



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** March 14, 2022  
**File:** RZ 21-927633

**Re:** **Application by Praise Design & Construction Inc. for Rezoning at  
7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” Zone to the  
“Single Detached (RS2/B)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10369, for the rezoning of 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

Wayne Craig  
Director, Development  
(604-247-4625)

WC/NA:blg  
Att. 7

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

## Staff Report

### Origin

Praise Design & Construction Inc. (Paul Sih) has applied, on behalf of the owner Hong Chen, to the City of Richmond for permission to rezone 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone to permit the property to be subdivided to create two single-family lots with vehicle access from Langton Road (Attachment 1). The proposed subdivision plan is shown in Attachment 2. The conceptual development plans are shown in Attachment 3.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 4.

#### Subject Site Existing Housing Profile

The duplex on the property has been demolished and did not contain secondary suites.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A duplex on a lot zoned “Two-Unit Dwellings (RD1)” fronting Langton Road.

To the South: A single-family home on a lot zoned “Single Detached (RS1/E)” fronting Langton Road.

To the East: Single-family homes on lots zoned “Single Detached (RS1/E)” fronting No. 2 Road.

To the West: Across Langton Road, a single-family home on a lot zoned “Single Detached (RS1/E)” fronting Langtree Avenue.

### Related Policies & Studies

#### Official Community Plan

The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential.” The proposed rezoning is consistent with this designation.

#### Zoning Bylaw 8500/Single-Family Lot Size Policy 5463

The subject property is located within the area governed by Single-Family Lot Size Policy 5463, adopted by Council on February 19, 1996, and subsequently amended on November 16, 2015 (Attachment 5).

This Single-Family Lot Size Policy permits properties with an existing duplex fronting Langton Road to be subdivided consistent with the requirements of the “Single Detached (RS2/B)” zoning bylaw. The proposed rezoning and subdivision are compliant with this Policy.

#### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

#### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

Should 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**

This redevelopment proposes to rezone and subdivide one two-unit dwelling property into two new single-family lots with vehicular access from Langton Road. One of the two new lots will provide a secondary suite and a contribution to the Affordable Housing Reserve Fund will be provided for the other.

The building footprint on the proposed southern lot (Lot A) has been purposely modified in order to accommodate the retention of a tree on the site by increasing the required setbacks in the southeast corner. The conceptual development plans in Attachment 3 show the proposed building envelope modifications required to accommodate the tree protective fencing for tree tag# 893. A legal agreement will be registered on Title as a condition of rezoning to ensure that the Tree Protection Zone and additional setback requirements are maintained.

#### Existing Legal Encumbrances

There is currently a covenant registered on title of the subject property, restricting the use of the site to one two-family dwelling only (charge #AE6889). Prior to final adoption of the rezoning bylaw, discharge of the covenant on title is required.

There is an existing 3.0 m wide statutory right-of-way (SRW) along the east and south property line for the sanitary sewer. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

Vehicle access is proposed to be from Langton Road via existing separate driveway crossings to each new lot and off-street parking is to be provided per Zoning Bylaw 8500 requirements.

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 one bylaw-sized tree on the subject property, and one tree straddling the property line shared by the City and the neighbouring property to the south (7460 Langton Road). One untagged tree that was not part of the Report but shown on the survey plans is located on neighbouring property (7451 No. 2 Road) to north east of the subject property and will not be impacted.

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

- One on-site bylaw-sized tree (tag# 893 a 44 cm caliper Walnut) located in the rear yard of proposed Lot A is in good condition with no apparent significant structural defects and therefore should be retained and protected. The building footprint on Lot A has been adjusted to ensure the Critical Root Zone is accommodated for the Walnut tree (tag#893). The building footprint will be required to be setback a minimum of 4.8 m from the south property line and 14.0 m from the rear property line for the area of tree protection identified on the Tree Retention Plan (Attachment 6). A \$10,000.00 Tree Survival Security is required.
- One tree (tag# M1 a 46 cm caliper Cedar) located on adjacent shared City and neighbouring property (7460 Langton Road) is identified to be retained and protected. A \$10,000.00 Tree Survival Security is required. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

*Tree Replacement*

The applicant wishes to remove zero on-site trees. As per Council Policy 5032 and Zoning Bylaw 8500, with the redevelopment of the property, two trees must be provided on each new lot. Given that one tree is being retained on Lot A, the applicant must plant a minimum of one new tree on Lot A, and two new trees on Lot B for a total minimum of three trees. The one new tree on Lot A must be planted within 3.0 m of the front lot line, consistent with Richmond Zoning Bylaw 8500. Lot B must have a minimum of one new tree in the front yard and the rear yard. Prior to adoption of the rezoning bylaw, the applicant must submit a landscape security in the amount of \$2,250.00 to ensure that the three trees are planted. 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
3	8 cm	4 m

### *Tree Protection*

One on-site tree (tag# 893) and one shared City-neighbouring tree (tag# M1) 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 6). 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 of a Tree Survival Security of \$20,000.00 for the retention and protection of the one on-site and one off-site trees noted.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, a legal agreement will be required for modified setbacks of the southeast corner of the building footprint on Lot A to ensure tree retention of the Walnut tree (tag #893).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary 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 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.

The applicant proposes to contribute \$11,236.00 toward the City's Affordable Housing Reserve Fund for proposed Lot A, as no secondary suite is provided. The applicant has indicated that a secondary suite can not be accommodated on Lot A as the required tree protection zone is impacting the potential building footprint. The contribution is equivalent to \$4.00/ft<sup>2</sup> of the total buildable area of the lot to be created, and is consistent with the Affordable Housing Strategy requirements for single-family rezoning applications received prior to November 15, 2021.

A minimum one-bedroom secondary suite of approximately 44.3 m<sup>2</sup> (477 ft<sup>2</sup>) will be provided on proposed Lot B.

### Site Servicing and Frontage Improvements

At future development stage, the applicant must complete the required water works, storm sewer, and sanitary sewer servicing works via City Work Order as described in Attachment 7. The existing frontage improvements are to be retained. No further improvements are required.

### **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**

The purpose of this application is to rezone 7420/7440 Langton Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two single-family lots.

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

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 10369 be introduced and given first reading.



Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

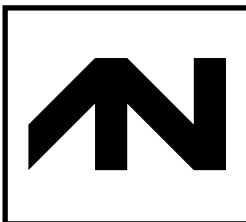
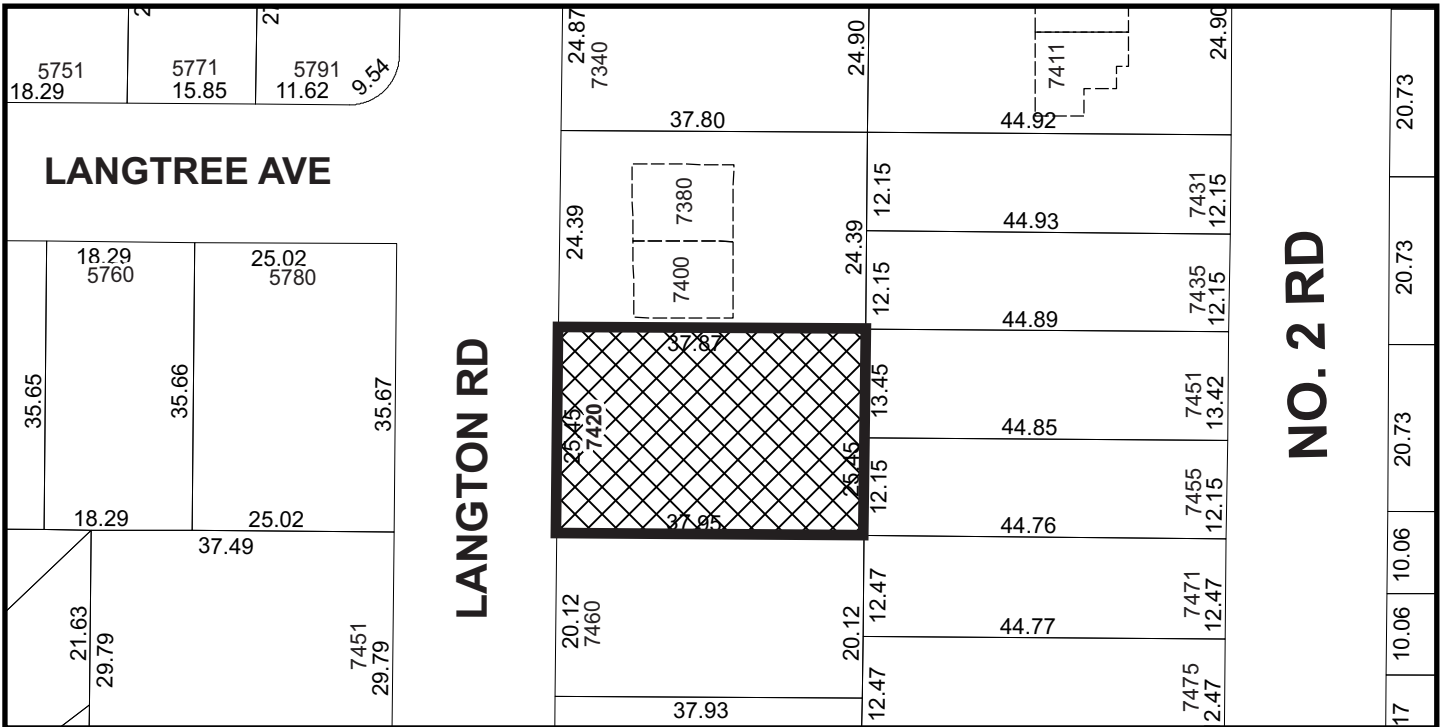
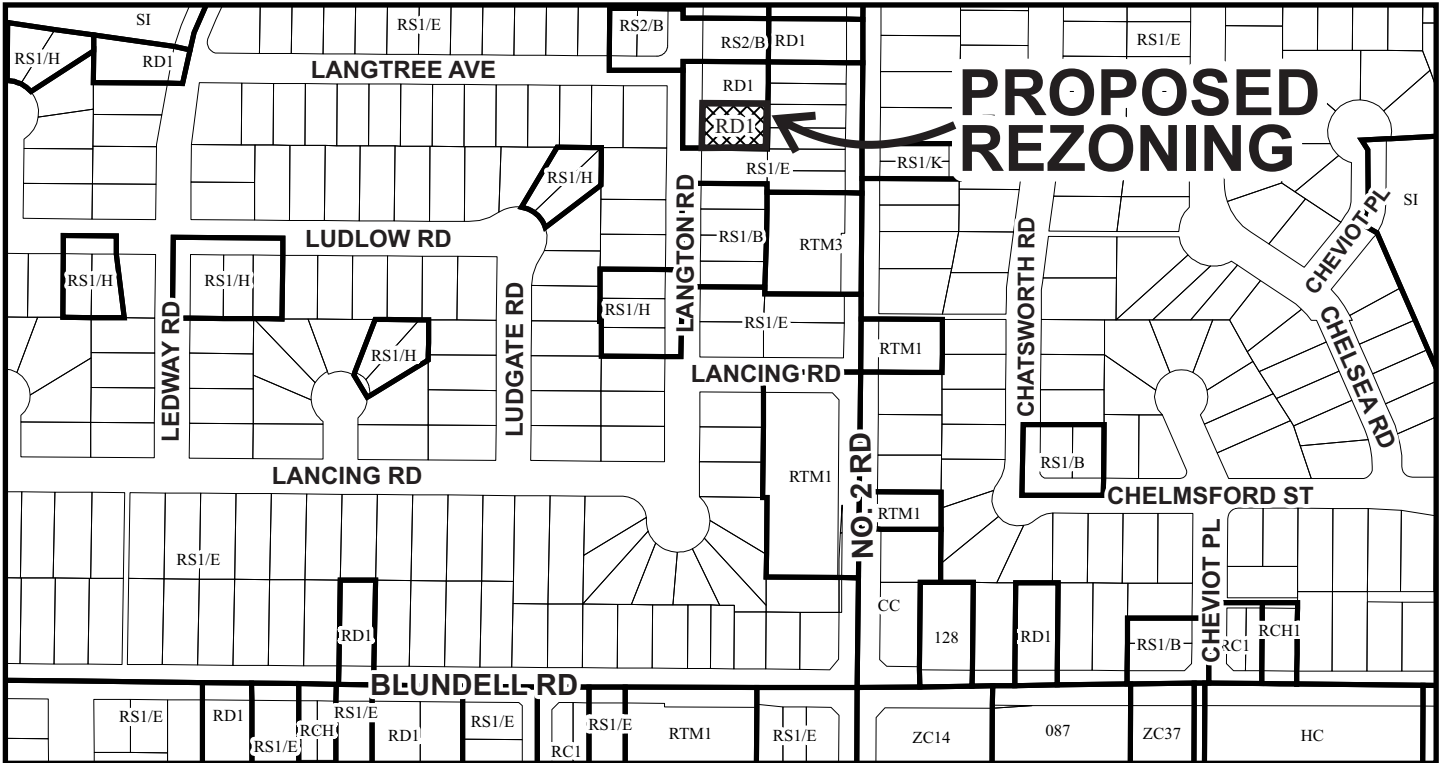
### Attachments:

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Survey Plan and Proposed Subdivision Plan
- Attachment 3: Conceptual Development Plans
- Attachment 4: Development Application Data Sheet
- Attachment 5: Lot Size Policy 5463
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



# City of Richmond

ATTACHMENT 1

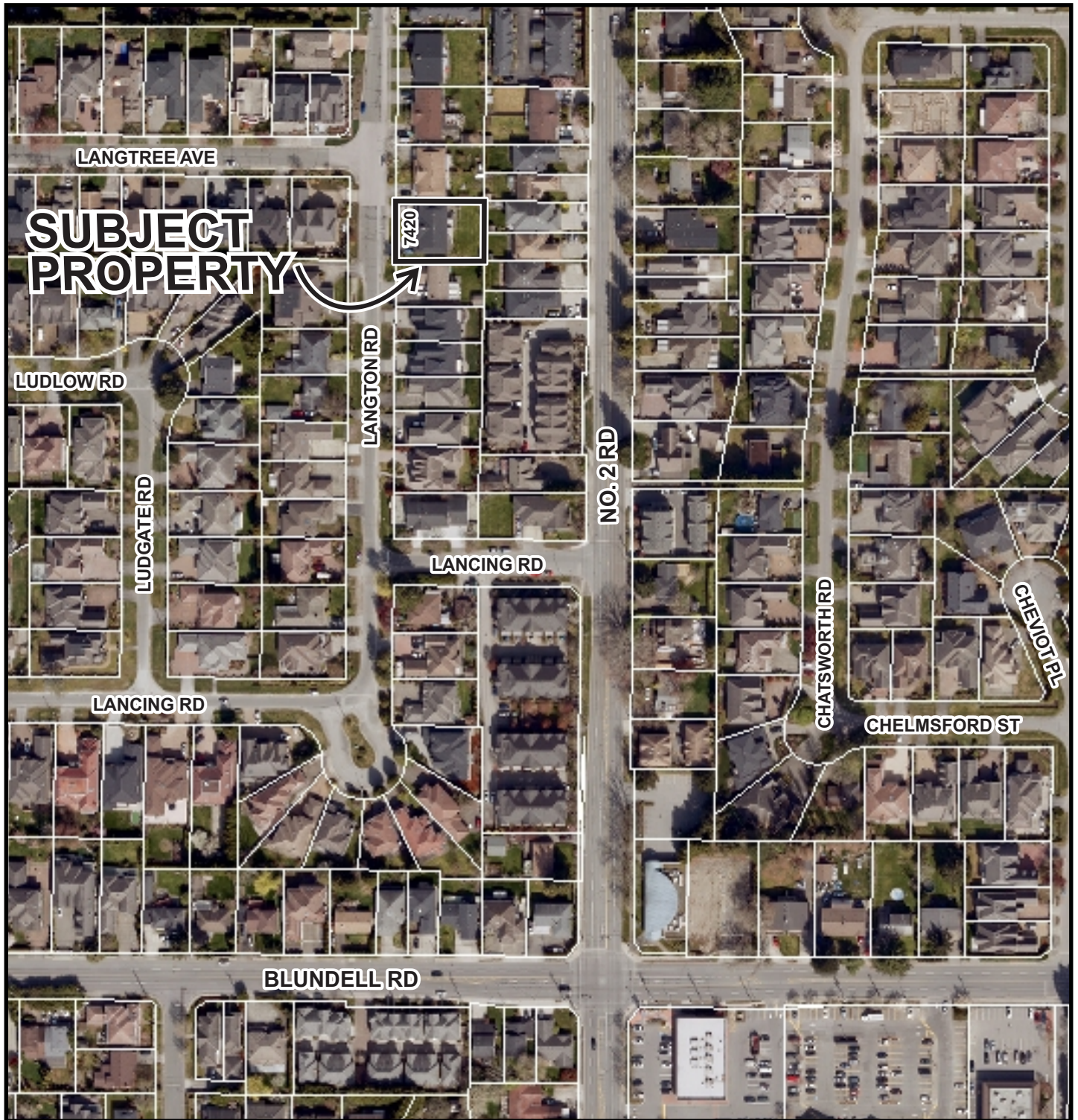


## RZ 21-927633

Original Date: 03/11/21  
 Revision Date:  
 Note: Dimensions are in METRES



# City of Richmond



## RZ 21-927633

Original Date: 03/11/21

Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
THE WEST 138.4 FEET LOT 2 EXCEPT:  
PART SUBDIVIDED BY PLAN 45279:  
SECTION 13 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 10280**

#7420/7440 LANGTON ROAD,  
RICHMOND, B.C.  
P.I.D. 003-488-721

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #202  
Control Monument 77H4623  
Elevation: 1.452m  
Benchmark: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m

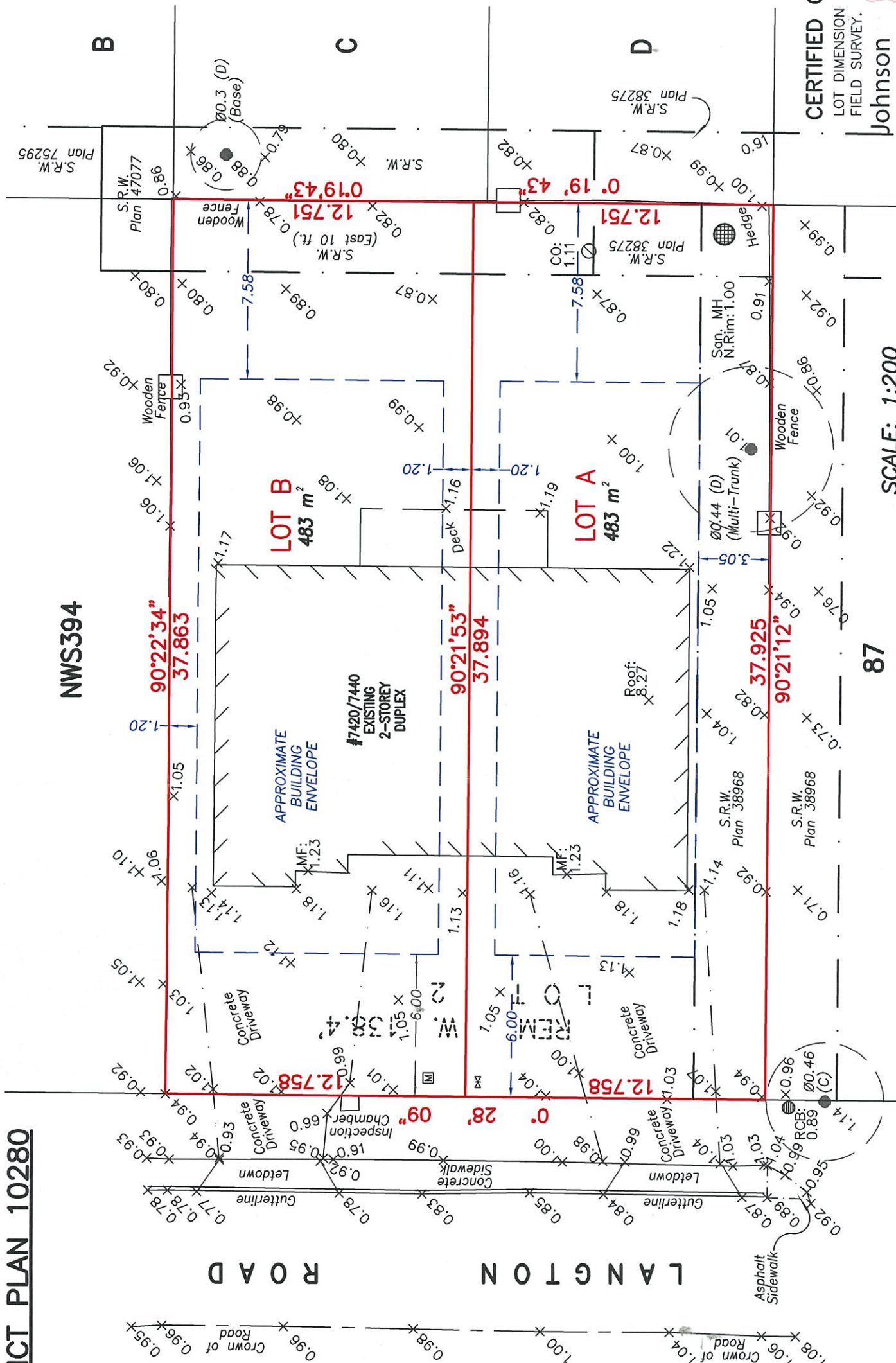
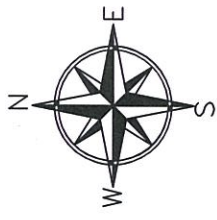
**NOTE:**  
Use site Benchmark Tag #123 for  
construction elevation control.

**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- ⊕ denotes water valve
- ⊕ denotes water meter
- ⊕ denotes manhole
- ⊕ denotes cleanout
- MF denotes main floor

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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. 6697  
FB-315 P31-32  
Drawn By: IO

**DWG No. 6697-Topo-02**



**SCALE: 1:200**

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

**Johnson**  
Tam U814B9

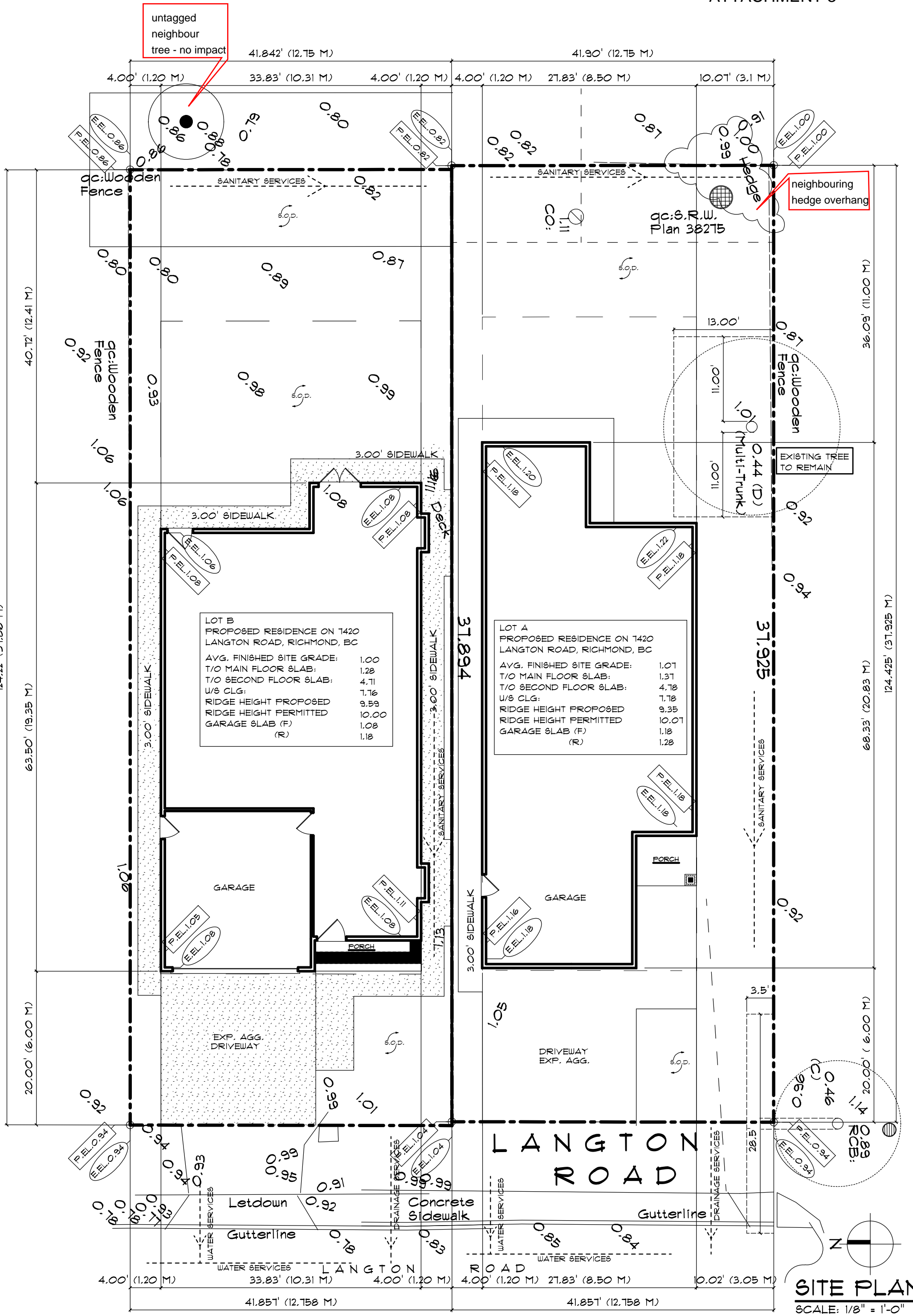
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Date: 2021.01.22  
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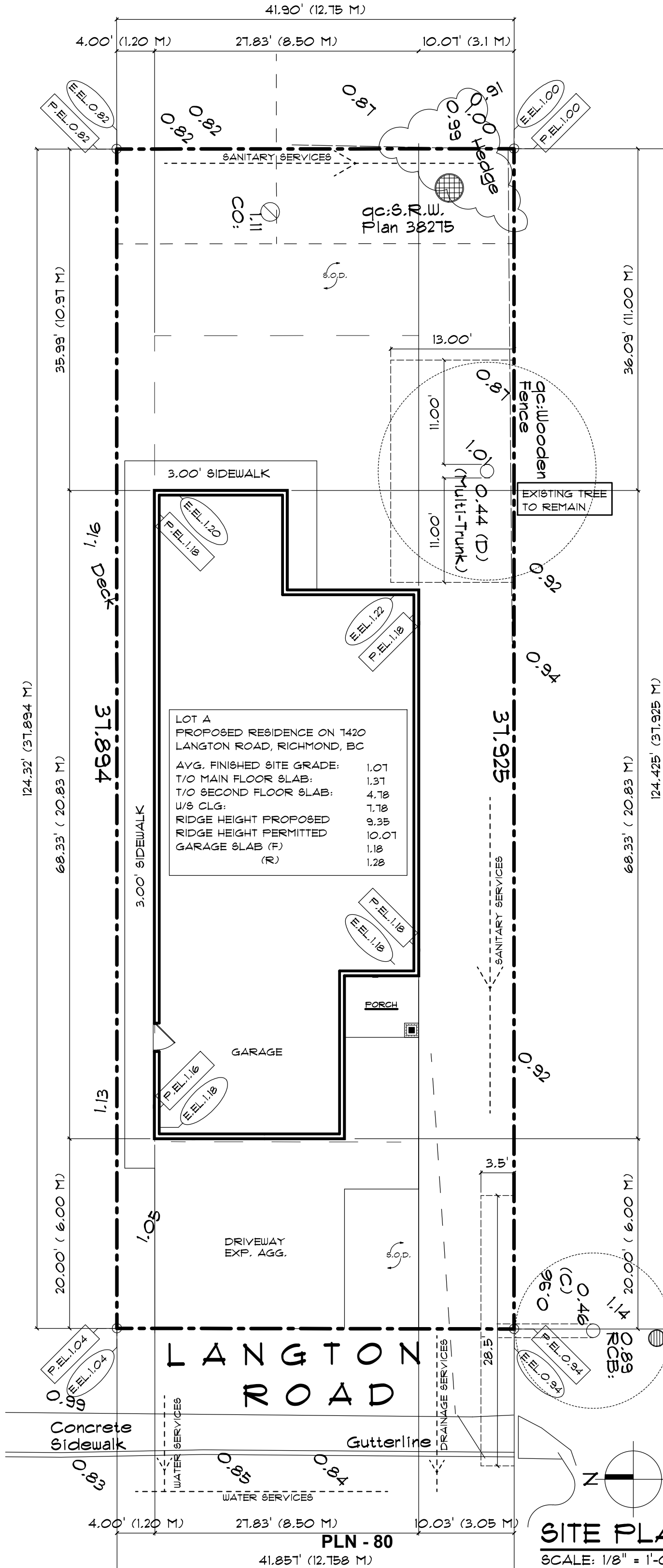
JOHNSON C. TAM, B.C.L.S.

**JANUARY 20th, 2021.**

untagged neighbour tree - no impact

neighbouring hedge overhang





LOT A  
 PROPOSED RESIDENCE ON 1420  
 LANGTON ROAD, RICHMOND, BC

AVG. FINISHED SITE GRADE:	1.01
T/O MAIN FLOOR SLAB:	1.31
T/O SECOND FLOOR SLAB:	4.78
U/S CLG:	7.78
RIDGE HEIGHT PROPOSED	9.35
RIDGE HEIGHT PERMITTED	10.01
GARAGE SLAB (F)	1.18
(R)	1.28

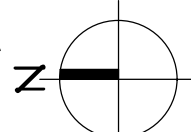
**LANGTON ROAD**

**PLN - 80**

**SITE PLAN**

LOT A

SCALE: 1/8" = 1'-0"



DRIVEWAY  
EXP. AGG.

GARAGE

PORCH

AVG. FINISHED SITE GRADE:	1.01
T/O MAIN FLOOR SLAB:	1.31
T/O SECOND FLOOR SLAB:	4.78
U/S CLG:	7.78
RIDGE HEIGHT PROPOSED	9.35
RIDGE HEIGHT PERMITTED	10.01
GARAGE SLAB (F)	1.18
(R)	1.28

E.E.L. 0.94  
 P.E.L. 0.94

0.46  
 96.0  
 (C)

0.89  
 RCB:

1/4"

20.00' (6.00 M)

0.95

SANITARY SERVICES

31,925

0.94

0.92

EXISTING TREE  
TO REMAIN

qc: Wooden  
Fence

1.00  
 0.44 (D)  
 (Multi-Trunk)

11.00'

13.00'

S.O.P.

qc: S.R.W.  
Plan 38275

CO:  
1.11

SANITARY SERVICES

0.82  
 0.82

0.87

E.E.L. 1.00  
 P.E.L. 1.00

0.00 Hedge

65.99

10.01' (3.1 M)

27.83' (8.50 M)

4.00' (1.20 M)

41.90' (12.75 M)

36.08' (11.00 M)

124,425' (37,925 M)

68.33' (20.83 M)

31,925

0.92

0.94

0.92

0.94

0.92

0.94

0.94

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

S.O.P.

4.00' (1.20 M)

27.83' (8.50 M)

10.03' (3.05 M)

41.851' (12.758 M)

Concrete  
Sidewalk

Gutterline

WATER SERVICES

DRAINAGE SERVICES

WATER SERVICES

0.83

0.85

0.84

E.E.L. 1.04  
 P.E.L. 1.04

0.99

20.00' (6.00 M)

1.13

3.00' SIDEWALK

68.33' (20.83 M)

124,32' (37,894 M)

31,894

9.1

Deck

35.99' (10.97 M)

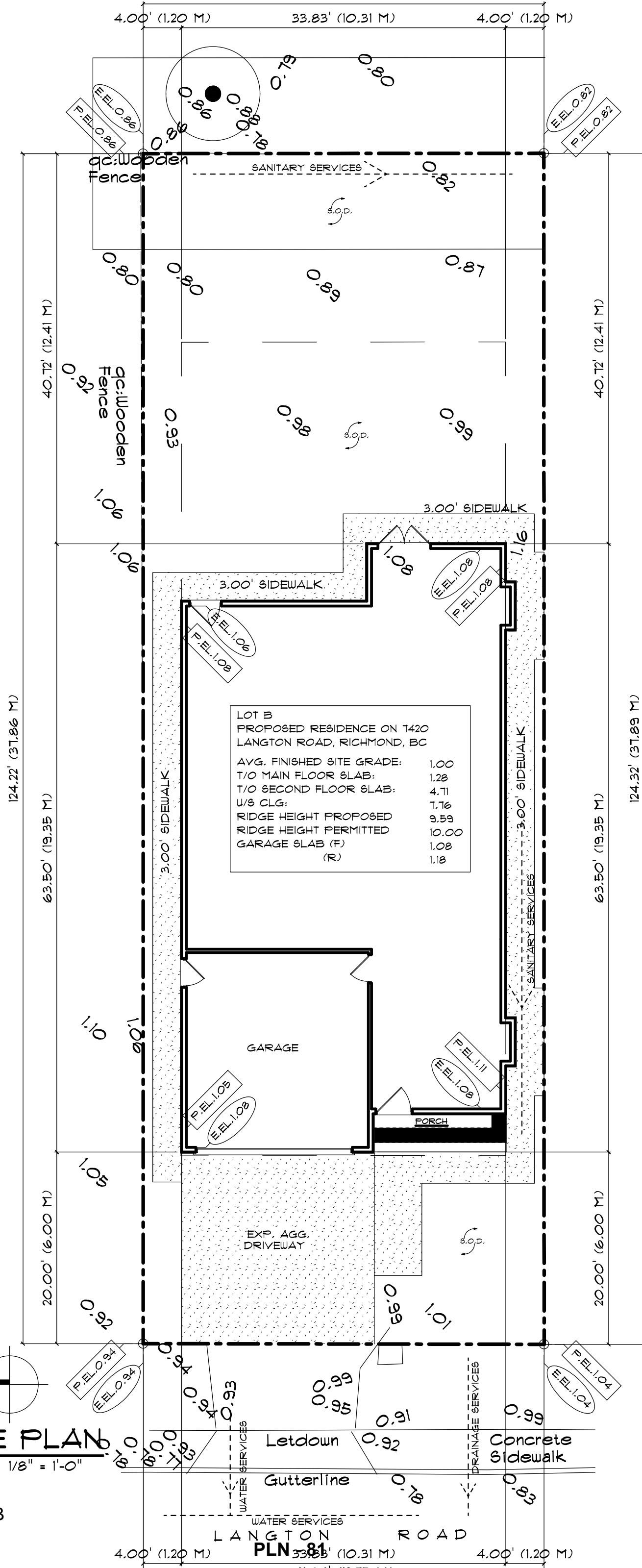
4.00' (1.20 M)

E.E.L. 0.82  
 P.E.L. 0.82

0.82

0.82

0.82

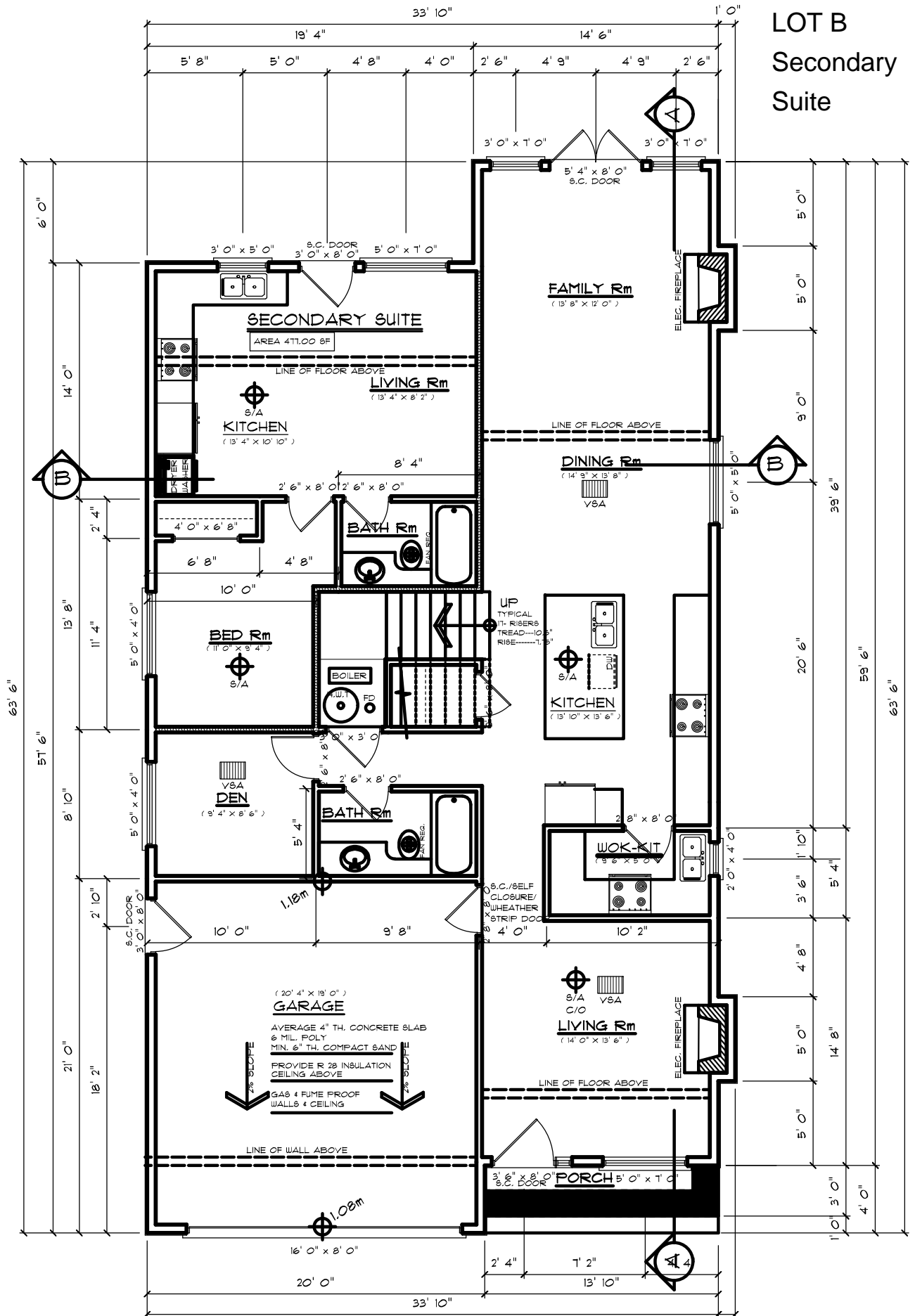


**SITE PLAN**  
SCALE: 1/8" = 1'-0"

LOT B

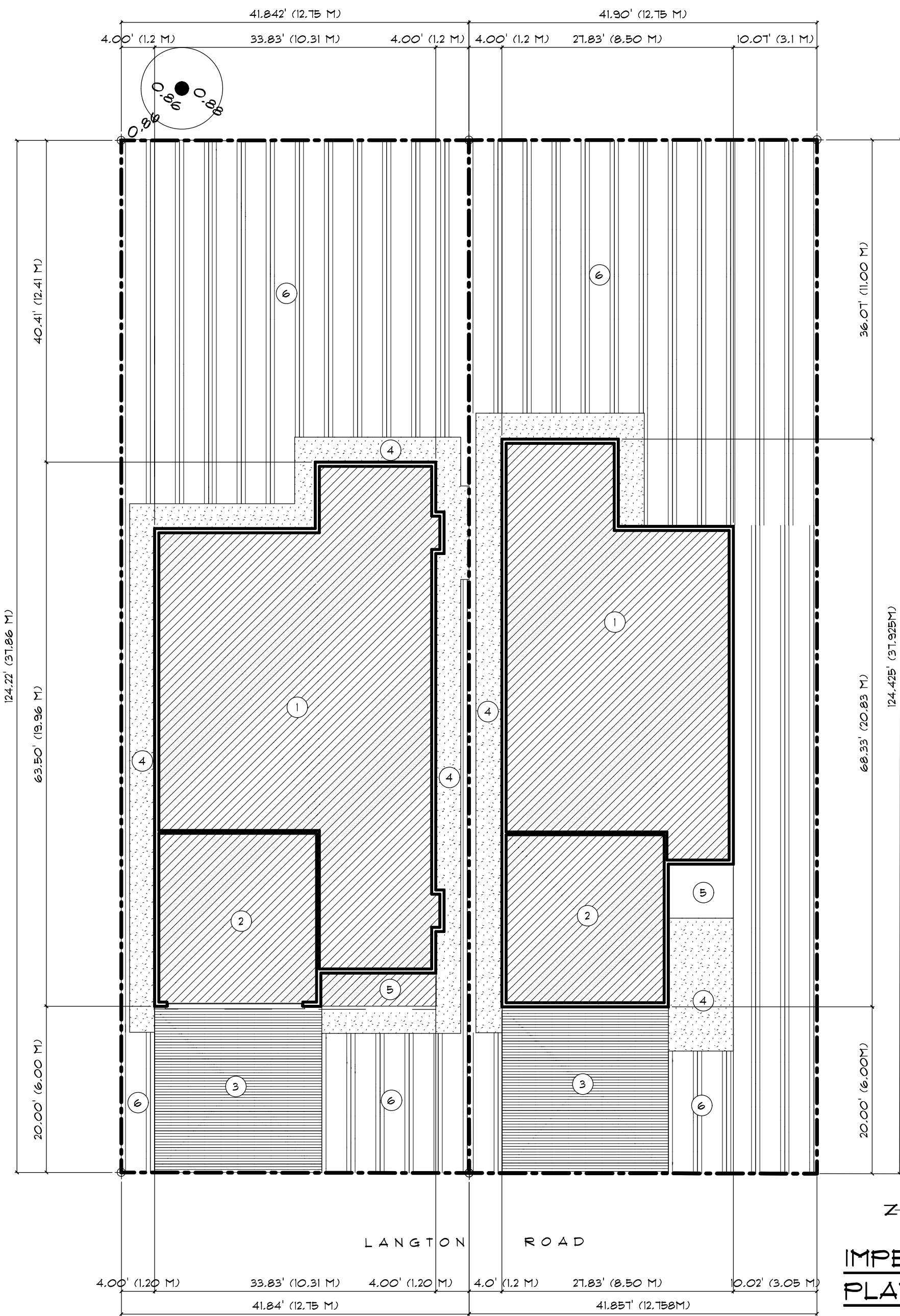
PLN 81

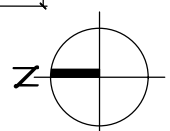
LOT B  
Secondary  
Suite

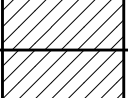
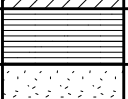
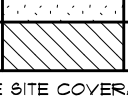

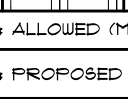



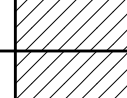
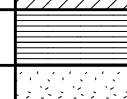
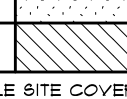



MAIN FLOOR PLAN	
LIVING FLOOR AREA	1 489.50 SF
GARAGE AREA	420.00 SF
TOTAL FLOOR AREA	1 909.50 SF

PLN - 82



  
**IMPERMEABILITY PLAN** SCALE: 1/8" = 1'-0"

IMPERMEABLE TABLE			
DESIGNATION	SYMBOL	DESCRIPTION	AREA
①		DWELLING	1 489.50 SF
②		GARAGE	420.00 SF
③		CONCRETE DRIVEWAY	400.00 SF
④		CONCRETE SIDEWALK	636.00 SF
⑤		DECK, PORCH AND STAIRS	55.00 SF
IMPERMEABLE SITE COVERAGE ALLOWED (70%)			3 639.30 SF
TOTAL IMPERMEABILITY			3 000.05 SF
⑥		LANDSCAPING	
LANDSCAPING ALLOWED (MIN 30%)			1 559.70 SF
LANDSCAPING PROPOSED			3 011.80 SF

IMPERMEABLE TABLE			
DESIGNATION	SYMBOL	DESCRIPTION	AREA
①		DWELLING	1 207.00 SF
②		GARAGE	420.00 SF
③		CONCRETE DRIVEWAY	398.30 SF
④		CONCRETE SIDEWALK	433.30 SF
⑤		DECK, PORCH AND STAIRS	51.00 SF
IMPERMEABLE SITE COVERAGE ALLOWED (70%)			3 639.30 SF
TOTAL IMPERMEABILITY			2 509.60 SF
⑥		LANDSCAPING	
LANDSCAPING ALLOWED (MIN 30%)			1 559.70 SF
LANDSCAPING PROPOSED			2 616.00 SF

**PLN-83**



**RZ 21-927633**

**Attachment 4**

Address: 7420/7440 Langton Road

Applicant: Praise Design & Construction Inc.

Planning Area(s): Blundell

	Existing	Proposed
<b>Owner:</b>	Hong Chen	To be determined
<b>Site Size (m<sup>2</sup>):</b>	966 m <sup>2</sup>	Lot A: 483 m <sup>2</sup> Lot B: 483 m <sup>2</sup>
<b>Land Uses:</b>	One (1) duplex	Two (2) single-family homes
<b>OCP Designation:</b>	Neighbourhood residential	No change
<b>Area Plan Designation:</b>	Neighbourhood residential	No change
<b>702 Policy Designation:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)
<b>Number of Units:</b>	2	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.30 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.30 for area in excess of 464.5 m <sup>2</sup>	None permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> ) Lot B: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> )	Lot A: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> ) Lot B: Max. 261 m <sup>2</sup> (2,809 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 360 m <sup>2</sup>	Lot A: 483 m <sup>2</sup> Lot B: 483 m <sup>2</sup>	None
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 12.75 m Depth: 37.90 m	None

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of the total lot depth, for max. width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half storey above, up to max. required setback of 10.7m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 7.58 m for 60% of the rear wall of the first storey and min. 9.47 m for remaining 40% of the first storey and any second storey Rear for tree retention area of tag# 893 (Lot A): Min. 14.0 m Side: Min. 1.2 m Lot A south side: 3.0 m; with the exception of side for tree retention area of tag# 893: 4.8 m	None
Height (m):	Max. 9.0 m	Max. 9.0 m	None

Other: Tree replacement compensation required for loss of significant trees.

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





# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1996

**POLICY 5463**

Amended by Council: November 16, 2015

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 13-4-7

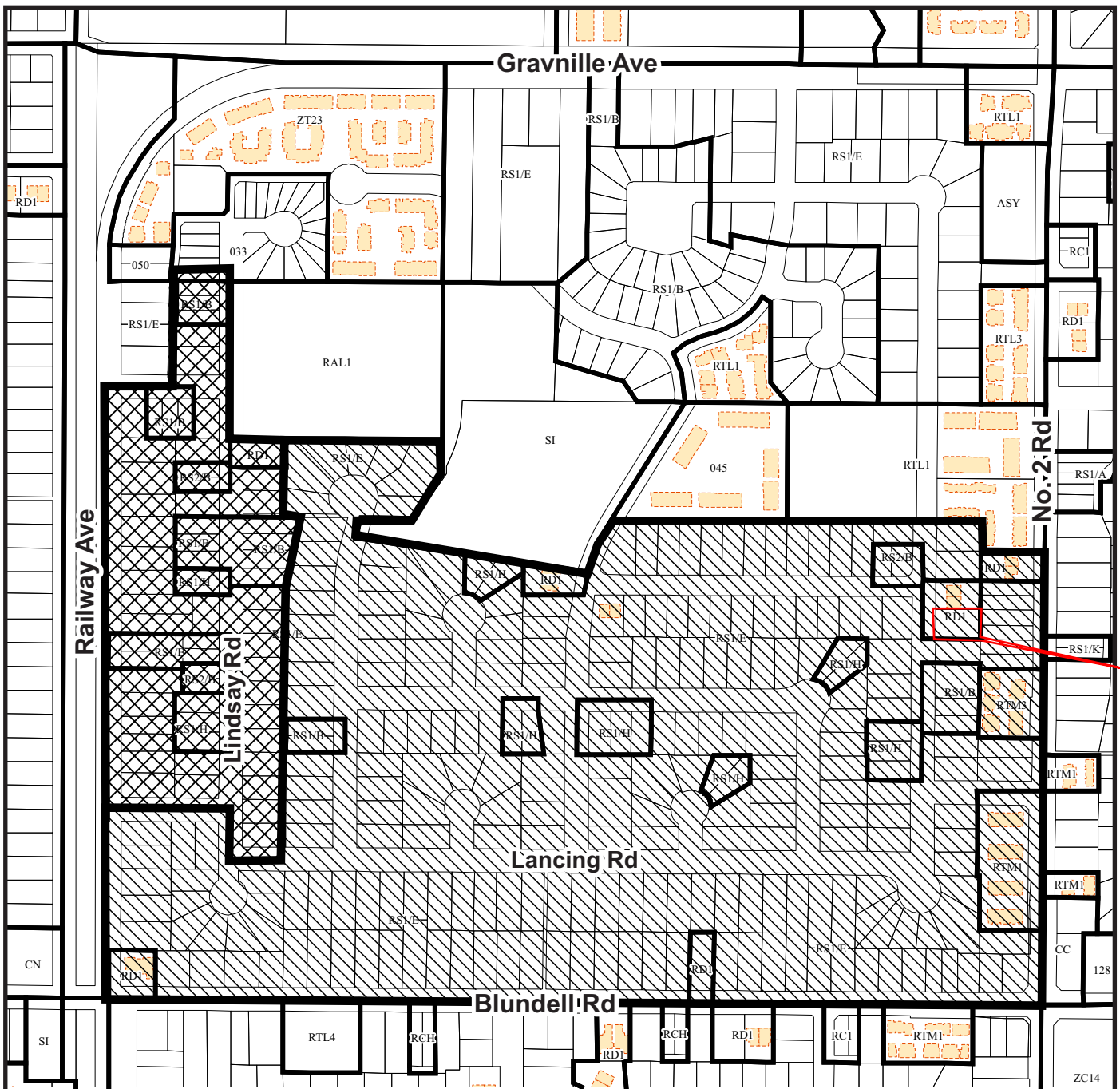
## **POLICY 5463:**

The following policy establishes lot sizes for properties within the area generally bounded by **Railway Avenue, Blundell Road and No. 2 Road**, in a portion of Section 13-4-7 as shown on the attached map:

That properties within the area generally bounded by Railway Avenue, Blundell Road and No. 2 Road, in a portion of Section 13-4-7, be permitted to rezone and subdivide in accordance with the provisions of the "Single Detached (RS2/H)" zone in Richmond Zoning Bylaw 8500, with the exception that:

1. The "Single Detached (RS2/E)" zone applies to lots with frontage on No. 2 Road and Blundell Road that do not have a lane or internal road access;
2. The "Single Detached (RS2/B)" zone applies to properties with duplexes on them with the exception that the "Single Detached (RS2/E)" zone applies to those properties with frontage on No. 2 Road and Blundell Road that do not have lane or internal road access;
3. The "Single Detached (RS2/B)" zone applies to properties generally fronting Lindsay Road and Linfield Gate in the western portion of Section 13-4-7; and

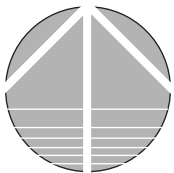
That this policy be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless amended according to Richmond Zoning Bylaw 8500.



Subdivision permitted as per **RS2/H** with the exception that **RS2/B** applies to existing duplexes and **RS2/E** applies to lots facing No. 2 Road and Blundell Road that do not have a lane or internal road access.



Subdivision permitted as per **RS2/B** with the exception that **RS2/E** applies to lots facing Railway Avenue that do not have a lane or internal road access.



# Policy 5463 Section 13, 4-7

Adopted Date: 02/19/96  
Amended Date: 11/16/15

**PROPOSED SUBDIVISION OF**

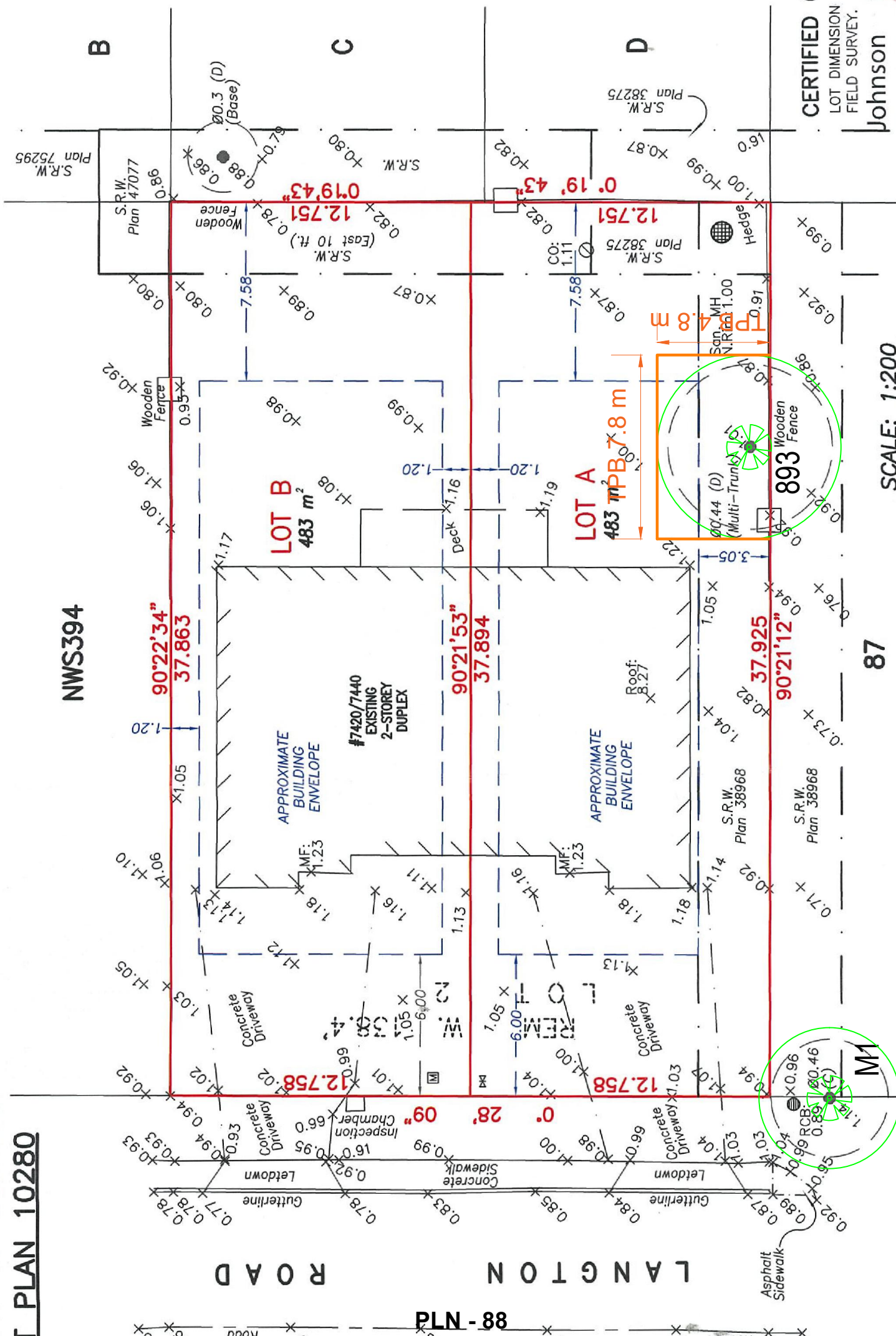
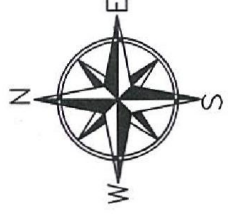
**2 EXCEPT:**

**45279:**

**WITH RANGE 7 WEST**

**PLAN 10280**

**88 - PLN**



**SCALE: 1:200**



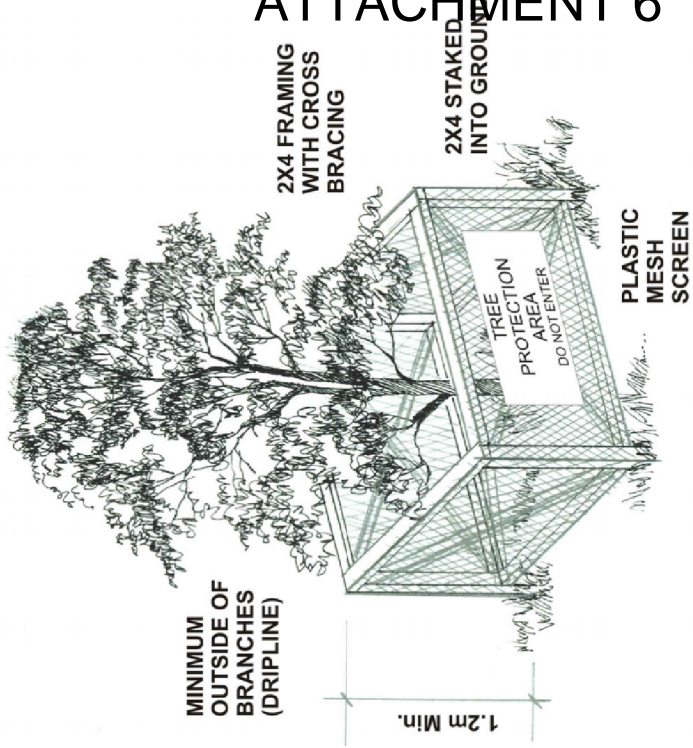
ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO FIELD SURVEY.

**Johnson Tam U814B9**  
Digitally signed by Johnson Tam U814B9  
Date: 2021.01.22 09:21:44 -08'00'

**JOHNSON C. TAM, B.C.L.S.**

**JANUARY 20th, 2021.**



Tag #	Common Name	DBH (cm)	CRZ Radius (m)	CRZ Diameter (m)	Health	TRAQ Rating	Retention Suitability	Comments	Retain / Remove
893	Walnut	60	3.60	7.80	Fair	Low	Poor	No conflict with proposed development	Retain Crown clean
M1	Deodar cedar	46	2.76	5.98	Fair	-	-	No conflict with proposed development	Retain

Drawing No.	Sheet Title	Job Name	Project Title	Revision No.	Revision Date	Revision Description
3 of 5	Tree Removal and Retention Plan	Praise Design and Construction 20210413	Arborist Report for Development Purposes	2	March 9 <sup>th</sup> , 2022	
Page 12 of 17		Praise Design & Construction Inc. - Paul Sih	Client Name			
		7440 Langton Rd, Richmond - Lot A	Site Address			
		Philip Kin Cho ISA Certified Arborist #HK-1086AM ISA Certified Arborist Municipal Specialist ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM	Project Title			
		BC Plant Health Care Inc. 18465 53 <sup>rd</sup> Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616	Site Address			
			Revision Date			
			Revision Description			

LEGEND	Property Line	Tree Reference	Critical Root Zone
	—	●	○

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

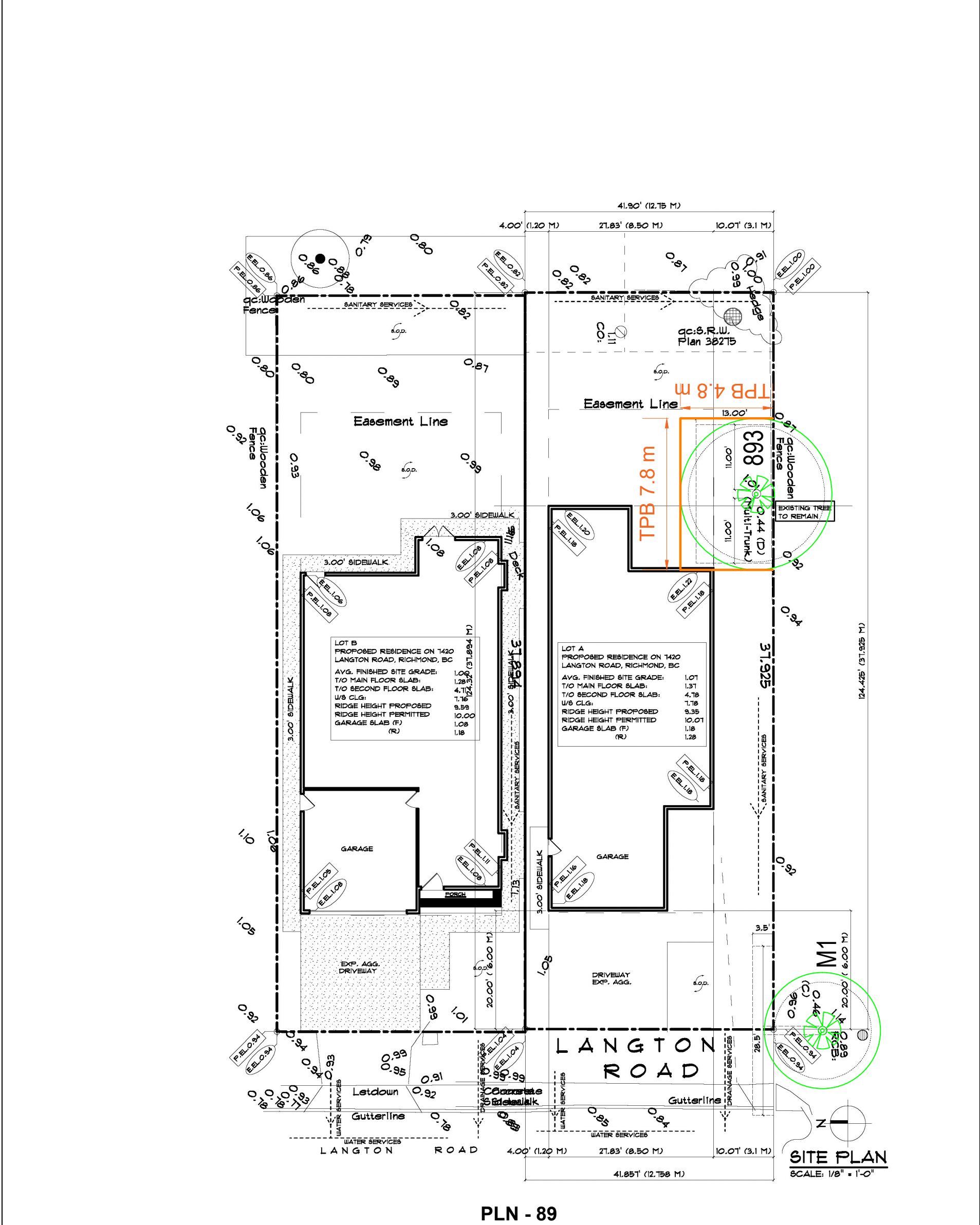
Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tree Reference	Tree Reference	Critical Root Zone
893	893	893

Tag #	Common Name	DBH (cm)	CRZ Radius (m)	CRZ Diameter (m)	Health	TRAQ Rating	Retention Suitability	Comments	Retain / Remove
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PLN - 89

Drawing No.	4 of 5	Sheet Title	Site Development Plan	Revision No.	2	Page	13 of 17
Job Name	Praise Design and Construction 20210413 Arborist Report for Development Purposes		Project Title	Philip Kin Cho ISA Certified Arborist #HK-1086AM ISA Certified Arborist Municipal Specialist ISA Tree Risk Assessment Qualification Forester in Training #5727 BSSc, MSc, MSFM			
Client Name	Praise Design & Construction Inc. - Paul Sih		Site Address	7440 Langton Rd, Richmond - Lot A			
Revision Date	March 9 <sup>th</sup> , 2022		Revision Date	March 9 <sup>th</sup> , 2022			
BC Plant Health Care Inc.	18465 53 <sup>rd</sup> Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616						



**Address:** 7420/7440 Langton Road

**File No.:** RZ 21-927633

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10369, the developer is required to complete the following:**

1. Discharge of existing covenant AE6889 registered on title, which restricts the use of the property to a two-family dwelling only.
2. Registration of a flood indemnity covenant on Title (2.9 m GSC – Area A).
3. Submission of a Landscape Security in the amount of \$2,250 (\$750/tree) to ensure that a total of three trees are planted and maintained (one tree on Lot A and two trees on Lot B) minimum 8 cm deciduous caliper or 4 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
4. 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.
5. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two trees (tag# 893 and M1) to be retained.
6. Registration of a legal agreement on title, ensuring that additional setbacks on Lot A are maintained for the building envelope as it relates to tree retention of tree tag# 893. The increased rear yard setback from 7.58 m to minimum 14.0 m and side yard setback from 3.0 m to minimum 4.8 m for the southeast corner façade for Lot A is to be maintained to ensure retention of the Walnut tree (tag# 893). Specific setbacks are to follow the Conceptual Development plan (Attachment 3 of the staff report) and the Tree Retention Plan (Attachment 6 of the staff report).
7. The City's acceptance of the applicant's voluntary contribution of \$4.00 per buildable square foot of Lot A (i.e. \$11,236.00) to the City's Affordable Housing Reserve Fund.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum 1-bedroom secondary suite of approximately 44.3 m<sup>2</sup> (477 ft<sup>2</sup>) is constructed on Lot B, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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

1. Complete the following servicing works and off-site improvements. These may be completed through a City work order.

**Water Works:**

- a) Using the OCP Model, there is 363 L/s of water available at a 20 psi residual at the Langton Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - ii) Retain the existing water connections to serve the proposed lots.
- c) At Developer's cost, the City will:
  - i) Remove and replace the existing water meters as required during construction.

#### Storm Sewer Works:

- d) At Developer's cost, the City will:
  - i) Install a new storm connection, complete with inspection chamber, to serve the proposed northern lot.
  - ii) Confirm the capacity and condition of the existing storm connection and inspection chamber. If the connection is sized adequately, and in good condition, then it may be retained to serve the proposed southern lot. If not, the existing connection shall be capped and the inspection chamber removed, and a new connection and inspection chamber installed – all at the developer's cost.

#### Sanitary Sewer Works:

- e) 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.
- f) At Developer's cost, the City will:
  - i) Cap the existing sanitary connection and remove the inspection chamber.
  - ii) Install a new sanitary connection at the common property line of the newly subdivided lots, complete with inspection chamber and dual service leads.

#### General Items:

- g) At Developer's cost, the Developer is required to:
  - i) Complete other frontage improvements as per Transportation requirements:
    - a. The existing frontage improvements are to be retained. No further improvements are required.
    - b. Vehicle access is to be from the Langton Road development frontage via existing separate driveway crossings to each new lot.
    - c. Design standards: The new driveways are to be constructed to the following City design standards (refer to City Engineering Design Specifications, Drawing R-9-DS):
      - 4.0 m wide at the property line with 0.9 m flares at the curb to meet the grade of sidewalk/boulevard.
      - A minimum separation of 0.5 m between the driveway flare (measured at the curb) and the nearest common property line with the neighbouring site is required.
      - Maximum depth and grade of driveway letdown are set at 2.0 m and 8% respectively.
    - d. Off-Street Parking: Off-street parking is to be provided per bylaw requirements (2 spaces/dwelling unit).
    - e. Electric Vehicle Charging Equipment: Per 8500 Amendment Bylaw No. 9756, the Developer is required to provide, for all resident parking spaces, Level 2 EV charging outlets (208V to 240V AC and current of 16A to 80A).
  - 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.
    - (2) To locate all proposed above-ground third-party utility structures onsite within a right-of-way.
  - 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.

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.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
2. 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.
3. 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 10369 (RZ 21-927633)  
7420/7440 Langton 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 **“SINGLE DETACHED (RS2/B)”**.

P.I.D. 003-488-721

West 138.4 Feet Lot 2 Except: Part Subdivided By Plan 45279; Section 13 Block 4 North Range 7 West New Westminster District Plan 10280

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10369”**.

FIRST READING

\_\_\_\_\_

A PUBLIC HEARING WAS HELD ON

\_\_\_\_\_

SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

\_\_\_\_\_

ADOPTED

\_\_\_\_\_

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 