



To: Planning Committee

Date: November 16, 2021

From: Wayne Craig  
Director, Development

File: RZ 20-908348

Re: **Application by Richard Zhang for Rezoning at 8211 No. 3 Road from the “Single Detached (RS1/E)” Zone to the “Compact Single Detached (RC2)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10308, for the rezoning of 8211 No. 3 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. 6

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

## Staff Report

### Origin

Richard Zhang has applied to the City of Richmond, on behalf of the owner, Jiao Kun, for permission to rezone 8211 No. 3 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, one with a two-bedroom secondary suite and one with an affordable housing contribution, both with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan is 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 on the subject property, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Sunnymede Gate, a single-family dwelling on property zoned “Single Detached (RS1/E)”.

To the South: A single-family dwelling on property zoned “Single Detached (RS1/E)” with a rezoning application for two compact single-family lots with vehicle access from the rear lane (RZ 20-905210). The proposed rezoning of this property is the subject of a separate staff report.

To the East: Across No. 3 Road, properties zoned “Single Detached (RS1/E)” and “Two-Unit Dwellings (RD1)”.

To the West: Across the lane, multiple properties zone “Single Detached (RS1/E)” fronting Sunnyholme Crescent.

### Related Policies & Studies

#### Official Community Plan

The subject property is located in the Broadmoor planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). 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 and ensuing development are 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 of Development, and deposit a Landscape 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.

### 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 and vehicular access from the rear lane. One of the two new lots will provide a secondary suite and a contribution to the Affordable Housing Reserve Fund will be provided for the other.

The building footprint on the corner lot (Lot A) has been adjusted to accommodate the retention of trees on the site by increasing the required setbacks in the northeast and northwest corners. The conceptual development plans in Attachment 3 show the proposed architectural elevations with the required building envelopment modifications required to accommodate the tree protective fencing for tree tag# 9 and #12. A legal agreement will be registered on Title as a condition of rezoning to ensure that the Tree Protected Zones and additional setback requirements are maintained.

In keeping with the City's urban design objectives for enhanced design on corner lots, the applicant will be required to provide a landscape plan and register a restrictive covenant on title to ensure that the development design is consistent with the approved plans. A conceptual plan is provided in Attachment 3. Further design development of the north elevation is required prior to final adoption of the rezoning bylaw to ensure the building presents an attractive pedestrian interface to Sunnymede Gate.

This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on No. 3 Road. Similar applications to rezone and subdivide properties have been approved in years past to the south of the subject property.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site trees, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 13 trees of which 12 are bylaw-sized. Nine trees are located on the subject property and four are street trees on City property. Additionally, there are two hedges notated on the survey plan, one hedge in the existing rear yard and a hedge on the southeastern edge of the property adjacent to 8231 No. 3 Road. The hedges will be removed for site access at the rear and due to poor maintenance and low retention value.

The City's Tree Preservation Coordinator and City Parks staff have reviewed the Arborist's Report and provided the following comments:

- Seven of the nine bylaw-sized trees located on-site, tag#2 (Cedar 50 cm caliper multi stem), tag#3 (Cedar 20 cm caliper), tag#4 (Cedar 80 cm caliper multi stem), tag#5 (Cedar 40 cm caliper multi stem), tag#6 (Cedar 30 cm caliper), tag#7 (Cedar 40 cm caliper multi stem), and tag#8 (Japanese Maple 48 cm caliper multi stem), are in poor to marginal condition and in declining health due to age and verticillium wilt. Replacement trees are to be provided at 2:1 ratio as per the OCP.
- The other two of the bylaw-sized trees located on-site, tag#9 (Weeping Sequoia 65 cm caliper) and tag#12 (Cedar 75 cm caliper), are in fair condition and are to be retained and protected. The building footprint on Lot A has been adjusted to ensure the Critical Root Zone is accommodated for both the Weeping Sequoia (tag# 9) and the Cedar (tag#12). Registration of a legal agreement on title to increase minimum setbacks for tree retention and a Tree Survival Security of \$20,000.00 (\$10,000.00 for each tree) will be required. Tree protection is to be provided as per City of Richmond Tree Protection Information Bulletin Tree-03 including tree protection fencing.
- The untagged Cedar hedges noted on the survey plan (at the rear and along the southeastern edge) will be removed for site access at the rear and due to poor maintenance and low retention value.
- Two of the four City trees identified in the report, tag#11 (Birch 50 cm caliper) and tag#13 (Portugese Laurel 12 cm caliper) are in poor or dead condition and are recommend for removal.

- The other two City trees identified in the report, tag#1 (Cherry 63 cm caliper multi stem) and tag#10 (Birch 41 cm caliper), are in fair condition and should be retained and protected. A Project Arborist will be required for work around the trees including the removal of the driveway beside tree #1. A Tree Survival Security of \$20,000 is required for these two trees.

*Tree Replacement*

The applicant proposes to remove seven on-site trees (tag# 2, 3, 4, 5, 6, 7, 8). The 2:1 replacement ratio would require a total of 14 replacement trees. The applicant has agreed to plant a minimum of four trees on both future lots for a total of eight replacement trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,500.00 (\$750/tree) to the City’s Tree Compensation Fund in lieu of the remaining six trees that cannot be accommodated on the subject property after redevelopment.

*Tree Protection*

Two on-site trees (tag #9 and tag #12) and two City trees (tag #1 and tag #10) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security of \$40,000.00 for the retention and protection of the two on-site and two off-site trees noted.
- 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, a legal agreement will be required for modified setbacks of the northeast and the northwest corner of the building footprint on Lot A to ensure tree retention of the weeping sequoia (tag #9) and Cedar (tag #12).
- 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 one of the new dwellings (Lot B) which will be a minimum of 33.4 m<sup>2</sup> (360 ft<sup>2</sup>) and have a minimum of two bedrooms. The other lot, Lot A, will provide a contribution of \$4/buildable square footage to the Affordable Housing Reserve Fund (\$12,127.20). 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 B 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 No. 3 Road is not permitted. Registration of a restrictive covenant on title will be required to ensure vehicle access to the site at future development stage is from the rear lane only, with no access permitted to or from No. 3 Road (servicing road). Parking for the one secondary suite will be provided as required by Zoning Bylaw 8500. It will be accessed by the lane, adjacent to the garage.

### Site Servicing and Frontage Improvements

At the subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements, including lane upgrades, as described in Attachment 6. Provision of a 0.49 m wide road dedication along the entire east frontage is required to facilitate sidewalk improvements and boulevard realignment. Additionally, a 3.0 m wide right-of-way (ROW) along the entire east property line will be required prior to adoption of the rezoning bylaw for containing inspection chambers and water meters. All frontage works have been designed specifically for, and will be required to work around trees identified for retention.

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 enter into a Servicing Agreement for site servicing and frontage improvements, including the rear lane, as described in Attachment 6.

### **Financial Impact**

None.

### **Conclusion**

The purpose of this application is to rezone 8211 No. 3 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.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10308 be introduced and given First Reading.

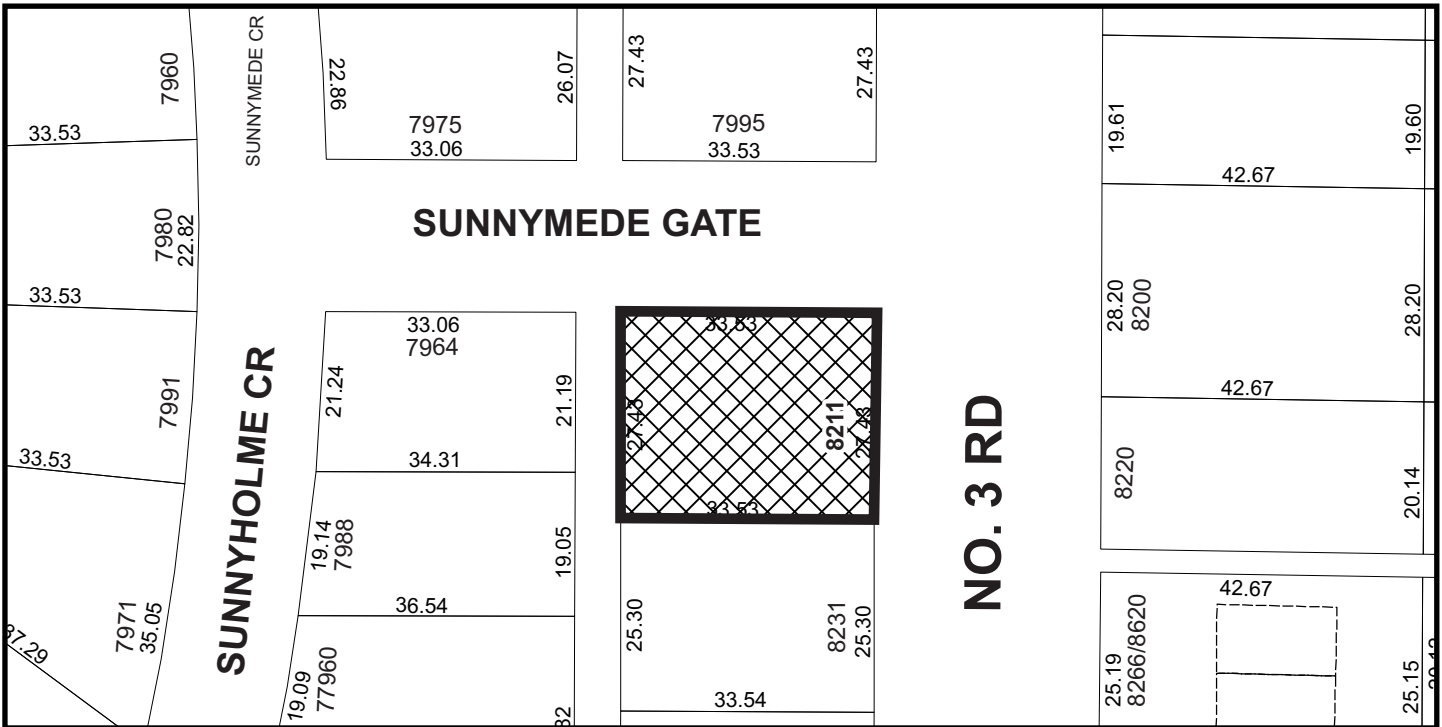
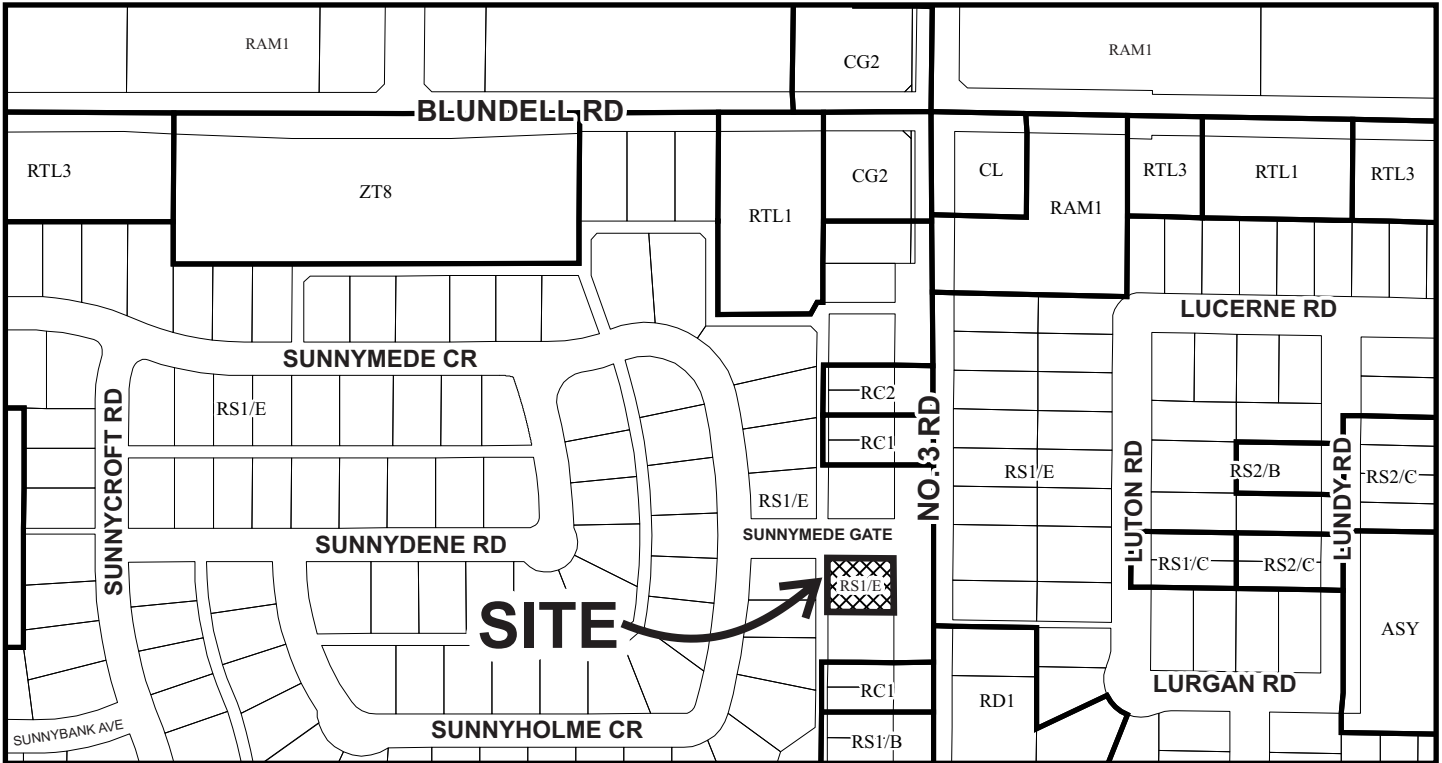


Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

Attachments:

- Attachment 1: Location and Aerial Map
- Attachment 2: Survey and Proposed Subdivision Plan
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations

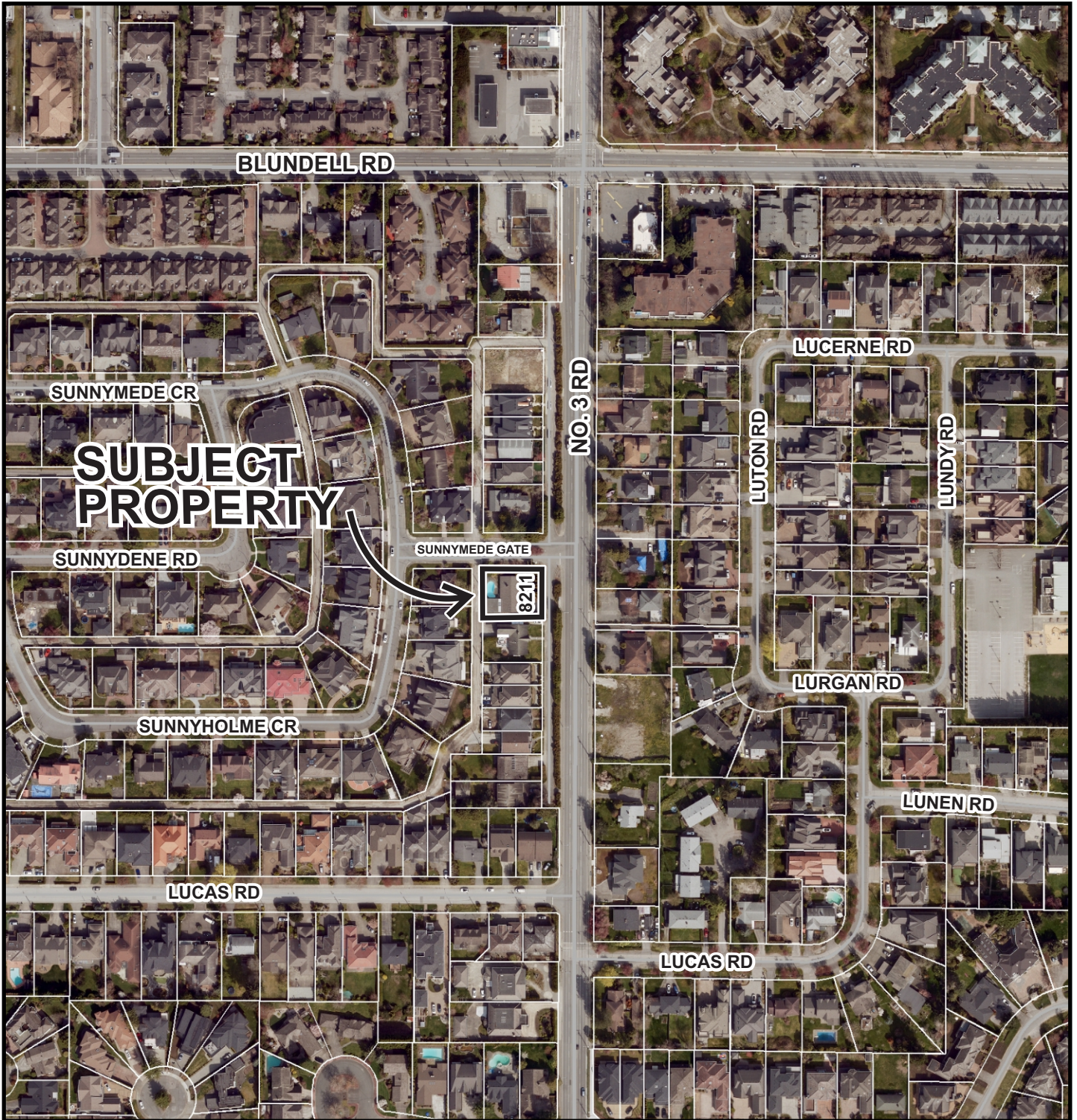


	<h1>RZ 20-908348</h1>	<p>Original Date: 11/19/20</p> <p>Revision Date: 11/23/20</p> <p>Note: Dimensions are in METRES</p>
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# City of Richmond



## RZ 20-908348

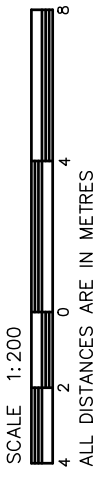
Original Date: 11/19/20

Revision Date: 11/23/20

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY PLAN OF LOT 28 SECTION 20  
BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 21352**

CIVIC ADDRESS:  
8211 No. 3 ROAD  
RICHMOND B.C.  
PID: 003-715-604



**SURVEY LEGEND**

- dec. DECIDUOUS
- ☐ CATCH BASIN
- ⊗ WATER VALVE
- ⊞ WATER METRE
- ⊕ FIRE HYDRANT
- ⊖ POWER POLE
- CATCH BASIN

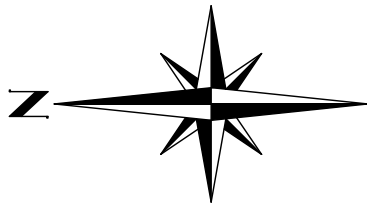
LOT AREA=919.7 Sq. m.

NEW LOT A=474.4 Sq.m.

NEW LOT B=431.9 Sq.m.

ROAD DEDICATION=13.4 Sq.m.

**CNCL - 262**



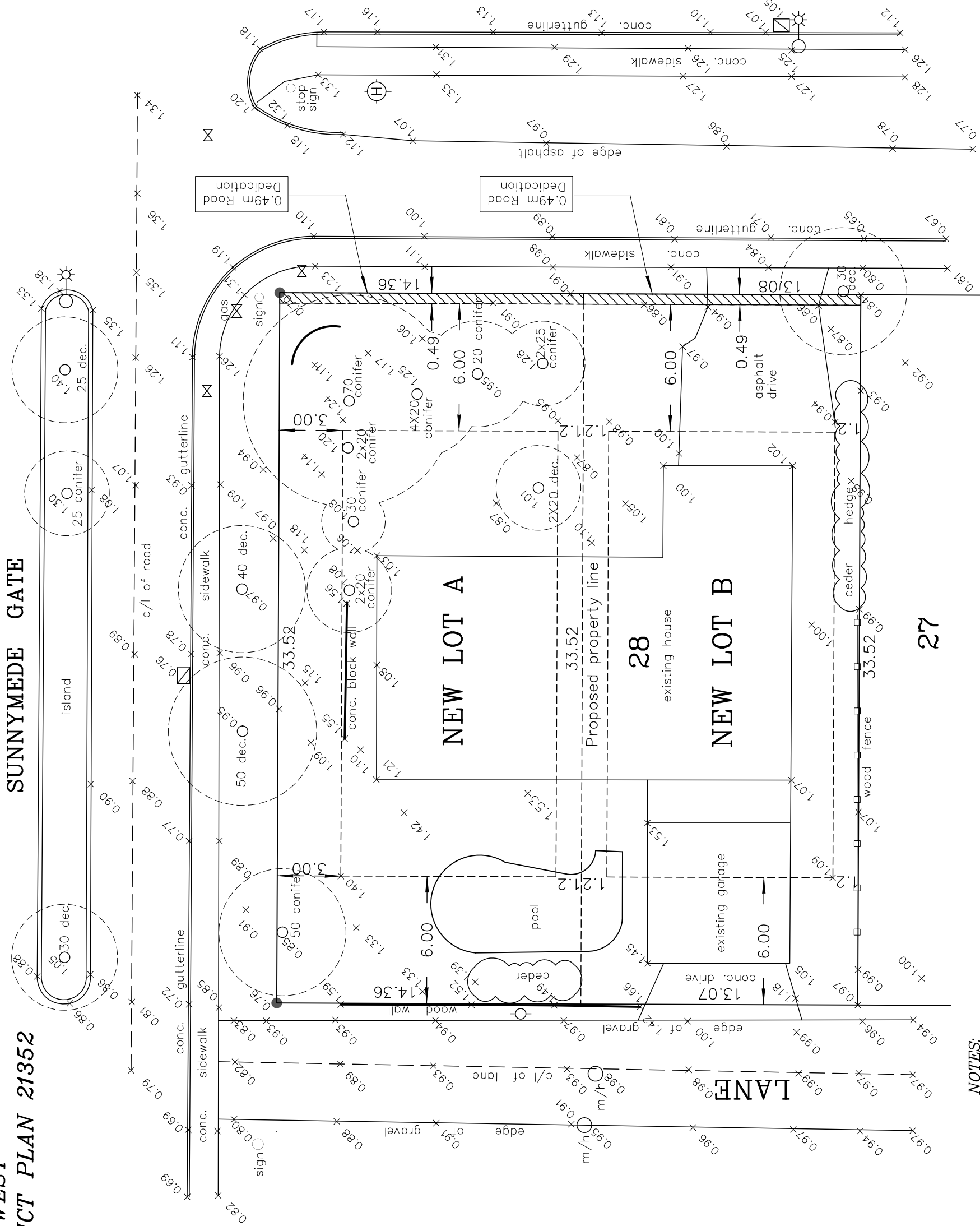
**NOTE:**

LOT 28 is subject to the following  
non financial charges and interests:  
- RESTRICTIVE COVENANT 285032C

**JAMES CHENG LAND SURVEYING LTD**  
B.C. Land Surveyor

#35-6736 Southpoint Drive  
Burnaby B.C. V3N0A4  
(604) 786-8870  
jclandsurveying@gmail.com

FILE: 20-61-TP-1



**SUNNYMEDE GATE**

**No. 3 ROAD**

**ATTACHMENT 2**

Dated This 8th Day of  
July, 2020.

(C)

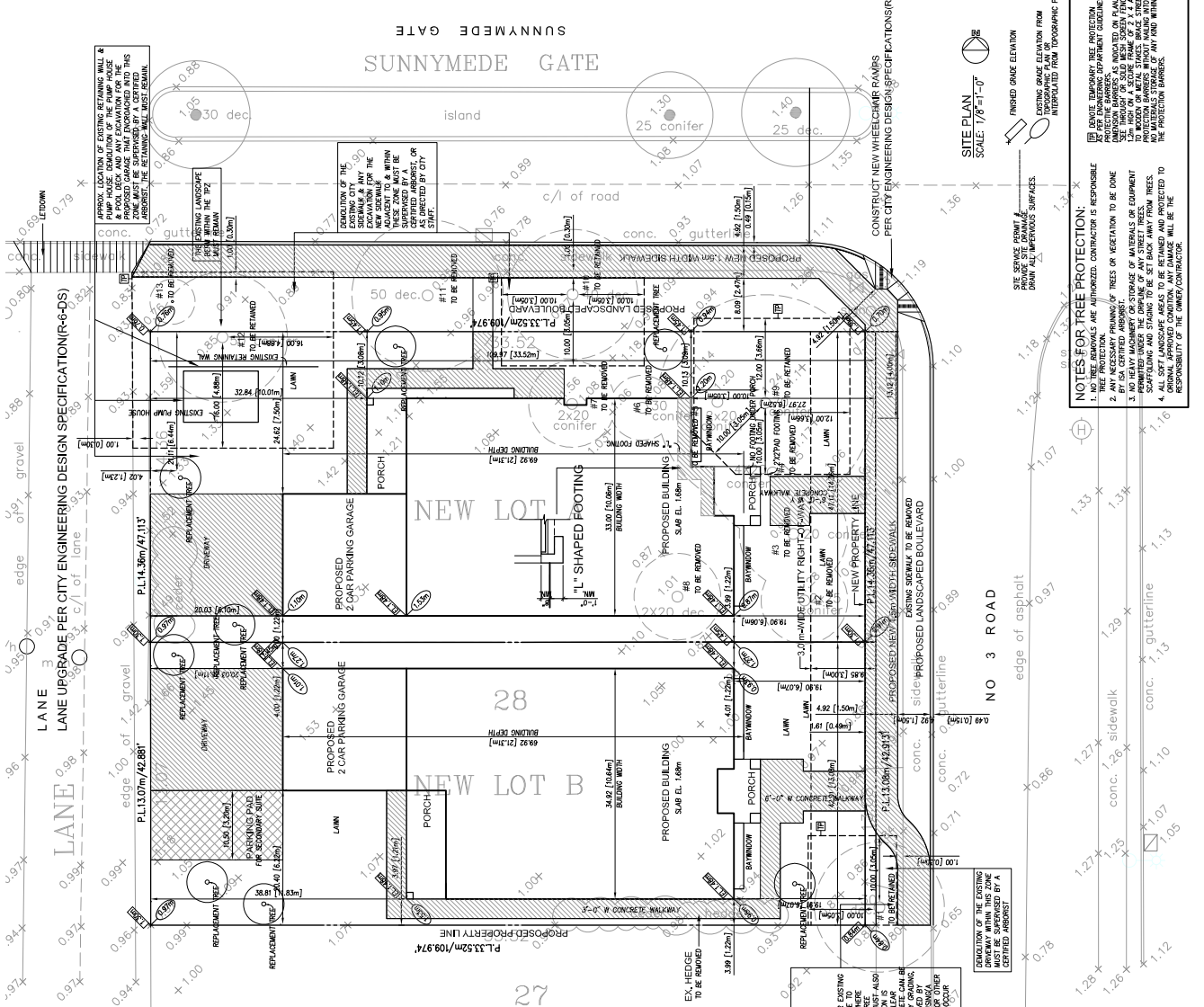
JAMES CHENG B.C.L.S.

This Document is Not Valid Unless Originally Signed And Sealed.

**NOTES:**

- 1) Elevations are in metres and are geodetic.
- 2) Elevations are derived from City of Richmond HPN Monument #204(02H2452) el=1.559. (CGVD28GVRD2018)
- 3) This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client.
- 4) The signatory accepts no responsibility or liability for any damages that maybe suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

THE DRAWINGS SHALL BE USED AS SHOWN. THE DESIGN CONTRACTOR AND/OR PERMITS SHALL VERIFY ALL DIMENSIONS, CONDITIONS AND ASSUMPTIONS SHALL BE REVIEWED IMMEDIATELY TO THE DESIGNER. COPYRIGHT RESERVED. THE NAME AND DESIGN ARE ALL THE EXCLUSIVE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT.



**NOTES FOR TREE PROTECTION:**

1. TREE PROTECTION: THE DESIGN CONTRACTOR IS RESPONSIBLE FOR TREE PROTECTION.
2. ANY NECESSARY PRUNING OF TREES OR VEGETATION TO BE DONE UNDER THE SUPERVISION OF A CERTIFIED ARBORIST.
3. NO HEAVY MACHINERY OR STORAGE OF MATERIALS OR EQUIPMENT IS PERMITTED UNDER THE CANOPY OF ANY STREET TREES.
4. ALL SETBACK LANDSCAPE AREAS TO BE RETAINED AND PROTECTED TO THE ORIGINAL APPROVED CONDITION. ANY DAMAGE WILL BE THE RESPONSIBILITY OF THE OWNER/CONTRACTOR.

**SITE PLAN**  
 SCALE: 1/8"=1'-0"

**LOT B PROJECT DATA**

LEGAL DESCRIPTION: 50.00% OF BLOCK 4, MAPS 6 AND 6 WEST, NEW WESTMINSTER DISTRICT PLAN 2152	ADDRESS: 8211 NO. 3 ROAD, RICHMOND, B.C.
NEW LOT B SIZE: 64,683.87 sq ft	NEW LOT B SIZE: 206.040 sq ft
SITE COVERAGE: (sq ft) 2324.47	ALLOWED: 50.00%
PROPOSED: 2774.21	
IMPERMEABILITY CALCULATION: (sq ft) 204.05	
ALLOWED: 2074.25	
PROPOSED: 3074.25	
FLOOR SPACE RATIO CALCULATION: (sq ft) 2788.35	
ALLOWED: 3000.18	
PROPOSED: 3000.18	

**LOT A PROJECT DATA**

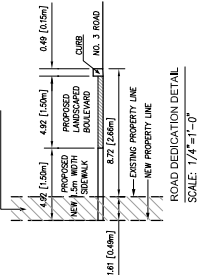
LEGAL DESCRIPTION: 50.00% OF BLOCK 4, MAPS 6 AND 6 WEST, NEW WESTMINSTER DISTRICT PLAN 2152	ADDRESS: 8211 NO. 3 ROAD, RICHMOND, B.C.
NEW LOT A SIZE: 206.040 sq ft	NEW LOT A SIZE: 206.040 sq ft
SITE COVERAGE: (sq ft) 2533.20	ALLOWED: 50.00%
PROPOSED: 2532.55	
IMPERMEABILITY CALCULATION: (sq ft) 371.46	
ALLOWED: 3717.9	
PROPOSED: 3717.9	
FLOOR SPACE RATIO CALCULATION: (sq ft) 3031.92	
ALLOWED: 3000.18	
PROPOSED: 3000.18	

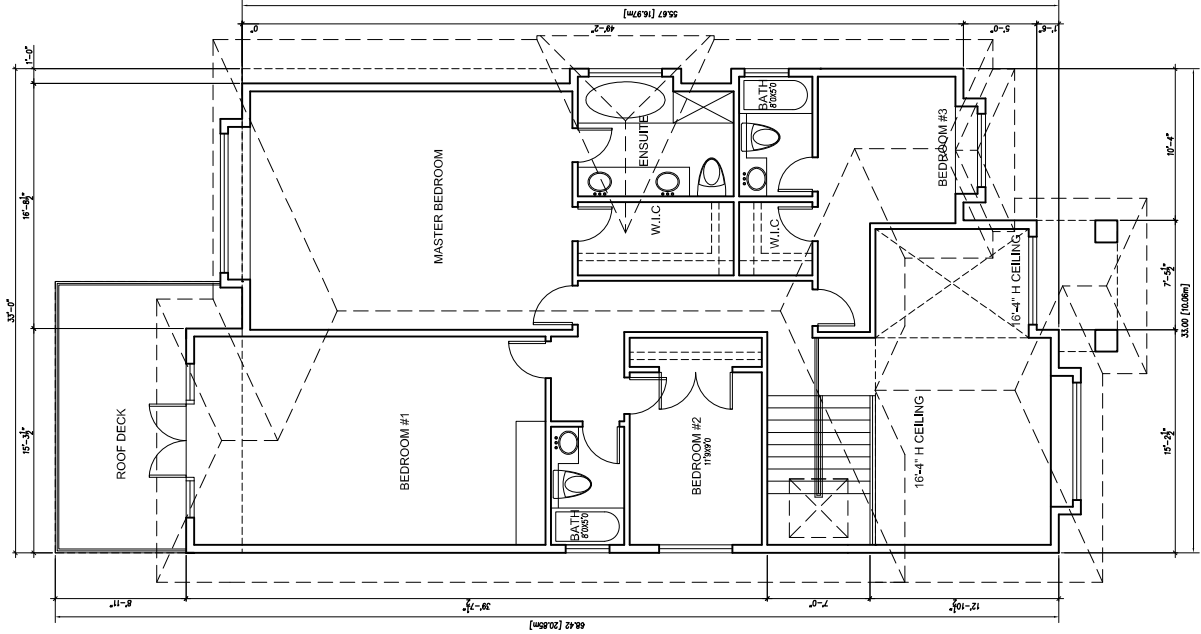
**ALL PRE-EXISTING SETBACKS AND S.U.T. FENCING MUST BE INSTALLED OUTSIDE ANY F.P.Z.**

REMOVAL OF THE EXISTING FENCE WITHIN ANY F.P.Z. MUST BE PERFORMED MANUALLY. THE NEW FENCE SHALL BE INSTALLED WITHIN THE EXISTING FOOTING WALLS. IF ANY EXCAVATION IS REQUIRED TO REMOVE THE EXISTING FENCE, THE EXCAVATION SHALL BE PERFORMED MANUALLY TO A MINIMUM OF 3" BELOW THE EXISTING FENCE. LARGE ROOTS 1.5" DIAMETER AND LARGER ARE TO BE CUT AND REMOVED TO ACCOMMODATE AND PLACED OFFSET FROM THE SETBACKS OF THE RETAINED TREES.

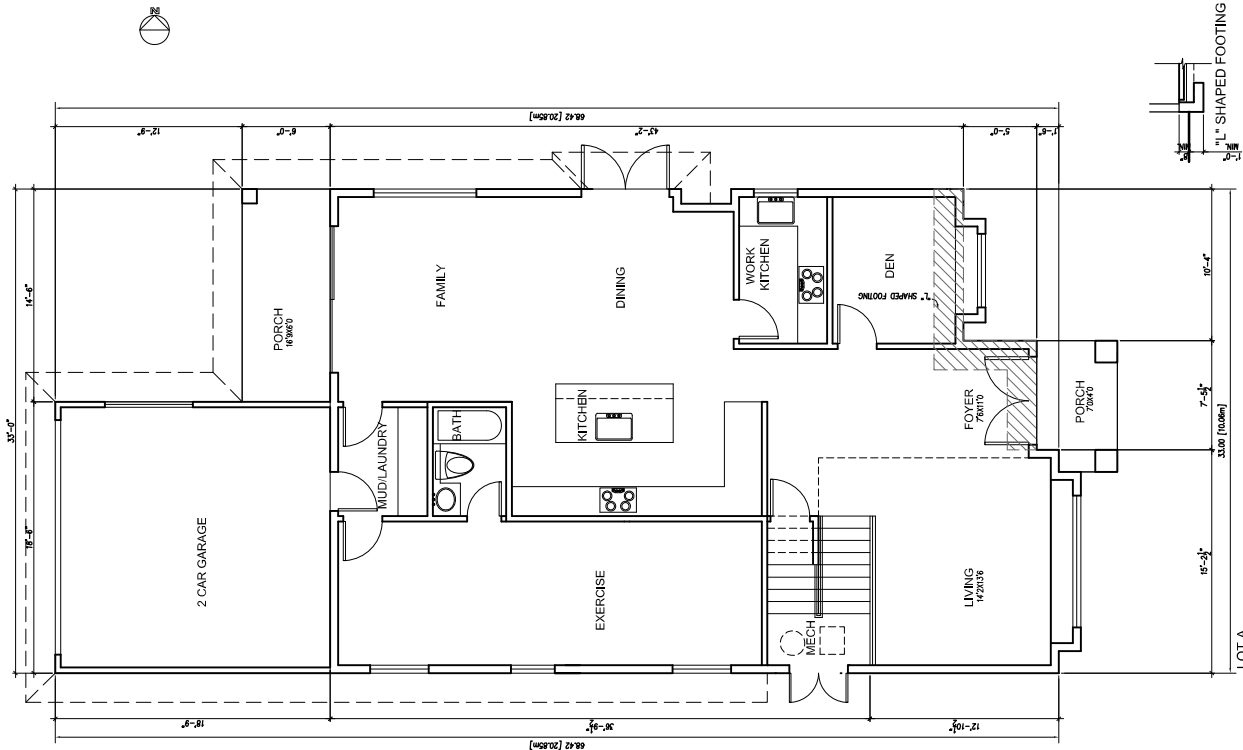
THE PROPOSED LAWN THAT ENDOUCHES INTO ANY F.P.Z. SHALL BE INSTALLED WITHIN THE EXISTING FOOTING WALLS. NO MORE THAN 3" OF ADDITIONAL EXCAVATION SHALL BE PERMITTED INTO THESE ZONES. ABSOLUTELY NO FURTHER GRADE CHANGES ARE TO BE PERMITTED INTO THESE ZONES. GRADE CHANGES CANNOT BE ALLOWED UNLESS AS SHOWN.

REMOVAL OF THE EXISTING CITY SIDEWALK BY A NEW SIDEWALK THAT ENDOUCHES INTO THIS ZONE IS NOT PERMITTED. THE PORTION OF THE PROPOSED NEW SIDEWALK THAT ENDOUCHES INTO THIS ZONE SHALL BE INSTALLED WITHIN THE EXISTING SIDEWALK (WHERE POSSIBLE) AND AT OR NEAR EXISTING CURB. ANY EXCAVATION ADJACENT TO AND INTO THE TREE CANOPY SHALL BE PERFORMED MANUALLY TO A MINIMUM OF 3" BELOW THE EXISTING SIDEWALK. ANY EXCAVATION ADJACENT TO AND INTO THE TREE CANOPY SHALL BE PERFORMED MANUALLY TO A MINIMUM OF 3" BELOW THE EXISTING SIDEWALK. ANY EXCAVATION ADJACENT TO AND INTO THE TREE CANOPY SHALL BE PERFORMED MANUALLY TO A MINIMUM OF 3" BELOW THE EXISTING SIDEWALK. ANY EXCAVATION ADJACENT TO AND INTO THE TREE CANOPY SHALL BE PERFORMED MANUALLY TO A MINIMUM OF 3" BELOW THE EXISTING SIDEWALK.





LOT A  
 SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"

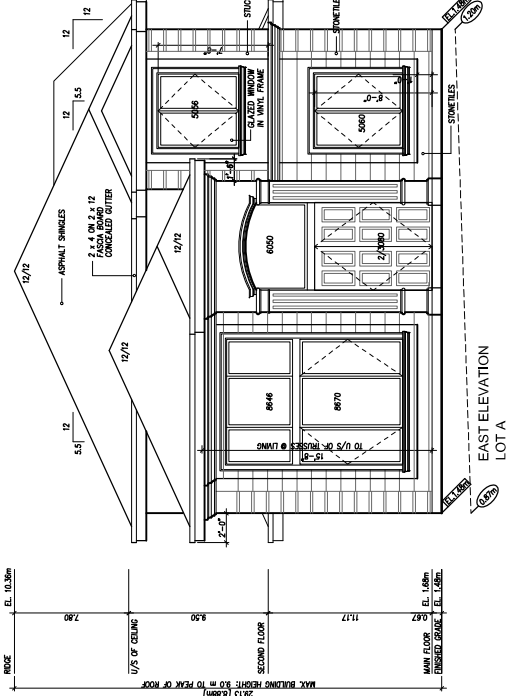


LOT A  
 MAIN FLOOR PLAN  
 SCALE: 1/4"=1'-0"

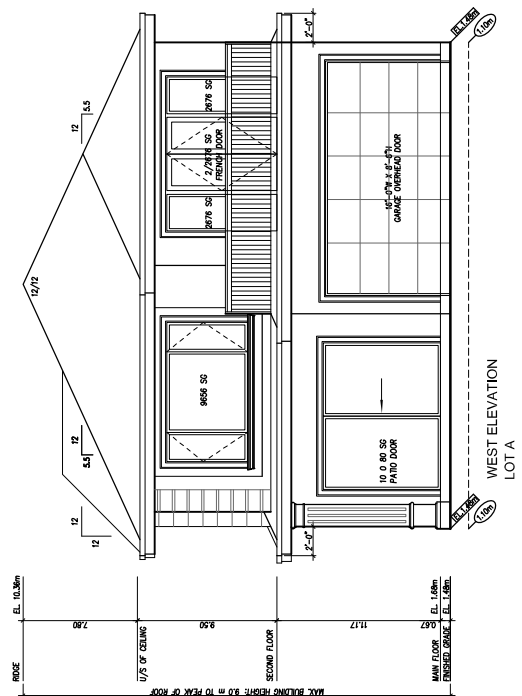
THE DRAWINGS SHALL NOT BE SCALE. THE DESIGN CONTRACTOR AND SHEET-PURCHASER SHALL VERIFY ALL DIMENSIONS AND LENGTHS PRIOR TO COMMENCEMENT OF WORK. ALL DIMENSIONS, DIMENSIONS AND DIMENSIONS SHALL BE PROVIDED UNLESS OTHERWISE SPECIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

PROJECT TITLE: NEW SINGLE FAMILY HOUSE  
 8221 No. 3 ROAD  
 RICHMOND, B.C.  
 PROJECT NO.: 1979-001  
 DATE: 10 NOVEMBER 2021  
 SHEET NO.: (LOT A) ELEVATIONS

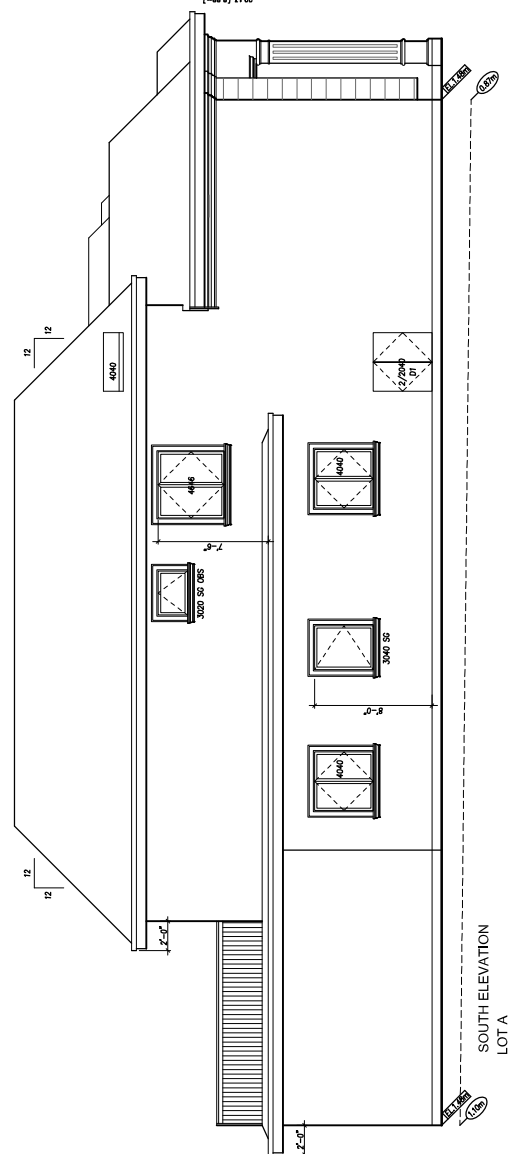
Revision No. 0  
**A3**



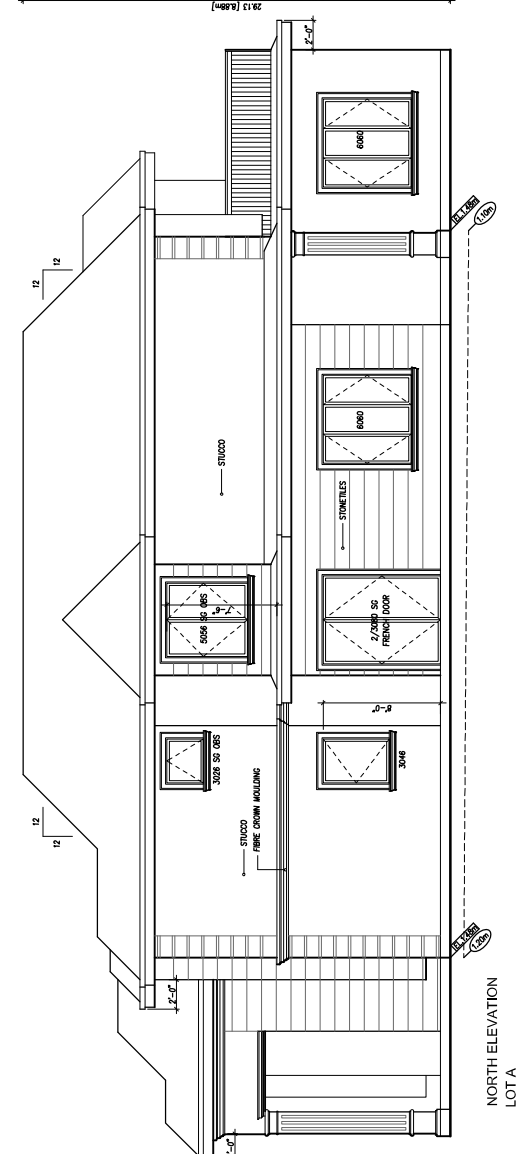
EAST ELEVATION  
 LOT A



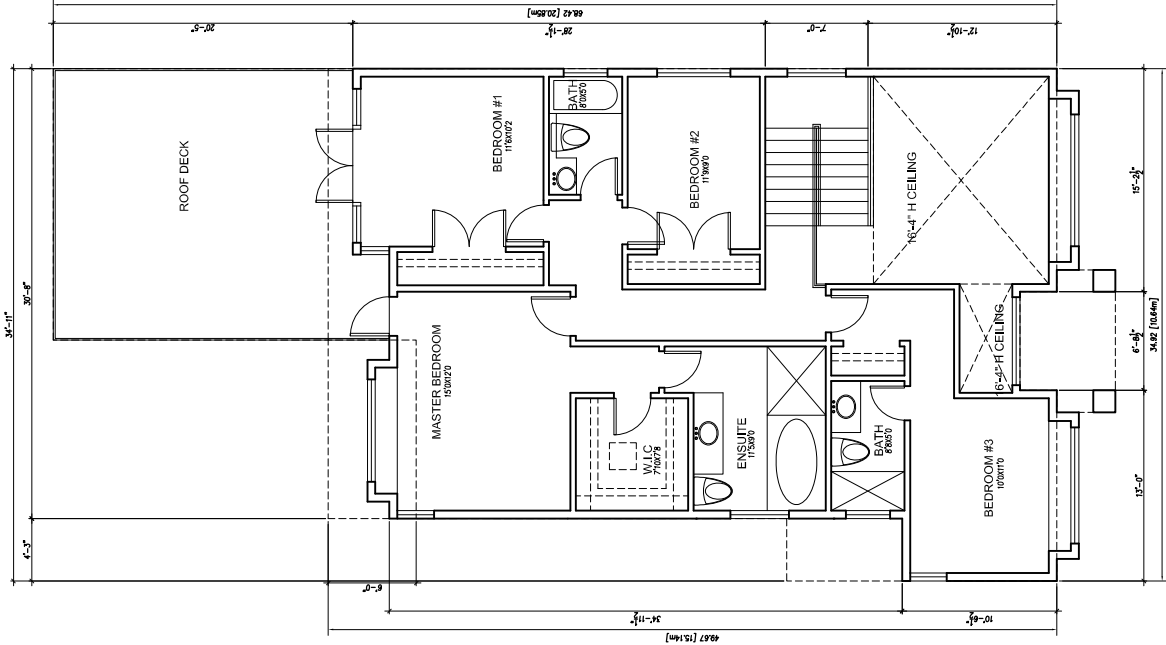
WEST ELEVATION  
 LOT A



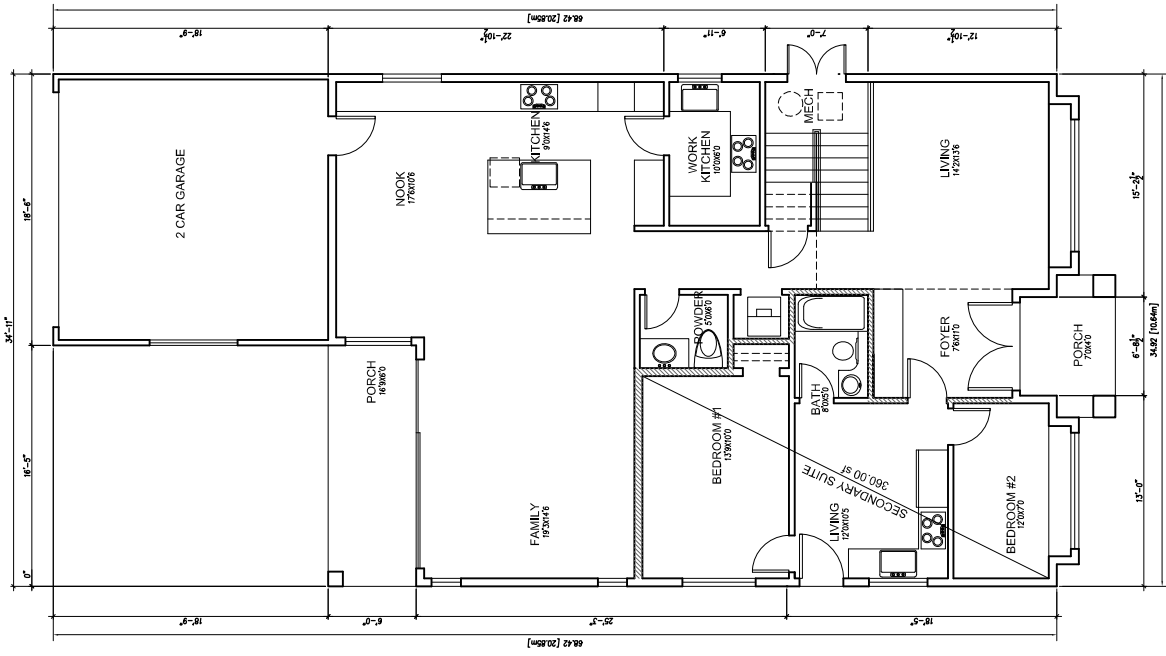
SOUTH ELEVATION  
 LOT A



NORTH ELEVATION  
 LOT A



LOT B  
 SECOND FLOOR PLAN  
 SCALE: 1/4"=1'-0"



LOT B  
 MAIN FLOOR PLAN  
 SCALE: 1/4"=1'-0"



**RZ 20-908348**

**Attachment 4**

Address: 8211 No. 3 Road

Applicant: Richard Zhang

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Jiao Kun	No change
<b>Site Size (m<sup>2</sup>):</b>	919 m <sup>2</sup>	Lot A: 474.4 m <sup>2</sup> Lot B: 431.9 m <sup>2</sup>
<b>Land Uses:</b>	One Single Detached Dwelling	Two Single Detached Dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	N/A	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Number of Units:</b>	1	2
<b>Other Designations:</b>	Arterial Road Compact Lot Single Detached	No change

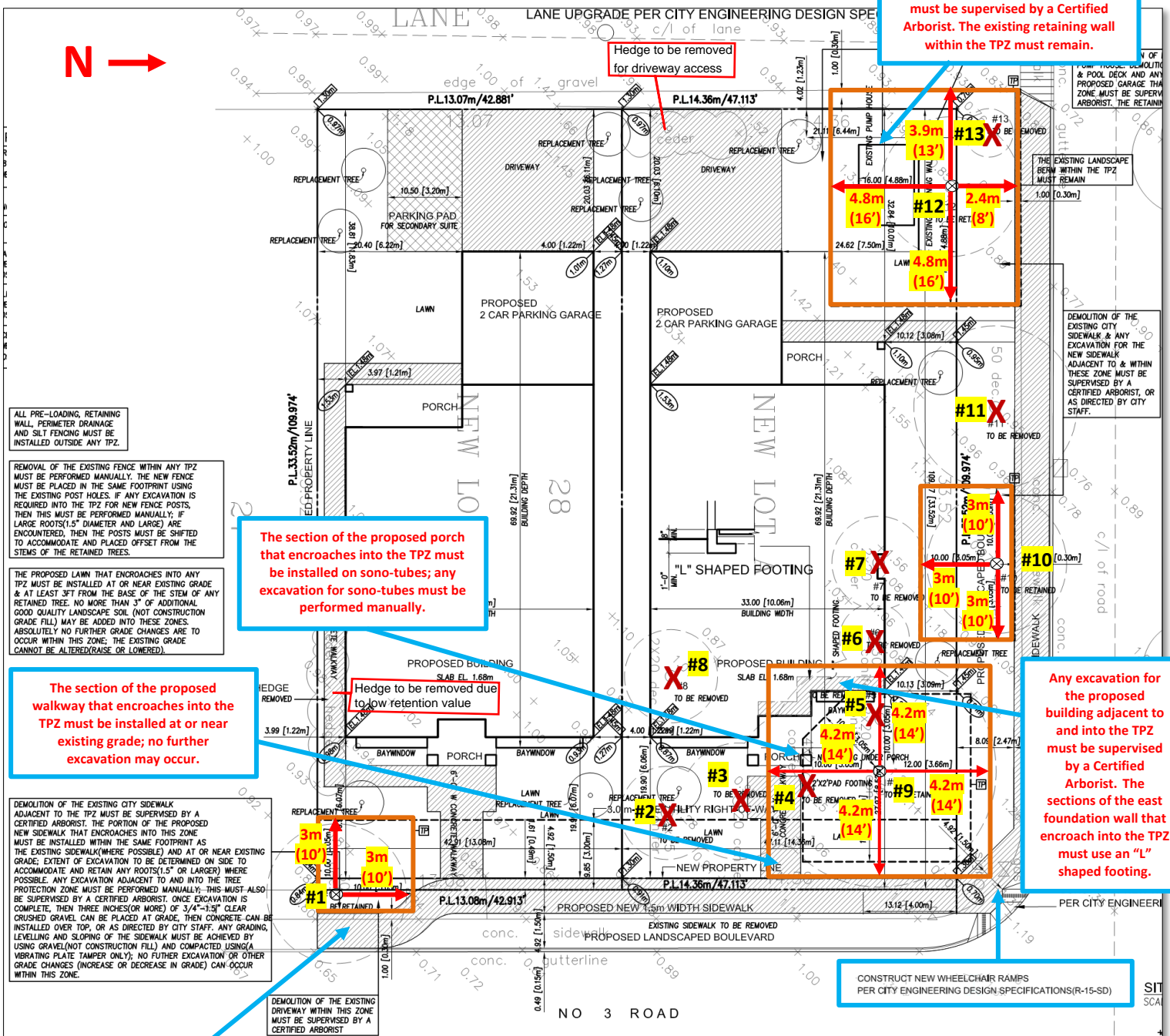
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Lot A: 0.59 Lot B: 0.60	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 281.67 m <sup>2</sup> (3031.87 ft <sup>2</sup> ) Lot B: Max. 259.14 m <sup>2</sup> (2789.36 ft <sup>2</sup> )	Lot A: 281.51 m <sup>2</sup> (3030.18 ft <sup>2</sup> ) Lot B: 259.14 m <sup>2</sup> (2789.33 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	Lot A: 474.4 m <sup>2</sup> Lot B: 431.9 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Lot A Width: 14.36 m Lot A Depth: 33.03 m Lot B Width: 13.07 m Lot B Depth: 33.03 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 Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Front for tree retention area of tag# 9 (Lot A): Min. 8.0 m Rear: Min. 6.0 m Rear for tree retention area of tag# 12 (Lot A): Min. 8.0 m Side: Min. 1.2 m Exterior Side: Min. 3.0 m Exterior Side for tree retention area of tag# 9 (Lot A): Min. 6.0 m Exterior Side for tree retention area of tag# 12 (Lot A): Min. 5.0 m	none
Height (m):	9.0 m	9.0 m	none
Off-street Parking Spaces – Regular (R) / Secondary Suite (S):	2 (R) and 1 (S) per unit	2 (R) and 0 (S) for Lot A 2 (R) and 1 (S) for Lot B	none
Private Outdoor Space (m <sup>2</sup> ):	Min. 20 m <sup>2</sup> (min. 3.0 m width and depth) provided on the lot outside front yard	Min. 20 m <sup>2</sup>	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.





Tree Removal and Retention Plan scale, 1:250

Demolition of the existing City sidewalk adjacent to and within the TPZ must be supervised by a Certified Arborist. The portion of the proposed new sidewalk that encroaches into this Zone must be installed within the same footprint as the existing sidewalk (where possible) and at or near existing grade; extent of excavation to be determined on site to accommodate and retain any roots (1.5" or larger) where possible. Any excavation adjacent to and into the Tree Protection Zone must be performed manually; this must also be supervised by a Certified Arborist. Once excavation is complete, then three inches (or more) of ¾" – 1.5" clear crushed gravel can be placed at grade, then concrete can be installed over top, or as directed by City staff. Any grading, levelling and sloping of the sidewalk must be achieved by using gravel (not construction fill) and compacted using (a vibrating plate tamper only); no further excavation or other grade changes (increase or decrease in grade) can occur within this Zone.



**Address:** 8211 No. 3 Road

**File No.:** RZ 20-908348

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10308, the developer is required to complete the following:**

1. 0.49 m wide road dedication along the entire east frontage. The exact extent of road dedication is to be verified by the Director of Transportation as part of the detailed design of the Servicing Agreement works.
2. 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 8 required replacement trees with the following minimum sizes:

<b>No. of Replacement Trees</b>	<b>Minimum Caliper of Deciduous Tree</b>	or	<b>Minimum Height of Coniferous Tree</b>
8	8 cm		4 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.

3. City acceptance of the developer’s offer to voluntarily contribute \$4,500.00 to the City’s Tree Compensation Fund for the planting of 6 replacement trees within the City.
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$40,000.00 for the 2 on-site trees and 2 City trees to be retained.
6. The City’s acceptance of the applicant’s voluntary contribution of \$4.00 per buildable square foot of Lot A (i.e. \$12,127.20) to the City’s Affordable Housing Reserve Fund.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite of minimum 33.4 m<sup>2</sup> (360 ft<sup>2</sup>) is constructed on Lot B, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
8. Registration of a flood indemnity covenant on title.
9. Registration of a Statutory Right-of-Way to provide a 3.0 m right-of-way along the development’s entire east property line, for the purpose of containing inspection chambers and water meters.
10. Registration of a restrictive covenant on title to ensure vehicular access to the site at future development stage is from the rear lane only, with no access permitted to or from No. 3 Road.
11. Registration of a legal agreement on title, ensuring that the Building Permit application and ensuing development of Lot A is generally consistent with submitted conceptual plans. Further design development of the north elevation is required prior to final adoption of the rezoning bylaw and to the satisfaction of the Director of Development to ensure the building presents an attractive pedestrian interface to Sunnymede Gate.
12. Registration of a legal agreement on title, ensuring that additional setbacks on Lot A are maintained for the building envelope as it relates to tree retention of tree tag# 9 and tag# 12. The increased front yard setback from 6.0 m to minimum 8.0 m and exterior side yard setback from 3.0 m to minimum 6.0 m for the northeast corner façade for Lot

A is to be maintained to ensure retention of the weeping sequoia tree (tag#9). The increased rear yard setback from 6.0 m to 8.0 m and exterior side yard setback from 3.0 m to minimum 5.0 m for the northwest corner of Lot A is to be maintained to ensure retention of the cedar tree (tag#12). Specific setbacks are to follow the Conceptual Development plan (Attachment 3 of the staff report) and the Tree Retention Plan (Attachment 5 of the staff report).

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

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

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

1. At Subdivision stage, the applicant is 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.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

**Water Works:**

- a) Using the OCP Model, there is 881 L/s of water available at a 20 psi residual at the No 3 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) 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 3.0 m-wide utility right-of-way along the entire east property line of the site.
- c) At Developer's cost, the City will:
  - i) Cap and remove the existing water service connection.
  - ii) Install a new service connection for each of the newly subdivided lots, complete with meter located onsite in the proposed right-of-way.

**Storm Sewer Works:**

- d) At Developer's cost, the City will:
  - i) Cap and remove the existing storm connection and inspection chamber.
  - ii) Install a new storm connection complete with inspection chamber located onsite in the proposed right-of-way and dual service leads.

**Sanitary Sewer Works:**

- e) At Developer's cost, the City will:
  - i) Cap and remove the existing sanitary connection.
  - ii) Install a new sanitary connection complete with inspection chamber and dual service leads.

**Frontage Improvements:**

- f) At Developer's cost, the Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- (2) To locate all above ground utility cabinets and kiosks required to service the proposed development within the development site.
- ii) Upgrade the rear lane along the development frontage to the City's standards per R-5-DS in the Engineering Design Specifications, complete with rollover curbs, asphalt, drainage, and lighting. The drainage shall be extended to the north to connect to the existing storm sewer in Sunnymede Crescent, complete with a new manhole at the tie-in.

iii) Complete other frontage improvements as per Transportation requirements:

Frontage Improvements: No. 3 Road (service road)

1. Remove the existing sidewalk and construction a new 1.5 m wide concrete sidewalk along the site's east property line. The alignment of the sidewalk may have to be adjusted to go around trees identified for retention. Provide a minimum 1.5 m wide landscaped boulevard over the remaining frontage width between the new sidewalk and the fronting road curb. The cross-section of the frontage improvements (measured from west to east) are as follows:

- New east property line.
- 1.5 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide curb (existing).

A 0.49 m wide dedication across the site's east road frontage is required.

(Note: With the 0.49 m wide dedication along the No. 3 Road frontage, the new sidewalk at the site's southeast corner is to be aligned to go around tree# 1).

2. All existing driveways along the development road frontages are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
3. At the subject site's corner of the No. 3 Road service road/Sunnymede Gate intersection, construct new wheelchair ramps per City Engineering Design Specifications (R-12-SD).
4. Re-instate/back-fill street signage and pavement marking affected by the frontage works.

Frontage Improvements: Sunnymede Gate

Due to the requirements for tree retention, the existing frontage improvements can be kept (1.5 m wide sidewalk next to the curb and 2.5 m wide boulevard next to the property line). No further frontage improvements are required.

Frontage Improvements: Lane Upgrade

1. Lane upgrade: The existing lane along the subject site's west property line is to be upgraded to the following standards (per City Engineering Design Specifications, R-6-DS).
  - 5.1 m wide pavement.
  - Continuous rollover curb along both sides of the lane.
  - Lighting.
2. The following are to be confirmed with Engineering:
  - The exact finished cross-section of the lane taking into account lighting and other utility requirements; and
  - The requirement for repaving the existing driving surface in this section of the lane.
3. Access to lane: The driveway let-down at the north end of the lane (Sunnymede Gate) is to be reconstructed to meet the upgraded lane cross-section noted above. The design standards for the lane driveway access are to meet those listed in the City Engineering Design Specifications (RD-9-DS).

Road Functional Plan

A road functional plan is required to show the above noted frontage improvements and reviewed through the SA detail design process. The plan must also show clear dimensions (in metric) and road dedication requirements.

Road Dedication and Statutory Right-of Way Requirements

1. Road dedication requirements:

- A 4.0 m x 4.0 m corner cut dedication is not required at the northeast corner of the subject site due to tree retention and due to the existing sidewalk and boulevard siting being maintained on the north side and not impacting sightline requirements per Bylaw 5870.
  - Minimum frontage improvement standards are 1.5 m wide sidewalk and 1.5 m wide boulevard. The site's existing No. 3 Road frontage width is not adequate for supporting the minimum frontage improvement standards. A 0.49 m wide dedication across the site's east road frontage is required. The exact dedication is to be confirmed through the functional plan and legal survey.
2. SRW requirements: For tree retention reasons, the previously identified 3.0 m x 3.0 m SRW at the site's northwest corner is no longer required.
- Consult Parks on the requirements for tree protection/placement including tree species and spacing as part of the frontage works.
  - Consult Engineering on lighting and other utility requirements as part of the frontage works.
  - Per Zoning Bylaw requirements, the Developer is required to provide, for all residential parking spaces (excluding visitor parking), Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A).

**General Items:**

- g) At Developer's cost, the Developer is required to:
- i) 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.
  - ii) 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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10308 (RZ 20-908348)
8211 No. 3 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. 003-715-604

Lot 28 Section 20 Block 4 North Range 6 West New Westminster District Plan 21352

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10308".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER