



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director, Development

Date: February 20, 2017
File: RZ 16-728719

Re: Application by Harj Johal for Rezoning at 9051 and 9071 Steveston Highway from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)"

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9646, for the rezoning of 9051 and 9071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

J. Wayne Craig
Wayne Craig
Director, Development

WC:jr
Att. 6

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Affordable Housing	<input checked="" type="checkbox"/>	<i>[Signature]</i> FOR SA: PERCEN

Staff Report

Origin

Harj Johal has applied to the City of Richmond for permission to rezone 9051 and 9071 Steveston Highway from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the properties to be subdivided to create four single-family lots, with vehicle access from an extension to the existing rear lane (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing single-family dwelling on each of the properties, which would be demolished.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)”, with vehicle access from Ryan Crescent.
- To the South, across Steveston Highway: A single-family dwelling on a lot zoned “Agriculture (AG1)”, a golf course on a lot zoned “Golf Course (GC)”, and a Buddhist temple on a lot that is split-zoned “Agriculture (AG1)” and “Assembly (ASY)”; all with vehicle access from Steveston Highway.
- To the East: Four dwellings on lots zoned “Compact Single Detached (RC1)”; which were created through rezoning and subdivision in 2004, and which have vehicle access from a lane connecting to Steveston Highway.
- To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)”, with vehicle access from Steveston Highway.

Related Policies & Studies

Official Community Plan/Broadmoor Area Plan

The subject properties are located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject properties is “Neighbourhood Residential” (Attachment 4). The proposed rezoning is consistent with this designation.

Arterial Road Policy

The subject properties are designated “Compact Lot Coach House” on the Arterial Road Policy Development Map, which allows for compact lot single detached or compact lot coach house developments, based on compliance with the applicable zoning bylaw. The Arterial Road Policy requires all compact lot developments to be accessed from a functional municipal lane only. This application involves the dedication and construction of an extension to the existing rear lane. The proposed rezoning and ensuing development is consistent with the Arterial Road Policy.

Agricultural Land Reserve (ALR) Buffer Zone

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 Agricultural Land Reserve (ALR) buffer along the Steveston Highway frontage. The legal agreement will identify the ALR buffer area, ensure that the landscaping will not be abandoned or removed, and indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security to the City, to ensure that the landscaped buffer is installed.

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 are three existing statutory right-of-ways (SRW) on Title for the sanitary sewer. Two SRWs with registration numbers K92841 and E86656 are located along the north property line of the subject site. The applicant is required to dedicate a 6.0 m wide lane along the entire north property line prior to final adoption of the rezoning bylaw. Following lane dedication, the utilities will be located within the City's road network and the two SRWs will no longer be required.

One statutory right-of-way, with registration number G44841, is a 3.0 x 3.0 m corner cut in the southwest corner of the site for the sanitary sewer. The existing SRW is not impacted by the proposed rezoning. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

The applicant intends to access the established lane from Steveston Highway via a statutory right-of-way, with registration number BW406323, for utilities and public-right-of-passage that is registered on Title of the lots at 9093 and 9097 Steveston Highway. Vehicle access to the site

is to be from the rear lane only, with no direct vehicle access from Steveston Highway permitted under Residential Lot (Vehicular) Access Regulation Bylaw No. 7222.

The statutory right-of-way at 9093 and 9097 Steveston Highway was secured through the redevelopment proposal that created four lots at 9091, 9093, 9097, and 9099 Steveston Highway in 2004 (RZ 04-268084/SD 03-232827). The statutory right-of-way 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. The recent rezoning application at 9131 Steveston Highway (RZ 15-703150) confirmed that this statutory right-of-way can be used to access all development in this block. Future development on this block will secure dedication and construction of the rear lane eastward to Mortfield Gate, at which time the access at Steveston Highway will be closed.

Prior to final adoption of the rezoning bylaw, the applicant must complete the following:

- Dedication of a 6.0 m wide extension to the existing rear lane.
- Registration of a legal agreement on Title to acknowledge that the applicant wishes to make use of the statutory right-of-way agreement (BW406323) that is registered on Title at 9093 and 9097 Steveston Highway for vehicular access to the subject site until an alternative exists.
- Registration of a legal agreement on Title to acknowledge that use of the lane is subject to the terms and conditions of the statutory right-of-way agreement (BW406323).

Vehicle access for equipment and all material deliveries to the site during development is proposed from the existing driveways to Steveston Highway. Vehicle parking will be on-site, with additional parking space on Mortfield Gate with the written permission of the owners of 10960 and 10966 Mortfield Gate. A temporary lane closure of a single westbound lane on Steveston Highway is proposed to accommodate delivery and removal of equipment, machinery, and materials, as required.

Prior to issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan and Lane Closure Request to the City's Transportation Department for review. This unregistered agreement will prohibit the use of any portion of the statutory right-of-way area for vehicle parking, demolition activity, or construction activity.

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 16 bylaw-sized trees on the subject property, four trees on neighbouring properties, and two street trees on City property.

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

- Four trees located on the development site (Tag # 467, 468, 469, 470) between 19-54 cm DBH, exhibit sparse foliage and are in poor condition. These trees are not good candidates for retention and should be removed and replaced.

- Five trees located on the development site (Tag # 463, 981, 983, 989, and 990) between 20-101 cm DBH, are either dying, are infected with Fungal Blight, or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
- One Lawson Cypress tree located on the development site (Tag # 978) that is 92 cm DBH, is in moderate condition, however, the tree is located in the proposed building envelope. As a result of the building envelope conflict, this tree needs to be removed and replaced.
- One Norway Spruce tree located on the development site (Tag # 982) that is 47 cm DBH, is in moderate condition, however, the tree is located in the proposed building envelope. As a result of the building envelope conflict, this tree needs to be removed and replaced.
- Five trees located in the proposed lane dedication (tag # 984, 985, 986, 987, and 988) between 33-93 cm DBH, are in good condition, but in conflict with the new lane and will need to be removed.
- Four trees on 9031 Steveston Highway (Tag # 464, 465, 466, and 471) between 15-8 cm DBH, to be retained and protected.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

Parks Department staff has reviewed the application as it impacts two trees in the City-owned boulevard. Two Cedar trees between 20-32 cm DBH are in poor condition, having been historically topped to provide clearance for BC Hydro lines above, and will be removed and replaced. Compensation of \$2,600 is required for the City to plant four trees at or near the development site.

Tree Protection

Four trees (Tag # 464, 465, 466, and 471) on a neighbouring 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 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.

Tree Replacement

The applicant wishes to remove 16 on-site trees (Tags # 463, 467, 468, 469, 470, 978, and 981-990). The 2:1 replacement ratio would require a total of 32 replacement trees. The

applicant has agreed to plant two trees on each lot proposed; for a total of eight trees. The required replacement trees are to be of the following minimum sizes; 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
8	11 cm	6 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$12,000 to the City's Tree Compensation Fund in lieu of the remaining 24 trees that cannot be accommodated on the subject property after redevelopment.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan for both lots prepared by a Registered Landscape Architect, along with a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect for the proposed planting, including the eight required replacement trees, and a 10% contingency. The Landscape Plan must comply with the regulations for coach house and compact lot development contained in the Arterial Road Policy in the OCP. A portion of the security will be released after construction and landscaping at the subject site is completed and a landscape inspection by City staff has been passed. The City may retain the balance of the security for a one-year maintenance period to ensure that the landscaping survives

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, or a suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft² of the total building area of the remaining lots.

The applicant proposes to construct a secondary suite on all four proposed lots. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection will be granted until a secondary suite is constructed on each of the four future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

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 works, lane drainage, and frontage upgrades described in Attachment 6.
- Registration of two 3.0 x 3.0 m statutory rights-of-way for the sanitary sewer inspection chambers.

Required lane construction includes, 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 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.

Financial Impact or Economic 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 9051 and 9071 Steveston Highway from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the properties to be subdivided to create four single-family lots, with vehicle access from an extension to the existing rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and Richmond Zoning Bylaw 8500.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9646 be introduced and given first reading.



Jordan Rockerbie
Planning Technician
(604-276-4092)

JR:blg

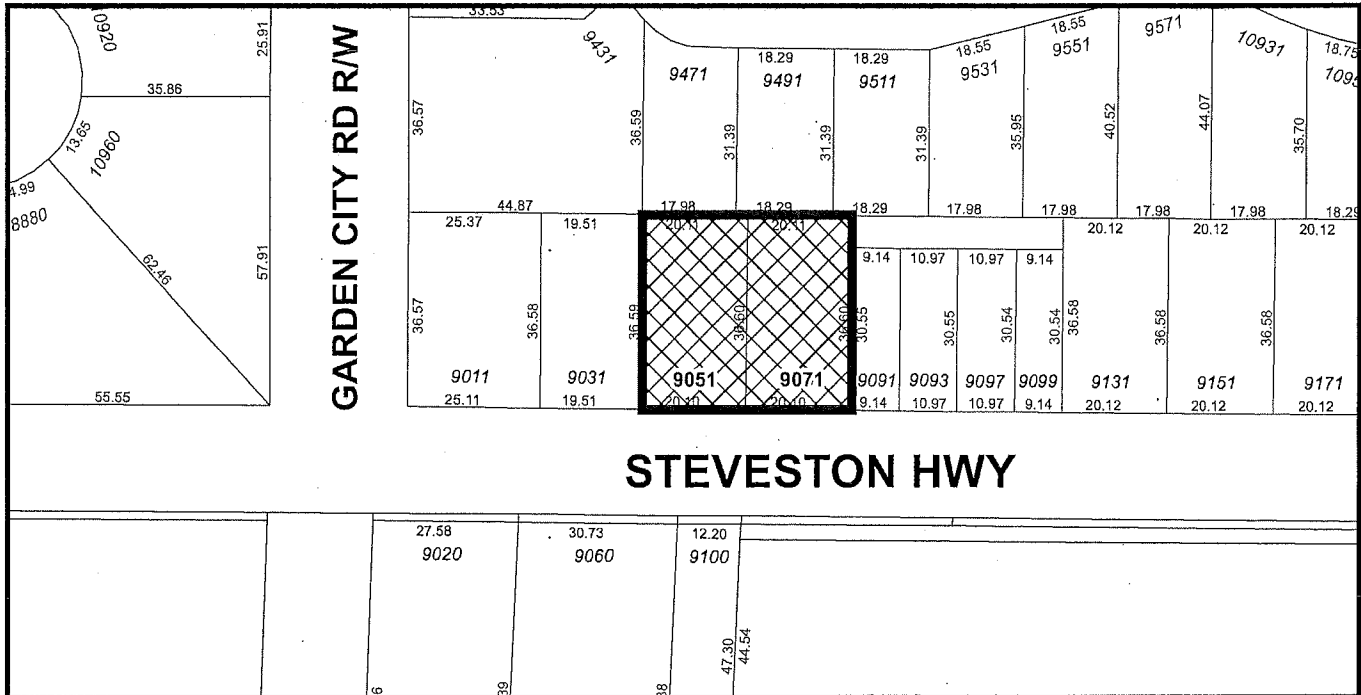
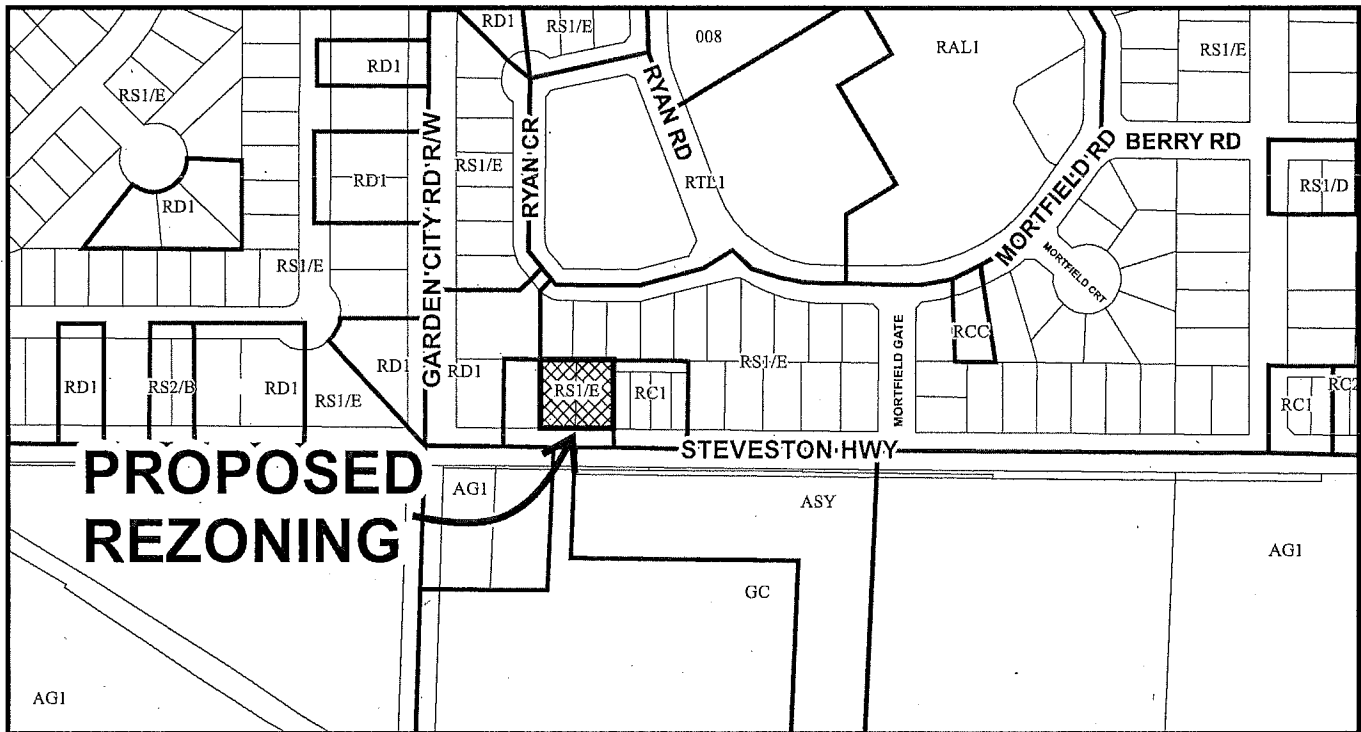
Attachment 1: Location Map and Aerial Photo

Attachment 2: Proposed Subdivision Plan

- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Land Use Map
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations



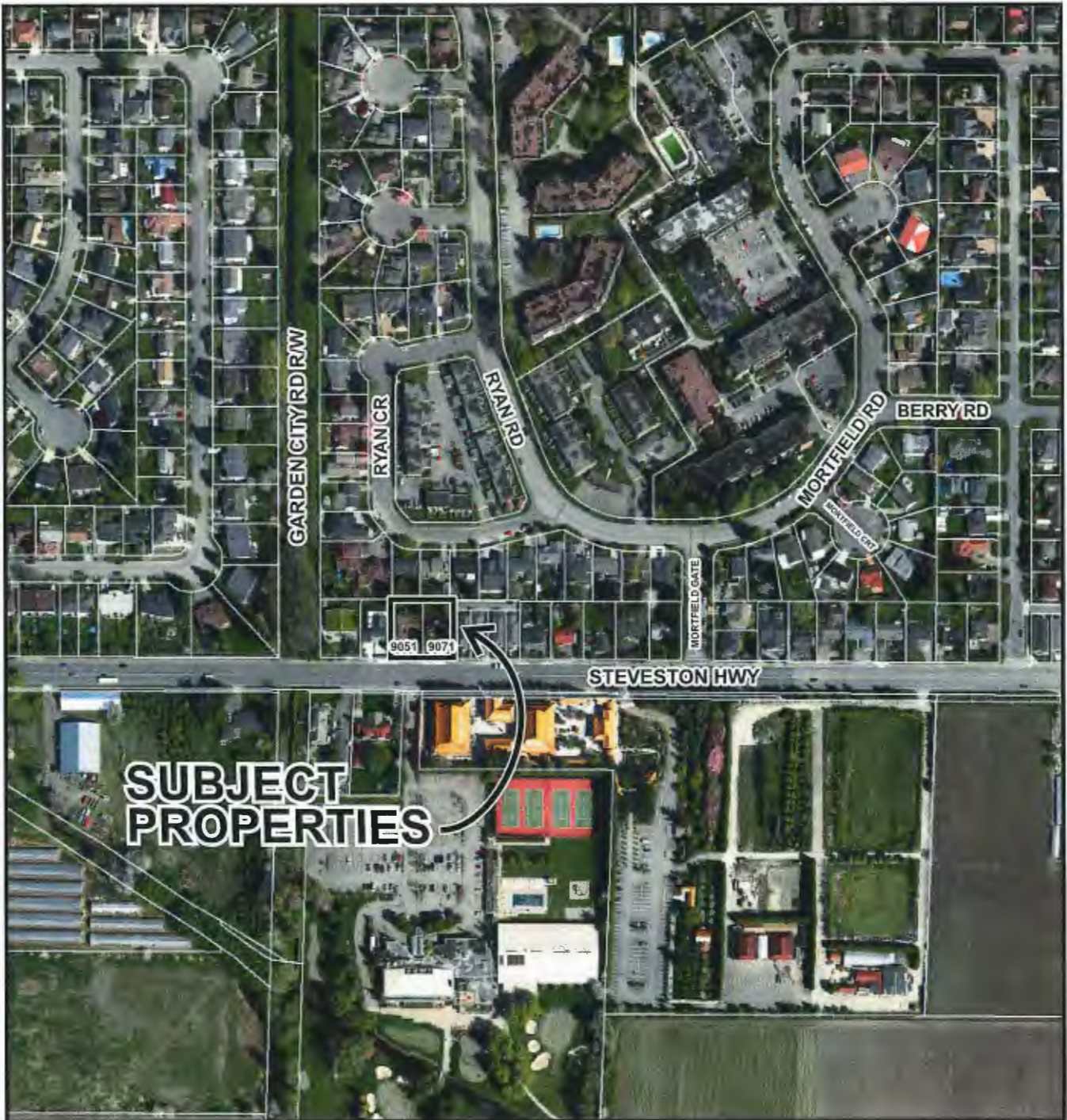
City of
Richmond



	<p style="text-align: center; font-size: 24pt; font-weight: bold;">RZ 16-728719</p>	<p>Original Date: 04/18/16 Revision Date: 11/07/16 Note: Dimensions are in METRES</p>
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City of Richmond



RZ 16-728719

Original Date: 04/18/16

Revision Date: 11/07/16

Note: Dimensions are in METRES

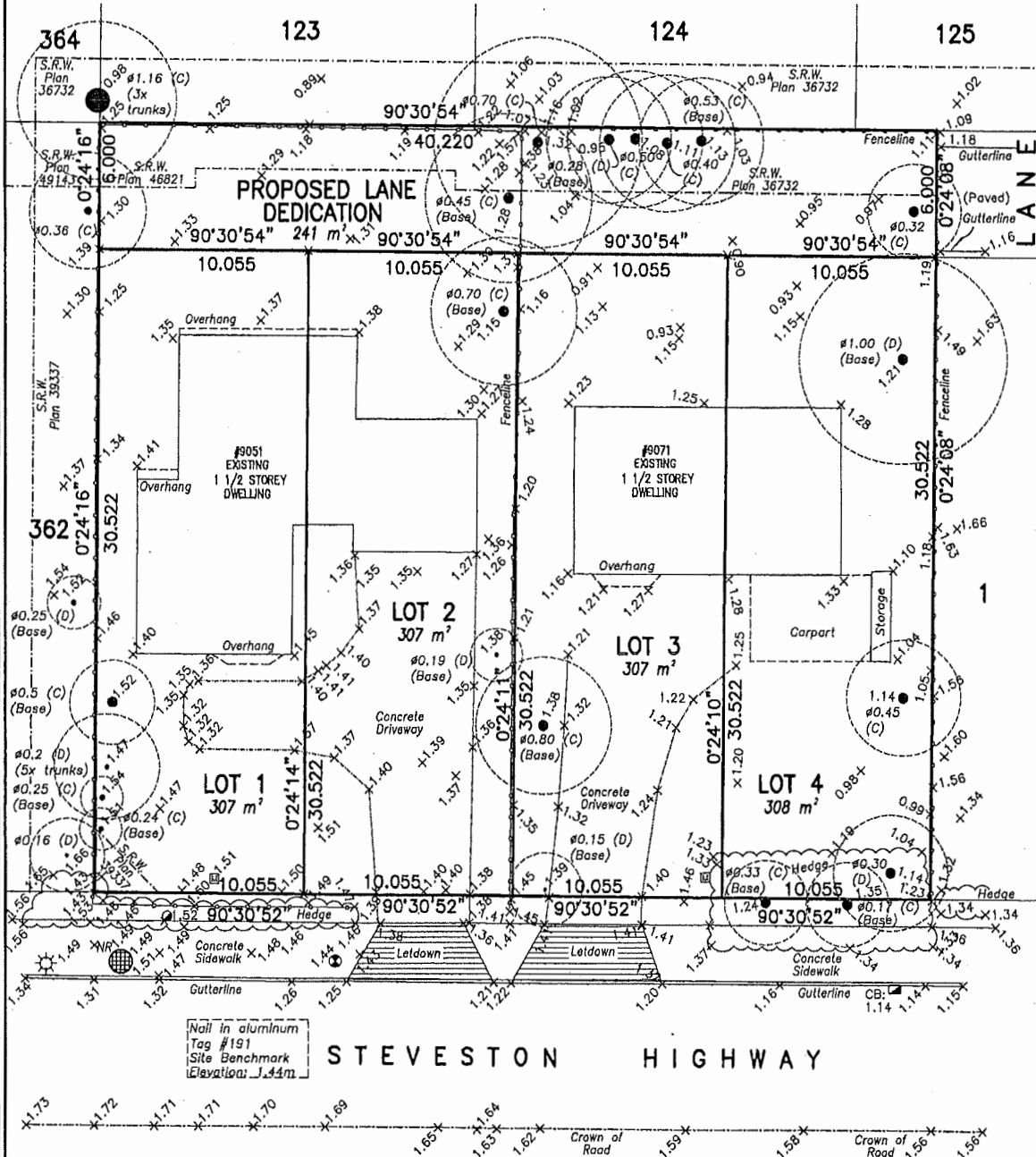
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN
OF LOTS 121 AND 122 SECTION 34 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 36731**

#9071 STEVESTON HIGHWAY,
RICHMOND, B.C.
P.I.D. 003-283-542
#9051 STEVESTON HIGHWAY,
RICHMOND, B.C.
P.I.D. 004-335-422

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



Nail in aluminum
Tag #191
Site Benchmark
Elevation: 1.44m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 6422
FB-314 P32-36
Drawn By: ER

NOTE:
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #204
Control Monument 02H2452
Elevation: 1.559m
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.125m

- LEGEND:**
- (C) denotes conifer
 - (D) denotes deciduous
 - ☐ denotes catch basin
 - ⊗ denotes water meter
 - ⊙ denotes manhole
 - NR denotes north rim
 - ☼ Lampstand
 - ⊕ Powerline pole

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

NOTE:
Use site Benchmark Tag #191 for
construction elevation control.

JULY 18th, 2016.

DWG No. 6422-Topo-02



RZ 16-728719

Attachment 3

Address: 9051 & 9071 Steveston Highway

Applicant: Harj Johal

Planning Area(s): Broadmoor

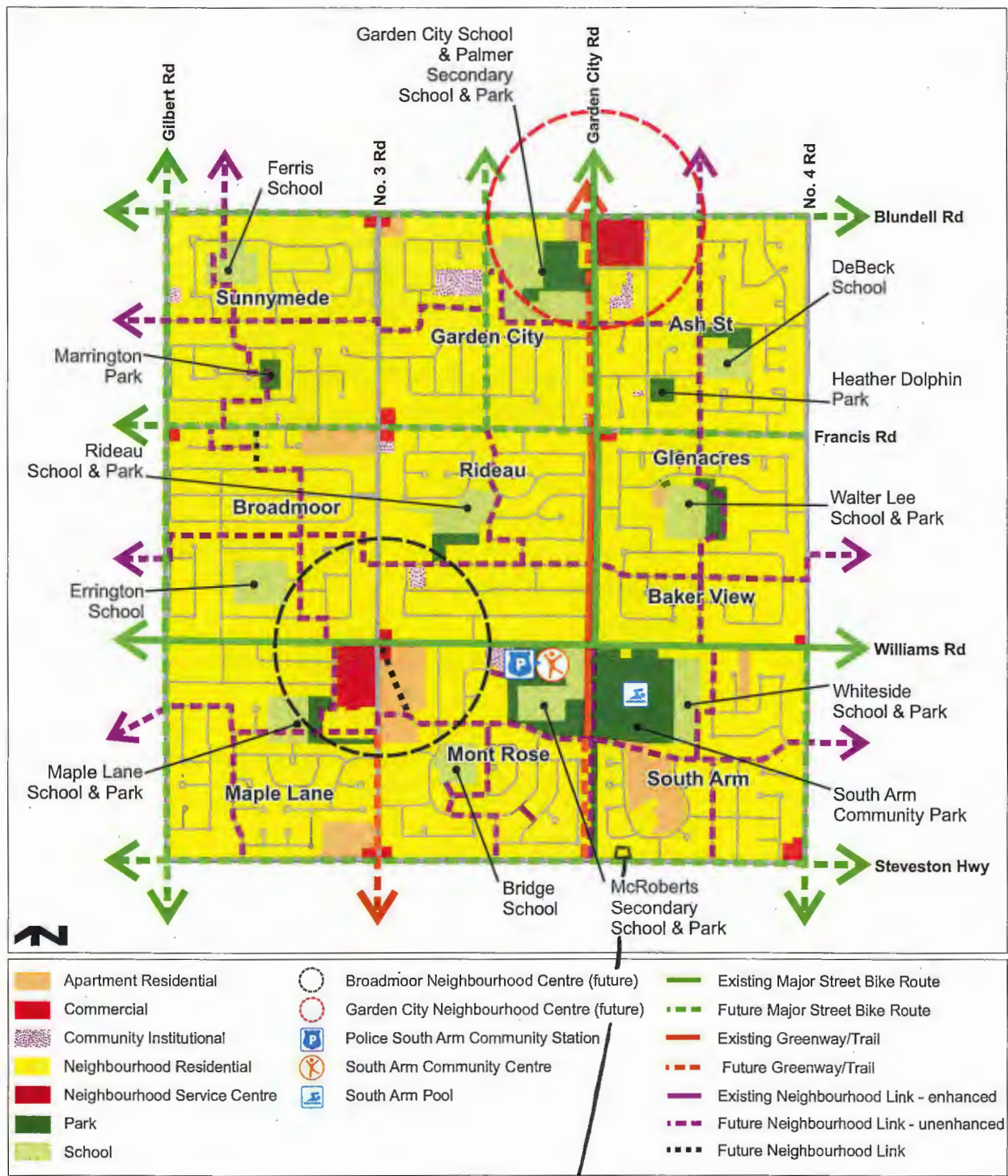
	Existing	Proposed
Owner:	Gavin Singh Bahd Gurdeep Singh Johal Navreet Johal	To be determined
Site Size (m²):	Two lots, each 734.46 m ²	Four lots, each 307 m ² Road dedication: 241.32 m ²
Land Uses:	Two single-family dwellings	Four single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Arterial Road Policy Designation:	Undesignated	Compact Lot Coach House
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60 for lot area up to 464.5 m ² plus 0.30 for area in excess of 464.5 m ²	Max. 0.60 for lot area up to 464.5 m ² plus 0.30 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Max. 184.2 m ² (1,982 ft ²)	Max. 184.2 m ² (1,982 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70%	Building: Max. 50% Non-porous Surfaces: Max. 70%	none
Lot Size:	270 m ²	307 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.055 m Depth: 30.522 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m	Max. 9.0 m	none

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

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

6. Broadmoor



SUBJECT PROPERTY

PLANTING GUIDELINES:

DESIGN: Retention, removal, or replacement tree planting recommendations. Species and acclimated planting must conform to the municipal standards. New trees should be planted at 2.0 m from any property line and at least 3.0 m from any roads, lanes, catch basins, lawn, catch basins, down drains and other infrastructure, and at a minimum setbacks from buildings as follows: 6.0 m for medium category and 8.0 m for large category trees.

Site or condition that the sub-soil planting site in proximity to the planting site may be damaged such that the soil is overly compacted, poorly drained, and/or has a high water table. In these cases, sub-soil renovation and amendment, and/or re-planting of existing soil with suitable.

Sum to at least 400mm depth within a suitable radius of the planting site for each tree will be required.

It must be confirmed to permit BC Landscape Standards as established and updated from time to time by BCSPA/BCMA in regards to specifications for quality, selection, planting, handling, planting methods, staking and establishment maintenance.

Species one for consideration only. If alternate species are desired by the owner, the species must conform to the municipal standards, and should conform to a list of trees and shrubs that are suitable for the site (see Appendix A for a list of trees and shrubs that are suitable for the site).

SURFACE FINISHING: Base of planted trees to be finished as per the following: (1) compacted topsoil to a depth of 100mm (2) compacted topsoil to a depth of 200mm (3) compacted topsoil to a depth of 300mm (4) compacted topsoil to a depth of 400mm (5) compacted topsoil to a depth of 500mm (6) compacted topsoil to a depth of 600mm (7) compacted topsoil to a depth of 700mm (8) compacted topsoil to a depth of 800mm (9) compacted topsoil to a depth of 900mm (10) compacted topsoil to a depth of 1000mm.

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SUGGESTED PLANT REPLACEMENT LIST:

SYMBOL	SMALL TO MEDIUM SCALE	COMMON NAME
ACA	Acacia saligna	Field maple
AB	Abies balsamea	Paperbark maple
ABB	Abies balsamea	Red maple
ABT	Abies balsamea	Black maple
AD	Adiantum species	Japanese maple
ADP	Adiantum species	Japanese maple
ADT	Adiantum species	Japanese maple
ADU	Adiantum species	Japanese maple
ADV	Adiantum species	Japanese maple
ADW	Adiantum species	Japanese maple
ADY	Adiantum species	Japanese maple
ADZ	Adiantum species	Japanese maple
AE	Acer glabrum	Red maple
AEH	Acer glabrum	Red maple
AEI	Acer glabrum	Red maple
AEJ	Acer glabrum	Red maple
AEK	Acer glabrum	Red maple
AEL	Acer glabrum	Red maple
AEM	Acer glabrum	Red maple
AEN	Acer glabrum	Red maple
AEO	Acer glabrum	Red maple
AEP	Acer glabrum	Red maple
AEQ	Acer glabrum	Red maple
AER	Acer glabrum	Red maple
AES	Acer glabrum	Red maple
AET	Acer glabrum	Red maple
AEU	Acer glabrum	Red maple
AEV	Acer glabrum	Red maple
AEW	Acer glabrum	Red maple
AEX	Acer glabrum	Red maple
AEY	Acer glabrum	Red maple
AEZ	Acer glabrum	Red maple
AF	Fagus sylvatica 'Pendula'	weeping European beech
AFH	Fagus sylvatica 'Pendula'	weeping European beech
AFI	Fagus sylvatica 'Pendula'	weeping European beech
AFJ	Fagus sylvatica 'Pendula'	weeping European beech
AFK	Fagus sylvatica 'Pendula'	weeping European beech
AFL	Fagus sylvatica 'Pendula'	weeping European beech
AFM	Fagus sylvatica 'Pendula'	weeping European beech
AFN	Fagus sylvatica 'Pendula'	weeping European beech
AFO	Fagus sylvatica 'Pendula'	weeping European beech
AFP	Fagus sylvatica 'Pendula'	weeping European beech
AFQ	Fagus sylvatica 'Pendula'	weeping European beech
AFR	Fagus sylvatica 'Pendula'	weeping European beech
AFS	Fagus sylvatica 'Pendula'	weeping European beech
AFU	Fagus sylvatica 'Pendula'	weeping European beech
AFV	Fagus sylvatica 'Pendula'	weeping European beech
AFW	Fagus sylvatica 'Pendula'	weeping European beech
AFX	Fagus sylvatica 'Pendula'	weeping European beech
AFY	Fagus sylvatica 'Pendula'	weeping European beech
AFZ	Fagus sylvatica 'Pendula'	weeping European beech
AG	Arbutus menziesii	Strawberry tree
AGH	Arbutus menziesii	Strawberry tree
AGI	Arbutus menziesii	Strawberry tree
AGJ	Arbutus menziesii	Strawberry tree
AGK	Arbutus menziesii	Strawberry tree
AGL	Arbutus menziesii	Strawberry tree
AGM	Arbutus menziesii	Strawberry tree
AGN	Arbutus menziesii	Strawberry tree
AGO	Arbutus menziesii	Strawberry tree
AGP	Arbutus menziesii	Strawberry tree
AGQ	Arbutus menziesii	Strawberry tree
AGR	Arbutus menziesii	Strawberry tree
AGS	Arbutus menziesii	Strawberry tree
AGU	Arbutus menziesii	Strawberry tree
AGV	Arbutus menziesii	Strawberry tree
AGW	Arbutus menziesii	Strawberry tree
AGX	Arbutus menziesii	Strawberry tree
AGY	Arbutus menziesii	Strawberry tree
AGZ	Arbutus menziesii	Strawberry tree
AH	Alnus incana	Hobble fern
AHJ	Alnus incana	Hobble fern
AHK	Alnus incana	Hobble fern
AHL	Alnus incana	Hobble fern
AHM	Alnus incana	Hobble fern
AHN	Alnus incana	Hobble fern
AHO	Alnus incana	Hobble fern
AHP	Alnus incana	Hobble fern
AHQ	Alnus incana	Hobble fern
AHR	Alnus incana	Hobble fern
AHS	Alnus incana	Hobble fern
AHU	Alnus incana	Hobble fern
AHV	Alnus incana	Hobble fern
AHW	Alnus incana	Hobble fern
AHX	Alnus incana	Hobble fern
AHY	Alnus incana	Hobble fern
AHZ	Alnus incana	Hobble fern
AI	Illex pedunculata	Native holly
AII	Illex pedunculata	Native holly
AIJ	Illex pedunculata	Native holly
AIK	Illex pedunculata	Native holly
AIL	Illex pedunculata	Native holly
AIM	Illex pedunculata	Native holly
AIN	Illex pedunculata	Native holly
AIO	Illex pedunculata	Native holly
AIP	Illex pedunculata	Native holly
AIQ	Illex pedunculata	Native holly
AIR	Illex pedunculata	Native holly
AIS	Illex pedunculata	Native holly
AIU	Illex pedunculata	Native holly
AIV	Illex pedunculata	Native holly
AIW	Illex pedunculata	Native holly
AIX	Illex pedunculata	Native holly
AIY	Illex pedunculata	Native holly
AIZ	Illex pedunculata	Native holly
AJ	Juniperus horizontalis	Horizontal juniper
AJH	Juniperus horizontalis	Horizontal juniper
AJI	Juniperus horizontalis	Horizontal juniper
AJJ	Juniperus horizontalis	Horizontal juniper
AJK	Juniperus horizontalis	Horizontal juniper
AJL	Juniperus horizontalis	Horizontal juniper
AJM	Juniperus horizontalis	Horizontal juniper
AJN	Juniperus horizontalis	Horizontal juniper
AJO	Juniperus horizontalis	Horizontal juniper
AJP	Juniperus horizontalis	Horizontal juniper
AJQ	Juniperus horizontalis	Horizontal juniper
AJR	Juniperus horizontalis	Horizontal juniper
AJS	Juniperus horizontalis	Horizontal juniper
AJU	Juniperus horizontalis	Horizontal juniper
AJV	Juniperus horizontalis	Horizontal juniper
AJW	Juniperus horizontalis	Horizontal juniper
AJX	Juniperus horizontalis	Horizontal juniper
AJY	Juniperus horizontalis	Horizontal juniper
AJZ	Juniperus horizontalis	Horizontal juniper
AK	Amelanchier canadensis	Red-spined blackberry
AKH	Amelanchier canadensis	Red-spined blackberry
AKI	Amelanchier canadensis	Red-spined blackberry
AKJ	Amelanchier canadensis	Red-spined blackberry
AKK	Amelanchier canadensis	Red-spined blackberry
AKL	Amelanchier canadensis	Red-spined blackberry
AKM	Amelanchier canadensis	Red-spined blackberry
AKN	Amelanchier canadensis	Red-spined blackberry
AKO	Amelanchier canadensis	Red-spined blackberry
AKP	Amelanchier canadensis	Red-spined blackberry
AKQ	Amelanchier canadensis	Red-spined blackberry
AKR	Amelanchier canadensis	Red-spined blackberry
AKS	Amelanchier canadensis	Red-spined blackberry
AKU	Amelanchier canadensis	Red-spined blackberry
AKV	Amelanchier canadensis	Red-spined blackberry
AKW	Amelanchier canadensis	Red-spined blackberry
AKX	Amelanchier canadensis	Red-spined blackberry
AKY	Amelanchier canadensis	Red-spined blackberry
AKZ	Amelanchier canadensis	Red-spined blackberry
AL	Lonicera xylosteum	Japanese snowbell
ALH	Lonicera xylosteum	Japanese snowbell
ALI	Lonicera xylosteum	Japanese snowbell
ALJ	Lonicera xylosteum	Japanese snowbell
ALK	Lonicera xylosteum	Japanese snowbell
ALL	Lonicera xylosteum	Japanese snowbell
ALM	Lonicera xylosteum	Japanese snowbell
ALN	Lonicera xylosteum	Japanese snowbell
ALO	Lonicera xylosteum	Japanese snowbell
ALP	Lonicera xylosteum	Japanese snowbell
ALQ	Lonicera xylosteum	Japanese snowbell
ALR	Lonicera xylosteum	Japanese snowbell
ALS	Lonicera xylosteum	Japanese snowbell
ALU	Lonicera xylosteum	Japanese snowbell
ALV	Lonicera xylosteum	Japanese snowbell
ALW	Lonicera xylosteum	Japanese snowbell
ALX	Lonicera xylosteum	Japanese snowbell
ALY	Lonicera xylosteum	Japanese snowbell
ALZ	Lonicera xylosteum	Japanese snowbell

TREE PROTECTION SPECIFICATIONS:

denotes CROWN PROTECTION ZONE - CPZ (diplaine extents)

denotes TREE ROOT PROTECTION ZONE - RPZ alignment for BARRIERS. Street tree protection to 0.6m from curb, 0.3m from sidewalk and to diplaine extents.

denotes WORKING SPACE SETBACK (WSS) 1.5m offset from RPZ or as specified by project arborist for MANAGED WORK ACTIVITIES with Project Arborist coordination and supervision.



REV #	DATE	INITIAL SUBMISSION	COMMENTS
0	SEP 15, 2016		

TREE MANAGEMENT DRAWING

PROJECT: PROPOSED 4-LOT SUBDIVISION

ADDRESS: 9051, 9071 STEVESTON HWY, RICHMOND

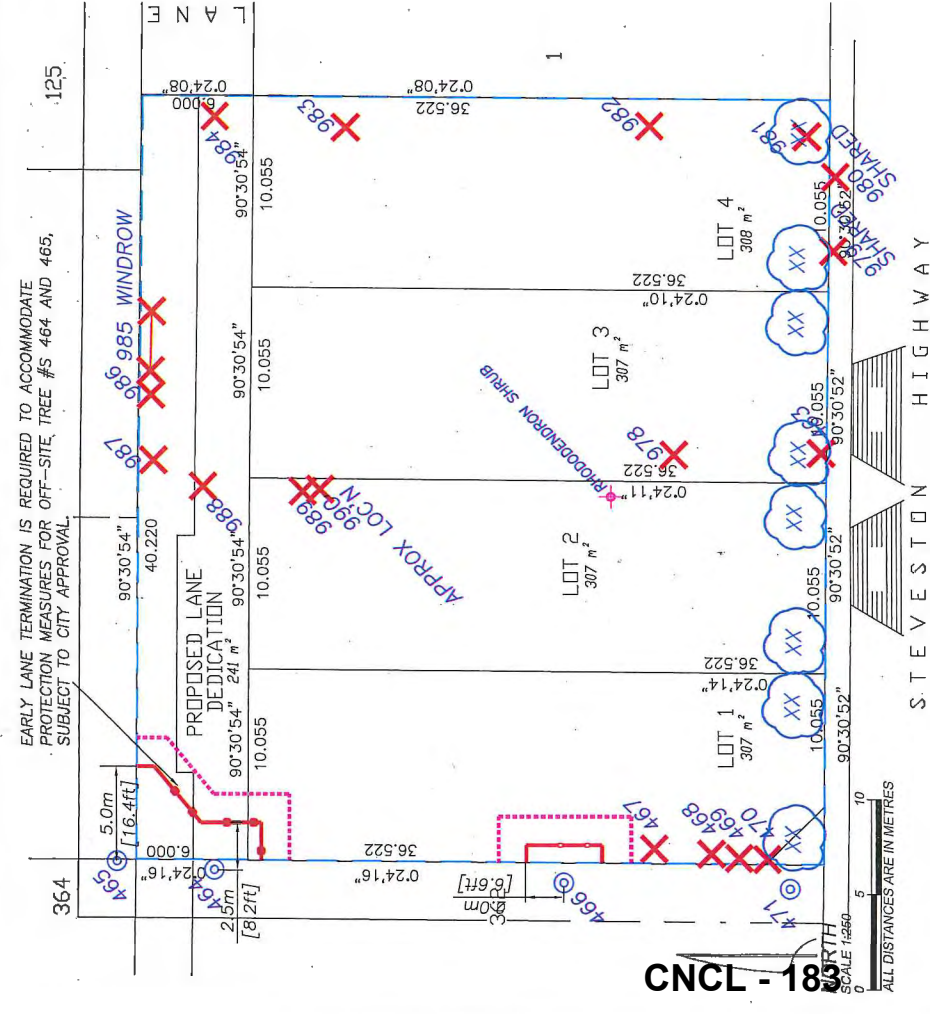
CLIENT: HARJ JOHAL

ACL FILE: 16160

SHEET: 2 OF 2

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604.275.3484



TREE RETENTION AND PLANTING DETAIL - ARCHITECTURAL BASE PLAN

TREE MANAGEMENT IN PROJECT:

- denotes RETENTION tree (protection measures required).
- ✗ denotes REMOVAL tree (permit may be required).
- ⊕ denotes HIGH RISK REMOVAL tree (permit may be required).
- ⊙ denotes OFF-SITE tree (see report for treatment).
- ✦ denotes NON-BY-LAW under-size tree (as measured by arborist).
- xx denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 P 604.275.3484



**City of
Richmond**

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 9051 & 9071 Steveston Highway

File No.: RZ 16-728719

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9646, the developer is required to complete the following:

1. 6.0 m 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 and a 10% contingency. 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.
 - Include the eight required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	Minimum Height of Coniferous Tree
8	6 cm	11 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

3. City acceptance of the developer's offer to voluntarily contribute \$12,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. Payment to the City of \$2,600 as compensation for the removal of two trees on the south property line, shared with the City, for the City to plant four trees at or near the development site.
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. 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.
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 Highway 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 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 access is secured by construction of the lane east to Mortfield Gate.
9. Registration of a legal agreement on Title to acknowledge that use of the lane is subject to the terms and conditions of the statutory right-of-way agreement (BW406323).
10. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on each of the four future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Prior to removal of trees on the boulevard in City-owned property, the applicant is required to:

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

At demolition* stage, the following is required:

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. 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.

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. This unregistered agreement will prohibit the use of any portion of the statutory right-of-way area for vehicle parking, demolition activity, or construction activity
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. Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
2. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to:

Water Works:

- Using the OCP Model, there is 523 L/s of water available at a 20 psi residual at the hydrant fronting 9160 Steveston Highway. Based on your proposed development, your site requires a minimum fire flow of 95 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 Building designs.
- At the Developers cost, the City is to:
 - Install four new water service connections, each complete with meter and meter box off of the existing 300 mm PVC watermain on the south side of Steveston Highway.

Storm Sewer Works:

- The Developer is required to:
 - Upgrade the existing 250 mm storm sewer to 600 mm on the north side of the Steveston Highway frontage, extending east from existing manhole STMH2097 to tie-in via a new manhole at the east property line of 9071 Steveston Highway, approximately 40 m.
 - Construct approximately 40.0 m of 200 mm lane drainage, complete with catch basins, from the existing lane drainage at Lot 9091's west property line, extending 40.0 m west to the subject site's west property line and terminate with a new manhole. No service connections are permitted to connect to lane drainage.
 - Install two new storm service connections, complete with inspection chambers and dual service leads, at the adjoining property lines of the four newly subdivided lots off of the proposed 600 mm storm sewer.

- Cut and cap the existing service leads off of the existing inspection chambers at the southeast and southwest corners of the subject site.
- At the Developers cost, the City is to:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- The Developer is required to:
 - Provide, at no cost to the City, a 1.2 m wide SRW along the entire western property line of 9051 Steveston Highway for the existing sanitary sewer.
 - Install two new sanitary service connections in the proposed back lane off of the existing 150 mm FRP sanitary main complete with inspection chambers and dual service leads at the adjoining property lines of the newly subdivided lots.
 - Cut and cap the existing southern sanitary service leads off of the existing inspection chambers SIC16523 and SIC12082.
 - Provide, at no cost to the City, two new 3.0 m x 3.0 m SRWs for the proposed sanitary inspection chambers at the adjoining property lines of the newly subdivided lots.
 - Cut, cap, abandon, and fill, per MMCD specifications, the existing 150 mm sanitary sewer along the development site's north frontage. Any damage or nuisance to the neighboring lot's structures (i.e. fencing) must be repaired at the Developer's cost. It is the Developer's responsibility to obtain written approval from the owners of all affected lands at least one month prior to start of construction; written proof of approval must be submitted to the City prior to Servicing Agreement approval.
 - Install a new 150 mm sanitary sewer in the proposed rear-yard laneway and reconnect all existing sanitary service connections. Tie-in to the west shall be to the existing north-south aligned sanitary sewer west of the development site via a new manhole; tie-in to the east shall be to the existing east-west aligned 150 mm FRP sanitary sewer at the east property line of 9071 Steveston Highway via a new manhole.
- At the Developers cost, the City is to:
 - Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- The Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines.
 - To pre-duct for future hydro, telephone, and cable utilities along the entire Steveston Highway frontage.
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
 - Dedicate and construct a new 6.0 m wide lane across the entire north property line, which:
 - Connects to and matches the lane works completed to the east as part of the Servicing Agreement associated with redevelopment of 9091, 9093, 9097, and 9099 Steveston Highway (SA 04-287038).
 - Includes rollover curb and gutter, asphalt paving, drainage, and lane lighting, and other works to be determined through the Servicing Agreement design review process.
 - Complete frontage improvements to Steveston Highway, which include:
 - Permanent closure and removal of the existing driveway crossings providing access to the 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/tree 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 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.

General Items:

- 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.

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 9646 (RZ 16-728719)
9051 & 9071 Steveston Highway

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. 004-335-422

Lot 122 Section 34 Block 4 North Range 6 West New Westminster District Plan 36731

P.I.D. 003-283-542

Lot 121 Section 34 Block 4 North Range 6 West New Westminster District Plan 36731

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9646".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording council actions and dates.

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

MAYOR

CORPORATE OFFICER