



# City of Richmond

## Report to Committee Planning and Development Division

**To:** Planning Committee

**Date:** November 5, 2015

**From:** Wayne Craig  
Director, Development

**File:** RZ 15-703150

**Re:** Application by Maryem Ahbib for Rezoning at 9131 Steveston Hwy from Single Detached (RS1/E) to Compact Single Detached (RC2)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9505, for the rezoning of 9131 Steveston Hwy from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

Wayne Craig  
Director, Development

WC:cl  
Att.

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

## Staff Report

### Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 9131 Steveston Hwy from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Steveston Hwy via an established lane system to the west that must be extended to service the subject site (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North are two (2) dwellings on lots zoned “Single Detached (RS1/E)”, which front Ryan Crescent.
- To the South, immediately across Steveston Hwy, is the International Buddhist Society Temple on a lot that is split-zoned “Agriculture (AG1)” and “Assembly (ASY)”, and is in the Agricultural Land Reserve.
- To the East, is a dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the West, are four (4) dwellings on lots zoned “Compact Single Detached (RC1)”, which were created through rezoning and subdivision in 2004, and which have vehicle access to/from a lane connecting to Steveston Hwy.

### Related Policies & Studies

#### Official Community Plan

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

#### Arterial Road Policy

The subject property is undesignated on the Arterial Road Policy Development Map. The Arterial Road Policy allows the consideration of a rezoning application to permit subdivision of an undesignated lot subject to dedication and construction of a fully operational municipal lane.

The proposed redevelopment is consistent with the Arterial Road Policy because it involves dedication and construction of a rear lane to connect to a lane system that is already established to the west of the subject site. The applicant intends to access the established lane from

Steveston Hwy via a statutory right-of-way (SRW) for utilities and public-right-of-passage (BW406323) that is registered on title of the lots at 9093 and 9097 Steveston Hwy.

The SRW at 9093 and 9097 Steveston Hwy was secured through the redevelopment proposal that created four (4) lots at 9091, 9093, 9097, and 9099 Steveston Hwy in 2004 (RZ 04-268084/SD 03-232827). The SRW was designed and constructed as a vehicle lane as part of a Servicing Agreement (SA 04-287038), and includes an asphalt driving surface and lane lighting (Attachment 4).

During the application review process for the 2004 proposal, it was identified that the purpose of the SRW was to provide the City with access to utility infrastructure to be located within that portion of the lands, and to provide temporary public vehicle access to adjacent lots created through rezoning and subdivision in that block of Steveston Hwy until an alternative permanent public vehicle access was established. Over time, it is envisioned that redevelopment of this block of Steveston Hwy will occur in accordance with the Arterial Road Policy and that the dedicated east-west City rear lane that runs parallel to Steveston Hwy will be extended to Mortfield Gate.

The proposed redevelopment at 9131 Steveston Hwy is in keeping with what was envisioned for the redevelopment of this block of Steveston Hwy, and will provide for an extension of the existing City rear lane further east through a 6 m lane dedication prior to final adoption of the rezoning bylaw.

#### **Agricultural Land Reserve (ALR) Buffer**

Consistent with the OCP guidelines, the applicant is required to register a covenant on title prior to rezoning to secure a 4.0 m wide landscaped ALR buffer (as measured from the south property line) along the Steveston Hwy frontage to ensure that landscaping planted within the ALR buffer is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.

#### **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.

As part of the rezoning application review process, staff advised the applicant to discuss their intent to use the SRW that is registered on title of the lots at 9093 and 9097 Steveston Hwy for vehicle access to proposed lots at the subject site. The property owners at 9093 and 9097

Steveston Hwy have indicated that they are not supportive of the applicant using the SRW for access, citing concerns with the potential amount of vehicle traffic over the lane that would be generated by the proposed development.

Staff from the City's Transportation department have reviewed the rezoning application at the subject site and provide the following comments regarding vehicular access:

- As Steveston Hwy is a major arterial road, vehicular access to the subject site via the established lane system is intended to reduce vehicle conflicts, and frontage improvements along Steveston Hwy are intended to provide for a more pedestrian-oriented public realm. Frontage improvements required with redevelopment include permanently closing the existing driveway crossings to the subject site through removal and replacement with a barrier curb and gutter, and installation of a treed and grass boulevard, and a sidewalk connecting to the existing sidewalk east and west of the site.
- Vehicular access to the subject site is required to be provided via the driveway crossing and lane between 9093 and 9097 Steveston Highway. The rezoning applicant is required to enter into a legal agreement with the City to be registered on title prior to final adoption of the rezoning bylaw to acknowledge that:
  - they wish to make use of the statutory right-of-way agreement (BW406323) that is registered on title at 9093/9097 Steveston Highway for vehicular access to the subject site until an alternative exists; and,
  - that use of the lane is subject to the terms and conditions of the statutory right-of-way agreement (BW406323).

Should the Planning Committee endorse this application and should Council grant 1<sup>st</sup> reading to the rezoning bylaw, a Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site, with instructions on how to participate in the public hearing process.

## **Analysis**

### **Existing Legal Encumbrances**

There is an existing statutory right-of-way on title for utilities located along the north property line of the subject site. The applicant is required to dedicate a 6.0 m wide portion of land along the entire north property line prior to final adoption of the rezoning bylaw to provide a lane to connect to an established rear lane to the west. Following lane dedication, the utilities will be located within the City's road network and the right-of-way will not be applicable to the subject site.

### **Site Access and Frontage Improvements**

Consistent with the City's Transportation department requirements, vehicle access to the subject site is proposed via an established lane system that must be extended eastbound to service the subject site.

Access to the established east-west lane is proposed from Steveston Hwy via a SRW for utilities and a public-right-of-passage that is registered on title of the lots at 9093 and 9097 Steveston Hwy (BW406323). The applicant is required to register a legal agreement on title prior to final adoption of the rezoning bylaw to acknowledge that they wish to make use of the statutory right-of-way agreement (BW406323) registered on title at 9093/9097 Steveston Highway for vehicular access to the subject site.

#### *Lane improvements*

The applicant is required to dedicate a 6.0 m wide portion of land along the entire north property line to the City prior to final adoption of the rezoning bylaw for the design and construction of a rear lane to current City standards. The lane design is to connect to and match the lane works completed to the west as part of the Servicing Agreement associated with redevelopment of 9091, 9093, 9097, and 9099 Steveston Hwy (SA 04-287038). The rear lane design is to include (but is not limited to), rollover curb and gutter, asphalt paving, drainage, and lane lighting. The scope of works is to be determined through the Servicing Agreement design review process required prior to subdivision.

#### *Road improvements*

Required frontage improvements along Steveston Highway include, but are not limited to:

- Permanent closure and removal of the existing driveway crossings providing access to the subject site from Steveston Highway.
- Removal of the existing sidewalk located at the curb along the entire site frontage and backfilling of the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
- Construction of a new 1.5 m wide concrete sidewalk behind the new boulevard along the entire site frontage, connecting to the existing sidewalk east and west of the subject site.
- Street lighting and other utility requirements may be required as part of the frontage improvements, as determined through the Servicing Agreement design review process.

#### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies on-site and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses four (4) trees on the subject property, one (1) tree along the front property line that is shared with the City, and two (2) trees and a shrub on the adjacent property to the east.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- Four (4) fruit trees located on the subject site have all been previously topped and are not good candidates for retention (tag # 1, 5, 6 & 7).
- One (1) fruit tree (tag # 2) along the front property line that is shared with the City is in poor condition, is not suitable for retention, and is in conflict with the required frontage improvements along Steveston Hwy.
- Two (2) trees (tag # 3 and 4) and a Rhododendron shrub (tag # 8) located on the neighbouring property to the east at 9151 Steveston Hwy are identified by the applicant's Arborist to be in poor condition. If the applicant wishes to seek the removal of these

neighbouring trees, they must first obtain written permission from the adjacent property owner(s) and then obtain a valid tree removal permit (under the address on which the trees are located). If permission to remove the trees is not granted, the applicant is required to retain and protect the trees to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03.

The proposed Tree Retention Plan is included in Attachment 5.

To ensure protection of the off-site trees and shrub at 9151 Steveston Hwy (tag # 3, 4, and 8), the applicant must submit a contract with a Certified Arborist for supervision of all on-site works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of proposed monitoring inspections at specified stages of construction, any special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

For the removal of the four (4) trees from the subject site (tag # 1, 5, 6, and 7), the OCP tree replacement ratio of 2:1 requires eight (8) replacement trees. Due to the compact size of the proposed lots, staff recommends that the applicant plant and maintain a total of six (6) replacement trees on the subject site [i.e., two (2) trees in the front yard and one (1) tree in the rear yard of each lot proposed], and provide a contribution in the amount of \$1,000.00 to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw in-lieu of planting the balance of replacement trees on-site.

For the removal of the tree along the front property line that is shared with the City (tag # 2), the Parks Department requires the applicant to submit a contribution to the City's Tree Compensation Fund in the amount of \$650 prior to final adoption of the rezoning bylaw, for the planting of trees in the City. The applicant is required to contact the City's Parks Department four (4) business days prior to tree removal to enable proper signage to be posted.

To ensure that the required replacement trees are planted and maintained, and that the front yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect along with a Landscaping Security based on 100% of a Cost Estimate prepared by the Landscape Architect for the works (including all materials, installation, and a 10% contingency). The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 70% after construction and landscaping at the subject site is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a 1-year maintenance period to ensure that the landscaping survives.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or a coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

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

### **Site Servicing**

There are no servicing concerns with the proposed rezoning. Prior to subdivision, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of water, storm, and sanitary service connections, lane drainage, and upgrades described in Attachment 6.
- Pay servicing costs associated with the water, storm, and sanitary works identified in Attachment 6.

### **Financial Impact**

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

### **Conclusion**

The purpose of this application is to rezone the property at 9131 Steveston Hwy from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from an established lane system that must be extended to service the subject site.

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

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

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9505 be introduced and given first reading.



Cynthia Lussier  
Planning Technician

CL:rg

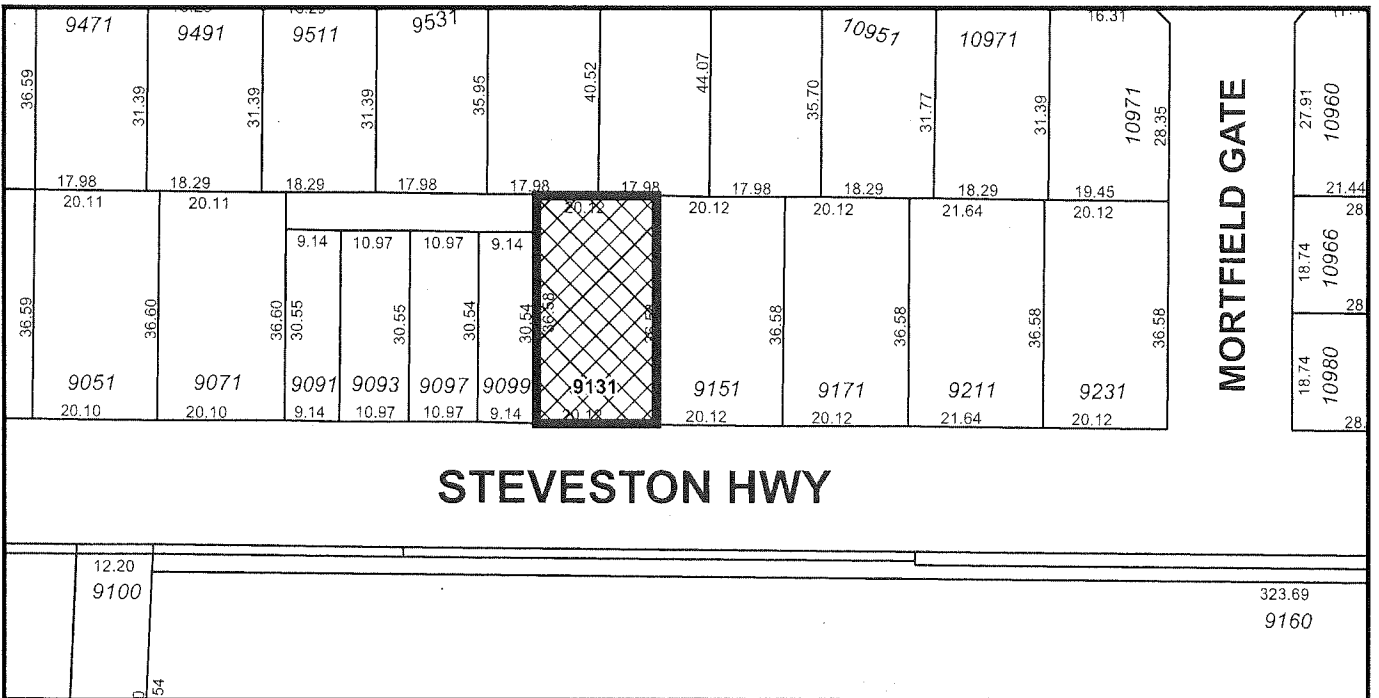
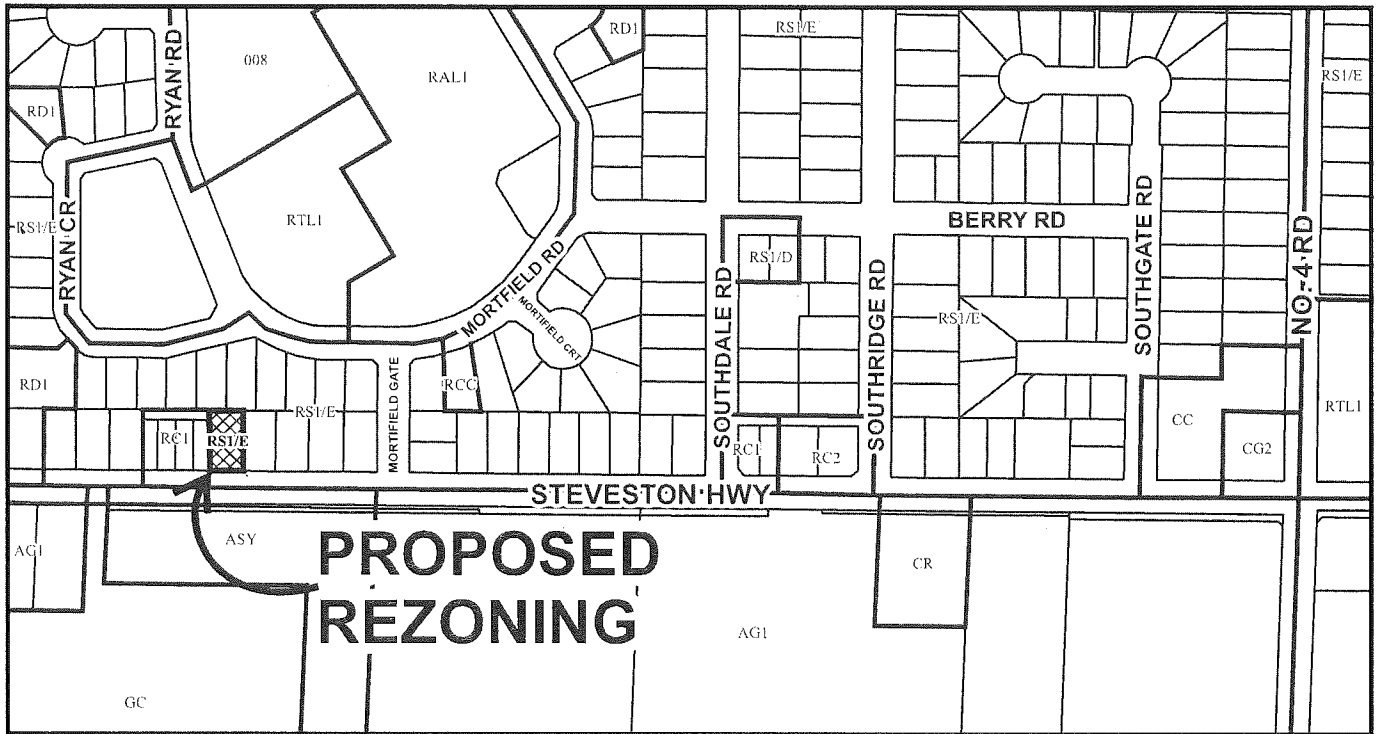
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey and proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Plans illustrating established lane system
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations





City of  
Richmond



# RZ 15-703150

Original Date: 07/21/15

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 15-703150

Original Date: 07/21/15

Revision Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 10 SECTION 34  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 16935**

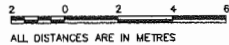
PARCEL IDENTIFIER (PID): 001-270-800

CIVIC ADDRESS:  
9131 STEVESTON HIGHWAY  
RICHMOND, B.C.

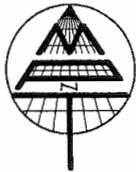
ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HFN MONUMENT #204 (02H2452) WITH AN ELEVATION OF 1.559 METRES.  
PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE AND SURVEY AUTHORITY OF BC RECORDS AND LEGAL FIELD SURVEYS.

ALL DESIGNATED TREES AS DEFINED BY CITY OF RICHMOND BY LAW NO. 8057, ARE SHOWN HEREON.

SCALE 1:125

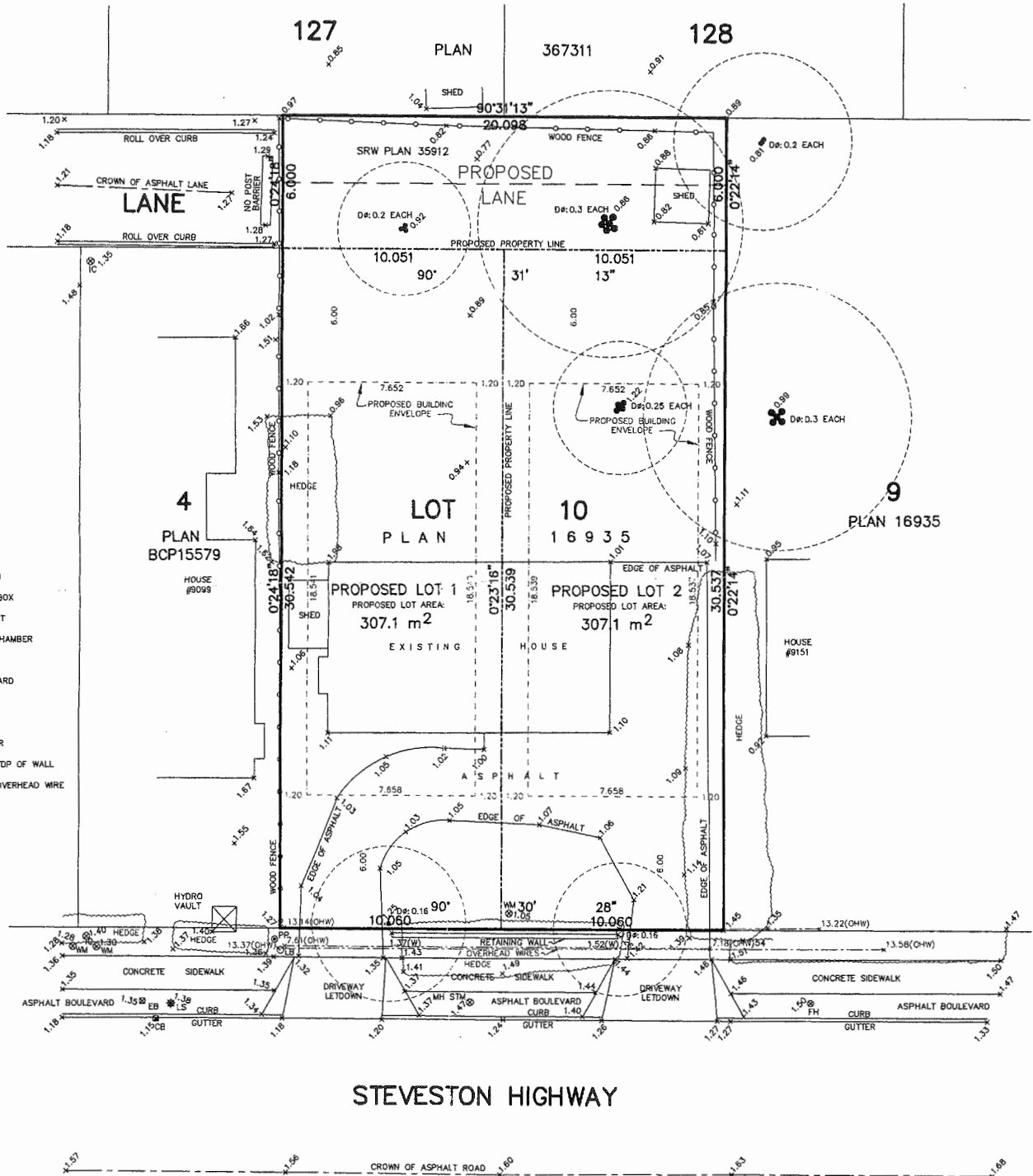


ALL DISTANCES ARE IN METRES



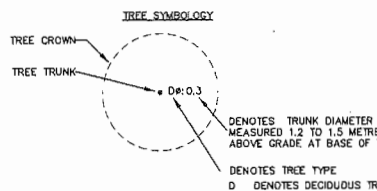
**LEGEND:**

- CB DENOTES CATCH BASIN
- ⊗ EB DENOTES ELECTRICAL BOX
- FH DENOTES FIRE HYDRANT
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- ⊙ LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- ⊙ PP DENOTES POWER POLE
- WM DENOTES WATER METER
- (W) DENOTES ELEVATION TDP OF WALL
- (OHW) DENOTES ELEVATION OVERHEAD WIRE



**STEVESTON HIGHWAY**

© COPYRIGHT  
**MATSON PECK & TOPLISS**  
SURVEYORS & ENGINEERS  
#320 - 11120 HORSESHOE WAY  
RICHMOND, B.C.  
V7A 5H7  
PH: 604.270.9331  
FAX: 604.270.4137  
CADFILE:17872-1-TPG.DWG



**CNCL - 117**

CERTIFIED CORRECT  
THIS DAY OF JUNE, 2015  
  
S.C.L.S.

DATE OF SURVEY: JUNE 2, 2015



**RZ 15-703150**

**Attachment 3**

Address: 9131 Steveston Hwy

Applicant: Maryem Ahbib

Planning Area(s): Broadmoor

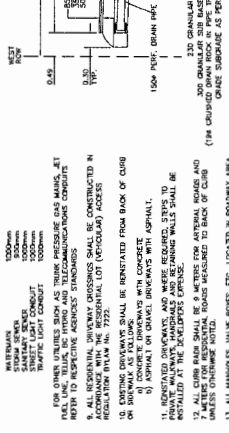
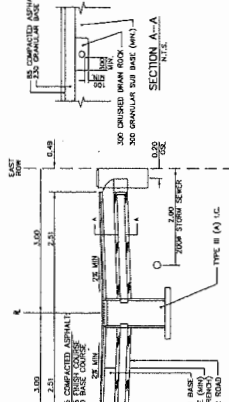
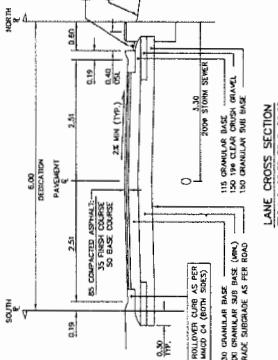
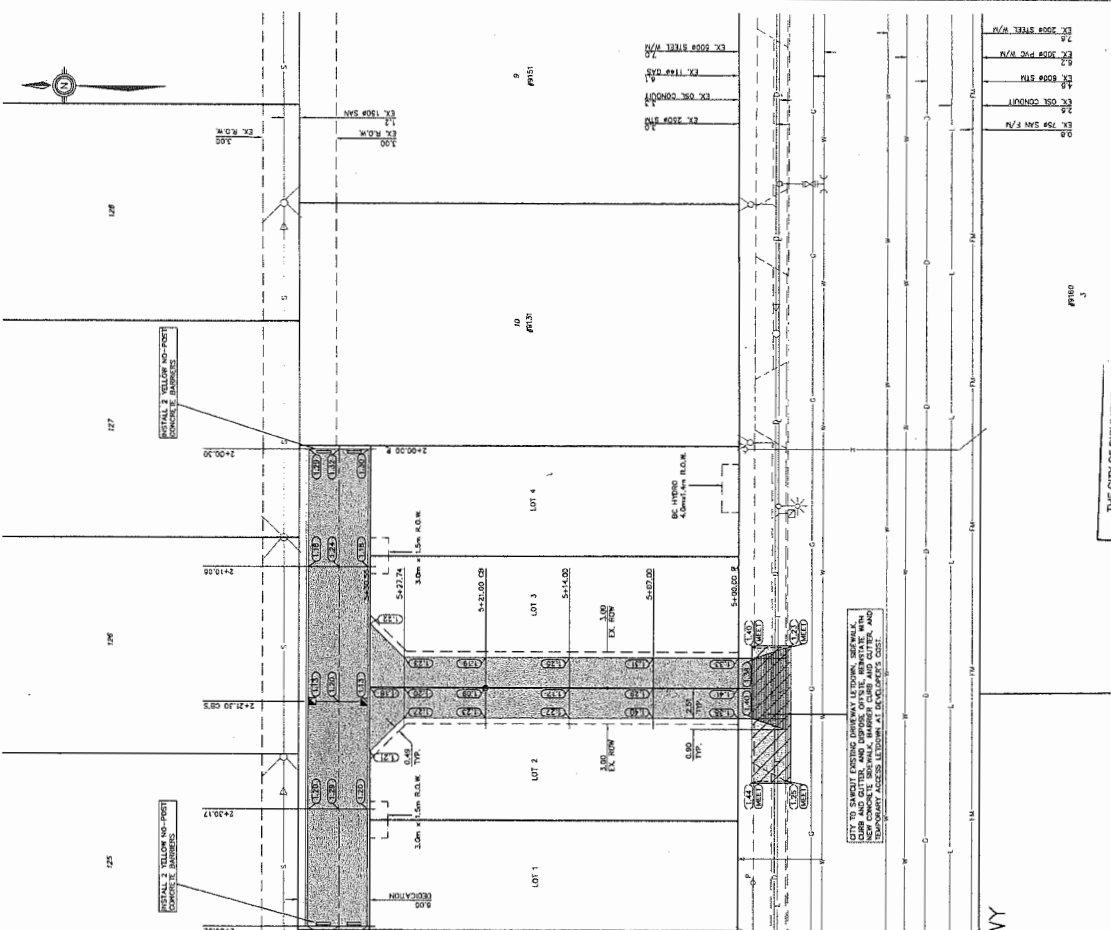
	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Jacqueline Wanda D'Odorico	To be determined
<b>Site Size (m<sup>2</sup>):</b>	Approximately 735 m <sup>2</sup> (7,911 ft <sup>2</sup> )	Two (2) lots, each approximately 307 m <sup>2</sup> , after road dedication
<b>Land Uses:</b>	Single-detached dwelling	Two (2) residential lots, each with a single detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	The Arterial Road Policy permits the consideration of rezoning and subdivision applications along this block Steveston Highway subject to dedication, design, and construction of a fully operational lane.	No change

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material:	Min. 20 %	Min. 20 %	none
Lot Size (min. dimensions):	270 m <sup>2</sup>	307 m <sup>2</sup>	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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



- BASE GENERAL NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION (MDOT) AND THE CITY OF RICHMOND'S SUPPLEMENTARY SPECIFICATIONS (SSS).
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.
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CNCL - 119

CONTRACTOR TO SUPPLY COMPLETE AS-BUILT INFORMATION TO DS LEE ENGINEERING UPON CONSTRUCTION SUBstantial COMPLETION. ALL FOOTING DIMENSIONS, WHEN SHOWN OR NOT ARE TO BE ADJUSTED TO FIT THE PROJECTIONS AND LOCATIONS AND NOT TO BE ENGINEERED BY DS LEE ENGINEERING OF ANY DISCREPANCIES OR CONFLICTS BEFORE STARTING CONSTRUCTION.

**EL. SEE SURVEY**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.

NOTE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND ADJACENT PROPERTIES.

**NOTES:**

ALL ELEVATIONS ARE TO EXISTING GRADE AND REFER TO HORIZONTAL BENCHMARK. BENCHMARK IS LOCATED AT THE NORTH SIDE OF STEVESTON HIGHWAY AT THE INTERSECTION OF STEVESTON HIGHWAY AND STEVESTON DRIVE.

EXISTING CURB AND GUTTER SHALL BE MAINTAINED AND NOT TO BE REMOVED UNLESS OTHERWISE NOTED.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE MARYLAND STATE DEPARTMENT OF TRANSPORTATION (MDOT) AND THE CITY OF RICHMOND'S SUPPLEMENTARY SPECIFICATIONS (SSS).

**DS Lee Engineering**  
 300 - 8171 COOK ROAD RICHMOND, BC TEL: 276-2555

**TAYLOR AND SON'S CONSULTING**  
 DS Leo Project No. 731  
 DWG. NO. 3 OF 8

NO.	DATE	BY	CHK.	DESCRIPTION
1	10.02.2024	DS	DS	ISSUED FOR PERMIT
2	10.02.2024	DS	DS	REVISED AS NOTED
3	10.02.2024	DS	DS	REVISED AS NOTED
4	10.02.2024	DS	DS	REVISED AS NOTED
5	10.02.2024	DS	DS	REVISED AS NOTED

**City of Richmond**  
 6111 HWY 3 ROAD RICHMOND, B.C. V6V 1K1

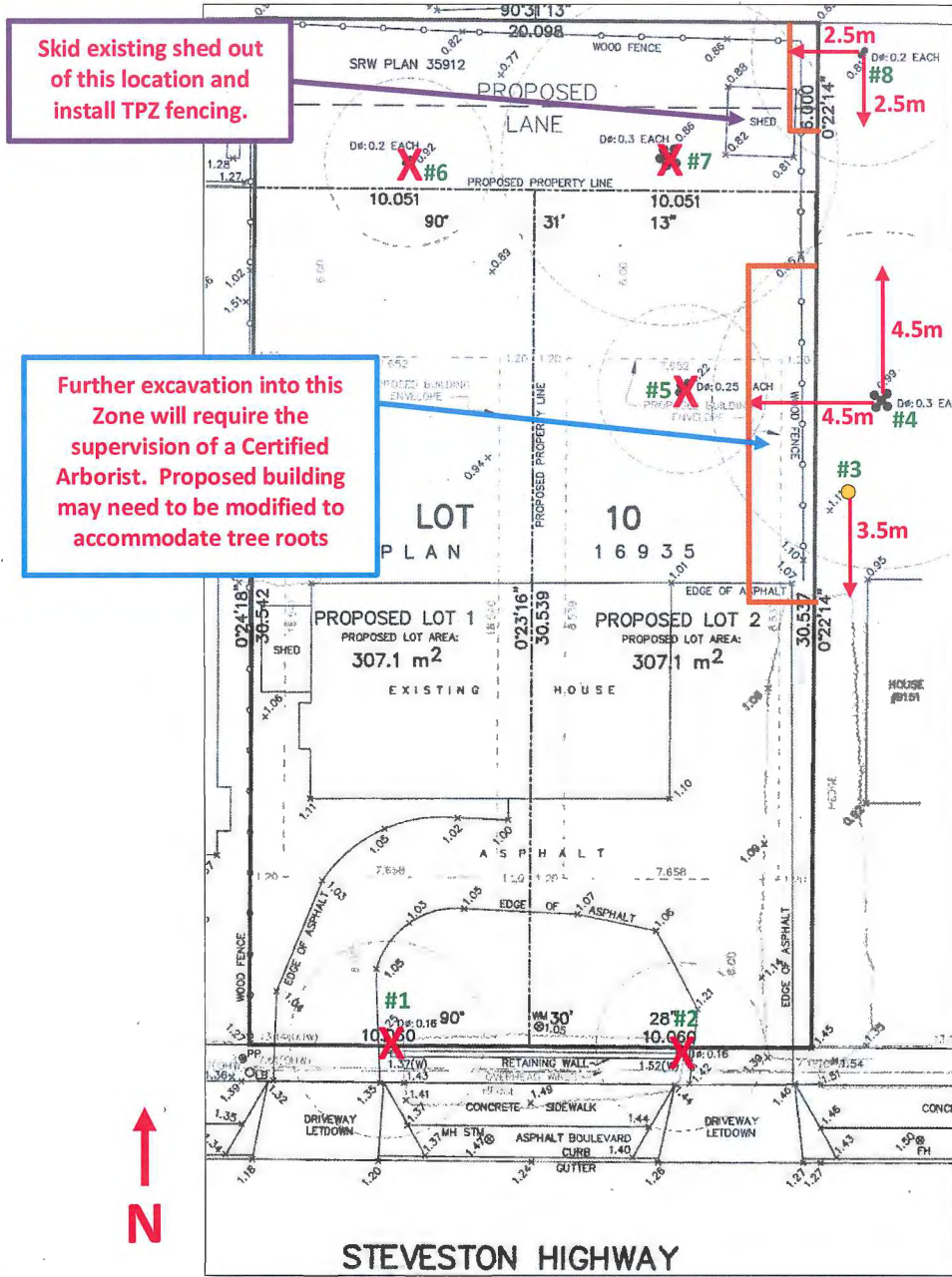
**ROADWORKS**  
 9091 STEVESTON HWY  
 CITY FILE: SA 04-287038

DESIGN: SHD  
 DRAWN: SHD  
 SCALE: 1:500  
 CHECKED BY: LHM  
 CONCRETE BY: LHM

DWG. NO.: 287038-04-CIS  
 SCALE: 1:500  
 DATE: MAY 2024  
 SHEET NO.: 3 OF 4

THE CITY OF RICHMOND IS NOT RESPONSIBLE FOR ERRORS OR OMISSIONS

Tree Retention & Removal Plan, Scale 1:250



SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia ( <i>Stewartia pseudocamellia</i> )
Dik's Weeping Cypress ( <i>Chamaecyparis lawsoniana</i> 'Dik's Weeping')
Purple Fountain European Beech ( <i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' ( <i>Syringa reticulata</i> 'Ivory Silk')
Globe Norway maple ( <i>Acer platanoides</i> 'Globosum')

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Plum ( <i>Prunus sp.</i> )	16	3.5
2	Plum ( <i>Prunus sp.</i> )	15	3.5
3	Cedar ( <i>Thuja plicata</i> )	59	4
4	Cherry ( <i>Prunus sp.</i> )	95 comb.	6
5	Cherry ( <i>Prunus sp.</i> )	80 comb.	3
6	Pear ( <i>Pyrus sp.</i> )	45 comb.	2.75
7	Apple ( <i>Malus sp.</i> )	101 comb.	5.5
8	Rhododendron ( <i>Rhododendron sp.</i> )	49 comb.	3.75



**Address:** 9131 Steveston Hwy

**File No.:** RZ 15-703150

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9505, the developer is required to complete the following:**

1. 6.0 m wide lane dedication along the entire north property line.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the six (6) required replacement trees (minimum 6 cm deciduous caliper or 3 m high conifer).
3. City acceptance of the developer's offer to voluntarily contribute \$1,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. City acceptance of the developer's offer to voluntarily contribute \$650 to the City's Tree Compensation Fund for the removal of the tree along the front property line that is shared with the City (tag # 2).
5. 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 (off-site tree tags# 3, 4, and 8). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to ensure that landscaping planted along a 4.0 m wide ALR buffer (as measured from the south property line) along the Steveston Hwy frontage is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
8. Registration of a legal agreement on title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Registration of a legal agreement on title to acknowledge that the applicant wishes to make use of the statutory right-of-way agreement (BW406323) registered on title at 9093/9097 Steveston Highway for vehicular access to the subject site until an alternative exits.

**Prior to removal of the tree on the boulevard in City-owned property (tag # 2), the applicant is required to:**

- Contact the City's Parks Department (604-244-1208 ext 1314) four (4) business days prior to tree removal to enable proper signage to be posted.

**At demolition\* stage, the following is required:**

- Installation of tree protection fencing on-site around the dripline of the off-site trees to be retained (tags # 3, 4, and 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

**At subdivision\* stage, the following is required:**

- Entrance into a Servicing Agreement\* for the design and construction of off-site servicing and road improvements, including (but not limited to):
  - A rear lane along the north property line to current City standards, to connect to and match the lane works completed to the west as part of the Servicing Agreement associated with redevelopment of 9091, 9093, 9097, and 9099 Steveston Hwy (SA 04-287038). The rear lane design is to include (but is not limited to), rollover curb and gutter, asphalt paving, drainage, and lane lighting. The scope of works is to be determined through the Servicing Agreement design review process.
  - Permanent closure and removal of the existing driveway crossings providing access to the subject site from Steveston Highway.
  - Removal of the existing sidewalk located at the curb along the entire site frontage and backfilling of the area to provide a minimum 1.5 m wide grass/treed boulevard (note: the width of the boulevard is exclusive of the 0.15 m wide top of curb).
  - Construction of a new 1.5 m wide concrete sidewalk behind the new boulevard along the entire site frontage, connecting to the existing sidewalk east and west of the subject site.
  - Street lighting and other utility requirements may be required as part of the frontage improvements, as determined through the Servicing Agreement design review process.

*Water Works:*

- Using the OCP Model, there is 1029.0 L/s of water available at a 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- The developer is required to Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- At the developer's cost, the City is to:
  - Cut and cap the existing water service connection at the watermain, along the Steveston Hwy frontage.
  - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Steveston Hwy frontage.

*Storm Sewer Works:*

- The developer is required to extend the existing 200 mm storm sewer east approximately 20 m within the proposed lane complete with inspection chambers as required.
- At the developer's cost, the City is to:
  - Cut and cap the existing storm service connections at the southwest and southeast corners of the development site.
  - Upgrade the existing storm service connection complete with inspection chamber and dual connections at the adjoining property line of the proposed lots.

*Sanitary Sewer Works:*

- The developer is required to provide a 1.5 m x 1.5 m statutory right-of-way (SRW) for the location of a sanitary inspection chamber at the adjoining property line of the newly subdivided lots.
- At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection at the northeast corner of the development site.
  - Install (one) 1 new sanitary inspection chamber and dual connections at the adjoining property line of the newly subdivided lots, within the proposed statutory right-of-way (SRW).



*General Items:*

- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground Hydro service lines (if applicable).
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages (if applicable).
  - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc, if applicable).
- The Developer is required to 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed original on file)

Signed

Date  
**CNCL - 123**



Richmond Zoning Bylaw 8500
Amendment Bylaw 9505 (RZ 15-703150)
9131 Steveston Hwy

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. 001-270-800

Lot 10 Section 34 Block 4 North Range 6 West New Westminster District Plan 16935

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9505".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

Horizontal lines for recording readings and requirements.

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

MAYOR

CORPORATE OFFICER