and do not support a loss of ALR land.
- b. Ensure that land uses adjacent to, but outside of, the ALR are compatible with farming by establishing effective agricultural buffers on the non-agricultural lands.
- c. Designate all parcels abutting, but outside of, the ALR boundary as Development Permit Areas with Guidelines for the purpose of protecting farming.
- d. Limit the area used for residential development on properties in the ALR.
- e. Limit the number of dwelling units to one on lots within the ALR. Any proposal for additional dwelling units would require approval from both Council and the Agricultural Land Commission (ALC).
- f. Seasonal farm labour accommodation, as an additional residential use, may be considered so long as the accommodation is accessory to the principal agricultural purpose and helps to support a farm operation in the Agricultural Land Reserve.

Objective 2: Ensure agricultural production remains the primary use of agricultural land.

- a. Continue to encourage the use of the ALR land for farming and discourage non-farm uses (e.g. residential).
- b. Limit the subdivision of agricultural land into smaller parcels, except where measurable benefits to agriculture can be demonstrated as per the policies and regulations of the *Agricultural Land Commission Act*.
- c. Consider agricultural projects which achieve viable farming while avoiding residential development as a principal use.
- d. Encourage soil-based farming by regulating the amount of hardsurfacing in agricultural buildings, structures and greenhouses.
- e. Ensure agricultural production (e.g. growing of crops and raising animals) remains the primary use of agricultural land and ancillary uses (e.g. farm retail, storing, packing, preparing and processing of farm products) are secondary uses and consistent with the scale of the farm operation.
- f. Ensure soil deposit and removal proposals enhance agricultural capabilities (e.g. greater range of potential crops) and are consistent with City bylaws and policies, and Provincial requirements.





Photo Credit: Wade Comer Photography

PLN - 67

Theme 2: Agricultural Economic Viability

Objective 1: Enhance long-term agricultural viability and opportunities for innovation.

- a. Build relationships with farmers and the agricultural community through the City's Food Security and Agricultural Advisory Committee (FSAAC) to address issues impacting agricultural viability and food security.
- b. Increase public awareness of City and other initiatives related to agriculture by disseminating information on farming practices, farm products, and educational programs through the City's website, social media or other forms of communication.
- c. Provide information for new farmers and property owners of agricultural land, including property owners who own small parcels (e.g. less than 5 acres), to encourage active farming or lease the land for farming (e.g. Provincial land matching program).
- d. Encourage value-added agricultural related business initiatives consistent with City and Provincial regulations, while ensuring agricultural production remains the primary use of land.
- e. Develop agriculture-specific signage guidelines in order to support seasonal farm retail activities, including any necessary amendments to the City's Sign Bylaw.
- f. Continue to develop relationships with non-profit, academic and government organizations which promote local agriculture, organic growing, climate adaptation, carbon management and reductions in pesticide use.

Objective 2: Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.

- a. Continue to collaborate with Metro Vancouver, the Province, food producers, Vancouver Coastal Health, other municipalities and stakeholders to advance the goals in the Metro Vancouver Regional Food System Strategy.
- b. During the development application process, encourage applicants to consider urban agriculture into development projects outside of the ALR, including rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees.
- c. Raise public awareness, in coordination with the FSAAC, of local farming, farmer's markets, and local food products, produce and programs.
- d. Support food tourism initiatives, in coordination with Tourism Richmond, the FSAAC, and other local stakeholders to highlight local food production.
- e. Strengthen relationships with external organizations that provide agriculture-related educational opportunities and promote local farming.





Photo Credit: Wade Corner Photography

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Theme 3: Infrastructure for Agriculture

Objective 1: Continue improvements to irrigation and drainage infrastructure in support of agricultural production.

- a. Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector while protecting environmental assets, in consultation with the agricultural community and relevant City departments.
- b. Consider separate water meters for the principal dwelling and the farm operation and ensure adequate service connections are installed for the farm operation.
- c. Update and implement the East Richmond Agricultural Water Supply Study.
- d. Encourage sustainable farm practices that utilize on-site water drainage, storage and use, and result in the reduction of potable water use.
- e. Continue to monitor the impact of the Fraser River 'salt wedge' on agricultural land and support improvements to supply salt-free irrigation water to affected areas.

Objective 2: Support farm access to properties located in the ALR.

- a. Discourage, wherever possible, roads in the ALR, except as noted on the Existing Status of Road Improvements in the ALR Map.
- b. Consider how proposed road improvements (e.g. road widening) on existing City roads may impact farmland.
- c. For agricultural operations on agriculture sites with no direct road access, the City may facilitate farm access only (no new or improved roads) through unopened road allowances (via licensing agreements with the City).
- d. Regulate all soil deposition and removal, including for farm access roads, as permitted by Provincial regulations, through a City permitting process to ensure impacts are mitigated (e.g. adjacent properties, City property, Riparian Management Areas, and Environmentally Sensitive Areas).





Photo Credit: Wade Comer Photography

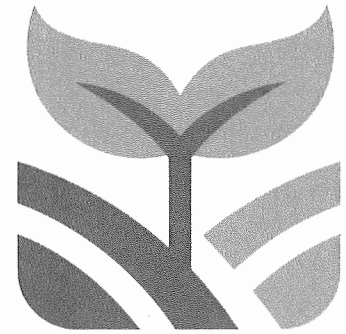
Theme 4: Agriculture and the Environment

Objective 1: Mitigate the impacts of climate change on agricultural production.

- a. Coordinate with Metro Vancouver, ALC, and the Ministry of Agriculture to assess the long-term impacts of climate change on agriculture and develop a coordinated response and tools to protect agricultural production.
- b. Continue to protect agricultural land and agricultural production, in coordination with the City's Dike Master Plan, Flood Protection Management Strategy and climate action initiatives to address sea-level rise.
- c. Encourage sustainable farming practices, in coordination with relevant City departments, the FSAAC, ALC and Ministry of Agriculture, including water and soil conservation, greenhouse gas emissions reductions and soil management.
- d. Ensure soil deposit and removal proposals for agricultural production enhance agricultural capabilities (e.g. greater range of crops) and address environmental issues (e.g. climate change, carbon storage, and groundwater table), consistent with the City's Soil Bylaw.

Objective 2: Maintain a balance between the natural environment and agricultural production.

- a. Continue to implement standard assessment criteria for farming properties where designated Environmentally Sensitive Area (ESA) or Riparian Management Area (RMA) will be impacted, while continuing to support agricultural production.
- b. Investigate opportunities for reducing emissions from crop and livestock production, in coordination with the FSAAC, ALC and Ministry of Agriculture.
- c. Explore opportunities to promote the relationship between agricultural viability and biodiversity through agricultural practices that benefit wildlife.





PLN - 73

Theme 5: Inter-Governmental Support for Agriculture

Objective 1: Continue to work collaboratively with upper levels of government to enhance agricultural viability.

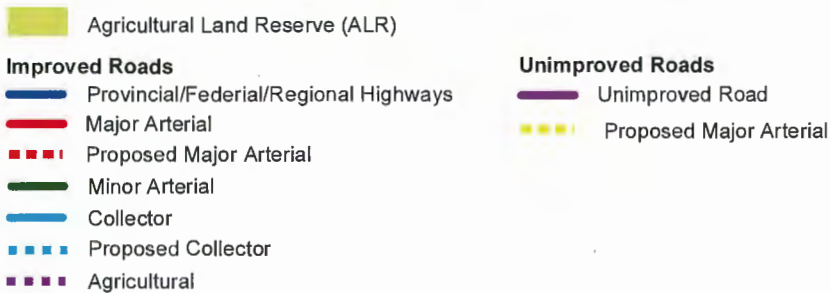
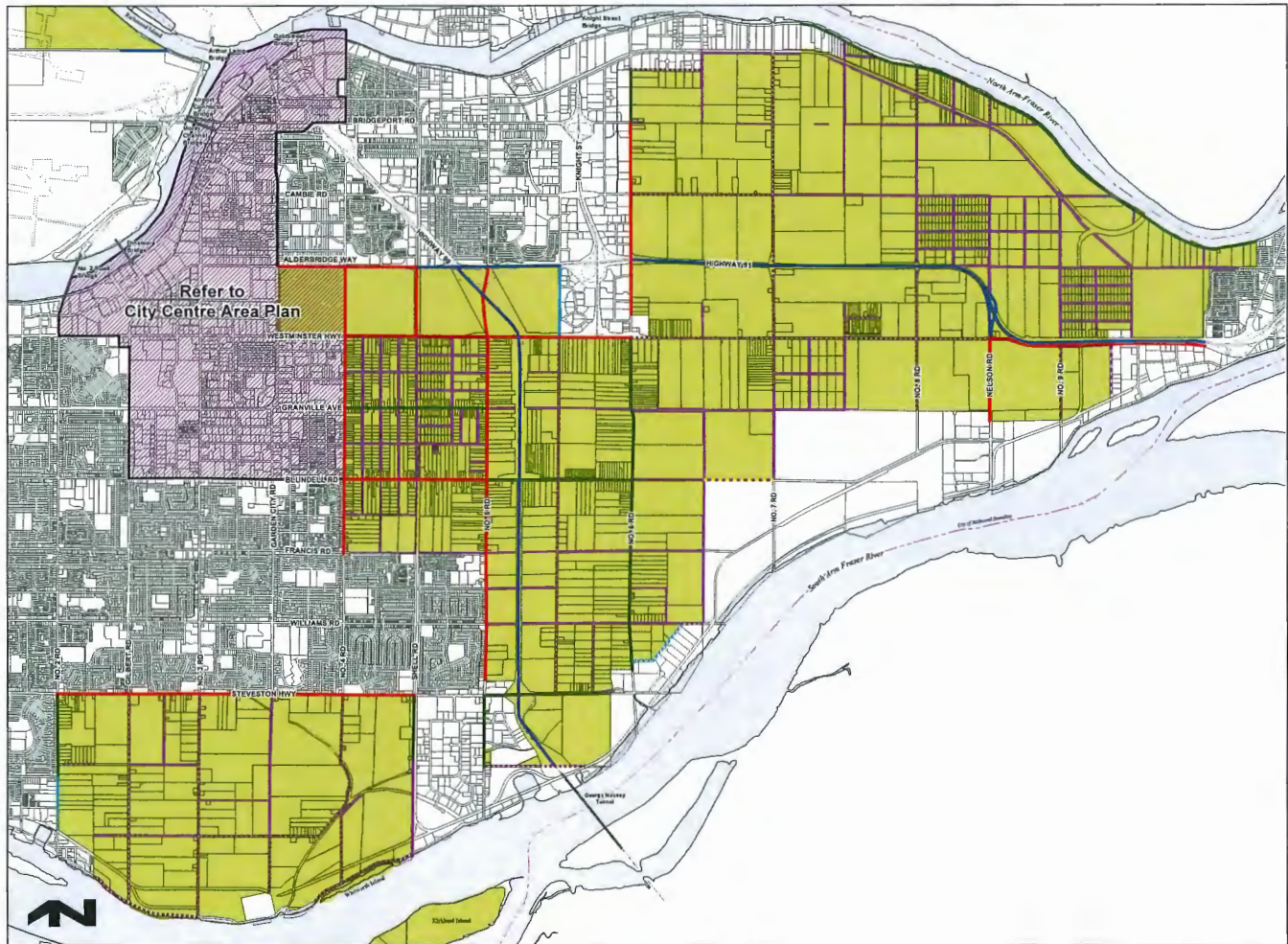
- a. Coordinate with ALC and Ministry of Agriculture to ensure City bylaws and policies are consistent with Provincial policies and regulations, including the *Agricultural Land Commission Act*, ALR Regulations, ALC Policies and the Minister's Bylaw Standards.
- b. Coordinate with ALC and Ministry of Agriculture to ensure development proposals are consistent with Provincial policies and regulations.
- c. Coordinate with Metro Vancouver to support the Regional Growth Strategy, which includes agricultural designations and policies for protection of agricultural land.

Objective 2: Liaise with upper levels of government for legislative changes to support agricultural production.

- a. Continue to communicate with upper levels of government to address the following agricultural-related issues:
 - Review income threshold for farm status to encourage legitimate farming operations.
 - Protection for farmers who lease farmland and encourage longer term leases.
 - Strengthening the *Agricultural Land Commission Act* and the ALR Regulations to explicitly prohibit non-farm uses in the ALR and encourage agricultural production.
 - Enforcement of contraventions on ALR property (including monitoring, inspections, and penalties for non-compliance).
 - Improved regulations for non-soil based greenhouses and limiting such structures to areas with lower soil class agricultural land (e.g. Class 4 or lower).
 - Explore financial incentives for farming operations (e.g. grants, tax breaks and training opportunities).
 - Explore financial incentives for environmental/sustainable farm operations, organic farming and reduction in pesticide use.
 - Incorporation of environmental stewardship initiatives into the *Farm Practices Protection (Right to Farm) Act*.



Existing Status of Road Improvements in the ALR



Conclusion

The City of Richmond Farming First Strategy is a result of a multi-phased consultation process regarding the current and future issues, trends and challenges facing the agricultural industry. The Farming First Strategy includes themes, objectives and policies to guide decisions on the land use management of agricultural land, enhance public awareness of agriculture and food security issues, and strengthen agricultural viability in Richmond. Given that the City can only act within its legislative authority, the Farming First Strategy is also critical in identifying the need to work collaboratively with upper levels of government, including the Agricultural Land Commission (ALC), to ensure local agricultural production is supported.

The City recognizes the importance of agriculture as a food source, an environmental resource, a heritage asset and an important contributor to the local economy. Agricultural land and farming is sustained by long-term City policies that maintain an urban containment boundary that keeps residential growth outside of the ALR. Richmond residents have always placed a high value on the protection of the City's farmlands.



City of Richmond

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Farming First Strategy One-Year Review – Analysis of Farming First Strategy Actions

Farming First Strategy Actions	Progress	Comments
Theme 1: Agricultural Land Base		
Objective 1: Continue to protect the City's agricultural land base in the Agricultural Land Reserve (ALR)		
Continue regular reporting on the status of agricultural land in Richmond ("Agricultural Hot Facts"), including total land in the ALR and agricultural production.	Ongoing	<ul style="list-style-type: none"> The City's website contains information and statistics on the agricultural land base in Richmond, called "Agricultural Hot Facts", which staff update as new information and statistics become available. Staff expect new information and statistics on the agricultural land base in Richmond to be provided through the 2021 Census of Agriculture release. Metro Vancouver and the Ministry of Agriculture are also in the process of updating the Agricultural Land Use Inventory (ALUI) for Metro Vancouver. Staff will provide updates to Council on these resources once available. Staff can confirm there has been no loss of ALR land since the adoption of the Strategy.
Continue to process Development Permits for parcels abutting, but outside of, the ALR boundary to manage the urban/rural interface.	Ongoing	<ul style="list-style-type: none"> Staff continue to process Development Permits for parcels abutting, but outside of, the ALR boundary (excluding single-family development) to reduce impact on farmland. As part of the Farming First Strategy associated OCP amendments, the OCP DP Guidelines were amended to include specific ALR landscaped buffer guidelines to minimize agricultural-urban land use conflicts. In addition, through the development application process, a legal agreement is registered on title to ensure the ALR landscaped buffer is maintained and indicate that the property may be subject to potential agricultural impacts including noise, dust and odour.
Objective 2: Ensure agricultural production remains the primary use of agricultural land.		
Maintain the current lot coverage limit for hardsurfacing in agricultural buildings and structures and continue to prohibit concrete in greenhouses as per the "Agriculture (AG1)" zone.	Completed	<ul style="list-style-type: none"> The current "Agriculture (AG1)" zone prohibits all types of impermeable floor surfaces (incl. concrete slabs) for greenhouses and includes a maximum lot coverage for impermeable floor surfaces in agricultural buildings/structures. A "fast track" application process is available for proposals outside the scope of these regulations if the purpose is to support a legitimate farming operation. Staff have received and processed one application of this type, which was approved by Council (Maybog Farms - DV 21-934707). These regulations also apply to agri-tech related facilities. Staff will continue to monitor and assess the effectiveness of the current AG1 zoning regulations to encourage soil-based farming, and update Council accordingly.
Continue to process Non-Farm Use, Subdivision and Soil Deposit/Removal applications consistent with the OCP and applicable City bylaws.	Ongoing	<ul style="list-style-type: none"> Staff continue to process Soil Deposit and Removal applications and uphold the regulations under the City's Soil Deposit and Removal Bylaw No. 10200 and as per related Provincial legislation.

		<ul style="list-style-type: none"> The City's Soil Deposit and Removal Bylaw No. 10200 was adopted by Council on July 26, 2021. As part of the OCP Targeted Update scope of works approved by Council, flood protection management, as it relates to fill, will be reviewed and updated from a climate adaption, resiliency, and climate change perspective.
Theme 2: Agricultural Economic Viability		
Objective 1: Enhance long-term agricultural viability and opportunities for innovation.		
Continue to meet regularly with FSAAC to address emerging issues impacting agriculture and food security and review development applications impacting agricultural land.	Ongoing	<ul style="list-style-type: none"> Staff worked closely with the FSAAC throughout the process of developing the Farming First Strategy. Since the adoption of the Strategy, staff continue to meet regularly with the FSAAC, with the purpose to advise Council on food security and agricultural issues referred by Council or staff. This includes reviewing the implementation of the action items associated with the Farming First Strategy, as presented by staff.
Update the City's website to provide resources for new and existing farmers and continue to provide relevant information regarding agriculture and food security to the community through the City's social media.	Completed	<ul style="list-style-type: none"> The agriculture section on the City's website has been updated to provide an overview of agriculture in the City, information/resources on City plans, policies and bylaws related to agriculture, and the Richmond Local Food Map. In addition, the City's website is regularly updated with bulletins on recent regulation changes related to agricultural land, to ensure the information available to the public is up-to-date. The City's social media channels also communicate information related to food security to the community through the promotion of the Richmond Food Recovery Network, through regular updates encouraging businesses and farmers to join.
Objective 2: Support the use of agricultural land for local food production and encourage a local food network to increase local food supply and consumption.		
Work with developers to integrate urban agriculture (e.g. rooftop gardens, community gardens, vertical farming, backyard gardening, indoor farming, edible landscaping and the planting of food bearing trees) into development projects outside of the ALR.	Ongoing	<ul style="list-style-type: none"> As per the OCP DP Guidelines, urban developments are encouraged to consider opportunities for urban agriculture where feasible. For example, the rezoning application associated with the Polygon Talisman project (RZ 18-836123), which received third reading on January 17, 2022, secured a 92.9 m² (1,000 ft²) rooftop urban agriculture demonstration project. As part of a separate referral, staff will be investigating the potential for urban agriculture and vertical farms in the City Centre and other high density areas and reporting back to Council.
Update the Richmond Local Food Map in coordination with FSAAC and Tourism Richmond, to identify local farms and roadside stands to increase awareness and demand for locally grown agricultural products and to highlight local farmers.	Completed	<ul style="list-style-type: none"> Planning and Economic Development staff, in partnership with the Richmond Food Security Society and Tourism Richmond, and with feedback from the Food Security and Agricultural Advisory Committee (FSAAC), updated the Richmond Local Food Map, highlighting local food producers. The updated Richmond Local Food Map is available on the City's website and Tourism Richmond's website.

		<ul style="list-style-type: none"> Staff are currently working on the 2022 update, which will be promoted on social media and on-site at farmers markets and other events.
Theme 3: Infrastructure for Agriculture		
Objective 1: Continue improvements to irrigation and drainage infrastructure in support of agricultural production.		
Continue to provide real-time salinity monitoring of water at the City's drainage pump stations to ensure dike water is suitable for irrigation purposes.	Ongoing	<ul style="list-style-type: none"> Water salinity continues to be monitored in real-time at the City's drainage pump stations, with 24/7 dispatch alerts via the City's Supervisory Control and Data Acquisition (SCADA) system.
Continue improvement of irrigation and drainage infrastructure to provide secure and suitable water supplies and functional drainage systems that support the agricultural sector.	Ongoing	<ul style="list-style-type: none"> Irrigation and drainage infrastructure improvements are ongoing throughout the ALR. Projects completed in the last year include stabilization of canals, installation of canal level sensors, removal of invasive aquatic plant species, and construction of new culverts, watercourse crossings, and storm sewer infrastructure.
Objective 2: Support farm access to properties located in the ALR.		
Develop a streamlined coordinated review process through the City's Engineering Department for farm access requests and ensure compliance with all City bylaws and Provincial policies and regulations.	Completed	<ul style="list-style-type: none"> Engineering and Planning staff, in coordination with applicable City departments, developed a formal process to consider farm access requests, including establishing specific staff roles and responsibilities, communication, and process requirements.
Implement a licensing agreement process through the City's Engineering Department to allow farm access to agricultural sites with no direct road access through unopened road allowances (all costs to be borne by the property owner).	Completed	<ul style="list-style-type: none"> Engineering, Planning and Law staff, in coordination with Agricultural Land Commission (ALC) staff, implemented a licensing agreement process, which outlines specific requirements associated with farm access requests through unopened road allowances.
Theme 4: Agriculture and the Environment		
Objective 1: Mitigate the impacts of climate change on agricultural production.		
Continue to assess the impacts of climate change on agricultural land while implementing the City's Dike Master Plan, Flood Protection Management Strategy and climate action initiatives. Staff are continuing to work on the outstanding referral regarding a long-term soil disposal management strategy, and the issue of land raising in response to anticipated climate change impacts, consistent with the Flood Protection Management Strategy.	Ongoing	<ul style="list-style-type: none"> Staff are continuing to assess the impacts of climate change on agricultural land while implementing the City's Dike Master Plan, Flood Protection Management Strategy and climate action initiatives. In response to the referral regarding a long-term soil disposal management strategy, a report was brought forward to Council in 2021 highlighting the importance of land raising as supported in the City's Flood Protection Management Strategy. Land raising over the long-term is an effective way to mitigate the effect of climate change and sea level rise when undertaken using best practices. Properly done, land raising maintains or improves agricultural viability in the low-lying areas of Richmond, thereby increasing food security over the long-term.

Coordinate with the Ministry of Agriculture, ALC and the FSAAC to provide resources to farmers regarding sustainable farming practices.	Ongoing	<ul style="list-style-type: none"> Ministry of Agriculture and ALC staff have provided updates regarding resources related to sustainable farming practices and it is anticipated that further information sharing will be provided to the FSAAC by the City's Environment staff.
Objective 2: Maintain a balance between the natural environment and agricultural production.		
In the review of agricultural development applications, consider the balance between agricultural and environmental objectives (e.g. RMA & ESA).	Ongoing	<ul style="list-style-type: none"> Staff are developing engagement initiatives targeted for Richmond's farming community and senior government that align with the goals listed in the Council endorsed Ecological Network Management Strategy and the Community Energy and Emissions Plan. The future initiatives aim to strengthen relationships with local farmers and regulators, and will identify key opportunities to align local farming practices with regional environmental stewardship objectives outlined in the Canada/BC Environmental Farm Plan Program, the CleanBC Roadmap, and the Canada 2030 Emissions Reduction Plan. Staff continue to process ESA Development Permits and ESA DP exemptions for agricultural activities as per the City's OCP. As part of the OCP Targeted Update scope of works approved by Council, staff will also be reviewing the current ESA mapping to ensure it is accurate and up-to-date.
Coordinate with the Ministry of Agriculture, ALC and the FSAAC to provide resources to farmers regarding reducing emissions from crop and livestock production.	Ongoing	<ul style="list-style-type: none"> CEEP 2050, adopted by Council in February 2022, includes the following strategies within the Enhance Green Infrastructure Strategic Direction: <ul style="list-style-type: none"> Protect existing stock of sequestered carbon; Promote sustainable reuse of soil and waste biomass; and Scale-up carbon sequestration and offsets in Richmond. It is anticipated that further information sharing regarding opportunities for emission reductions will be provided to the FSAAC by the City's Sustainability staff as applicable.
Theme 5: Inter-Governmental Support for Agriculture		
Objective 1: Continue to work collaboratively with upper levels of government to enhance agricultural viability.		
Review the "Agriculture (AG1)" zone and Zoning Bylaw regularly to assess consistency with Provincial policies and regulations.	Ongoing	<ul style="list-style-type: none"> Staff continue to monitor changes to Provincial policies and regulations related to land in the ALR, and update Council accordingly (e.g., Residential Flexibility and Controlled Environment Structures).
Continue to refer applicable agricultural policy and development proposals to the ALC and Ministry of Agriculture.	Ongoing	<ul style="list-style-type: none"> Staff continue to refer applicable agricultural policy and development proposals to the ALC and Ministry of Agriculture as needed (e.g., No. 5 Road Backlands Policy).
Objective 2: Liaise with upper levels of government for legislative changes to support agricultural production.		
Deliver a letter to the Minister of Agriculture regarding the need to address the agricultural-related issues that require Provincial support as identified in the Farming First Strategy.	Completed	<ul style="list-style-type: none"> The Mayor, on behalf of Council, delivered a letter to the Minister of Agriculture, Richmond MLAs, & Richmond MPs, dated April 23, 2021, presenting the Farming First Strategy and identifying the need to address the

		<p>agricultural-related issues that require upper-level government support as identified in the Farming First Strategy.</p> <ul style="list-style-type: none"> • The Minister of Agriculture provided a response letter, dated June 17, 2021, acknowledging the City's high priority for supporting and encouraging farming and the need to work collaboratively with other levels of government to support local farming.
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Motion : Carol Day

RENTALS OVER EXISTING SINGLE STOREY COMMERCIAL BUILDINGS

Require 100% residential rental units over existing single storey commercial buildings upon re-development.

Rational: Single storey commercial buildings such as the original 7Eleven stores at Williams Road and Number 3 road and Steveston Hwy and Number 1 road are currently sitting empty and these locations if redeveloped would be prime sites for residential rental units over commercial stores. In both cases there is commercial and high-density housing across the street.

Where Commercial units already exists and the air space is available rental units above would to help alleviate the housing crisis in Richmond would be another positive step for Richmondites.

Example of residential over commercial



Williams & Number Three Road Condos Over Commercial..





To: Planning Committee
From: John Hopkins
Director, Policy Planning

Date: June 3, 2022
File: 08-4045-30-02/Vol 01

Re: Rental Housing on Commercial Designated Sites

The purpose of this memo is provide background information regarding a proposed referral for the June 7, 2022 Planning Committee meeting on supporting rental housing on sites that currently have a single storey commercial building.

In the proposed referral motion, reference is made to two properties that previously had a single-storey 7-Eleven retail convenience store. Both properties are zoned Local Commercial (CL) which does not permit residential use with the exception of a caretaker unit as a secondary use. The former 7-Eleven business at No. 1 Road and Steveston Highway is designated Commercial in the Official Community Plan (OCP) which does not allow residential uses whereas the former 7-Eleven business at No. 3 Road and Williams Road is designated Neighbourhood Service Centre in the OCP which does allow residential uses as a secondary use to commercial uses. There are no existing policies that would require residential uses to be rental only.

To allow residential use on a site that is designated Commercial, a Rezoning and OCP amendment would be required. To allow residential use on a site that is designated Neighbourhood Service Centre, a Rezoning would be required.

Within the City Centre, sites that are designated Commercial only in the OCP are located under the YVR flight path which prohibits noise sensitive land uses such as residential. Outside of the City Centre, near existing neighbourhoods and related services, there are small areas of Commercial designated sites typically at Arterial Road street corners, in addition to several Neighbourhood Service Centres land use designations (e.g., Seafair shopping centre, Broadmoor).

Consistent with existing provisions in the OCP Market Rental Housing Policy, staff have been advising redevelopment inquiries on local commercial properties designated Commercial in the OCP that staff would consider an OCP amendment with associated density bonusing to allow mixed commercial/ residential uses, provided the residential component is rental housing. Staff have also been advising that any redevelopment must include ground floor retail to maintain commercial uses on the site which is important from a long-term planning perspective.

June 3, 2022

- 2 -

Existing single-storey commercial buildings do provide an opportunity to secure rental housing provided that the main floor is for commercial uses. This opportunity will be explored further as part of the OCP targeted review to provide clarity on the City's expectations for sites designated Commercial and Neighbourhood Service Centre.

If you have any questions, please contact me directly at 604-276-4279.

A handwritten signature in black ink, appearing to read 'John Hopkins', with a stylized, cursive script.

John Hopkins
Director, Policy Planning

JH:dn

pc: Wayne Craig, Director Development