



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 21, 2020

From: Wayne Craig
Director, Development

File: RZ 19-881151

Re: Application by Kulbinder Dhese, Rajbinder Aujla and Paulveer Aujla for Rezoning at 10160 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 10206, for the rezoning of 10160 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

Kulbinder Dhesi, Rajbinder Aujla and Paulveer Aujla – the owners of the property, have applied to the City of Richmond for permission to rezone 10160 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two single detached lots, with vehicle access from the rear lane (Attachment 1). The site survey and proposed subdivision plan is attached (Attachment 2).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Williams Road, between No. 4 Road and Aquila Road. The existing house on site is currently owner occupied. In recent years, the south side of this block of Williams Road has undergone redevelopment to smaller lots through rezoning and subdivision.

To the North: Across Williams Road, are two dwellings zoned “Compact Single Detached (RC1)” that were part of an approved rezoning and subdivision application from 2006 (RZ 06-350258 and SD 06-350259).

To the South: Directly across the rear lane, is a large lot zoned “Single Detached with Granny Flat or Coach House - Edgemere (RE1)”.

To the East: A single-family dwelling zoned “Compact Single Detached (RC2)” that was part of an approved rezoning and subdivision application from 2012 (RZ 12-610058 and SD 12-610059).

To the West: A single-family dwelling zoned “Compact Single Detached (RC1)” that was part of an approved rezoning and subdivision application from 2007 (RZ 07-386470 and SD 07-386469).

Related Policies & Studies

Official Community Plan (OCP) Designation

The OCP’s Generalized Land Use Map designation for this property is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject property for Compact Lot Single Detached development. This policy permits rezoning and subdivision along this section of Williams Road where there is an existing operational rear lane. This redevelopment proposal to rezone and subdivide a single-family lot into two compact single-family lots is consistent with the Arterial Road Redevelopment Policy.

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (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 4). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500). This redevelopment proposal would allow for the creation of two lots, each approximately 10 m wide and 336 m² 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 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 laneway. 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 No. 4 Road and Aquila Road.

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. Secondary suite parking will also be provided as required by Bylaw 8500, adjacent to the garages of the primary units and accessed from the rear lane. Based on the attached architectural drawings, both lots would provide a garage with side-by-side parking with an additional 3rd parking space provided for the use of the secondary suite.

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 trees on the subject property; one non-bylaw sized tree on neighbouring property, and one bylaw sized street tree on City property.

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

- The City's Tree Preservation Coordinator concurs with the Arborist's recommendations for the removal of the five on-site trees (tag# 446, 447, 448, 449, 450) based on their very poor condition as a result of sparse canopy foliage and historical topping. The on-site trees are not good candidates for retention and should be removed and replaced.
- The City's Parks Arborist recommends that the one 23cm dbh Liquidambar *Styraciflua* street tree (tag# C01) in the boulevard on City-owned property should be retained and protected prior to demolition and construction on the subject site and a \$5,000.00 tree survival security be required.
- One tree (tag# N01) located on adjacent neighbouring properties is identified to be retained and protected and a \$5,000.00 tree survival security be required. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove five on-site trees (Trees # 446, 447, 448, 449, 450) that are in very poor condition. The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to plant five trees on each lot proposed; for a total of ten trees. The required replacement trees are to be planted and sized as illustrated on Landscape Plan in Attachment 5.

Tree Protection

One tree (tag# N01) on neighbouring properties is 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 6). The applicant has provided a site plan and landscape plan demonstrating their ability to plant five trees on each of the resulting lots (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 Tree Survival Security to the City in the amount of \$10,000.00 (\$5,000 each) for the two (2) trees (tag# C01, N01) to be retained.
- 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 applicant is required to comply with the City's Affordable Housing Strategy. The applicant proposes to provide a legal secondary suite on both future lots at the subject site. To ensure that the two-storey one-bedroom secondary suites of approximately 42.3 m² (455ft²) are 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. This legal agreement is a condition of rezoning adoption.

Site Servicing

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge of \$26,309.54 for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. Construction works for upgrades will be performed via a City Work Order at the time of subdivision.

Financial Impact or Economic 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

This rezoning application to permit subdivision of 10160 Williams Road into two single-family lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with Lot Size Policy 5443, which allows rezoning and subdivision to “Compact Single Detached (RC2)”. This rezoning application is consistent with the established pattern of redevelopment in the neighbourhood.

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

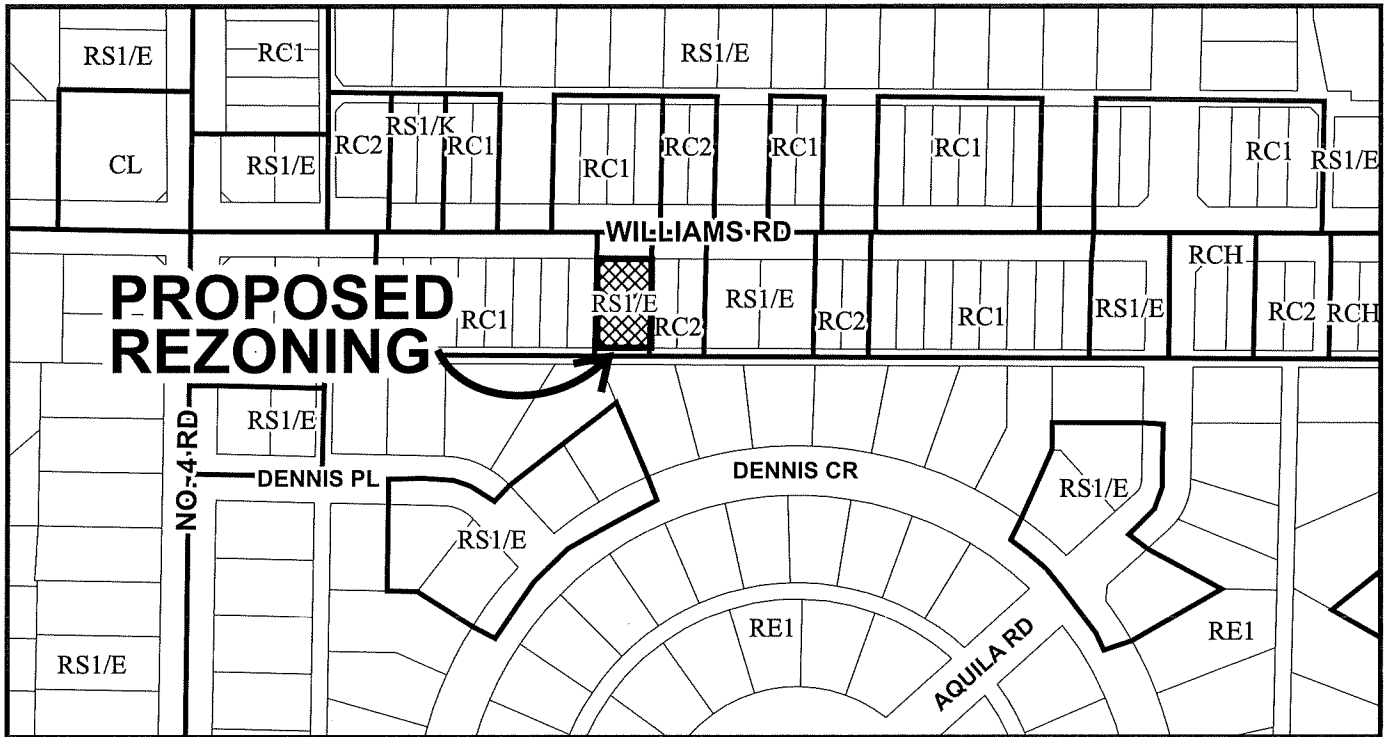
On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10206 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

NA:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5443
- Attachment 5: Site Plan and Landscape Plan
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations

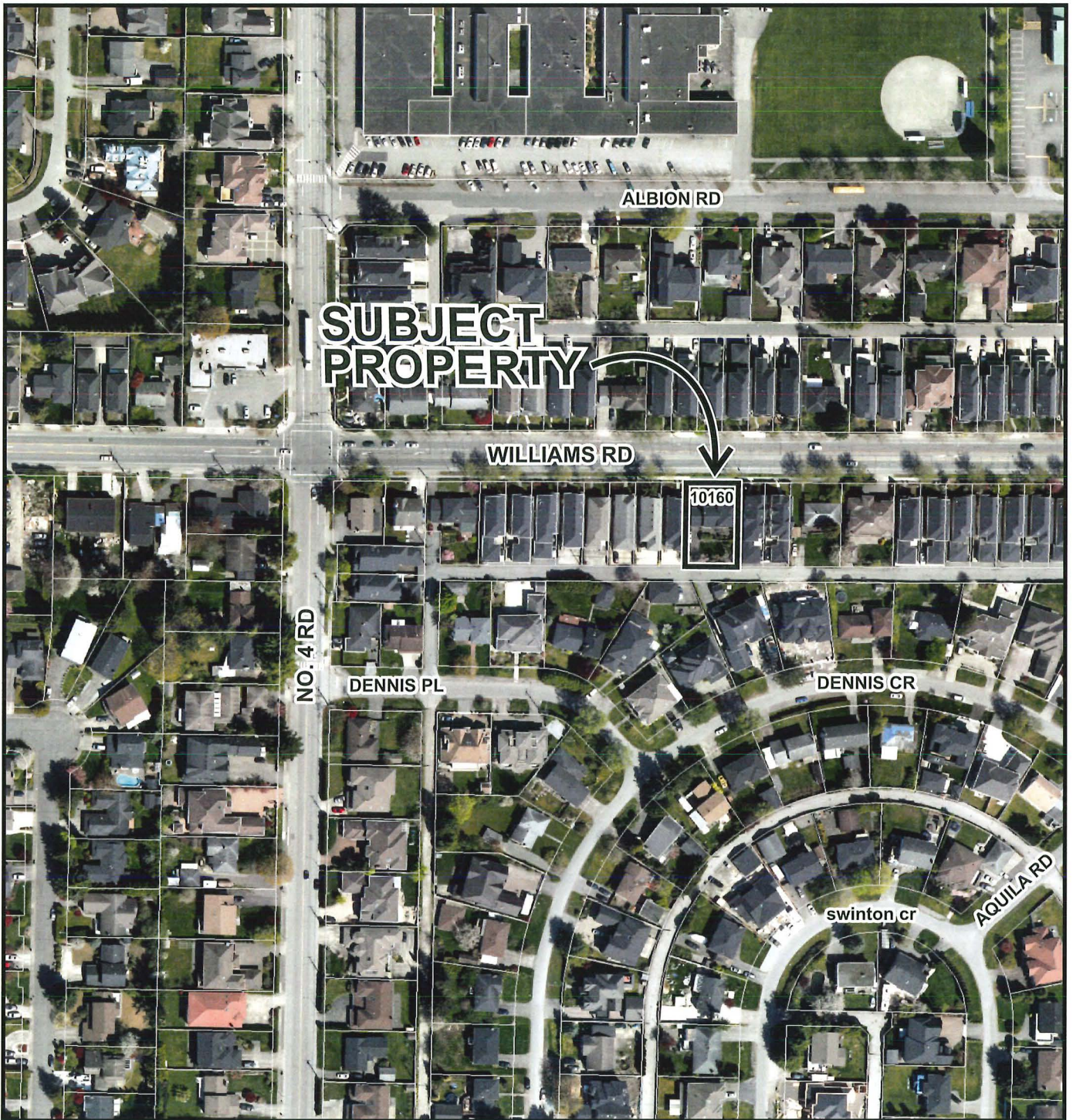


10097	10111	10119	10131	10151	10157	10171	10177	10191	10199	10211	10231	10239	10251
10.06	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	20.12	10.06	10.06	20.12
WILLIAMS RD													
0.21	10.21	10.21	10.21	10.21	10.21	10.21	20.42	10.21	10.21	20.42	20.42	10.21	10.21
0082	10088	10100	10120	10122	10140	10142	10160	10180	10188	10200	10220	10240	10251
32.93	32.93	32.93	32.99	32.93	32.93	32.92	32.92	32.92	32.92	32.92	32.92	32.92	32.92
0.21	10.21	10.21	10.21	10.21	10.21	10.21	20.42	10.21	10.21	20.42	20.42	10.21	10.21
0.30	40.46		16.82		27.65	25.58		26.93		27.21			

	RZ 19-881151	Original Date: 01/09/20 Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 19-881151

Original Date: 01/09/20

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 28 BLOCK 1 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**



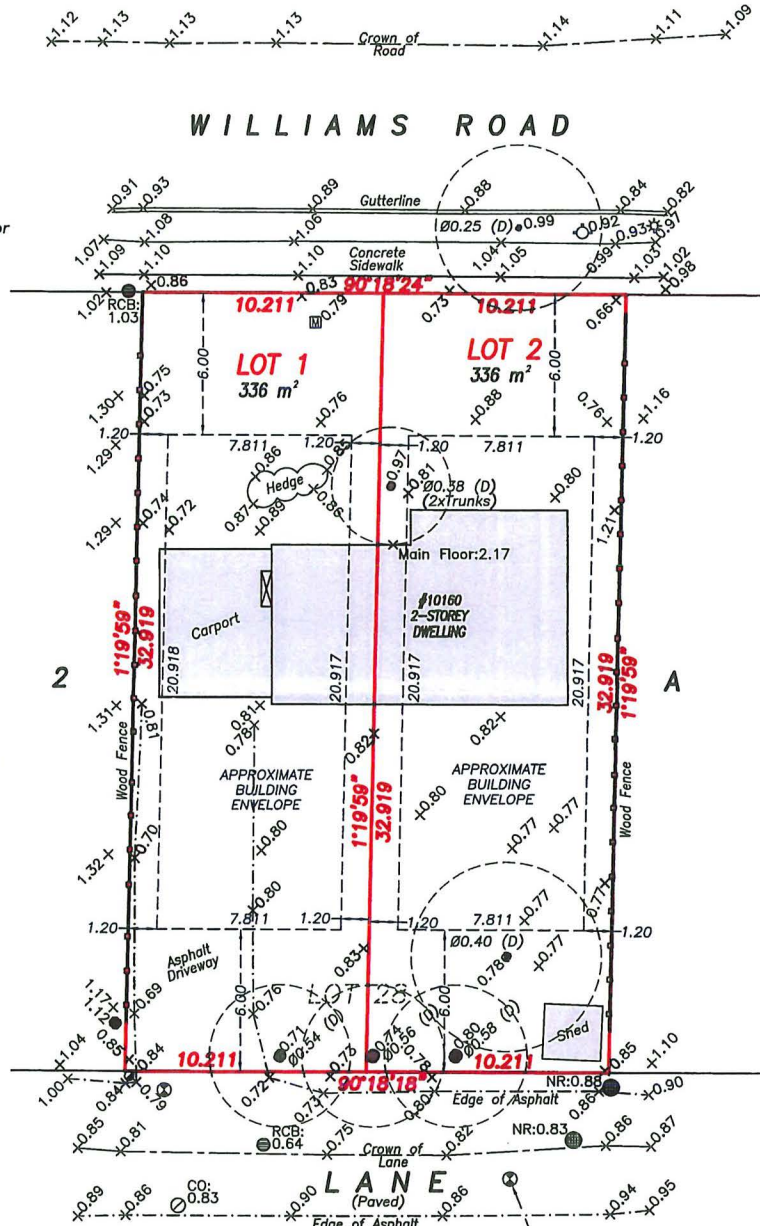
#10160 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 004-305-728

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

NOTE:

Use site Benchmark Tag #2977 for
construction elevation control.



LEGEND:

- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water meter
- ⊙ denotes manhole
- ⊙ denotes cleanout
- ⊙ denotes fire hydrant
- ⊙ denotes street light
- ⊙ denotes power post

Nail in aluminum
Tag #2977
Site Benchmark
Elevation: 0.89m

© 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. 7382
FB-360 P53-55; FB-375 P144
Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

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

AUGUST 6th, 2019.

DWG No. 7382-Topo

CNCL - 242



RZ 19-881151

Attachment 3

Address: 10160 Williams Road

Applicant: Kulbinder Dhesi, Rajbinder Aujla and Paulveer Aujla

Planning Area(s): Shellmont

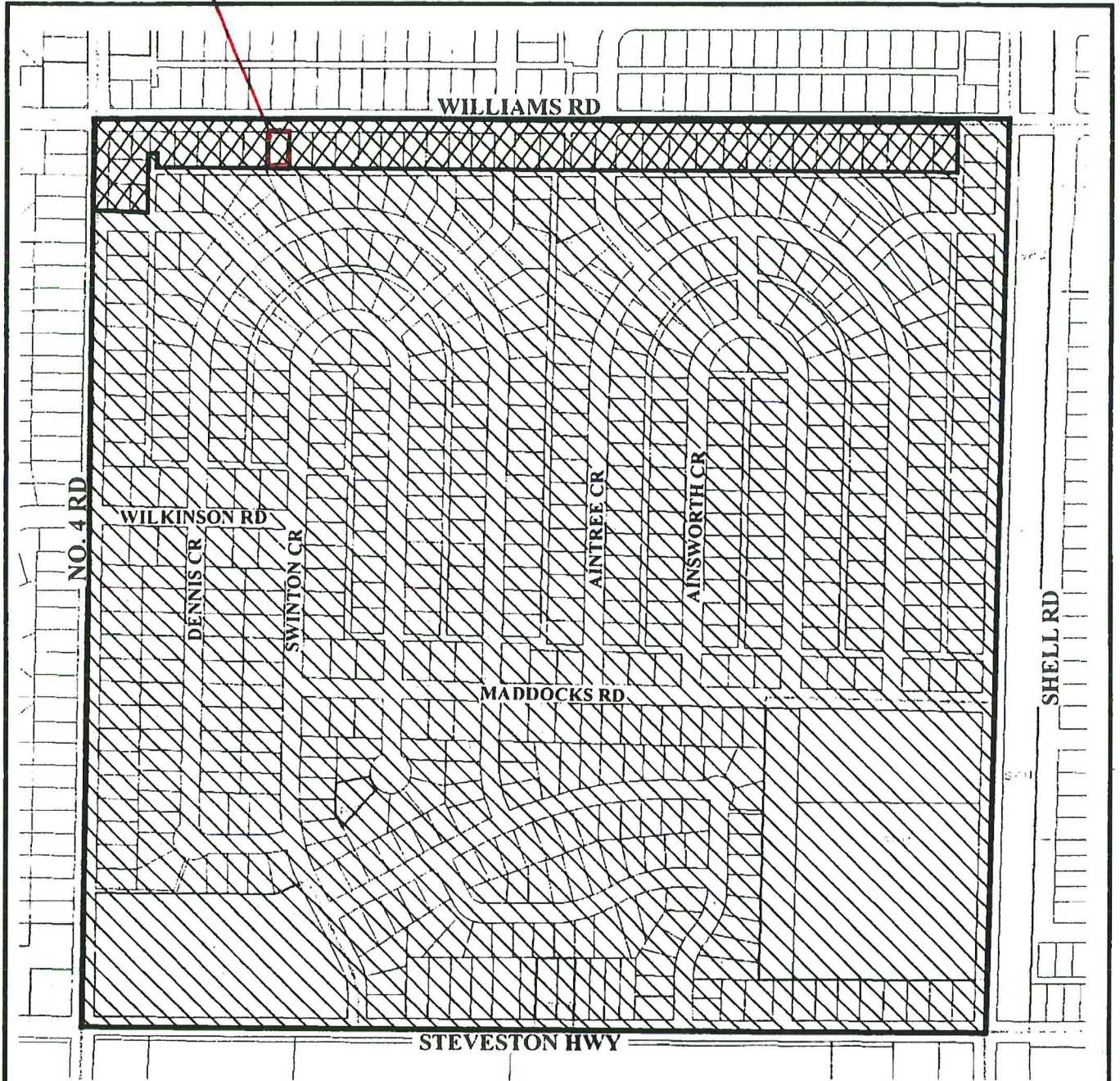
	Existing	Proposed
Owner:	Kulbinder Dhesi Rajbinder Aujla Paulveer Aujla	To be determined
Site Size (m²):	672 m ² (7,234 ft ²)	Two lots, each approximately 336 m ² (3,617 ft ²)
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 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
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	The Arterial Road Redevelopment Policy permits rezoning and subdivision to smaller lots along the south side of this section of Williams Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 201.60 m ² (2,170 ft ²) Lot B: Max. 201.60 m ² (2,170 ft ²)	Lot A: Max. 201.23 m ² (2,166 ft ²) Lot B: Max. 201.23 m ² (2,166 ft ²)	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 ²	336 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.21 m Depth: 32.92 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m (2.5 storeys)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	3 per lot	Lot A: 3 Lot B: 3	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.



Subdivision permitted as per **R1/E**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6

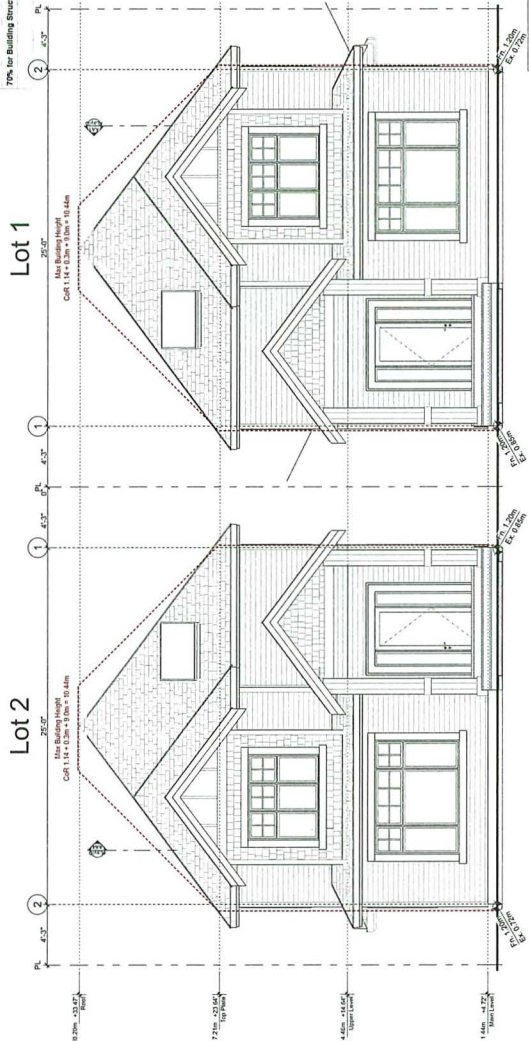
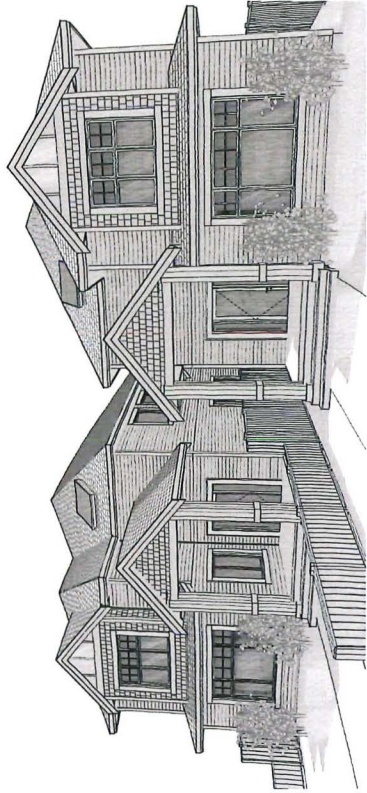
Adopted Date: 12/17/90

Amended Date: 12/18/06

Proposed Rezoning & Subdivision 10160 Williams Road

1110 Williams Road Subdivision		S432.01	
Lot Width	10.21	31.00	
Lot Depth	32.00	108.04	
Site Area	326.00	3617	
New Buildings			
	Metrie	Imparal	Imparal
E.L.P. PERMITTED DENSITY	201.60	2170.00	201.23
R2Z DENSITY FAR 0.00			2166
Site Area Upper Level			219
Site Area Main Level			205
Total Site Area (Included in FAR)			4237
R2.1 Lot Coverage			
Lot Coverage	168.00	1600	140.70
75% for Building Structures & Non-porous	252.00	2325	196.43
20% of lot area	67.20	723.00	74.68
805.00			
Crown of Road			
Max Building Height: 10m + 0.3m + 9.5m	1.14	3.74	(See level datum)
Finished Grade	16.44	34.25	10.20
Residents TV Chasing	1.40	4.59	

1110 Williams Road R2Z1E Zoning Data		Allowable	
Lot Width	20.42	66.99	
Lot Depth	32.03	108.04	
Site Area	672.43	7228	
New Buildings			
	Metrie	Imparal	
FAR 0.00 on 646.5 sqz	25.46	2750	
FAR 0.00 in excess of 646.5 sqz	62.98	671	
Maximum FAR	317.85	3421	
Maximum Covered Area at 10%	31.79	342	
Maximum Garage at 50 sqz	50.00	538	
R2.1.2 Permitted Lot Coverages			
45% for Buildings	303	3257	
75% for Building Structures & Non-porous	471	5057	



ATTACHMENT 5

Cover Sheet

Status: Issued for Reasoning

Date: 2020-07-13

A01

Dhesi Houses
10160 Williams Road
Richmond, BC

The design and specifications of all drawings conform to BCBC 2018

Copyright in the drawings is the exclusive property of REINE DESIGN. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of REINE DESIGN INC. (R219419) & DDESIGN.

Sheet Index Panel	Layer Name
010	Lot Lines
020	Floor Plans
030	Exteriors
040	General Notes & Typ. Details
050	Site Data & Details
060	Planning Plans

Legal Address

Lot 28, Block 4 North, Sub Block 1
Plan NWP18549, Section 35, Range 6 West
New Westminster Land District
PID 004-305-728

Site Plan

1/8" = 1'-0"

Nail in aluminum
Tag #2977
Site Benchmark

REINE DESIGN

Bradley Doré
664.782.8540
brad.dore@reine.com

CNCL - 246

10160 Williams Road Subdiv. - July 13, 2020 - 1:59 PM



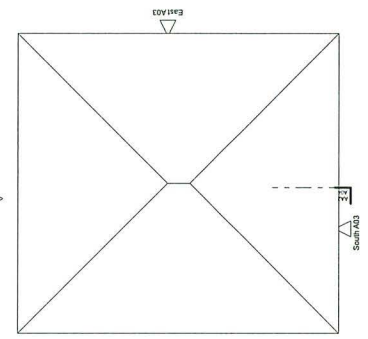
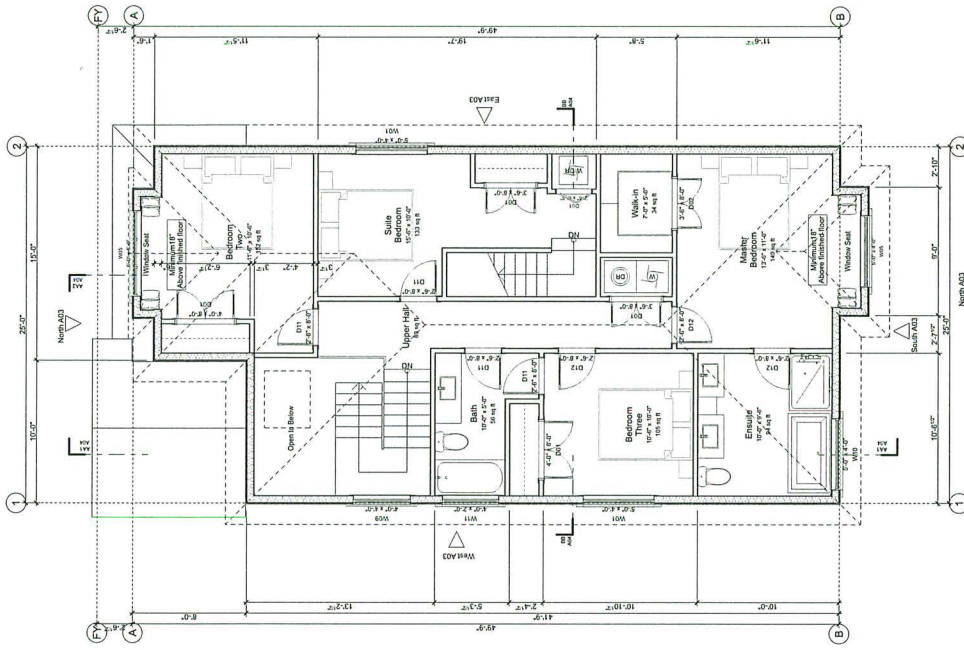
Bradley Doré
604.702.8240
brad.dore@reine.com

CREATED BY: REINE DESIGN INC. (A PROFESSIONAL CORPORATION)
DRAWN BY: REINE DESIGN INC. (A PROFESSIONAL CORPORATION)
CHECKED BY: REINE DESIGN INC. (A PROFESSIONAL CORPORATION)

Dhesi Houses
10160 Williams Road
Richmond, BC

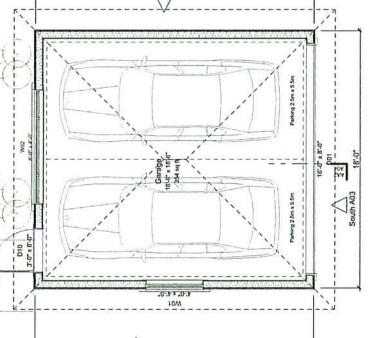
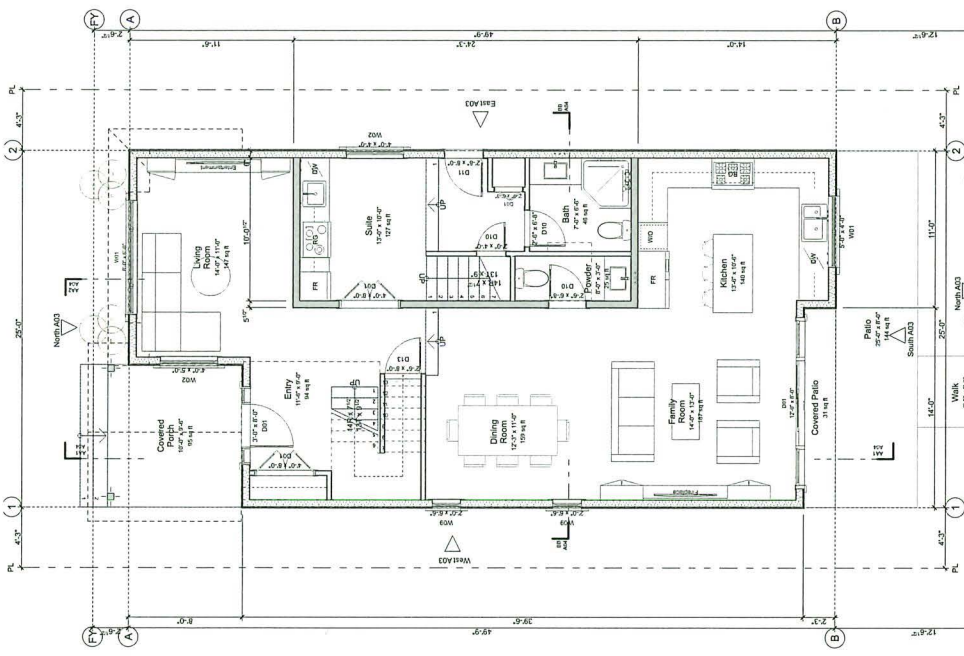
The design and construction of drawings shall conform to BCBC 2018

Floor Plans	
Based for Reasoning	Date: 2020-07-13
A02	



Floor Upper Level
1.004

Upper Level
1/4" = 1'-0"

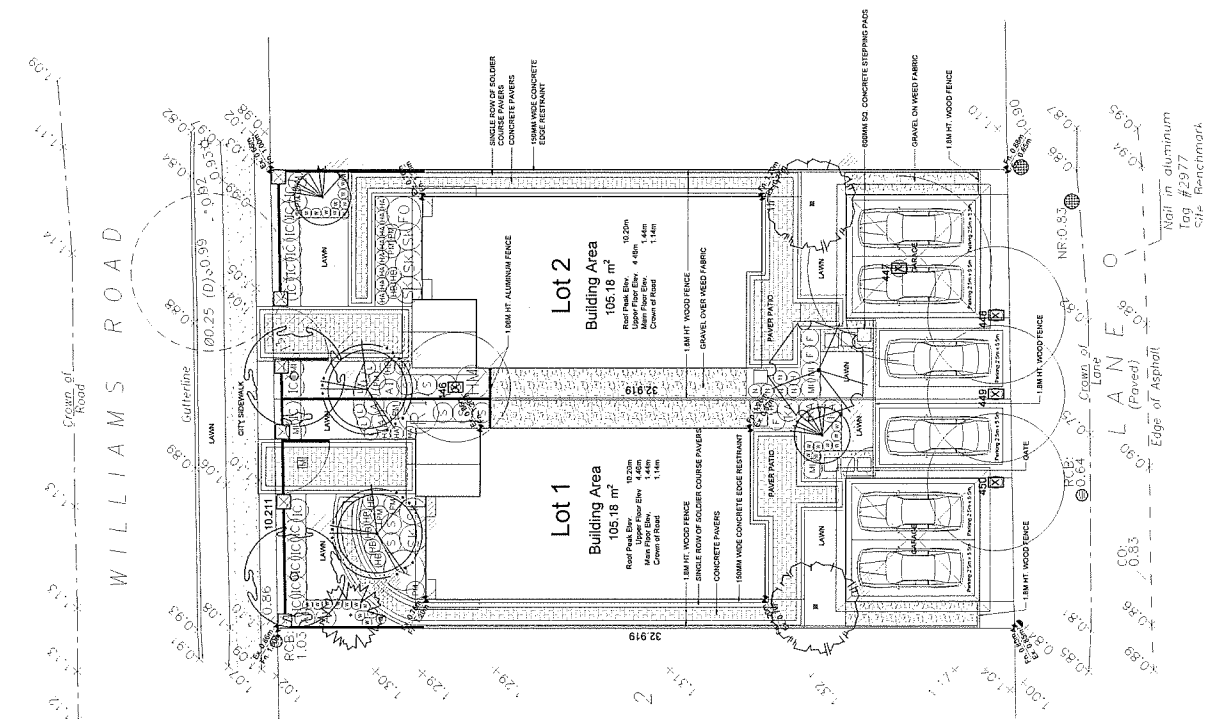


Floor Area Main Level
1.132

Main Level
1/4" = 1'-0"

SEAL

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / REMARKS
1	CERISE CAMANISSE 'PINKET PINKET'	50cm CAL. BAR
2	CORNUS FLORIDA 'NURSERY'	50cm CAL. BAR
3	STYRAX JAPONICUS	2.5M FT. BAR
4	STYRAX JAPONICUS	50cm CAL. 1.5M FT. BAR
5	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
6	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
7	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
8	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
9	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
10	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
11	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
12	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
13	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
14	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
15	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
16	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
17	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
18	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
19	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
20	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
21	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
22	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
23	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
24	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
25	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
26	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
27	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
28	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
29	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
30	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
31	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
32	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
33	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
34	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
35	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
36	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
37	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
38	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
39	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
40	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
41	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
42	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
43	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
44	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
45	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
46	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
47	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
48	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
49	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
50	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
51	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
52	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
53	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
54	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
55	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
56	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
57	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
58	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
59	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
60	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
61	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
62	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
63	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
64	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
65	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
66	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
67	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
68	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
69	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
70	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
71	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
72	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
73	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
74	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
75	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
76	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
77	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
78	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
79	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
80	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
81	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
82	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
83	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
84	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
85	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
86	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
87	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
88	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
89	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
90	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
91	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
92	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
93	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
94	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
95	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
96	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
97	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
98	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
99	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm
100	ADAMIA 'TROPIC LIVES'	#2 POT, 45cm



NO.	DATE	REVISION DESCRIPTION	BY
1	2016-11-11	ISSUED FOR PERMIT	DR

PROJECT: PROPOSED SUBDIVISION
10166 WILLIAMS ST
RICHMOND, B.C.

DRAWING TITLE: LANDSCAPE PLAN

DATE: 25 JUN 11
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHECK: MCY
DRAWING NUMBER: L1
PAGE PROJECT NUMBER: 20-076
OF 2



2016-1-2P



Address: 10160 Williams Road

File No.: RZ 19-881151

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10206, 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 ten (10) required replacement trees to be planted and sized as illustrated on Landscape Plan in Attachment 5 of the Rezoning Report.

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 (\$5,000 each) for the two (2) trees (tag# C01, N01) to be retained.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 42.3 m² (455ft²) is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to 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. 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.

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

1. Pay Development Cost Charges (City and GVS & DD & Translink), Cost Recovery Bylaw Charge of \$26,309.54 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 City Work Order:

Water Works:

- a) Using the OCP Model, there is 748.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) 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.
- c) At Developer's cost, the City will:
 - i) Cut and cap the existing water service connection to the existing parcel, and remove water meter.
 - ii) Install one new water service connection for each proposed lot, complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the City will:
 - i) Install a new storm service connection to the east lot, complete with inspection chamber.
 - ii) For the existing building, confirm the capacity and condition of the existing storm connection. If the existing storm connection is adequate to be reused, it may be retained; if not, it shall be replaced by the City at the developer's cost.

Sanitary Sewer Works:

- e) At Developer's cost, the City will:
 - i) Cut and cap the service connection to the existing parcel. Retain the inspection chamber to serve adjacent properties.
 - ii) Install one new sanitary service connection complete with inspection chamber and dual service leads.

Frontage Improvements:

- f) 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) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii) Complete other frontage improvements as per Transportation requirements.

General Items:

- g) At Developer's cost, the Developer is required to:
 - i) Comply with and pay the determined costs under Schedule 5 of the Works and Services Cost Recovery Bylaw #8752 at subdivision.
 - ii) 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:

* This requires a separate application.

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10206 (RZ 19-881151)
10160 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. 004-305-728

Lot 28 Block 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 18549

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10206".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

Vertical box for City of Richmond approval signatures.

MAYOR

CORPORATE OFFICER



Monday, November 16, 2020 – 7 pm

**Council Chambers, 1st Floor, Richmond City Hall
6911 No. 3 Road, Richmond, BC V6Y 2C1**

Richmond Zoning Bylaw 8500, Amendment Bylaw 10206 (RZ 19-881151)

Location/s:	10160 Williams Road
Applicant/s:	Kulbinder Dhesi, Rajbinder Aujla, and Paulveer Aujla
Purpose:	To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit development of two single-family lots with vehicle access from a rear lane.
City Contact:	Nathan Andrews, 604-247-4911, Planning and Development Division

How to obtain further information:

- **By Phone:** If you have questions or concerns, please call the CITY CONTACT shown above.
 - **On the City Website:** Public Hearing Agendas, including staff reports and the proposed bylaws, are available on the City Website at <http://www.richmond.ca/cityhall/council/agendas/hearings/2020.htm>
 - **At City Hall:** Copies of the proposed bylaw, supporting staff and Committee reports and other background material, are also available for inspection at the Planning and Development Division at City Hall, between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing November 6, 2020 and ending November 16, 2020, or upon the conclusion of the hearing.
 - **By FAX or Mail:** Staff reports and the proposed bylaws may also be obtained by FAX or by standard mail, by calling 604-276-4007 between the hours of 8:15 am and 5 pm, Monday through Friday, except statutory holidays, commencing November 6, 2020 and ending November 16, 2020.
-

Participating in the Public Hearing process:

- The health and wellness of our residents, staff and Council remain our priority. Please be advised that measures will be taken at the meeting to respect physical distancing requirements and adhere to recommended preventative measures to limit the spread of COVID-19.
- During the COVID-19 Pandemic, the Public Hearing is open to members of the public who may be affected by the proposed bylaw and wish to make a presentation.
- Due to the public health concerns and social distancing requirements, the public is encouraged to submit written comments in advance of the Public Hearing, or register to participate remotely via telephone, instead of attending the meeting in person if possible.
- Registration to participate remotely via telephone is available starting on the Friday prior to the Public Hearing until 1:00 pm on the date of the Hearing. Information on how to register is available on the City website: <https://www.richmond.ca/cityhall/council/phone-participation.htm>
- Written comments may be submitted to the City Clerk’s Office by 4:00 pm on the date of the Public Hearing as follows:
 - **By E-mail:** using the on-line form at <http://www.richmond.ca/cityhall/council/hearings/about.htm>
 - **By Standard Mail:** 6911 No.3 Road, Richmond, BC, V6Y 2C1, Attention: Director, City Clerk’s Office
 - **By Fax:** 604-278-5139, Attention: Director, City Clerk’s Office
- **Public Hearing Rules:** For information on public hearing rules and procedures, please consult the City

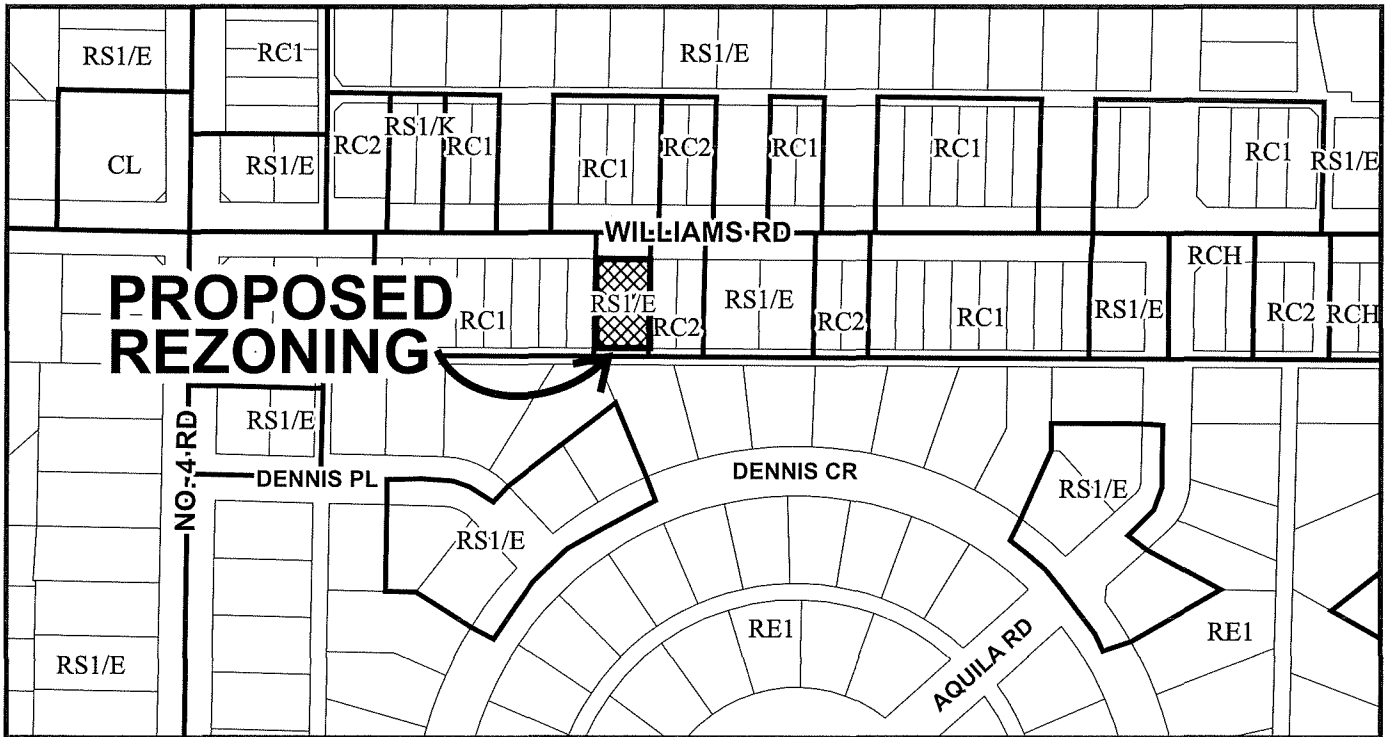
website at <http://www.richmond.ca/cityhall/council/hearings/about.htm> or call the City Clerk's Office at 604-276-4007.

- All submissions will form part of the record of the hearing. **Once the Public Hearing has concluded, no further information or submissions can be considered by Council.** It should be noted that the rezoned property may be used for any or all of the uses permitted in the "new" zone.

Claudia Jesson
Director, City Clerk's Office



City of Richmond



10097	10111	10119	10131	10151	10157	10171	10177	10191	10199	10211	10231	10239	10251
10.06	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	20.12	10.06	10.06	20.12
WILLIAMS RD													
10082	10088	10100	10120	10122	10140	10142	10160	10180	10188	10200	10220	10240	10250
32.93	32.93	32.93	32.99	32.93	32.93	32.92	32.92	32.92	32.92	32.92	32.92	32.92	32.92
10.21	10.21	10.21	10.21	10.21	10.21	10.21	20.42	10.21	10.21	20.42	20.42	10.21	10.21
15.33	40.46	16.82	27.65	25.58	26.93	27.21							

	RZ 19-881151	Original Date: 01/09/20 Revision Date: Note: Dimensions are in METRES
--	---------------------	---