



To: Planning Committee

Date: January 12, 2021

From: Wayne Craig  
Director, Development

File: RZ 20-905149

Re: **Application by Rick Bowal for Rezoning at 9931/9951 Parsons Road from the  
“Single Detached (RS1/E)” Zone to the “Single Detached (RS2/D)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10234, for the rezoning of 9931/9951 Parsons Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/D)” zone, be introduced and given first reading.

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

WC:na  
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>WL per Joe Frey</i>

## Staff Report

### Origin

Rick Bowal has applied on behalf of the property owner, Elizabeth Widas, to the City of Richmond for permission to rezone 9931/9951 Parsons Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/D)” zone, to permit the property to be subdivided to create two single-family lots with vehicle access from Parsons Road (Attachment 1). The proposed subdivision plan and site plan is shown in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 3.

#### Subject Site Existing Housing Profile

There is an existing legal non-conforming duplex on the property, which would be demolished. The applicant has indicated that the duplex is currently owner-occupied.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, fronting Parsons Road.

To the South: A townhouse development completed in 2012 on a lot zoned “Medium Density Townhouses (RTM3)”, fronting Williams Road (RZ 09-489238 and DP 11-577719).

To the East: Across Parsons Road, a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West: A townhouse development on a lot zoned “Low Density Townhouses (RTL1)”, fronting No. 2 Road.

### Related Policies & Studies

#### Official Community Plan/Blundell Area Plan

The subject property is located in the Blundell planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). It is designated “Single Family” in the Blundell Area Plan. The proposed rezoning and subdivision are consistent with these designations.

### Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy 5444

The subject property is located in the area governed by Single-Family Lot Size Policy 5444, which was adopted on April 15, 1991, and subsequently amended by Council on April 18, 2006 (Attachment 4). The Lot Size Policy permits properties with duplexes to be subdivided into two equal halves, however, the accompanying map omits the subject non-conforming duplex property from those shown as a duplex. Given that the Policy wording takes precedent over the map, the proposed rezoning and subdivision are consistent with this 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**

#### Existing Legal Encumbrances

There is an existing 3.0 m wide statutory right-of-way (SRW) across the entire west and south property line for the existing municipal sewer. The applicant is aware that encroachment into the SRW area is not permitted.

#### Transportation and Site Access

Vehicle access to the proposed new lots is from Parsons Road, via two new driveway crossings located near the north edges of each proposed lot on the development site. The applicant has agreed to relocate the existing driveway crossings to better ensure the retention of significant trees in the front yard. The existing driveway crossings are to be removed and replaced with concrete curb and gutter, landscaped boulevard, and sidewalk, to current City standards via City Work Order.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report that demonstrates efforts requested by staff to modify building envelopes to retain good conditioned trees on-site by shifting the location of the driveways and entrances. The Report 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 eight bylaw-sized on the subject property, one non-bylaw sized tree on City property, and two bylaw-sized tree on neighbouring properties.

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

- Two trees located in the front yard and one in the rear yard of the development site, specifically Tree # 168 (74 cm cal Fruit Maple, northeast corner), Tree # 170 (57 cm cal Cherry tree, southeast corner), and Tree # 171 (70 cm cal Hazelnut, southwest corner) are all identified in very good condition and should be retained and protected. A Tree Survival Security of \$30,000.00 (\$10,000.00 each) will be required for the three trees (tag#168, 170 and 171).
- One City tree, Tree# ci1 (14 cm cal Ornamental Cherry) is identified in good condition and should be retained and protected and a Tree Survival Security of \$5,000.00 will be required.
- Two trees located on neighbouring properties, specifically Tree # os1 (42 cm cal Ornamental Cherry), and Tree # os2 (22 cm cal Common Lilac) are identified in good condition and should be retained and protected. A Tree Survival Security of \$10,000.00 (\$5,000.00 each) will be required.
- Five trees (Tree # 169, 172, 173, 174, and 175) located on the development site have either been historically topped, exhibit large cavities in the upper canopy such that they cannot be retained and should be removed and replaced.
- Replacement trees should be provided at 2:1 ratio as per the OCP unless otherwise determined by City staff.

*Tree Replacement*

The applicant wishes to remove five on-site trees (Trees # 169, 172, 173, 174, and 175). The 2:1 replacement ratio would require a total of 10 replacement trees. Staff recommend that each new lot has a minimum of two new trees in addition to those being retained on-site. The applicant has agreed to provide two new trees per lot proposed for a total of 4 new replacement trees. The required replacement trees are to be of the following minimum size, 8cm minimum caliper of Deciduous Replacement Tree or 4 m minimum height of Coniferous Replacement Tree, 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
4	8 cm	4 m

The applicant will contribute \$4,500.00 (\$750/per tree) to the City’s Tree Compensation Fund in lieu of the remaining six trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

Three trees (Trees # 168, 170, and 171) on the subject property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at 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 \$30,000.00 (\$10,000.00 each) Tree Survival Security for the three on-site trees to be retained (tag#168, 170 and 171).
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$5,000.00 Tree Survival Security for the one City tree to be retained (tag# ci1).
- Prior to final adoption of the rezoning bylaw, submission to the City of a \$10,000.00 (\$5,000.00 each) Tree Survival Security for the two neighbouring property trees to be retained (tag# os1 and os2).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a suite or coach house on 50% of new lots created, together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft<sup>2</sup> of the total buildable area of the development.

The applicant has proposed to provide a one bedroom secondary suite of approximately 34 m<sup>2</sup> (366 ft<sup>2</sup>) in size on Lot A and a \$12,773.72 contribution to the City's Affordable Housing Reserve Fund for Lot B, consistent with the Affordable Housing Strategy.

### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant is required to enter into a City Work Order for the completion of site servicing and off-site improvements as described in Attachment 6. These works include, but are not limited to:

- Minimum 1.5 m wide landscaped boulevard behind the existing curb, 1.5 m wide concrete sidewalk, and new driveway crossings.
- Removal of existing driveway crossings and replacement with curb, boulevard, and sidewalk as described above.
- Front yard and rear yard utility works, including the provision of an additional 1.5 m wide SRW along the east property line to accommodate new water meters and inspection chamber.

### **Financial Impact**

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

### **Conclusion**

The purpose of this application is to rezone 9931/9951 Parsons Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/D)” zone, to permit the property to be subdivided to create two single-family lots.

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

The list of rezoning considerations is given in Attachment 6.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10234, be introduced and given first reading.

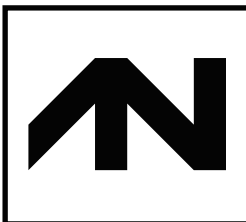
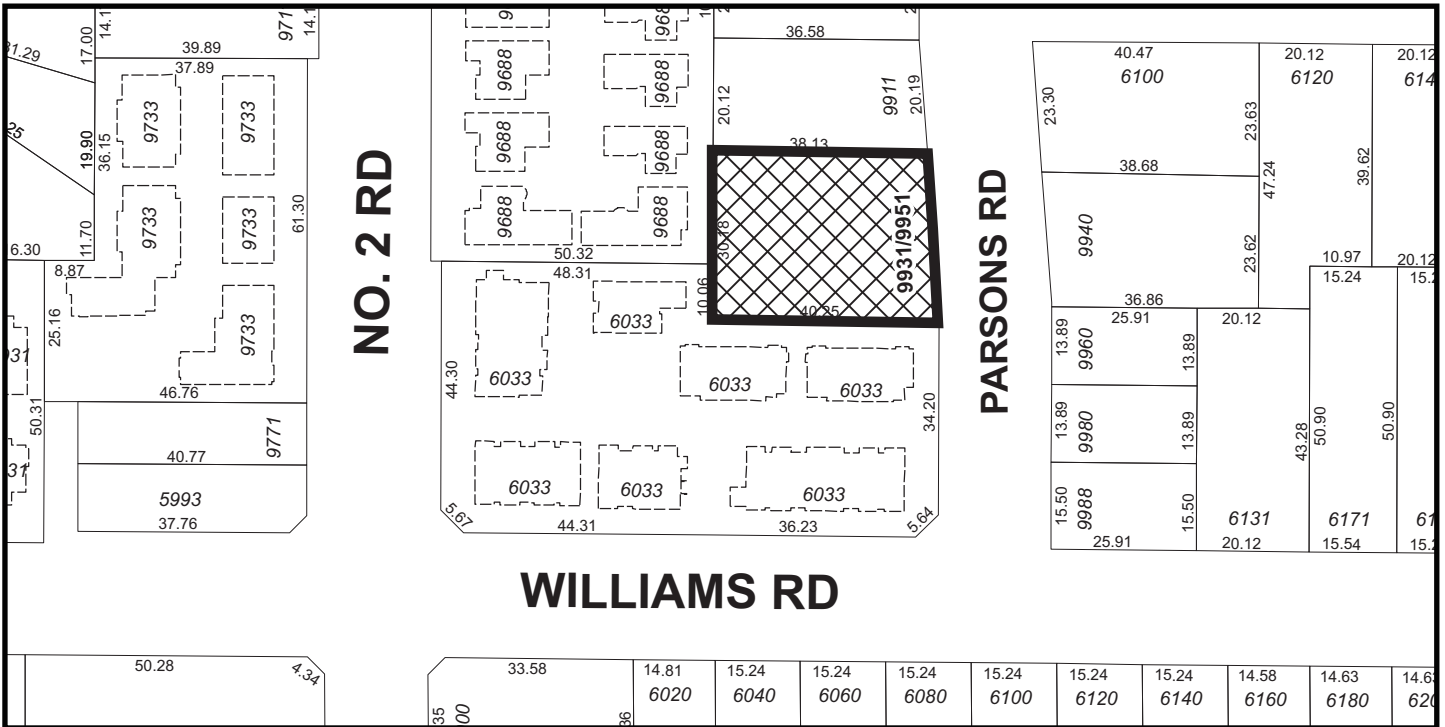
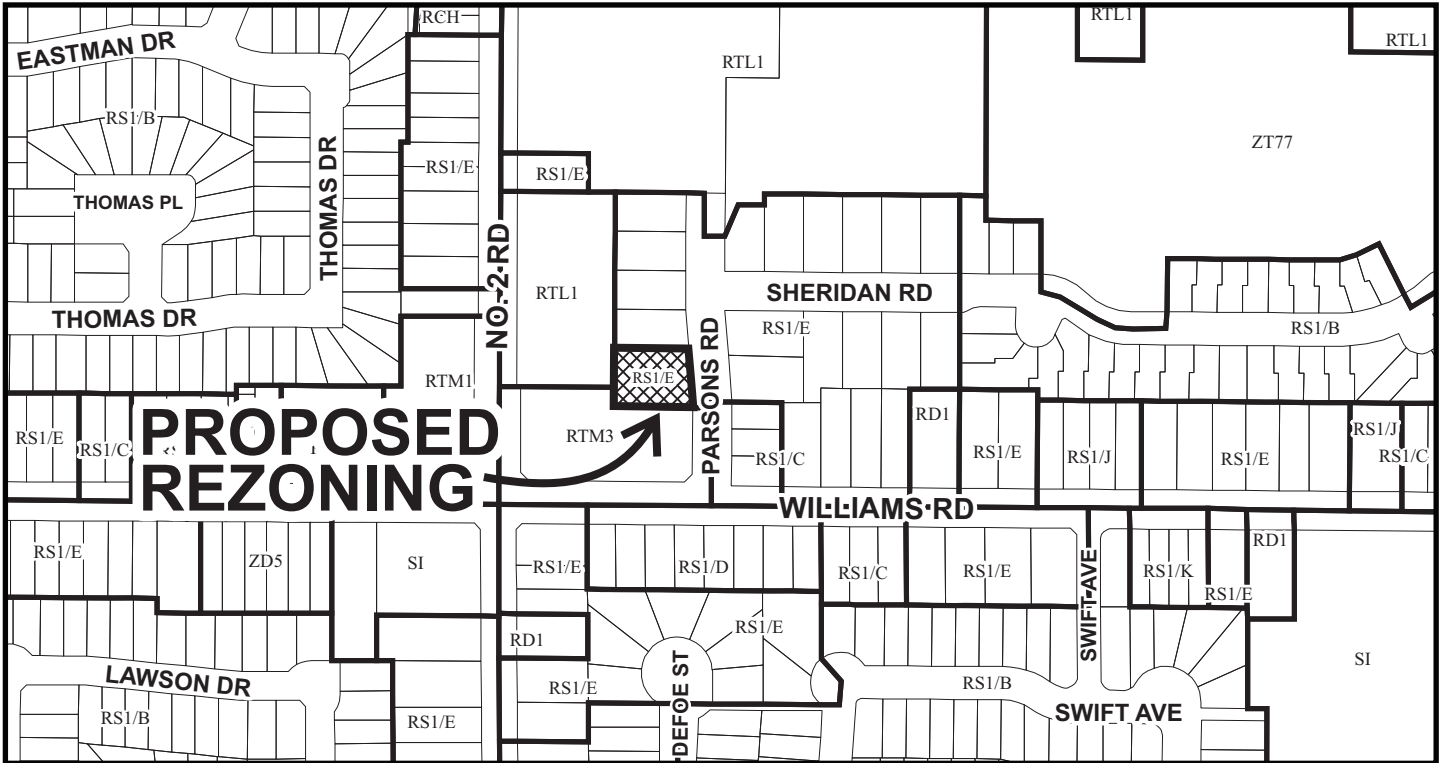


Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

### Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan and Site Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5444
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



**RZ 20-905149**

**PH - 270**

Original Date: 10/28/20

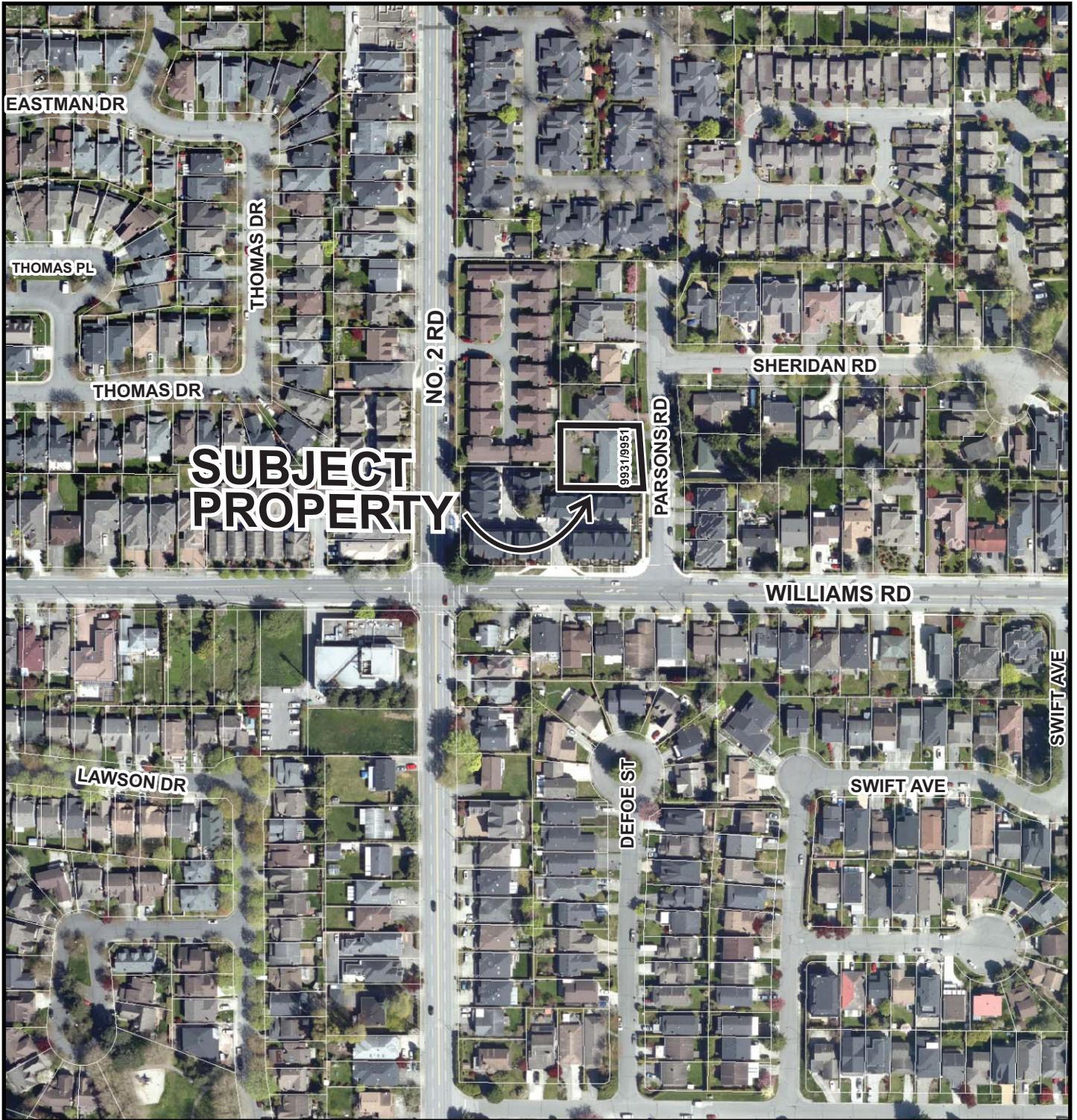
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



**SUBJECT  
PROPERTY**

99319951



**RZ 20-905149**

**PH - 271**

Original Date: 10/28/20

Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 5  
SECTION 30 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 18052**

#9931 PARSONS ROAD,  
RICHMOND, B.C.  
P.I.D. 003-644-359

**NOTE:**

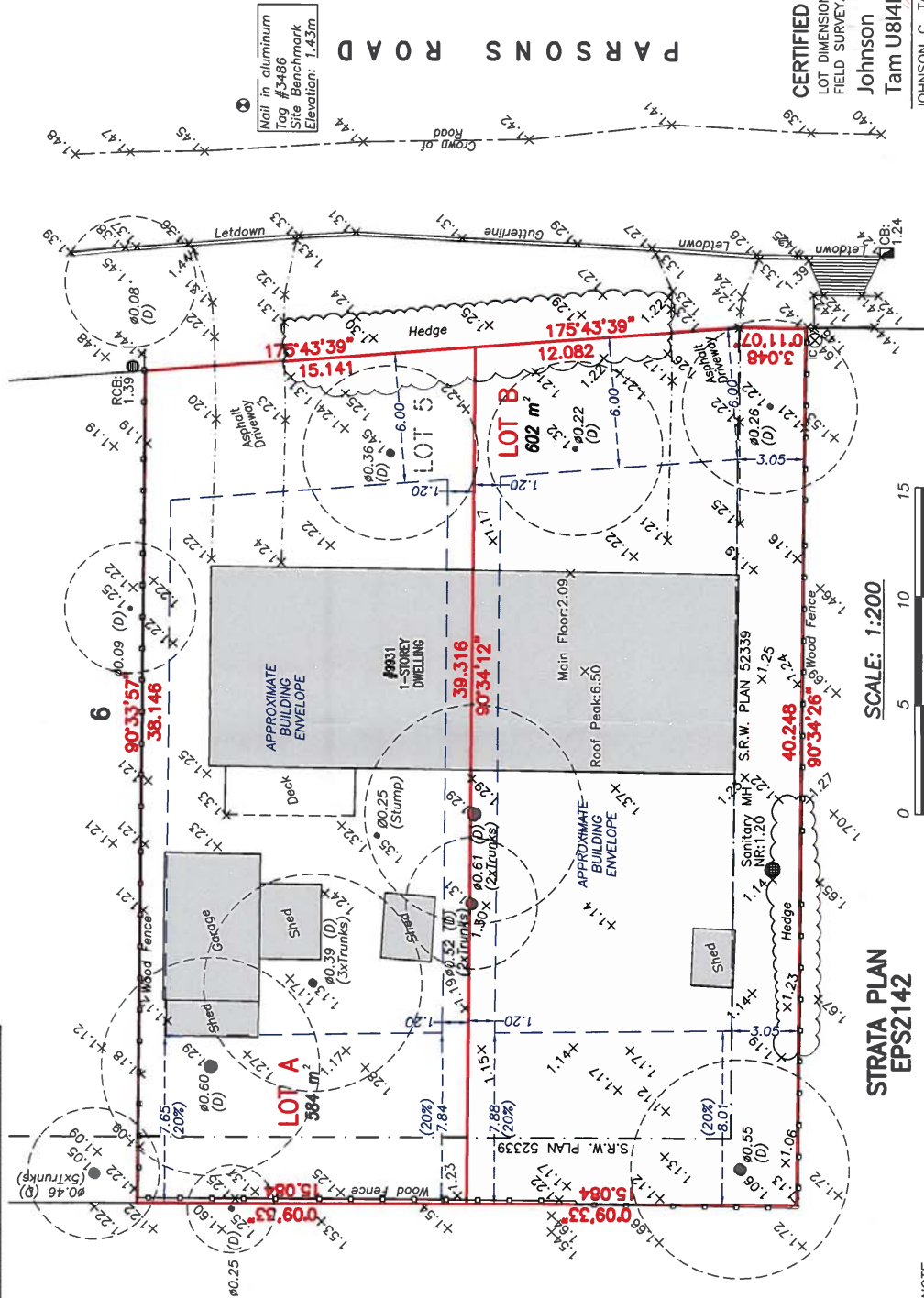
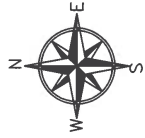
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #204  
Control Monument 02H2452  
Elevation: 1.559m  
Benchmark: HPN #231  
Control Monument 19713  
Elevation: 3.419m

**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- ▣ denotes catch basin
- denotes round catch basin
- denotes manhole
- ⊗ denotes inspection chamber

© copyright  
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. 7478  
FB-383 P78-85  
Drawn By: WK

**DWG No. 7478-Topo**



SCALE: 1:200

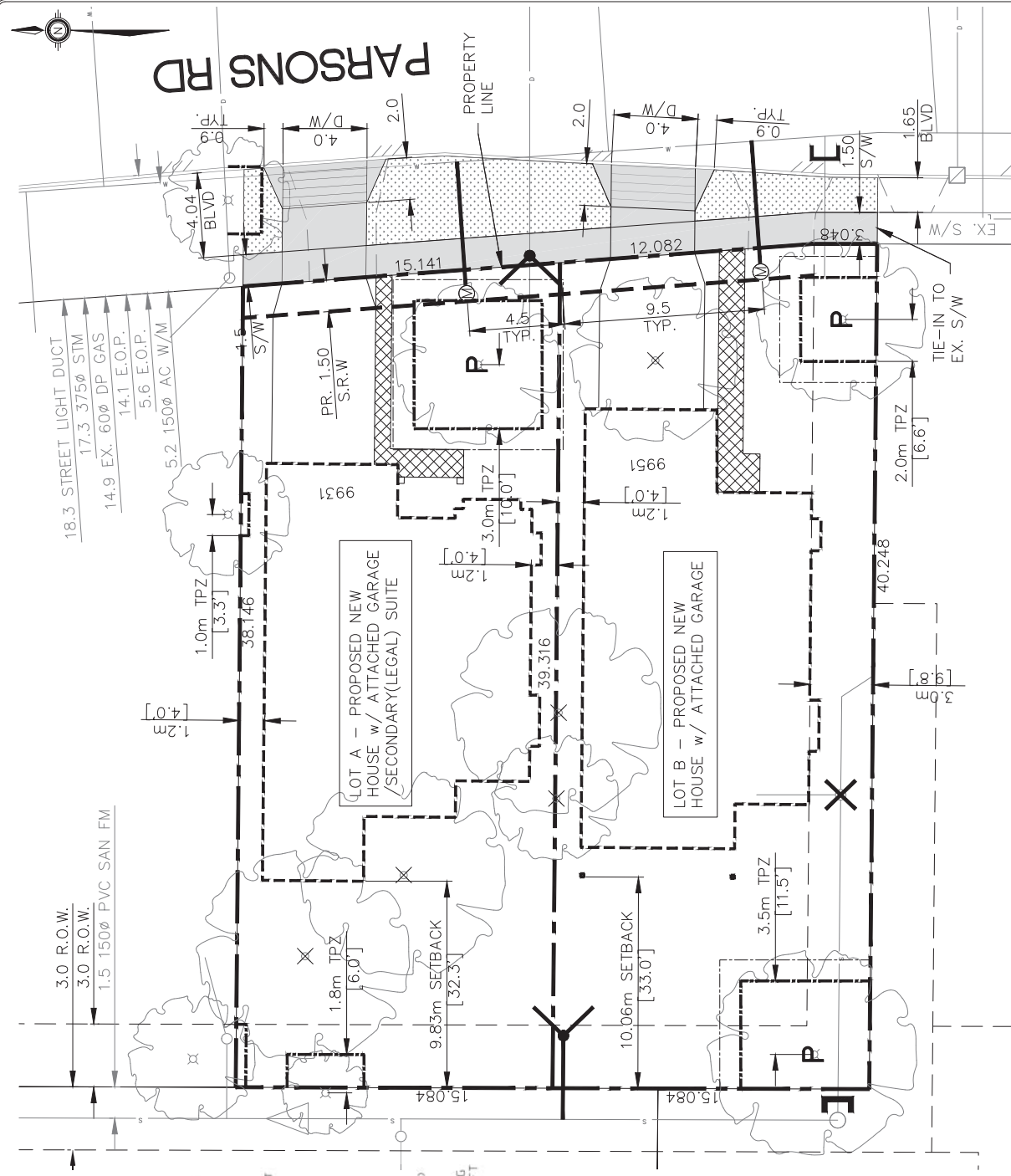
0 5 10 15  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

**Johnson  
Tam U814B9**

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

April 7th, 2020.



**LOT 'A'**

ZONING -RS2/D  
 LOT AREA =584.506(6286.12SQFT)  
 MAX. PERMISSIBLE AREA  
 OF DWELLING @ 55% X 5000 = 2750 SQFT  
 BALANCE 1286.12 X 30 = 385.83 SQFT  
 TOTAL = 3135.83 SQFT

PROPOSED AREA OF DWELLING  
 GROUND FLOOR = 1822.08 SQFT  
 2ND FLOOR = 1305.53 SQFT  
 TOTAL = 3127.61 SQFT  
 GARAGE = 440.12 SQFT

COVD. AREAS PERMISSIBLE  
 @ 10% X 3135.83 = 313.58 SQFT  
 PROPOSED:  
 REAR COVD. PATIO  
 10' X 6' + 11' 2" X 4' 3" = 685 + 47.45 = 132.45 SQFT  
 COVD. DECK (END FL) = 10' 0" X 11' 6" = 115.61 SQFT  
 PORCH 601  
 TOTAL = 307.55 SQFT

PERMISSIBLE LOT COVERAGE  
 FOR BUILDINGS @ 45% X 2686.12 = 2828.75 SQFT  
 PROPOSED SITE COVERAGE  
 GF 1822.08 + GARAGE 440.12 + COVD PATIO 132.45  
 + PORCH 601 = 2454.75 SQFT

IMPERVIOUS CALCULATION  
 PERMISSIBLE MAX. 70%  
 LOT AREA 584.50 X 70% = 409.15 SQFT  
 PROPOSED:  
 LOT COVERAGE = 2454.75 SQFT  
 FRONT YARD DRIVEWAY = 438 SQFT  
 REAR YARD DRIVEWAY = 114.45 SQFT  
 TOTAL = 2454.75 + 438 + 114.45 = 3007.65 SQFT  
 = 3251.55 SQFT

LANDSCAPING  
 REQUIRED LIVE PLANT LANDSCAPING  
 @ 55% FRONT YARD = 977.44 = 537.59 SQFT  
 LIVE PLANT CALCULATION  
 FRONT YARD  
 38' - 8 1/2" X 18' - 1 1/2" = 701.98 SQFT  
 31' - 11 1/2" X 27' = 82.55 SQFT  
 22' - 8 1/2" X 6' 9" = 153.28 SQFT  
 TOTAL = 986.73 SQFT  
 REAR YARD  
 33' 1 1/2" X 49' 48" (15.084W)  
 = 1648.67 SQFT  
 PROVIDED LIVE PLANT TOTAL =  
 1648.67 + 986.73 = 2635.40 SQFT  
 PERMISSIBLE 30% OF LOT AREA  
 @ 55% = 1603.50 SQFT

REAR YARD LIVE PLANT  
 33' 1 1/2" X 49' 48" (15.084W)  
 = 1648.67 SQFT  
 TOTAL LIVE PLANT  
 = 2642.99 SQFT

**LOT 'B'**

ZONING -RS2/D  
 LOT AREA = 602.506(6479.87 SQFT)  
 MAX. PERMISSIBLE AREA  
 OF DWELLING @ 55% X 5000 = 2750 SQFT  
 BALANCE 1479.87 X 30 = 443.96 SQFT  
 TOTAL = 3193.96 SQFT

PROPOSED AREA OF DWELLING  
 GROUND FLOOR = 1458.21 SQFT  
 2ND FLOOR = 1458.21 SQFT  
 TOTAL = 2916.42 SQFT  
 GARAGE = 411.66 SQFT

COVD. AREAS PERMISSIBLE  
 @ 10% X 3193.96 = 319.396 SQFT  
 PROPOSED:  
 REAR VERANDA/DECK = 169.16  
 COVD. DECK (END FL) = 169.16  
 TOTAL = 314.16 SQFT

PERMISSIBLE LOT COVERAGE  
 FOR BUILDINGS @ 45% X 2686.12 = 2828.75 SQFT  
 PROPOSED SITE COVERAGE  
 GF 1458.21 + REAR PATIO + HUNKL  
 GF + GARAGE = 1748.15 + 411.66 + 169.16 + 40 = 2368.97 SQFT

IMPERVIOUS CALCULATION  
 PERMISSIBLE MAX. 70%  
 LOT AREA 602.50 X 70% = 421.75 SQFT  
 PROPOSED:  
 LOT COVERAGE = 2368.97 SQFT  
 FRONT WALKWAY = 164.85 SQFT  
 REAR AMENITY SPACE = 615.27 SQFT (60% SDM)  
 TOTAL = 3207.04 SQFT

LANDSCAPING  
 REQUIRED LIVE PLANT LANDSCAPING  
 @ 55% FRONT YARD = 977.44 = 537.59 SQFT  
 LIVE PLANT CALCULATION  
 FRONT YARD  
 38' - 8 1/2" X 18' - 1 1/2" = 701.98 SQFT  
 31' - 11 1/2" X 27' = 82.55 SQFT  
 22' - 8 1/2" X 6' 9" = 153.28 SQFT  
 TOTAL = 986.73 SQFT  
 REAR YARD  
 33' 1 1/2" X 49' 48" (15.084W)  
 = 1648.67 SQFT  
 PROVIDED LIVE PLANT TOTAL =  
 1648.67 + 986.73 = 2635.40 SQFT  
 PERMISSIBLE 30% OF LOT AREA  
 @ 55% = 1603.50 SQFT

REAR YARD LIVE PLANT  
 33' 1 1/2" X 49' 48" (15.084W)  
 = 1648.67 SQFT  
 TOTAL LIVE PLANT  
 = 2642.99 SQFT

**PH 1 273**

**PLAN**  
SCALE 1/100

**NOTES:**

- (X) TREE TO BE REMOVED
- (P) TREE TO BE PROTECTED
- (N) PROPOSED STREET TREE

**REVISIONS**

NO.	DATE	BY	DESCRIPTION

**PREPARED BY:**

**RICK BOWAL**

EFINITY ENGINEERING CONSULTING

12504/115m

**REVISIONS**

ALL ELEVATIONS ARE TO EXISTING UNLESS NOTED OTHERWISE

PERMITS/PROP. TOP OF RIDGE  
 1.451 + 8.992 = 10.443m  
 CRITICAL EL 8.02m  
 U/S CEIL. EL 7.818m  
 SECOND FLOOR EL. 4.818m  
 GROUND FLOOR EL. 1.77m

**PREPARED FOR:**

KEYPLAN  
 9831 9851 PARSONS RD  
 CITY FILE: RZ20-905/49

**REVISIONS**

DATE: 2022/02/28  
 DRAWN: JY  
 CHECKED: JY  
 DESIGNED: JY  
 SCALE: 1/100  
 SHEET NO.: 1 OF 1

**PREPARED BY:**

**RICK BOWAL**

EFINITY ENGINEERING CONSULTING

12504/115m

**REVISIONS**

ALL ELEVATIONS ARE TO EXISTING UNLESS NOTED OTHERWISE

PERMITS/PROP. TOP OF RIDGE  
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 GROUND FLOOR EL. 1.77m

**PREPARED FOR:**

KEYPLAN  
 9831 9851 PARSONS RD  
 CITY FILE: RZ20-905/49

**REVISIONS**

DATE: 2022/02/28  
 DRAWN: JY  
 CHECKED: JY  
 DESIGNED: JY  
 SCALE: 1/100  
 SHEET NO.: 1 OF 1



**RZ 20-905149**

**Attachment 3**

Address: 9931/9951 Parsons Road

Applicant: Rick Bowal

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Elizabeth Widas	To be determined
<b>Site Size (m<sup>2</sup>):</b>	1,186 m <sup>2</sup>	Lot A: 584 m <sup>2</sup> Lot B: 602 m <sup>2</sup>
<b>Land Uses:</b>	One duplex dwelling	Two single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single-Family	No change
<b>702 Policy Designation:</b>	Duplex lots can be subdivided	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/D)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 291 m <sup>2</sup> (3136 ft <sup>2</sup> ) Lot B: Max. 297 m <sup>2</sup> (3194 ft <sup>2</sup> )	Lot A: Max. 290.6 m <sup>2</sup> (3128 ft <sup>2</sup> ) Lot B: Max. 296.7 m <sup>2</sup> (3193.4 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	Min. 450 m <sup>2</sup>	Lot A: 584 m <sup>2</sup> Lot B: 602 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 15.0 m Depth: 24.0 m	Lot A: Width: 15.1 m Depth: 38.7 m Lot B: Width: 15.1 m Depth: 39.7 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of principal dwelling, 25% of lot depth for remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Lot A: Min. 7.75 m for up to 60% of principal dwelling, 9.68m for remainder; and Lot B: Min. 7.96 m for up to 60% of principal dwelling, 9.95 m for remainder.	none
Height (m):	Max. 2 ½ Storeys or 9.0 m	9.0 m	none

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

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



# City of Richmond

# Policy Manual

Page 1 of 2	Adopted by Council: April 15, 1991 Amended by Council: April 18, 2006	<b>POLICY 5444</b>
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 30-4-6	

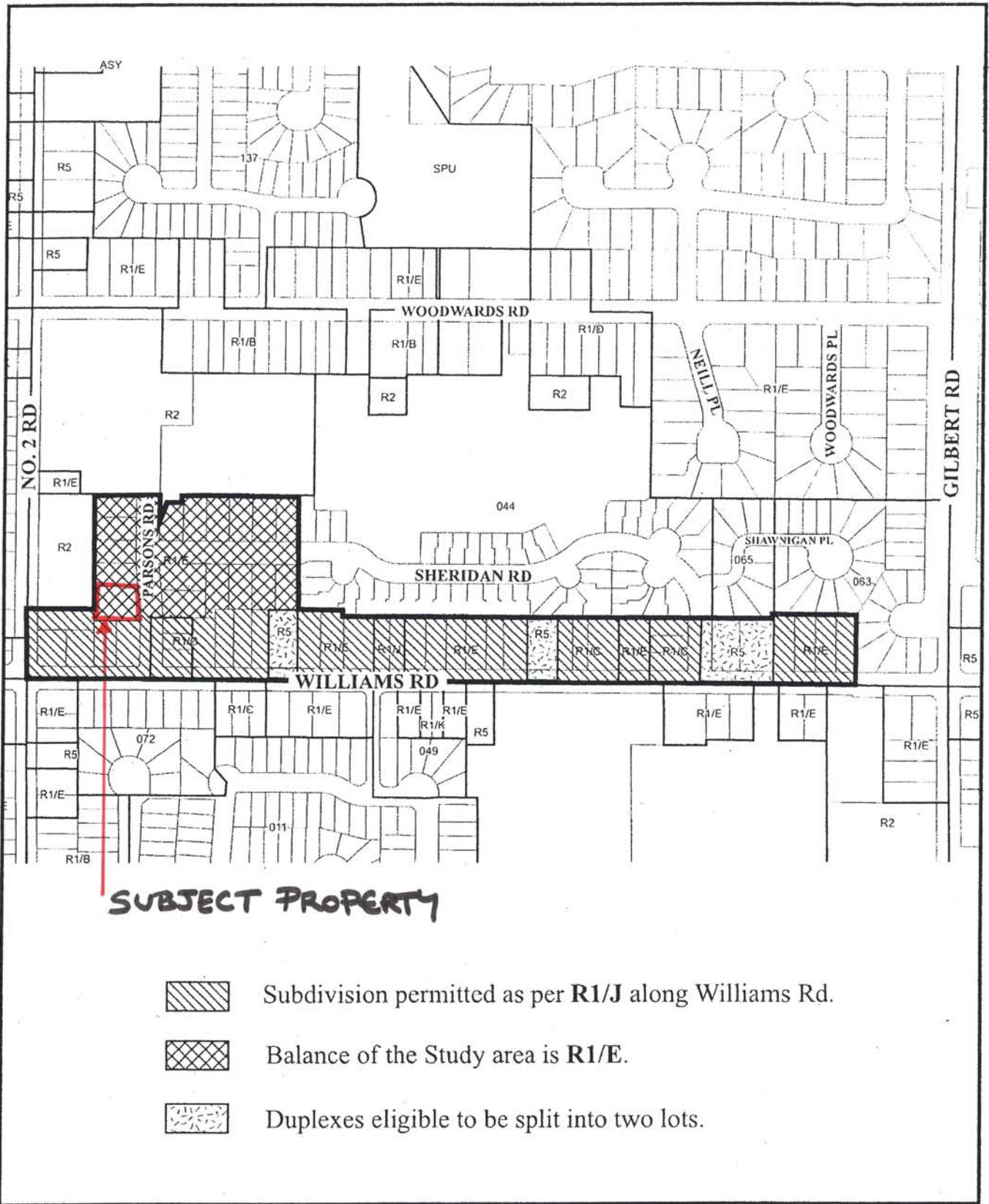
## **POLICY 5444:**

The following policy establishes lot sizes in a portion of Section 30-4-6, located on the **north side of Williams Road, between No. 2 Road and Gilbert Road:**




That properties within the area bounded by the north side of Williams Road between No. 2 Road and Gilbert Road, in a portion of Section 30-4-6, be permitted to subdivide in accordance with the provisions of the existing Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw 5300 with the following exception:

- a. That properties along Williams Road will be permitted to subdivide as per Single-Family Housing District (R1/J).
- b. Properties with duplexes may be permitted to be subdivided into two (2) equal halves.





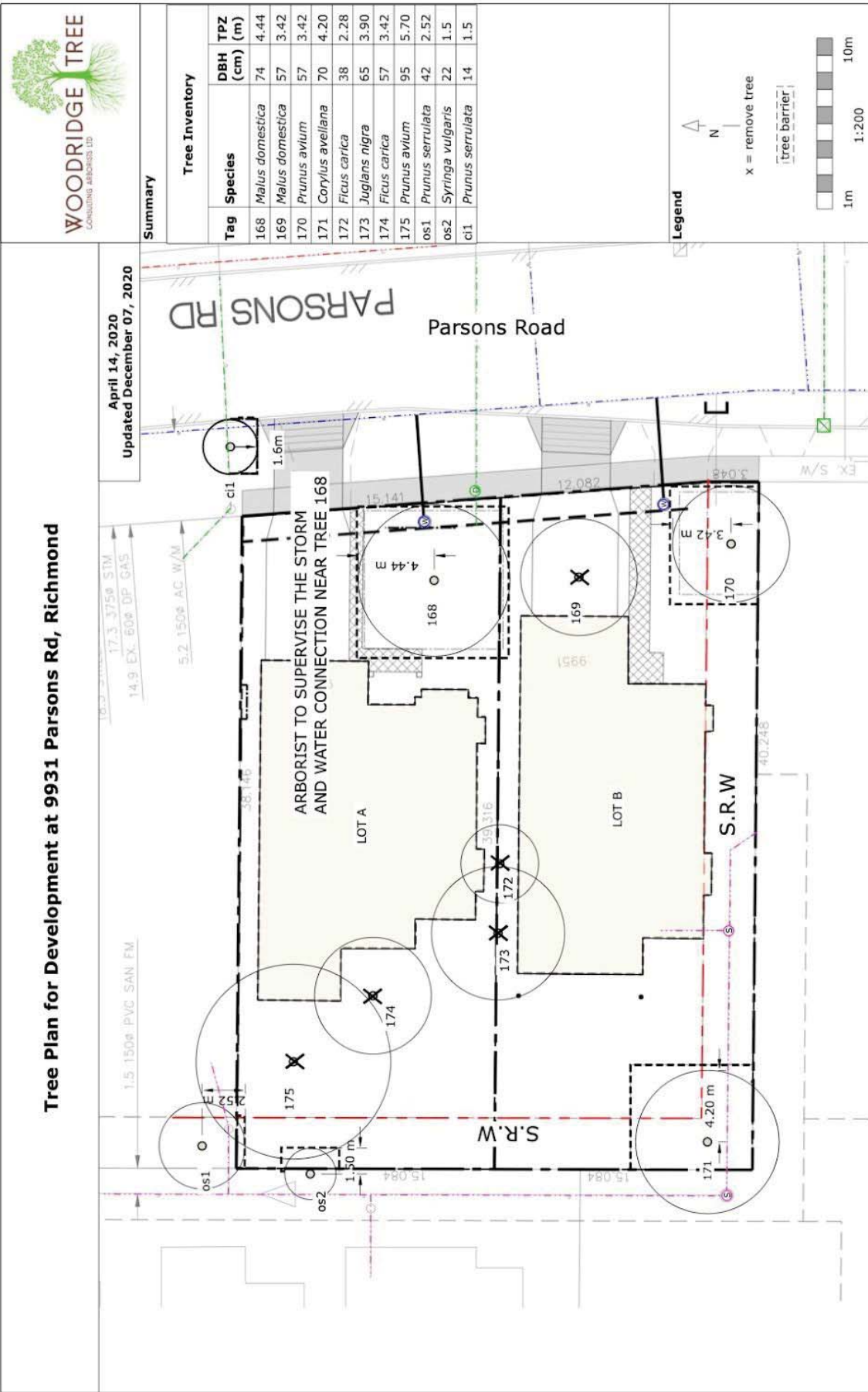
**SUBJECT PROPERTY**

-  Subdivision permitted as per **R1/J** along Williams Rd.
-  Balance of the Study area is **R1/E**.
-  Duplexes eligible to be split into two lots.



**Policy 5444  
Section 30-4-6**

Adopted Date: 04/15/91  
Amended Date: 04/18/06



**Summary**

Tree Inventory			
Tag	Species	DBH (cm)	TPZ (m)
168	Malus domestica	74	4.44
169	Malus domestica	57	3.42
170	Prunus avium	57	3.42
171	Corylus avellana	70	4.20
172	Ficus carica	38	2.28
173	Juglans nigra	65	3.90
174	Ficus carica	57	3.42
175	Prunus avium	95	5.70
os1	Prunus serrulata	42	2.52
os2	Syringa vulgaris	22	1.5
ci1	Prunus serrulata	14	1.5





**Address:** 9931/9951 Parsons Road

**File No.:** RZ 20-905149

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10234, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$3,000.00 (\$750/tree) to ensure that 2 new trees on Lot A and Lot B (total of 4 replacement trees) are planted and maintained; (minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

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

2. City acceptance of the developer’s offer to voluntarily contribute \$4,500.00 (\$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 \$45,000.00 for a total of 6 trees to be retained. The \$45,000.00 security is made up of the following:
  - \$30,000.00 (\$10,000.00 each) for the three on-site trees to be retained (tag#168, 170 and 171).
  - \$5,000.00 for the one city tree to be retained (tag# ci1).
  - \$10,000.00 (\$5,000.00 each) for the two neighbouring property trees to be retained (tag# os1 and os2).
5. Registration of a 1.5 m wide SRW along the east property line to accommodate new water meters and inspection chamber.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one bedroom secondary suite of approximately 34 m<sup>2</sup> (366 ft<sup>2</sup>) is constructed on Lot A, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw.
8. The City’s acceptance of the applicant’s voluntary contribution of \$4.00 per buildable square foot of the single-family development on Lot B (i.e. \$12,773.72) to the City’s Affordable Housing Reserve Fund.

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

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

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

1. 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.

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. A servicing agreement is not required as the servicing scope does not involve upgrades to existing infrastructures. Enter into a City Work Order\* for improvements. Works include, but may not be limited to, the following:

*Water Works:*

- Using the OCP Model, there is 129.0 L/s of water available at a 20 psi residual at the hydrant located at the North East corner of 6780 Francis Road. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.
- At Developer's cost, the Developer is required to:
  - 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.
- At Developer's cost, the City will:
  - Cut, cap at main and remove the existing water service connection and water meter.
  - Install 2 new water service connections off of the 150mm water main on Parsons Road, complete with water meters.
  - Provide a 1.5 m right-of-way along the east property line of 9931 Parsons Road to accommodate the new water meters.
  - Consult with Fire Department to confirm whether a fire hydrant is required at the frontage. The clearance between the existing hydrants to the north and to the south exceeds the maximum 120 meters spacing for single family residential areas as per City's Engineering Specifications.

*Storm Sewer Works:*

- At Developer's cost, the Developer is required to:
  - Inspect and confirm the condition of the existing storm service via video inspection. Use the existing connection and install a type 3 IC with dual connection at the common property line in the 1.5m right of way if video inspection shows that the existing lead is in good condition.
- At Developer's cost, the City will:
  - If the existing storm service lead is found to be inadequate, install a new service connection complete with type 3 IC at the common property line in the required right of way to service the proposed lots.
  - A 1.5m wide SRW is required along the east property line of the proposed site to accommodate the required inspection chamber.

*Sanitary Sewer Works:*

- At Developer's cost, the Developer is required to:
  - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At Developer's cost, the City will:
  - Cut, cap and remove the existing sanitary lateral and service connection and inspection chamber at the south property line. Cap the east opening at the existing manhole located at the south west corner of 9931 Parsons Road. Prior to commencing with these works, the owner's Engineer shall confirm whether the existing sanitary lateral along the south property line services any upstream property.
  - Install a new sanitary service connection, complete with an inspection chamber with dual service at the common property line, off of the existing sanitary main along the west property line.

*Frontage Improvements:*

- At Developer's cost, the Developer is required to

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

- Coordinate with BC Hydro, Telus and other private communication service providers:
  - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- Review street lighting levels along all road and lane frontages, and upgrade as required.
- Complete frontage improvements including:
  - Frontage improvements are to include a new concrete sidewalk and landscaped boulevard. The cross-section of the required frontage works is as follows (measured from west to east):
  - West property line of road right-of-way.
  - 1.5 m wide concrete sidewalk. (The alignment of the sidewalk may have to be adjusted to go around trees identified for retention).
  - Minimum 1.5 m wide landscaped boulevard with street trees over the remaining frontage width between the new sidewalk and the west curb line of the development Parsons Road frontage.
  - Existing west curb line of the section of Parson Road fronting the subject site.  
(Note 1: The exact dimensions of each of the frontage elements are to be confirmed based on legal surveys).  
(Note 2: The above cross-section may have to be adjusted to account for utility, drainage and other Engineering requirements).
  - The new sidewalk/boulevard are to be transitioned to meet the existing frontage treatments at the development to the south of the subject site.
  - All existing driveways along the development road frontage are to be closed permanently. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
  - Reinstate/backfill street signage and pavement markings affected by the frontage works.

*General Items:*

- At Developer's cost, the Developer is required to:
  - Provide, prior to start of site preparation works, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing sanitary main along the west property line of the development site and provide mitigation recommendations.
  - Provide a video inspection report of the existing sanitary sewers along the west property line prior to start of site preparation works. 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.
  - 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.
  - 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.
  - Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures.
  - 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.

**Note:**

**PH – 281**

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



- \* 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 10234 (RZ 20-905149)  
9931/9951 Parsons 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 **“SINGLE DETACHED (RS2/D)”**.

P.I.D. 003-644-359

Lot 5 Section 30 Block 4 North Range 6 West New Westminster District Plan 18052

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10234”**.

FIRST READING

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A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

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ADOPTED

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\_\_\_\_\_  
MAYOR

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

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>