



To: Planning Committee **Date:** June 2, 2026
From: Wayne Craig **File:** RZ 24-047015
General Manager, Planning and Development
Re: **Application by Pakland Developments Ltd. for Rezoning at 9340 Dayton Avenue from the “Small Scale Multi-Unit Housing (RSM/M)” Zone to the “Small-Scale Multi-Unit Housing (RSM/S)” Zone**

Staff Recommendation

That Zoning Bylaw 8500, Amendment Bylaw 10762, for the rezoning of 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S)” zone, be introduced and given first, second and third reading.

Executive Summary

This application proposes to rezone 9340 Dayton Avenue from RSM/M to RSM/S to enable subdivision of the property into two equal-sized lots accessed by a new, shared, central driveway. Each new lot is proposed to contain a three-unit Small-Scale Multi-Unit Housing development, including one secondary suite on each new lot.

The proposal is consistent with the Official Community Plan’s Small-Scale Multi-Unit Housing Lot Size Map, the City of Richmond Zoning Bylaw 8500 and staff recommend the amendment bylaw be introduced and given first, second and third reading. The subject application secures a commitment to provide secondary suites, retention of an existing City tree, and frontage and utility works at the time of subdivision.

Staff Report

Origin

Khalid Hasan of Pakland Developments Ltd., on behalf of the owners, 1485479 BC Ltd., has applied to the City of Richmond for permission to rezone the property at 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S)” zone. The intent of the application is to facilitate the subdivision of the property into two lots and the development of three dwelling units on each new lot. Access to both lots would be provided by a new central shared driveway.

A location map and aerial photograph are included in Attachment 1. A survey and proposed subdivision plan are included in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject property currently contains a house with one dwelling unit. The unit is currently tenanted, and the tenants are aware of the proposed rezoning application.

Surrounding Development

To the North: Across Dayton Avenue, houses zoned RSM/M and RSM/S and the primary access point to a 32-unit townhouse complex, zoned RTL 1.

To the South, East and West: Houses on lots zoned RSM/S and RSM/M.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) running east-to-west in the rear yard for sanitary sewer services. The applicant is aware that encroachment into the City’s SRW is not permitted.

Related Policies & Studies

Official Community Plan (OCP)

The City’s OCP designates the subject property as “Neighbourhood Residential – Tier 1”. The typical land use within this designation is predominantly Small-Scale Multi-Unit Housing (SSMUH). The proposed rezoning and subdivision is consistent with this designation.

Broadmoor Planning Area - Ash Street Sub-Area Plan

The subject site is located in the Broadmoor Planning Area and is designated for “Low Density Residential” in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

Small-Scale Multi-Unit Housing (SSMUH) Lot Size Map

The OCP's City-wide SSMUH Lot Size Map (Attachment 5) provides City-wide guidance to rezoning applications that would facilitate the subdivision of existing lots. The subject property is identified as having a minimum lot size of "Small", consistent with the size requirements of the proposed RSM/S zone. The "Small" lot designation and the proposed subdivision of the subject property into two smaller 9 m (30 ft) RSM/S zoned lots is consistent with the existing lot fabric and historic development pattern in the area.

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

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 meters of the subject site. In addition, 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 early public notification or placement of the rezoning sign on the property.

Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the subject rezoning application.

Analysis

This redevelopment proposes to rezone and subdivide the existing RSM/M lot into two new RSM/S lots with vehicular access to both lots from a shared driveway off Dayton Avenue. This rezoning and subdivision aligns with the guidance of the SSMUH Lot Size Map and is consistent with the existing lot fabric and historical development patterns on Dayton Avenue.

Provincial legislation (Bill 44) prevents the City from restricting the number of units permitted on each new lot to fewer than four units. The applicant has indicated at this time that they intend to develop a three-unit SSMUH development on each lot, arranged with a principal unit fronting Dayton Avenue, and a second rear building containing one primary dwelling and a secondary suite.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires rezonings that would enable subdivision to provide a secondary suite or an equivalent cash contribution to the City's Affordable Housing Reserve on each new lot. The applicant proposes to construct a secondary suite having a minimum area of 30.4 m² (327 ft²) on each new lot, for a total of two secondary suites.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit (BP) inspection is granted until a secondary suite of approximately 30.4 m² (327 ft²) or larger is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Transportation and Site Access

Vehicle access to the two future lots is proposed from Dayton Avenue by means of a new central shared driveway.

As part of the redevelopment, prior to subdivision:

- The existing driveway crossing is to be permanently closed;
- A new shared driveway crossing is to be constructed to City standards; and
- A shared access agreement over the shared driveway is to be registered on Title to ensure reciprocal access arrangements for the future lots.

The reconstruction of the sidewalk and existing driveway letdown will be undertaken together with site servicing improvements through a City work order, prior to subdivision approval.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist 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 project arborist has identified:

- one untagged non-bylaw-sized plum tree on the subject property, which is recommended for removal.
- A 37 cm Blue spruce (Tag # CT-1) on City property.

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

- The untagged tree on-site proposed for removal is a non-bylaw sized plum tree, infected with black knot fungus.
- Per the Zoning Bylaw, two trees must be planted on each new lot. The trees must meet the minimum size requirements of the Tree Protection Bylaw; 8.0 cm caliper for deciduous trees, 4 m in height for coniferous trees.

Tree Planting

The applicant proposes four new trees on each new lot, exceeding zoning bylaw requirements for a total of eight new replacement trees.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Security of \$6,000.00 (\$750/tree) to ensure that all eight new trees will be planted in appropriate locations and maintained. The location, size and species of these trees is detailed in the site plan included in Attachment 2.

Tree Protection

The proposed new central driveway is adjacent to, and within the root protection zone of a 37 cm Blue spruce, tagged CT-1 in the arborist's report. The applicant has submitted a tree management plan (Attachment 6) from the project arborist, ensuring that this tree is not harmed by the construction of the new driveway.

To ensure the protection of this tree, prior to final adoption of the rezoning bylaw, the applicant must:

- Submit a Letter of Undertaking detailing the proposed plan, signed by the project arborist, owner and contractor. This plan will detail both the construction strategy, the requirement for arborist supervision at critical stages, the number of site monitoring inspections and provision of a post-construction assessment report for the City to review.
- Submit a \$10,000.00 Tree Survival Security and enter into a legal agreement detailing the terms and conditions for the return of this security.

Sustainability

Prior to BP issuance, the applicant will be required to submit a report, signed and sealed by a Qualified Professional, confirming that the proposed design is compliant with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

Site Servicing and Frontage Improvements

Prior to subdivision approval, the applicant is required to complete necessary site servicing works and improvements through City work orders, including but not limited to:

- Removal of the existing driveway crossing and letdown and reconstruction to match the adjacent condition of the sidewalk and boulevard.
- Construction of a new driveway letdown for the new shared, central driveway.
- The installation of new water, storm and sanitary service connections.

Complete details of the site servicing and frontage improvements required for this application are included in the rezoning considerations in Attachment 7.

Budgetary Implications

None.

Conclusion

This application is to rezone the property at 9340 Dayton Avenue from the “Small-Scale Multi-Unit Housing (RSM/M)” zone to the “Small-Scale Multi-Unit Housing (RSM/S) zone. The intent of the application is to facilitate the subdivision of the property into two lots and the development of three dwelling units on each new lot.

The rezoning application complies with the land use designations and applicable policies within the OCP.

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10762 be introduced and given first, second and third reading.

Respectfully submitted,

Joshua Reis, Director, Development

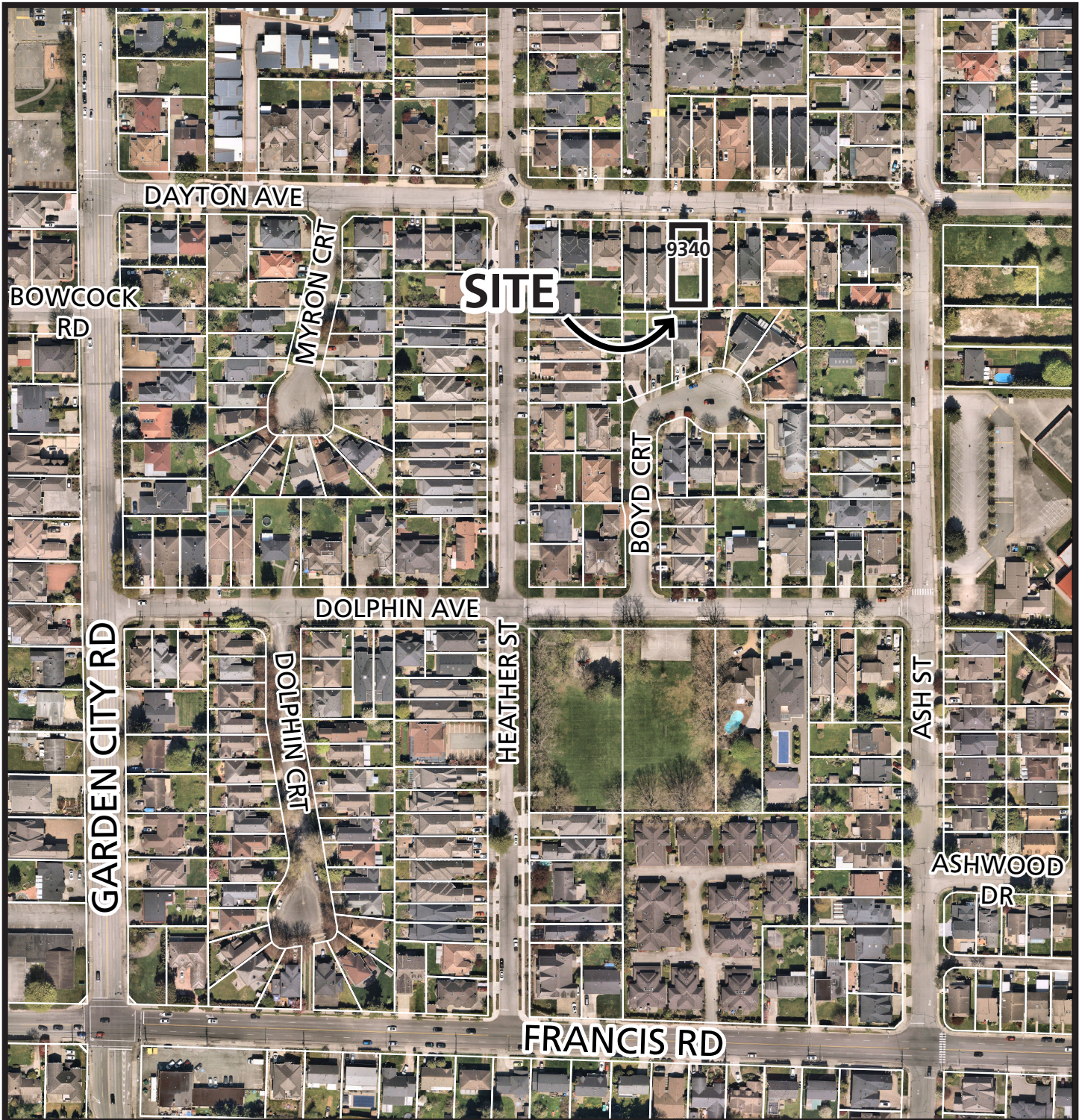
Report Contributors

This report was prepared by Mark Tennenhouse, Planning Technician and reviewed by the Housing Office, Engineering, and Transportation.

- Att. 1: Location Map & Aerial Photograph
 2: Subdivision and Site Plans
 3: Development Application Data Sheet
 4: Ash Street Sub-Area Plan Land Use Map
 5: SSMUH Lot Size Map
 6: Tree Management Plan
 7: Rezoning Considerations



City of Richmond



RZ 24-047015

Original Date: 12/10/24
Revision Date:

Note: Dimensions are in METRES

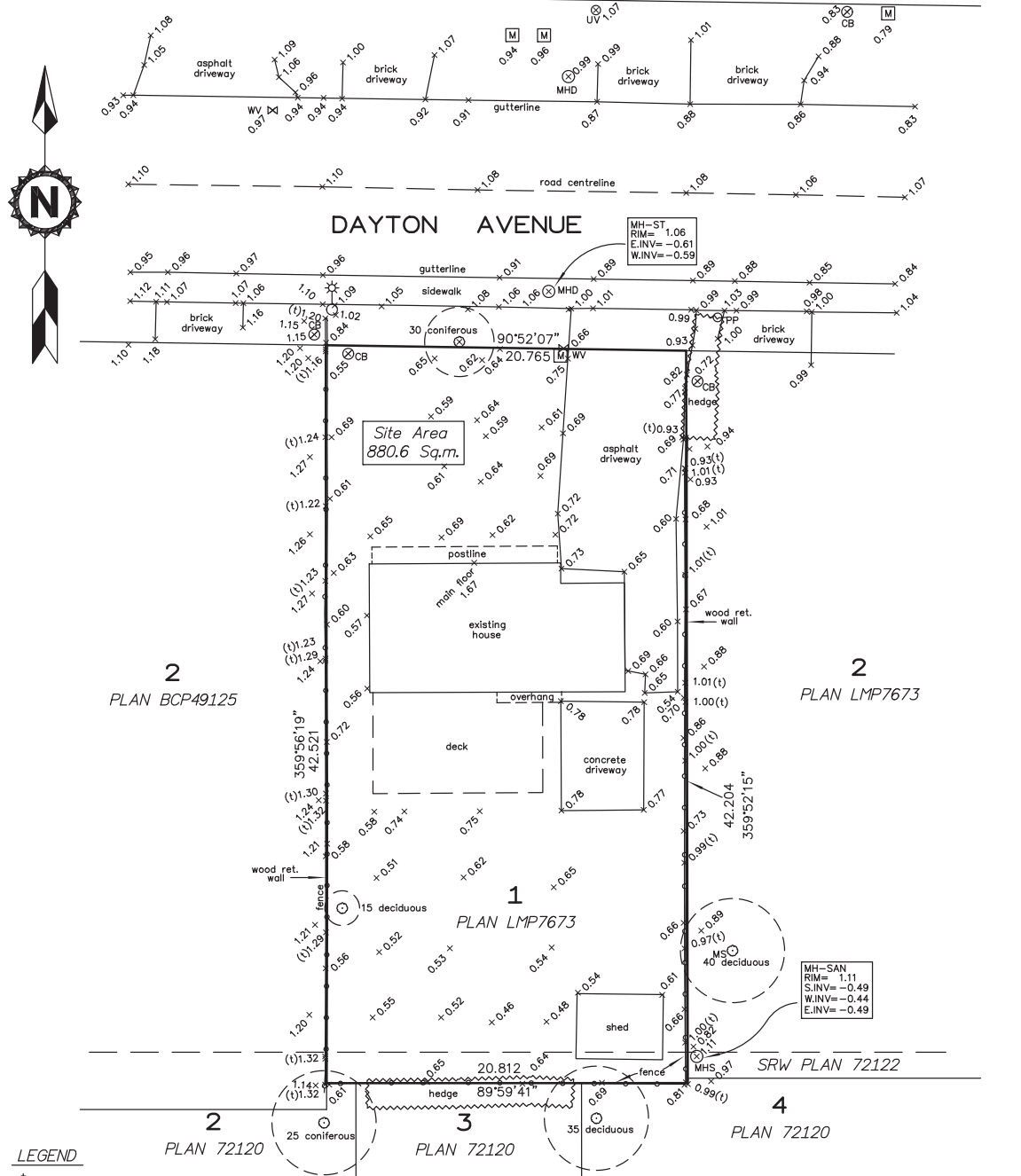
TOPOGRAPHIC SITE PLAN OF LOT 1 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP7673

SCALE 1 : 250



CIVIC ADDRESS:

9340 Dayton Avenue, Richmond, BC
P.I.D. 018-021-581



LEGEND

- (H) DENOTES FIRE HYDRANT
- ⊙ CB DENOTES CATCH BASIN - ROUND
- ⊙ PP DENOTES UTILITY POLE
- ⊙ WV DENOTES WATER VALVE
- ⊙ UV DENOTES UTILITY VAULT
- ⊙ M DENOTES WATER METER
- ⊙ MHS DENOTES SANITARY MANHOLE
- ⊙ MHD DENOTES STORM MANHOLE
- ⊙ (C) DENOTES TREE AND CANOPY EXTENT
- x DENOTES GROUND ELEVATION
- (t) DENOTES TOP OF RETAINING WALL ELEVATION
- MS DENOTES MULTI-STEMMED TREE

Lot dimensions are derived from field survey

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS)
Derived from HPN Control Monument 77H4983 located at
intersection of Francis Road and Ash Street.
Elevation = 1.001m (HPN)

Invert elevations and offsets of services from property lines
are derived from municipal records and field survey.
Contractor to verify all service locations and inverts prior to
construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are
shown in cm.

CERTIFIED CORRECT
DATED THIS 9th DAY OF JANUARY, 2024

----- BCLS
Satbir Dhani

This Plan was prepared for architectural design and permit
purposes, and is for the exclusive use of our client. The
signatory accepts no responsibility or liability for any
damages that may be suffered by a third party as a
result of reproduction, transmission or alteration to this
document without consent of the signatory.



FILE: 24-2558-site

Proposed Rezoning & Subdivision Two Dwellings & Secondary Suite 9340 Dayton Avenue Lots 1 & 2

**Proposed Rezoning
& Subdivision
1 & 2**
9340 Dayton Avenue Lots
Richmond, BC

LOT 1, BLOCK 4N, PLAN LMP7673, SECTION 22,
RANGE 6W, NEW DISTRICT
WESTMINSTER LAND DISTRICT
PID 018-021-581

**D DORE DESIGN
& DEVELOPMENT**
info@doresdesign.ca www.doresdesign.ca

The design and specifications of all drawings
submitted to BCIC 2024
All dimensions in the drawings shall be metric.

Cover Sheet	
Issued for DP permit	November 15, 2025
Response to staff comments	Wednesday, May 13, 2026

A01

Project Summary

Small Scale Multi-Unit	10,394 m ²	34.1 E	10,394 m ²	34.1 E
Address	42,242 m ²	130.2 E	42,242 m ²	130.2 E
9340 Dayton Avenue Lot 2	441 m ²	4.758 S.L.	441 m ²	4.758 S.L.
RSM SSMU/H	29,646 m ²	29.49 S.L.	29,646 m ²	29.49 S.L.

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Lot Size	Lot Width (10,395-10,409)±2	Lot Depth (10,251-14,200)±2	Area	Allowable FAR	Proposed
Lot 1	10.394 m	42.242 m	439.73 m ²	203.70 m ²	203.81 m ²
Lot 2	10.394 m	42.242 m	439.73 m ²	203.70 m ²	203.81 m ²
Lot 3	10.394 m	42.242 m	439.73 m ²	203.70 m ²	203.81 m ²
Lot 4	10.394 m	42.242 m	439.73 m ²	203.70 m ²	203.81 m ²

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Proposed FAR
 FAR 0.0 on 464.5 m²
 FAR 0.20 on 232.25 m² of 464.5 m²
 Allowable FAR
 203.70 m² 203.81 m²
 80.00 m² 80.1 m²
 Fire Sprinkler Allowable
 80.00 m² 80.1 m²
 Wall Thickness Bonus 2%
 6.87 m² 7.4 m²
 Stairs max. 10m² per dwelling
 16.00 m² 17.2 m²
 4.34 (15) Green Building System 2.56m² max. per dwelling
 4.30 m² 5.1 m²

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Notes:
 10% of floor area to be covered areas
 37.25 m² 40.1 m²
 13.06 m² 14.7 m²
 10.00 m² 11.1 m²
 39.77 m² 43.9 m²
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Heights
 Maximum building height pitched roof
 9.0 m, 29.5 E, 9.0 m, 29.5 E
Verbs & Setbacks
 Front Yard
 6.00 m, 19.09 E, 6.00 m, 19.09 E
 Rear Yard
 6.00 m, 19.09 E, 6.00 m, 19.09 E
 Side yard (to face with lot width of less than 15.0 m)
 1.20 m, 3.94 E, 1.20 m, 3.94 E
 Minimum Continuous 76.26 E

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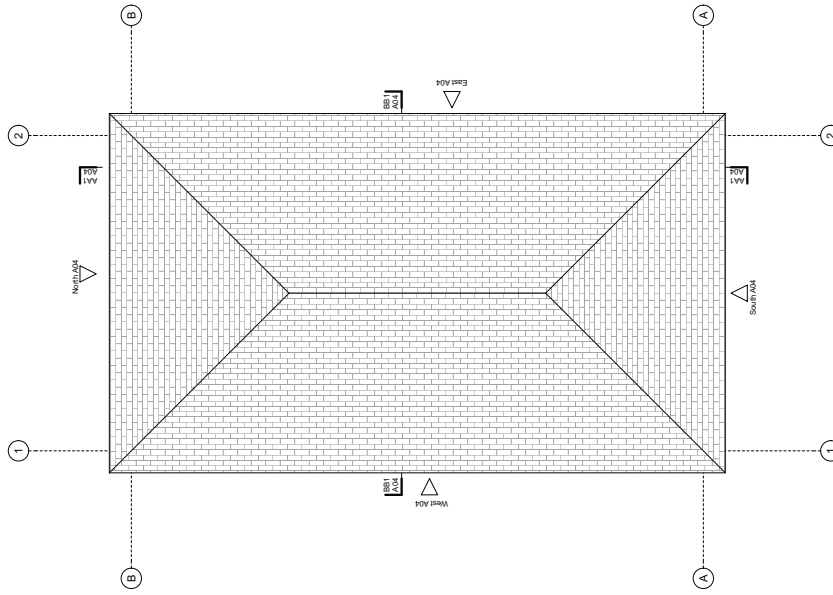
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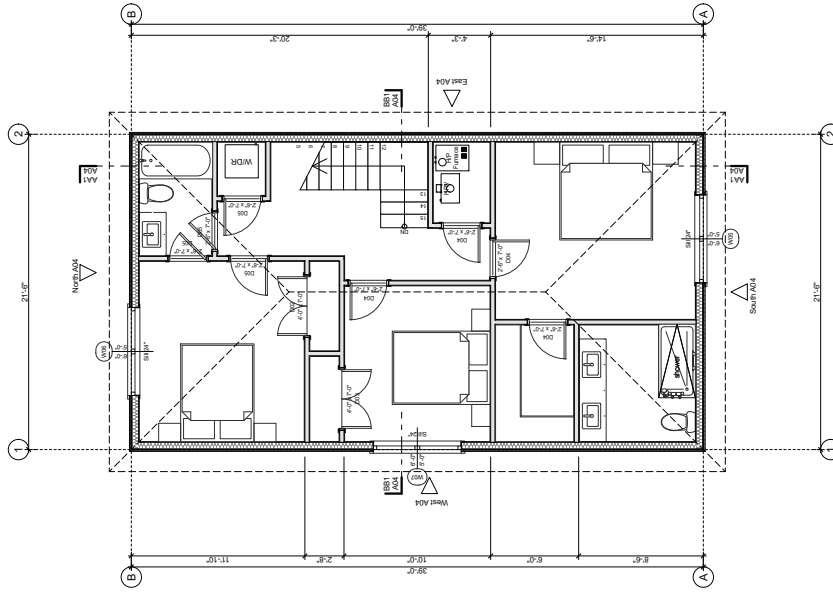
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 39.77 m² 43.9 m²
 32.54 m² 37.8 m²
 30.27 m² 33.9 m²
 28.22 m² 31.8 m²
 26.53 m² 30.6 m²
 24.84 m² 28.5 m²
 23.15 m² 26.4 m²
 21.46 m² 24.3 m²
 19.77 m² 22.2 m²
 18.08 m² 20.1 m²
 16.39 m² 18.0 m²
 14.70 m² 15.9 m²
 13.01 m² 13.8 m²
 11.32 m² 12.7 m²
 9.63 m² 10.6 m²
 7.94 m² 8.5 m²
 6.25 m² 6.4 m²
 4.56 m² 4.2 m²
 2.87 m² 2.9 m²
 1.18 m² 1.2 m²
 -0.51 m² -0.5 m²

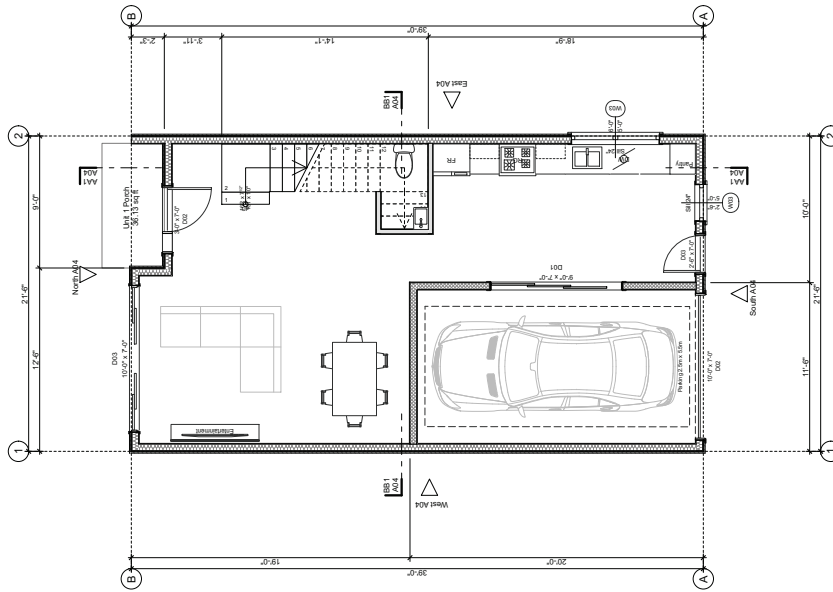
Notes:
 10% of floor area to be covered areas
 37.25 m



Roof Peak
1/4" = 1'-0"



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



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

PLN - 25

**Proposed Rezoning
& Subdivision**
9340 Dayton Avenue Lots
1 & 2
Richmond, BC

The design and specifications of all drawings
All drawings are to SCALE in the absence of a
dimension the drawings may be scaled
Copyright © 2020 Dore Design & Development
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without the written consent of Dore Design & Development

Unit 1 Garage 230.00
Unit 1 Main Level 588.25
Unit 1 Upper Level 836.81
1,655.06 SF

Unit 1 Floor Plans
Issued for DP permit November 15, 2020
Response to staff comments Monday, February 23, 2020

A03



RZ 24-047015

Attachment 3

Address: 9340 Dayton Ave

Applicant: Pakland Developments Ltd

Planning Area(s): Broadmoor

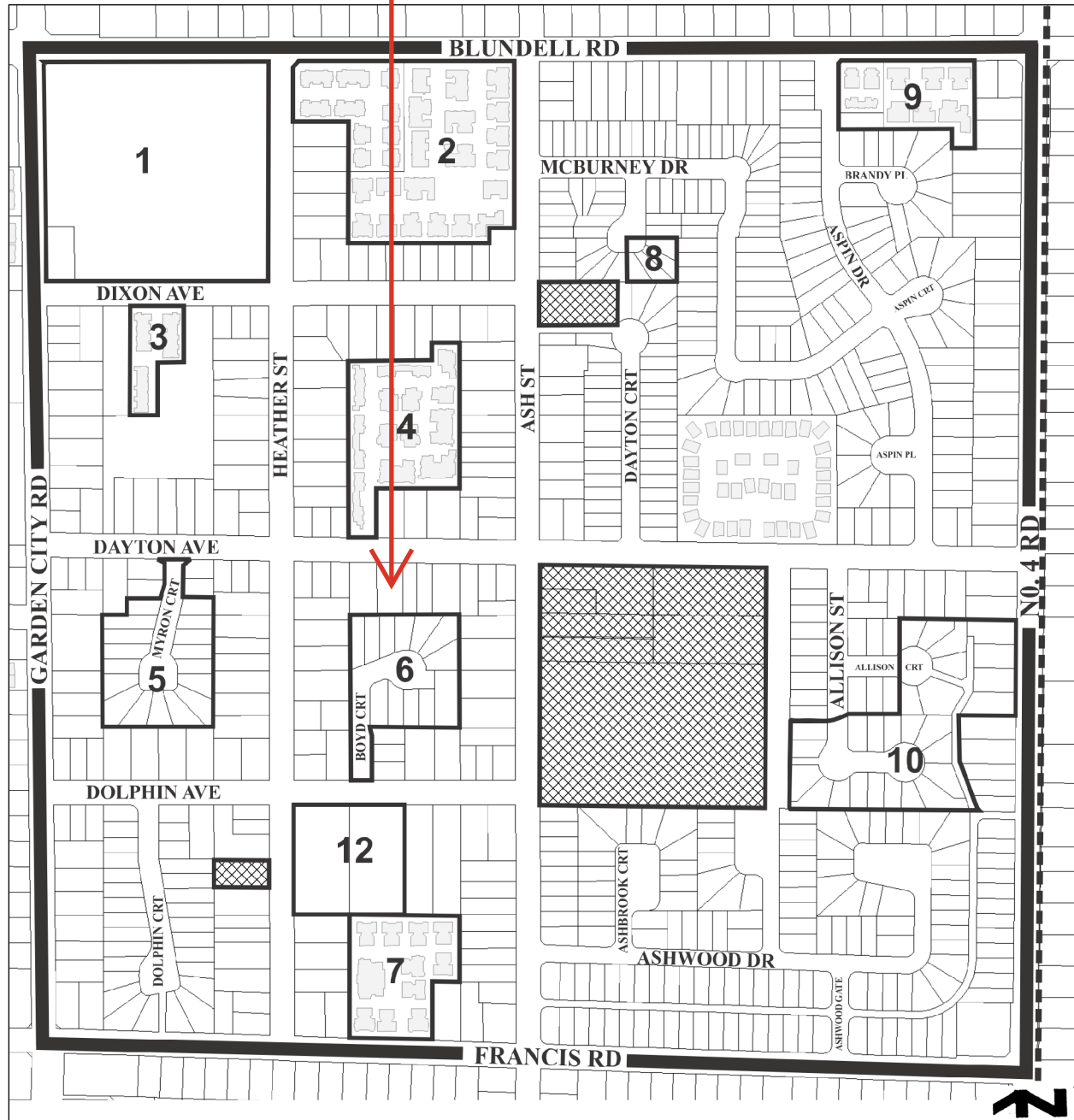
	Existing	Proposed
Owner:	1485479 BC Ltd	No change
Site Size (m²):	880.6 m ² (9,479 ft ²)	Lot 1: 441.1 m ² (4,748 ft ²) Lot 2: 439.5 m ² (4,731 ft ²)
Land Uses:	Housing, Small-Scale Multi-Unit	No change
OCP Designation:	Neighbourhood Residential Tier 1	No change
Area Plan Designation:	Ash Street Sub-Area	No Change
Zoning:	RSM/M	RSM/S
Number of Units:	1	6

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m ² (5,000 ft ²) plus 0.3 for area in excess of 464.5 m ²	Max. 0.6 for lot area up to 464.5 m ² (5,000 ft ²) plus 0.3 for area in excess of 464.5 m ²	none
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	none
Lot Size:	270 m ² (minimum) (2906 ft ²)	Lot 1: 441.1 m ² (4,748 ft ²) Lot 2: 493.5 m ² (4,731 ft ²)	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.4 m Depth: 42.2 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 – 10.7m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 – 10.7m Side: Min. 1.2 m	none
Height (m):	10.0 m	9.0 m	none
Off-street Parking Spaces – Total:	.5 spaces per unit	2 per lot	none

City of Richmond

Land Use Map Bylaw 9489
2016/07/18

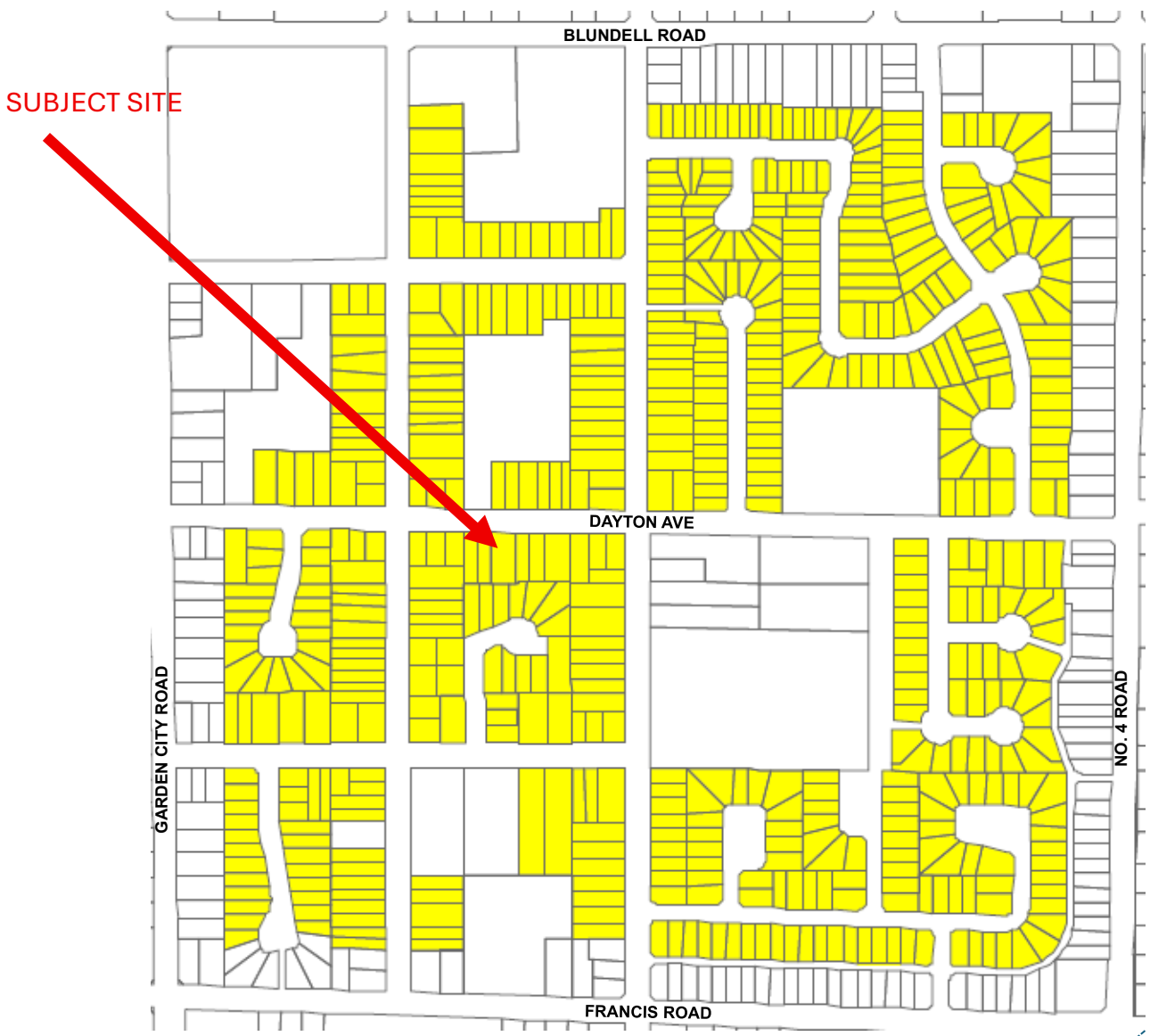
SUBJECT SITE



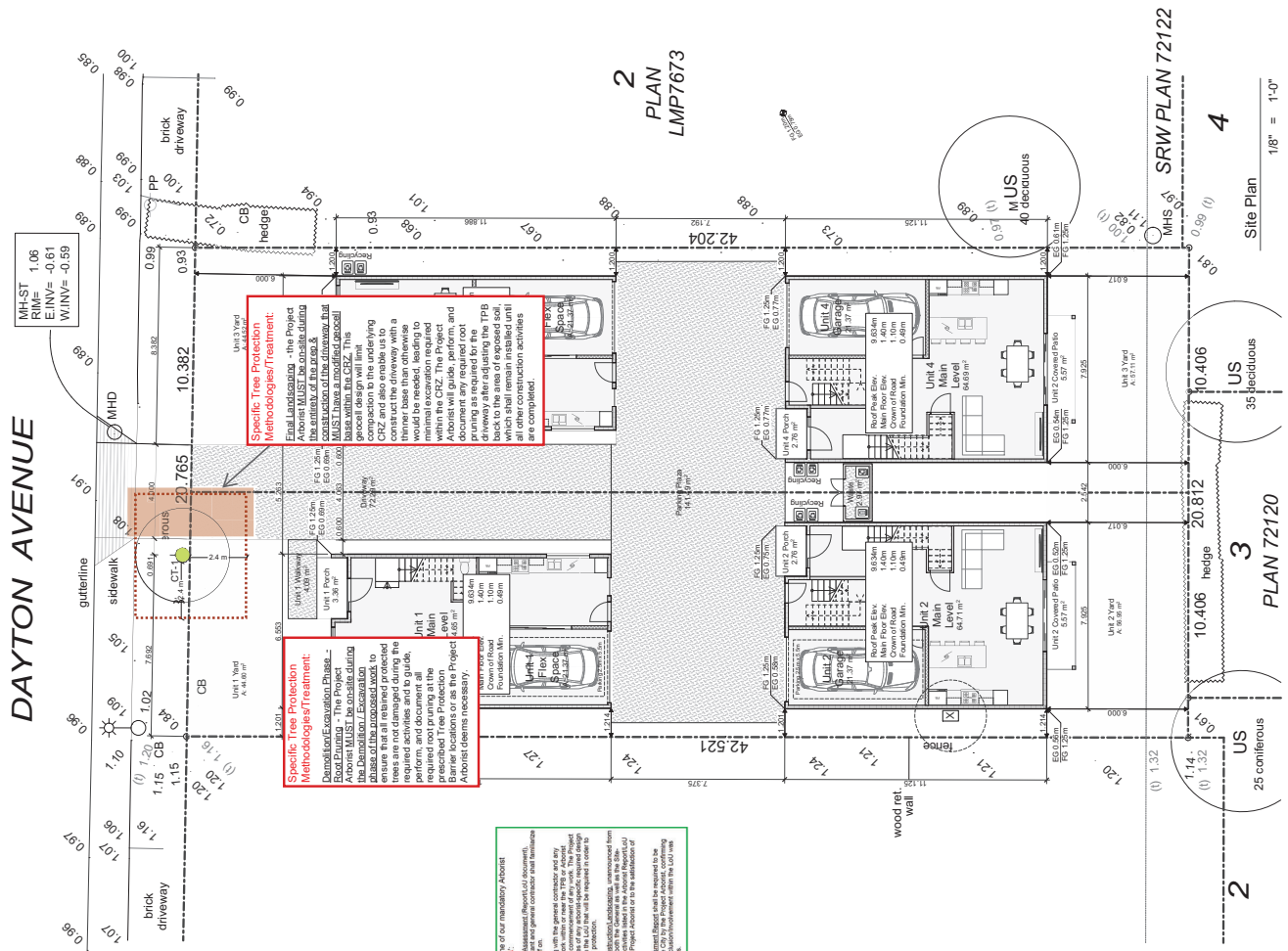
----- ALR Boundary	— Area Boundary	
Public, Institutional & Open Space	Low Density Residential	Designated Infill Areas – Refer to Table: 1

Excerpt from the Small-Scale Multi-Unit (SSMUH) Housing Lot Size Map

Section 22-4-6



Proposed Two Family Dwellings And Secondary Suite 9340 Dayton Avenue



The following is a listing of our mandatory Arborist Inspection "Trigger Points":

1. The Arborist shall inspect the site at the time of construction start-up and shall provide a written report to the Project Arborist. The report shall include the following information:
 - a. A list of all trees on the site, including their species, size, and location.
 - b. A list of all trees that are to be removed, including their species, size, and location.
 - c. A list of all trees that are to be protected, including their species, size, and location.
 - d. A list of all trees that are to be replaced, including their species, size, and location.
2. During the Course of Construction/landscaping, unexcavated from the site, the Arborist shall inspect the site at the time of construction start-up and shall provide a written report to the Project Arborist. The report shall include the following information:
 - a. A list of all trees on the site, including their species, size, and location.
 - b. A list of all trees that are to be removed, including their species, size, and location.
 - c. A list of all trees that are to be protected, including their species, size, and location.
 - d. A list of all trees that are to be replaced, including their species, size, and location.
3. Upon completion of construction/landscaping, the Arborist shall inspect the site and shall provide a written report to the Project Arborist. The report shall include the following information:
 - a. A list of all trees on the site, including their species, size, and location.
 - b. A list of all trees that are to be removed, including their species, size, and location.
 - c. A list of all trees that are to be protected, including their species, size, and location.
 - d. A list of all trees that are to be replaced, including their species, size, and location.

SITE PLAN LEGEND

- Canopy Extent
- Private Tree
- Undersized Tree
- City Tree #
- Zone of Arborist Inclusion
- Tree Protection Barrier
- Proposed Tree Removal
- Canopy Extent of Tree Hedgerow
- Replacement Tree

Project Title:
Dayton New Build

Document Title:
Tree Management Plan

Date: December 11th 2025

Address: 9340 Dayton Ave, Richmond

Project Arborist: Mike Winkelman, Alpine Tree Care

Project Arborist Contact: Call or Text 24/7 @ 604-834-7565 or mwinkelm@gmail.com

Layer Name	Layer Number
001	001
002	002
003	003
004	004
005	005
006	006
007	007
008	008
009	009
010	010

Legal/Address
LOT 1, BLOCK 4N, PLAN LMP7673, SECTION 22, RANGE 6W, NEW WESTMINSTER LAND DISTRICT
PID U8-021-581

Cover Sheet

Primary Permit	Secondary

A01

Preliminary Drawings



City of
Richmond

Rezoning Considerations

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

Address: 9340 Dayton Ave

File No.: RZ 24-047015

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10742, the developer is required to complete the following:

1. **(City Tree Survival Security & Agreement)** Submit a Security in the amount of \$10,000 for the protection of the City owned Spruce Tree (tagged CT-1 in the arborist report). A legal agreement detailing the terms for payment and release of the security must be signed by the applicant and the City.
2. **(Arborist Contract)** Submit a Contract with a certified arborist and signed by the owner, arborist, and contractor, for supervision of any on-site works conducted within the protection zone of the City Tree to be retained. The Contract should include the scope of work to be undertaken, including: the construction strategy to ensure the tree is unharmed, 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. **(Landscape Security & Agreement)** Submit a Security in the amount of \$6,000 (\$750/tree) to ensure that a total of 4 replacement trees are planted and maintained on each lot proposed (for a total of 8 trees). A legal agreement detailing the terms for payment and release of the security must be signed by the applicant and the City. **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057.**
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite having a minimum area of 30.4 m² (327 ft²) are constructed on each future lot, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Notices of First Reading, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

7. 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.

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

8. **(Demolition)** Demolition of the existing home is required prior to subdivision.
9. **(Charges)** Pay the current year's taxes, Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, Address Assignment Fees.
10. **(Driveway Shared Access)** Registration of a cross-access agreement on title ensuring that both new lots have shared use of the central driveway.
11. **(Work Orders)** Enter into work orders for the design and construction of engineering and transportation infrastructure improvements. Works include, but may not be limited to:
 - A. **Water Works**
 - a. Using the OCP Model, there is 174 L/s of water available at a 20 psi residual at the Dayton Ave 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:

Initial _____

- 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.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Provide a 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) + any 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 Developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut and cap all existing water service connections and remove all existing water meters servicing the development site.
 - iii. Install two new water service connections, one to service each lot, complete with water meter and water meter box in a right-of-way as per City specifications to service the site. Exact location and dimensions of the service connection to be finalized during the building permit process.

B. Storm and Sewer Works

- a. At Developer's cost, the Developer is required to:
- i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the building permit process.
 - ii. Provide a right-of-way for the existing inspection chamber STIC42484 servicing neighbouring property. Minimum right-of-way dimensions to be determined during the building permit process.
- b. At Developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut and cap at inspection chamber STIC42482 the existing service connection servicing 9340 Dayton Ave. Retain STIC42482 to service neighbouring property.
 - iii. Install two new storm service connections complete with inspection chamber to service each lot in a right-of-way. Exact location and dimensions of the service connection to be finalized during the building permit process.

C. Sanitary Sewer Works

- a. At Developer's cost, the Developer is required to:
- i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b. At Developer's cost, the City will:
- i. Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii. Cut and cap at the main the existing sanitary sewer connection and lateral and remove inspection chamber SIC12328.
 - iii. Install a new sanitary lead at the proposed common property line, complete with inspection chamber within the existing right-of-way and dual service connections as per City specifications for the proposed development site. The location and size of the required sanitary sewer service connections shall be determined through the building permit process.

D. Street Lighting

- a. At Developer's cost, the Developer is required to:

Initial _____

- i. Review street lighting levels along all road and lane frontages, and upgrade as required.

E. Frontage Improvements & Vehicular Access

- a. At the Developer's cost, the developer is required to
 - i. Close the existing driveway permanently and rehabilitate the curb and sidewalk to match the adjacent condition.
 - ii. Construct a new driveway per the City's Residential Lot (Vehicular) Access Regulation Bylaw 7222 (Schedule B).

F. General Items

- a. At Developer's cost, the Developer is required to:
 - i. Complete other frontage improvements as per Transportation requirements.
 - ii. Coordinate with BC Hydro, Telus and other private communication service providers:
 1. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - iii. Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - iv. Enter into, if required, additional legal agreements, as determined through 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.

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

12. 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.
13. 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.
14. Provide plans that are compliant with City's EV-Ready Construction Requirements and Zoning Bylaw and demonstrate that all new residential parking stalls will be equipped with Level 2 energised outlets or higher.
15. Provide a report, signed and sealed by a Qualified Professional, confirming that the proposed plans are in compliance with the energy efficiency targets set out in the BC Energy Step Code: either Step 5 with EL-2, Step 4 with EL-3 or alternatively Step 3 with EL-4.

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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 concurrence on file

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10762 (RZ 24-047015)
9340 Dayton Ave

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/S)".

P.I.D 018-021-581

LOT 1 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN
LMP7673

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10762".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signature or initials.

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

MAYOR

CORPORATE OFFICER