



To: Planning Committee

Date: July 4, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 23-024173

Re: **Application by 1142327 B.C. Ltd. for Rezoning at 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” Zone to the “Small-Scale Multi-Unit Housing (RSM/M)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, for the rezoning of 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:le
Att. 7

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

Staff Report

Origin

1142327 B.C. Ltd. (Directors: Anwer Kamal and Nayyer Kamal Jilani) has applied to the City of Richmond to rezone 8171/8175 Calder Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone to facilitate subdivision into two lots and the development of two single-family dwellings, each with a secondary suite and vehicle access from Calder Road (Attachment 1). The proposed subdivision plan is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

This site is currently occupied by an existing stratified duplex (two-family) dwelling, which is proposed to be demolished. Both of the duplex units are tenant-occupied and do not contain any secondary suites.

Surrounding Development

To the North: An existing single-family dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the South: Existing single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/L)”.

To the East: An existing single-family dwelling on a lot zoned “Small-Scale Multi-Unit Housing (RSM/L)” across Calder Road.

To the West: Existing single-family dwellings on lots zoned “Small-Scale Multi-Unit Housing (RSM/M)”.

Related Policies & Studies

Official Community Plan

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

Single-Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5453, adopted by Council on November 15, 1993, and subsequently amended in 2001 and 2003 (Attachment 4). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone.

With the recent adoption of the Zoning Bylaw amendments for small-scale multi-unit housing, the proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the “Single Detached (RS1/B)” zone. The redevelopment proposal is consistent with the provisions of the policy.

This redevelopment proposal would allow for the creation of two lots that are 13.3 m (43.6 ft) in width and 446 m² (4,805 ft²) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

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 received two pieces of correspondence from adjacent neighbours. The property owners of 5051 Calder Court, located to the southwest of the site, expressed concerns regarding the size and maintenance of an existing onsite tree. The existing onsite tree is proposed for retention and protection, as it is a significant tree (120 cm dbh Horse chestnut tree) in good condition. Staff informed the property owners of the importance of the retention of significant trees whenever possible during re-development, in order to preserve and enhance the City’s tree canopy. The applicant was advised to discuss the tree’s ongoing maintenance with the owners of the neighbouring 5051 Calder Court.

The neighbouring property owner at 8131 Calder Road, located to the north of the site, expressed concerns about potential privacy overlook and potential for additional dwelling units to be constructed on the site in keeping with the Province’s adoption of Bill 44. Staff have received confirmation from the applicant that they intend to construct a single-family dwelling with a secondary suite on each lot and do not intend on including any above grade decks in the proposed buildings. The building height and side yard setbacks applicable to the proposed buildings are similar to what would be permitted under the existing “Two-Unit Dwellings (RD1) zone”. Staff have also asked the applicant to meet with the adjacent property owner to discuss their concerns and to keep them apprised of the plans moving forward.

The correspondence from the public is contained in Attachment 5.

Public notification will be provided prior to third reading as per the *Local Government Act* and City’s Zoning Bylaw 8500.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, each with a secondary suite, with access from Calder Road. The proposal includes the retention of existing trees along the property’s frontage and a significant tree in the rear yard.

Staff worked with the applicant to ensure the building envelope of the southern lot was adjusted to keep out of the tree protection zone in support of the retention of the tree. This development proposal is consistent with development in the area. The proposed subdivision plan is shown in Attachment 2.

Existing Legal Encumbrances

There are a number of Statutory Right-of-Way's (SRW's) located on the southern property line for sewer utility services. The applicant has been advised that encroachment into the SRW's is not permitted.

There is a SRW (38276) in the back yard of the subject property for sanitary servicing of the subject property which will be removed as the proposed new sanitary connections will be located in the front yard. This SRW can be discharged prior to subdivision. There are two additional SRWs (39890 & 53918) for sanitary servicing along the southern property line of the subject property which will remain in place as they service the two single-family residential lots to the west fronting onto Railway Avenue (8180 and 8188 Railway Avenue). The existing services will be inspected and upgraded as necessary, with arborist supervision of the work and methods taken to ensure no damage to the existing significant tree in the southwest corner of the site.

A City Covenant (AE49553) is registered on 8171/8175 Calder Road that restricts the land use to a two-family dwelling only. Therefore, prior to rezoning, this covenant must be discharged from Title. As the duplex is currently stratified, the strata must be dissolved prior to subdivision.

Transportation and Site Access

Vehicle access is proposed to be from Calder Road for both of the proposed lots. The existing driveways are to be removed and reconstructed to meet the City's Engineering Design Specifications.

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 two bylaw-sized trees on the subject property, one bylaw-sized tree on the neighbouring property to the north and two trees on the City boulevard.

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

- One 23 cm dbh European white birch tree in good condition (tag# T1) is located onsite adjacent to the front property line; recommended for retention and protection.
- One significant tree in the southwest corner of the subject property (tag# T5), a 120 cm dbh Horse chestnut tree is identified to be in good condition; recommended for retention and protection.

- Two London plane trees (one 93cm dbh tag# C2 and one 83 cm dbh tag# C3) located on the City boulevard adjacent to the road frontage are both in good condition; recommended for retention and protection.
- One 25 cm dbh Blue spruce tree located off-site in the southwest corner of the neighbouring property to the north (Tag# OS1) is in good condition; recommended for retention and protection.

There are four cedar hedges located onsite directly adjacent to the existing dwelling (one on the west side in the southwestern corner, one along the south side, and two along the east side). These hedges are recommended for removal, as they are leaning and will be damaged during building demolition. No compensation is required for the removal of these hedges.

There is one hedge along the shared property line with the adjacent property to the north and onto the City property fronting onto Calder Road. This hedge is in good condition and is recommended for retention and protection.

Tree Protection

Two trees on the subject property are recommended for retention, tags# T1 and T5. Tree protection zones have been identified around both onsite trees proposed for retention, and no impingement within the Tree Protection Zone is permitted without the supervision of the Project Arborist. The building envelope has been adjusted adjacent to Tree tag# T5 for this tree protection zone on the southern lot, which may be modified upon further root mapping by a certified arborist. These modified setbacks will be secured through a legal agreement registered on Title. While the applicant is providing a secondary suite on each lot in the future development, as a result of the reduced setback on the southern lot the secondary suite will be smaller in size.

One tree (Tag# OS1) on the neighbouring property to the north is to be retained and protected. Two trees on City property (tags# C2 & C3) are in good condition and recommended for retention and protection. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 6). New connections for City water services to the two new lots from Calder have been rerouted to avoid removal of the City trees.

To ensure that the trees identified for retention are protected at the 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 Tree Survival Security of \$46,080.00 for the four trees to be retained (\$20,480.00 for the significant tree tag# T5; \$5,120.00 for tree tag# T1; and \$10,240/each for tree tags# C2 & C3).
- 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 and the hedge 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 City's Affordable Housing Strategy for single-family zoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu voluntary contribution to the City's Affordable Housing Reserve Fund of the total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a secondary suite, minimum one-bedroom, minimum 37 m² [400 ft²] on Lot 1 and a secondary suite, minimum one-bedroom, minimum 33 m² [355 ft²] on Lot 2.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 37 m² [400 ft²] on Lot 1 and a minimum one-bedroom secondary suite of approximately 33 m² [355 ft²] on Lot 2 is constructed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

Prior to the adoption of the rezoning Bylaw, the applicant must enter into a Servicing Agreement for the servicing and frontage improvements as outlined in Attachment 7. Servicing improvements include the installation of new utility connections and associated Rights-of-Way. Frontage improvements include the removal the existing driveways and construction of new driveways to the City's Engineering standards while accommodating the retention of existing City trees in the front of the site.

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

1142327 B.C. Ltd. has applied to the City of Richmond to rezone 8171/8175 Calder Road from the "Two-Unit Dwellings (RD1)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone in order to subdivide the existing duplex lot into two small-scale multi-unit housing lots, each with vehicle access from Calder Road.

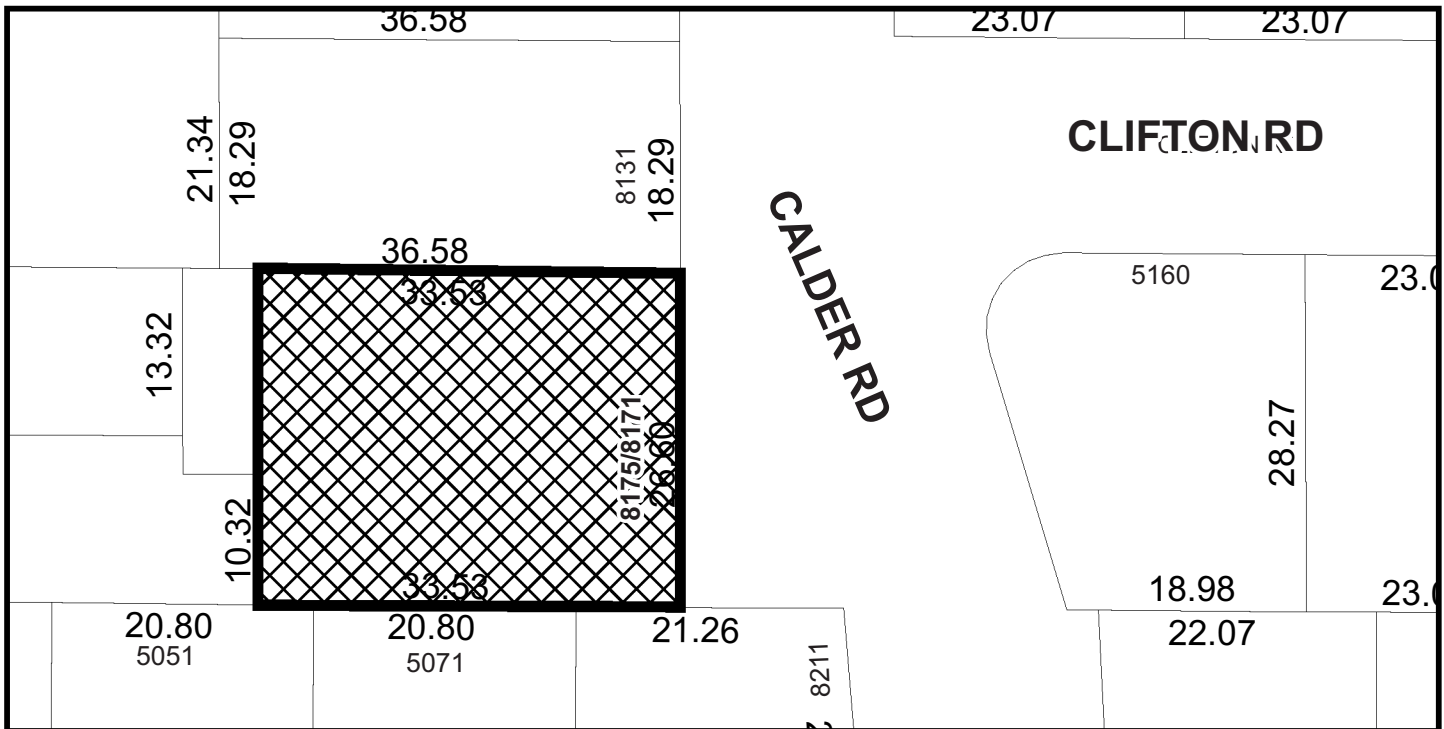
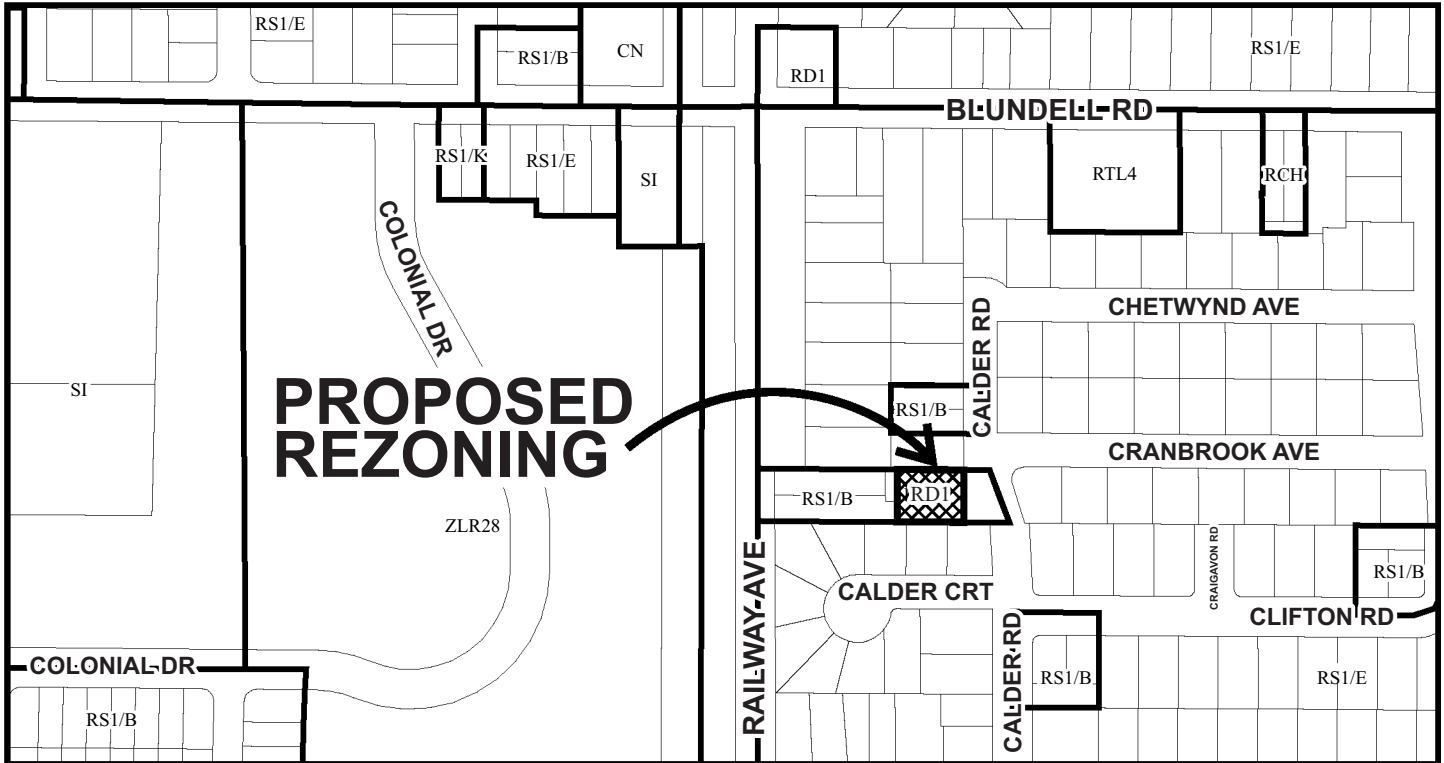
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10581 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:he

- Att. 1: Location Maps
2: Subdivision Plan
3: Development Application Data Sheet
4: Single Family Lot Size Policy 5453
5: Neighbour Letters
6: Tree Management Plan
7: Rezoning Considerations



RZ 23-024173

PLN - 11

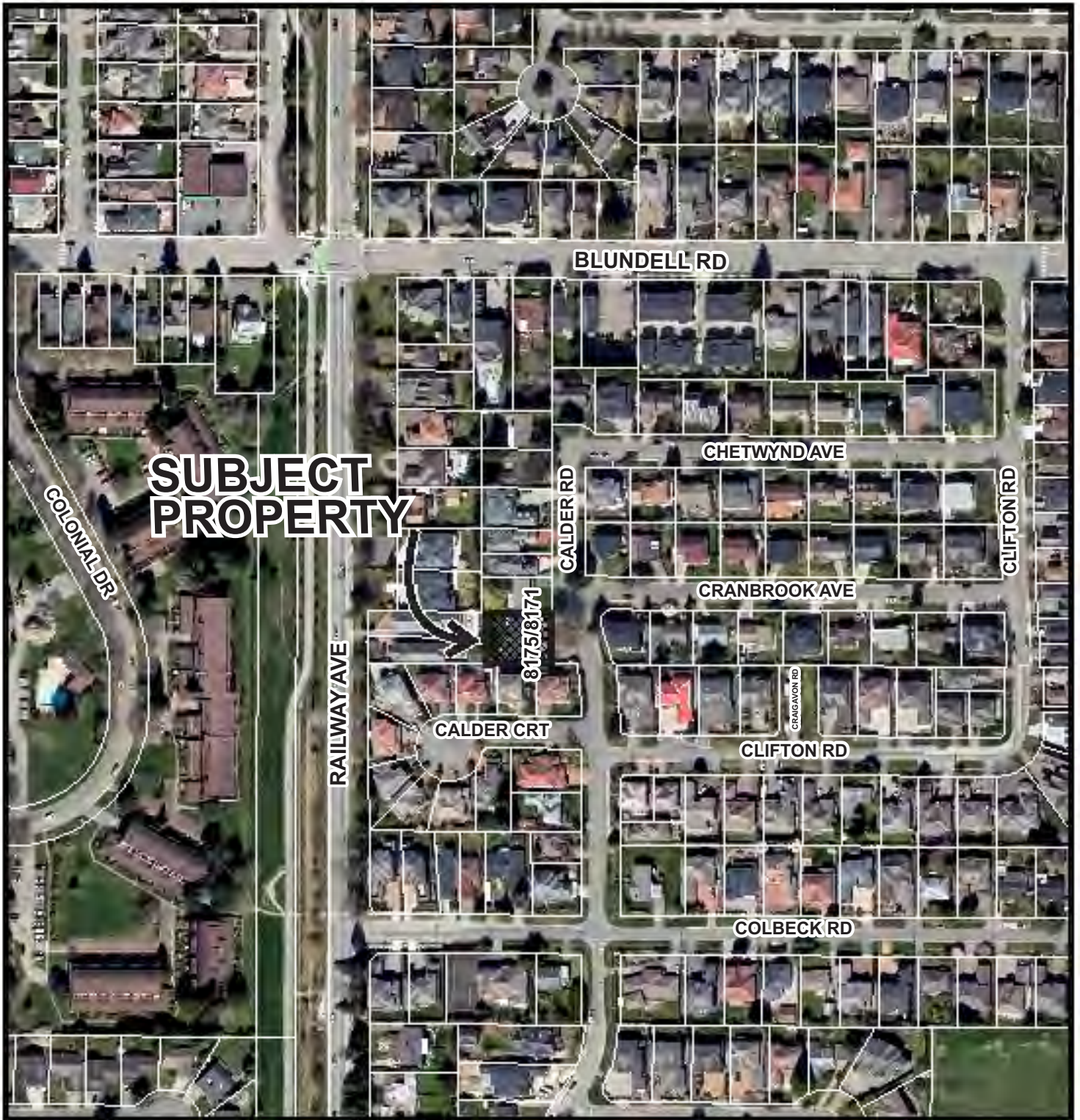
Original Date: 08/11/23

Revision Date: 08/14/23

Note: Dimensions are in METRES



City of
Richmond



RZ 23-024173

PLN - 12

Original Date: 08/11/23

Revision Date: 08/14/23

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NWS1091 SECTION 24 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT**

#8171 & 8175 CALDER ROAD,
RICHMOND, B.C.
P.I.D. 001-650-220 (Strata Lot 1)
P.I.D. 001-650-238 (Strata Lot 2)

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ⊙ denotes manhole
- ⊕ denotes water meter
- ⊖ denotes power post
- ⊔ denotes anchor

NOTE:

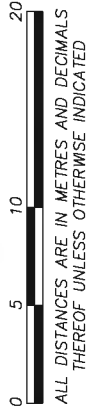
Elevations shown are based on City of Richmond HPN Benchmark network.
Benchmark: HPN #234
Control Monument 77H4891
Elevation: 1.128m
Benchmark: HPN #235
Control Monument 77H4885
Elevation: 1.106m

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 8042
FB-424 P30-32; FB-433 P39
Drawn By: LK/JMY

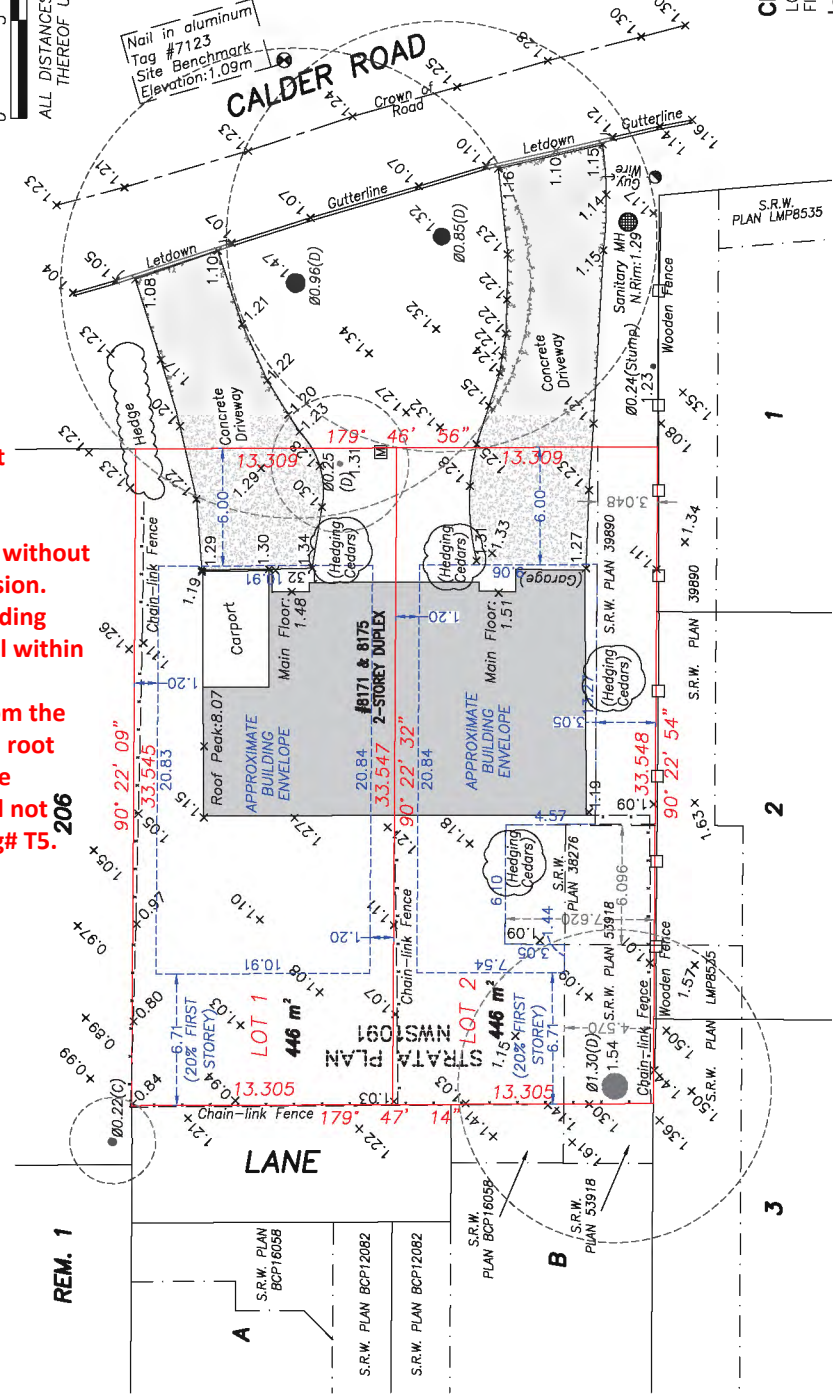
DWG No. 8042-TOPO-04



SCALE: 1:250



No impingement permitted within the Tree Protection Zone without arborist supervision. None of the building envelope can fall within the TPZ without confirmation from the arborist through root mapping that the construction will not damage Tree tag# T5.



CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.
Digitally signed by
Johnson Tam
JQ05M3
Date: 2024.06.26
12:18:50 -0700
JOHNSON C. TAM, B.C.L.S., C.L.S.
November 30th, 2023.



RZ 23-024173

Attachment 3

Address: 8171/8175 Calder Road

Applicant: 1142327 B.C. Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	1142327 B.C. Ltd.	Lot 1: TBD Lot 2: TBD
Site Size (m²):	893 m ²	Lot 1: 446 m ² Lot 2: 446 m ²
Land Uses:	Duplex residential	Single Family Residential
OCP Designation:	Neighbourhood Residential	no change
Zoning:	“Two Unit Dwellings (RD1)”	“Small-Scale Multi-Unit Housing (RSM/M)”

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 245.3 m ² Lot 2: Max. 245.3 m ²	Lot 1: Max. 245.3 m ² Lot 2: Max. 245.3 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Minimum 360 m ²	Lot 1: 446 m ² Lot 2: 446 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 13.3 m Depth: 33.5 m	none
Setbacks (m):	Front: Min. 6.00 m Side: Min. 1.20 m Rear: greater of 6.0 m or 20% of lot depth	Front: Min. 6.49 m Side: Min. 1.27 m Rear: Min. 6.70 m	none
Height (m):	Max. 2.5 Storeys	Max 2.5 Storeys	none

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



Page 1 of 2

Adopted by Council: November 15, 1993
Amended by Council: January 15, 2001 *
October 20th, 2003

POLICY 5453

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

POLICY 5453:

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:

- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less that five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

* Original Adoption Date In Effect





Subject Property

BLUNDELL RD

RAILWAY AVE

NO. 2 RD

FRANCIS RD

-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



Policy 5453
Section 24-4-7

PLN - 16

Adopted Date: 11/15/93
 Amended Date: 10/20/03

Eyton, Laurel

From: Eyton,Laurel
Sent: May 31, 2024 4:16 PM
To: Pannell,Janet
Subject: RE: Rezoning App 8171, 8175 Calder

Hi Janet,

Thanks for your inquiry. I'm the Planner assigned to the review of this application.

Please be advised that we do not control the form and character of buildings as part of the Rezoning application. Your best bet for influencing the form and character of the development would be to talk to your neighbour and advise them of your concerns.

I am available to discuss the proposal and any questions you may have at the below number. I'm in the office today until 5pm and next week Monday to Thursday 8:15am to 5:00pm

Thanks and Kind Regards,

Laurel Eyton, MCRP

Planning Technician | Planning and Development Department | City of Richmond
(p) 604-276-4262 | (e) leyton@richmond.ca

From: Janet Pannell
Sent: May 8, 2024 5:29 PM
To: DevApps <DevApps@richmond.ca>
Subject: Rezoning App 8171, 8175 Calder

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I live next door to the proposed development at 8171/8175 Calder rd. Would I be able to see the plans for the development, just want to see what windows and decks will be overlooking my property.

Thank you,

Janet Pannell

From: [Eyton, Laurel](#)
To: ["stella lo"](#)
Cc: [Henry Lo](#)
Subject: RE: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.
Date: November 2, 2023 2:58:33 PM

Hi Stella,

Thanks for your comments and thanks for your patience in waiting for a response.

This application is still under review, including what trees will be removed or retained.

However, generally, the City's position is to retain large and healthy trees whenever possible.

I encourage you to reach out directly to your neighbour for discussions regarding how to best manage existing trees that cross property boundaries.

Thanks and Kind Regards,

Laurel Eyton, MCRP

Planning Technician | Planning and Development Department | City of Richmond
(p) 604-276-4262 | (e) leyton@richmond.ca

From: stella lo
Sent: October 5, 2023 10:30 AM
To: Eyton, Laurel <LEyton@richmond.ca>
Cc: Henry Lo
Subject: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi madam,

Further to my previous email dated Sep 12, I would like to attach herewith photos taken by my husband Henry on the recent burden created by the huge chesnut tree belonging to the above neighbour redeveloping strata lot. These chesnut fruits also hit onto our windows from time to time.

We sincerely wish something could be done during the redevelopment, and we look forward to hearing from you soon.

Many thanks for your attention to this matter.

Yours sincerely, Stella



Henryvlo Van 2015



27 September, 1:22 p.m.





From: [stella lo](#)
To: [DevApps](#)
Cc: [Henry Lo](#)
Subject: Re: Neighbour Opinion on rezoning application no. RZ23-024173 8171 & 8175 Calder Rd., Richmond.
Date: September 12, 2023 5:07:03 PM
Attachments: [20230912_162509.jpg](#)
[20230912_162444.jpg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Hi,

I forgot to attach photos in my last email just sent. I hereby attach the photos here for your kind reference.

Yours truly,
Stella Wong

On Tue, Sept 12, 2023, 5:03 p.m. stella lo wrote:

Dear sir,

I am a resident of the neighborhood. I recently noted a sign just put up in front of 8171 and 8175 Calder Road regarding redeveloping the two duplexes into two single houses.

I would like to draw your attention to a hugh chesnut tree inside the backyard of unit 8175.

By visual examination, the tree has grown to about five storeys high. However, it's main tree trunk is less than three feet from the fence separating our backyard and unit 8175.

Nearly 1/3 of the tree branches and leaves and fruits (in terms of diameter) grow above our shallow backyard. Attached are some photos for your reference.

This situation posed potential danger to our family and friends visiting us when we are at the backyard especially in summer times. My husband and I are over 65 now, and feel very stressed that hundreds of chestnuts are falling down weekly, and sometimes hitting our heads or making us slip and fall. I would like to suggest that this tree be removed and replaced by a less dangerous non-fruit bearing tree such as maple. Or at least it should be substantially trimmed to avoid posing danger to its neighbour's family and house.

I welcome any government officials to come to our place and examine the situation, and hopefully come up with possible solutions to remedy the current situation before the completion of the redevelopment of 8175 Calder Road.

Many thanks for your kind attention to this matter and look forward to your early reply. I could be contacted by email or by phone. I also c.c. my husband's email in case I am out of town.

Yours truly,
Stella Wong



PLN - 22





Address: 8171/8175 Calder Road

File No.: RZ 23-024173

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10581, the developer is required to complete the following:

1. Discharge of Covenant AE49553, restricting development on the subject site to duplex development only.
2. Registration of a legal agreement on title for modified setbacks of portions of the west and south setbacks on Lot 2 to ensure the retention of tree tag #T5.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$46,080 for the four trees [\$20,480.00 for the significant tree tag# T5; \$5,120.00 for tree tag# T1; and \$10,240/each for tree tags# C2 & C3] to be retained.
5. Registration of a flood indemnity covenant on title (2.9m GSC- Area A).
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum 37 m² one-bedroom secondary suite is constructed on proposed Lot 1 and a minimum 33 m² one-bedroom secondary suite is constructed on proposed Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
8. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 397 L/s of water available at 20 psi residual at the hydrant fronting 5151 Cranbrook Ave and 458 L/s of water available at 20 psi residual at the hydrant fronting 8260 Calder Rd. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
 - Submit Fire Underwrite Survey (FUS) or International Organization for Standardization (IS) 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.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use. The Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage.
 - Contact the City's Operations (Water Department) to confirm whether the 25mm diameter water service connections at the frontage shown in the City's RIM are existing and suitable for reuse. Reuse the 25mm diameter water service connections if they are existing and suitable for reuse.
 - Provide a water meter and right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + and appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At the Developers cost, the City will:

- Install two new water service connections complete with meter and meter box to service the two new lots if it's confirmed, as per inspections by Water Department, that there are no existing water service connections to the property or if existing water service connections are not suitable for reuse.
- Cut and cap at main, existing water service connections at the Calder Rd frontage if the existing water service connections are not suitable for reuse, as per inspections by Water Department.

Storm Sewer Works:

d) At Developer's cost, the Developer is required to:

- Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- Install 600mm storm sewers, approximately 55 meters, from mid-frontage or at the common property line of the new lots at Calder Rd to the nearest existing larger storm sewers south at Calder Crt. Manholes are required at the high point and at every change in pipe size and alignment. Service connections are not permitted to connect to the existing lane drainage systems located west of the propose site.
- Install a new storm sewer service connection complete with an inspection chamber and dual service leads at the common property line fronting Calder Rd of the two lots that will be created.

e) At Developer's cost, the City will:

- Cut and cap the existing storm lead at the northeast corner of the subject site.
- Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

f) At the Developer's cost, the Developer is required to:

- Complete and obtain acceptance of the following required sanitary works prior to approval of the proposed subdivision.
- Confirm the material and condition via video inspection of the existing sanitary main section between existing manhole SMH2869 and manhole SMH6863 prior to any tree removal. The developer shall be responsible to immediately repair the sanitary section if it is impacted by the tree removal.
- Not impact the existing 200mm AC sanitary main along the south property line from existing manhole SMH2869 to existing manhole SMH6863, approximately 32 meters, by replacing it to a 200mm diameter PVC sanitary main after demolition and clearing of existing onsite structures.
- Confirm the material and condition via video inspection of the existing sanitary main section between existing manholes SMH6860 and SMH2869 located in the middle of the south property line. Replace the 3m long section with PVC pipe if the existing section is of AC material.
- Confirm the material and condition via video inspection of the existing sanitary lateral sections located west of the existing manhole SMH6860 (e.g., existing sanitary lateral sections contained in rights of ways numbered 53918 and BCP16058 located at the southwest corner of the proposed site). Replace the laterals with PVC pipe if the existing are of AC material.
- Not start onsite excavation or foundation construction until completion of side-yard sanitary works by City crews.
- Install 200mm diameter PVC sanitary sewer along the east property line via a manhole tied to the required sanitary main along the south property line of the proposed site and terminate via a manhole at the common property line of the two lots that will be created. A manhole at the high end is required.
- Install a sanitary sewer connection off of the new sanitary manhole at the common property line fronting Calder Rd complete with an inspection chamber in a 1.5m by 1.5m right of way and dual service leads to service the proposed two lots.
- Discharge the existing Right of Way numbered 38276 located in the middle of the south property line.

g) At Developer's cost, the City will:

- Perform all tie-ins of proposed works to existing City infrastructure.
- Cut and cap the existing sanitary service connection at the southwest corner of the subject site.

Frontage Improvements:

h) The Developer is required to:

- Coordinate with BC Hydro, Telus, and other private communication service providers:
 - (a) To underground Hydro service lines as the existing BC Hydro, Telus, and Shaw services in the area are underground.
 - (b) Provide pre-ducting for future Hydro/ Tel/ Cable utilities, if required.
 - (c) To determine if above ground structures are required and coordinate their locations on-site (e.g. LPT, Shaw cabinets, Telus Kiosks, etc) and provide right of ways for the above ground structures.
- Provide other frontage improvements as per Transportation's requirements. Improvements shall be built to the ultimate condition wherever possible.

General Items:

- i) Driveway Locations:
 - Lot 1: The existing driveway can be kept. This driveway is to be reconstructed to meet City Engineering Design Specifications.
 - Lot 2: The existing driveway can be kept. This driveway is to be reconstructed to meet City Engineering Design Specifications.
- j) Driveway Design Standards: Per Bylaw 7222 and Design Specifications (R-7a-SD), the following design standards are to be met:
 - Minimum 1.65 m separation measured from the top of driveway letdown to the closest common property line with the neighbouring site.
 - The width of each driveway is to be set at 4.0 m maximum at the property line.

At Demolition* stage, the applicant must complete the following requirements:

- 9. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin Tree-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

Prior to Subdivision* stage, the developer must complete the following requirements:

- 10. Discharge of Strata Plan NW1091.
- 11. Payment of the current year's taxes, applicable Development Cost Charges (City, Metro Vancouver, and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
- 12. Complete the required sanitary works as outlined above.
- 13. Discharge the existing Right of Way numbered 38276 located in the middle of the south property line.

Prior to Building Permit Issuance, the developer must complete the following requirements:

- 14. The Developer is to contact City Traffic Operations to determine if a Construction Parking and Traffic Management is required. If required, the Plan is to address the requirements for: parking for services, deliveries, workers, and loading; application for traffic lane closures; and proper construction traffic controls. The Plan must meet the requirements as laid out in "Traffic Control Manual for Works on Roadways" (by Ministry of Transportation) and MMCD Traffic Regulations Section 01570.
- 15. 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

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10581 (RZ 23-024173)
8171/8175 Calder 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 "SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)".

P.I.D. 001-650-220

Strata Lot 1 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW1091, together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-650-238

Strata Lot 2 Section 24 Block 4 North Range 7 West New Westminster District Strata Plan NW1091, together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10581".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER