



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 14, 2021
File: RZ 21-930446

Re: Application by Habib Samari for Rezoning at 11320 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10303, for the rezoning of 11320 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC:jr
Att. 8

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

Staff Report

Origin

Habib Samari has applied to the City of Richmond for permission to rezone 11320 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, both with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2. The proposed subdivision plan is provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing single detached dwelling on the property, which is proposed to be demolished. The dwelling is currently rented and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single detached dwellings on lots zoned “Compact Single Detached (RC1)” and a single-storey childcare building on a lot zoned “Assembly (ASY),” fronting Williams Road with and vehicle access from the rear lane.

To the South: Across the lane, single detached dwellings on lots zoned “Single Detached (RS1/E),” fronting Seafield Crescent.

To the East: A single detached dwellings on a lot zoned “Compact Single Detached (RC2),” fronting Williams Road and with vehicle access from the rear lane.

To the West: A single detached dwelling on a lot zoned “Single Detached (RS1/E),” fronting Williams Road and with vehicle access from the rear lane. This lot has similar redevelopment potential and is designated Compact Single Detached in the Arterial Road Land Use Policy.

Related Policies & Studies

Official Community Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP) land use map (Attachment 4). The proposed rezoning and subdivision are 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 proposed rezoning and subdivision are consistent with this designation.

The Arterial Road Land Use Policy contains requirements for landscaping in the front yard. Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs and a 10% contingency. The Landscape Plan should comply with the Arterial Road Land Use Policy and include any required replacement trees identified as a condition of rezoning. A preliminary Landscape Plan is provided in Attachment 5.

Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 2006). A copy of the Lot Size Policy is provided in Attachment 6.

This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of “Single-Family Housing District (R1-0.6)” or “Coach House District (R9)” provided there is access to an operational rear lane. These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 10 m wide and 337m² in area, which is consistent with the Lot Size Policy.

Floodplain Management Implementation Strategy

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

Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed a secondary suite in each of the new dwellings. One of the proposed suites would have one bedroom, and the second suite would have two bedrooms. 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 suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning 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

Transportation and Site Access

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

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report and Tree Retention Plan; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. A copy of the Tree Retention Plan is provided in Attachment 7. The Report assesses two bylaw-sized trees (Tag # 816, 817) on the subject property and two street trees (Tag # C01, C02) on City property.

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

- Two City-owned trees (Tag # C01, C02) in the development frontage to be retained and protected as per Arborist recommendations. A \$20,000.00 Tree Survival Security is required prior to final adoption of the Rezoning Bylaw.
- Two fruit trees (Tag # 816, 817) located on the development site are in poor structural condition; historically topped and decay pockets in the upper canopy. These trees are not good candidates for retention and should be removed and replaced.
- Replacement trees to be provided at a 2:1 ratio as per the OCP.

Tree Replacement

The applicant wishes to remove two on-site trees (Tag # 816, 817). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to provide two new replacement trees on each lot plus an additional two trees for a total of six trees in the proposed development. The proposed trees are shown on the Landscape Plan (Attachment 5). A Landscape Security is required prior to final adoption of the rezoning bylaw to ensure that the agreed upon landscaping is installed.

Tree Protection

Two City trees (Tag # C01, C02) 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 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$20,000.00 to ensure the trees are retained and protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Site Servicing and Frontage Improvements

A Servicing Agreement is required at Subdivision stage to complete the necessary off-site improvements as described in Attachment 8. These include, but are not limited to:

- Removal of existing driveway crossing and replacement with standard sidewalk, boulevard, and curb;
- Repair or replacement of damaged sidewalk panels as necessary;
- Upgrades to the rear lane including curb, gutter, and lighting; and
- Cash-in-lieu contribution for prior lane upgrades by the City.

The required lane upgrades would include the lane behind 11360 and 11368 Williams Road, resulting in a fully upgraded lane from the subject site through to Seacote Road when combined with the lane upgrades to be constructed at 10011 Seacote Road (RZ 17-778570). Incremental lane upgrades would be secured to the west of the subject site in future development applications.

At the Subdivision stage, the applicant is also required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees, and the costs associated with the completion of the site servicing and other improvements as described in Attachment 8.

Financial Impact

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

The rezoning application would result in a one-time expense in the Council-approved Capital Budget to fund lane improvements at 11360 and 11368 Williams Road through the Development Coordinated Works program.

Conclusion

The purpose of this application is to rezone 11320 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

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

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10303 be introduced and given first reading.



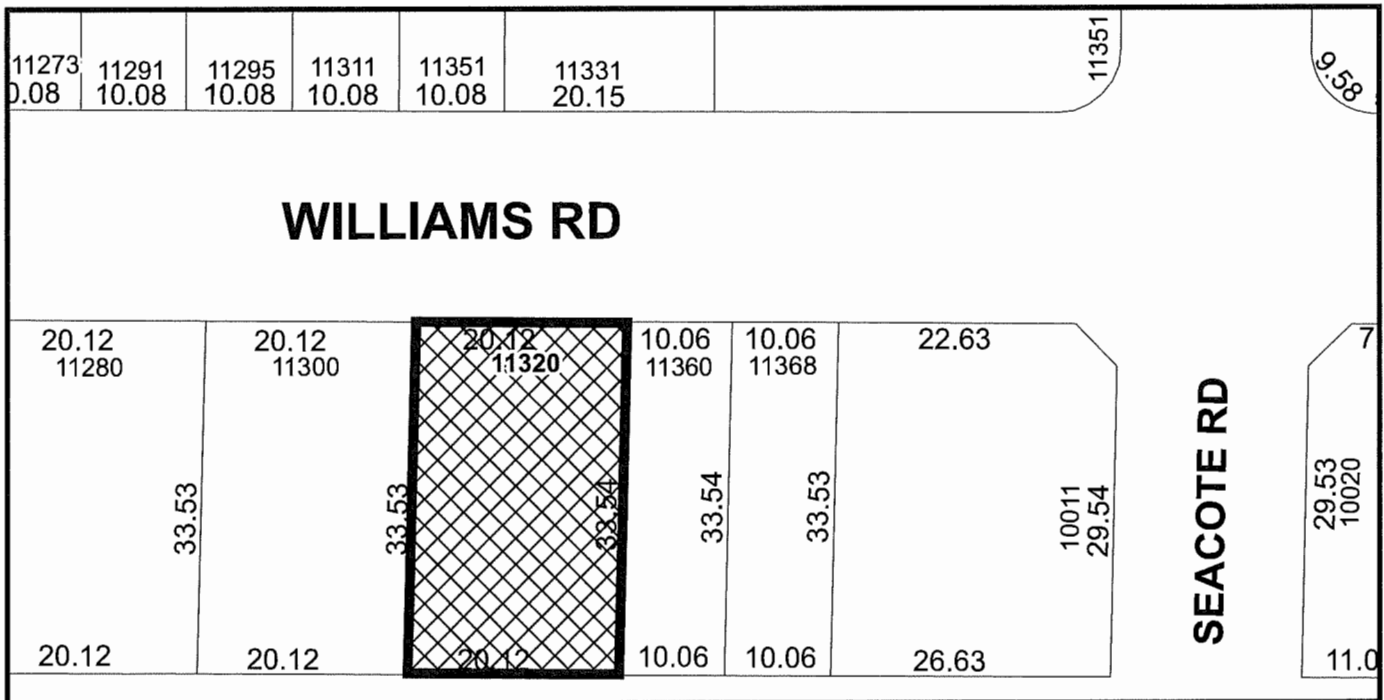
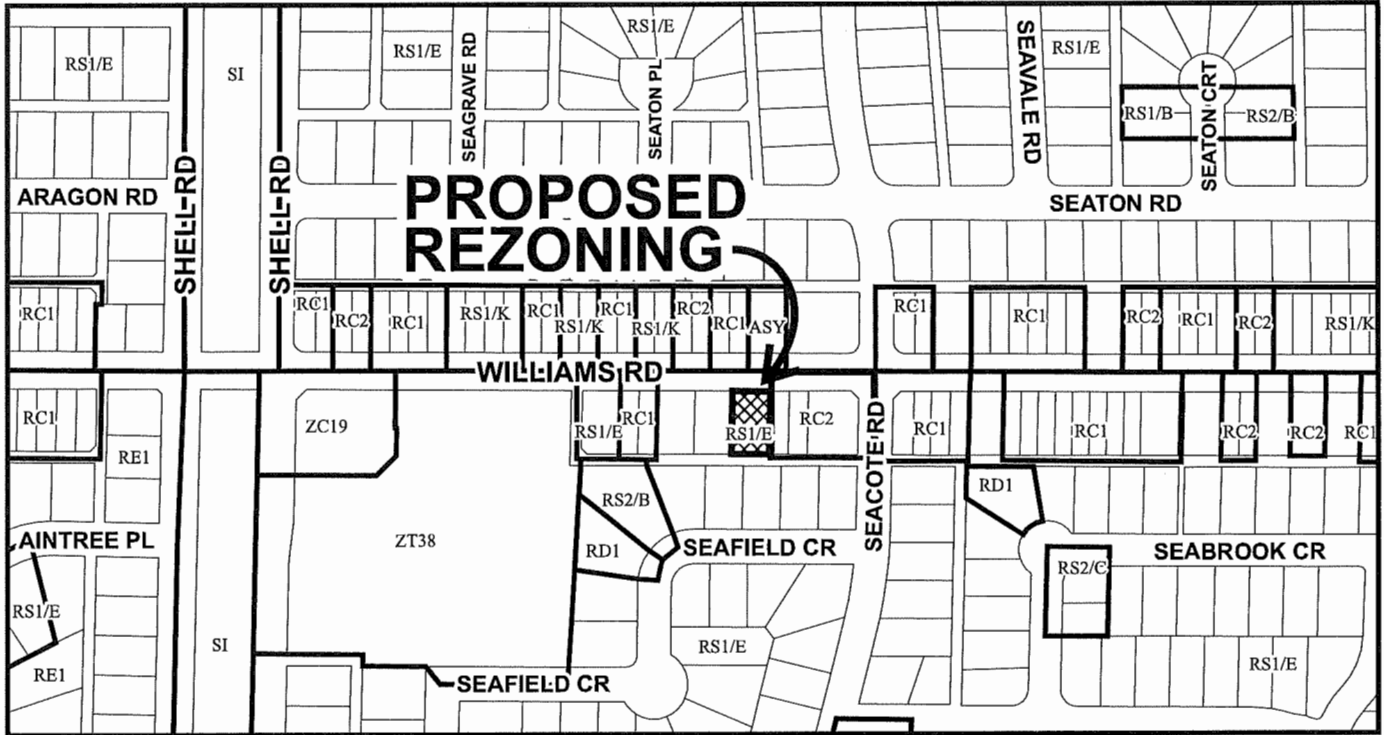
Jordan Rockerbie
Planner 1
(604-276-4092)

JR:js

Attachment 1: Location Map and Aerial Photo
Attachment 2: Development Application Data Sheet
Attachment 3: Proposed Subdivision Plan
Attachment 4: Shellmont Area Land Use Map
Attachment 5: Concept Landscape Plan
Attachment 6: Lot Size Policy 5434
Attachment 7: Tree Retention Plan
Attachment 8: Rezoning Considerations



City of
Richmond



	RZ 21-930446	Original Date: 05/21/21 Revision Date: Note: Dimensions are in METRES
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City of Richmond



RZ 21-930446

Original Date: 05/21/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-930446

Attachment 2

Address: 11320 Williams Road

Applicant: Habib Samari

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Habibollah Samari Zahra Assadi	To be determined
Site Size (m²):	674 m ²	Lot 1: 337 m ² Lot 2: 337 m ²
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	"Compact Single Detached (RC2)" or "Coach House (RCH)"	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

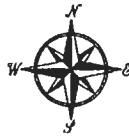
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Max. 202.2 m ² (2,176 ft ²)	Max. 202.2 m ² (2,176 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	337 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	None

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

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

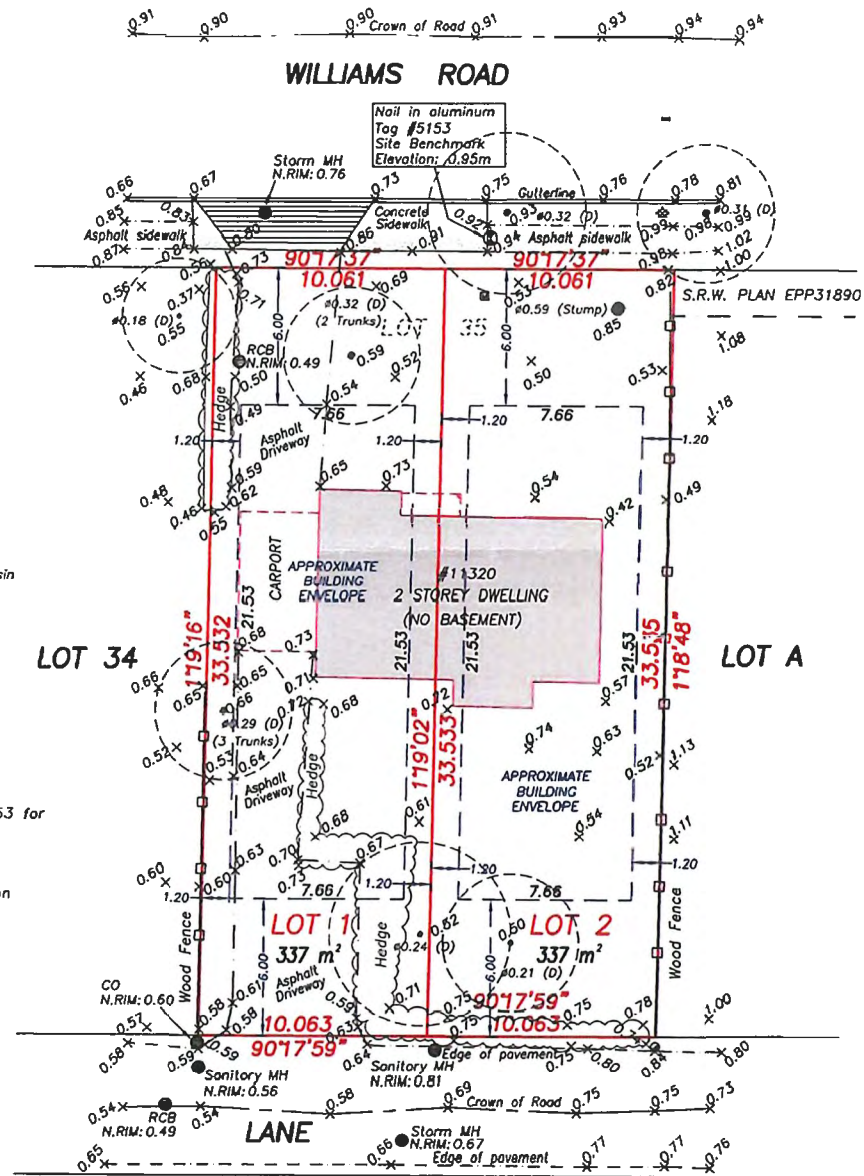
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 35 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 25887**

#11320 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 008-824-517



SCALE: 1:200

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



LEGEND:

- (d) denotes deciduous
- ww denotes water valve
- ⊙ denotes round catch basin
- MH denotes manhole
- WM denotes water meter
- CO denotes cleanout
- FH denotes fire hydrant
- ⊙ denotes power post

NOTE:

Use site Benchmark Tag #5153 for construction elevation control.

NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7638
FB-393 P46-48
Drawn By: KA

DWG No. 7638-TOPO

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson
Tam U81489

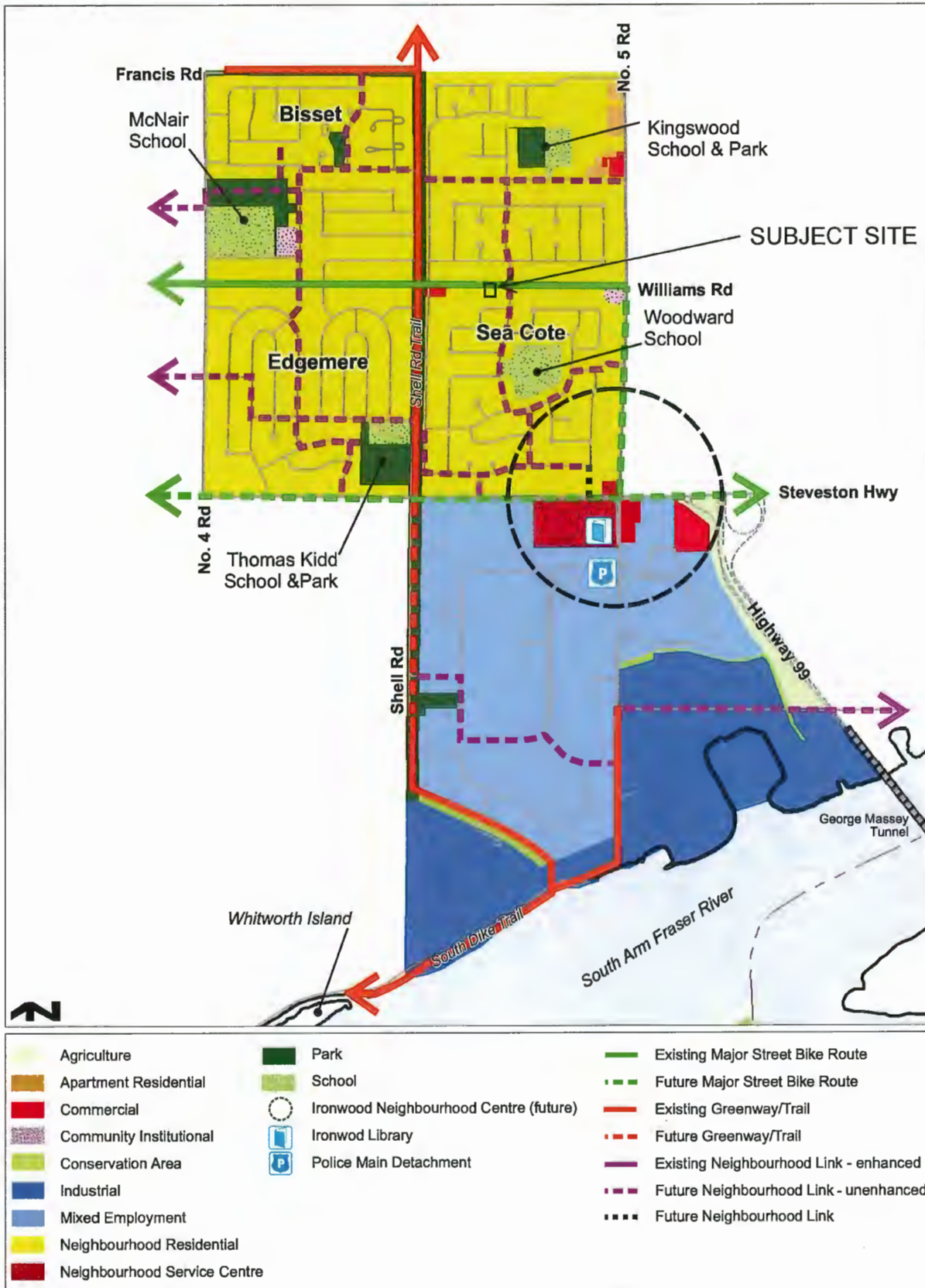
Digitally signed by
Johnson Tam U8489
Date: 2021.02.18
08:19:39 -08'00'

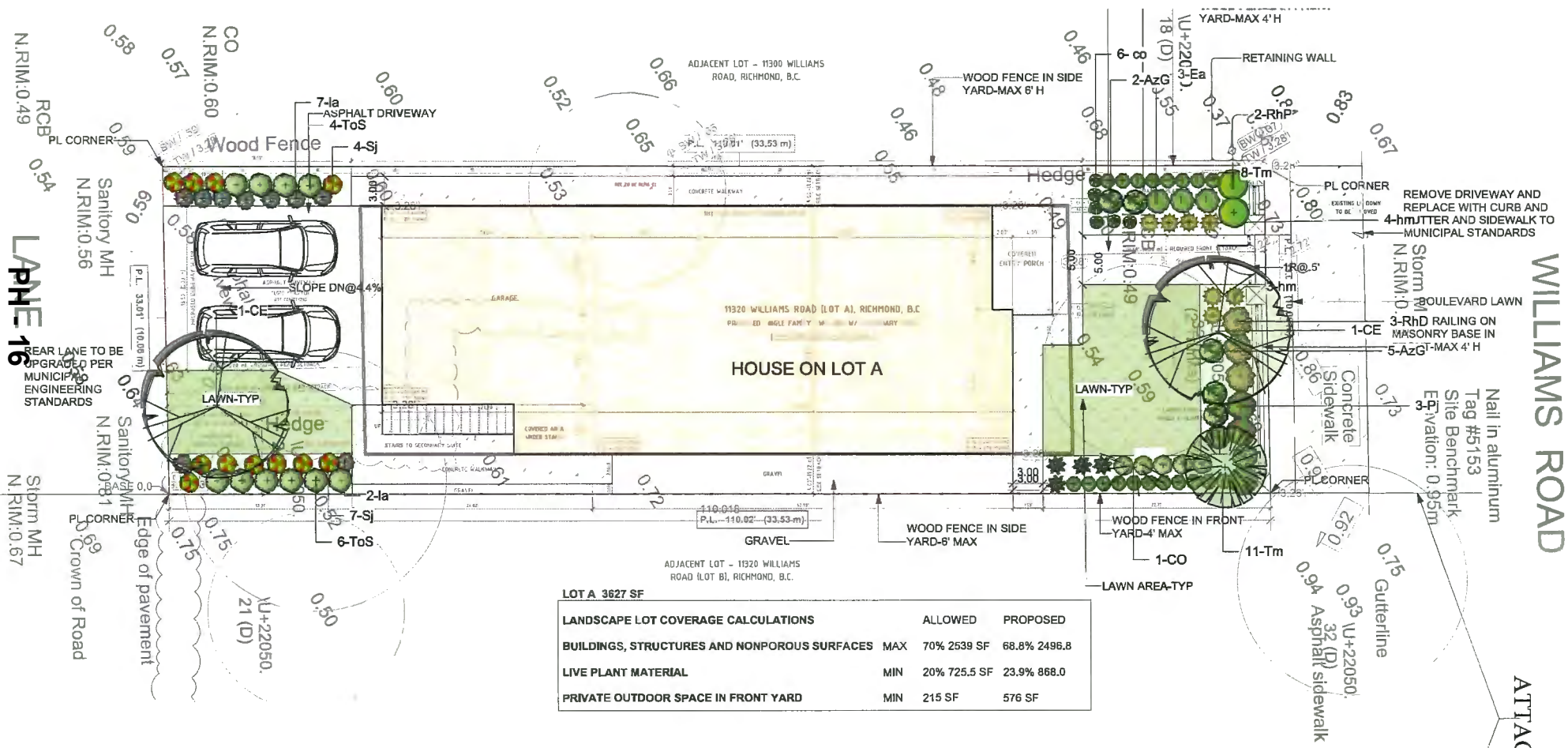
JOHNSON C. TAM, B.C.L.S., C.L.S.

FEBRUARY 17th, 2021.



8. Shellmont





1 PLANTING PLAN

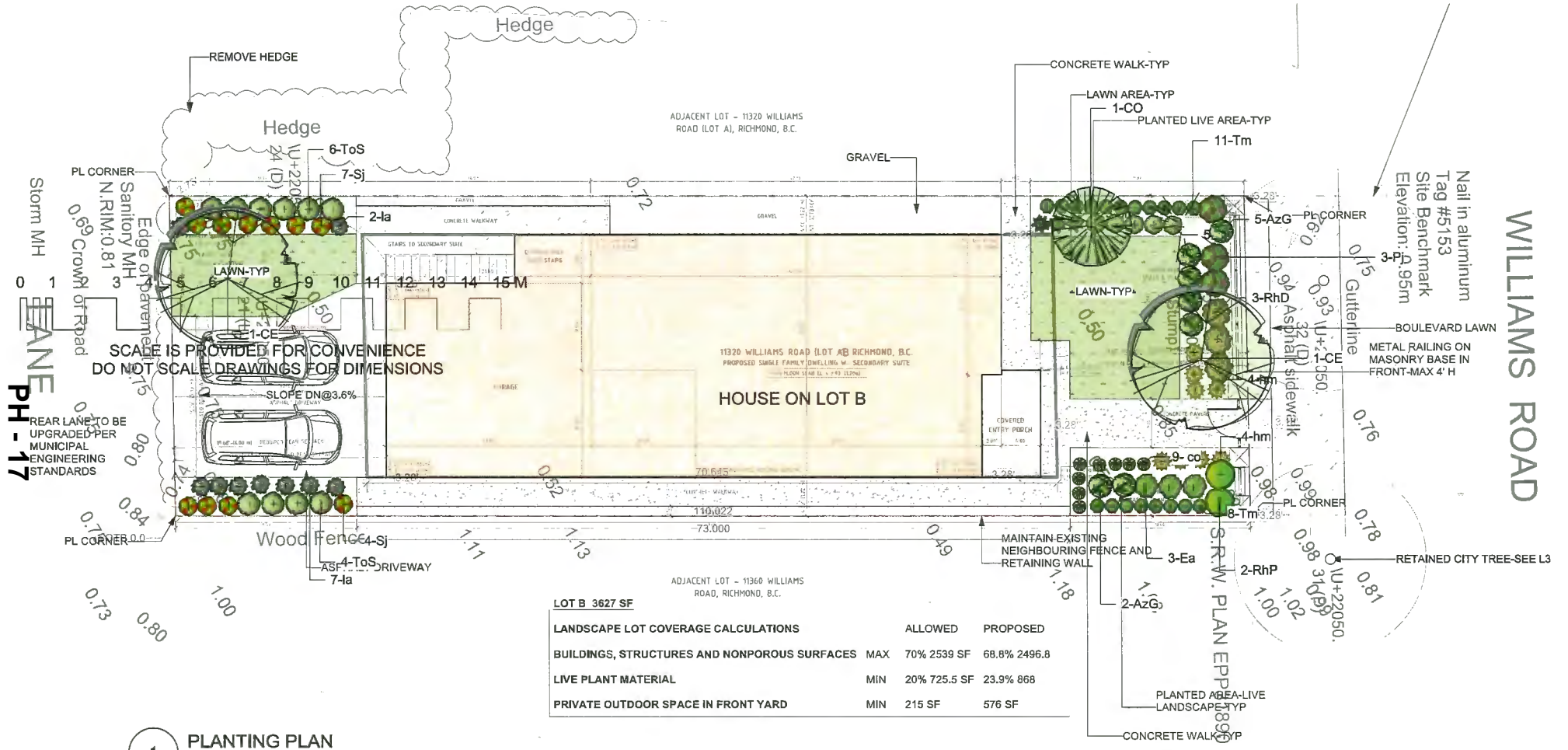


WILLIAMS ROAD

Nail in aluminum
Tag #5153
Site Benchmark
Elevation: 4.95m

BOULEVARD LAWN
METAL RAILING ON
MASONRY BASE IN
FRONT-MAX 4' H

RETAINED CITY TREE-SEE L3



SCALE IS PROVIDED FOR CONVENIENCE
DO NOT SCALE DRAWINGS FOR DIMENSIONS

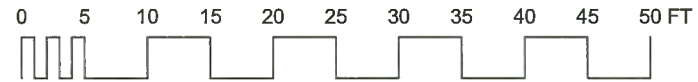
REAR LAWN TO BE
UPGRADED PER
MUNICIPAL
ENGINEERING
STANDARDS

LOT B 3627 SF

ADJACENT LOT - 11360 WILLIAMS ROAD, RICHMOND, B.C.

LANDSCAPE LOT COVERAGE CALCULATIONS	ALLOWED	PROPOSED
BUILDINGS, STRUCTURES AND NONPOROUS SURFACES	MAX 70% 2539 SF	68.8% 2496.8
LIVE PLANT MATERIAL	MIN 20% 725.5 SF	23.9% 868
PRIVATE OUTDOOR SPACE IN FRONT YARD	MIN 215 SF	576 SF

1 PLANTING PLAN





City of Richmond

Policy Manual

Page 1 of 2

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

POLICY 5434

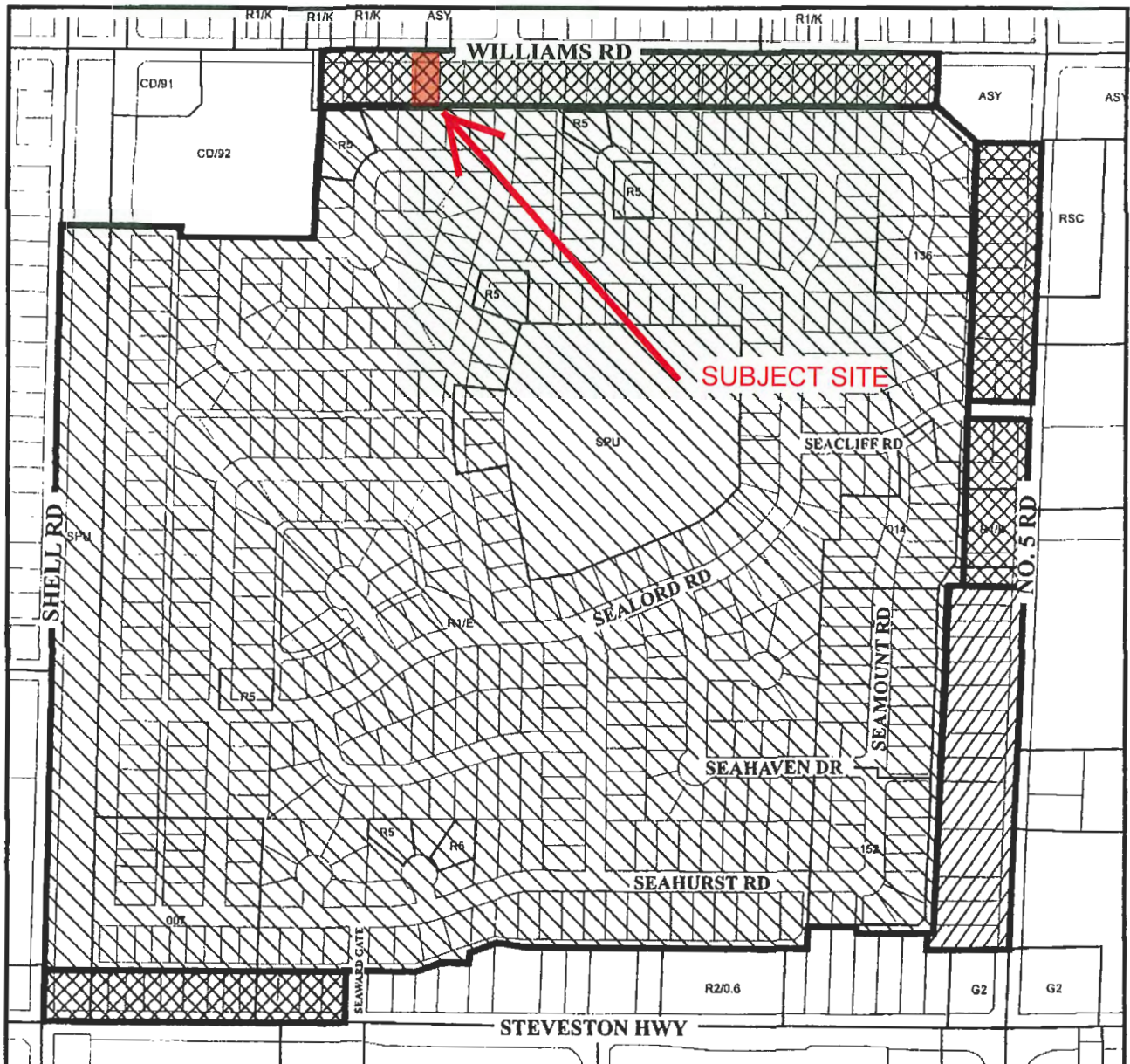
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

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

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

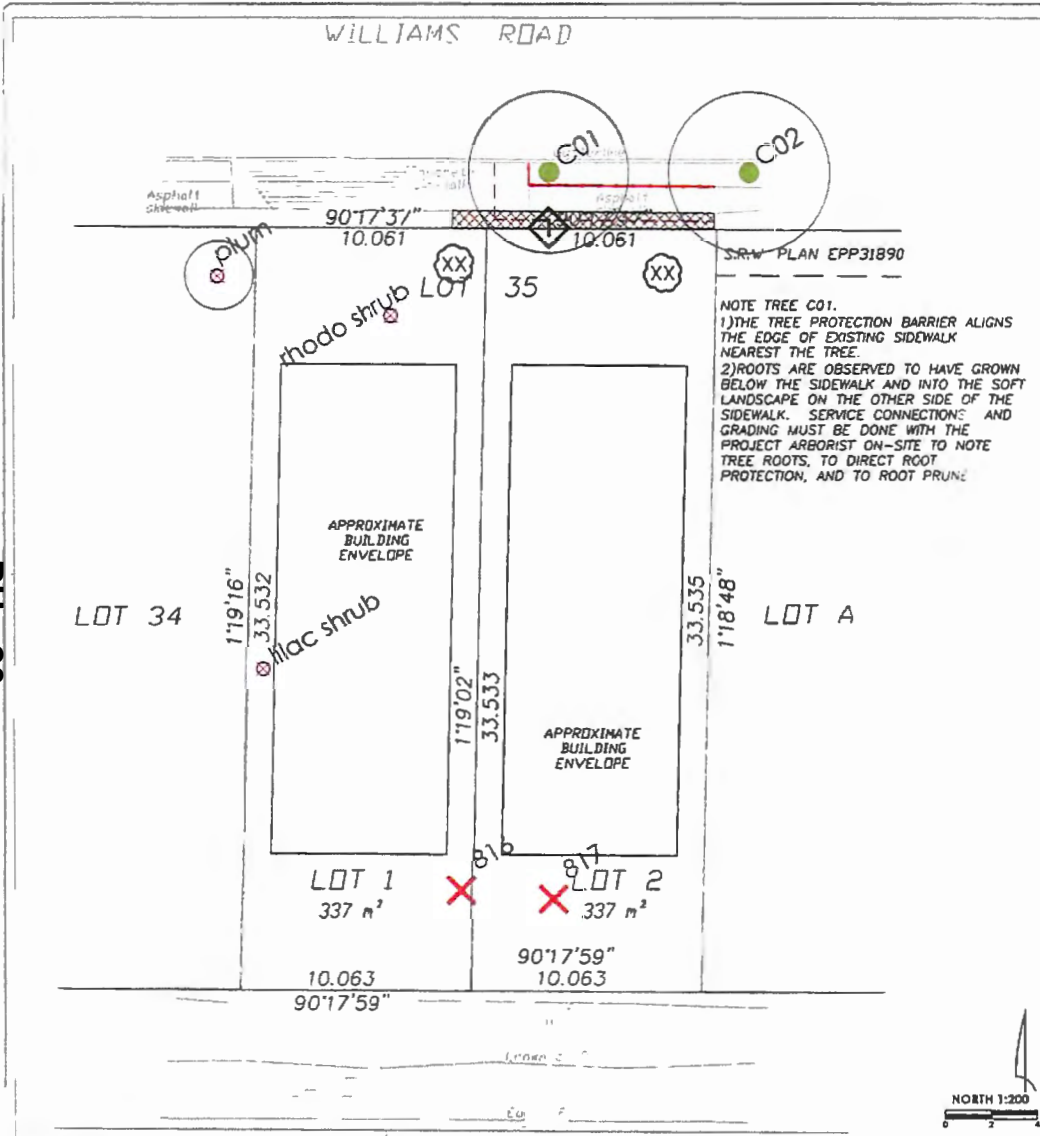


-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006



TREE RETENTION AND PROTECTION DETAIL - PROJECT DESIGN BASE
 PRESCRIPTION FOR EXISTING TREES RELATED TO THE PROPOSED DEVELOPMENT

DRAWING USE AND COORDINATION:

- This drawing relies on information and drawings supplied by the client or their consultants. Refer to original drawings from the consultants (i.e. surveyor, engineer, architect or other design professionals) for accurate locations and dimension of site features.
- All tree protection measures specified herein should be included and coordinated with the design for the project, including but not limited to: architectural, landscape, civil and geo-technical. It is the responsibility of each design professional to understand and review the tree protection measures and determine any conflicts. Conflicts are identified, the design professional and/or the client should bring those to the attention of the project arborist from this office to review and resolve.
- Tendering and contracts for site preparation, land clearing, civil works and/or construction should include specifications for tree protection measures to be implemented as per this drawing and any reference documents.
- It is the responsibility of the owner or their agent to obtain all necessary approvals for the tree retention and removal scheme presented herein. Any changes that the municipality requests should be brought to the attention of the project arborist from this office to review and resolve.
- Some existing trees may not be shown on this drawing (i.e. undersize or below exempt trees, or grouped trees). It is the responsibility of the contractor(s) to confirm that all necessary municipal approvals are in place, and to determine the full scope of tree removal work. Only the trees shown to be retained and protected are to remain on site, unless otherwise directed by the owner.
- Trees and stumps to be removed from within the tree protection zone (including CPL, RP1 and WSS) are to be removed as directed and with on-site supervision from an arborist from this office.
- Stump grinding may be required for the removal of trees within the tree protection zone, at the discretion of an arborist from this office.
- Certain tree removals in proximity of retained trees or power lines may require assistance from a suitably qualified professional, such as but not limited to:
 - ISA Certified Arborist (tree removal, logging, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices.
 - Certified Utility Arborist (tree removals, pruning and other tree service work) working to ANSI A300 and ANSI Z133 Standards and Best Management Practices and following BC Hydro policies and procedures.

Condensed Tree Inventory and Assessment Data:

Tag/ID	# of Trees	Survey	Loc	Common name, (Botanical)	Dbh	Ht	Spr	LCR	Class	Condition	Contribution	Priority	Action	CPL	RPZ	Ex Dbh
816	1	Y	ON	Common pear	27	6	3.0	40	O	F	M	2	REMOVE			1.8
817	1	Y	ON	Common pear	15	4	2.5	30	O	P	VL	LOW	REMOVE			0.9
C01	1	Y	CITY	Sweetgum	36	13	3.5	40	O	G	H	1	PROTECT	3.5		2.3
C02	1	Y	CITY	Sweetgum	34	15	3.5	40	O	G	H	1	PROTECT	3.5		2.2

APPENDIX C: TREE MANAGEMENT DRAWING SHEET 2 OF

acigroup.ca

ARBORTECH CONSULTING

SUITE 100, 10011 NORFOLK STREET, RICHMOND, BC V7A 4V4 604.275.2000

PROJECT:	REZONING FOR A TWO LOT SUBDIVISION
ADDRESS:	11320 WILLIAMS ROAD, RICHMOND
CLIENT:	HABIB SAMARI
CITY REF:	
ACL FILE:	21142
PLOT SIZE:	11'x17'
REV #:	0
DATE:	APRIL 12, 2024



Address: 11320 Williams Road

File No.: RZ 21-930446

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10303, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the four (4) required replacement trees to be planted and sized as illustrated on the Landscape Plan in Attachment 4 of the Rezoning Report.
2. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two City trees (tag# C01 and C02) to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the trees survive. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. One of the secondary suites must have a minimum of two bedrooms (min. 500 ft²), and the other secondary suite must have a minimum of one bedroom.

Prior to a Demolition Permit* being issued, the developer must complete the following requirements:

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

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

1. Payment of Development Cost Charges (City and GVS & DD & TransLink), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. Payment of \$31,614.66 as required by Richmond Works and Services Cost Recovery Bylaw No. 8752 for Lot: 35 Sec: 36-4-6 Plan: 25887 as part of the 11000 Block Williams Road laneway drainage improvement project.
3. 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. These works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 672.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) Cut and cap existing water service connection on Williams Road frontage.
- c) Install new 25mm water service connections complete with water meters for the east and west lots.
- d) 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) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- e) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Confirm the capacity and condition of the existing storm connections and inspection chambers via video inspection. Retain if in good condition. If not, install new storm service connections complete with inspection chambers for the east and west lots.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
 - i) Cut and cap existing sanitary service connection at the south west corner of the property.
 - ii) Upgrade the existing inspection chamber at the common property line to a dual connection inspection chamber as per City specifications. Provide connections to the new east and west lots.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

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

General Items:

- a) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
 - (1) Williams Road: remove driveway crossing and replace with curb/gutter, sidewalk, and boulevard. Remove and replace damaged/uneven sidewalk panels as necessary.
 - (2) Rear lane: along the entire south property line, upgrade the existing lane to include (from north to south) approx. 0.6 m lighting strip, 0.15 m rollover curb, 5.1 m driving surface, and 0.15 m rollover curb. Works should include the lane behind 11360 and 11368 Williams Road, which would be funded through the City's Development Coordinated Works program.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.
 - iii) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
 - v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Developer's cost.
 - vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the developer's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
 - vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
 - i) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Developer will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Developer will be required to enter into a de-watering agreement

with the City wherein the developer will be required to treat the groundwater before discharging it to the City's storm sewer system.

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

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10303 (RZ 21-930446)
11320 Williams Road**

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

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

P.I.D. 008-824-517

Lot 35 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10303”**.

FIRST READING

JAN 10 2022



A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Supervisor 

MAYOR

CORPORATE OFFICER