



Special Planning Committee

**Council Chambers, City Hall
6911 No. 3 Road**

**Wednesday, April 21, 2021
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on April 7, 2021.*



PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY BENN PANESAR FOR REZONING AT 11240 WILLIAMS ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. RZ 19-873781) (REDMS No. 6625458)

PLN-16

See Page PLN-16 for full report

Designated Speakers: Wayne Craig & Nathan Andrews

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10248, for the rezoning of 11240 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.



2. **RICHMOND ADVISORY COMMITTEE ON THE ENVIRONMENT
2020 ANNUAL REPORT AND 2021 WORK PROGRAM**

(File Ref. No. 01-0100-30-ACEN1-01) (REDMS No. 6646219 v. 3)

PLN-43

See Page PLN-43 for full report

Designated Speaker: Kevin Eng

STAFF RECOMMENDATION

- (1) *That the Richmond Advisory Committee on the Environment 2020 Annual Report, as presented in the staff report titled “Richmond Advisory Committee on the Environment 2020 Annual Report and 2021 Work Program”, dated April 6, 2021 from the Director of Policy Planning, be received for information; and*
- (2) *That the Richmond Advisory Committee on the Environment 2021 Work Program, as presented in the staff report titled “Richmond Advisory Committee on the Environment 2020 Annual Report and 2021 Work Program”, dated April 6, 2021 from the Director of Policy Planning, be approved.*



3. **RICHMOND HERITAGE COMMISSION 2020 ANNUAL REPORT
AND 2021 WORK PROGRAM**

(File Ref. No. 01-0100-30-HCOM1-01) (REDMS No. 6638411 v. 3)

PLN-48

See Page PLN-48 for full report

Designated Speaker: Cynthia Lussier

STAFF RECOMMENDATION

- (1) *That the Richmond Heritage Commission 2020 Annual Report, as presented in the staff report titled “Richmond Heritage Commission 2020 Annual Report and 2021 Work Program”, dated March 29, 2021, from the Director, Policy Planning, be received for information; and*
- (2) *That the Richmond Heritage Commission 2021 Work Program, as presented in the staff report titled “Richmond Heritage Commission 2020 Annual Report and 2021 Work Program”, dated March 29, 2021, from the Director, Policy Planning, be approved.*



Planning Committee Agenda – Wednesday, April 21, 2021

Pg. #

ITEM

4. **FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE 2020 ANNUAL REPORT AND 2021 WORK PROGRAM**
(File Ref. No. 01-0100-30-AADV1-01) (REDMS No. 6633263 v.2)

PLN-54

See Page PLN-54 for full report

Designated Speaker: Steven De Sousa

STAFF RECOMMENDATION

- (1) *That the Food Security and Agricultural Advisory Committee 2020 Annual Report, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2020 Annual Report and 2021 Work Program”, dated April 6, 2021, from the Director of Policy Planning, be received for information; and*
- (2) *That the Food Security and Agricultural Advisory Committee 2021 Work Program, as presented in the staff report titled “Food Security and Agricultural Advisory Committee 2020 Annual Report and 2021 Work Program”, dated April 6, 2021, from the Director of Policy Planning, be approved.*



Added

5. **AGRICULTURAL LAND COMMISSION DECISION ON NO. 5 ROAD BACKLANDS POLICY**
(File Ref. No. 08-4050-10) (REDMS No. 6652846)

PLN-60

See Page PLN-60 for full report

Designated Speaker: Kevin Eng

STAFF RECOMMENDATION

- (1) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, which would revise Section 7.3 of Schedule 1 of the Official Community Plan (No. 5 Road Backlands Policy) and Schedule 2.13A of the Official Community Plan (East Richmond Area McLennan Sub-Area Plan) to clarify permitted uses and related policies for religious assembly use, be introduced and granted first reading.*
- (2) *That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*

**PLN – 3
(Special)**

(b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;

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

- (3) That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, having been considered in conjunction with Section 475 of the Local Government Act, be referred to the Agricultural Land Commission for approval prior to the Public Hearing.*
- (4) That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, having been considered in accordance with Section 475 of the Local Government Act and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*
- (5) That Richmond Zoning Bylaw 8500, Amendment Bylaw 10259, which would revise the "Assembly (ASY)" zoning district to restrict the permitted and secondary uses for areas within the No. 5 Road Backlands Policy area located in the Agricultural Land Reserve, revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district to restrict permitted and secondary uses in this zone, and revise the religious assembly use definition, be introduced and granted first reading.*



6. MANAGER'S REPORT

ADJOURNMENT





Planning Committee

Date: Tuesday, April 7, 2021

Place: Council Chambers
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Alexa Loo
Councillor Carol Day (by teleconference)
Councillor Bill McNulty
Councillor Harold Steves (by teleconference)

Also Present: Councillor Chak Au (by teleconference)
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 April 7, 2021, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

April 21, 2021, (tentative date) at 4:00 p.m. in the Council Chambers

PLANNING AND DEVELOPMENT DIVISION

1. **2021 – 2031 RICHMOND CHILD CARE ACTION PLAN**

(File Ref. No. 07-3070-01) (REDMS No. 6625123)

Discussion ensued with regard to (i) prioritizing child care development in areas of the city where there is high demand for child care (ii) researching the demographic and the place of residence of Richmond child care users, and (iii) encouraging the development of child care spaces in new developments.

In reply to queries from Committee, staff noted that current legislation permits 24-hour child care, however there are no child care providers that offer such service in Richmond.

It was suggested that the 2021-2031 Richmond Child Care Action plan be referred to the Council/School Board Liaison Committee.

It was moved and seconded

- (1) *That the 2021 – 2031 Richmond Child Care Action Plan as outlined in the staff report titled, “2021 – 2031 Richmond Child Care Action Plan,” dated February 25, 2021, from the Director, Community Social Development, be adopted; and*
- (2) *That the 2021 – 2031 Richmond Child Care Action Plan be referred to the Council/School Board Liaison Committee.*

CARRIED

Discussion then ensued regarding options to encourage contributions for child care spaces in new developments, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff explore a policy or bylaw for contribution for a certain percentage for child care spaces for all new developments, similar to the City’s policies for affordable housing, and report back.

The question on the motion was not called as staff responded to queries, noting that there are provisions in the Official Community Plan for developer child care contributions. Staff added that several proposed early childhood development hubs will be opening in the city and staff can provide Council with information on proposed future child care developments and current child care providers.

It was suggested that staff explore broad options to increase child care spaces in the city, and as a result, the following **amendment motion** was introduced:

Planning Committee
Tuesday, April 7, 2021

It was moved and seconded

That the referral motion for staff to explore a policy or bylaw for contribution for a certain percentage for child care spaces for all new developments, be amended to the following:

That staff explore options to increase child care in Richmond, including priority areas and opportunities to remove potential regulatory barriers, and report back.

CARRIED

The question on the referral motion, as amended, was then called and it was **CARRIED**.

2. APPLICATION BY VAN LAND USE CONSULTING FOR A ZONING TEXT AMENDMENT TO THE “INDUSTRIAL RETAIL (IR1)” ZONE TO PERMIT A RETAIL LIQUOR STORE AT 12571 BRIDGEPORT ROAD

(File Ref. No. ZT 20-909767) (REDMS No. 6615268 v. 3)

Staff reviewed the application, noting that the application is not consistent with the Bridgeport Area Plan, the Industrial Lands Intensification Initiative and City policies related to liquor licence applications, and as a result, staff are recommending that the application be denied.

Discussion ensued with regard to (i) the types of other commercial retailers in the area, (ii) the proximity of the proposed retail liquor store to other liquor stores in the city and, (iii) the application process for retail liquor stores.

In reply to queries from Committee, staff noted that the subject site’s current zoning restricts retail uses to sales of building materials and restaurants.

Joe Van Vliet, applicant, expressed concern with regard to the retail liquor permit application process and industrial retail zoning noting that (i) there are existing commercial retailers in the area, (ii) there is residential support for the application, and (iii) the proposed application is not in close proximity to other liquor retailers in the city. He added that as a result of another liquor store relocating, there will not be a net increase of liquor stores in Richmond.

It was moved and seconded

That the application for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit a retail liquor store at 12571 Bridgeport Road be approved.

The question on the motion was not called as discussion ensued with regard to the retail liquor permit application process and the proximity of existing retail liquor stores to the subject site.

Planning Committee
Tuesday, April 7, 2021

The question on the motion was then called and it was **DEFEATED** with Cllrs. McPhail, Day and Steves opposed.

It was moved and seconded

That the application for a Zoning Text Amendment to the “Industrial Retail (IRI)” zone to permit a retail liquor store at 12571 Bridgeport Road be denied.

CARRIED

3. **APPLICATION BY FIREWORK PRODUCTIONS LTD. FOR A TEMPORARY COMMERCIAL USE PERMIT RENEWAL AT 8351 RIVER ROAD AND DUCK ISLAND (LOT 87 SECTION 21 BLOCK 5 NORTH RANGE 6 WEST PLAN 34592)**

(File Ref. No. TU 20-905119) (REDMS No. 6612513 v. 4)

Staff reviewed the application, noting that the event would require compliance with Provincial Public Health orders and a submission of a noise management plan to the City.

Discussion ensued with regard to options to mitigate the event’s noise impact on surrounding areas. Staff noted that a noise study on the site will occur prior to the start of the event and that noise monitoring will occur during the entirety of the event.

Raymond Cheung, spoke on the application, noting that there are bicycle parking provisions on-site.

It was moved and seconded

(1) *That the application by Firework Productions Ltd. for a Temporary Commercial Use Permit Renewal at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) be considered at the Public Hearing to be held on May 17, 2021 at 7:00 p.m. in the Council Chambers of Richmond City Hall, and that the following recommendation be forwarded to that meeting for consideration:*

“That a Temporary Commercial Use Permit be issued to Firework Productions Ltd. for properties at 8351 River Road and Duck Island (Lot 87, Section 21 Block 5 North Range 6 West Plan 34592) for the purposes of permitting the following:

Planning Committee

Tuesday, April 7, 2021

- (a) *Night market event between May 21, 2021 to December 31, 2021 (inclusive) to allow for a maximum of 80 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;*
 - (b) *Night market event between April 29, 2022 to October 16, 2022 (inclusive) for a maximum of 80 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit;*
 - (c) *Night market event between April 28, 2023 to October 15, 2023 (inclusive) for a maximum of 79 event operational days in accordance with identified dates and hours as outlined in Schedule C attached to the Temporary Commercial Use Permit; and*
 - (d) *The night market event as outlined in the report dated March 17, 2021 from the Director of Development be subject to the fulfillment of all terms, conditions and requirements outlined in the Temporary Commercial Use Permit and attached Schedules.”*
- (2) *That the Public Hearing notification area be extended to include all properties to the north of Bridgeport Road and West of Great Canadian Way as shown in Attachment 5 to the staff report dated March 17, 2021 from the Director of Development.*

CARRIED

4. **MARKET RENTAL AGREEMENT (HOUSING AGREEMENT)
BYLAW 10243 TO PERMIT THE CITY OF RICHMOND TO SECURE
MARKET RENTAL HOUSING UNITS AT 9900 NO. 3 ROAD AND
8031 WILLIAMS ROAD**

(File Ref. No. RZ 18-835532; 12-8060-20-010243) (REDMS No. 6611248 v. 2)

It was moved and seconded

That Market Rental Agreement (Housing Agreement) (9900 No. 3 Road and 8031 Williams Road) Bylaw 10243 to permit the City to enter into a Market Rental Agreement (Housing Agreement) substantially in the form attached hereto, in accordance with the requirements of Section 483 of the Local Government Act, to secure the Market Rental Housing Units required by Rezoning Application RZ 18-835532, be introduced and given first, second and third readings.

CARRIED

Planning Committee
Tuesday, April 7, 2021

5. AMENDMENT TO THE APPOINTMENT OF AN APPROVING OFFICER

(File Ref. No. 08-4100-00) (REDMS No. 6625826)

It was moved and seconded

That the appointment of Reg Adams as Approving Officer for the City, as per Item 7 of Resolution R08/15-4, adopted by Council on September 8, 2008, be rescinded.

CARRIED

6. UPDATE ON THE CITY OF RICHMOND TREE PROTECTION BYLAW NO. 8057

(File Ref. No. 12-8060-20-008057/10246/10247) (REDMS No. 6597355)

Correspondence received from Sharon MacGougan, President, Garden City Conservation Society, (attached to and forming part of these minutes as Schedule 1), and Kerry Starchuk, Richmond resident (attached to and forming part of these minutes as Schedule 2) was distributed.

Discussion ensued with regard to (i) the various criteria for issuing tree permits including size, health and species, (ii) exploring increasing maximum fines for unauthorized tree removal, (iii) the average lifespan of trees in Richmond, (iv) utilizing appropriate tree species for replanting, (v) removing potentially hazardous trees (vi) maintaining the city's tree canopy, (vii) options to protect low growth trees and shrubs, (viii) protecting trees during construction and during property landscaping maintenance, and (ix) outreaching to residents for tree protection education and awareness.

In reply to queries from Committee, staff noted that (i) fines for unauthorized tree removal can range from \$1,000 to \$10,000, however the Provincial courts can authorize higher amounts if requested by the City, (ii) trees that pose a hazard to public safety are typically approved for removal, (iii) there is a process in place to inspect replacement trees, and (iv) staff can explore implementing a tree sale in the City.

John Roston, Richmond resident, referenced his submission (attached to and forming part of these minutes as Schedule 3), and expressed support for the proposed regulations and additional enhancements to protect trees. He spoke on strengthening enforcement, the benefits of planting additional trees and improving the City's list of replacement trees and tree replacement procedure.

Planning Committee
Tuesday, April 7, 2021

It was moved and seconded

- (1) *That Tree Protection Bylaw 8057, Amendment Bylaw 10246 amending regulations for tree removal and replacement be introduced and given first, second and third reading; and*
- (2) *That Consolidated Fees Bylaw 8636, Amendment Bylaw 10247 amending the Tree Protection Bylaw permit fees table be introduced and given first, second and third reading.*

CARRIED

Discussion took place with regard to updating the Suitable Trees for Replanting list and options to enhance public education on appropriate tree planting methods, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff review the Suitable Trees for Replanting list and tree planting information on the City's website, and report back.

CARRIED

Discussion ensued with regard to the recommended maximum number of allowable trees in a lot, and as a result, the following **referral motion** was introduced:

It was moved and seconded

That staff review the recommended maximum number of trees in a residential lot, and report back.

CARRIED

Discussion ensued with regard to the destruction of old-growth forest in the province and it was noted that the City of Port Moody has drafted a resolution on the matter to be forwarded to the Union of British Columbia Municipalities, and as a result, the following **notice of motion** was provided:

It was moved and seconded

That the following motion and associated background information be included at the next Planning Committee meeting agenda:

That the City of Richmond endorse and support the old-growth forest resolution passed by the City of Port Moody on March 23, 2021.

CARRIED

Planning Committee
Tuesday, April 7, 2021

7. MANAGER'S REPORT

(i) Director of Policy Planning

Joe Erceg, General Manager, Planning and Development, announced that John Hopkins has been appointed as the new Director of Policy Planning.

(ii) Housing Referral Report

Mr. Erceg noted that staff will be reporting back on various housing-related referrals including market rental housing policies, Low-End Market Rental Strategy, and Rental Restriction on Strata Councils at an upcoming Planning Committee meeting.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (5:51 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, April 7, 2021.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Associate

TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE

Schedule 1 to the Minutes of the
Planning Committee meeting of
Richmond City Council held on
Wednesday, April 7, 2021.

From: Sharon MacGougan, President, Garden City Conservation Society, Richmond
To: Richmond Planning Committee meeting, April 7, 2021
Re: Tree Protection Bylaw No. 8057, amendments

Dear Planning Committee,

The Garden City Conservation Society supports the proposed amendments. Our concern is to mitigate ecological loss in Richmond, and trees are a key element of biodiversity. Planting more trees, especially bird habitat trees, is a good idea.

We have a few comments and suggestions about the trees in Richmond neighbourhoods:

- **Large, healthy, mature trees have value.** They take decades to reach maturity, and their ecological benefits increase greatly over many years. We lose a lot when these trees are cut. We are not currently replacing decades-old trees in a way that is commensurate with what we lose when they are eliminated.
- **Planting a sapling does not make up for killing an eighty-year-old tree.** In this time of rapid ecological loss, we need more than ever to protect what we can, in as many ingenious ways as possible. At the very least, we need to give back as much as we take away.
- **“Review the current value of replacement trees”** was the referral to staff at the Talisman public hearing when this issue of valuation of mature trees came up. A summary of current practice has been given, perhaps as a first step in a response. But has there been a review?
- **The kind of tree planted is important.** Birds need habitat. The number of birds in North America has declined by 3 billion birds since the 1970s, and loss of habitat is the number one cause. Birds don't have trees to make nests in neighbourhoods where large mature trees are routinely replaced by decorative smaller trees.
- **Can we mandate better bird-habitat trees in clearer ways?** That would balance this helpful statement of what to avoid: “We **DO NOT** accept the following as replacement trees: hedging cedars, palm trees, banana plants, dwarf species or topiaries.” That's from a City of Richmond Bulletin, “Tree Bylaw Section (Replacement Tree Guideline) 2012/12/18”.
- **We can build for birds.** Cities can track how bird-friendly their forest canopy cover is with *Building for Birds*. It would be great if Richmond could use this tool when planning the mandate and when measuring the effectiveness of the bylaw in maintaining bird habitats in different neighbourhoods. Birds are part of our community, and we do future generations a favour when we plan for the future community of birds in Richmond.

APR 06 2021

APR 06 2021
PLN 12
(Special)



- **We need to discourage pollarding.** That extreme way of pruning trees that are mature enough to be useful for birds makes them useless for it. Pollarding appears to be increasing at multi-unit development sites, and this practice negates ecological give-back to a neighbourhood.
- **We need more public education about tree topping.** As the City staff who deal with trees know, topping trees is very harmful to them. Unfortunately, the harmful behaviour seems increasingly common.
- **We need to get a handle on the extent of tree loss.** One facet is that trees are disappearing from yards and not being replaced, as I notice on my walks. To me it means the situation is worse than realized and that new or better-implemented strategies are needed. That might include a persuasive awareness campaign.
- **We can apply our public-lands values to neighbourhoods.** Mixed groups of good habitat trees are being planted on our public lands. For example, the City has helped establish a wonderful variety of street trees on the north side of Alderbridge Way, east of No. 4 Road. It is like a small mixed forest—the way a forest grows.

In closing, we are grateful that Richmond has a Tree Protection Department that works hard to protect our trees. We give our full support to their proposed amendments, and we would like to see better value for mature trees.

From: Kerry Starchuk <kerrystarchuk@hotmail.com>
Sent: April 7, 2021 10:12 AM
To: MayorandCouncillors <MayorandCouncillors@richmond.ca>
Subject: Tree Bylaw Amendment

April 7, 2021

To: Mayor and Council,

Re: Tree Bylaw Proposed Bylaw Amendment - [Open Planning 4-7-2021.pdf \(richmond.ca\)](#)

I am opposed to this tree bylaw amendment and ask the following questions:

Why would you expect a homeowner to pay to have a diseased tree removed from their own property and then pay the city \$62.00 for doing so? This is just another ludicrous tax grab.

The City just raised property taxes by 5.6% which is a huge burden on many homeowners, especially seniors. Why would you place an extra burden for those who need to remove a diseased tree at their own expense?

In a well-established garden why would a homeowner necessarily be expected to replace a diseased tree if there is already enough mature trees remaining on the property?

The bylaw amendment report claims that Richmond is not keeping up with other cities on this issue. What cities are those and why does it matter what other cities are doing when on the farmland issues some councillors called for a "Made in Richmond" solution? Do we want Richmond to be unique or don't we?

Is ever-increasing taxation and the desire to do what other cities are doing part of UN Agenda 21 Sustainable Development that the City of Richmond signed on to in without transparent consultation with the public and that staff have received training for through ICLEI? Why hasn't the City come clean with residents about this covert plan and call it what it really is?

I look forward to your timely response.

Kerry Starchuk
Richmond, B.C.

**TO: MAYOR & EACH
COUNCILLOR
FROM: CITY CLERK'S OFFICE**

Schedule 3 to the Minutes of the Planning Committee meeting of Richmond City Council held on Wednesday, April 7, 2021.

Dear Planning Committee:

Re: Tree Bylaw Amendments, April 7, 2021.

While we support the tree bylaw amendments in the staff report, we believe they do not go far enough. In particular, there should be much higher application fees and penalties for the removal of very large healthy trees and staff should have greater discretion to specify all replacement tree characteristics and location depending upon the individual site.

Very Large Healthy Trees

The bylaw requires a permit to remove trees 20cm caliper or larger. There should be additional provisions for the removal of very large healthy trees 30cm caliper or larger which average 75' in height and provide our community tree canopy. Removing such a tree provides only one benefit – a larger footprint for a structure. What is lost is shade to cope with global warming, oxygen production, carbon storage, bird and animal habitat, and natural beauty that makes Richmond a better place to live. The proposed bylaw changes ensure that there is at least one replacement 6 cm tree. Unfortunately, that tree will provide no meaningful shade and carbon storage and no bird will build a nest in it. It takes on average more than 35 years for the new tree to grow to the size of the removed 30cm tree. In the meantime, it is the community which suffers the loss, not just the property owner more interested in a larger house.

Application Fees and Penalties for Removal of Very Large Healthy Trees

The staff report gives excellent examples of the installation of new infrastructure near a tree while protecting it. Clearly staff will spend a disproportionately large amount of time on an application to remove a very large healthy tree to seek alternatives. A \$75 application fee does not cover the time involved nor the far larger cost to the community of losing the tree.

We suggest a \$5,000 application fee of which \$4,000 will be refunded if the application is refused. The retained \$1,000 covers the staff time involved. The additional \$4,000 covers the loss of benefits from the removed tree over 35 years and should be used to help offset the cost of an additional City arborist to review tree removal applications.

The current fine for removing a tree without a permit is \$1,000 which makes it easier and cheaper to simply remove a very large tree. The fine should be increased to \$10,000 in the case of removal or damage affecting the health of a tree 30cm or larger and \$5,000 in the case of unwarranted damage affecting the benefits provided by such a tree.

Greater Discretion for Staff

As the staff report points out, replacement trees can be the required size, but if they are an inappropriate species, not properly planted or not cared for, the survival rate and benefit to the community is poor. In many cases, the survival rate is much better on public property such as parks, schools and boulevards. It is not sufficient that the applicant can request that a tree be planted on public property. City staff should have much wider discretion to specify the species of tree, how it is planted and where, including on public property. Staff should also be able to direct that City staff plant the tree with the cost borne by the applicant.

John Roston, Michelle Li and Laura Gillanders



PLN - 15

APR 07 2021

**PLN - 15
(Special)**

PLN - 15



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: April 6, 2021
File: RZ 19-873781

Re: **Application by Benn Panesar for Rezoning at 11240 Williams Road from the
"Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10248, for the rezoning of 11240 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC:na
Att. 7

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

Staff Report

Origin

Benn Panesar has applied to the City of Richmond, on behalf of multiple owners including Sukhveer Panesar, Har Rana, Jenicadeep Rana, and Karanbeer Rana, for permission to rezone 11240 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan and landscape plan are shown in Attachment 3.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling containing a secondary suite on the subject property, which is proposed to be demolished. The applicant has confirmed that the secondary suite is not occupied.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC1)”, fronting Williams Road.

To the South: Across the lane, a single-family dwelling on a lot zoned “Single Detached (RS2/B)” fronting Seafeld Crescent. A recently approved rezoning occurred to allow the property to be subdivided from one lot into two lots (RZ 18-829101). The associated subdivision application (SD 18-829103) is still in process.

To the East: Single-family dwellings on lots zoned “Compact Single Detached (RC1)”, fronting Williams Road with vehicle access from the rear lane.

To the West: Across the lane, townhouse dwellings on a lot zoned “Town Housing (ZT38) – Williams Road (Shellmont)” fronting Williams Road and Shell Road.

Related Policies & Studies

Official Community Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning is consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning. A preliminary Landscape Plan is provided in Attachment 3.

Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of “Single-Family Housing District (R1-0.6)” or “Coach House District (R9)” provided there is access to an operational rear lane (Attachment 5). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 9.1 m and 10.9 m wide and 307 m² and 363 m² in area, which is consistent with the Lot Size Policy.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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 compact single-family lots with vehicular access from the rear lane. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between Shell Road and No. 5 Road.

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 five bylaw-sized tree (tag# 2, 3, 4, 5, 6) on the subject property and one street tree (tag# 1) on City property.

The City's Tree Preservation Coordinator and Parks Department Coordinator have reviewed the Arborist's Report for on-site and off-site trees and supports the Arborist's findings, with the following comments:

- One tree (tag# 1 (29 cm caliper Liquidambar species), located on adjacent City property is in good condition and identified to be retained and protected. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A tree survival security of \$5,000.00 will also be required.
- Two trees, tag# 2 (28 cm caliper Rhododendron species) and tag# 3 (35 cm combined caliper Apple (Malus species) are in poor condition due to poor structure and significant wounds and should be removed and replaced.
- Three Lombardy Poplar trees (tag# 4, 5, and 6) have poor health and structure and should be removed and replaced. Replacement trees are to be included in a Landscape Plan and Landscape Cost Estimate to compensate for the loss of these trees.
- Replacement trees should be provided at 2:1 ratio as per the Official Community Plan (OCP) unless otherwise determined by City Staff.

Tree Replacement

The applicant has identified the removal of five on-site trees (Trees # 2, 3, 4, 5, and 6). The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to provide three new trees on Lot 1 and three new trees on Lot 2 for a total of six new replacement trees. The required replacement trees are to be of the following minimum sizes, or as proposed in the Landscape Plan provided (Attachment 3). Requirement replacement trees are generally 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	6 cm	3.5 m
2	8 cm	4 m
6	10 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000.00 (\$750/per tree) to the City's Tree Compensation Fund in lieu of the remaining four trees that cannot be accommodated on the subject property after redevelopment. If additional proposed replacement trees cannot be accommodated as per the Landscape Plan then further contribution to the Tree Compensation Fund will be required with staff review and approval.

Tree Protection

One City tree (tag# 1) is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 6). To ensure that the tree identified for retention is 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 \$5,000.00 to ensure one tree (tag# 1) is 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

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in both new dwellings each being a minimum of 47.65 m² (513 ft²) and having minimum two bedrooms each. Parking for the secondary suites will be provided in the garage. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until the secondary suite on Lot 1 and Lot 2 is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, as described in Attachment 7. In accordance with the Works and Services Cost Recovery Bylaw, the property is required to pay its proportional share of the cost of the lane improvements installed by the City. The applicable charge is \$38,795.53 and is required to be paid prior to rezoning adoption.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 7.

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 11240 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10248 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

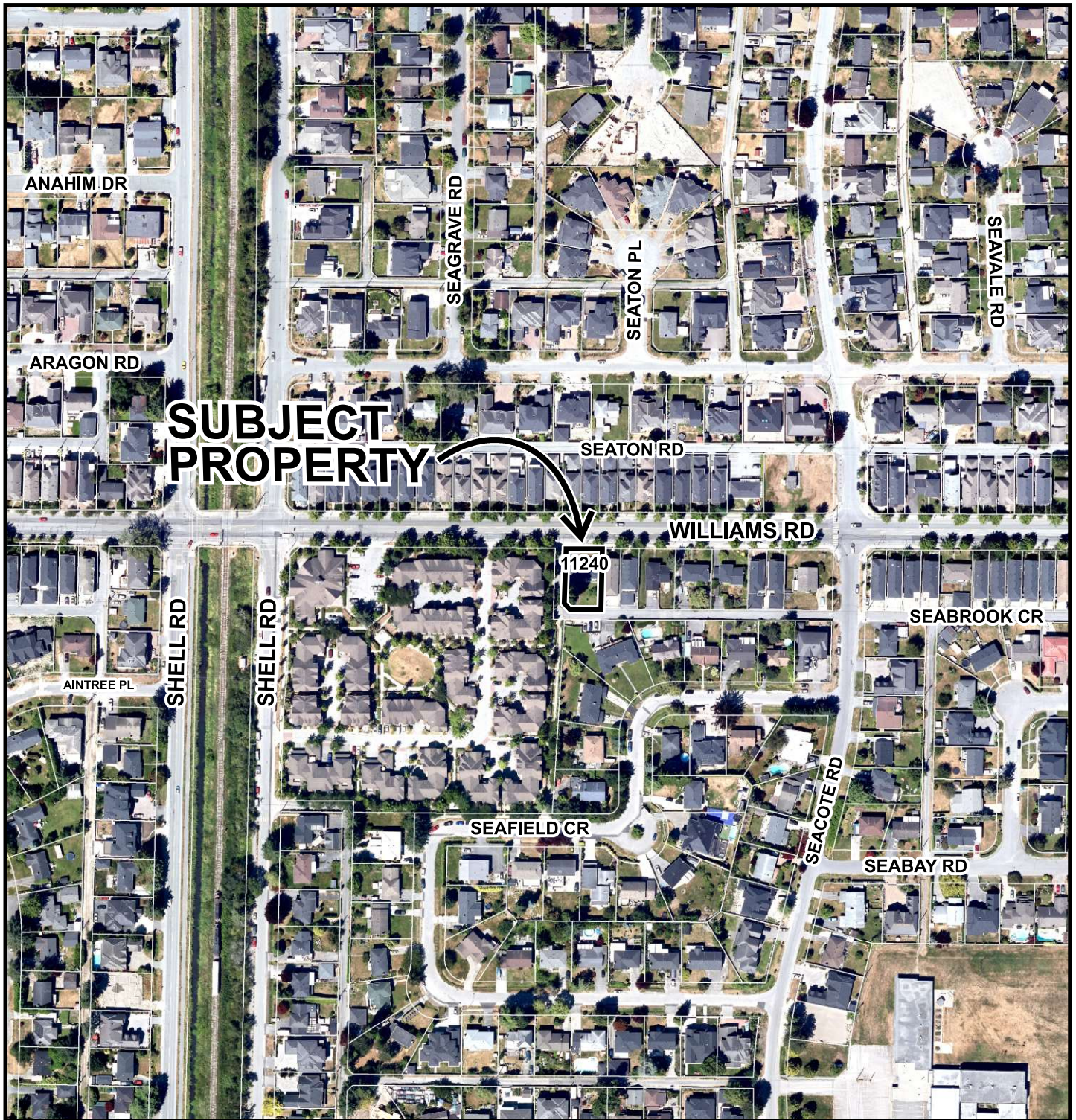
NA:blg

Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Site Plan and Landscape Plan
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5434
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



City of Richmond



RZ 19-873781

PLN - 24
(Special)

Original Date: 10/07/19

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 31 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 25887**

#11240 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 003-789-519

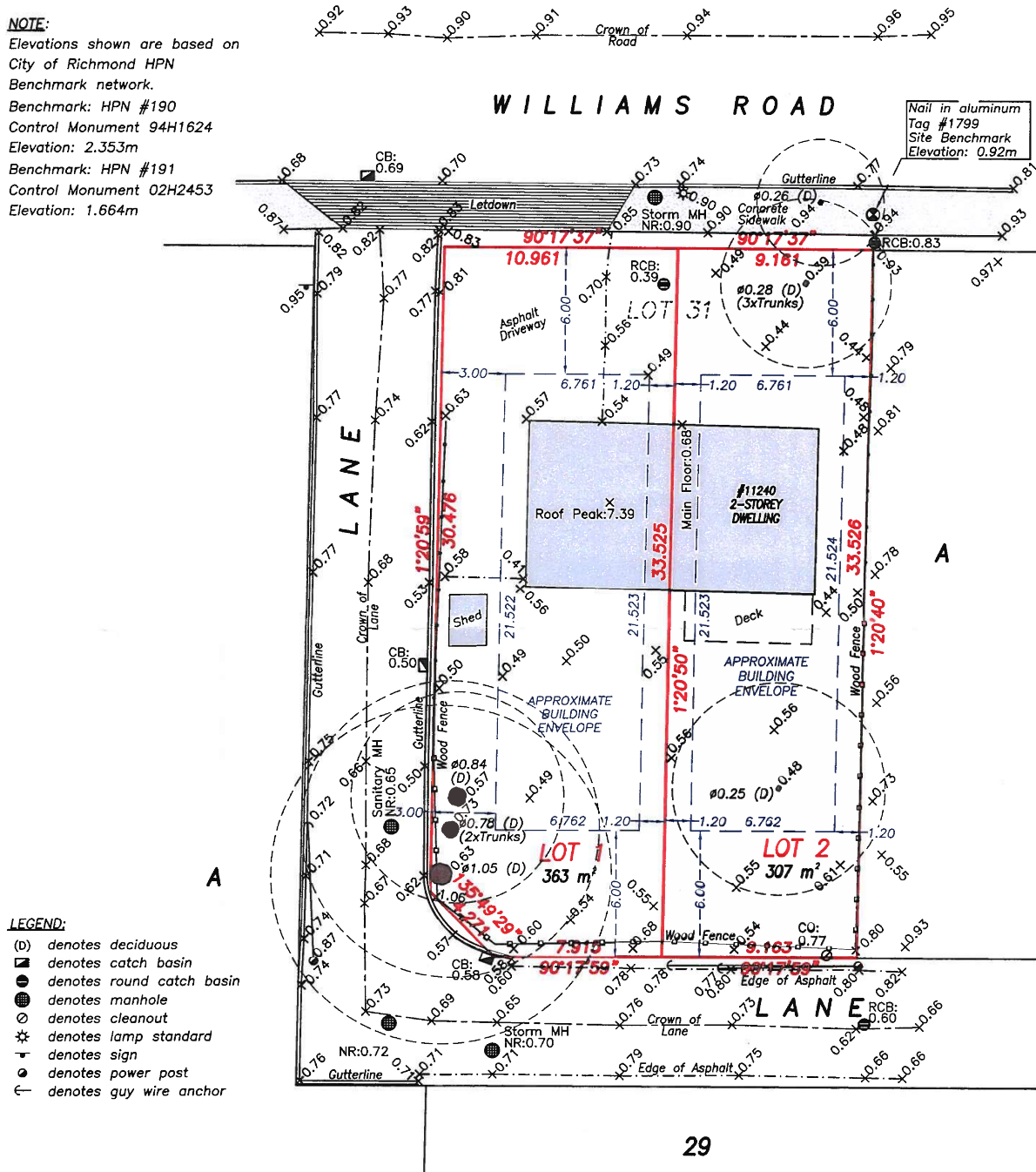
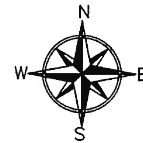
NOTE:

Use site Benchmark Tag #1799 for
construction elevation control.

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.

Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m



LEGEND:

- (D) denotes deciduous
- denotes catch basin
- denotes round catch basin
- denotes manhole
- denotes cleanout
- ✱ denotes lamp standard
- ▼ denotes sign
- denotes power post
- denotes guy wire anchor

© 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. 7394
FB-360 P103-105
Drawn By: WK

DWG No. 7394-Topo

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

**PLN - 25
(Special)**

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

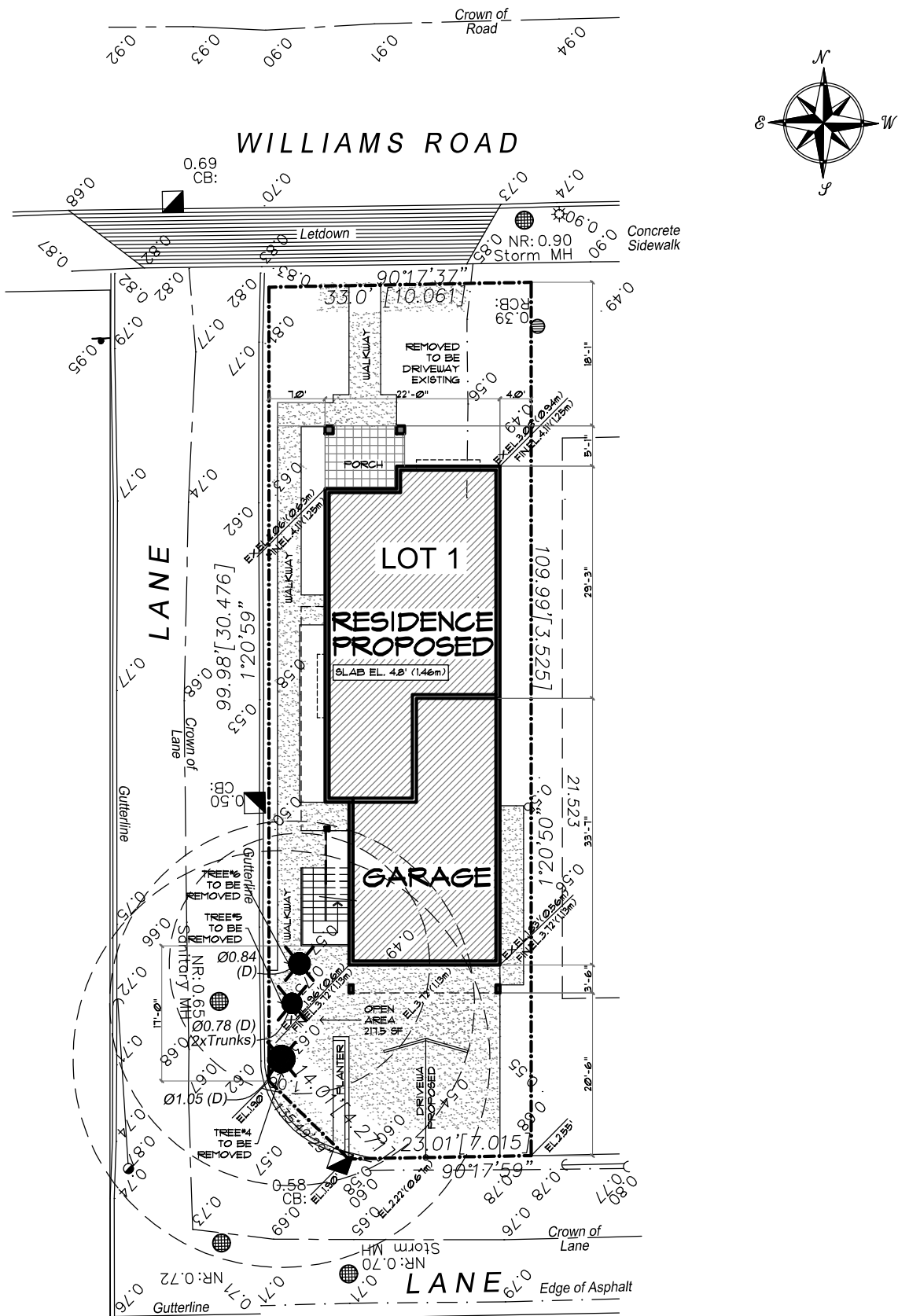
Johnson C. Tam
JOHNSON C. TAM, B.C.L.S., C.L.S.
AUGUST 29th, 2019.

LOT 1&2



PLN – 26
(Special)

1



SITE PLAN

LOT 1



COPYRIGHT RESERVED BY:

Rafiq Shaikh Designs Ltd.

Custom House Designs.

4580 PENDLEBURY ROAD, RICHMOND, B.C. V7E 1E7

TEL. (604) 241-7699

email: shaikhrafq@hotmail.com

PLN - 27

(Special)

PROJECT:

**PROPOSED RESIDENCE
FOR SUKVIJ, JENICA, HARKAWAR
1120 WILLIAMS RD
RICHMOND, B.C.**

SCALE:

NTS

DATE:

MAR 19, 2021

DWG NO:

1

ZONING RC 2 LOT 1

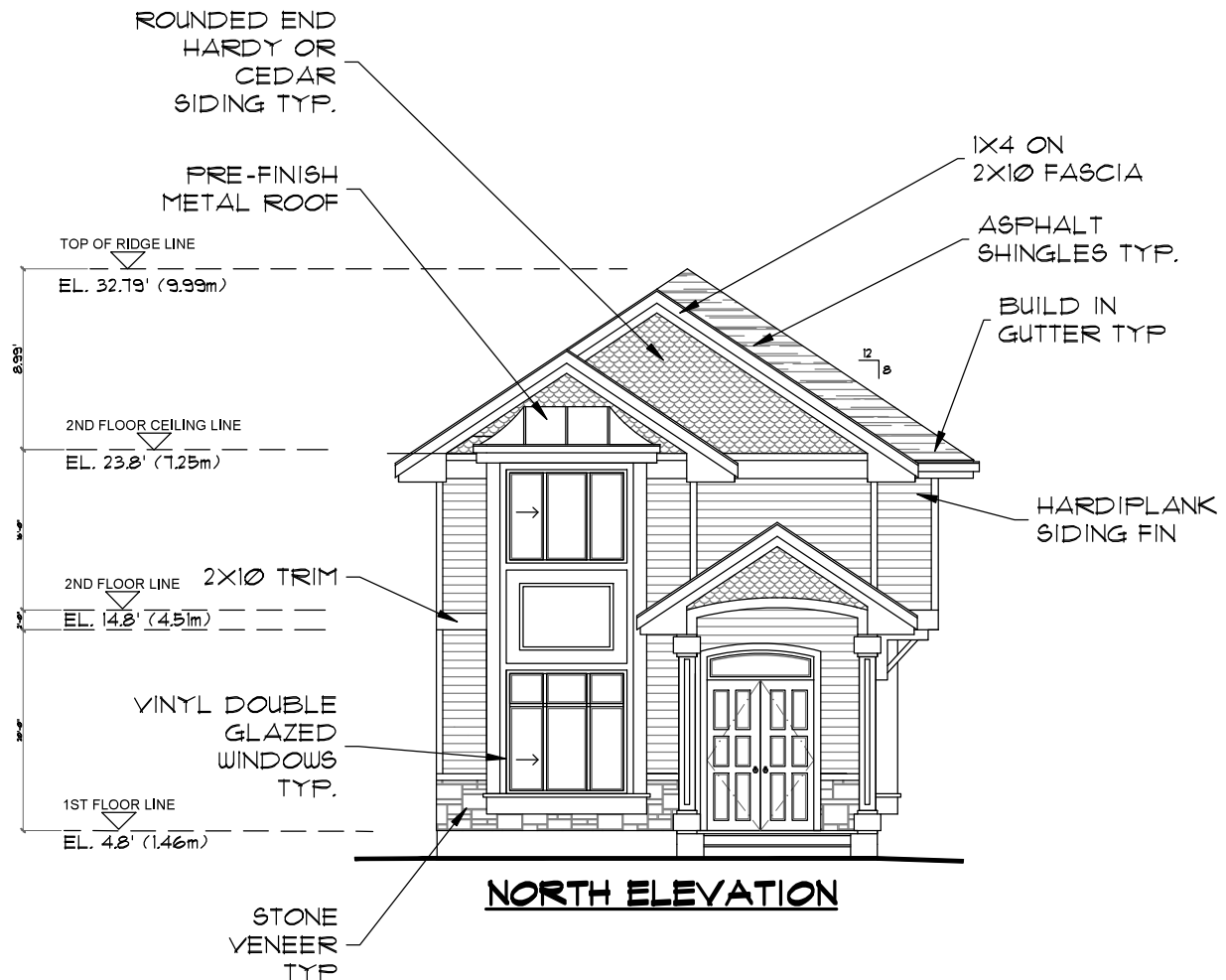
PROJECT / ZONING DATA :

LEGAL DESCRIPTION : LOT 31 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 25887

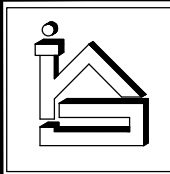
CIVIC ADDRESS: 11240 WILLIAMS RD, RICHMOND BC

SITE AREA: 3584.38 SQ.FT. (333.0 M2)

ZONING CALCULATION	BY LAW	PROPOSED
LOT AREA:	3584.38 SQ/FT (333.0 M2)	
ALLOWED F.A.R.		
MAIN DWELLING		
60% OF 3584.38 SF (333.0M2)	2150.62 SQ/FT (199.8 M2)	2150.0 SQ/Ft (199.74 M2)
PROPOSED AREAS :		
FIRST STOREY:		751.0 SQ/Ft (70.32 M2)
SECOND STOREY:		1393.0 SQ/Ft (129.41 M2)
TOTAL		2150.0 SQ/Ft (199.74 M2)
ALLOWABLE COVER AREA:		
45% OF 3584.38 SF (333.0M2)	1612.91 SQ/FT (149.84 M2)	1370.0 SQ/Ft (127.21 M2)
FIRST FLOOR AREA:		751.0 SQ/Ft (70.32 M2)
GARAGE:		537.0 SQ/Ft (49.88 M2)
PORCH :		76.0 SQ/Ft (7.06 M2)
TOTAL		1370.0 SQ/Ft (127.21 M2)
ALLOWABLE PORCH AREA:		
10% OF 2150.62	215.06 SQ/FT (19.97 M2)	76.0 SQ/Ft (7.06 M2)



LOT 1



COPYRIGHT RESERVED BY:

Rafiq Shaikh Designs Ltd.

Custom House Designs.
 4580 PENDLEBURY ROAD, RICHMOND, B.C. V7E 1E7
 TEL. (604) 241-7699
 email: shaikhrafique@hotmail.com

PLN - 28
(Special)

PROJECT :

PROPOSED RESIDENCE
 FOR SUKVIJ, JENICA, HARKAWAR
 1120 WILLIAMS RD
 RICHMOND, B.C.

SCALE:

NTS

DATE:

MAR 19, 2021

DWG NO:

2

ZONING RC 2

LOT 2

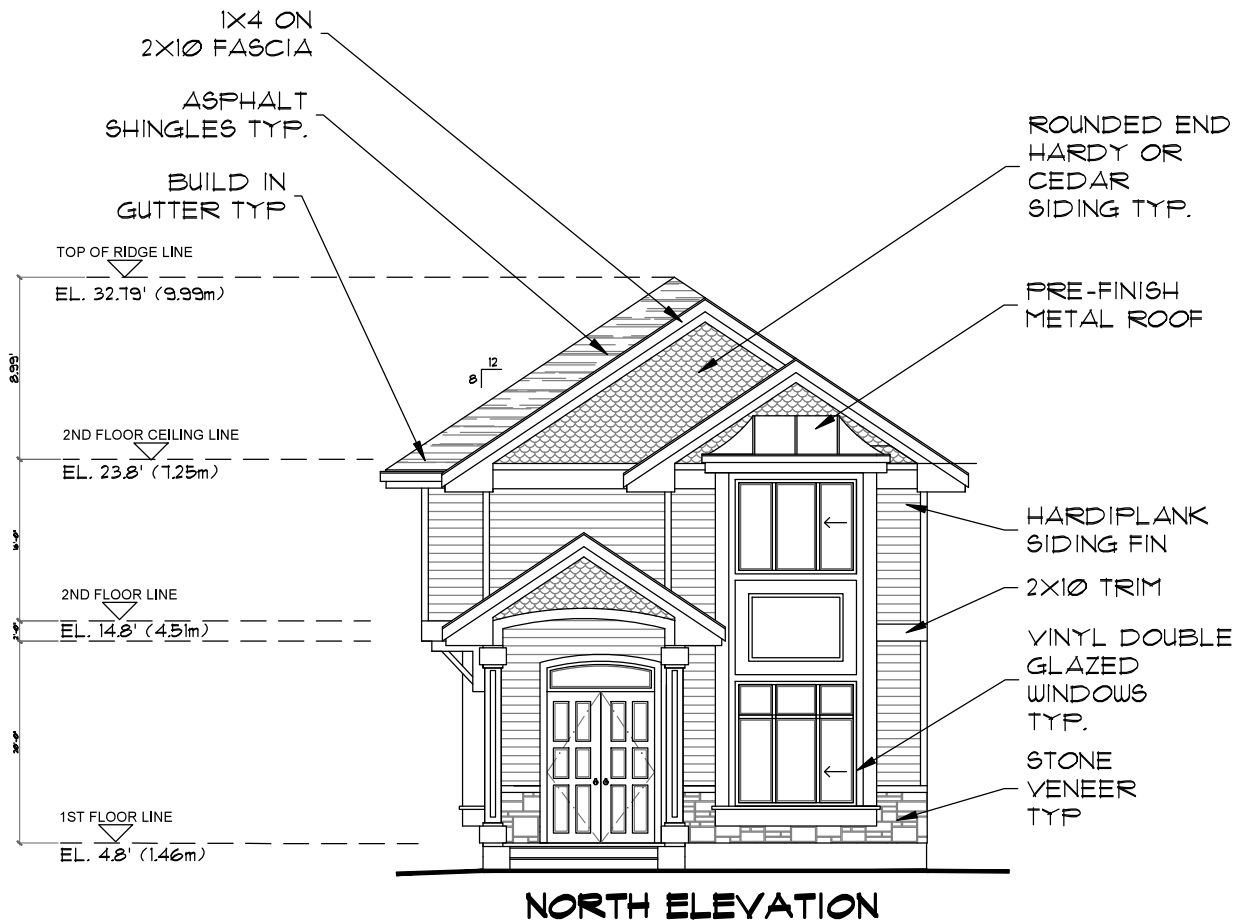
PROJECT / ZONING DATA :

LEGAL DESCRIPTION : LOT 31 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 25887

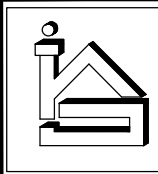
CIVIC ADDRESS: 11240 WILLIAMS RD, RICHMOND BC

SITE AREA: 3627.43 SQ.FT. (337.0 M2)

ZONING CALCULATION	BY LAW	PROPOSED
LOT AREA:	3627.43 SQ/FT (337.0 M2)	
ALLOWED F.A.R.		
MAIN DWELLING		
60% OF 3627.43 SF (337.0M2)	2176.46 SQ/FT (202.19 M2)	2175.0 SQ/FT (202.06 M2)
PROPOSED AREAS :		
FIRST STOREY:		757.0 SQ/FT (70.32 M2)
SECOND STOREY:		1418.0 SQ/FT (131.13 M2)
TOTAL		2175.0 SQ/FT (202.06 M2)
ALLOWABLE COVER AREA:		
45% OF 3627.43 SF (337.0M2)	1632.34 SQ/FT(151.65 M2)	1371.0 SQ/FT (127.37 M2)
FIRST FLOOR AREA:		757.0 SQ/FT (70.32 M2)
GARAGE:		537.0 SQ/FT (49.33 M2)
PORCH :		76.0 SQ/FT (7.06 M2)
TOTAL		1371.0 SQ/FT (127.37 M2)
ALLOWABLE PORCH AREA:		
10% OF 2176.46	217.64 SQ/FT (20.21 M2)	76.30 SQ/FT (7.06 M2)



LOT 2



COPYRIGHT RESERVED BY:

Rafiq Shaikh Designs Ltd.

Custom House Designs.
4580 PENDLEBURY ROAD, RICHMOND, B.C. V7E 1E7
TEL. (604) 241-7699
email: shaikhrafia@hotmail.com

PLN - 30
(Special)

PROJECT :

PROPOSED RESIDENCE
FOR SUKVIJ, JENICA, HARKAWAR
1120 WILLIAMS RD
RICHMOND, B.C.

SCALE:

NTS

DATE:

MAR 19, 2021

DWG NO:

2



RZ 19-873781

Attachment 4

Address: 11240 Williams Road

Applicant: Benn Panesar

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Multiple owners: Sukhveer Panesar Har Rana Jenicadeep Rana Karanbeer Rana	To be determined
Site Size (m²):	670 m ²	Lot 1: 363 m ² Lot 2: 307 m ²
Land Uses:	One single detached lot	Two single detached lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5434 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 199.8 m ² (2,151 ft ²) Lot 2: Max. 202.2 m ² (2,176 ft ²)	Lot 1: Max. 199.7 m ² (2,150 ft ²) Lot 2: Max. 202.1 m ² (2,175 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	Lot 1: 363 m ² Lot 2: 307 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Lot 1 Width: 10.96 m Lot 1 Depth: 33.52 m Lot 2 Width: 9.16 m Lot 2 Depth: 33.52 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	2 Storeys (9.0 m)	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot 1: Min. 3 Lot 2: Min. 3	none

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

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

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

Page 1 of 2

Adopted by Council: February 19, 1990
Amended by Council: November 18, 1991
Amended by Council: October 16, 2006

POLICY 5434

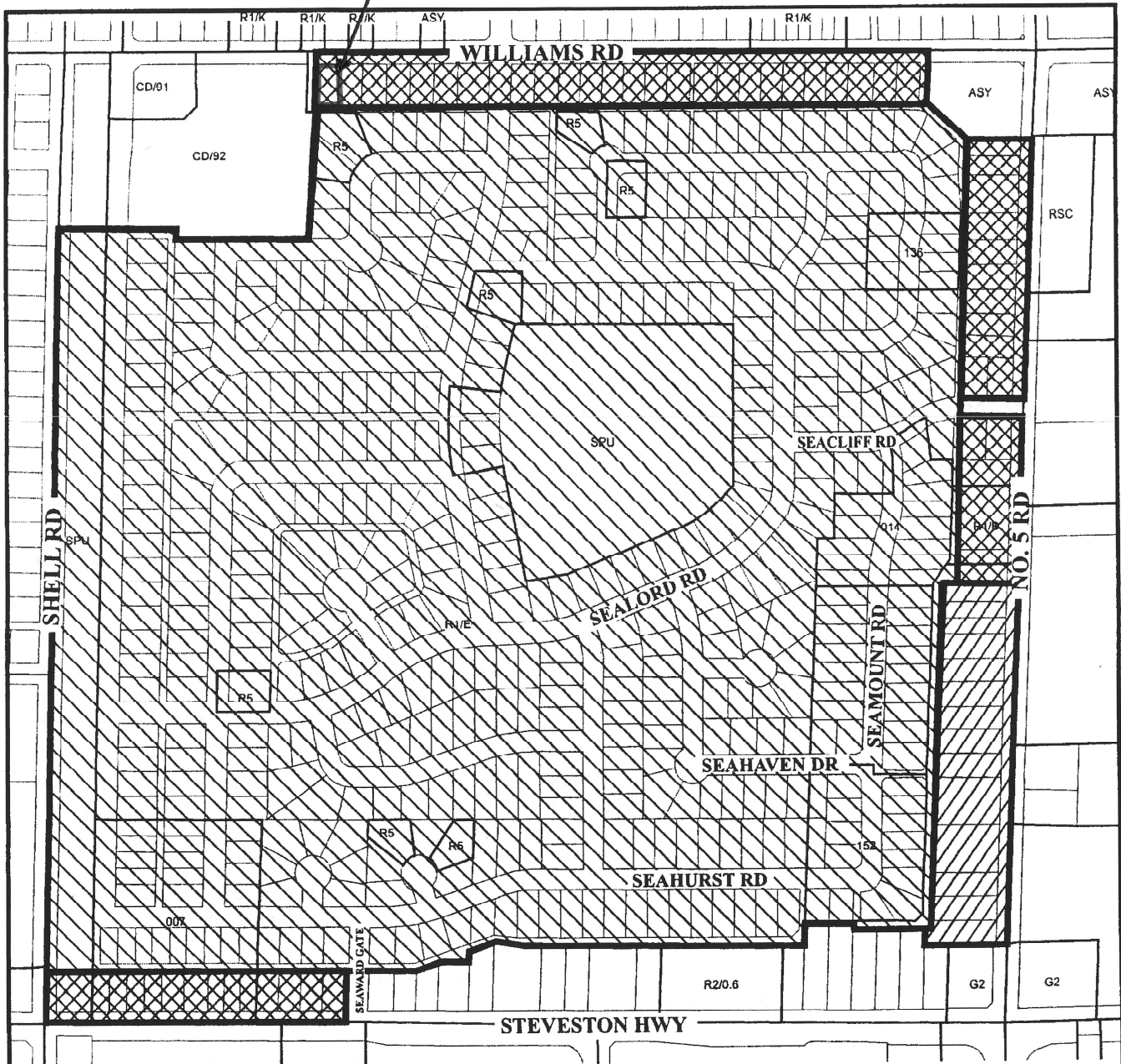
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future 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.

SUBJECT PROPERTY



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development
is permitted.



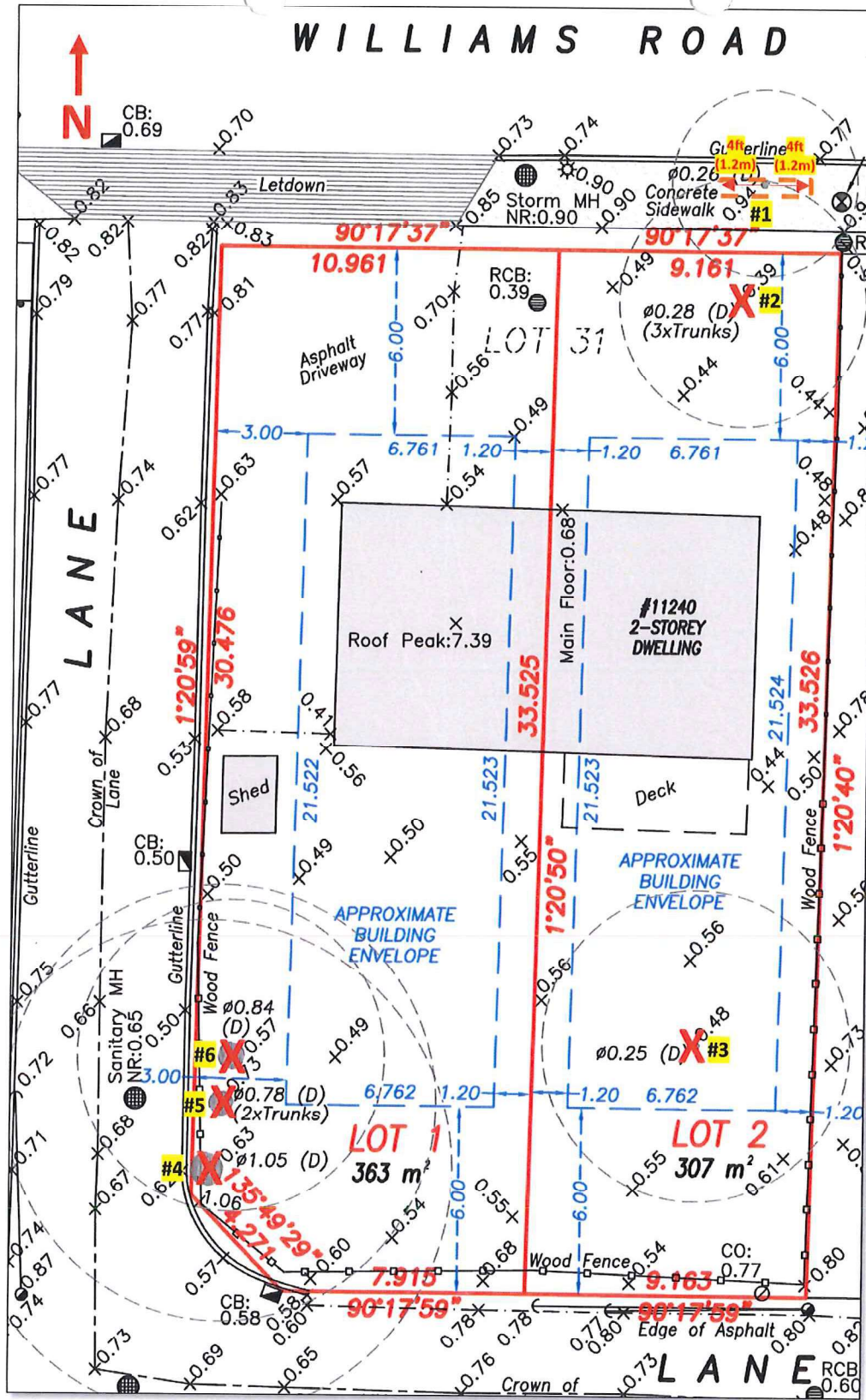
Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006



Preliminary Tree Management Plan, Scale 1:200

<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> (m est.)
1	Sweetgum	27	6m

PLN – 36
(Special)



Address: 11240 Williams Road

File No.: RZ 19-873781

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10248, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the six (6) required replacement trees to be planted and sized as illustrated on the Landscape Plan in Attachment 3 of the Rezoning Report.
2. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 (\$750/tree) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the 1 City tree (tag# 1) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the trees survive. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
5. Registration of a flood indemnity covenant on title.
6. Lane upgrades completed previously by the City are to be paid in the amount of \$38,795.53 per the Works and Services Cost Recovery Bylaw 8752.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two bedroom secondary suite of a minimum size of 47.65 m² (513 ft²) is constructed on both Lot 1 and Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to a Demolition Permit* being issued, 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. Pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. At the developer's sole cost complete the following works via a Servicing Agreement:

Water Works:

- Using the OCP Model, there is 917 L/s of water available at a 20 psi residual at the frontage of 11020 Williams Road. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.

- Provide a hydrant at the Williams Road frontage to meet City Engineering Specifications and Fire Department requirements on hydrant spacing for the proposed land use.
- At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized via the servicing agreement process.
- At Developer's cost, the City will:
 - i) Provide two new service connections at Williams Road frontage.
 - ii) Cut and cap at main existing water service connection(s).
 - iii) Complete all tie-ins of the proposed works to existing City water infrastructure.

Storm Sewer Works:

- 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) Video inspect the existing storm sewer connections at the northwest and northeast corners of the proposed site. Submit the video inspection report prior to or before first SA submission to the City for review. The existing connections to the northeast and northwest shall be utilized to service the proposed subdivision if the video inspection report shows they are in good condition.
 - iii) Provide a 200mm diameter storm sewer, approximately 40 meters long, at the lane frontage along the west property line. Manholes are required at the tie-in to the existing storm sewer at Williams Road and at the high point at the south end of the lane.
- At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Remove existing excess service connections/inspection chambers and cut and cap at PL.

Sanitary Sewer Works:

- At Developer's cost, the Developer is required to:
 - i) Provide sanitary service connections at the common property line of the two new lots
- At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Relocate behind the ultimate curb the existing utility pole that encroaches into the driving lane at the south end of the north-south lane.
 - (3) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (4) To underground overhead service lines.

- ii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- iii) Review street lighting levels along all road and lane frontages, and upgrade as required.
- iv) Complete other frontage improvements as per Transportation requirements: Developer responsible for the design and construction of the following frontage works:
 - (1) North/south lane: relocate the existing hydro pole outside the travel portion of the lane.
 - (2) East/west lane: along the entire south property line, upgrade the existing lane to include (from north to south): approximately 0.6m lighting strip, 0.15m wide roll-over curb, 5.1m wide driving surface, and a 0.15m wide roll-over curb.
 - (3) Williams Road: remove existing driveway letdown and repair any damaged/uneven sidewalk panels as necessary.
 - (4) Ensure on-site parking meets the Bylaw requirements for incorporation of secondary suites and suite parking.

General Items:

- At Developer's cost, the Developer is required to:
 - i) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - ii) Provide a video inspection report of the existing sanitary lines along the lane frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - iii) If required, conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - iv) If required, monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - i) If required, submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage construction water onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of construction water, the Developer will be required to

enter into a de-watering agreement with the City to discharge treated construction water to the storm sewer system.

- 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) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.
- iv) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. 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 10248 (RZ 19-873781)
11240 Williams Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“COMPACT SINGLE DETACHED (RC2)”**.

P.I.D. 003-789-519

Lot 31 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10248”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning
Date: April 6, 2021
File: 01-0100-30-ACEN1-
01/2021-Vol 01
Re: **Richmond Advisory Committee on the Environment 2020 Annual Report and
2021 Work Program**

Staff Recommendation

1. That the Richmond Advisory Committee on the Environment 2020 Annual Report, as presented in the staff report titled "Richmond Advisory Committee on the Environment 2020 Annual Report and 2021 Work Program", dated April 6, 2021 from the Director of Policy Planning, be received for information; and
2. That the Richmond Advisory Committee on the Environment 2021 Work Program, as presented in the staff report titled "Richmond Advisory Committee on the Environment 2020 Annual Report and 2021 Work Program", dated April 6, 2021 from the Director of Policy Planning, be approved.

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

Att. 2

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Sustainability and District Energy	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The role of the Advisory Committee on the Environment (ACE) is to provide advice to Council on environmental issues of concern to the community and receive information and offer feedback on City initiatives and projects in support of the City's sustainability goals and objectives.

This report:

- Summarizes activities of the ACE in 2020; and
- Recommends a 2021 Work Program for consideration and approval by Council.

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

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

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

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

2020 Annual Report

The 2020 Annual Report is contained in Attachment 1 and includes the following highlights:

- In support of the City's Community Energy and Emissions Plan (CEEP), received information and updates and provided input to staff on the City's electric vehicle charging regulations and City installations (existing and planned expansion) and application of energy step code to new construction to meet the City's greenhouse gas (GHG) emission reduction targets.
- Received information and provided input to staff on the City's sustainable waste management reporting from 2019, including planned infrastructure works and highlights from waste diversion initiatives and programs in 2020.
- Information sharing and environmental awareness on the development of regional sustainability strategies (i.e., Metro Vancouver) and environmental plans and initiatives being implemented through the Vancouver Airport Authority (YVR).

2021 Work Program

The Committee endorsed the proposed 2021 Work Program at their February 10, 2021 meeting. The 2021 Work Program is contained in Attachment 2 and includes the following highlights:

- Provide feedback on a number of projects and initiatives with an environmental component being led by a variety of departments in support of the City's sustainability goals.
- Raise awareness on City projects and initiatives that have a sustainable or environmental focus in relation to wildlife, climate change and waste diversion.
- Information sharing by the Council liaison and staff liaison to the ACE on environmental issues, including updates from representatives that participate in the Food Security and Agricultural Advisory Committee (FSAAC) and Vancouver International Airport Environmental Advisory Committee (YVR EAC).

Financial Impact

None.

Conclusion

The Advisory Committee on the Environment (ACE) serves an important role in providing guidance to Council on achieving a sustainable environment and promoting awareness on a wide-range of environmental issues. The 2020 Annual Report is submitted for information and the 2021 Work Program is recommended for Council's approval.



Kevin Eng
Planner 2
(604-247-4626)

KE:cas

- Att. 1: Advisory Committee on the Environment 2020 Annual Report
2: Advisory Committee on the Environment 2021 Work Program

2020 Annual Report
The Richmond Advisory Committee on the Environment (ACE)

Projects/Initiatives	Results	Accomplishments and Comments
Recycling and Solid Waste Management	Received information about and provided input to staff on recycling and solid waste management programs and infrastructure in Richmond.	<ul style="list-style-type: none"> Environment programs staff provided information on recycling and solid waste management reporting from 2019 and initiatives being looked at for 2020. Updates provided on the infrastructure upgrade to the Richmond Recycling Depot that was completed in 2020.
Metro Vancouver Climate 2050	Regional stakeholder consultation with the ACE	<ul style="list-style-type: none"> Metro Vancouver staff presented and received feedback from the ACE on discussion papers to help in the development of the Metro Vancouver's Climate 2050 Strategy.
Council Referral of Project	Feedback and advice to Council on a fill proposal.	<ul style="list-style-type: none"> The ACE reviewed and provided feedback on a fill proposal located at 21700 River Road on a site located in the Agricultural Land Reserve (ALR), zoned Agriculture (AG1) and with an existing Environmentally Sensitive Area designation.
YVR Environmental Advisory Committee	Information sharing and updates provided to the ACE.	<ul style="list-style-type: none"> Various environmental initiatives, plans and construction activities presented to the YVR EAC were presented and summarized to the ACE members for information sharing purposes.
Electric Vehicle Charging in the City of Richmond	Information sharing, improved awareness and provided input to staff on strategies contained in the City's Community Energy and Emissions Plan (CEEP)	<ul style="list-style-type: none"> Sustainability staff presented on electric vehicle charging requirements for developments in Richmond, existing publicly owned and accessible charging infrastructure and plans for future expansion to such installations. Information to raise awareness on the links between electric vehicle trends, greenhouse gas (GHG) reduction and the City's CEEP targets.
Energy Step Code in the City of Richmond	Information sharing, improved awareness and provided input to staff on strategies contained in the City's CEEP.	<ul style="list-style-type: none"> Sustainability staff presented on recent revisions to the energy step code in Richmond, including existing City regulations and how they apply to new development. Information to raise awareness on the links between building energy efficiency and improving GHG emissions performance for new construction.
Information sharing	Information sharing amongst ACE members, Council and staff.	<ul style="list-style-type: none"> Monthly updates provided by the Council and staff liaisons to the ACE. Information sharing between the Food Security and Agricultural Advisory Committee (FSAAC) and the ACE.

2021 Work Program
The Advisory Committee on the Environment

Projects/Initiatives	Expected Results	Objectives and Deliverables
Environmental education and awareness	Information and awareness	<ul style="list-style-type: none"> Tour (virtual or in person COVID dependent) – Alexandra District Energy Utility. Lead/Coordinate with Sustainability – LIEC
Circular Economy	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Information about the principles of the circular economy and City work being done in this area. Lead/Coordinate with Sustainability
Garden City Lands – Contaminated soil study	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Provide background information and overview of study framework, objectives and criteria. Lead/Coordinate with Parks
Minoru Lakes renewal project	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Provide an overview of project objectives. Lead/Coordinate with Parks
Nature Park Hydrological Study	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Provide an overview of the study, including objectives and criteria. Lead/Coordinate with Parks
Bird Box Program	Information and awareness	<ul style="list-style-type: none"> Provide an overview of Bird Box Program and installations. Lead/Coordinate with Park Programs
Parks – Partners for Beautification	Obtain feedback	<ul style="list-style-type: none"> This program will be undergoing a review. Consult with ACE on proposed directions and initiatives. Lead/Coordinate with Park Programs
Community Energy Emissions Plan (CEEP)	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Inform and update on the CEEP 2020-2050 Directions and consult with ACE to obtain feedback. Lead/Coordinate with Sustainability
Dike Master Plan	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Provide an overview of the Dike Master Plan and obtain feedback on current Phase(s) and related projects. Lead/Coordinate with Engineering
Provincial and Federal Environmental Assessments	Review Obtain feedback	<ul style="list-style-type: none"> Review and comment on applicable projects in and along the Fraser River Estuary in conjunction with the Provincial and Federal Environmental Assessment process. Lead/Coordinate with Environment
Wildlife monitoring	Information and awareness	<ul style="list-style-type: none"> Update on the monitoring of rodents in Richmond in relation to the Council endorsed 1 year rodenticide ban. Lead/Coordinate with Environment
Spill response	Information and awareness	<ul style="list-style-type: none"> Provide information on the City's spill response plans. Lead/Coordinate with Environment
Recycling and Solid Waste	Information and awareness Obtain feedback	<ul style="list-style-type: none"> Receive information about the City's reporting on recycling and solid waste management and updates on initiatives and programs. Lead/Coordinate with Environmental Programs
Richmond Cycling Network Plan	Obtain feedback	<ul style="list-style-type: none"> Review and provide comments on updates to the City's Cycling Network Plan. Lead/Coordinate with Transportation
YVR Environmental Advisory Committee	Information sharing and awareness	<ul style="list-style-type: none"> Provide an overview of environmental projects and initiatives at YVR, including guiding plans and strategies. Lead/Coordinate with YVR staff
Information sharing	Education and awareness	<ul style="list-style-type: none"> Updates on matters related to sustainability and the environment arising from Council/Committee. Updates on the activities of the Food Security and Agricultural Advisory Committee and YVR Environmental Advisory Committee.



City of Richmond

Report to Committee

To: Planning Committee
From: John Hopkins
Director, Policy Planning
Date: March 29, 2021
File: 01-0100-30-HCOM1-
01/2021-Vol 01
Re: **Richmond Heritage Commission 2020 Annual Report and 2021 Work Program**

Staff Recommendation

1. That the Richmond Heritage Commission 2020 Annual Report, as presented in the staff report titled "Richmond Heritage Commission 2020 Annual Report and 2021 Work Program", dated March 29, 2021, from the Director, Policy Planning, be received for information; and
2. That the Richmond Heritage Commission 2021 Work Program, as presented in the staff report titled "Richmond Heritage Commission 2020 Annual Report and 2021 Work Program", dated March 29, 2021, from the Director, Policy Planning, be approved.

John Hopkins
Director, Policy Planning

JH:cl
Att. 2

REPORT CONCURRENCE		
ROUTED TO: Arts, Culture & Heritage	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO

Staff Report

Origin

The Richmond Heritage Commission was established on May 9, 2005, upon City Council approval of Richmond Heritage Commission Bylaw No. 7906. A primary role of the Commission is to provide advice from a heritage perspective to Council, City staff, and other stakeholders on issues and projects that impact the heritage value and special character of historic places in Richmond. The Commission also undertakes and provides support for activities that benefit and advance heritage in the City.

This report:

- Summarizes the activities of the Commission in 2020; and
- Recommends a 2021 Work Program, from the budget provided by Council for the Commission, for consideration and approval by Council.

The Richmond Heritage Commission reviewed and endorsed the proposed Work Program at its meeting held on March 22, 2021.

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

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.4 Recognize Richmond's history and heritage through preservation, protection and interpretation.

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

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

2020 Annual Report

The detailed 2020 Annual Report of the Richmond Heritage Commission is contained in Attachment 1, and includes the following highlights:

- Reviewed and provided comments on four development applications involving alterations on heritage-designated properties and properties within the Steveston Village Heritage Conservation Area;
- Received information and regular updates on various City policies and initiatives and contributed to the annual Museum and Heritage Update publication prepared by the City's Museum and Heritage Services department staff;

- Received information and provided comments to staff on proposed revisions to the Steveston Village Heritage Conservation Grant Program and on the City's Temporary Outdoor Patio Program established due to COVID-19;
- Received six nominations for the annual Richmond Heritage Awards and selected two recipients; and
- Provided sponsorship to the first ever virtual Doors Open Richmond event, and to the Oral Histories project and continued to promote and participate in heritage conservation in the City.

2021 Work Program

The detailed 2021 Work Program of the Richmond Heritage Commission is contained in Attachment 2, and includes the following highlights:

- Continue to review and provide recommendations on planning policies and development proposals related to heritage and heritage conservation, as forwarded to the Commission from staff and City Council;
- Continue to participate as a stakeholder in the ongoing Heritage Inventory update project;
- Receive nominations, and select and recognize the winners for the 2021 Richmond Heritage Awards;
- Continue to provide sponsorship to the Richmond Heritage Fair event, Doors Open Richmond event, and the Oral Histories project; and
- Continue to raise the profile of heritage in the city and to expand Commission members' knowledge and expertise related to heritage conservation.

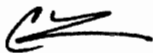
The work program will be revised as necessary, based on emerging issues and future Council priorities.

Financial Impact

None.

Conclusion

The Richmond Heritage Commission's mandate is to advise City Council on heritage conservation and promotion matters, and to undertake and provide support for activities that benefit and advance heritage in Richmond. The 2020 Annual Report for the Richmond Heritage Commission is submitted for information and the 2021 Work Program is recommended for Council's approval.



Cynthia Lussier
Planner 2

CL:cas

Attachment 1: Richmond Heritage Commission 2020 Annual Report
Attachment 2: Richmond Heritage Commission 2021 Work Program

**RICHMOND HERITAGE COMMISSION
2020 ANNUAL REPORT**

Richmond Heritage Commission 2020 Accomplishments		
Projects	Achieved Outcomes	Accomplishments and Comments
Development Proposals	Provided heritage perspective and advice to Council and staff	<ul style="list-style-type: none"> Reviewed and provided comments on a total of four development applications forwarded by staff.
Heritage Policy		<ul style="list-style-type: none"> Received information and provided comments to staff on proposed revisions to the Steveston Village Heritage Conservation Grant Program and on the City's Temporary Outdoor Patio Program established due to COVID-19.
City of Richmond Museum and Heritage Services	Received information and helped support and promote the City's services and sites	<ul style="list-style-type: none"> Received information from staff on programs, initiatives and projects related to City-owned historic places and museums. Contributed to the annual Museum and Heritage Update publication prepared by the City's Museum and Heritage Services department staff.
Richmond Heritage Awards	Received nominations and selected recipients	<ul style="list-style-type: none"> Received a total of six nominations and selected two winners.
Community Projects	Sponsored and supported community initiatives	<ul style="list-style-type: none"> Provided \$1,000 in sponsorship to the first ever virtual Doors Open Richmond 2020 event. Provided \$350 in sponsorship to Richmond Museum's Oral Histories 2020 project.

List of Applications Reviewed in 2020		
Application No.	Address of property	Application Purpose
HA 20-893182 ¹	6471 Dyke Road	To conduct maintenance work to the heritage-designated building known as the McKinney House, including replacement of exterior wood shingle and horizontal lap siding cladding on a like-for-like basis, repair and upgrading of the exterior wall assembly, installation of flashing to all opening and joints, and incidental repair of existing soffits, as needed, on a like-for-like basis.
HA 19-881148 and Steveston Village Heritage Conservation Grant Application	12111 3 rd Avenue	To permit the replacement of the existing roof on the identified heritage building known as the Sockeye/Steveston Hotel and to consider a grant application under the Steveston Village Heritage Conservation Grant Program in the amount of \$72,800 to assist with the proposed scope of work.

¹ Heritage Alteration Permit application

List of Applications Reviewed in 2020		
Application No.	Address of property	Application Purpose
HA 20-890427	3580 Moncton Street	To permit repair work to a small portion of the south elevation of the identified heritage building known as the Hepworth Block to address damage caused by a vehicle accident.
HA 20-909844	8220 General Currie Road	To permit minor upgrades to the heritage-designated building known as the General Currie School House, including construction of a wooden accessible ramp, enlargement of the existing east side stair landing and replacement of steps, reversal of the existing east side door swing, and provision of metal handrails to match existing.

**RICHMOND HERITAGE COMMISSION
PROPOSED 2021 WORK PROGRAM**

Projects	Results Expected	Comments
Development Proposals	Heritage perspective and advice to Council	<ul style="list-style-type: none"> Continue to review and provide recommendations on planning, and other proposals (e.g., public art) in the Steveston Village Development Permit Area and Heritage Conservation Area, and other heritage properties.
Heritage Policy		<ul style="list-style-type: none"> Participate as a stakeholder in the Heritage Inventory Update.
Richmond Heritage Awards	Receive nominations and select recipients	<ul style="list-style-type: none"> Receive award nominations, and select and honour the winners.
City of Richmond Museum and Heritage Services	Receive information and help support and promote the City's services and sites	<ul style="list-style-type: none"> Receive information from staff on programs, initiatives and projects related to City-owned historic places and museums.
Community Heritage Partners and Projects	Sponsor and support community initiatives	<ul style="list-style-type: none"> Provide sponsorship to the Richmond Heritage Fair, Doors Open Richmond event, and the Oral Histories project of the Richmond Museum Society.
Capacity Building	Raise profile of Richmond Heritage and enhance knowledge	<ul style="list-style-type: none"> Expand and enhance knowledge and expertise related to heritage and pursue other educational opportunities.



City of Richmond

Report to Committee

To: Planning Committee

Date: April 6, 2021

From: John Hopkins
Director, Policy Planning

File: 01-0100-30-AADV1-
01/2021-Vol 01

Re: Food Security and Agricultural Advisory Committee 2020 Annual Report and
2021 Work Program

Staff Recommendation

1. That the Food Security and Agricultural Advisory Committee 2020 Annual Report, as presented in the staff report titled "Food Security and Agricultural Advisory Committee 2020 Annual Report and 2021 Work Program", dated April 6, 2021, from the Director of Policy Planning, be received for information; and
2. That the Food Security and Agricultural Advisory Committee 2021 Work Program, as presented in the staff report titled "Food Security and Agricultural Advisory Committee 2020 Annual Report and 2021 Work Program", dated April 6, 2021, from the Director of Policy Planning, be approved.

John Hopkins
Director, Policy Planning

JH:sds
Att. 2

REPORT CONCURRENCE	
CONCURRENCE OF GENERAL MANAGER	
SENIOR STAFF REPORT REVIEW	INITIALS:
APPROVED BY CAO	

Staff Report

Origin

The Food Security and Agricultural Advisory Committee (FSAAC) advises Council on food security and agricultural issues referred by Council or staff. In accordance with the Terms of Reference for the FSAAC, this report summarizes the activities of the Committee in 2020 (Attachment 1) and recommends a 2021 Work Program (Attachment 2) for consideration and approval by Council. The Committee reviewed and endorsed the proposed 2021 Work Program at the FSAAC meeting held on February 25, 2021.

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

Environmentally conscious decision-making that demonstrates leadership in implementing innovative, sustainable practices and supports the City's unique biodiversity and island ecology.

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

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

Ensure that the citizenry of Richmond is well-informed and engaged about City business and decision-making.

8.1 Increased opportunities for public engagement.

2020 Annual Report

The detailed FSAAC 2020 Annual Report is contained in Attachment 1, and includes the following highlights:

- Reviewed and provided comments on a total of seven development proposals related to or impacting agricultural activities and four soil deposit applications. This included Agricultural Land Reserve (ALR) subdivision proposals, non-farm use applications, and Development Permits.
- Received regular updates and provided comments on various City policies and initiatives (e.g. Farming First Strategy and agricultural signage).
- Received updates and provided comments on the Garden City Lands Project as presented by Parks staff.
- Received updates from the Ministry of Agriculture, the Agricultural Land Commission, and Metro Vancouver on various initiatives (e.g. open-air burning regulations, regional agricultural discussion paper, and potential of an agri-tech zone).

2021 Work Program

The detailed FSAAC 2021 Work Program is contained in Attachment 2, and includes the following highlights:

- Review and provide comments on development proposals and soil deposit applications forwarded to FSAAC from staff or Council.
- Continue to receive regular updates and assist in the implementation of the Farming First Strategy, as presented by Policy Planning staff.
- Continue to receive regular updates and provide comments on the Garden City Lands Project, as presented by Parks staff.
- Provide education and information sharing to the Committee regarding sustainable farm practices and agriculture-specific strategies for climate change resilience.
- Explore opportunities to raise public awareness of local farming and strengthen relationships with external organizations that promote agriculture, in coordination with Economic Development staff.


The work program will be revised as necessary, based on emerging issues and future Council priorities.

Financial Impact

None.

Conclusion

The FSAAC serves an important role in providing advice and guidance to Council on food security and agricultural issues. The 2020 Annual Report for the FSAAC is submitted for information and the 2021 Work Program is recommended for Council's approval.



Steven De Sousa
Planner 1

SDS:cas

Attachment 1: Food Security and Agricultural Advisory Committee 2020 Annual Report
Attachment 2: Food Security and Agricultural Advisory Committee 2021 Work Program

**FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE
2020 ANNUAL REPORT**

Projects	Results	Accomplishments and Comments
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of seven development applications forwarded to the FSAAC from staff. Projects covered issues related to ALR subdivision applications, ALR non-farm use applications, and Development Permits.
Soil Removal and Deposit Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on a total of four soil deposit applications forwarded to the FSAAC from staff. Reviewed and provided comments on the Soil Removal and Fill Deposition Regulation Bylaw.
Farming First Strategy (Agricultural Viability Strategy Update)	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on the proposed Farming First Strategy which is an update of the 2003 Agricultural Viability Strategy.
Garden City Lands	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed and provided comments on the implementation of the Garden City Lands Project as presented by Parks staff.
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> Reviewed issues related to agriculture and food security policy forwarded to the FSAAC from staff. Projects covered issues related to regulations for agricultural signage and agri-tourism in the ALR. Received updates from Metro Vancouver on open-air burning regulations and the regional Agriculture Discussion Paper. Received updates from KPU on a study regarding approved non-farm use and subdivision applications.
Drainage and Irrigation	Agricultural advice to Council	<ul style="list-style-type: none"> Received updates from Engineering staff on drainage and irrigation projects impacting agriculture.
Public awareness and local food initiatives	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> Received updates from Economic Development staff on opportunities for promoting the agricultural sector in partnership with Tourism Richmond. Received updates from the Ministry of Agriculture on the potential of an agri-tech zone.

List of Applications Reviewed in 2020		
Application	Address	Proposal
ALR Development Applications		
DP 19-876647	17720 River Road	<ul style="list-style-type: none"> Development Permit to construct a single-family dwelling and consider an alternative farm home plate location.
TE 19 861860	3600 No. 6 Road	<ul style="list-style-type: none"> Telecommunications Protocol application to install a telecommunication facility on the ALR property.
AG 19-853589	11371 No. 3 Road	<ul style="list-style-type: none"> ALR non-farm use application to allow the existing education use on the property to continue.
AG 20-891572	3031 No. 7 Road	<ul style="list-style-type: none"> ALR subdivision application to subdivide the homesite from the remainder parcel for farm succession planning.
SD 19-872413 SD 20-891374 DV 20-896703	2151, 2511, 2611 No. 7 Road & PID 001-928-899	<ul style="list-style-type: none"> Subdivision consistent with the <i>Agricultural Land Commission Act</i> (ALCA) and Development Variance Permit for farm succession planning.
AG 19-881146	20451 Westminster Highway	<ul style="list-style-type: none"> ALR non-farm use application to allow an expansion of the education use on the property.
DV 20-907740	6460 No. 5 Road	<ul style="list-style-type: none"> Development Variance Permit to allow the conversion of a single-family dwelling into an agricultural building.
ALR Soil Deposit and Removal Applications		
CD 90815	5800 No. 7 Road	<ul style="list-style-type: none"> Deposit 110,000 m³ of soil on the property to support the production of vegetables.
CD 88742	19740 River Road	<ul style="list-style-type: none"> Deposit 32,000 m³ of peat on the property to support the production of cranberries.
CD 28808	8511 No. 6 Road	<ul style="list-style-type: none"> Deposit 30,000 m³ of soil on the property to support the production of blueberries.
CD 86351	20371 Westminster Highway	<ul style="list-style-type: none"> Deposit 2,500 m³ of soil on the property to improve the agricultural capability.

**FOOD SECURITY AND AGRICULTURAL ADVISORY COMMITTEE
PROPOSED 2021 WORK PROGRAM**

Projects	Expected Results	Objectives and Deliverables
City and ALC Development Applications	Agricultural advice to Council	<ul style="list-style-type: none"> Review development applications forwarded to the FSAAC from staff or Council. Provide comments to applicants.
Soil Removal and Deposit Applications in the ALR	Agricultural advice to Council	<ul style="list-style-type: none"> Review soil applications (deposit or removal) forwarded to the FSAAC from staff or Council. Provide comments to applicants.
Farming First Strategy	Agricultural advice to Council	<ul style="list-style-type: none"> Review action items from the Farming First Strategy and work on implementation (e.g. Local Food Map) Provide comments to staff.
Garden City Lands	Agricultural advice to Council	<ul style="list-style-type: none"> Continue to review the implementation of the Garden City Lands Project as presented by Parks staff. Provide comments to staff.
City Policy Initiatives	Agricultural advice to Council	<ul style="list-style-type: none"> Review issues related to agriculture and food security policy forwarded to the FSAAC from staff or Council. Provide comments to staff.
Drainage and Irrigation	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Engineering staff on drainage and irrigation projects impacting agriculture. Provide comments to staff.
Transportation	Agricultural advice to Council	<ul style="list-style-type: none"> Receive updates from Transportation staff on projects impacting agriculture. Provide comments to staff.
Environment	Agricultural advice to Council	<ul style="list-style-type: none"> Education and information sharing regarding sustainable farming practices (incl. water and soil conservation, renewable energy use, soil management).
Public awareness and local food initiatives	Improved awareness and understanding of agriculture and food security issues	<ul style="list-style-type: none"> Raise public awareness of local farming, farmer's markets, and local food products, produce and programs. Strengthen relationships with outside organizations that provide agriculture-related educational opportunities and promote local farming.



To:	Planning Committee	Date:	April 8, 2021
From:	John Hopkins Director, Policy Planning	File:	08-4050-10/2021-Vol 01
Re:	Agricultural Land Commission Decision on No. 5 Road Backlands Policy		

Staff Recommendation

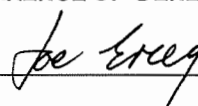


1. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, which would revise Section 7.3 of Schedule 1 of the Official Community Plan (No. 5 Road Backlands Policy) and Schedule 2.13A of the Official Community Plan (East Richmond Area McLennan Sub-Area Plan) to clarify permitted uses and related policies for religious assembly use, be introduced and granted first reading.
2. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, having been considered in conjunction with:
 - a) the City's Financial Plan and Capital Program; and
 - b) the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans;is hereby found to be consistent with said programs and plans, in accordance with Section 477(3)(a) of the *Local Government Act*.
3. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, having been considered in conjunction with Section 475 of the *Local Government Act*, be referred to the Agricultural Land Commission for approval prior to the Public Hearing.
4. That Richmond Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258, having been considered in accordance with Section 475 of the *Local Government Act* and the City's Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.

5. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10259, which would revise the "Assembly (ASY)" zoning district to restrict the permitted and secondary uses for areas within the No. 5 Road Backlands Policy area located in the Agricultural Land Reserve, revise the "Religious Assembly (ZIS7) – No. 5 Road" zoning district to restrict permitted and secondary uses in this zone, and revise the religious assembly use definition, be introduced and granted first reading.



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

Att. 3

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

Staff Report

Origin

This report responds to an Agricultural Land Commission (ALC) decision on the No. 5 Road Backlands Policy (the “Policy”) requesting a number of revisions to this Policy. The ALC decision is contained in Attachment 1. Recommended amendments to the Official Community Plan (OCP) and Richmond Zoning Bylaw 8500 (Zoning Bylaw) are proposed in response to the ALC’s decision.

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.

Background

In 2016, the No. 5 Road Backlands Policy was incorporated into the OCP. Prior to this, it was a stand-alone Council policy that was developed in partnership with the ALC. The 2016 OCP amendment preserved the principles of the original backlands policy and included a number of updates to achieve active farming of the backlands by providing options to property owners. One of these options included dedication of the rear backlands portion of properties to the City to facilitate active farming. Written support was provided to Council by ALC staff on the 2016 OCP amendments, which were adopted on February 15, 2016.

Subsequently, as part of the processing of an Agricultural Land Reserve (ALR) application, the ALC advised that the updated Policy incorporated in the OCP had not been formally approved by the Commission despite having written support from ALC staff. Furthermore, the policy provision that allowed property owners the option to dedicate a portion of their properties to the City for farming purposes was not supported by the ALC.

Over the past year, City staff have met with ALC staff and Commission members to discuss the Policy with a focus on achieving the mutual objective of active farming in the area.

Summary of ALC Decision – No. 5 Road Backlands Policy

As noted in the ALC decision letter (Attachment 1), the ALC is willing to re-affirm their support for the Policy, subject to the following revisions:

1. The ALC does not support dedication or subdivision of the backlands as a component of the Policy and requested that any provisions in the City’s OCP be removed.
 - ALC Rationale: The decision letter identified that City ownership of the backlands through dedication was not a certainty of achieving active agricultural production in the area and that the resulting subdivision would actually increase non-agricultural development pressure for this area.
2. Include provisions in the Policy to demonstrate active farming of the backlands, evidenced through *BC Assessment Act* Farm Class status (minimum of 5 consecutive years immediately before the submission of an application for development) or

acceptable farm lease term (minimum term of 5 years) supported by evidence that the site is farmed or how it will be, prior to consideration of any proposals for new institutional development or expansion to existing institutional development.

- ALC Rationale: These additional criteria are intended to prioritize and achieve farming of the backlands first as opposed to facilitating institutional development on the promise of farming from property owners, which has been questioned by the ALC in terms of successful farming of the backlands.
3. For new development or expansion to existing facilities, limit the uses permitted in the Policy to religious assembly uses only (i.e., places of worship) and request revisions to the City's OCP and Zoning Bylaw to reflect this restriction.
- ALC Rationale: The ALC decision to restrict uses to religious assembly does not support the development of schools in the Policy area. Staff note that there are a number of existing school facilities in the area that were previously approved by the ALC. Information about how the proposed amendments to the OCP and Zoning Bylaw recommended in this report impacts these facilities is outlined later in this report.

Related Policies and Studies

Official Community Plan

The No. 5 Road Backlands Policy is contained in Schedule 1 of OCP Bylaw 9000, and applies to lands on the east side of No. 5 Road generally bounded by Steveston Highway to the south and 12011 Blundell Road to the north (property north of Blundell Road) (Attachment 2).

In addition, the East Richmond Area McLennan Sub Area Plan (Schedule 2.13A) contains land use policies and designations similar to that of the Policy contained in Schedule 1 of the OCP.

Summary of Proposed OCP and Zoning Bylaw Amendments

Proposed OCP Amendments

In response to the ALC decision letter, amendments are proposed to Schedule 1 of the OCP (Bylaw 9000; Section 7.3) and Schedule 2 of the OCP (Bylaw 7100; Schedule 2.13A). The proposed amendments are summarized as follows:

- Religious assembly and ancillary uses only will be permitted in the Policy area, subject to consideration and approval by the City and the ALC.
- Include provisions in the Policy to demonstrate active farming of the backlands, evidenced through *BC Assessment Act* Farm Class status (minimum of 5 consecutive years immediately before the submission of an application for development) or acceptable farm lease term (minimum term of 5 years) supported by evidence that the site is farmed or submission of a plan outlining how it will be farmed, prior to consideration of any proposals for new institutional development or expansion to existing institutional development.
- Amend the East Richmond Area McLennan Sub Area Plan (Schedule 2.13A) to ensure consistency with amended No. 5 Road Backlands Policy contained in Schedule 1 of the OCP (Bylaw 9000; Section 7.3).

Proposed Zoning Bylaw Amendments

In response to the ALC decision letter on the Policy, amendments are proposed to the Assembly (ASY) and Religious Assembly (ZIS7) – No. 5 Road zoning districts and “religious assembly” land use definition summarized as follows:

- Assembly (ASY) zone – For properties within the No. 5 Road Backlands Policy area limit the permitted use to religious assembly only and identify that child care is only a permitted secondary use.
 - The proposed amendments reflect the ALC’s decision letter to limit permitted uses in the Policy area to religious assembly only.
- Assembly (ASY) zone – Include a site specific allowance to permit a school expansion (education use) at 12011 Blundell Road (Evangelical Baptist church and school facilities).
 - This option to allow education as a permitted use on this site only is due to an active development related permit for a school expansion which has been previously approved by the ALC. Details of this application are discussed later in this report.
- Assembly (ASY) zone – Include a provision that requires ALC approval for a change or expansion to a permitted use for all sites zoned Assembly (ASY) located within the ALR.
- Religious Assembly (ZIS7) – No. 5 Road – Consistent with the recommended changes to the Assembly (ASY) zoning district, limit the permitted uses to religious assembly only and identify that child care is only a permitted secondary use.
- Religious Assembly land use definition – Revised wording to reflect that permitted accessory uses may be religious educational activities (e.g., educational programs but does not include education/schools).

Analysis

ALC Support for the No. 5 Road Backlands Policy

The proposed amendments to the OCP and Zoning Bylaw are in response to the ALC decision that maintains support for the Policy, subject to requested revisions being made to address ALC comments about removing dedication and subdivision provisions, demonstrating active farming of the backlands and limit facility development or expansion to religious assembly uses only.

If the ALC recommended revisions to the Policy are not undertaken, the Policy is at risk of no longer being supported by the ALC. This scenario would not achieve the City and the ALC’s mutual objective to actively farm the backlands as it could potentially result in the ALC eliminating the Policy entirely, as indicated in the ALC decision letter, and would impact the underlying OCP policies used to consider religious assembly development proposals.

Agricultural Viability of the Backlands Maintained and Prioritized

The objective of actively farming the backlands is maintained and prioritized through the proposed revisions to the Policy. These revisions to the No. 5 Road Backlands Policy places the responsibility on property owners to actively farm, undertake any necessary agricultural

improvements and demonstrate their commitment to achieving agricultural viability before making an application for religious assembly development on a site.

Although the ALC have indicated that they would prefer the landowner or institution to undertake farming, ALC staff have indicated that there is an opportunity for the ALC to consider a long-term leasehold on the backlands through the ALC application process. This type of leasehold would have to ensure that the farmer has security to develop the backlands portion for agriculture.

Site Specific Allowance for School Expansion – 12011 Blundell Road

The Cornerstone Evangelical Baptist congregation has an existing church and school at 12011 Blundell Road that is currently zoned Assembly (ASY) and Agriculture (AG1). A proposed expansion to the school is in compliance with prior ALC and City approvals for the site. An in-stream Environmentally Sensitive Area (ESA) Development Permit application (DP 19-869484) to allow for the expansion of school facilities on the site has been submitted and is being processed by staff. Under current zoning provisions and previous ALC approvals for the site, the existing school and any proposed expansion is a permitted use and future development would be subject to review and approval through the in-stream ESA Development Permit application.

The proposed Zoning Bylaw amendments to the Assembly (ASY) zone provide for a site-specific allowance, permitting education uses at 12011 Blundell Road based on the school expansion proposal that is consistent with prior ALC approvals for the site and current in-stream application being processed by staff.

If a site-specific allowance is not granted to 12011 Blundell Road and the Zoning Bylaw is amended to no longer permit schools and only allow religious assembly uses in accordance with the ALC decision, a rezoning application would be required for this site.

Existing Land Uses and Legal Non-Conforming Status

If the Zoning Bylaw amendments proposed in this report are approved, existing school facilities in the No. 5 Road Backlands Policy Area would be rendered legal non-conforming uses, of which there are a total of 6 existing facilities (4 sites with schools operating on the same site with a religious assembly facility; 2 sites containing school facilities only).

The provisions for non-conforming uses is contained in Part 14, Division 14 of the *Local Government Act* and would apply to the 6 existing school facilities on sites in the No. 5 Road Backlands Area. Any new development or use of land (including expansion) for schools would be subject to the current zoning regulations in place at that time.

As a result, property owners/congregations wanting to develop a new or expanded school would have the option to apply to rezone their property following any required ALR non-farm use approval. The ALC decision on the No. 5 Road Backlands Policy and accompanying amendments to the OCP and Zoning Bylaw proposed in this report would no longer provide the land use policy to support continued school development in the Policy area, except for the site at 12011 Blundell Road where a site-specific allowance for school expansion is proposed as outlined in a prior section of this report.

Assembly (ASY) Zoned Sites in the ALR but Outside of the No. 5 Road Backlands Policy Area

The OCP and Zoning Bylaw changes outlined in this report are limited to the No. 5 Road Backlands Policy area only in response to the ALC decision. There are 9 Assembly (ASY) zoned sites that are located in the ALR outside of the Policy area, which are being reviewed by staff as part of the March 3, 2020 Planning Committee referral in part dealing with education, dormitory and child care uses currently allowed in this zone. A separate report that responds to the March 3, 2020 Planning Committee referral, including the approach for these 9 Assembly (ASY) zoned sites is scheduled for consideration by Council for the fall of 2021. The Zoning Bylaw proposed in this report includes a provision that requires ALC approval for a change or expansion to a permitted use for all sites zoned Assembly (ASY) located within the ALR.

Consultation

Consultation on the Proposed OCP and Zoning Bylaw Amendments

The proposed amendments to the OCP and Zoning Bylaw involve land contained in the ALR. In accordance with Section 477(3)(b) of the *Local Government Act*, the proposed Official Community Plan Bylaw 7100 and 9000, Amendment Bylaw 10258 is recommended to be forwarded to the ALC for review and approval should Council grant first reading to these bylaw amendments. The consultation with and approval from the ALC is consistent with OCP Consultation Policy No. 5043 and provisions of the *Local Government Act*.

Consultation with the City's Food Security and Agricultural Advisory Committee (FSAAC) was not undertaken as the requested changes to the Policy was made through an ALC decision based on their review of the Policy.

Notification of Property Owners

The ALC decision letter outlining the requested revisions to the No. 5 Road Backlands Policy also confirms that the ALC will send a copy of the decision letter to the affected property owners in early April 2021. As the requested changes to the Policy are a result of an ALC decision, with the ALC also committing to informing all affected property owners, no additional City led consultation is recommended.

The OCP and Zoning Bylaw amendments proposed in this report will be forwarded to a Public Hearing. Prior to the Public Hearing, all impacted properties in the No. 5 Road Backlands Policy Area will be notified and the public will have an opportunity to comment at the Public Hearing.

City Consultation with Property Owners in the Policy Area

Prior to and separate from the ALC decision, City staff consulted with property owners in the No. 5 Road Backlands Policy area as part of a March 3, 2020 Planning Committee referral which directed staff to contact property owners about their expansion plans (e.g., schools, dormitories and child care services). Responses received as part of this consultation is provided in a summary table in Attachment 3. Though separate from the ALC's decision, the responses identify which properties/congregations may be impacted by the ALC decision, and the proposed OCP and Zoning Bylaw amendments presented in this report.

Financial Impact

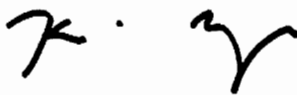
None.

Conclusion

In response to the ALC decision, amendments to the OCP and Zoning Bylaw regulations related to the No. 5 Road Backlands Policy are proposed to:

- Restrict institutional development to religious assembly uses only in the OCP, strengthen policies to support active farming of the backlands and remove from the Policy the option for property owners to subdivide and dedicate the backlands to the City.
- Amend regulations for the Assembly (ASY) and Religious Assembly (ZIS7) – No. 5 Road zones in the No. 5 Road Backlands Policy area restricting the principal use to religious assembly facilities only.
- Remove education (schools) as a permitted use in applicable zones, but provide a site-specific allowance for the site at 12011 Blundell Road to allow a school expansion that is in compliance with historical approvals and also subject to an in-stream development application.
- Add a provision in the Assembly (ASY) zone to include a provision that requires ALC approval for a change or expansion to a permitted use for all sites zoned Assembly (ASY) located within the ALR.
- Amend the religious assembly land use definition to differentiate between programming that is directly related to and in support of religious worship, which are permitted, and schools, which are not.

The proposed revisions outlined in this report only apply to the No. 5 Road Backlands Policy area to ensure continued support of the Policy from the ALC, help achieve agricultural viability in the backlands and provide direction to property owner's on acceptable land uses and options available so that farming is prioritized and undertaken in the area.



Kevin Eng
Planner 2
(604-247-4626)

KE:cas

- Att. 1: ALC Decision Letter – No. 5 Road Backlands Policy
2: Map of the No. 5 Road Backlands Policy Area
3: No. 5 Road Backland Property Owner Responses – Potential Future Development

**Agricultural Land Commission**

201 – 4940 Canada Way
 Burnaby, British Columbia V5G 4K6
 Tel: 604 660-7000 | Fax: 604 660-7033
www.alc.gov.bc.ca

January 21, 2021

Reply to the attention of Shannon Lambie
 ALC Planning Review: 46633

Mayor Malcolm Brodie and Council Members
 CC: Barry Konkin, Director of Planning
 City of Richmond

Delivered Electronically

Dear Mayor and Council

Re: CITY OF RICHMOND NO. 5 ROAD BACKLANDS POLICY

In recent months, the Agricultural Land Commission (the “ALC”) and the City of Richmond (the “City”) have engaged with one another on a number of active files, including the Garden City Lands Project as well as the *No. 5 Road Backlands Policy*. The ALC would like to take this opportunity to thank the City for its ongoing support and commitment to urban agriculture, including the agricultural enhancements developed on the Garden City Lands, among other city sites. The ALC also commends the City for its ongoing partnerships with Kwantlen Polytechnic University and the Institute for Sustainable Agriculture, in particular, the City-supported diversity of agricultural and new farmer development programs. The ALC recognizes and thanks the City for its contribution of municipal infrastructure, staff time, and material support in these endeavours.

In 2017, it was brought to the Commission’s attention that a 2016 OCP bylaw amendment, related to the ALC’s No.5 Road Backlands Policy, was adopted into the City bylaw without the review and endorsement of the Commission. The ALC’s *No. 5 Road Backlands Policy* was originally developed by the ALC in the late 1980s and was most recently confirmed in 2000 by ALC resolution #174/00. This Policy permits the development of religious assembly uses on the front one-third of parcels (the “Frontlands”) fronting No. 5 Road between Steveston Highway and Blundell Road, subject to farming being undertaken on the back two-thirds of the property (the “Backlands”).

The 2016 bylaw amendment is largely consistent with the ALC’s historic *No. 5 Road Backlands Policy* endorsed by Resolution #174/00, with one significant exception. The bylaw amendment permits dedication (subdivision) of the Backlands and their transfer of ownership to the City if the applicants choose not to actively farm the Backlands. Given the significance of this amendment (which contemplates subdivision of the Backlands), the ALC considered whether the amendment is consistent with the original intent of the Policy.

The review revealed that while the Policy has been effective in enabling many assembly and institutional uses, it has not been that effective at encouraging much, if any, agricultural productivity in the Backlands. As such, the Commission considered whether to:

- eliminate the Policy entirely;
- reaffirm the original Policy, but identify approaches to make it more agriculturally effective; or finally,
- to endorse the 2016 City of Richmond “dedication” amendment and permit subdivision and dedication of the Backlands to the City by willing landowners.

The Commission reviewed the background information and information about the development of assembly and institutional uses along No. 5 Road provided by City staff. The Commission’s primary consideration during its review was whether the Policy was supportive of the ALC’s mandate to protect farmland and encourage farming, and in particular, whether the Policy had been effective in encouraging agricultural activity on the Backlands. The challenge of the *No. 5 Road Backlands Policy* was that there was no effective measure embedded in the original Policy (and subsequent decisions) to ensure that agriculture was originally established, or consistently sustained on the Backlands. As such, it was possible that landowners never undertook the promised agricultural development, or if originally developed, never sustained the agricultural activity.

The Commission understands the intention of the City’s bylaw to encourage subdivision and City ownership of the backland areas was to facilitate farming. However, on balance, the Commission was uncertain that City ownership and management would have any significant affect on agricultural activity, given that Council support for resources to encourage and manage agriculture might fluctuate with changes to Council. More significantly, the Commission was concerned that once subdivided, significant pressure might arise for exclusion and/or re-development for other than Religious Assembly uses on the Frontlands.

The Commission also discussed whether to continue with the *No. 5 Road Backlands Policy* more broadly, with serious concerns expressed by some Commissioners as to whether the Policy was supportive of the ALC mandate. However, after discussion, the Commissioners were not convinced that eliminating the Policy would enhance agricultural activity on those parcels already developed for religious assembly uses (~75% of the parcels). In addition, the Commission was concerned that canceling the Policy unilaterally (and without warning) would unfairly penalize landowners of undeveloped ALR parcels on No.5 Road that purchased parcels with the intention to make an application, but have not yet submitted an application to the ALC.

Finally, the Commission considered ways to improve and strengthen the existing Policy so that it fulfilled its original intention – to encourage agricultural development on the Backlands. Specifically, the Commission considered establishing more stringent criteria and thresholds (and reporting) to ensure that future development and re-development projects follow through with agricultural development plans in the spirit of the original policy.

For these reasons, the Commission resolved by Resolution #078N/2020 the following:

- To not support dedication (subdivision) as a component of the City of Richmond’s No. 5 Road Backlands Policies as per Section 7.0 of the OCP (Bylaw 9506 2016/02/15) and requests that the City of Richmond amend Bylaw 9506 2016/02/15, policy C to remove any reference to “dedication”; and

- To re-affirm the Commission's support for the Resolution #147/2000 version of the *No. 5 Road Backlands Policy*, i.e. permitting the existing Religious Assembly use of the Frontlands subject to the agricultural development of the Backlands contingent on the following amendments to the Policy:
 - a) Applicants for **undeveloped** sites must demonstrate five consecutive years of farming the subject parcel supported by evidence of five years of Farm Status under the BC Assessment Act on the same parcel prior to the ALC considering an application.
 - b) Applicants for **developed** sites that are seeking to expand their facilities must also demonstrate five consecutive years of farming the subject parcel supported by evidence of five years of Farm Status under the BC Assessment Act on the same parcel before any expansion is authorized.
 - c) If **undeveloped** sites are unable to satisfy the five years of consecutive farming requirement, applicants must provide evidence that the Backlands portion of their property has been made available for farming via lease¹ for a term of not less than five years and actual evidence that the parcel is being farmed, or how it will be.
 - d) If **developed** sites are unable to satisfy five years of consecutive farming, applicants must provide the same evidence as c) above before any expansion is authorized.
 - e) The City of Richmond is asked to update their Assembly and Institutional Zoning Bylaw to limit the uses permitted in the Backlands Policy area. The intent of the original policy was to support religious assembly uses (i.e. places of worship) – not to permit residential or educational activities that are adjacent to religious assembly.

The Commission understands that there may be applications already in process (i.e. before Richmond Council) for intensification of existing religious assembly facilities, or for new facilities. The Commission does not believe that the above noted Policy amendments (particularly (c) and (d)) can be met by current applicants and wishes to confirm that the Commission will be applying immediately the above listed considerations in any application submitted to develop assembly uses parcels affected by the *No. 5 Road Backlands Policy*.

The Commission will also send a copy of this letter to the affected property owners for their information in the near future to inform them of the amendments to the Policy.

If you have any questions about the above comments, please contact the undersigned at 236-468-2026 or by e-mail (shannon.lambie@gov.bc.ca).

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION



Jennifer Dyson, Chair

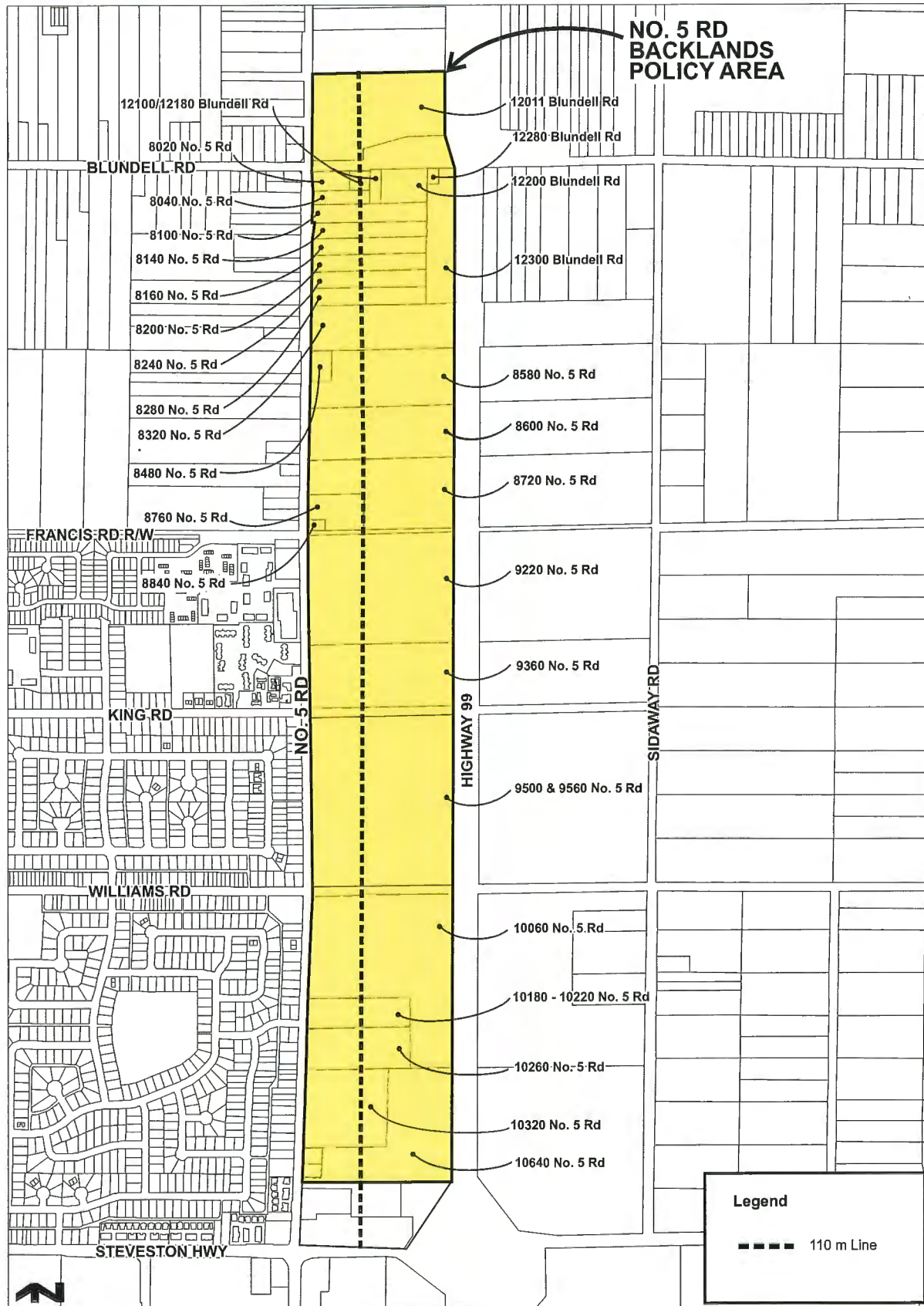
cc: Ministry of Agriculture – Travis Shaw

ⁱ Please note that the lease must be registered on the title and must be between the property owner and a legitimate farming enterprise.



No. 5 Road Backlands Policy Area Map

Bylaw 9506
2016/02/15



PLN - 72

City of Richmond Official Community Plan
Plan Adoption: November 2015

(Special)

ATTACHMENT 3

Summary of Responses Received from No. 5 Road Backlands Property Owners Potential Future Development and Uses

Site & Owner	Response						
	No future plans	School or School expansion	Dormitories	Child Care	Religious Assembly	No response	Other
12011 Blundell Rd Cornerstone		<input checked="" type="checkbox"/>					
12300 & 12280 Blundell Rd BC Muslim Assoc.		<input checked="" type="checkbox"/>					Seniors Center
12200 Blundell Rd Fujian Evangelical	<input checked="" type="checkbox"/>						
12180 & 12100 Blundell Rd, 8040 No. 5 Rd Richmond Chinese Evangelical					<input checked="" type="checkbox"/>		
8020 No. 5 Rd Multiple owners	<input checked="" type="checkbox"/>						
8100 No. 5 Rd Arul Hindu Society					<input checked="" type="checkbox"/>		
8140 & 8160 No. 5 Rd Thrangu						<input checked="" type="checkbox"/>	
8200 No. 5 Rd Vedic	<input checked="" type="checkbox"/>						
8240 No. 5 Rd Dharma Drum			<input checked="" type="checkbox"/>				
8280 No. 5 Rd Peace Evangelical	<input checked="" type="checkbox"/>						
8480 No. 5 Rd Tung Cheng Yuen Buddhist Assoc.					<input checked="" type="checkbox"/>		
8320 & 8580 No. 5 Rd Shia Muslim		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>			Community/ Recreation centre Seniors housing
8600 No. 5 Rd India Cultural Centre							Seniors housing
8720 No. 5 Rd Xu Qiyu						<input checked="" type="checkbox"/>	
8760 No. 5 Rd Richmond Jewish Day School					<input checked="" type="checkbox"/>		

Site & Owner	Response						
	No future plans	School	Dormitories	Child Care	Religious Assembly	No response	Other
8840 No. 5 Rd Subramaniya Swamy Temple					<input checked="" type="checkbox"/> *		
9220 No. 5 Rd World Growth Investments	<input checked="" type="checkbox"/>						
9360 No. 5 Rd Catholic Independent Schools of Van.		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
9500 No. 5 Rd Komodo Holdings Inc		<input checked="" type="checkbox"/>					
10060 & 10320 No. 5 Rd. Lingyen		<input checked="" type="checkbox"/>					
10180-10220 No. 5 Rd. BC Confed. Mennonite Brethren	<input checked="" type="checkbox"/>						
10260 No. 5 Rd Richmond Christian School		<input checked="" type="checkbox"/> *					

* Site ownership not yet secured by congregation



**Richmond Official Community Plan Bylaw 9000 and 7100
Amendment Bylaw 10258 (Revisions to the No. 5 Road Backlands
Policy)**

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

1. Richmond Official Community Plan Bylaw 9000, as amended, is further amended by:
 - a. deleting the second paragraph in the Overview subsection in Section 7.3 (No. 5 Road Backlands Policy) and replacing it with the following:

“The purpose of the Policy is to allow Religious Assembly uses on the westerly 110m (“Frontlands”) of the properties located on the east side of No. 5 Road between Blundell Road and Steveston Highway (the area outlined in bold lines on the No. 5 Road Backlands Policy Area Map), if the remaining portions (“Backlands”) are actively farmed.

For the purposes of Section 7.3, “Religious Assembly” shall have the same meaning as given to that term in the Use and Term Definitions section of Richmond Zoning Bylaw 8500 (Section 3.4), as amended.”
 - b. deleting the Objective subsection contained in Section 7.3 and replacing it with the following:

“OBJECTIVE:

Religious Assembly uses may be permitted in the Frontlands if the Backlands are actively farmed.”
 - c. deleting clauses a), b), c) and g) under the Policies subsection contained in Section 7.3 and replacing them with the following new clauses a), b), c), and g):
 - “a) in the Frontlands, Religious Assembly uses may be considered subject to the agricultural development of the Backlands, which is to be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process;
 - b) in the Frontlands, uses that are clearly ancillary to a Religious Assembly use may be considered and approved by the City and the Agricultural Land Commission through the necessary land use approval process;

- c) residential uses (e.g., congregate housing, community care facility, multiple-family housing, housing for older adults) are not permitted in the Frontlands or the Backlands;
- g) all applicants proposing to develop new Religious Assembly facilities on the Frontlands or expand an existing Religious Assembly facility must either:
 - provide evidence of Farm Status under the BC Assessment Act to demonstrate that the subject parcel has been farmed for the five consecutive years preceding the ALC's consideration of an application, or (if no ALC approval is required) the City's processing of a rezoning application; or
 - provide evidence that the Backlands portion of the subject parcel is currently available for farming via a lease registered on title between the property owner and a legitimate farming enterprise for a term of at least five years, and either:
 - provide evidence that the parcel is currently being farmed; or
 - provide a plan for how it will be farmed;"
- d. adding the following new clause h) under the Policies subsection contained in Section 7.3 after clause g):
 - "h) applicants shall submit the necessary reports to the City to achieve and maintain farming with all costs to implement works associated with an approved farm plan to be paid by the applicant;"
- e. deleting clause a) in the Development Application Procedure and Requirements subsection contained in Section 7.3 and replacing it with the following:
 - "a) all proposals for Religious Assembly development are subject to City and ALC approval through the necessary development application process to be reviewed on a case-by-case basis and in accordance with the OCP;"
- f. deleting the words "Community Institutional" in the first line of clause b) in the Development Application Procedure and Requirements subsection contained in Section 7.3 and replacing them with the words "Religious Assembly";
- 2. Richmond Official Community Plan Bylaw 7100, as amended, is further amended by:
 - a. deleting the second paragraph in the Issue subsection contained in Section 6.0 (Community Facilities and Services) of the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A) and replacing it with the following:

"The 110 m (361 ft.) strip along the east side of No. 5 Road, from the first lot on the north side of Blundell Road south to Francis Road, and the lots fronting the

south side of Blundell Road, between No. 5 Road and Highway 99, lends itself to agriculture and religious assembly uses.”

- b. deleting clause a) in the Policies subsection contained in Section 6.0 of the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A) and replacing it with the following:

“a) Require that land use and development in Agriculture and Religious Assembly designated areas in the accompanying Land Use Map are consistent with the provisions of the No. 5 Road Backlands Policy contained in Official Community Plan Bylaw 9000 (Section 7.3);”

- c. amending the Land Use Map legend in the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A) to retitle the Agriculture, Institutional and Public designation as “Agriculture and Religious Assembly”

- d. deleting the definition of “Agriculture, Institutional and Public” contained in Appendix 1 in the East Richmond Area McLennan Sub-Area Plan (Schedule 2.13A) and replacing it with the following:

“Agriculture and Religious Assembly

Land uses that are consistent with the provisions of the No. 5 Road Backlands Policy contained in Official Community Plan Bylaw 9000 (Section 7.3).”

3. This Bylaw may be cited as “**Richmond Official Community Plan Bylaw 9000 and 7100, Amendment Bylaw 10258**”.


FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED ...

APPROVED by Director or Solicitor
BRB

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10259 (Revisions to the Assembly (ASY) and
Religious Assembly (ZIS7) – No. 5 Road Zoning Districts within the
Official Community Plan No. 5 Road Backlands Policy Area and
Religious Assembly Land Use Definition)**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
 - a. deleting “private club” in Section 13.3.3 (Secondary Uses) of the Assembly (ASY) zoning district (13.3), and replacing it with “**child care**”;
 - b. deleting Section 13.3.11.3 of the Assembly (ASY) zoning district (13.3), and replacing it with the following:
 - “3. Within the area bounded by the bold black line shown in Diagram 1:
 - a) **religious assembly** shall be the only permitted **principal use**;
 - b) **child care** shall only be permitted as a **secondary use**; and
 - c) **education** and **private club** are not permitted;

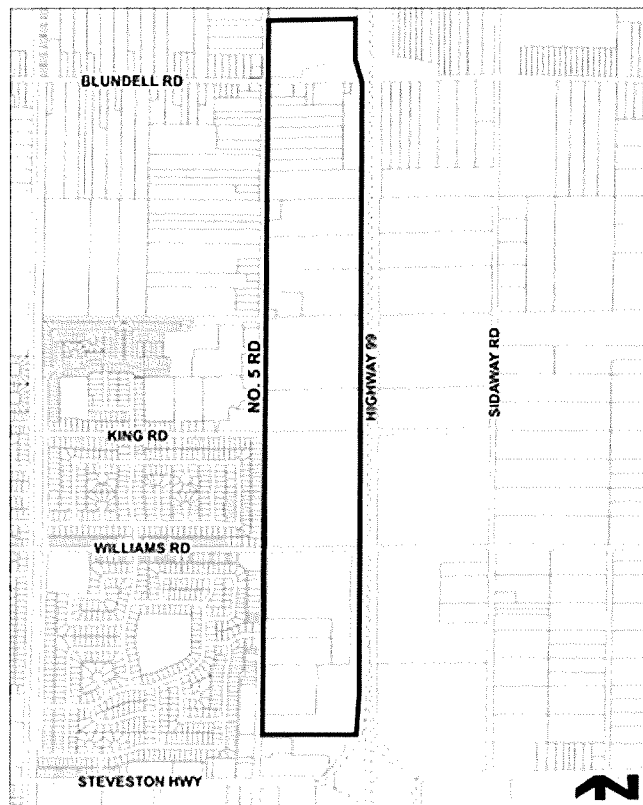


Diagram 1

4. Notwithstanding Section 13.3.11.3.c), **education** shall be permitted on the following **site** only and subject to the applicable approval granted by the Agricultural Land Commission, in accordance with the *Agricultural Land Commission Act* (as amended), prior to the date of adoption of Amendment Bylaw 10259:

12011 Blundell Road

PID 002-555-310

South Half of the South West Quarter Section 18 Block 4 North Range 5 West New Westminster District Except: Firstly: Part Dedicated Road on Plan NWP87640 Secondly: Parcel E (Bylaw Plan LMP4874) Thirdly: Parcel F (Bylaw Plan LMP12615) Fourthly: Part on SRW Plan 21735

5. For any **site** that is located in the **Agricultural Land Reserve**, any:
- a) change in the **principal use** or **secondary use** on the **site**; or
 - b) increase in the scale, extent or degree of a permitted **principal use** or **secondary use** of land on the **site**;

after the date of adoption of Bylaw 10259, must be approved by the Agricultural Land Commission in accordance with the *Agricultural Land Commission Act* (as amended).”

- c. deleting “child care” and “education” in Section 24.7.2 (Permitted Uses) of the Religious Assembly (ZIS7) – No. 5 Road Zoning District (24.7);
- d. adding “child care” as a new bullet in Section 24.7.3 (Secondary Uses) of the Religious Assembly (ZIS7) – No. 5 Road Zoning District (24.7); and
- e. deleting the definition of “religious assembly” in Section 3.4 (Use and Term Definitions), and replacing it with the following:

“**Religious assembly**

means a **building** wherein people regularly assemble for religious worship and related activities which may include churches, chapels, mosques, temples, synagogues, convents and monasteries, and as an accessory **use**, a rectory or a manse and religious educational activities. This **use** does not include **education** nor any other **uses** defined separately.”

- 2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 10259**”.


FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor
BRB

MAYOR

CORPORATE OFFICER