



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: July 6, 2021
File: RZ 15-691744

Re: Revised Rezoning Considerations for the Application by Rick Sian for Rezoning at 7220 Railway Avenue from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

1. That Third Reading of Richmond Bylaw 8500, Amendment Bylaw 9292 be rescinded and the rezoning considerations revised in order to comply with the City's current Affordable Housing Policy; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, as amended, for the rezoning of 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be forwarded to a Public Hearing.

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

WC:na
Att. 4

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

Staff Report

Origin

New applicants Gary Aujla and Navin Sidhu have applied on behalf of the owner, Rick Sian, to rezone 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit subdivision to create two new compact single-family lots fronting Railway Avenue with vehicle access from the rear lane. The original application was referred to Public Hearing on November 16, 2015 and was granted 3rd reading. For the application to proceed at this time the existing rezoning bylaw (at 3rd Reading) must be rescinded and the rezoning considerations revised to meet current Affordable Housing Policy requirements. Staff recommend the proposed rezoning as amended be referred to a new Public Hearing due to this change and the amount of time that has passed since the original Public Hearing.

Background

On October 20, 2015, Council granted first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9292. The Bylaw was subsequently granted second and third reading at the Public Hearing held on November 16, 2015. The associated Lot Size Policy 5463 Amendment was approved at that time to exclude four properties (7180, 7200, 7220, and 7240 Railway Avenue), fronting Railway Avenue with existing rear lane access north of Linfield Gate, which enabled the development of compact lots and coach houses in keeping with the Arterial Road redevelopment policy in the Official Community Plan (OCP). The original Staff Report to Council, dated September 23, 2015, is provided in Attachment A.

Through the 2015 proposal, the applicant, agreed to provide one secondary suite on one of the two lots proposed. There was no Affordable Housing contribution provided for the second lot, in keeping with the Affordable Housing policies at the time. As the application and rezoning bylaw did not advance to final approval at the time and the affordable housing policy requirements have since changed, the application has been revised accordingly as discussed in the Affordable Housing Contribution section of this report. The proposed site plan is provided in Attachment B, and the proposed Landscape Plan is provided in Attachment C.

Findings of Fact

Please refer to the original Staff Report dated September 23, 2015 (provided in Attachment A) for detailed information regarding the rezoning application.

The original Staff Report includes information on the relevant City policies and studies, proposed amendment to Single-Family Lot Size Policy 5463, public consultation prior to the original Planning Committee meeting, and staff comments on built form, architectural character, transportation and site access, tree retention and replacement, and site servicing and frontage improvements.

Surrounding Development

The subject site contains an older character single-detached dwelling, which is proposed to be demolished. Existing development immediately surrounding the subject site is as follows:

To the North: Four (4) lots zoned “Coach Houses (RCH1),” which were the subject of rezoning application to permit subdivision to create small lots, each with a principal dwelling and accessory coach house above a detached garage with access from the rear lane (RZ 14-674043 and RZ 15-710175).

To the South: A lot zoned “Single Detached (RS1/E)” that contains an existing non-conforming duplex.

To the East: Across the rear lane, a lot zoned “Single Detached (RS1/E)” fronting Lindsay Road, which contains a single-family dwelling.

To the West: Across Railway Avenue, is the Railway Greenway trail on City-owned property.

Analysis

Affordable Housing Contribution

The original proposal was subject to a previous Affordable Housing policy. As the single-family development proposal was received prior to September 14, 2015, the City’s Affordable Housing Strategy contribution required a secondary suite within a dwelling on 50 per cent of new lots created through rezoning and subdivision, or a cash-in-lieu of \$1.00/ft² of total buildable area towards the City’s Affordable Housing Reserve Fund. The applicant at the time proposed one legal secondary suite on one (1) of the two (2) lots proposed at the subject site.

In order to achieve the full density permitted in the zone, the current Affordable Housing requirements for the “Compact Single Detached (RC2)” zone is that:

- a) 100% of the lots contain secondary suites; or
- b) at least 50% of the lots contain a secondary suite and the owner, at the time Council adopts a zoning amendment bylaw to include the owner’s lot in the RC2 zone, pays into the affordable housing reserve the sum specified in Section 5.15 (\$4.00/ft²) of Richmond Zoning Bylaw 8500 for the floor area permitted on any lot not containing a secondary suite; or
- c) the owner, at the time Council adopts a zoning amendment bylaw to include the owner’s lot in the RC2 zone, pays into the affordable housing reserve the sum specified in Section 5.15 of Richmond Zoning Bylaw 8500

The applicant now proposes to provide a one-bedroom secondary suite on each proposed lot which will be secured by covenant and required as a condition of the attached revised rezoning considerations (Attachment D). Each proposed lot will be providing a single-family dwelling with one-bedroom secondary suite of approximately 36 m² (389 ft²) to comply with the current Affordable Housing Policy requirements.

Landscape Plan

A Landscape Plan was required as part of the original Rezoning Considerations. It was required to ensure the front yards and other areas of the proposed lots are enhanced at future development stage. No bylaw sized trees are on the subject property and two new trees per lot are proposed to be planted as per Attachment C. The proposed Landscape Plan incorporates minimum 20 per cent lot coverage for live landscaping and meets the requirements for provision of private outdoor space in the rear yard. A Landscape Security in the amount of 100 per cent of a cost estimate for the works provided by the Registered Landscape Architect (including 10 per cent contingency, fencing, hard surfaces, trees, soft landscaping, and installation) is also required prior to Rezoning adoption.

Rezoning Considerations

The revised rezoning considerations are provided in Attachment D. Only one item in the rezoning considerations is proposed to be altered:

- Registration of a legal agreement on Title to ensure that no final building inspection is granted until a minimum of one-bedroom secondary suite of approximately 36 m² (389 ft²) is constructed on each of the two lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

No other conditions from the previous rezoning considerations are proposed to change. The revised rezoning considerations are provided in Attachment D.

Public Consultation

Council endorsed the Lot Size Policy Amendment associated with this application at the time it granted Third Reading to the Bylaw at the Public Hearing held on November 16, 2015.

As the Affordable Housing contribution, and associated rezoning considerations have changed from what was presented at the Public Hearing, staff recommend that Council rescind Third Reading of the Bylaw and forward the application to a new Public Hearing. The development presented to the public at that time included only one secondary suite and no cash-in-lieu Affordable Housing contribution. The revised proposal includes construction of two secondary suites, one on each of the two proposed lots which meets Zoning Bylaw 8500 requirements.

Should Council endorse the staff recommendation, the Bylaw would be forwarded to the Public Hearing to be held on September 7, 2021, 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*.

Conclusion

Gary Aujla and Navin Sidhu, on behalf of Rick Sian, have requested to revise the rezoning considerations associated with Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to modify considerations to meet current affordable housing requirements through the provision of two secondary suites.

On this basis, it is recommended that Council rescind Third Reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, and forward the Bylaw, as amended, to a Public Hearing to be held on September 7, 2021.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:js

- Attachment A: Original Report to Council dated January 3, 2018
- Attachment B: Proposed Site Plan
- Attachment C: Proposed Landscape Plan
- Attachment D: Revised Rezoning Considerations (Red-lined Version)



**City of
Richmond**

Report to Committee
Planning and Development Division

To: Planning Committee **Date:** September 23, 2015
From: Wayne Craig **File:** RZ 15-691744
 Director, Development
Re: **Application by Maryem Ahbib for Rezoning at 7220 Railway Avenue from Single Detached (RS1/E) to Compact Single Detached (RC2)**

Staff Recommendations:

1. That the following recommendation be forwarded to a Public Hearing:
 - a) That Single-Family Lot Size Policy 5463 for the area generally bounded by Railway Avenue, Blundell Road, and No. 2 Road, in a portion of Section 13 Block 4 North Range 7 West, be amended as shown in the proposed draft Single-Family Lot Size Policy 5463 (Attachment 5).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, for the rezoning of 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig
 Wayne Craig
 Director, Development

WC:cl
 Att.

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 7220 Railway Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from the existing operational rear lane (Attachment 1). A survey of the subject site showing the proposed subdivision plan is included in Attachment 2.

In order to consider this rezoning application, an amendment to Single-Family Lot Size Policy 5463 is required to remove the subject site from the Lot Size Policy, along with three (3) other properties fronting Railway Avenue north of Linfield Gate, which have existing lane access. Further discussion on the proposed amendment to Lot Size Policy 5463 is provided below.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

Surrounding Development

The subject site contains an older character single-detached dwelling, which is proposed to be demolished. Existing development immediately surrounding the subject site is as follows:

To the North are two (2) lots zoned “Single Detached (RS1/E)” containing single-family dwellings, which are each the subject of an active rezoning application to the “Coach Houses (RCH1)” zone to permit subdivision to create small lots, each with a principal dwelling and accessory coach house above a detached garage with access from the rear lane (RZ 14-674043 and RZ 15-710175).

To the South is a lot zoned “Single Detached (RS1/E)” that contains an existing non-conforming duplex.

To the East, immediately across the rear lane is a lot zoned “Single Detached (RS1/E)” fronting Lindsay Road, which contains a single-family dwelling.

To the West, immediately across Railway Avenue, is the Railway Greenway trail on City-owned property.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

Since 2001, the City has encouraged redevelopment to compact lots along arterial roads where access is or can be made available to a rear lane. The Arterial Road Policy identifies the subject site for redevelopment to compact lots or coach house lots, with rear lane access.

Where such conditions exist on lots that are governed by a Lot Size Policy that is older than five (5) years, there is past precedent in place for amending the Lot Size Policy to exclude the properties fronting the arterial road.

It is on this basis that the proposed rezoning application and amendment to the Lot Size Policy are being considered.

Lot Size Policy 5463

The subject site is located within the area governed by Lot Size Policy 5463, adopted by Council on February 19, 1996 (Attachment 4). The Lot Size Policy permits those properties along Railway Avenue with rear lane access to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone (i.e., 12 m wide lots, 360 m² in area).

Consideration of the rezoning application at the subject site requires an amendment to Lot Size Policy 5463. The proposed amendment to the Lot Size Policy is to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue). All other provisions of the Lot Size Policy would remain unchanged. The proposed amendment to Lot Size Policy 5463 is shown in Attachment 5.

A letter dated May 27, 2015 (Attachment 6), was sent to the owners and residents of all properties located within the area governed by Lot Size Policy 5463 to describe the proposed amendment to the Lot Size Policy and to advise them of the proposed rezoning application at the subject site. The letter indicated that any comments or concerns with either the proposed amendment to the Lot Size Policy or the proposed rezoning of 7220 Railway Avenue, were to be submitted to the City by June 26, 2015.

In response to the letter, the City received two (2) pieces of email correspondence (see Attachment 7):

- One (1) of which expressed support for the infill development application as it was an optimal location to increase density as the lot is located on an arterial road with a transit stop within a short walk; and
- One (1) of which expressed opposition to the proposal.

An amendment to the Lot Size Policy to enable the subject site and three (3) other lots along this block of Railway Avenue to redevelop for compact lots and coach houses is supported on the basis of: a) consistency with the Arterial Road Policy designation for this block in the OCP; b) locating infill development where there is existing access to transit, parks, community centres

etc.; and c) the ability to utilize the existing operational rear lane in keeping with the Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

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. Other than the public consultation process described above for the proposed Lot Size Policy amendment, staff have not received any comments from the public about the development proposal in response to the placement of the rezoning sign on the property.

Should the proposed amendment to Lot Size Policy 5463 be endorsed by City Council and the rezoning bylaw associated with this application be granted 1st reading, the rezoning bylaw would proceed to a Public Hearing for consideration, at which time further opportunity for public input into the proposal will be provided.

Analysis

Proposed Site Access

Access to the proposed lots is to be from the existing operational rear lane, with no access permitted to Railway Avenue, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

Trees & Landscaping

A survey has been submitted by the applicant, which shows that there are no bylaw-sized trees on the subject property (Attachment 2).

To ensure that the front yards of the proposed lot are enhanced at future development stage, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, along with a security in the amount of 100% of a cost estimate for the works provided by the Registered Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and installation). The Landscape Plan must respond to the guidelines of the Arterial Road Policy, including the planting and maintenance of two (2) trees in the front yard of each lot proposed. The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 70% after construction and landscaping on the proposed lots is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a one (1) year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

For single-family development proposals received prior to September 14, 2015, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund. This rezoning application was submitted on January 28, 2015, and is subject to these requirements.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement may be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements along Railway Avenue and the rear lane, as described in Attachment 8.

Financial Impact

This 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

This proposal is to rezone the property at 7220 Railway Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from the existing rear lane. Concurrent with the rezoning application, the applicant requests that Council consider an amendment to Lot Size Policy 5463 to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy.

This rezoning application complies with the applicable land use designations for the subject site that are contained within the OCP.

The list of Rezoning Considerations associated with this application is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that the proposed amendment to Lot Size Policy 5463 to exclude four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy be approved.

It is further recommended that Zoning Bylaw 8500, Amendment Bylaw 9292 be introduced and given first reading.



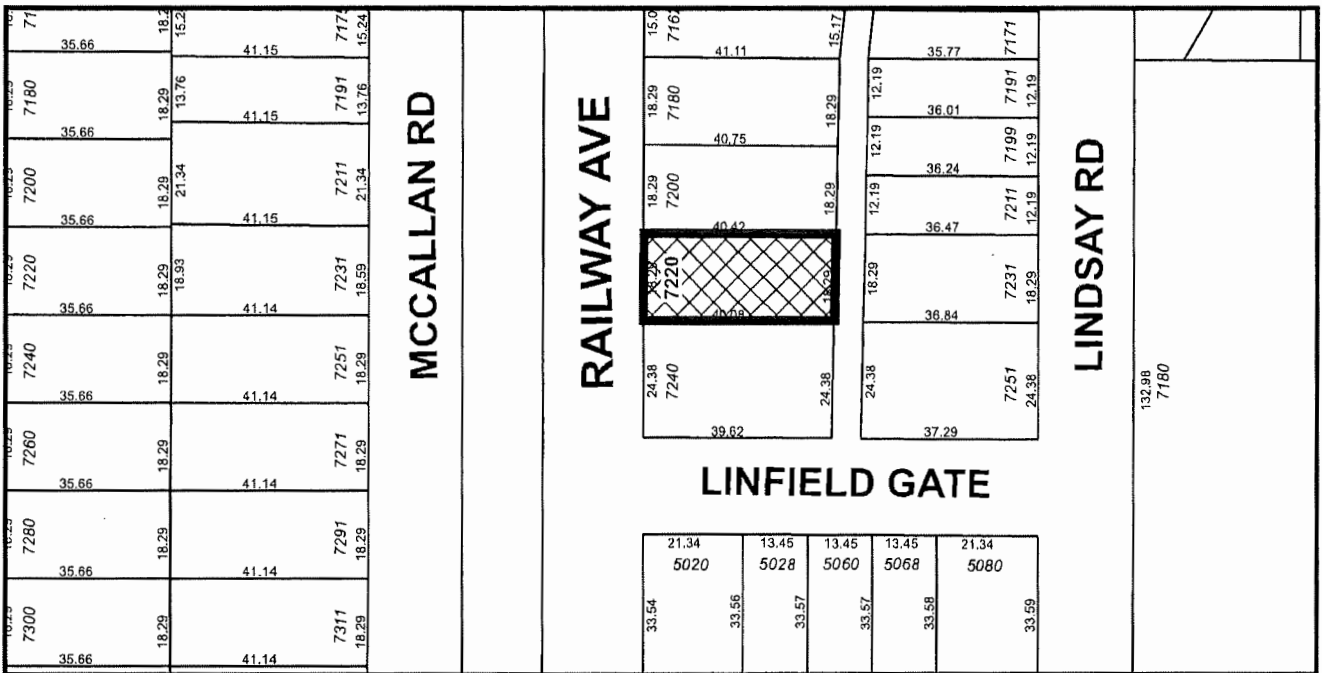
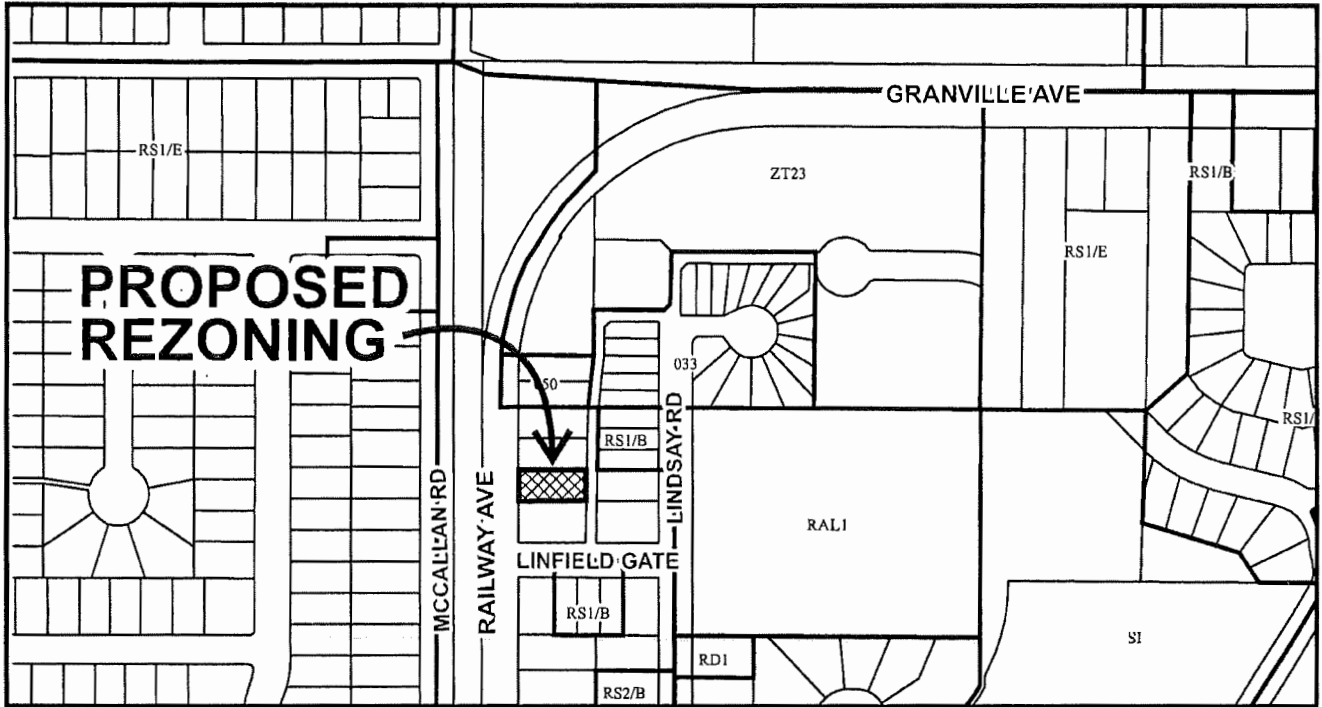
Cynthia Lussier
Planning Technician

CL:rg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Survey showing proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5463
- Attachment 5: Proposed amendment to Lot Size Policy 5463
- Attachment 6: City's letter dated May 27, 2015
- Attachment 7: Correspondence received from residents
- Attachment 8: Rezoning Considerations



City of
Richmond



	<h1>RZ 15-691744</h1>	Original Date: 02/10/15
		Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 15-691744

Original Date: 02/10/15

Revision Date

Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 215 SECTION 13
BLOCK 4 NORTH RANGE 7 WEST
NEW WESTMINSTER DISTRICT PLAN 40948**

FOR SUBDIVISION APPLICATION

PARCEL IDENTIFIER (PID): 004-506-472

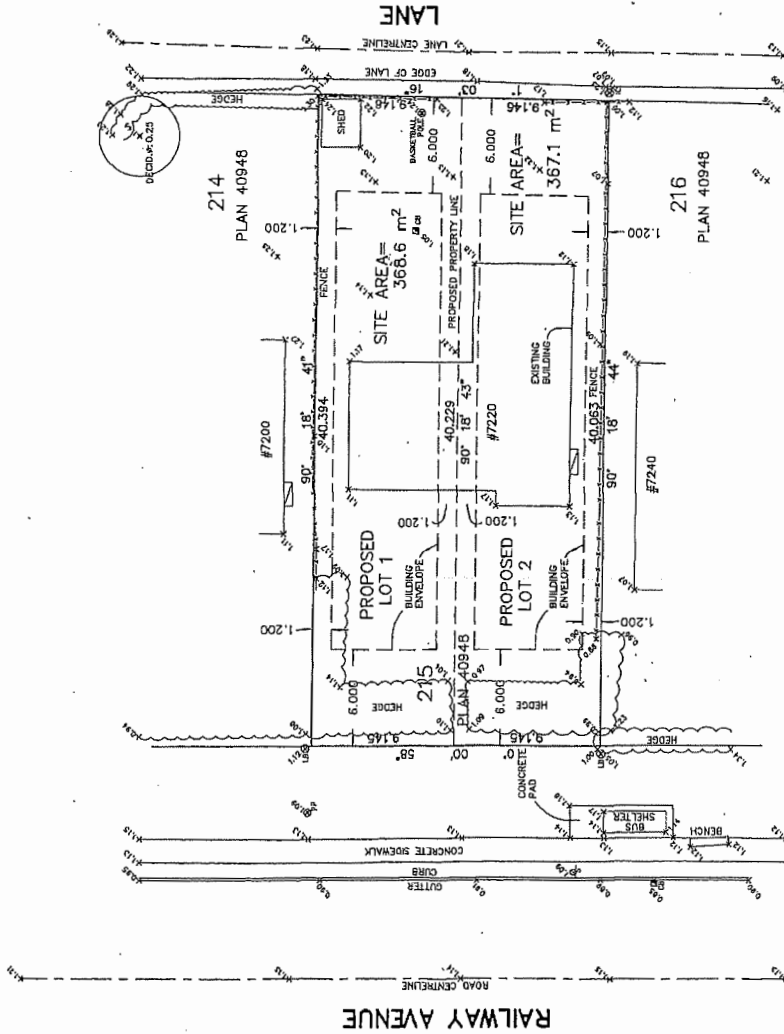
CMIC ADDRESS:
#7220 RAILWAY AVENUE
RICHMOND, B.C.



LEGEND
SCALE 1:200



- ALL DISTANCES ARE IN METRES
- INDICATES SPOT ELEVATION
- INDICATES CATCH BASIN
- INDICATES POWER POLE
- INDICATES SIGN
- INDICATES LAWN BASIN



NOTES:

- ELEVATIONS ARE IN METRES AND ARE DERIVED FROM THE 1985 DATUM (NAD 83) WITH AN ELEVATION OF 1.25 METRES.
- PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.
- ALL ESTABLISHED TREES AS SHOWN BY CITY OF RICHMOND BY-LAW NO. 8087, ARE SHOWN HEREON.

CERTIFIED CORRECT
THIS 27th DAY OF JANUARY, 2015

DATE OF SURVEY: JANUARY 21, 2015

© COPYRIGHT
MAITSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#330 - 11120 HORSeshoE WAY
RICHMOND, B.C., V7A 5H7
PH: 604-270-9331
FAX: 604-270-4137
C:\ORLE; 17773-001-TPE-000.DWG

CLIENT REF: BENN PANESAR

R-15-17773-TPE

CMCN - 488

NIS



RZ 15-691744

Attachment 3

Address: 7220 Railway Avenue

Applicant: Maryem Ahbib

Planning Area(s): Blundell

	Existing	Proposed
Owner:	Madan Jhim Poonam Mehay	To be determined
Site Size (m²):	735.7 m ² (7,919 ft ²)	Proposed north lot – 368.6 m ² Proposed south lot – 367.1 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lots along Railway Avenue with lane access are permitted to rezone and subdivide in accordance with RS2/B	Proposed amendment to remove the four (4) existing lots fronting Railway Avenue with rear lane access north of Linfield Drive to be excluded from the Lot Size Policy
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy designates the subject site for redevelopment to compact lots and coach houses	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Buildings:	Max. 50%	Max. 50%	none
Lot Coverage – Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material:	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	Proposed north lot – 368.6 m ² Proposed south lot – 367.1 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none



City of Richmond

Policy Manual

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Adopted by Council: February 19, 1996

POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

POLICY 5463:

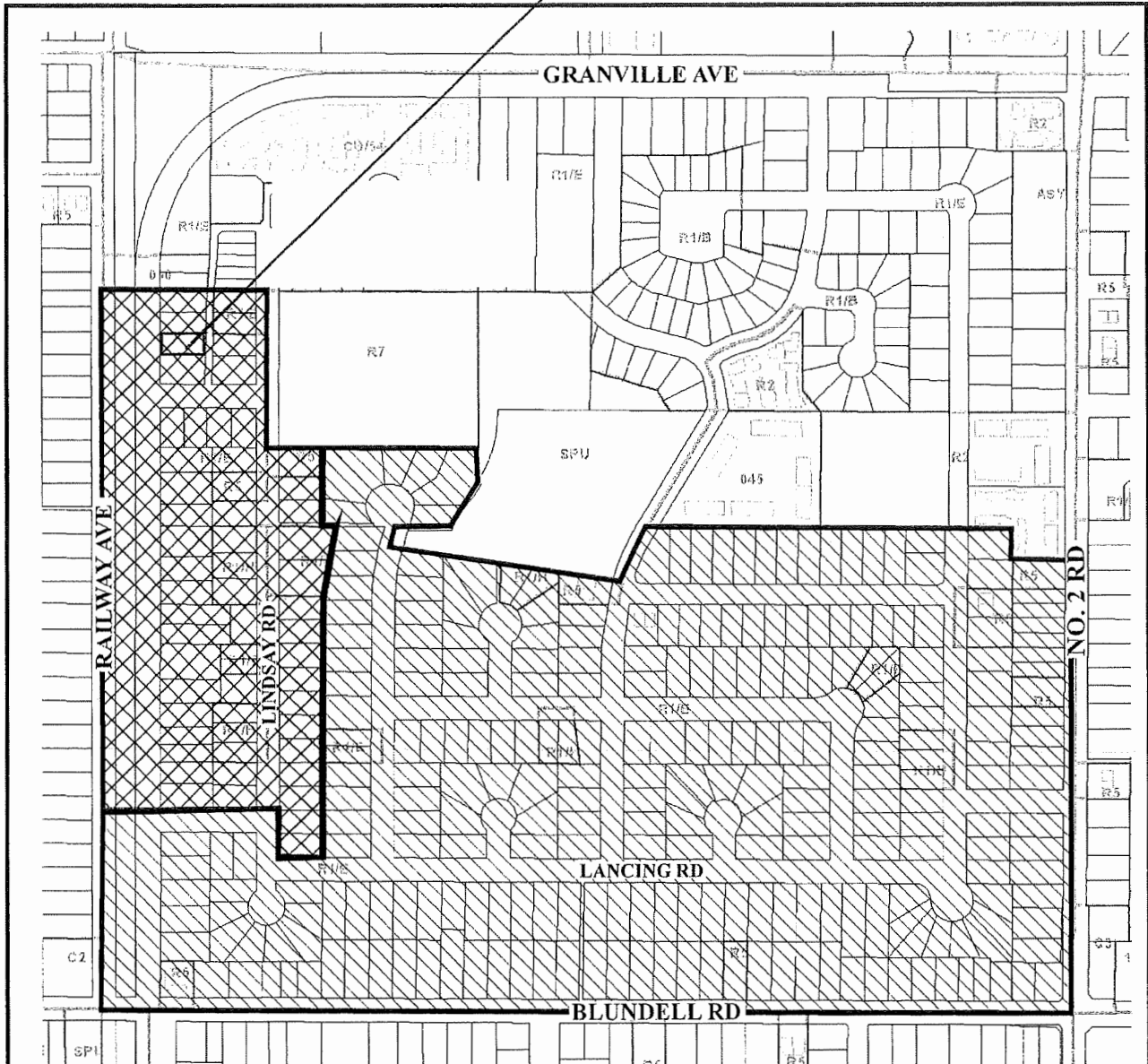
The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300, with the exception that:

1. Single-Family Housing District, Subdivision Area E (R1/E) applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties with duplexes on them with the exception that Single-Family Housing District, Subdivision Area E (R1/E) applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. Single-Family Housing District, Subdivision Area B (R1/B) applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Bylaw No. 5300.

SUBJECT SITE



Subdivision permitted as per **R1/H** with the exception that **R1/B** applies to existing duplexes and **R1/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **R1/B** with the exception that **R1/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



POLICY 5463
SECTION 13, 4-7

Adopted Date: 02/19/96

Amended Date:



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council:

DRAFT

PROPOSED POLICY 5463

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

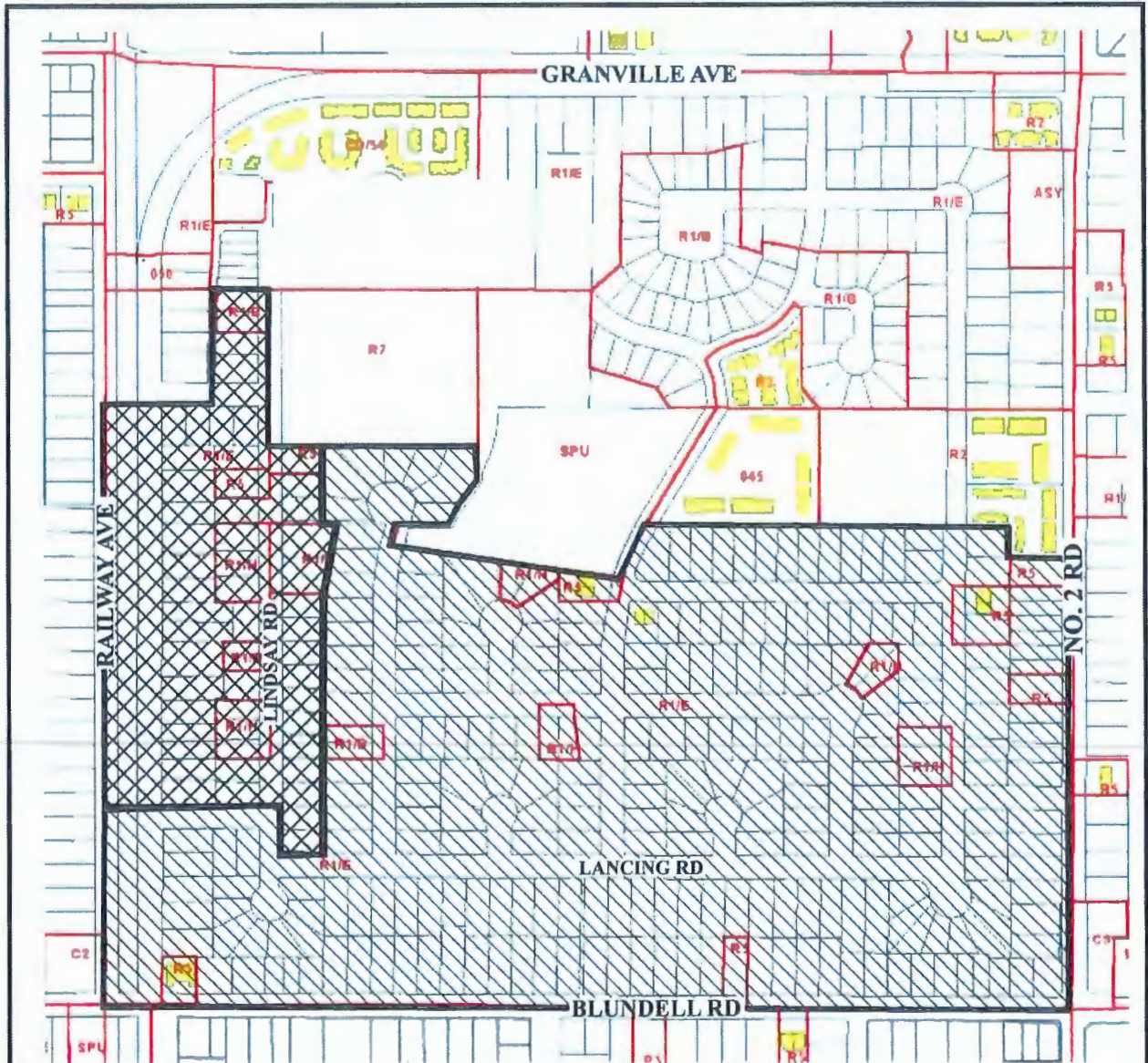
POLICY 5463:

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/H)" zone in Richmond Zoning Bylaw 8500, with the exception that:

1. The "Single Detached (RS2/E)" zone applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. The "Single Detached (RS2/B)" zone applies to properties with duplexes on them with the exception that the "Single Detached (RS2/E)" zone applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. The "Single Detached (RS2/B)" zone applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



Subdivision permitted as per R1/H with the exception that R1/B applies to existing duplexes and R1/E applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per R1/B with the exception that R1/E applies to lots facing Railway Avenue that do not have a lane or internal road access.



**PROPOSED POLICY 5463
SECTION 13, 4-7**

Adopted Date: 02/19/96

Amended Date: 04/15/15



City of
Richmond

6911 No. 3 Road,
Richmond, BC V6Y 2C1
www.richmond.ca

May 27, 2015
File: RZ 14-674043
RZ 15-691744

Planning and Development Department
Development Applications
Fax: 604-276-4052

Dear Owner/Resident:

Re: Proposed amendment to Single-Family Lot Size Policy 5463 and proposed rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue

This is to advise you that the City of Richmond has received two (2) rezoning applications for properties in your neighbourhood at 7180 Railway Avenue and 7220 Railway Avenue. These applications also propose an amendment to Single-Family Lot Size Policy 5463 that is established for your neighbourhood. Details on these applications are provided below:

- **Rezoning Application at 7180 Railway Avenue:** Landcraft Homes Ltd. has applied to the City of Richmond for permission to rezone 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)" to permit subdivision into two (2) lots, each with a principal dwelling and detached coach house with vehicle access to and from the existing rear lane. The application is being processed under City file RZ 14-674043. A location map and proposed subdivision plan of the subject site is included in **Attachment 1**.
- **Rezoning Application at 7220 Railway Avenue:** Maryem Ahbib has applied to the City of Richmond for permission to rezone 7220 Railway Avenue from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)" to permit subdivision into two (2) compact lots with vehicle access to and from the existing rear lane. The application is being processed under City File RZ 15-691744. A location map and proposed subdivision plan of the subject site is included in **Attachment 2**.

Single-Family Lot Size Policy 5463

In 1996, City Council adopted Lot Size Policy 5463 to establish the lot sizes that would be considered on properties generally bounded by Railway Avenue, Blundell Road, and No. 2 Road (see **Attachment 3**). The Lot Size Policy provides the following direction:

- Properties along No. 2 Road, Blundell Road, and Railway Avenue are restricted to the "Single Detached (RS1/E)" zone (i.e., 18 m wide lots, 550 m² in area), with the exception that those lots with lane or internal road access may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone (i.e., 12 m wide lots, 360 m² in area);
- Properties with duplexes in the neighbourhood and along on arterial roads with lane or internal road access may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone;
- Properties fronting Lindsay Road and Linfield Gate may be permitted to rezone and subdivide in accordance with the "Single Detached (RS2/B)" zone; and

- Other remaining lots in the neighbourhood (as shown on the attached map), may be permitted to rezone and subdivide in accordance with the “Single Detached (RS1/H)” zone (i.e., 16.5 m wide lots, 360 m² in area).

Proposed Amendment to Single-Family Lot Size Policy 5463

The Lot Size Policy currently permits the two (2) subject properties (7180 and 7220 Railway Avenue) to rezone and subdivide in accordance with the “Single Detached (RS1/B)” zone.

Consistent with the Arterial Road Policy in Richmond’s Official Community Plan, which allows for compact lot and coach house development at a higher density on designated properties along arterial roads with lane access, the applicants at 7180 and 7220 Railway Avenue are requesting permission to amend Lot Size Policy 5463 and to rezone the subject properties to permit a subdivision to create two (2) smaller lots with vehicle access to/from the existing rear lane (note: vehicle access to Railway Avenue is not permitted).

The proposed amendment to Lot Size Policy 5463 is to exclude the four (4) properties fronting Railway Avenue with existing rear lane access north of Linfield Gate from the Lot Size Policy (i.e., 7180, 7200, 7220, and 7240 Railway Avenue). All other provisions of Lot Size Policy 5463 would remain unchanged. The proposed amendment to Lot Size Policy 5463 is shown in **Attachment 4**.

The minimum lot dimensions, area, and density of the zones proposed for 7180 and 7220 Railway Avenue are listed below:

Site Address	Proposed Zone	Min. Width	Min. Depth	Min. Area	Max. FAR	Purpose
7180 Railway Avenue	“Coach Houses (RCH1)”	9.0 m (29.5 ft)	35.0 m (114.8 ft)	315.0 m ² (3,390.6 ft ²)	0.6	Single-detached housing and a detached coach house
7220 Railway Avenue	“Compact Single Detached (RC2)”	9.0 m (29.5 ft)	24.0 m (78.7 ft)	270.0 m ² (2,906.3 ft ²)	0.6 applied to a max. of 464.5 m ² of lot area, together with 0.30 applied to the balance of lot area in excess of 464.5 m ²	Single-Detached housing

Process

Please review the accompanying materials. Please forward any comments or concerns you may have about the proposed amendment to Lot Size Policy 5463, and/or the redevelopment proposals at 7180 Railway Avenue and 7220 Railway Avenue, to my attention at the following address by **Friday June 26, 2015**:

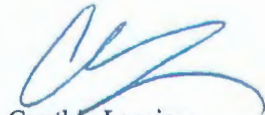
Cynthia Lussier, Planning Technician – Design
 Development Applications Department
 City of Richmond
 6911 No. 3 Road
 Richmond BC V6Y 2C1

Staff will complete reports to Planning Committee on the proposed Lot Size Policy amendment and rezoning applications, and will incorporate your feedback as part of the reports. If the applications are supported by the Planning Committee, both applications would then be subsequently considered by Richmond City Council at a Council meeting and a Public Hearing. You will be provided with the opportunity to address Council directly if the proposed amendment to Lot Size Policy 5463 and the rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue proceed to a Public Hearing.

It is emphasized that the proposed amendment to Lot Size Policy 5463 and proposed rezoning applications at 7180 Railway Avenue and 7220 Railway Avenue does not change the zoning permitted on other properties in the area. Any future rezoning applications on other properties within the Lot Size Policy area must undergo the standard rezoning application review process, which involves a Public Hearing process.

If you have any questions or require further explanation, please contact me by phone at 604-276-4108, or via email at clussier@richmond.ca.

Sincerely,



Cynthia Lussier
Planning Technician - Design

AY/CL:cl

Attachments:

- Attachment 1: Location Map and Proposed Subdivision Plan of Rezoning Application at 7180 Railway Avenue (RZ 14-674043)
- Attachment 2: Location Map and Proposed Subdivision Plan of Rezoning Application at 7220 Railway Avenue (RZ 15-691744)
- Attachment 3: Existing Single-Family Lot Size Policy 5463
- Attachment 4: Draft Proposed Amendment to Single-Family Lot Size Policy 5463

Lussier, Cynthia

Subject: FW: street address entered twice in database

From: Mike Davison [<mailto:mazzyfan@live.com>]
Sent: Monday, 01 June 2015 5:02 PM
To: Lussier, Cynthia
Subject: RE: street address entered twice in database

Hi Cynthia,

There were 2 Files:

RZ 14-674043
RZ 15-691744

Regarding 7180 & 7220 Railway Ave.

One proposal doubles the # of dwellings on the lot while the other quadruples it but the lots are on an arterial road with a transit stop within a ~2 walk so as optimal a location to increase density as there is.

Regards,
Mike

From: CLussier@richmond.ca
To: mazzyfan@live.com
Subject: RE: street address entered twice in database
Date: Mon, 1 Jun 2015 19:47:01 +0000

Hi Mike
Thank you for your email.
I'm not familiar with which development application your email is associated.

It is my assumption that the envelopes you received contained information about a development proposal in your area. If so, what is the address for the development site?

Once I have an address, I can look into whether there were any other problems with the mailout.

In the meantime, do you have any concerns about the development application?

Please let me know if you do.

Cynthia Lussier
Planning Technician
Development Applications Division
City of Richmond
Tel: 604-276-4108

Email: clussier@richmond.ca
www.richmond.ca

From: Mike Davison [<mailto:mazzyfan@live.com>]
Sent: Friday, 29 May 2015 8:46 PM
To: Lussier, Cynthia
Subject: street address entered twice in database

Hello Cynthia,

Two envelopes with the exact same planning information were delivered to my address and so one should be deleted. Below I give the exact info (including punctuation and whether in upper or lower case) that was on the mailing labels:

OCCUPANT
5111 BLUNDELL RD
RICHMOND, BC V7C 1H3

OCCUPANT,
5111 Blundell Rd
Richmond, BC, V7C 1H3

Thanks,
Mike

Lussier, Cynthia

From: Kerry Starchuk [kerrystarchuk@hotmail.com]
Sent: Wednesday, 24 June 2015 8:31 AM
To: Lussier, Cynthia
Subject: Re Letter May 23, 2015

Re: RZ14-674043
RZ15 -691744

To Whom this may concern,

I received a letter about zoning on Railway Avenue. Why waste my time reading this crap and sending it out to all the residents?

The city is going to do what they want and really couldn't care less about what the residents want. There was a petition on

Railway about development of town houses and it was ignored.

Greed has taken over this city and there will be long term consequences.

**For the City of Richmond to be the most
appealing, livable, and well-managed
community in Canada.**

Have a nice day!

Regards,

Kerry Starchuk

cc: Carol Day - Counciller



Address: 7220 Railway Avenue

File No.: RZ 15-691744

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and 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;
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
4. Enter into a Servicing Agreement* for the design and construction of off-site improvements along Railway Avenue and the rear lane. The scope of works is to include (but is not limited to) the following:
 - regrading of the rear lane to create a center swale and installation of a 200 mm storm sewer complete with manholes and inspection chambers from the subject site's north property line tying into the existing drainage system on Linfield Gate. The City will fund approximately 31 m of this work, subject to funding approval.
 - upgrading of the existing storm sewer service connection and inspection chamber at the subject site's south corner along the Railway Avenue frontage to City of Richmond standards.
 - installation of a new storm service connection complete with inspection chamber along the Railway Avenue frontage at the subject site's northwest corner.
 - construction of a new 1.5 m wide concrete sidewalk at the property line along Railway Avenue, with connections to the existing sidewalk north and south of the subject site.
 - removal of the existing sidewalk next to the curb and backfilling of the area between the new sidewalk and curb with a grassed boulevard to include trees, lighting, and other utility requirements as determined through the Servicing Agreement review process (note: the sidewalk and boulevard works must not affect the existing bus stop pad and bus shelter located in the development frontage).
 - reconstruction of the existing rear lane along the entire length of the east frontage of the site to the current City lane design standards (5.4 m wide pavement and 0.3 m wide rollover curb on both sides of the lane, along with lane lighting).
 - The Servicing Agreement design is to include the design of the following required water, storm, and sanitary service connection works:

Water Works

- Using the OCP Model, there is 55.4 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 421.7 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 and Building designs.

- At the developer's cost, the City is to a) cut and cap all existing water service connections at the watermain, along Railway Avenue frontage; and b) install two (2) new 25 mm water service connections complete with meters and meter boxes along the Railway Avenue frontage.

Sanitary Sewer Works

- At the developer's cost, the City is to: a) upgrade the existing sanitary service connection and inspection chamber at the site's southeast corner along the rear lane frontage to City of Richmond standards, to service the proposed south lot; and b) install one (1) new sanitary service connection complete with new inspection chamber (approximately 5 m south from the north property line) along the rear lane frontage to service the proposed north lot.
- General Items:
The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - for their servicing requirements;
 - to underground proposed Hydro service lines;
 - when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above-ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

Notes:

Further details on the scope of work associated with the Servicing Agreement to be confirmed during the Servicing Agreement design and review process.

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.

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

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.

At Building Permit* stage, the developer must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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 9292 (RZ 15-691744)
7220 Railway Avenue

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

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

P.I.D. 004-506-472

Lot 215 Section 13 Block 4 North Range 7 West New Westminster District Plan 40948

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9292".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

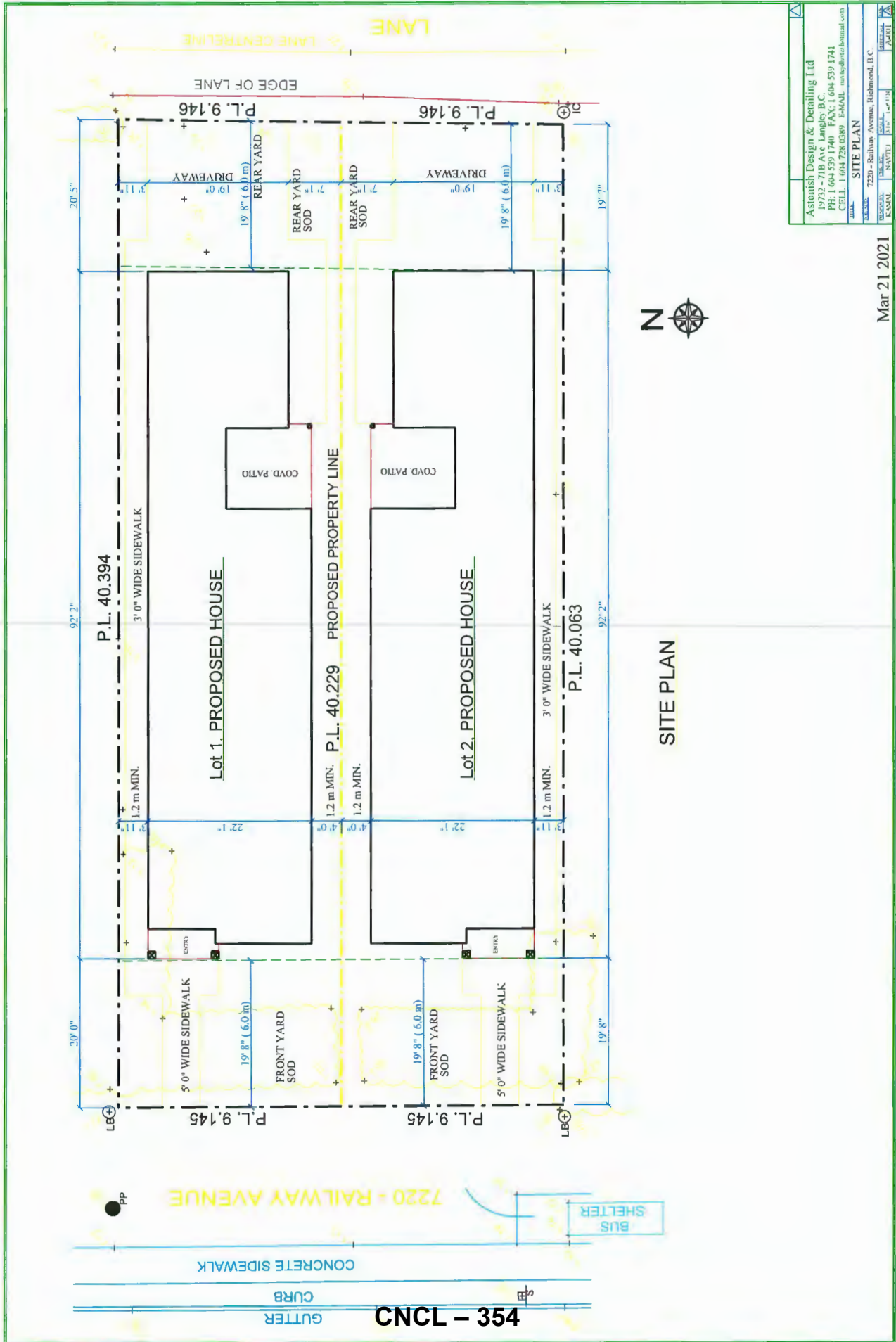
ADOPTED

Horizontal lines for recording readings and requirements.

Approval box: CITY OF RICHMOND, APPROVED by BIL, APPROVED by Director or Solicitor with signature.

MAYOR

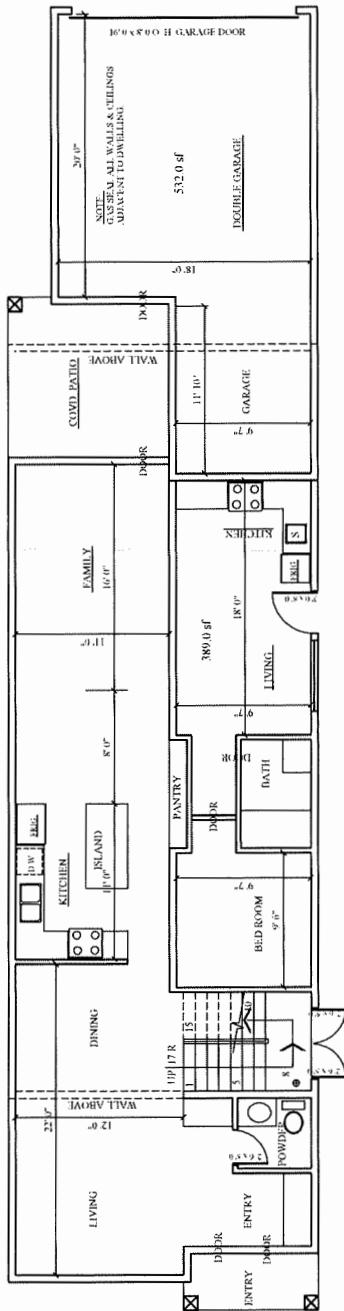
CORPORATE OFFICER



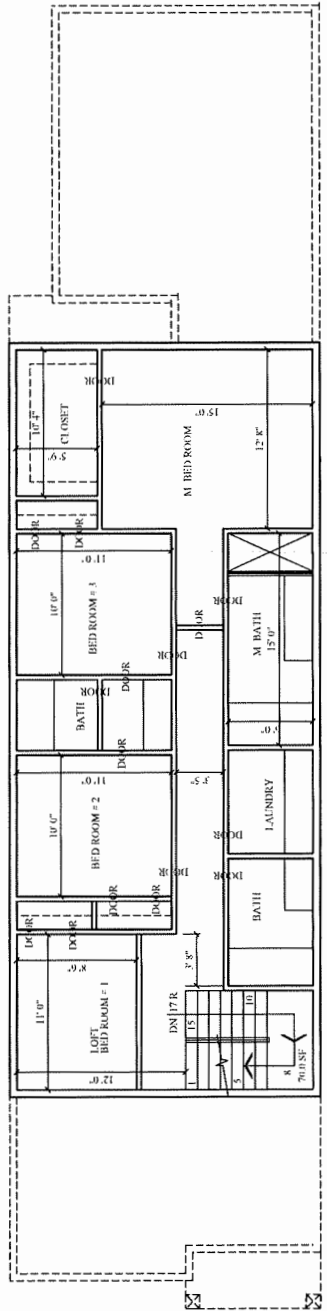
Astromish Design & Detailing Ltd 19732 - 71B Ave Langley, B.C. PH: 1 604 539 1740 FAX: 1 604 539 1741 CELL: 1 604 728 0387 Email: astromish@astromish.com	
SITE PLAN	
PROJECT: 7220 - Railway Avenue, Richmond, B.C.	DATE: 19/03/21
DESIGNER: [Signature]	CHECKED: [Signature]
DRAWN: [Signature]	SCALE: 1/8" = 1'-0"

Mar 21 2021

CNCL - 354



MAIN FLOOR PLAN
 AREA = 1253.0 SF
 PLUS 533.0 SF OF GARAGE



SECOND FLOOR PLAN
 TOTAL AREA = 1178.0 SF
 LESS OPEN AREA = 70.0 SF
 NET AREA = 1108.0 SF

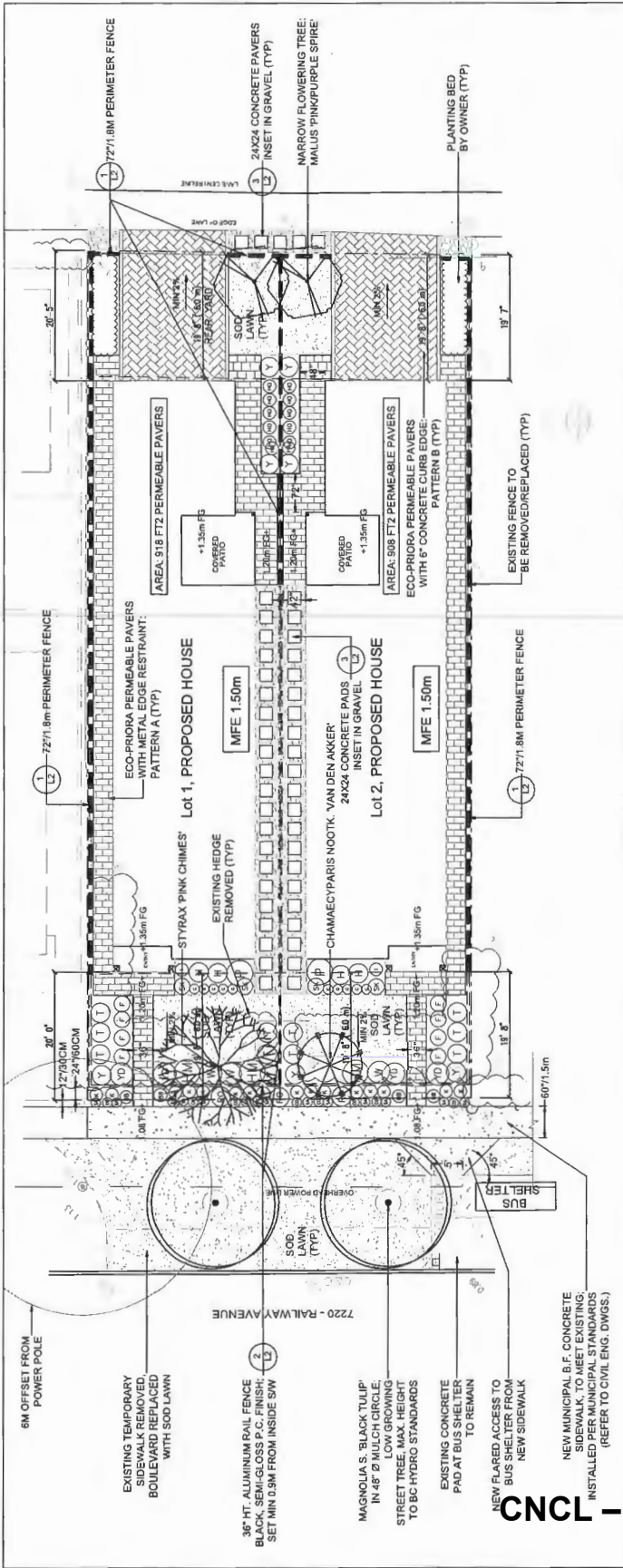
Atomish Design & Detailing Ltd
 1770 Highway 104, Unit 104
 PO Box 1740, Mississauga, ON L4W 5V9
 TEL: 1 604 258 0389 FAX: 1 604 539 1741
 CELL: 1 604 728 0389 EMAIL: mark@atomish.com
FLOOR PLANS
 1770 Highway 104, Unit 104, Mississauga, ON L4W 5V9
 1770 Highway 104, Unit 104, Mississauga, ON L4W 5V9

Mar 21 2021

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pmg
LANDSCAPE ARCHITECTS
1000 West Broadway
Suite C109 - 4155
Vancouver, BC V6C 2B5
P: 604 274-8811 F: 604 274-0022

SCALE:



CNCL - 356
SITE PLAN
SCALE: 1/2"=1'-0"

ATTACHMENT C

PROPOSED TWO LOT SUBDIVISION
7220 RAILWAY AVENUE
SURREY, BC

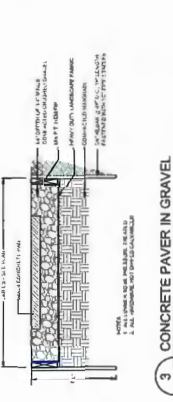
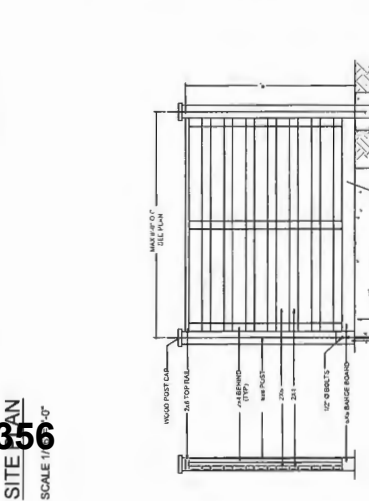
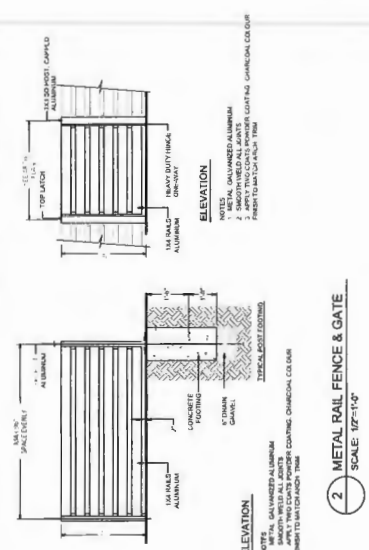
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LANDSCAPE PLAN

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OF 2

P.M.G. PROJECT NUMBER: 21-048

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	COMMENTS
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100	[Symbol]	PLANT SCHEDULE	





Address: 7220 Railway Avenue

File No.: RZ 15-691744

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9292, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including 10% contingency, fencing, hard surfaces, trees, soft landscaping, and 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;
2. Registration of a flood indemnity covenant on title.
3. ~~Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of a legal agreement on Title to ensure that no final building inspection is granted until a minimum of one-bedroom secondary suite of approximately 36 m² (389 ft²) is constructed on both of the two lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.~~
4. Enter into a Servicing Agreement* for the design and construction of off-site improvements along Railway Avenue and the rear lane. The scope of works is to include (but is not limited to) the following:
 - regrading of the rear lane to create a center swale and installation of a 200 mm storm sewer complete with manholes and inspection chambers from the subject site's north property line tying into the existing drainage system on Linfield Gate. The City will fund approximately 31 m of this work, subject to funding approval.
 - upgrading of the existing storm sewer service connection and inspection chamber at the subject site's south corner along the Railway Avenue frontage to City of Richmond standards.
 - installation of a new storm service connection complete with inspection chamber along the Railway Avenue frontage at the subject site's northwest corner.
 - construction of a new 1.5 m wide concrete sidewalk at the property line along Railway Avenue, with connections to the existing sidewalk north and south of the subject site.
 - removal of the existing sidewalk next to the curb and backfilling of the area between the new sidewalk and curb with a grassed boulevard to include trees, lighting, and other utility requirements as determined through the Servicing Agreement review process (note: the sidewalk and boulevard works must not affect the existing bus stop pad and bus shelter located in the development frontage).
 - reconstruction of the existing rear lane along the entire length of the east frontage of the site to the current City lane design standards (5.4 m wide pavement and 0.3 m wide rollover curb on both sides of the lane, along with lane lighting).
 - The Servicing Agreement design is to include the design of the following required water, storm, and sanitary service connection works:
 - Water Works*
 - Using the OCP Model, there is 55.4 L/s of water available at a 20 psi residual at the Railway Avenue east frontage and 421.7 L/s of water available at a 20 psi residual at the Railway Avenue west frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 and Building designs.
- At the developer's cost, the City is to a) cut and cap all existing water service connections at the watermain, along Railway Avenue frontage; and b) install two (2) new 25 mm water service connections complete with meters and meter boxes along the Railway Avenue frontage.

Sanitary Sewer Works

- At the developer's cost, the City is to: a) upgrade the existing sanitary service connection and inspection chamber at the site's southeast corner along the rear lane frontage to City of Richmond standards, to service the proposed south lot; and b) install one (1) new sanitary service connection complete with new inspection chamber (approximately 5 m south from the north property line) along the rear lane frontage to service the proposed north lot.
- General Items:
The developer is to coordinate with BC Hydro, Telus and other private communication service providers:
 - for their servicing requirements;
 - to underground proposed Hydro service lines;
 - when relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above-ground structures are required and to coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).

Notes:

Further details on the scope of work associated with the Servicing Agreement to be confirmed during the Servicing Agreement design and review process.

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.

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

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and Servicing Costs.

At Building Permit* stage, the developer must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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