



To: Mayor & Councillors
From: Wayne Craig
Director, Development

Date: July 21, 2020
File: RZ 18-829789

Re: Rezoning Application at 10431 No. 5 Road for Arterial Road Compact Two-Unit Dwellings

At the General Purposes Committee meeting held July 20, 2020, a request was made to identify the name of the applicant in Staff Reports in cases where a development application is submitted by a numbered company or by an authorized agent on behalf of the property owner.

This memo responds to that request by identifying the name of the applicant and the property owner associated with the application for rezoning at 10431 No. 5 Road, as follows:

- Applicant 1058085 BC Ltd. Inc. No. BC 1058085 (property owner)
Director Information - Sajid Syed Hassan
- Property Owner 1058085 BC Ltd.

If you have any questions about this memo, please contact me directly at 604-247-4625.

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

WC/NA:blg

pc: SMT
Nathan Andrews, Planning Technician



City of Richmond

Report to Committee

To: General Purposes Committee

Date: July 6, 2020

From: Wayne Craig
Director, Development

File: RZ 18-829789

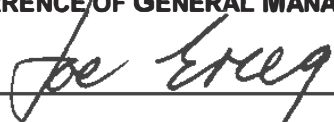
Re: **Application by 1058085 BC Ltd. for Rezoning at 10431 No. 5 Road from the "Single Detached (RS1/E)" Zone to the "Arterial Road Compact Two-Unit Dwellings (RCD)" Zone**

Staff Recommendation

1. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10197 to create the "Arterial Road Compact Two-Unit Dwellings (RCD)" zone, be introduced and given First Reading; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10195, for the rezoning of 10431 No. 5 Road from "Single Detached (RS1/E)" to "Arterial Road Compact Two-Unit Dwellings (RCD)", 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

1058085 BC Ltd. has applied for permission to rezone 10431 No. 5 Road from “Single Detached (RS1/E)” to a newly created “Arterial Road Compact Two-Unit Dwellings (RCD)” zone in order to create two lots and develop two front-to-back duplexes with vehicle access from the rear lane. A location map of the subject site is attached (Attachment 1). A Development Permit application is required prior to rezoning adoption to address the form and character of the proposed duplexes.

A new “Arterial Road Compact Two-Unit Dwellings (RCD)” zone is also being introduced to support the development of Arterial Road Compact Lot Duplexes envisioned in the Arterial Road Land Use Policy.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which will be demolished. The applicant has indicated that the existing house does not contain a secondary suite.

Surrounding Development

- To the North: A single-family dwelling on property zoned “Single Detached (RS1/B)” and designated in the Arterial Road Land Use Policy for Arterial Road Compact Lot Duplex.
- To the South: A single-family dwelling on property zoned “Single Detached (RS1/E)” and designated in the Arterial Road Land Use Policy for Arterial Road Townhouse.
- To the East: Across No. 5 Road, property zoned “Agriculture (AG1)”.
- To the West: Across the lane, single-family dwellings on property zoned “Single Detached RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP) Designation

The OCP’s Land Use Map designation for this property is “Neighbourhood Residential”. This designation permits a range of residential uses including single-family and duplex buildings. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

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

Lot Size Policy 5434

The subject property is located within the area governed by Single-Family Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No. 5 Road in accordance with compact lot single family or coach house zoning (i.e., a minimum width of 9 m with a maximum of two dwelling units per lot), provided there is access to an operational rear lane (Attachment 3).

The Single Family Lot Size Policy framework in general provides guidance with respect to the creation of new lots based on the lot width, depth, area and vehicle access. Lot Size Policy 5434 allows for the subdivision of the property to create two lots with a minimum width of 9 m provided vehicle access is from the rear lane. The subject application will create two lots with vehicle access from the rear lane consistent with the minimum subdivision standards in Lot Size Policy 5434.

The OCP Arterial Road Land Use Policy provides direction on the use of the subject property for residential duplexes on the same size lots as permitted under the Lot Size Policy. Compact lot duplexes will result in the same number of dwelling units as achieved via a rezoning to coach houses. Accordingly, the proposed rezoning is consistent with Lot Size Policy 5434.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east side of No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on site along the entire east property line.

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

Floodplain Management Implementation Strategy

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

Public Consultation

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

The applicant conducted additional consultation with neighbouring properties along No. 5 Road (10311, 10333, 10337, 10411, 10451, and 10471 No 5 Road). No feedback or concerns were raised by the neighbours in regards to the consultation letter (Attachment 4).

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

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

Analysis

Site Planning and Architectural Character

The applicant proposes one duplex on each of the two lots to be created through rezoning and subdivision, for a total of four dwelling units ranging between approximately 114 m² (1,228 ft²) to 120 m² (1,292 ft²) in size. The duplexes are proposed to be in a "front-back" configuration with each unit having access to a detached garaged accessed from the existing rear lane. Outdoor private spaces will be provided at the front or rear yard of each dwelling unit.

The development proposal for duplexes is consistent with the land use designations in the Official Community Plan. Duplexes are considered as an appropriate infill development form within existing single-family neighbourhoods along arterial roads as they contribute to a greater variety of ground-oriented home ownership opportunities. In keeping with the architectural character of nearby single-family developments, the duplexes will be two storeys and will feature a peaked roof.

A survey and architectural plans showing the proposed subdivision plan is provided in Attachment 5. Further details of the architectural form and character of the proposed development and landscape design will be reviewed and finalized through the Development Permit application process.

Existing Legal Encumbrances

A Land Tax Deferment Act Agreement is currently registered on title. This agreement allows the property owner to defer payment of taxes. All deferred taxes must be paid and the agreement must be discharged from title prior to the preparation and registration of any legal documents associated with this rezoning application.

Transportation and Site Access

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots is to be from the existing rear lane only. Each dwelling unit will have two vehicle parking space provided by a single-vehicle garage and an additional surface parking space located on the driveway in front of each garage. As a condition to rezoning, a restrictive covenant will be required to ensure that vehicle access to the future lots will be from the lane. Upgrades to the portion of the lane that abuts the subject site will be completed as part of future construction by the City at a later date. Cash-in-lieu contribution for the future works will be required at subdivision stage.

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway, and the rezoning application was referred to the BC Ministry of Transportation and Infrastructure (MOTI). Preliminary approval of the subject rezoning was granted on December 18, 2019. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which 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 three on-site trees, two of which are bylaw-sized trees, four trees on neighbouring properties, and two street trees on City property.

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

- Four trees (tag #1, 2, 4 & 5) located on the neighbouring property to be retained and protected as per Arborist's Report recommendation. The level of tree protection is identified as part of the Tree Management Plan (Attachment 6).
- Two trees (tag #8 (21 cm caliper Apple tree) & #9 (28 cm caliper Plum tree)) located on City property within the rear lane are in poor condition and also conflict with the proposed driveway. It is recommended that removal of the two trees (tag #8 & #9) is completed and \$1,950 towards the City's Tree Compensation Fund is required for the approval of these two removals.
- Two trees (tag #6 (10 cm caliper Yew tree) & #7 (20 cm caliper Weeping birch)) located on the development site are in poor condition and should be removed and replaced.
- One tree (tag #3 (26 cm caliper Windmill Palm)) located on the development site, is in good condition and identified in the Arborist Report to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove two on-site trees (Trees #6 and #7). Only one tree (Tree #7) is bylaw sized, therefore the 2:1 replacement ratio would require a total of two replacement trees. The applicant has agreed to plant four new trees on each lot proposed. A detailed Landscape Plan, including Tree Management Plan, will provide further details on the proposed location and tree species and will be secured at the Development Permit stage.

Tree Protection

A total of one tree on-site is to be retained and protected. Four neighbouring trees that are to be protected do not require tree protection measures as critical root zones do not extend beyond the property line but are identified as part of the Tree Management Plan shown in Attachment 6.

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

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

Affordable Housing Strategy

The applicant is required to comply with the Affordable Housing Strategy. In accordance with the Strategy, and a requirement as per the proposed "Arterial Road Compact Two-Unit Dwellings (RCD)" zone, a cash contribution of \$8.50 per buildable square foot (\$42,857.00) to the Affordable Housing Reserve is required prior to rezoning bylaw adoption.

Site Servicing and Frontage Improvements

Prior to subdivision, the developer will be required to:

- Provide a cash-in-lieu contribution in the amount of \$16,653, consistent with Subdivision and Development Bylaw 8751 for future construction of the rear lane where it abuts the subject property to the City's ultimate standard.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Pay current years property taxes (and following years taxes for subdivisions signed after September 1st) prior to subdivision completion.

- Enter into a Servicing Agreement (SA) to construct the servicing works outlined in Attachment 6 for a new 1.5 m boulevard behind the existing curb and gutter, a 1.5 m wide concrete sidewalk at the property line, and any other frontage improvements on No. 5 Road determined at the SA stage.
- Provide any SRWs necessitated by the engineering design and SA at no cost to the City, including a 1.5 m wide utility rights-of-way across the entire No. 5 Road frontage to accommodate storm Inspection Chambers and water meter boxes.

Development Permit Application

A Development Permit application is required to address the form and character of the proposed duplexes and must be processed to a satisfactory level prior to final adoption of the rezoning bylaw. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for duplex projects in the 2041 Official Community Plan (OCP).
- Review of the architectural character, scale and massing to ensure that the proposed duplexes are well designed, fit well into the neighbourhood, and do not adversely impact adjacent homes.
- Review of aging-in-place features in all units and the provision of a convertible unit on each lot.
- Refinement of the proposed site grading to ensure survival of the protected tree, and to provide appropriate transition between the proposed development and adjacent existing developments.
- Refinement of landscape design, including the location and type of fence proposed along the front property line within the required Statutory Right-of-Way (SRW), the provision of a holding area for garbage/recycling material collection, and the size and species of on-site replacement trees to achieve an acceptable mix of conifer and deciduous trees on-site.

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

Proposed "Arterial Road Compact Two-Unit Dwellings (RCD)" Zone

An amendment to the Richmond Zoning Bylaw 8500 is proposed to create the new "Arterial Road Compact Two-Unit Dwellings (RCD)" zone in order to allow front to back duplexes be developed along arterial roads, as supported by the Arterial Road Land Use Policy.

The proposed "Arterial Road Compact Two-Unit Dwellings (RCD)" zone is drafted based on the Arterial Road Duplex/Triplex Development and Compact Lot Duplex Requirements under the Arterial Road Land Use Policy and the "Single Detached (RS)" zone. Provisions related to density, minimum lot size and lot width are based on the arterial road duplex development requirements as approved by Council; provisions related to the lot coverage, building setbacks and building heights are drafted based on the "Single Detached (RS)" zone in order to ensure that

the form and character of duplexes along arterial road is compatible with the adjacent single-family dwellings.

Permitted Density

Maximum permitted density is proposed to be one two-unit housing unit per lot. The maximum floor area ratio (FAR) is "0.6" if the owner, at the time Council adopts a Zoning Amendment Bylaw to include the owner's lot in the RCD zone, contributes to the affordable housing reserve.

Lot Coverage

The lot coverage is 50% for buildings with no more than 70% of a lot may be occupied by buildings, structures and non-porous surfaces. 20% of the lot area in the "Arterial Road Compact Two-Unit Dwellings (RCD)" zone is restricted to landscaping with live plant material.

On-Site Parking

On-site vehicle parking shall be provided according to the standards set out in Section 7.0 of Zoning Bylaw 8500, except that the maximum driveway width shall be 6.0 m. For the purpose of this zone only, a driveway is defined as any non-porous surface of the lot that is used to provide space for vehicle parking or vehicle access to or from a public road or lane. Where residents of a single dwelling unit intend to use two parking spaces, the spaces may be provided in a tandem arrangement, with one standard parking space located behind the other.

Financial Impact or Economic Impact

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

Conclusion

The proposal to develop two front-to-back duplexes (four units in total) is consistent with the objectives of the Arterial Road Land Use Policy in terms of land use, character, and density. Overall, the project is attractive and a good fit with the neighbourhood. Further review of the project design will be required to ensure a high quality project, and will be completed as part of the future Development Permit process. On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10197 and Amendment Bylaw 10195 be introduced and given First Reading.

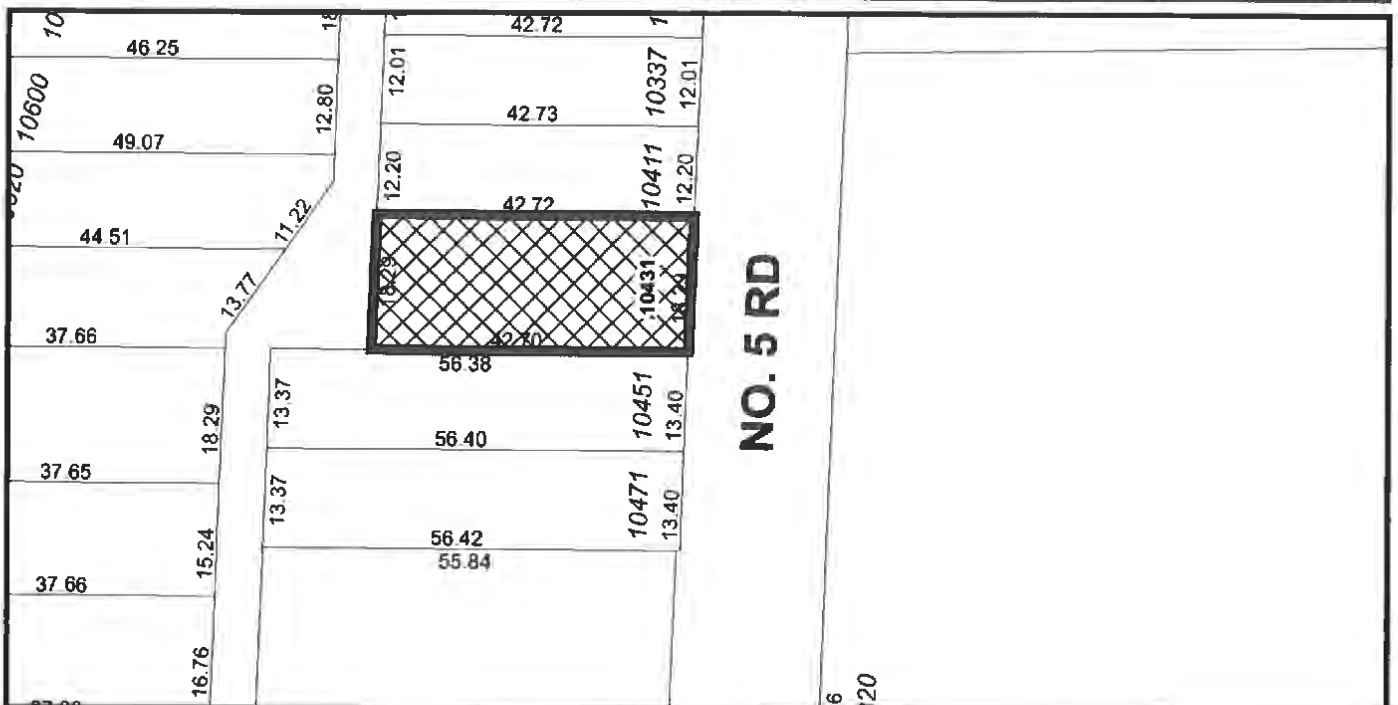


Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Single-Family Lot Size Policy 5434
- Attachment 4: Neighbour Consultation Letter and Map
- Attachment 5: Survey and Proposed Subdivision Plan
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations



RZ 18-829789

Original Date: 09/19/18

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 18-829789

Original Date: 09/20/18

Revision Date:

Note: Dimensions are in METRES



RZ 18-829789

Attachment 2

Address: 10431 No. 5 Road

Applicant: 1058085 BC Ltd.

Planning Area(s): Shellmont

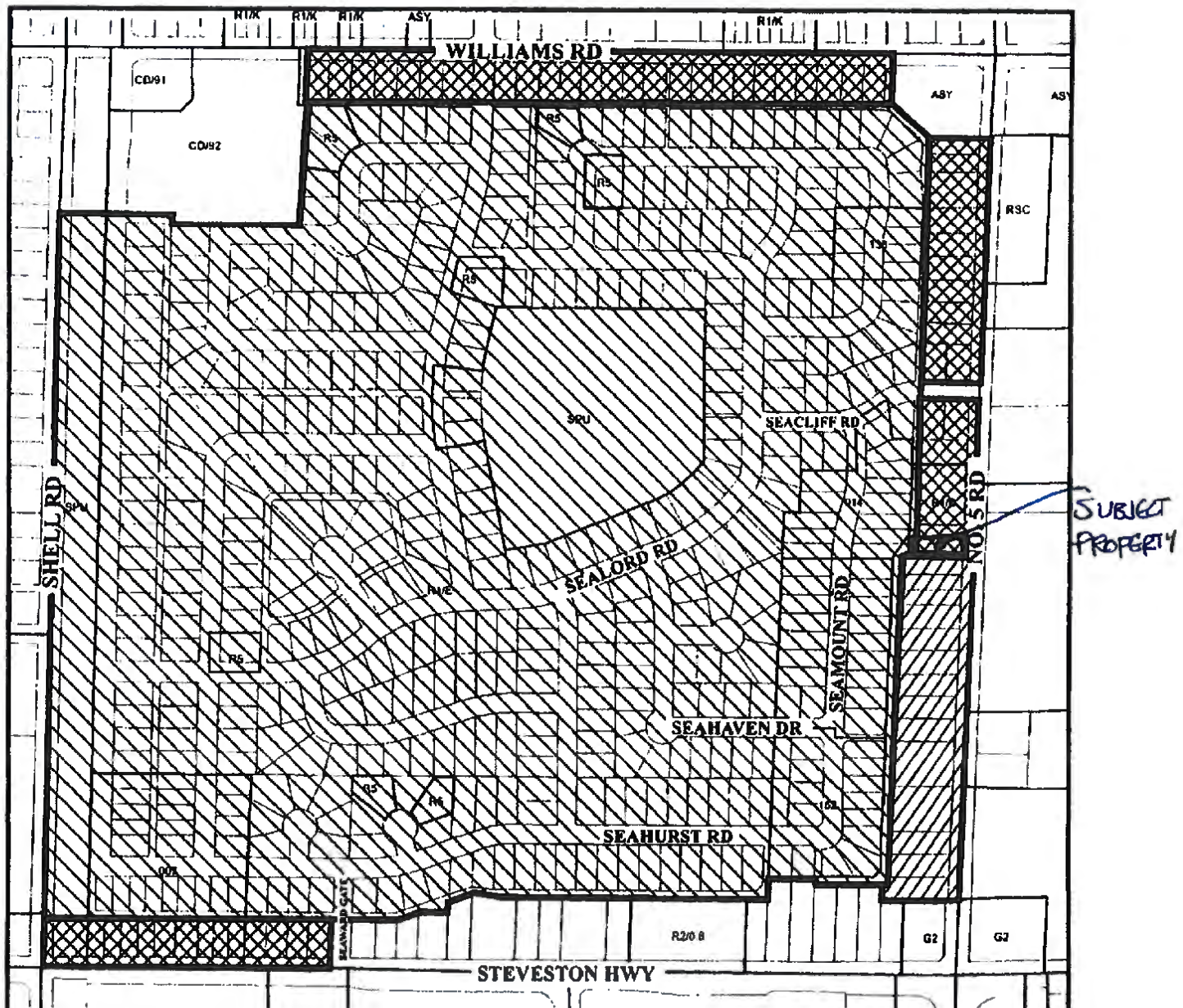
	Existing	Proposed
Owner:	1058085 BC Ltd	No change
Site Size (m²):	781 m ²	2 lots each 390.5 m ²
Land Uses:	Single family dwelling	Compact Duplex
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Family Lot Size Policy 5434	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Compact Lot Duplex (RCD)
Number of Units:	1	4
Other Designations:	Arterial Road Compact Lot Duplex	No change




On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Lot A: 0.60 Lot B: 0.60	none permitted
Lot Coverage – Building:	Max. 50%	45% per lot	none
Lot Coverage – Non-porous Surfaces:	Max. 70%	61%	none
Lot Coverage – Live Landscaping:	Min. 20%	25%	none
Lot Coverage – Front Yard Landscaping:	Min. 50%	55%	none
Lot Size:	Min. 360 m ²	390.5 m ² per lot	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 40.0 m	Width: 9.15 m per lot Depth: 42.71 m per lot	none
Setback – Front Yard:	Min. 6.0 m	6.3 m	none
Setback – Front Yard – Accessory Buildings:	Min. 15.0 m	31.1 m	none
Setback – Interior Side Yard:	Min. 1.2 m	1.2 m	none
Setback – Exterior Side Yard:	Min. 3.0 m	N/A	none
Setback – Rear Yard – Principal Building:	Min. 10.0 m	14.8 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setback – Rear Yard – Principal Garage/Carport:	Within 1.2 m and 12.5 m	Within 5.5 m and 11.6 m	none
Height (m) – Principal Building:	Max. 2 ½ storeys or 9.0 m, whichever is less	8.05 m	none
Height (m) – Accessory Structures:	Max. 9.0 m	4.41 m	none
On-site Vehicle Parking Spaces:	2 spaces per dwelling unit	2 spaces per dwelling unit (8 spaces total)	none
Tandem Parking Spaces:	1 tandem parking space per dwelling	1 tandem parking space per dwelling	none

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

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



-  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

Subject: Rezoning of 10431 No 5 Road Richmond BC

Respected Home Owner

I am the owner of 10431 No 5 Road Richmond BC. I am writing this letter to get you informed about the development of the above property as we applied to City of Richmond to Rezone & Subdivide the lot from Single Detached (RS1/E) to make 2 Compact Duplex lots with vehicle access from an existing lane.

This letter is just an information to you as a Neighbour If you have any questions and concerns you can Contact my self or City of Richmond Planner

Natalie Cho

Planning Technician
Development Applications
City of Richmond
Tel: 604-276-4193
Email: NCho@richmond.ca
www.richmond.ca

Thanks & Regards

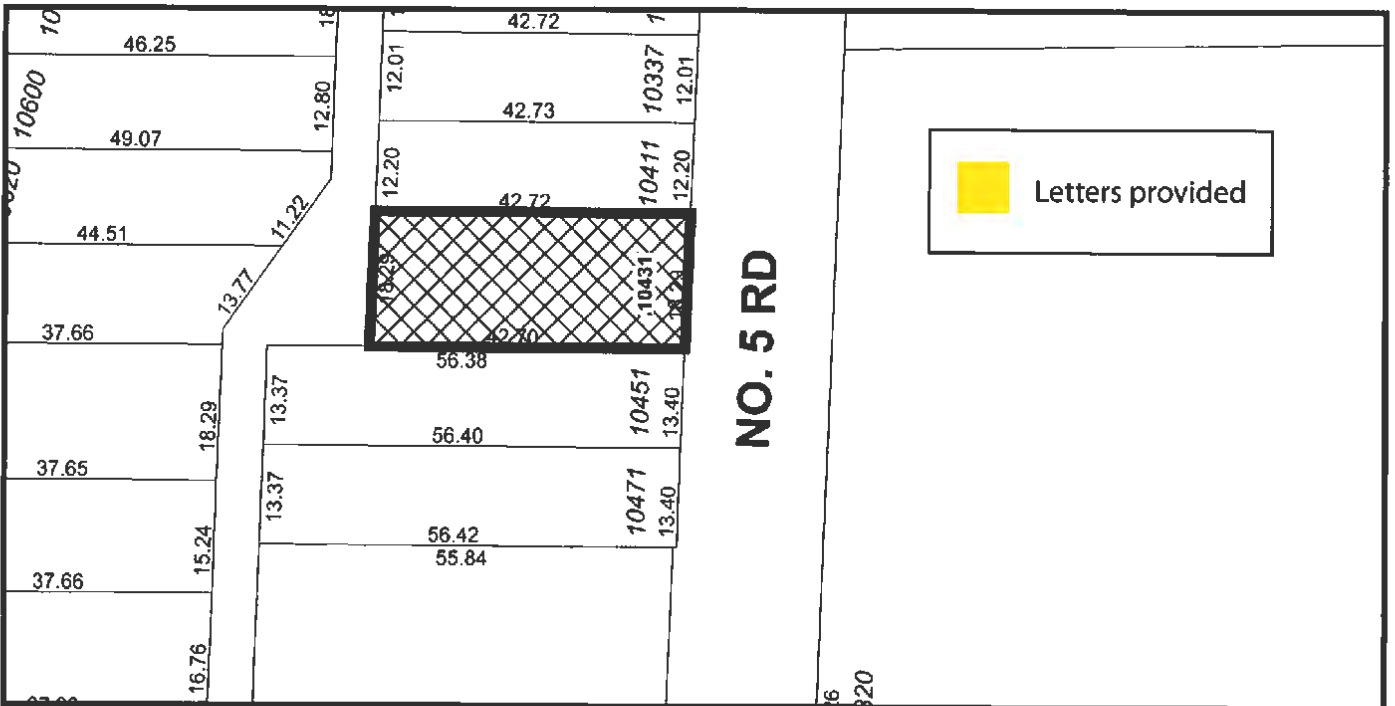
Syed Sajid Hassan

(Cell) 7788856434

1058085 BC LTD



City of Richmond



RZ 18-829789

Original Date: 09/19/18

Revision Date: 06/30/20

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF

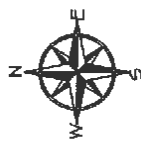
PARCEL "A" (RD34577E) LOT 356 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST

NEW WESTMINSTER DISTRICT PLAN 44778

#10431 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D. 000-451-649

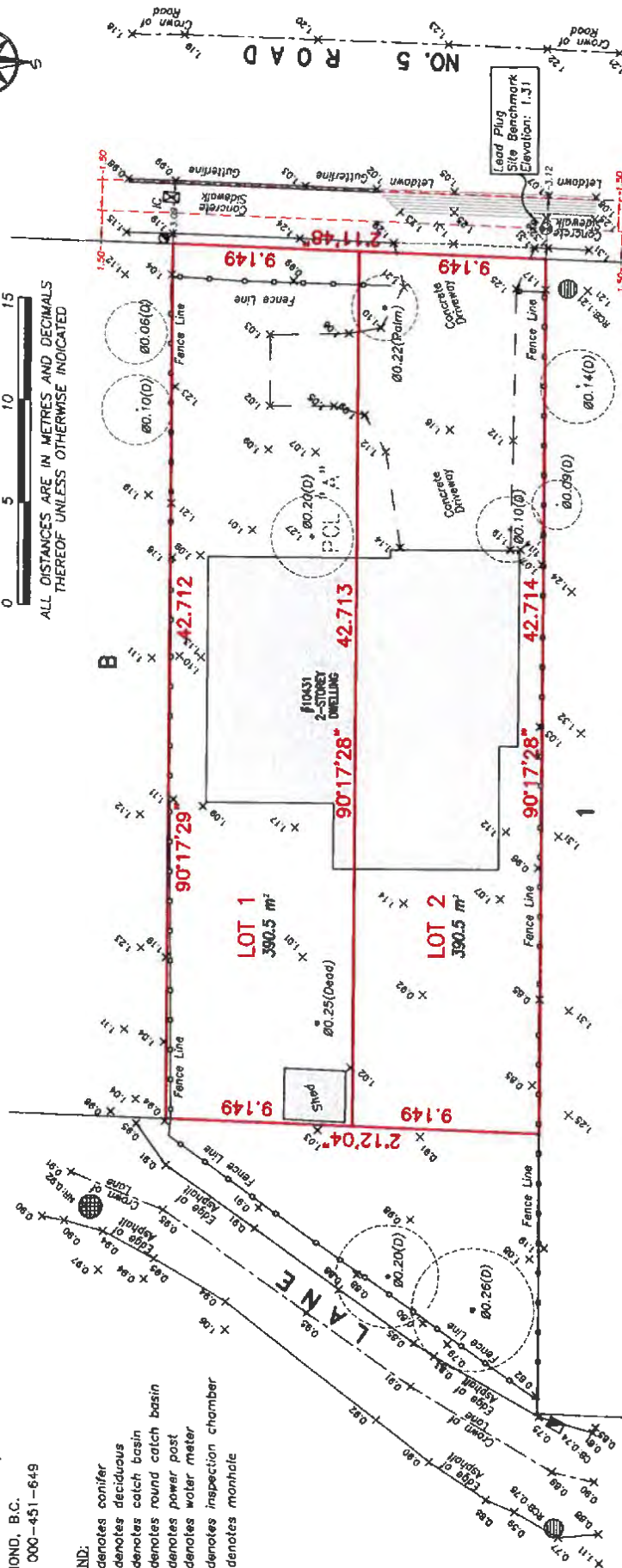
LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- denotes catch basin
- denotes round catch basin
- denotes power post
- ⊗ denotes water meter
- ⊙ denotes inspection chamber
- denotes manhole



SCALE: 1:200

0 5 10 15
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Glen Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
Email: officemate.com
Website: www.jct.am.com
Job No. 7229
FB-356 P92-94
Drawn By: CY/WK

NOTE:
Elevations shown are based on
City of Richmond HP
Benchmark network.
Benchmark: HP #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HP #191
Control Monument 02H2403
Elevation: 1.664m

NOTE:
Use site Benchmark Lead Plug for
construction elevation control.

NOTE:
This property is encumbered by Statutory
Right of Way K124942.

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.
NOVEMBER 25th, 2019.

DEG No. 7229-TOPO-03

SUBDIVISION AND REZONING FOR PROPOSED COMPACT TWO UNIT DWELLING (RCD) AT 10431 NO. 5 ROAD, RICHMOND, BC

DEVELOPMENT DATA

(A) CMC ADDRESS: 10431 NO. 5 ROAD, RICHMOND, BC
 (B) LEGAL DESCRIPTION: "A" LOT 356 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST, MPO 44778
 (C) LOT AREA: 390.5 SM (4,203 SF) FOR EACH LOT AFTER SUBDIVISION. ORIGINAL LOT SIZE 781 SM
 (D) ZONING USE: CURRENT, RS1/F, PROPOSED: RCD

CURRENT ZONING (UNDER RS1/F ZONING) PROPOSED REZONING (RCD)

(E) FLOOR AREA RATIO: 0.35 TO 451.5 SM
 0.3 TO REST OF SITE AREA
 (WITH AFFORDABLE HOUSING CONTRIBUTION)
 TOTAL GROSS FLOOR AREA: 0.60 X 390.5 SM = 234.3 SM (2,521 SF)
 FOR EACH LOT
 COVERED PORCH: 10% = 23.4 SM (252 SF)
 GARAGE: 25 SM PER UNIT (289 SF)

(F) NUMBER OF UNITS: 1 PER LOT
 (G) BUILDING COVERAGE: MAX = 45%

(H) BUILDING HEIGHT: MAX HEIGHT - 8M
 (I) SETBACKS: FRONT YARD - 6M
 SIDE YARD - 2M
 REAR YARD - 6M

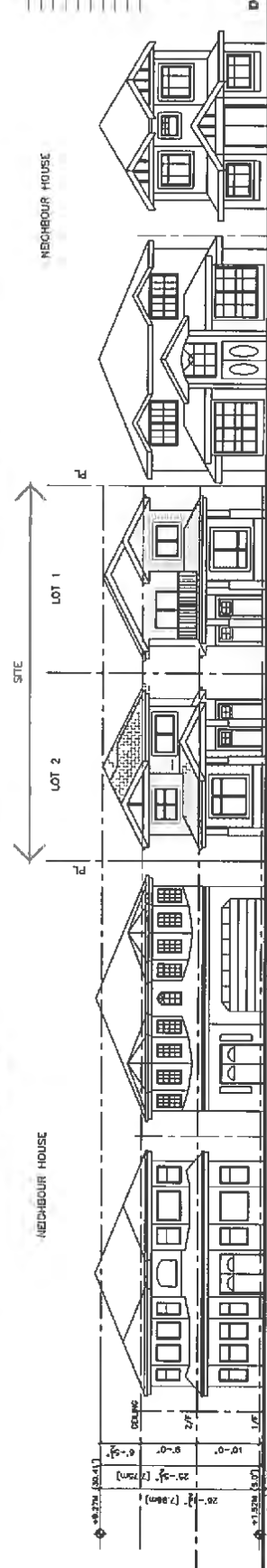
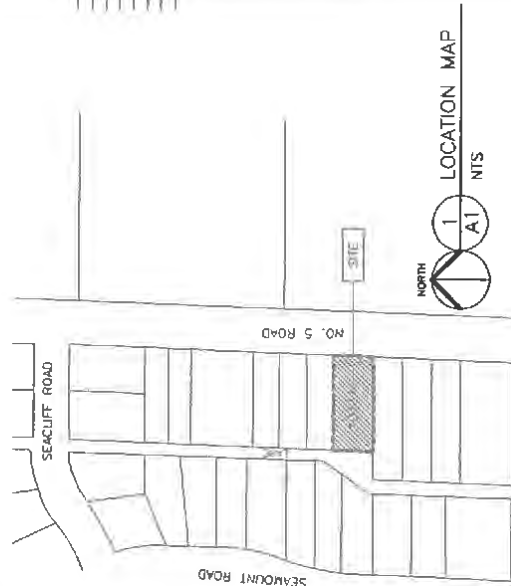
(J) PARKING: 2 PER DWELLING UNIT
 2 PER DWELLING UNITS
 VISITOR - NO REQUIREMENT

0.6
 234.25M (2521 SQ. FT.) PER LOT
 TOTAL GFA 468.5SM (5041 SQ. FT.) FOR 2 LOTS
 14.45M (155.3 SQ. FT.) 8.1% COVERED PORCH PER LOT
 19.4 SM (208 SQ. FT.) GARAGE PER UNIT

2 UNITS PER LOT
 45% (1867 SQ. FT. / 4203 SQ. FT. PER LOT)
 30% REFER TO LANDSCAPE
 25% REFER TO LANDSCAPE
 50% REFER TO LANDSCAPE

BUILDING HEIGHT - 8.05M
 GARAGE HEIGHT - 3.97M
 FRONT YARD - 6.3M (20'5")
 NORTH SIDE YARD - 1.27M (4'2")
 SOUTH SIDE YARD - 1.27M (4'2")
 REAR YARD - 14.8M (48'7")
 GARAGE - BETWEEN 5.5M TO 11.5M FROM REAR YARD
 GARAGE - 1.2M SIDE YARD

2 REGULAR PARKING IN TANGIBLE ARRANGEMENT PER UNIT



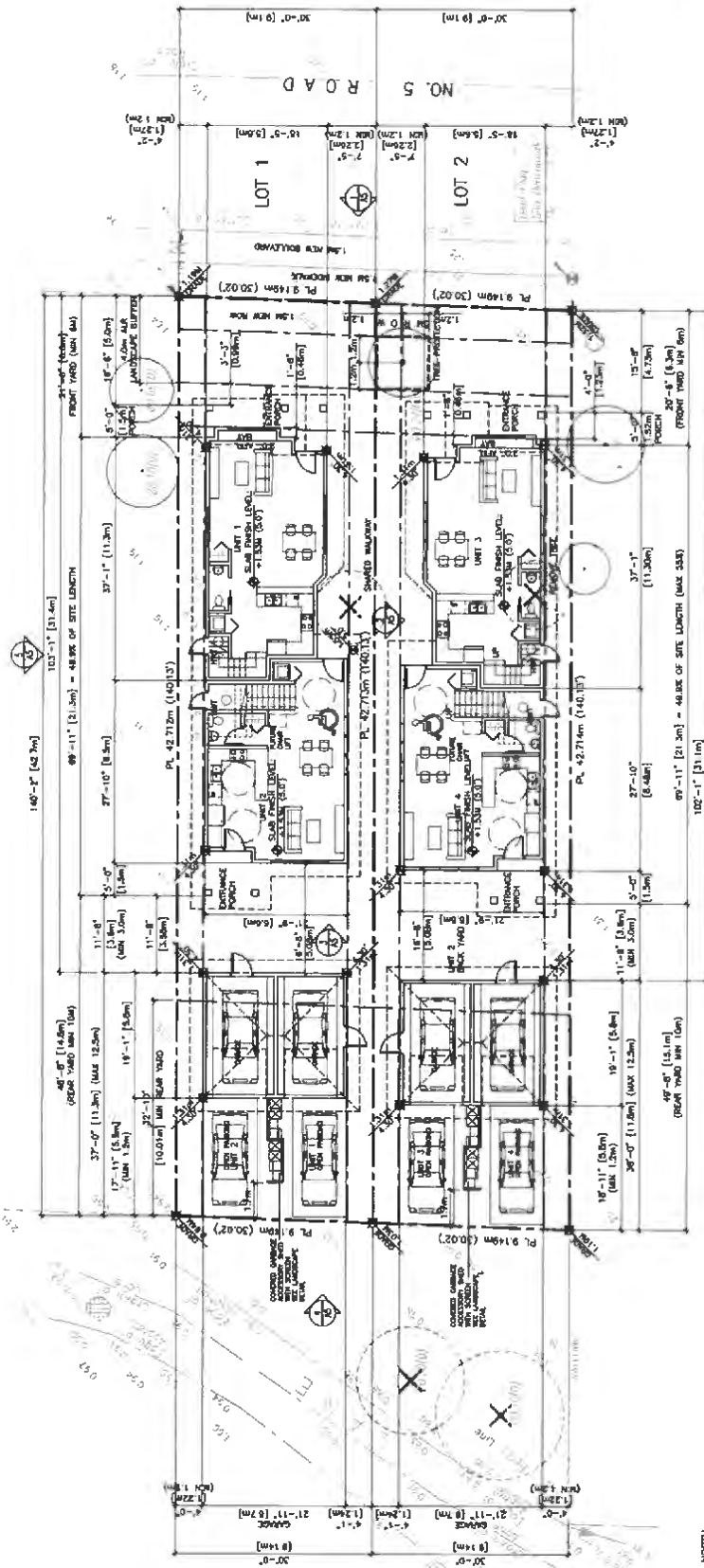
1
 A1
 1/8" TO 1'-0"

PROJECT NUMBER: 18-08
 ISSUED: 12.30.2019
 DRAWN BY: EL
 CHECKED BY: EL
 TELEPHONE: 18-08 181-1132-41 DMC

A1

RZ 18-829789

REZONE



ALL THE LISTS IN THIS PRODUCT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS

- (1) JOINTS IN PLUMB FEATURES SHALL BE PROVIDED TO ALL UNITS.
- (2) STAINLESS HANDBLES
- (3) STAINLESS TUBS FOR PLUMBING PURPOSE AND COOK HANDLES
- (4) STAINLESS SINKS
- (5) SINKS INCLUDING IN WARDROBE WALLS TO FACILITATE FUTURE CHAIR BAR INSTALLATION BESIDE YOUTH BATHS AND SHOWERS
- (6) SINKS

THENCEFORE, SMALL MET CITY'S STEP CODE REQUIREMENTS

FURCH CRACK					
NW LOT CORNER	0.84	PS HOUSE CORNER	1.31		
SE LOT CORNER	1.19	SW HOUSE CORNER	1.31		
SW LOT CORNER	1.32	SW HOUSE CORNER	1.31		
NE LOT CORNER	1.16	NE HOUSE CORNER	1.31		
AVERAGE CRACK	1.23 M (4.04')				
MAX CROWN OF THE ROAD	1.23M				
SLAB LEVEL OF HOUSE	1.5M				
FINISHING HEIGHT	9.27M = 30' - 11"				
FINISHING HEIGHT	9.27M = 30' - 11"				

1 SITE PLAN G/F
A2 1/8" TO 1'-0"

ERIC LAW ARCHITECT

10101 12th Ave. S.W.
 Suite 100
 Richmond, BC V6X 3E9
 Tel: (604) 270-1000
 Fax: (604) 270-1001
 Email: info@ericlaw.ca
 Website: www.ericlaw.ca

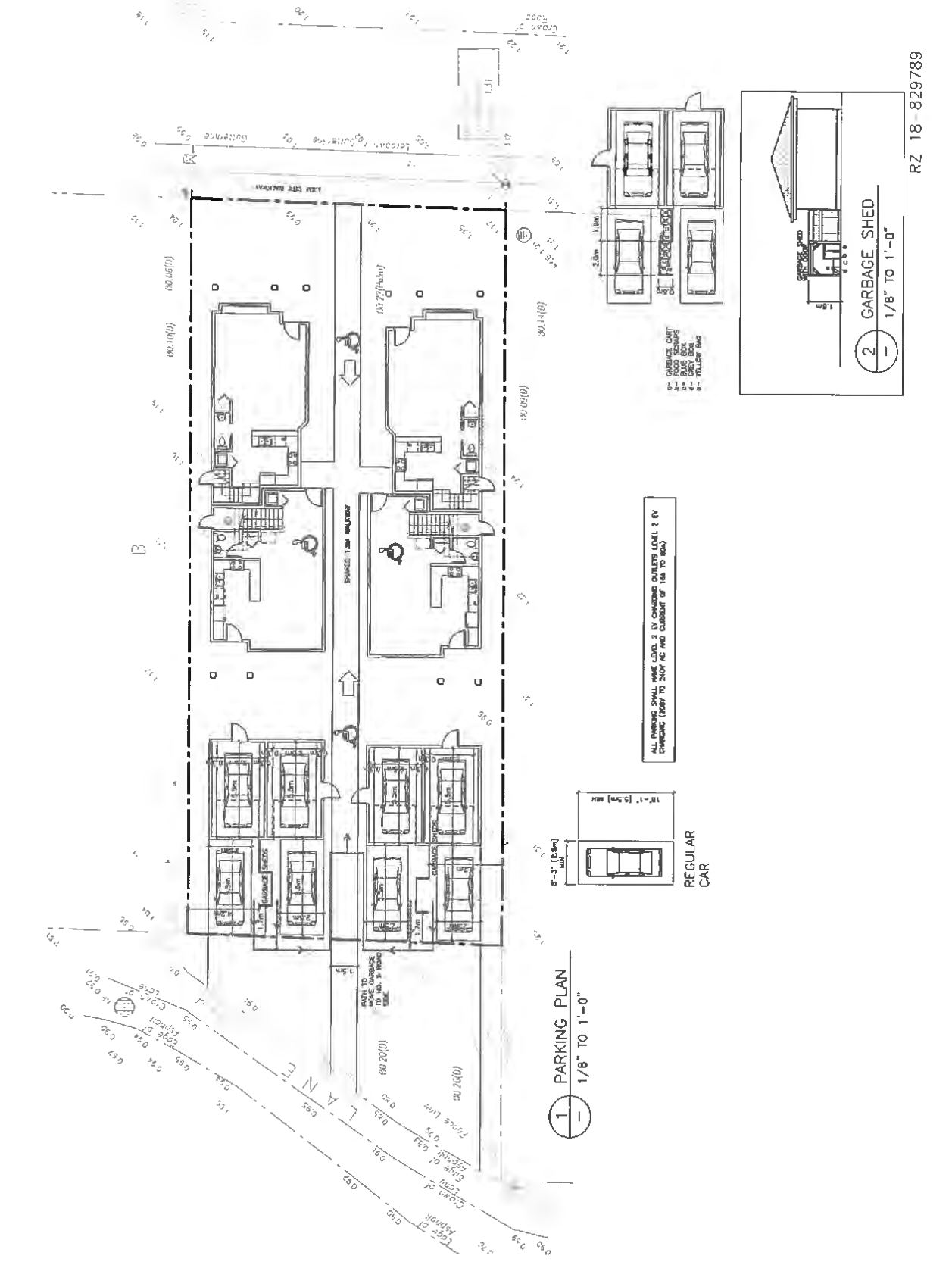
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CLIENT	10451 NO. 5 RD
DATE	12/30/2019
DRAWN BY	EL
CHECKED BY	EL
PROJECT NO.	10451-01

PROPOSED	COMPACT DUPLEX
10451 NO. 5 RD	
RICHMOND BC	
PARKING PLAN	
PROJECT NO.	10451-01
DATE	12/30/2019
DRAWN BY	EL
CHECKED BY	EL
PROJECT NO.	10451-01

PROJECT NUMBER	10451-01
DATE	12/30/2019
DRAWN BY	EL
CHECKED BY	EL
PROJECT NO.	10451-01

A2A

RZ 18-829789



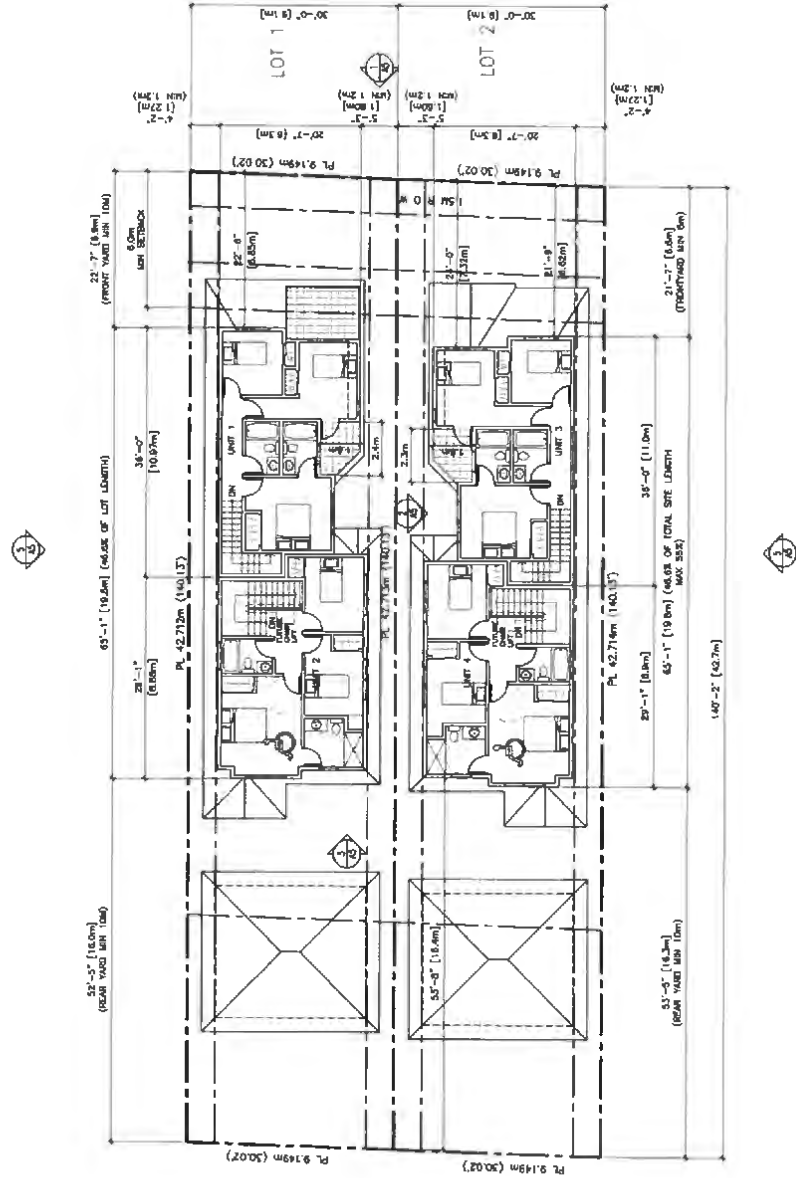
ERIC LAW ARCHITECT

2000 10th Avenue, Suite 100
 Richmond, BC V6V 1A1
 Tel: (604) 278-1111
 Fax: (604) 278-1112
 Email: info@ericlaw.ca

PROPOSED: 10451 NO. 5 RD
 RICHMOND BC
 SITE PLAN-2/F

1	2000 10th Avenue, Suite 100
2	2000 10th Avenue, Suite 100
3	2000 10th Avenue, Suite 100
4	2000 10th Avenue, Suite 100
5	2000 10th Avenue, Suite 100
6	2000 10th Avenue, Suite 100
7	2000 10th Avenue, Suite 100
8	2000 10th Avenue, Suite 100
9	2000 10th Avenue, Suite 100
10	2000 10th Avenue, Suite 100

NO. 5 ROAD



1 SITE PLAN 2/F
 A3
 1/8" TO 1'-0"

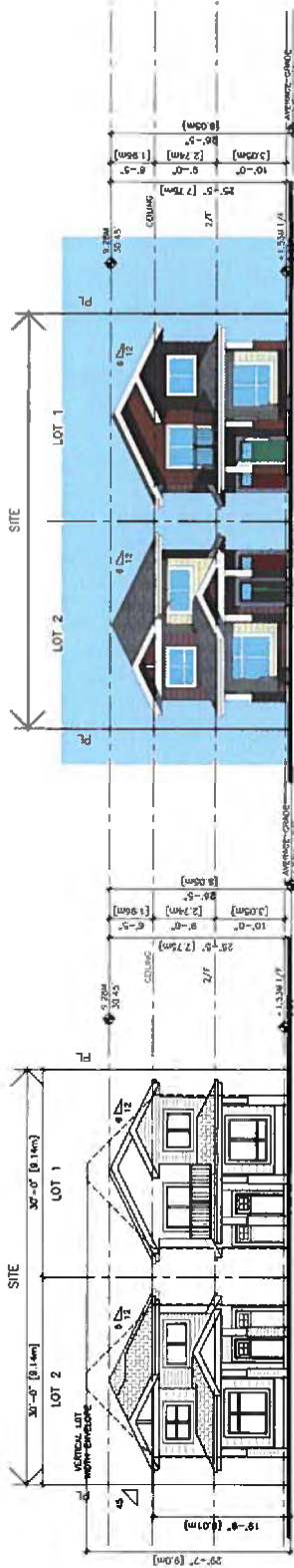
PROPOSED
 COMPACT DUPLEX
 10451 NO. 5 RD
 RICHMOND BC
 SITE PLAN-2/F

PROJECT NUMBER: 18-03
DATE: 12.30.2019
DRAWN BY: EL
CHECKED BY: EL
TITLE: 18-03 2/F 10451 NO. 5 RD

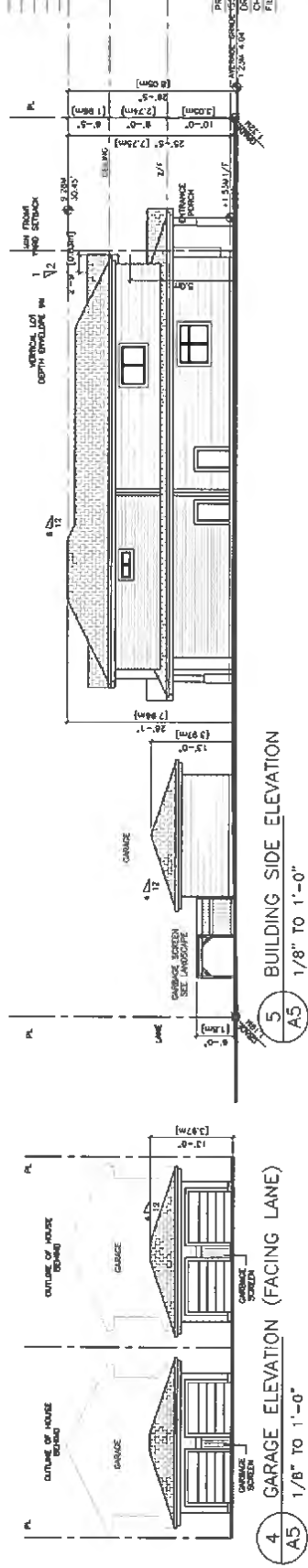
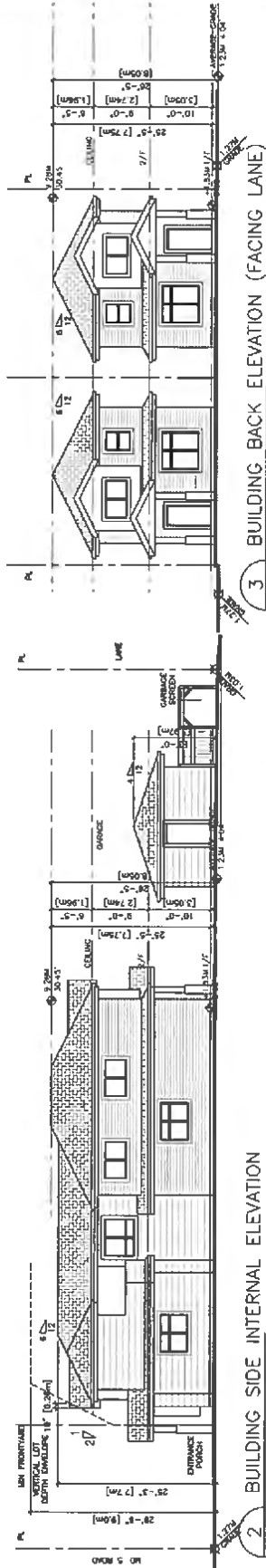
A3

REZONE

RZ 18-829789



1 BUILDING FRONT ELEVATION (NO. 5 RD)
A5 1/8" TO 1'-0"



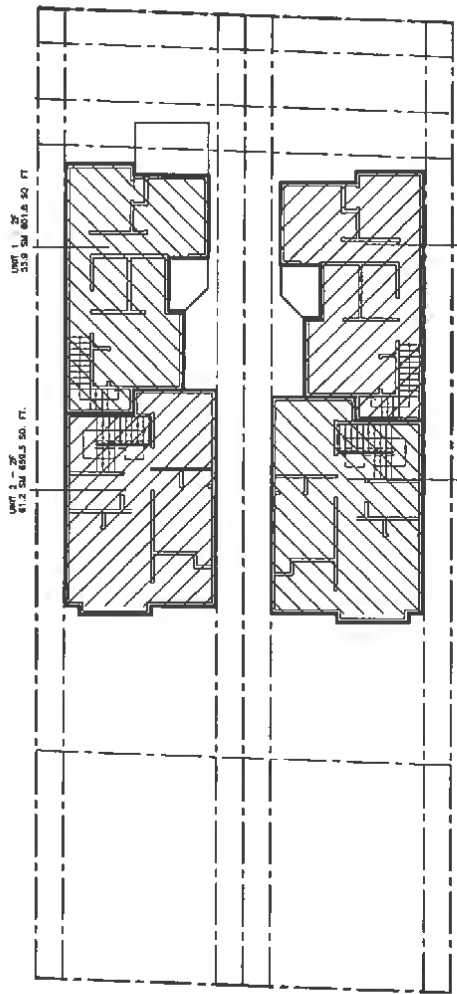
**PROPOSED
COMPACT DUPLEX
10431 NO. 5 RD
RICHMOND BC
ELEVATIONS**

PROJECT NUMBER: 10-01-01
12/20/2019
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 10-01-01-10431-01-01.dwg

A5

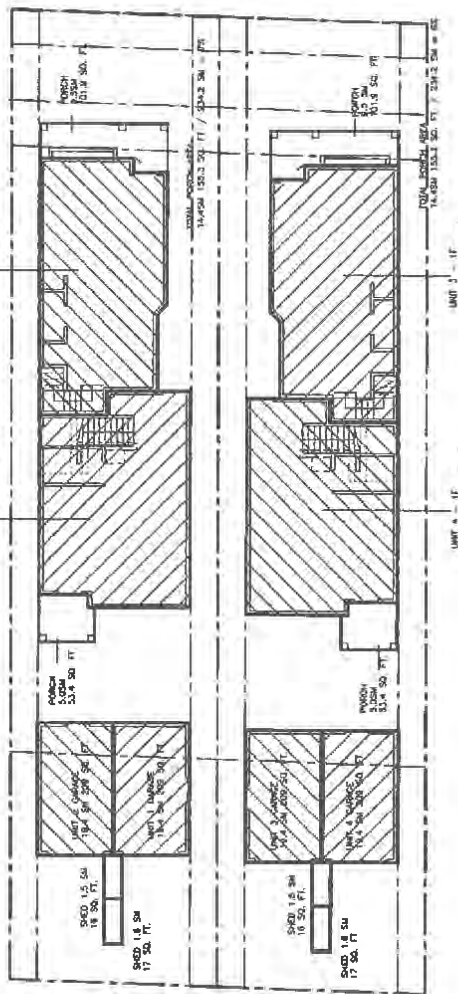
REVISION

RZ 18-829789



1 FLOOR AREA DIAGRAM 2/F
 1/8" TO 1'-0"

UNIT 1- TOTAL AREA	114.1' x 122.8' 50. FT.
UNIT 2- TOTAL AREA	126.1' x 120.3' 50. FT.
UNIT 3- TOTAL AREA	114.1' x 122.8' 50. FT.
UNIT 4- TOTAL AREA	126.1' x 120.3' 50. FT.
TOTAL AREA	488.3' x 504.3' 50. FT.



2 FLOOR AREA DIAGRAM 1/F
 1/8" TO 1'-0"

A6

RZ 18-829789

REZONE

ERIC LAW

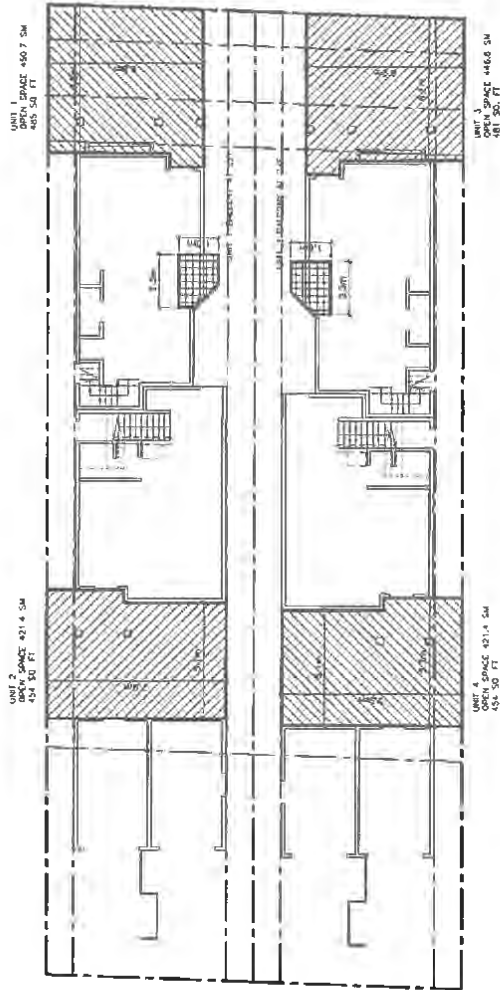
ARCHITECT

1000 14th Street, Suite 100
Vancouver, BC V6A 1A1
Tel: (604) 681-1111
Fax: (604) 681-1112
www.ericlawarchitect.com

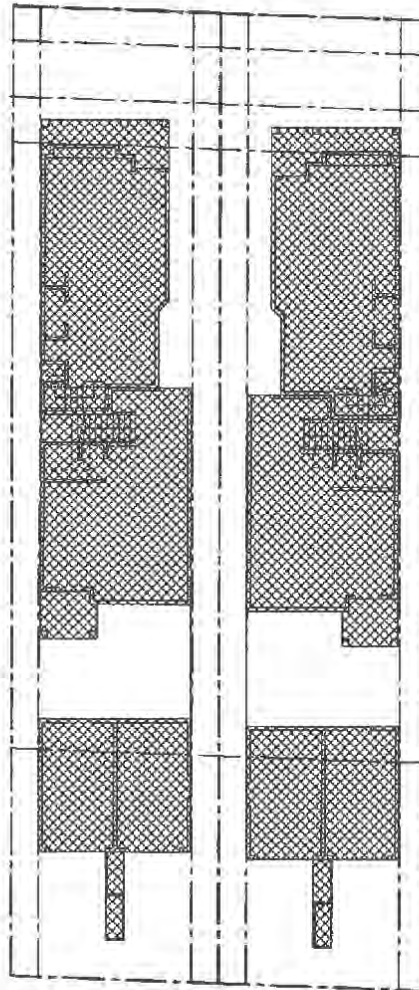
CONTRACT NO. 18-08
DATE: 12/20/2018
PROJECT: PROPOSED
COMPACT DUPLEX
10431 NO. 6 RD
RICHMOND BC
AREA DIAGRAM

1. 1000 14th Street, Suite 100
Vancouver, BC V6A 1A1
Tel: (604) 681-1111
Fax: (604) 681-1112
www.ericlawarchitect.com

2. 1000 14th Street, Suite 100
Vancouver, BC V6A 1A1
Tel: (604) 681-1111
Fax: (604) 681-1112
www.ericlawarchitect.com



1 OPEN SPACE
A7 1/8" TO 1'-0"



2 SITE COVER DIAGRAM
A7 1/8" TO 1'-0" SITE COVERAGE 1887.50 FT FOR EACH LOT

PROPOSED
COMPACT DUPLEX
10431 NO. 6 RD
RICHMOND BC
AREA DIAGRAM

PROJECT NUMBER: 18-08
ISSUED: 12/20/2018
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 18-08-001-181220-A7.DWG

A7

RETONE

RZ 18 829789

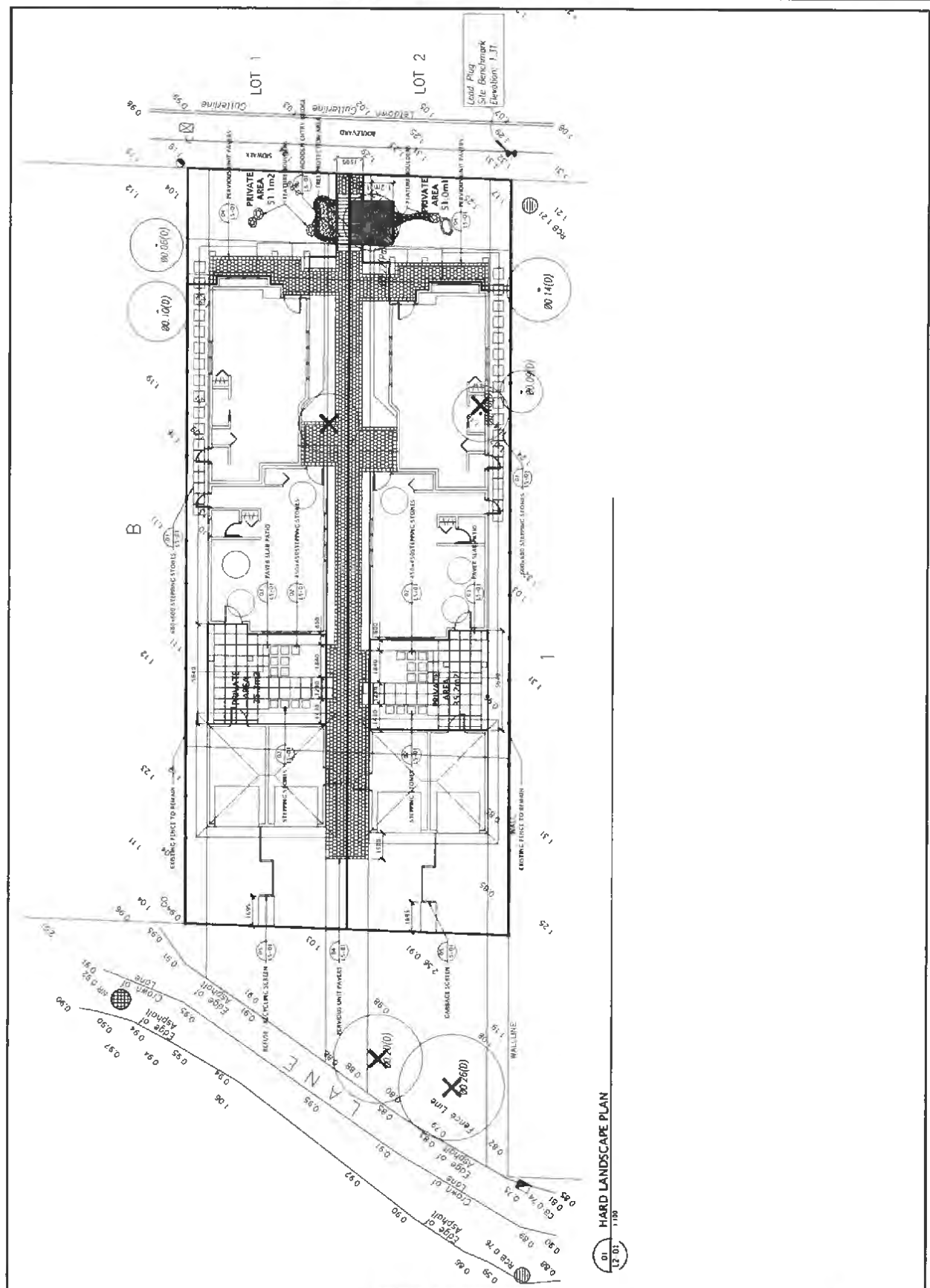
DATE	ISSUED FOR	REV
2018 07 15	REZONING	A
2018 11 11	BUILDING PERMIT	B
2018 12 24	BUILDING PERMIT	C

This drawing has been prepared solely for the use of the client and is not to be used for any other purpose without the written consent of the author. The author is not responsible for any errors or omissions in this drawing and does not warrant its accuracy. The client is responsible for ensuring that this drawing is used in accordance with the applicable laws and regulations.

Consultants
 Architectural: The Law & Design
 Electrical: The Law & Design
 Mechanical: The Law & Design
 Structural: The Law & Design

DIV Donald V. S. Duncan
DESIGN CONSULTANT
LANDSCAPE ARCHITECT
 10439 & 10455 No. 5 Road
 Richmond BC
 Prepared for:
 1058085 BC LTD.
 6411 Blundell Road
 Richmond BC

C	Project Number	1058085
	Drawn By	EDuncan
	Reviewed By	EDuncan
	Project Name	RESIDENTIAL DEV. 10439 & 10455 No. 5 Road Richmond BC
	Project No.	18 0041
	Drawing No.	L2 01



DATE	ISSUED FOR	REV
2018-07-15	REZONING	A
2018-11-11	BUILDING PERMIT	B
2018-12-24	BUILDING PERMIT	C

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Consultants:
Architectural: Etn. Lee Architects
Structural: [blank]
Mechanical: [blank]
Electrical: [blank]

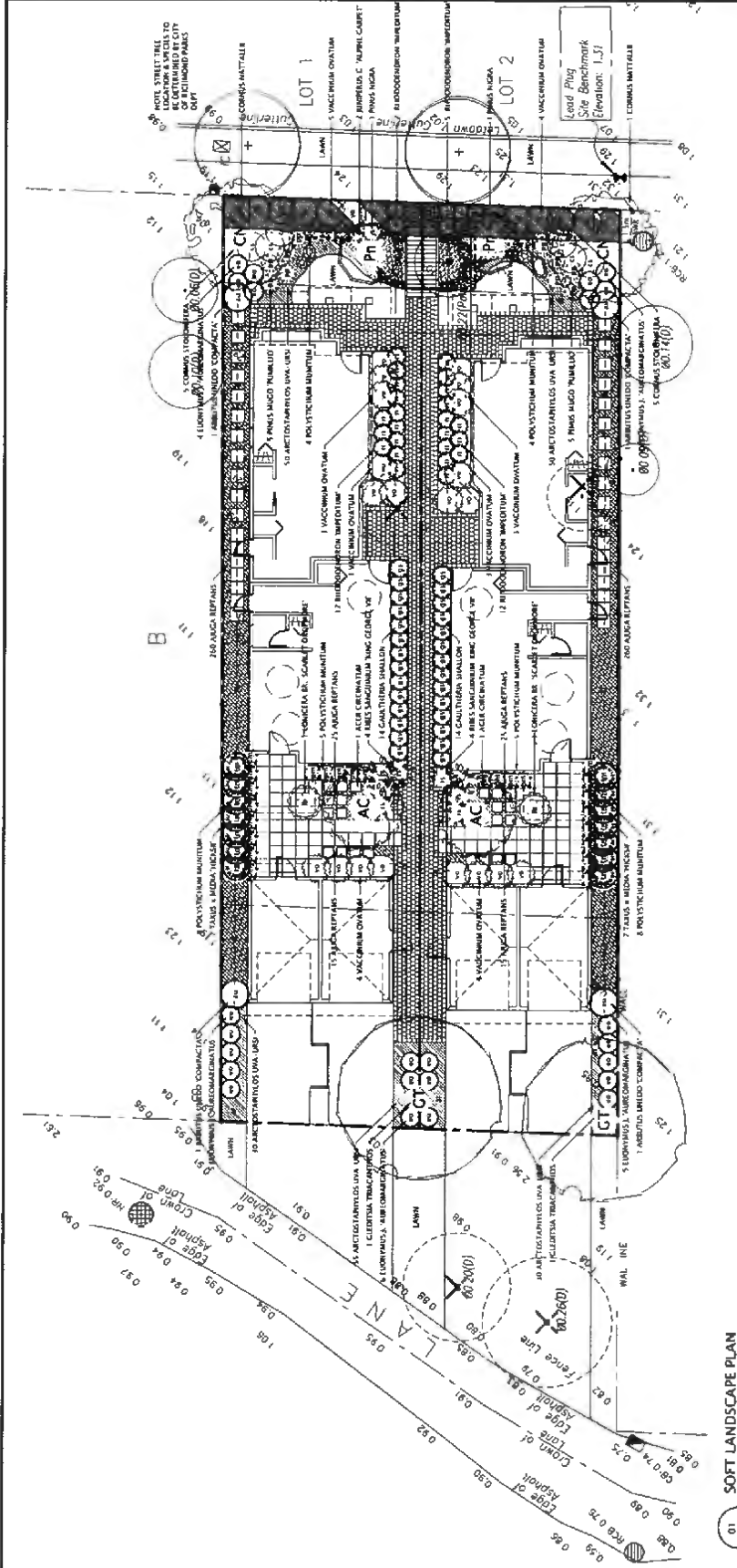


DIV Donald V. S. Duncan
Landscape Architect
10439 & 10455 No. 5 Road
Richmond BC
V6V 1A9
778-444-4499
dvs@dvslandscape.com

C Project Leader
D. Duncan
Owner: [blank]

RESIDENTIAL DEV.
10439 & 10455 No. 5 Road
Richmond BC
prepared for
1058085 BC LTD.
6411 Blundell Road
Richmond BC

SOFT LANDSCAPE PLAN
Drawing Title: [blank]
Drawing No.: 18-0041
Drawing Size: L4-01



DECIDUOUS TREES	CONIFEROUS TREES	CONIFEROUS SHRUBS	BROAD-LEAF EVERGREEN SHRUBS	DECIDUOUS SHRUBS	FERNS	GROUND COVER	VINES
AC Acer glabrum G Gleditsia triacanthos N Pinus nigra	TM Taxus canadensis JS Juniperus communis C Cornus rostrata	PP Picea canadensis TM Taxus canadensis JS Juniperus communis	3U Arctostaphylos uva-ursi 3U Arctostaphylos uva-ursi 3U Arctostaphylos uva-ursi	CS Cornus rostrata FS Rosa rugosa 05 Caulophthorax	PM Polystichum PM Polystichum	3U Arctostaphylos uva-ursi 3U Arctostaphylos uva-ursi	1b Clematis vitalba 3U Arctostaphylos uva-ursi

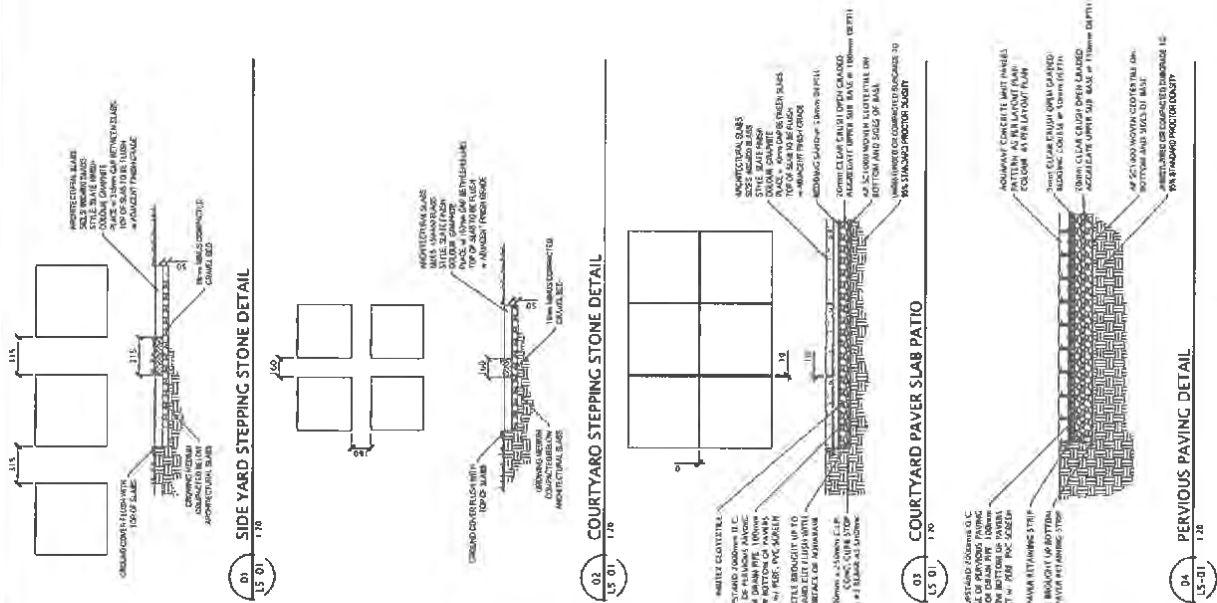
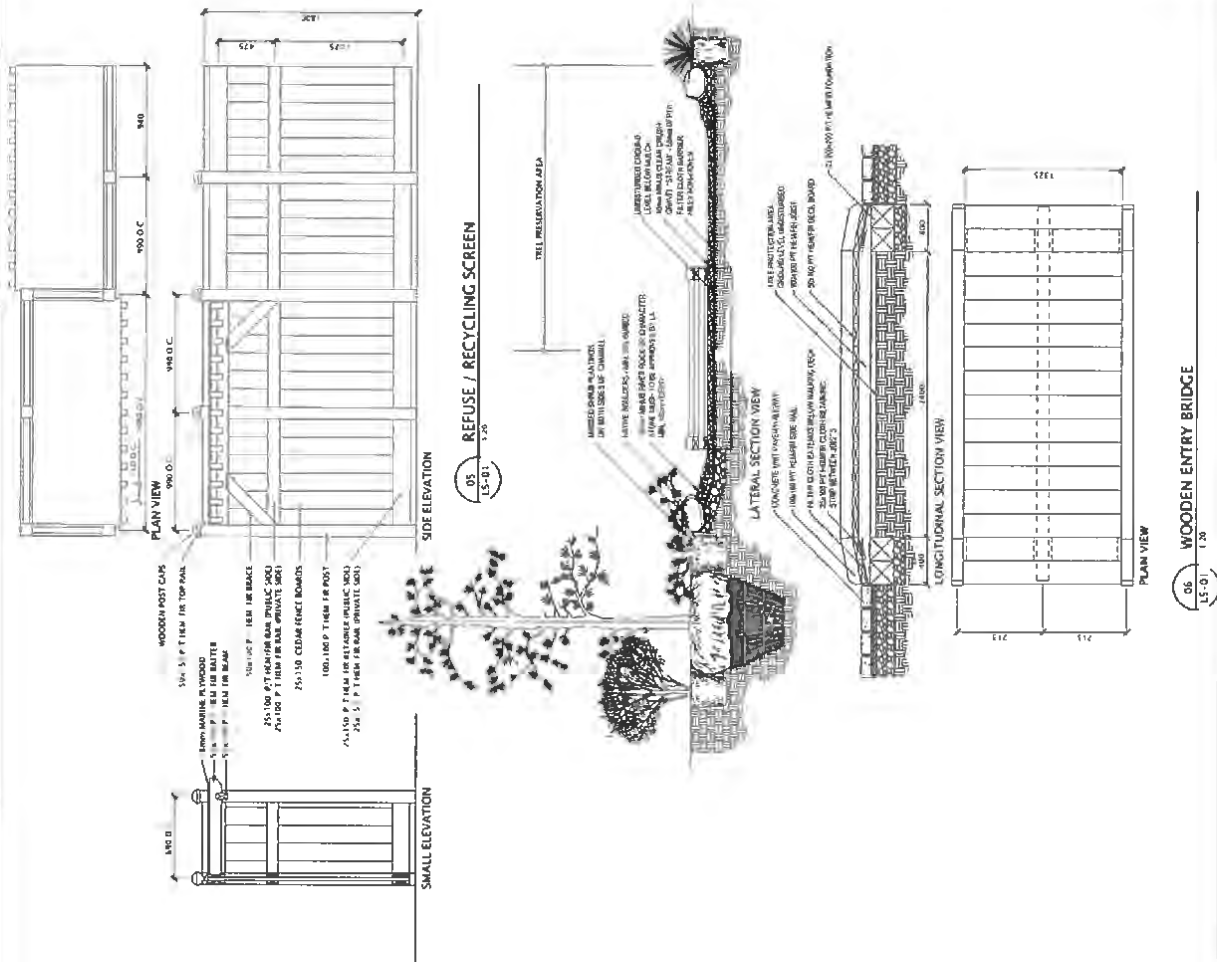
DATE	ISSUED FOR	REV
2018 07 15	REZONING	A
2018 11 11	BUILDING PERMIT	B
2018 12 24	BUILDING PERMIT	C

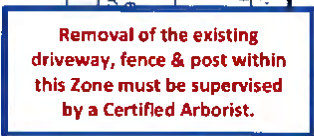
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Consultants
 Architectural: TFC Law Architects
 Civil: TFC Law Architects
 Structural: TFC Law Architects
 Electrical: TFC Law Architects

Donald V.S. Duncan
Consultant
 10438 8 10455 No. 5 Road
 Richmond BC
 V6V 1A1
 604-273-1111
 duncan@vancouver.ca

C Project Location: 10438 8 10455 No. 5 Road, Richmond BC
 Prepared for: 1058085 BC LTD.
 8411 Blundell Road, Richmond BC
LANDSCAPE DETAILS
 Drawing No: LS-01
 Scale: 1/8" = 1'-0"







Address: 10431 No. 5 Road

File No.: RZ 18-829789

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10195, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. City acceptance of the developer's offer to voluntarily contribute \$1,950 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. Registration of a flood indemnity covenant on title.
5. Payment of deferred taxes and the submission of a title search demonstrating that the Land Tax Deferment Act Agreement (BB780596) has been discharged from title. Note: this is required prior to the preparation of any legal documents associated with this rezoning application.
6. Registration of a legal agreement on title to ensure that landscaping planted along within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to impacts of noise, dust, and odour.
7. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$42,857.00) to the City's affordable housing fund.
8. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer must complete the following requirements:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and a 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 8 required replacement trees with the following minimum sizes:

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

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

Prior to a Development Permit* being forwarded to Council for consideration, the developer must complete the following requirements:

1. Submission of a Landscape Security based on the cost estimate provided by the Landscape Architect, including the \$6,000 security (\$750/tree) to ensure that a total of 4 replacement trees are planted and maintained on each proposed lot (for a total of 8 trees), plus a 10% contingency.

At Demolition stage, the applicant(s) must complete the following requirements:

- Install tree protection fencing around all tree tag# 3 which is to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

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

- Provide a cash-in-lieu contribution in the amount of \$16,653 for future lane construction to fulfill ultimate standards.
- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of frontage improvements along No. 5 Road, to include (but is not limited to): a 1.5 m wide treed/grass boulevard behind the existing curb/gutter, and a 1.5 m wide concrete sidewalk at the property line. This may trigger the need for a 0.1 m wide right-of-way for public-right-of-passage over the sidewalk along the development frontage (to be determined at the Servicing Agreement design review stage).
- Pay servicing costs associated with the following water, storm, and sanitary works:

Water Works:

- Using the OCP Model, there is 646 L/s of water available at a 20 psi residual at the No. 5 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- At Developer's cost, the City is to:
 - Install 4 new 25mm water service connections to serve the four new homes at the proposed development, complete with meters and meter boxes. Meter boxes to be located within the new 1.5m wide utility right-of-way, see General Items.
 - Cut and cap, at main, the existing water service connection serving the development site.

Storm Sewer Works

- At Developer's cost, the City is to:
 - Complete a video inspection of the two existing storm sewer connections to confirm whether they are in adequate condition to service the development. If not adequate, the connections shall be replaced by the City at the developer's cost.

Sanitary Sewer Works

- At Developer's cost, the City is to:
 - Install a new sanitary service lateral complete with inspection chamber and a dual service connection at the adjoining property line of the newly subdivided lots.
 - Cut, cap, and remove the existing sanitary connection.

Frontage Improvements

- The Developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers:
 - When relocating/modifying any of the existing power poles, guy wires and above ground structures within the property frontages.
 - To determine if additional above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located on site.
- Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$16,653 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

▪ Asphalt/Pavement (EP.0636)	\$5,307
▪ Drainage (EP.0637)	\$5,307
▪ Concrete Curb and Gutter (EP.0638)	\$3,660
▪ Lighting (EP.0639)	\$2,379

General Items

- The Developer is required to:
 - Provide 1.5m wide utility rights-of-way across the entire No. 5 Road frontage to accommodate storm IC's and water meter boxes. No permanent structures such as fences, and storage sheds with concrete foundations, are allowed to be built on or across the utility rights-of-way
 - 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:

- 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.
- 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 10195 (RZ 18-829789)
10431 No. 5 Road**

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

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

P.I.D. 000-451-649

Parcel "A" (RD34577E) Lot 356 Section 36 Block 4 North Range 6 West New Westminster
District Plan 44778

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10195"**.

FIRST READING


A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10197
(Arterial Road Land Use Policy/Arterial Road Compact Lot Duplex
[RCD])**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended at Section 5.15 [Affordable Housing] by inserting the following into the end of the table contained in Section 5.15.1.c regarding Affordable Housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
RCD	\$8.50

2. Richmond Zoning Bylaw 8500, as amended, is further amended by inserting the following into Section 8 (Residential Zones), in numerical order:

8.18 Arterial Road Compact Two-Unit Dwellings (RCD)

8.18.1 Purpose

The **zone** provides for two **dwelling units** on a compact lot fronting an **arterial road** and with **lane access**, plus other compatible uses.

8.18.2 Permitted Uses

- **housing, two-unit**

8.18.3 Secondary Uses

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

8.18.4 Permitted Density

1. The maximum **density** is one **two-unit housing** unit per lot.
2. The maximum **floor area ratio** is 0.4 applied to a maximum of 464.5 m² of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m².
3. Notwithstanding Section 8.16.4.2, the reference to "0.4" is increased to a higher **density** of "0.6" if the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **RCD zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

4. Notwithstanding Sections 4.2.2 and 4.3, for the purposes of this **zone** only, the following items are not included in the calculation of maximum **floor area ratio**:
 - a) up to 10% of the **floor area** total calculated for the **lot** in question, provided the **floor area** is used exclusively for covered areas of the **principal building** and the covered areas are:
 - i) always open on two or more sides;
 - ii) never enclosed; and
 - iii) not located more than 0.6 m above the lowest horizontal floor.
 - b) up to 25 m² per **dwelling unit** of **enclosed parking** within a **garage** located on-site, or **parking spaces** within an unenclosed **carport** located on-site, provided that such **enclosed parking** or **parking spaces** are not used for **habitable space**;
 - c) one **accessory building** which is less than 10.0 m²; and
 - d) up to a maximum of 2.35 m² per **dwelling unit** for **floor area** occupied by those components of a **green building system** constructed or installed within the **principal building**.
5. Any portion of **floor area** in a **principal building** with a **ceiling height** which exceeds 5.0 m shall be considered to comprise two floors and shall be measured as such for the purposes of calculating **density**, except that a maximum of 10 m² of **floor area**, per **two-unit housing unit**, with a **ceiling height** which exceeds 5.0 m, provided such **floor area** is exclusively for interior entry and staircase purposes, are considered to comprise one floor.

8.18.5 Permitted Lot Coverage

1. The maximum **lot coverage** is 50% for **buildings**.
2. No more than 70% of a **lot** may be occupied by **buildings, structures** and **non-porous surfaces**.
3. 20% of the **lot area** is restricted to **landscaping** with live plant material.

8.18.6 Yards & Setbacks

1. The minimum **front yard** is 6.0 m, except that **accessory buildings, carports, garages** and **parking spaces** must be **setback** a minimum of 15.0 m.
2. The minimum **interior side yard** is 1.2 m.
3. The minimum **exterior side yard** is 3.0 m.
4. The minimum **rear yard** is 10.0 m for the **principal building**, except for a **corner lot** where the **exterior side yard** is 6.0 m, in which case the **rear yard** is reduced to 1.2 m.
5. Detached **accessory buildings** including **garages** or **carports** may be located in the **rear yard** but must be located:
 - a) within 1.2 m and 12.5 m of the **rear lot line**;

- b) no closer than 3.0 m to the exterior **side lot line**; and
 - c) no closer than 1.2 m to the interior **side lot line**.
- 6. Detached **accessory buildings** up to a maximum size of 10.0 m² may be located within the **interior side yard** and **rear yard** but no closer than 6.0 m of an **arterial road** and 3.0 m of a **local road**.
- 7. Notwithstanding Section 4.8, for the purpose of this **zone** only, the following projections shall be permitted, subject to the *Building Code*:
 - a) fireplaces and chimneys, whether enclosed or unenclosed, which form part of the **principal building** may project for a distance of:
 - i) 1.0 m into the **front yard**;
 - ii) 0.6 m into the **side yard**, limited to one exterior wall of the **principal building**, for the purposes of a chimney or fireplace assembly only, and shall not exceed 1.8 m in horizontal length. No masonry footing is permitted for the chimney or fireplace assembly; and
 - iii) 0.6 m into the **rear yard**.
 - b) **porches** which form part of the **principal building**, that are less than 5.0 m in **height** and open on those sides which face a **public road** may project for a distance of:
 - i) 1.5 m into the **front yard**;
 - ii) 0.6 m into the **exterior side yard**; and
 - iii) 1.5 m into the **exterior side yard** where the **exterior side yard** is 6.0 m.
 - c) **balconies** and **bay windows** which form part of the **principal building**, may project into any yard no more than 0.6 m.
 - d) **building elements** in the **principal building** that promote sustainability objectives such as solar panels, solar hot water heating systems and rainwater collection systems may project into the **side yard** and **rear yard** no more than 0.6 m.
 - e) other portions of the **principal building** which are less than 2.0 m in **height** may be located within the **rear yard** but no closer than:
 - i) 3.0 m of a **public road**;
 - ii) 6.0 m of an **arterial road**; and
 - iii) 1.2 m of the **rear lot line** or **side lot line**.
- 8. The minimum **building separation space** between the **principal building** and the **accessory building** is 3.0 m.

8.18.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ storeys or 9.0 m, whichever is less, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.

2. Notwithstanding Section 3.4, for the purpose of this **zone** only, **the residential vertical lot depth envelope** shall be a vertical envelope located at the minimum **front yard setback** requirement for the **lot** in question, calculated from the **finished site grade**, and formed by the plane rising vertically 5.0 m to a point and then extending upward and away from the required **yard setback** at a rate of two units of vertical rise for each single unit of horizontal run to the point at which the plane intersects to the maximum **building height**.
3. The ridge line of a front roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot depth envelope** but no further than the **setback** required for the **front yard**.
4. The ridge line of a side roof dormer may project horizontally up to 0.91 m beyond the **residential vertical lot width envelope** but no further than the **setback** required for the **interior side yard** or the **exterior side yard**.
5. The maximum **height** for **accessory structures** is 9.0 m.

8.18.8 Subdivision Provisions/Minimum Lot Size

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

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
9.0 m	9.0 m	40.0 m	360.0 m ²

8.18.9 Landscaping & Screening

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

8.18.10 On-Site Parking

1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0, except that the maximum driveway width shall be 6.0 m.
2. For the purpose of this **zone** only, a “driveway” is defined as any **non-porous surface** of the **lot** that is used to provide space for **vehicle** parking or **vehicle** access to or from a public **road** or **lane**.
3. Notwithstanding Section 7.5.6, for the purpose of this **zone** only, where residents of a single **dwelling unit** intend to use two **parking spaces**, the spaces may be provided in a **tandem arrangement**, with one standard **parking space** located behind the other.
4. Notwithstanding Section 7.5.11, for the purpose of this **zone** only, a standard space must have a minimum length of 5.5 m and a minimum width of 2.5 m and a small space must have a minimum length of 4.6 m and a minimum width of 2.3 m.

8.18.11 Other Regulations

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
3. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10197"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

ADOPTED

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

MAYOR_____
CORPORATE OFFICER