



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

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

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

**Staff Recommendation**

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

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

WC:na  
Att. 7

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

## Staff Report

### Origin

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

### Findings of Fact

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

#### Subject Site Existing Housing Profile

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

### Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC1)”, fronting Williams Road.
- To the South: Across the lane, a single-family dwelling on a lot zoned “Single Detached (RS2/B)” fronting Seafield Crescent. A recently approved rezoning occurred to allow the property to be subdivided from one lot into two lots (RZ 18-829101). The associated subdivision application (SD 18-829103) is still in process.
- To the East: Single-family dwellings on lots zoned “Compact Single Detached (RC1)”, fronting Williams Road with vehicle access from the rear lane.
- To the West: Across the lane, townhouse dwellings on a lot zoned “Town Housing (ZT38) – Williams Road (Shellmont)” fronting Williams Road and Shell Road.

## **Related Policies & Studies**

### Official Community Plan

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

### Arterial Road Policy

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

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

### Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of “Single-Family Housing District (R1-0.6)” or “Coach House District (R9)” provided there is access to an operational rear lane (Attachment 5). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500. This redevelopment proposal would allow for the creation of two lots, each approximately 9.1 m and 10.9 m wide and 307 m<sup>2</sup> and 363 m<sup>2</sup> in area, which is consistent with the Lot Size Policy.

### Floodplain Management Implementation Strategy

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

## **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

## **Analysis**

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

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses five bylaw-sized tree (tag# 2, 3, 4, 5, 6) on the subject property and one street tree (tag# 1) on City property.

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

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

### *Tree Replacement*

The applicant has identified the removal of five on-site trees (Trees # 2, 3, 4, 5, and 6). The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to provide three new trees on Lot 1 and three new trees on Lot 2 for a total of six new replacement trees. The required replacement trees are to be of the following minimum sizes, or as proposed in the Landscape Plan provided (Attachment 3). Requirement replacement trees are generally based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	6 cm	3.5 m
2	8 cm	4 m
6	10 cm	6 m

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

*Tree Protection*

One City tree (tag# 1) is to be retained and protected. The applicant has submitted a tree protection plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 6). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security in the amount of \$5,000.00 to ensure one tree (tag# 1) is retained and protected.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City’s Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

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

### Transportation and Site Access

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

### Site Servicing and Frontage Improvements

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

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

### **Financial Impact**

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

### **Conclusion**

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

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

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

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



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Survey Plan and Proposed Subdivision Plan

Attachment 3: Site Plan and Landscape Plan

Attachment 4: Development Application Data Sheet

Attachment 5: Lot Size Policy 5434

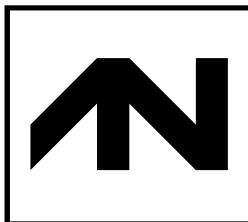
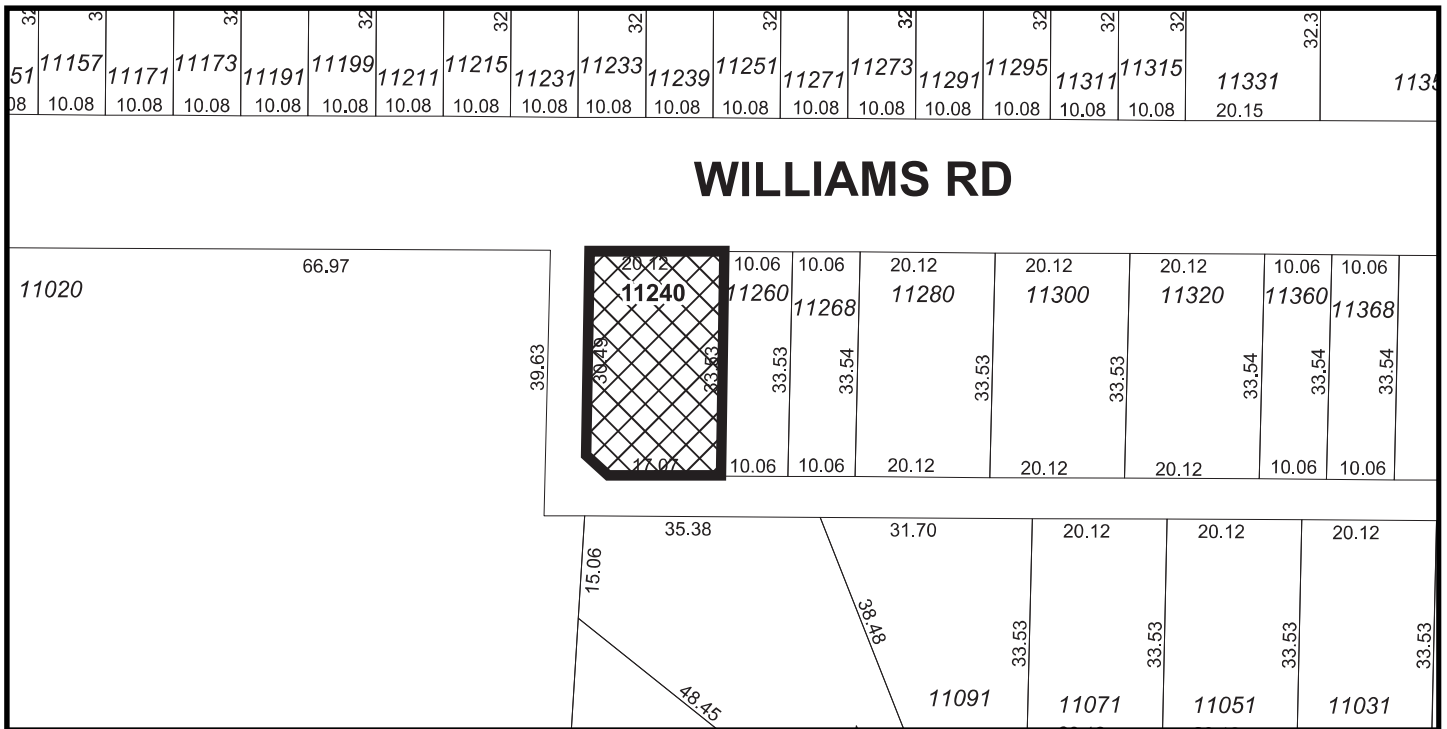
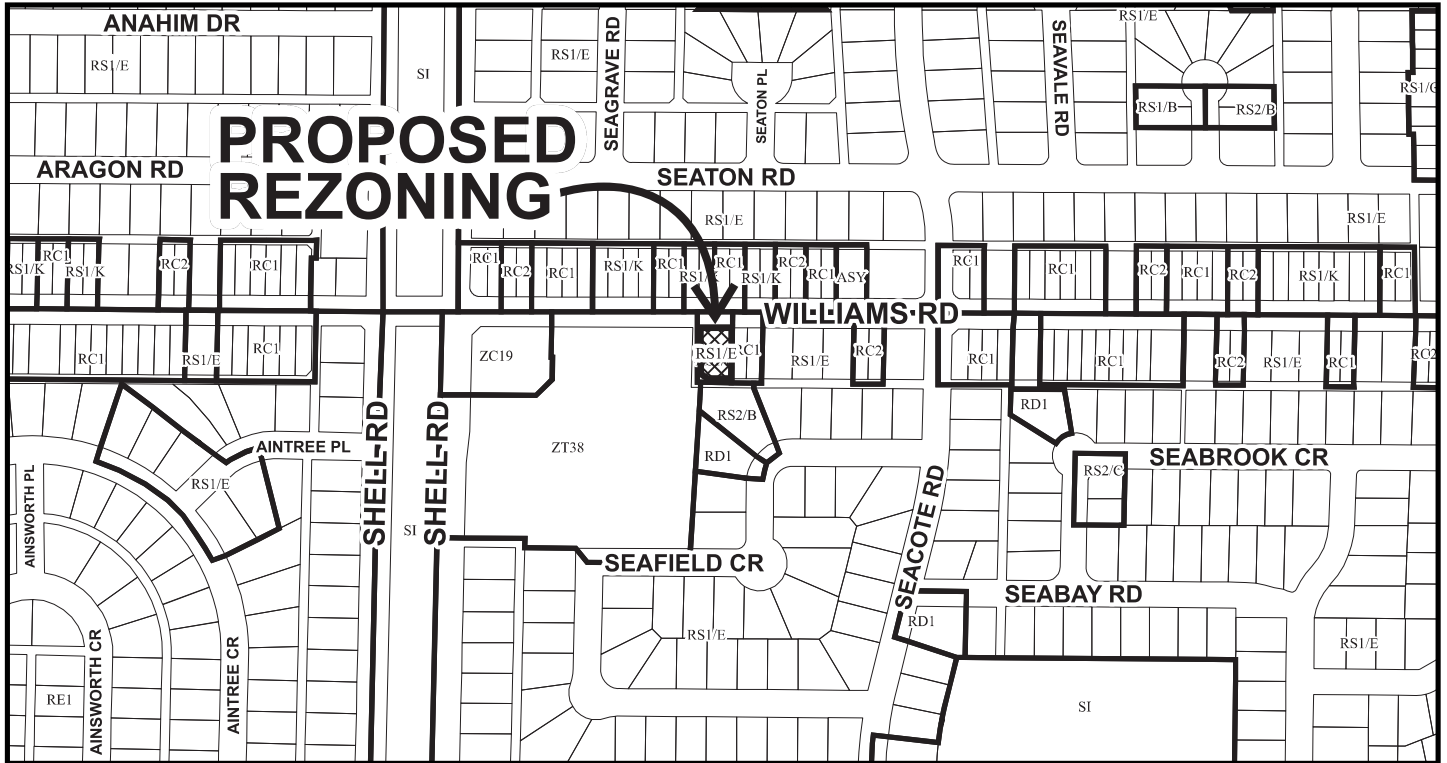
Attachment 6: Tree Retention Plan

Attachment 7: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



## RZ 19-873781

PH - 67

Original Date: 10/07/19

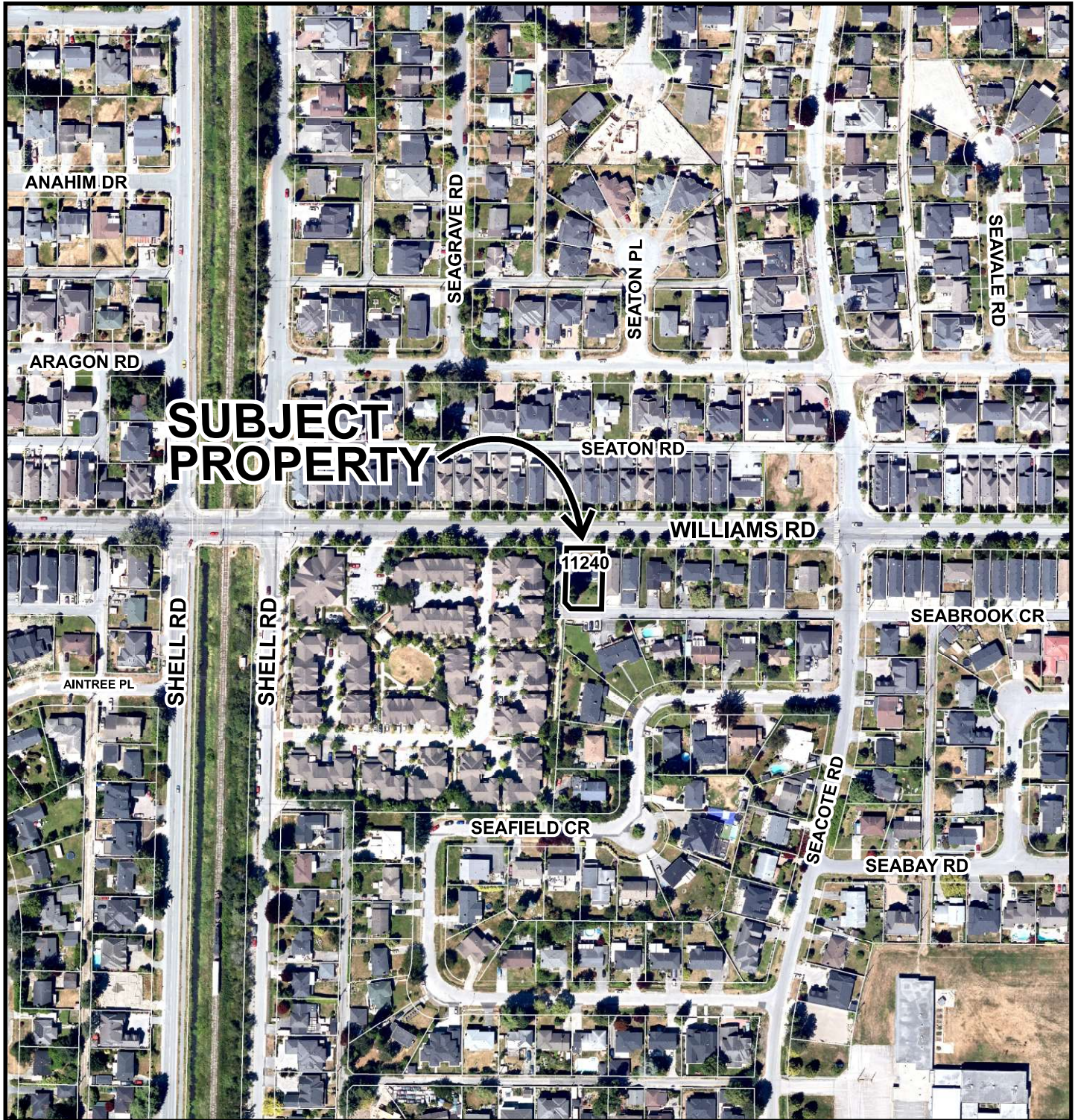
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 19-873781

PH - 68

Original Date: 10/07/19

Revision Date:

Note: Dimensions are in METRES

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

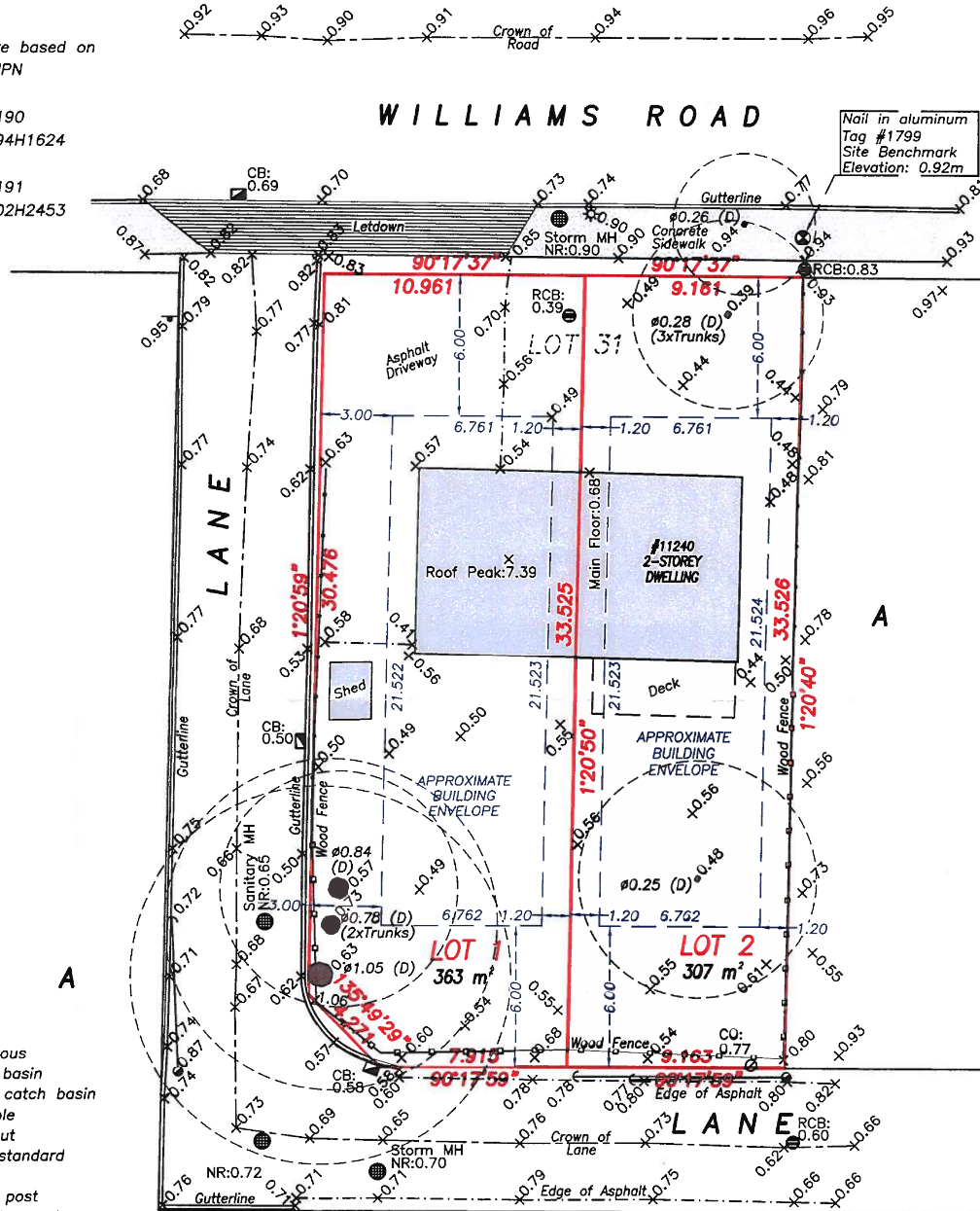
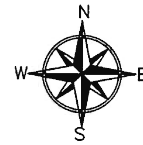
#11240 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 003-789-519

**NOTE:**

Use site Benchmark Tag #1799 for construction elevation control.

**NOTE:**

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



**LEGEND:**

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

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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: (604) 214-8928  
Fax: (604) 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7394  
FB-360 P103-105  
Drawn By: WK

DWG No. 7394-Topo

SCALE: 1:200

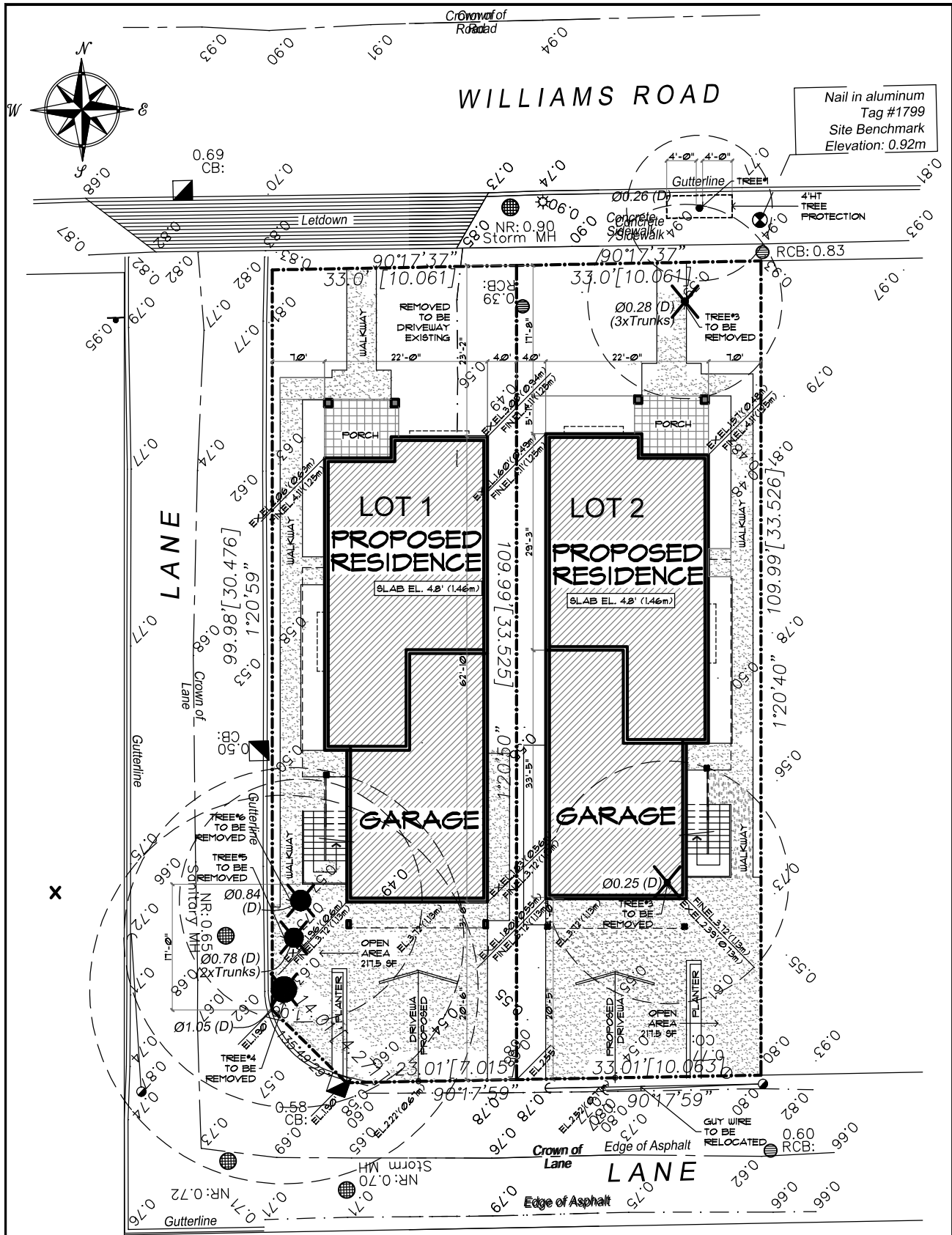


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO FIELD SURVEY.

*(Signature)*  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
AUGUST 29th, 2019.

PH - 69



**SITE PLAN**

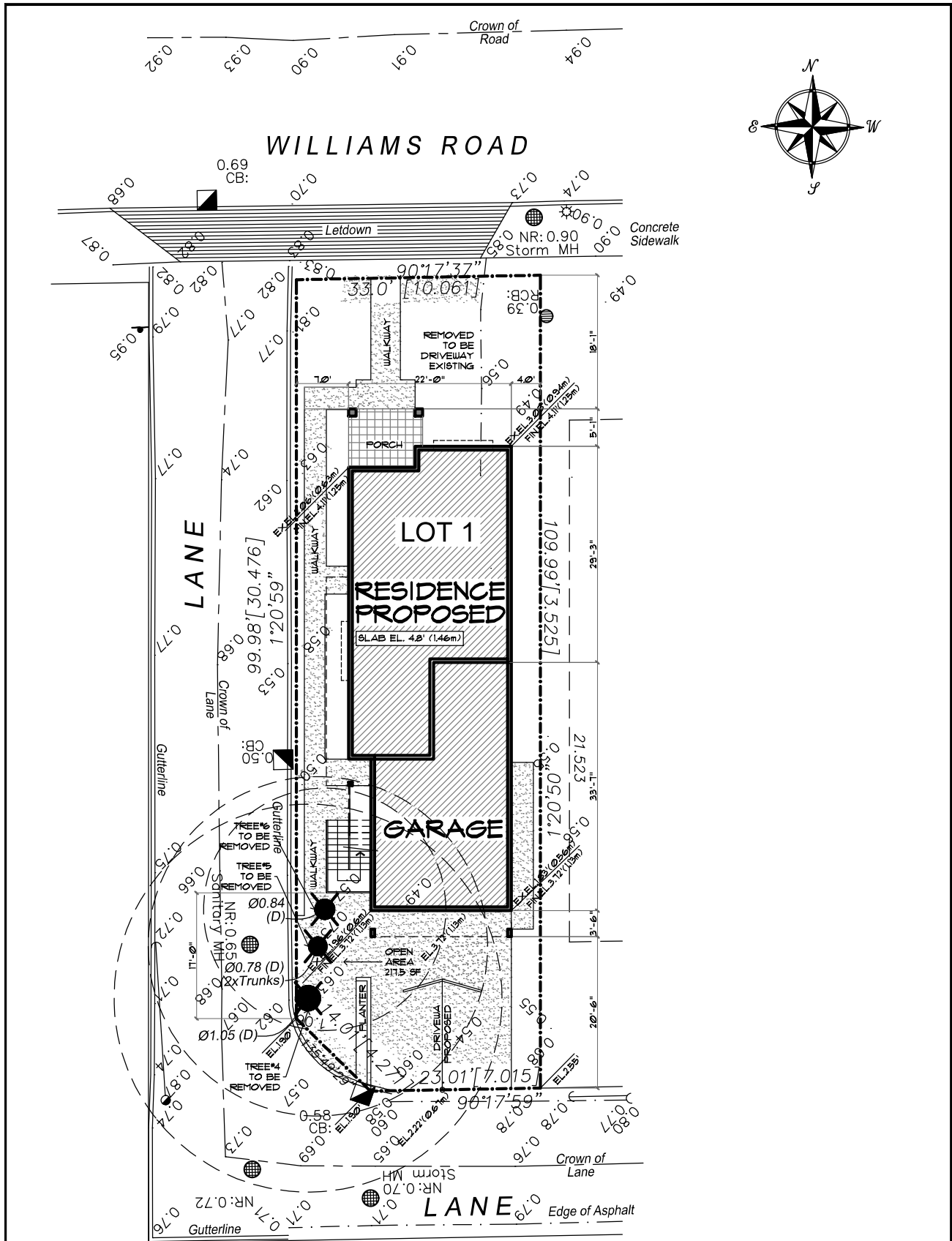
**LOT 1&2**



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 Custom House Designs.  
 4580 PENDLEBURY ROAD, RICHMOND, B.C. V7E 1E7  
 TEL. (604) 241-7699  
 email: shaikhrafiq@hotmail.com  
**PH - 70**

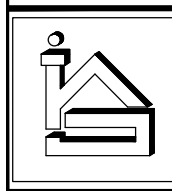
PROJECT:  
**PROPOSED RESIDENCE**  
 FOR SUKVIJ, JENICA, HARKAWAR  
 1120 WILLIAMS RD  
 RICHMOND, B.C.

SCALE: NTS	DATE: MAR 19, 2021	DWG NO: <b>1</b>
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**SITE PLAN**

**LOT 1**



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**PH - 71**

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

SCALE: NTS	DATE: MAR 19, 2021	DWG NO: <b>1</b>
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# ZONING RC 2 LOT 1

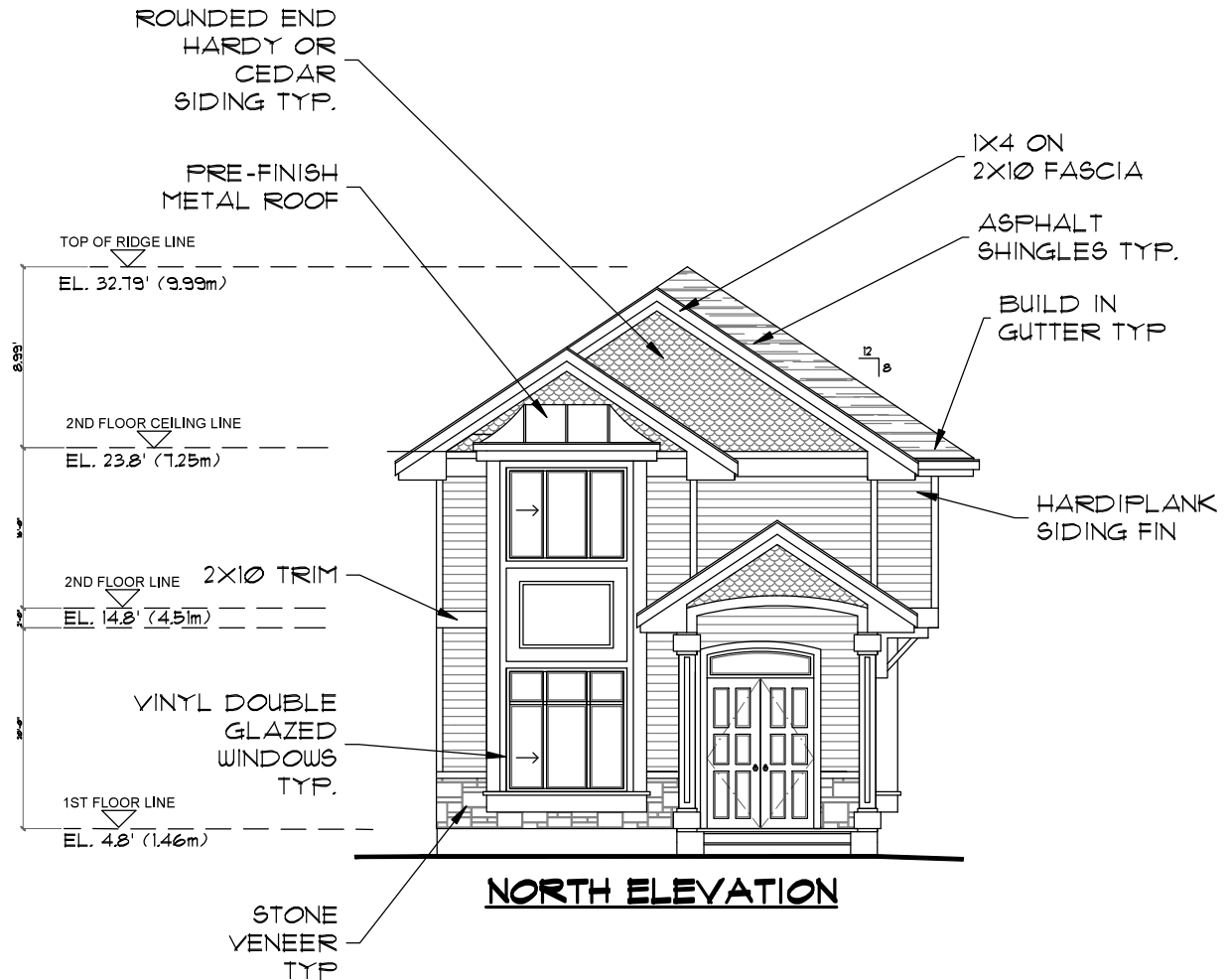
PROJECT / ZONING DATA :

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

CIVIC ADDRESS: 11240 WILLIAMS RD, RICHMOND BC

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

ZONING CALCULATION	BY LAW	PROPOSED
LOT AREA:	3584.38 SQ/FT (333.0 M2)	
ALLOWED F.A.R MAIN DWELLING 60% OF 3584.38 SF (333.0M2)	2150.62 SQ/FT (199.8 M2)	2150.0 SQ/Ft (199.74 M2)
PROPOSED AREAS :		
FIRST STOREY:		751.0 SQ/Ft (70.32 M2)
SECOND STOREY:		1393.0 SQ/Ft (129.41 M2)
TOTAL		2150.0 SQ/Ft (199.74 M2)
ALLOWABLE COVER AREA:		
45% OF 3584.38 SF (333.0M2)	1612.97 SQ/FT (149.84 M2)	1370.0 SQ/Ft (127.21 M2)
FIRST FLOOR AREA:		751.0 SQ/Ft (70.32 M2)
GARAGE:		537.0 SQ/Ft (49.88 M2)
PORCH :		76.0 SQ/Ft (7.06 M2)
TOTAL		1370.0 SQ/Ft (127.21 M2)
ALLOWABLE PORCH AREA:		
10% OF 2150.62	215.06 SQ/FT (19.97 M2)	76.0 SQ/Ft (7.06 M2)



**NORTH ELEVATION**

LOT 1



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email: shaikhrafiq@hotmail.com

**PH - 72**

PROJECT:

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

SCALE:

NTS

DATE:

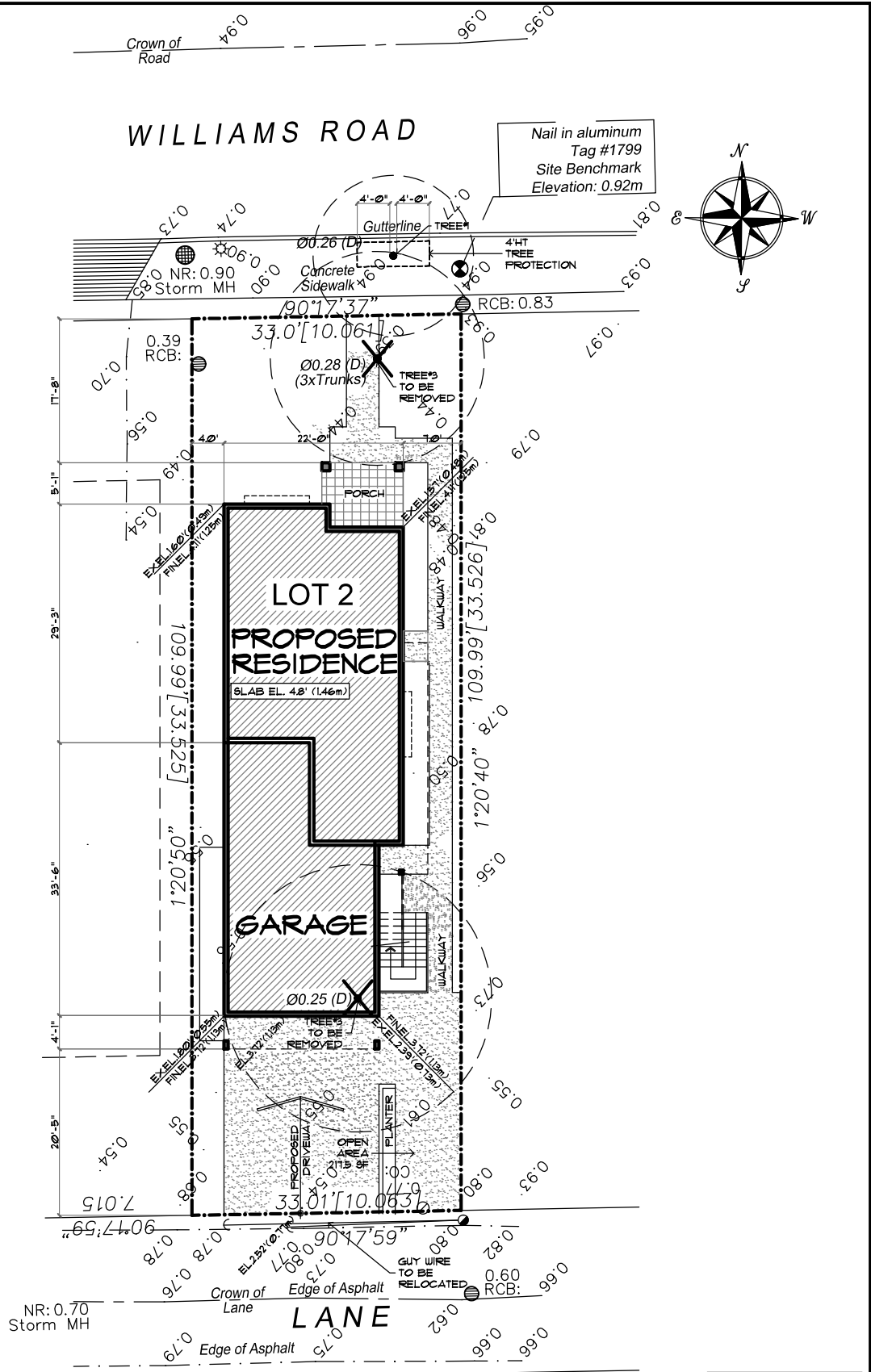
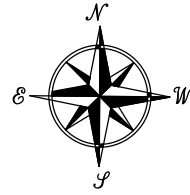
MAR 19, 2021

DWG NO:

2

# WILLIAMS ROAD

Nail in aluminum  
Tag #1799  
Site Benchmark  
Elevation: 0.92m



## SITE PLAN

LOT 2



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email: shaikhrafiq@hotmail.com

**PH - 73**

PROJECT:  
**PROPOSED RESIDENCE  
FOR SUKVIK, JENICA, HARKAWAR  
1120 WILLIAMS RD  
RICHMOND, B.C.**

SCALE: NTS	DATE: MAR 19, 2021	DWG NO: 1
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# ZONING RC 2 LOT 2

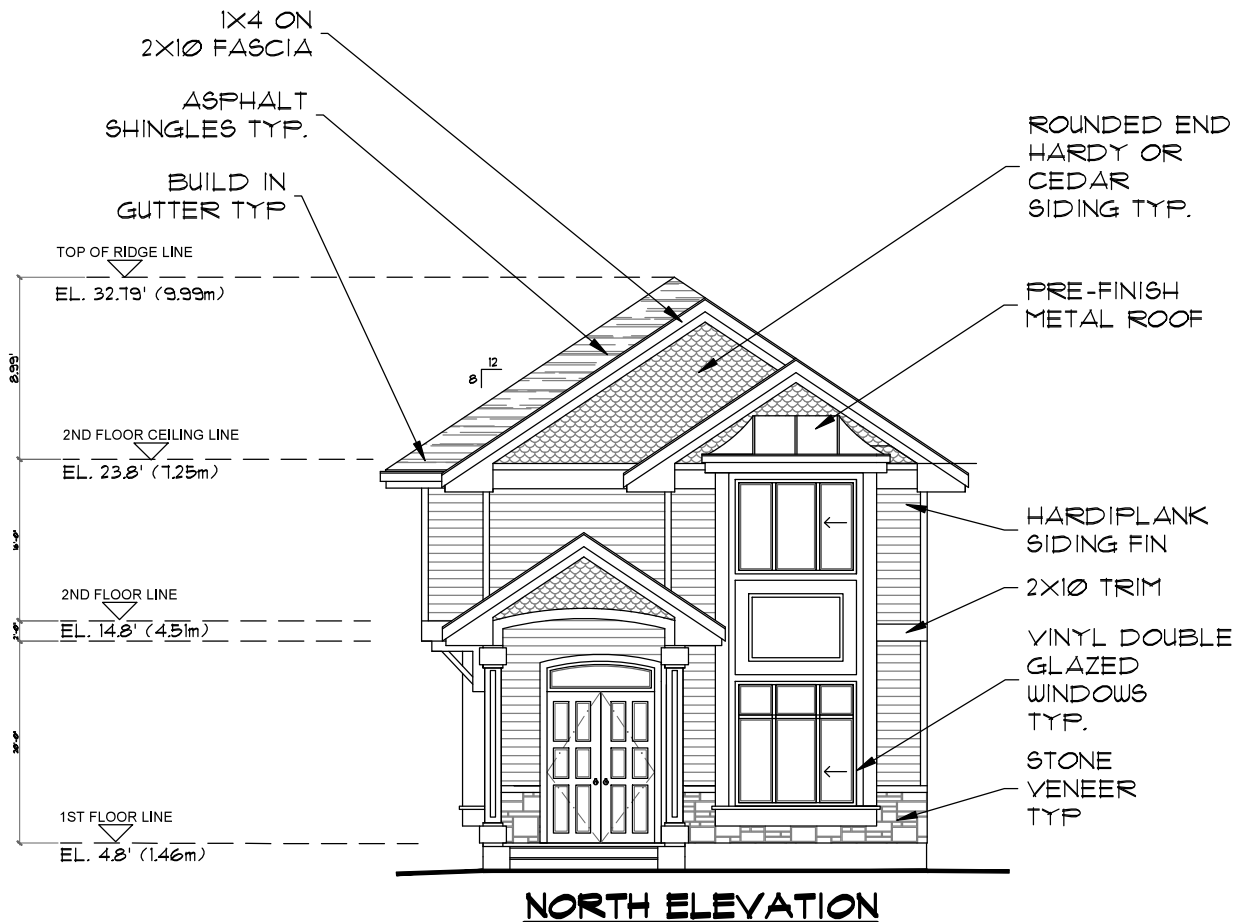
PROJECT / ZONING DATA :

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

CIVIC ADDRESS: 11240 WILLIAMS RD, RICHMOND BC

SITE AREA: 3627.43 SQFT. (337.0 M2)

ZONING CALCULATION	BY LAW	PROPOSED
LOT AREA:	3627.43 SQ/FT (337.0 M2)	
ALLOWED F.A.R. MAIN DWELLING 60% OF 3627.43 SF (337.0M2)	2176.46 SQ/FT (202.19 M2)	2175.0 SQ/FT (202.06 M2)
PROPOSED AREAS :		
FIRST STOREY:		757.0 SQ/FT (70.32 M2)
SECOND STOREY:		1418.0 SQ/FT (131.73 M2)
TOTAL		2175.0 SQ/FT (202.06 M2)
ALLOWABLE COVER AREA:		
45% OF 3627.43 SF (337.0M2)	1632.34 SQ/FT(151.65 M2)	1371.0 SQ/FT (127.37 M2)
FIRST FLOOR AREA:		757.0 SQ/FT (70.32 M2)
GARAGE:		537.0 SQ/FT (49.33 M2)
PORCH :		76.0 SQ/FT (7.06 M2)
TOTAL		1371.0 SQ/FT (127.37 M2)
ALLOWABLE PORCH AREA:		
10% OF 2176.46	217.64 SQ/FT (20.21 M2)	76.30 SQ/FT (7.06 M2)



**NORTH ELEVATION**

**LOT 2**



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 email: shaikhrafiq@hotmail.com

**PH - 74**

PROJECT:

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

SCALE:

NTS

DATE:

MAR 19, 2021

DWG NO:

**2**







**RZ 19-873781**

**Attachment 4**

Address: 11240 Williams Road

Applicant: Benn Panesar

Planning Area(s): Shellmont

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

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

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

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

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



# City of Richmond

# Policy Manual

Page 1 of 2

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

**POLICY 5434**

File Ref:

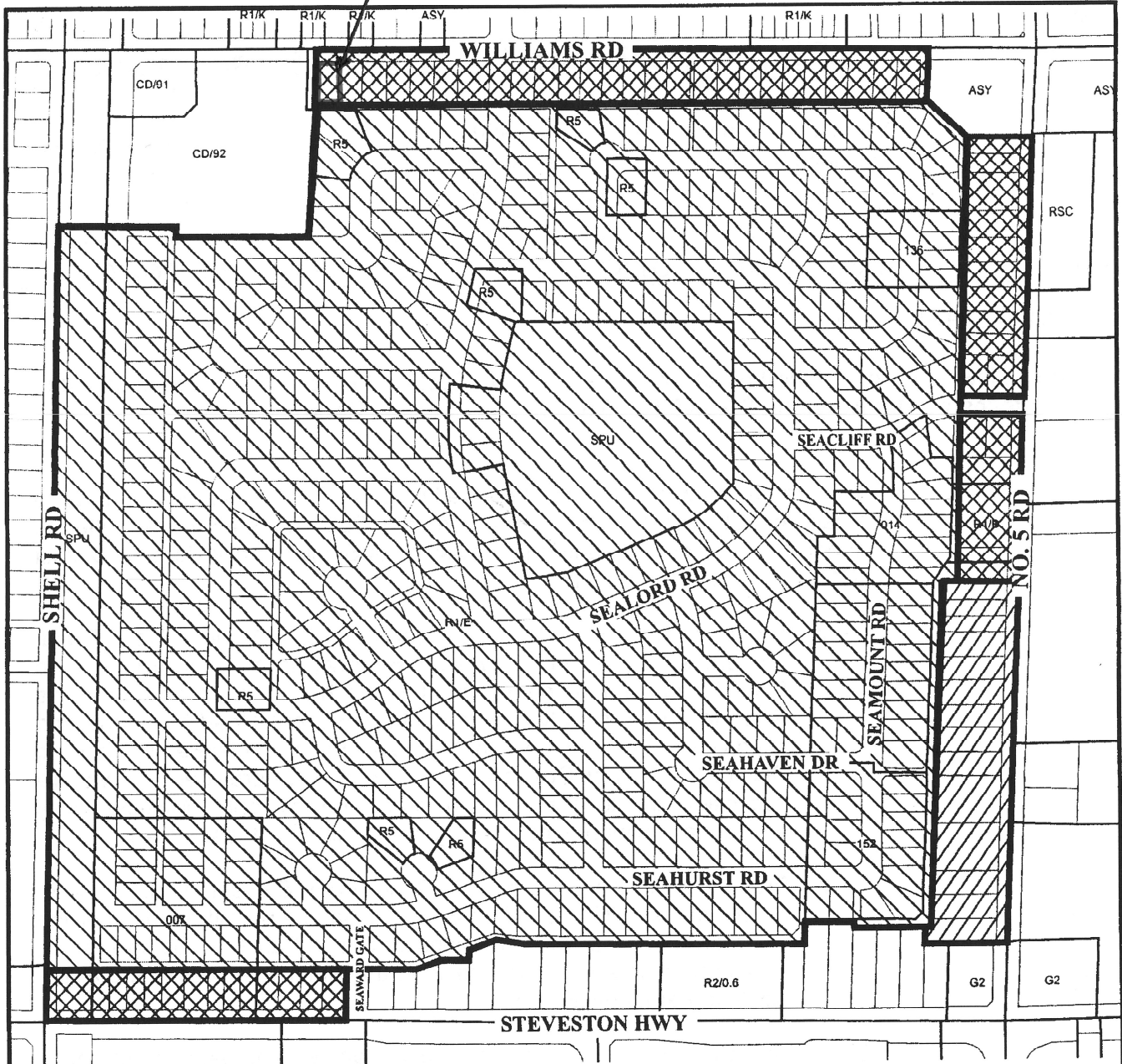
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

**POLICY 5434:**

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

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

SUBJECT PROPERTY



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



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



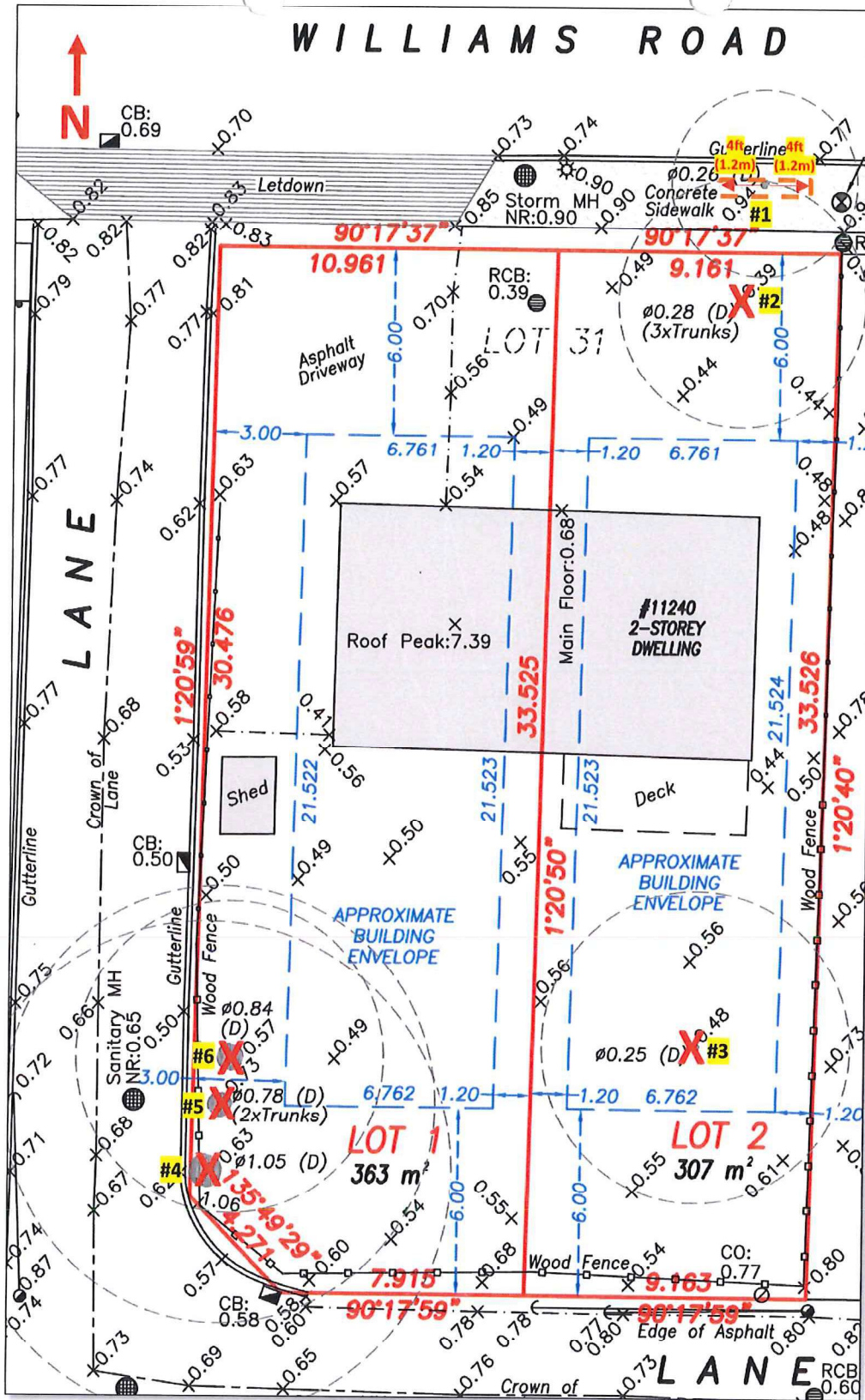
Subdivision permitted as per **R1/B**



# Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

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



Preliminary Tree Management Plan, Scale 1:200

TREE #	SPECIES	DBH (cm)	SPREAD (m est.)
1	Sweetgum	27	6m

PH - 80



**Address:** 11240 Williams Road

**File No.:** RZ 19-873781

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

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

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

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

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

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

**Water Works:**

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

Initial: \_\_\_\_\_

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

#### **Storm Sewer Works:**

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

#### **Sanitary Sewer Works:**

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

#### **Frontage Improvements:**

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

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

#### General Items:

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



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

- ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- iii) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1<sup>st</sup> 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.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10248 (RZ 19-873781)
11240 Williams Road

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

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

P.I.D. 003-789-519
Lot 31 Section 36 Block 4 North Range 6 West New Westminster District Plan 25887

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10248".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

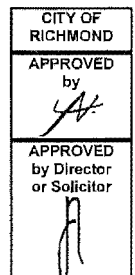
THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

APR 26 2021

Series of horizontal lines for recording dates and readings.



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER