



**To:** Planning Committee

**Date:** November 7, 2022

**From:** Wayne Craig  
Director, Development

**File:** RZ 22-009258

**Re:** **Application by Rick Bowal for Rezoning at 10851/10871 Bird Road from “Single Detached (RS1/E)” Zone to “Single Detached (RS2/B)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, for the rezoning of 10851/10871 Bird Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone, be introduced and given first reading.

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

WC:ac  
Att. 8

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

## Staff Report

### Origin

Rick Bowal has applied to the City of Richmond for permission to rezone 10851/10871 Bird Road “Single Detached (RS2/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two lots with access from Bird Road. A location map and aerial photo are provided in Attachment 1. A survey showing the proposed subdivision plan is provided in Attachment 2.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

There is an existing non-conforming duplex (two-unit dwelling) on the subject site. The existing duplex is not strata titled. Both units are currently renter occupied and each unit contains an unauthorized secondary suite that is also tenanted.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A BC hydro line corridor on a provincially-owned parcel zoned “School & Institutional Use (SI)”.

To the South: Across Bird Road, single a single family home on a lot zoned “Single Detached (RS1/B)” and a two-unit dwelling on a lot zoned “Single Detached (RS1/E)”.

To the East: A two-unit dwelling on a lot zoned “Single Detached (RS1/E)” at 10891/10911 Bird Road with vehicle access from Bird Road, and a single family home at 3191 Shell Road on a lot zoned RS1/E with access from Shell Road.

To the West: A single family home on a lot zoned “Single Detached (RS1/B)” fronting Bird Road.

### Related Policies & Studies

#### Official Community Plan/East Cambie Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP) and is located in the East Cambie Planning Area. The East Cambie Area Plan’s Land Use Map designation for this property is “Residential (Single-Family Only)” (Attachment 4). This redevelopment proposal is consistent with these designations.

### Single Family Lot Size Policy 5424/Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5424, adopted by City Council in 1989 (Attachment 5). The Policy permits properties along Bird Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. Each proposed lot at the subject site will be approximately 12.1 m (40 ft.) wide and approximately 600 m<sup>2</sup> (6,458.35 ft<sup>2</sup>) in area which conforms to the RS1/B zone. The proposed rezoning complies with the Lot Size Policy.

### Aircraft Noise Sensitive Development (ANSD) Policy

The ANSD Policy applied to the subject site, which is located within the “Aircraft Noise Notification Area (Area 4)”. In accordance with this Policy, all aircraft noise sensitive land uses may be considered. Prior to rezoning adoption, the applicants are required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

### Ministry of Transportation & Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

### 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 the subject site into two new single-family lots with vehicle access from Bird Road.

### Existing Legal Encumbrances

There is an existing 6 m wide Statutory Right-Of-Way (SRW) for City sanitary service services that runs east-west through the rear portion of the subject site. The applicant has been advised that no building encroachment into the SRW is permitted.

There is also an existing BC Hydro Statutory SRW for overhead transmission lines at the rear of the property. The SRW that no building encroachment into the SRW is permitted and that any trees or growth that interfere with the transmission lines may be cleared or topped by BC Hydro.

### Transportation and Site Access

Vehicle access to the proposed lots is from Bird Road via separate driveway crossings and driveways. The conceptual plan (Attachment 6) demonstrates that the existing location of the driveways will be maintained. A new sidewalk and landscaped boulevard is to be installed along Bird Road frontage as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

### 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 six (6) bylaw-sized trees on the subject property two (2) trees on neighbouring properties, and one (1) street tree on City property.

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

- Six trees on site tag#29 (Threadleaf False cypress, 37 cm caliper), tag#30 (cherry, 65 cm caliper), tag#31 (plum, 24 cm caliper), tag#32 (pear, 37 cm caliper), tag#33 (pear, 27 cm caliper) and tag#34 (plum, 64 cm caliper) exhibit either sparse canopy, have been previously topped or are damaged. Two trees (Trees #29 and #30) are in poor condition exhibiting mechanical damage at their base and roots. Four trees (Trees #31, 32, 33 and 34) are located within a Statutory Right-Of-Way (SRW) for City sanitary services and were historically topped due to the proximity of overhead BC Hydro transmission lines that run the width of the site. These trees are recommended for removal with replacement at a 2:1 ratio.
- Two trees tag#os1 (Western Red cedar, 56 cm caliper) and tag#os2 (Western Red cedar, 50 cm caliper) located on the adjacent neighbouring property to the east are identified and in good condition and are to be retained and protected. An additional side yard setback (increasing from 1.2m to 4.27m) will be required for a portion of the side yard to allow for retention of these trees. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One tree tag#ci28 (cherry, 55 cm caliper) located on city property is in poor condition with signs of root rot and a long vertical crack in the stem. As such, the tree is recommended for removal with compensation provided.

### *Tree Replacement*

The applicant wishes to remove six on-site trees (Trees # 29, 30, 31, 32, 33 and 34). The 2:1 replacement ratio would require a total of 12 replacement trees. The applicant has agreed to plant four (4) trees on each lot proposed; for a total of eight (8) trees. The applicant communicated that they were unable to find suitable locations of additional trees to be planted on site. This is reasonable given the presence of a City and BC Hydro SRWs on the site. No planting of trees is permitted in the SRW for City sanitary services. Trees planted in the BC Hydro SRW for overhead transmission lines may be topped by BC Hydro if they pose a threat to safety and operation.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

| No. of Replacement Trees | Minimum Caliper of Deciduous Replacement Tree | Minimum Height of Coniferous Replacement Tree |
|--------------------------|---|---|
| 8                        | 8 cm  | 4 m   |

The applicant will submit a Landscape Security of \$6,000.00 (\$750/tree) to ensure that a total of eight (8) trees (four on each lot) are planted and maintained on each lot.

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3,000.00 to the City's Tree Compensation Fund in lieu of the remaining four trees that cannot be accommodated on the subject property after redevelopment.

In addition, prior to rezoning adoption the applicant shall provide \$1,500.00 to be allocated to the City's Tree Compensation fund in compensation for the removal of the City tree (Tag #ci28).

### *Tree Protection*

Two Western Red cedar trees on the neighbouring property (#os1 and os2) 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 7). Staff worked with the applicant team to ensure that the proposed Lot 2 building envelope has been purposely modified to facilitate the retention of the two cedar trees.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- A legal agreement will be registered on Title as a condition of rezoning to ensure that upon Building Permit issuance the Tree Protection Zones and additional minimum side yard setback requirement for a portion of the east side yard of proposed Lot 2 building envelope from 1.2 m to 4.27 m is maintained consistent with the Tree Management Plan (Attachment 7).
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.

The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning 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 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 two-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. The secondary suite on Lot 1 will be a minimum of 71.71m<sup>2</sup> (772 ft<sup>2</sup>) while the secondary suite on proposed Lot 2 will be a minimum of 80.73m<sup>2</sup> (869 ft<sup>2</sup>). 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 two-bedroom secondary suite of 71.71m<sup>2</sup> (772 ft<sup>2</sup>) is constructed on proposed Lot 1 and a minimum two-bedroom secondary suite of 80.73m<sup>2</sup> (869 ft<sup>2</sup>) 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.

### Site Servicing and Frontage Improvements

At the subsequent subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 8, including the installation of a new sidewalk along the Bird Road frontage and the installation of a new sanitary connection to service both lots.

In addition, at the subdivision stage the applicant is required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.

### **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 rezoning application is to rezone the property 10851/10871 Bird Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RSB/2)” zone, to permit the property to be subdivided to create two lots.

The rezoning application complies with the land use designation and applicable policies contained within the OCP, East Cambie Area Plan and Lot Size Policy 5424 for the subject site.

The list of rezoning considerations is included in Attachment 8; which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10425 be introduced and given first reading.



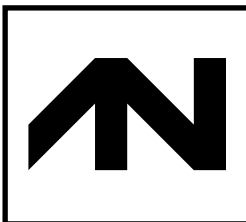
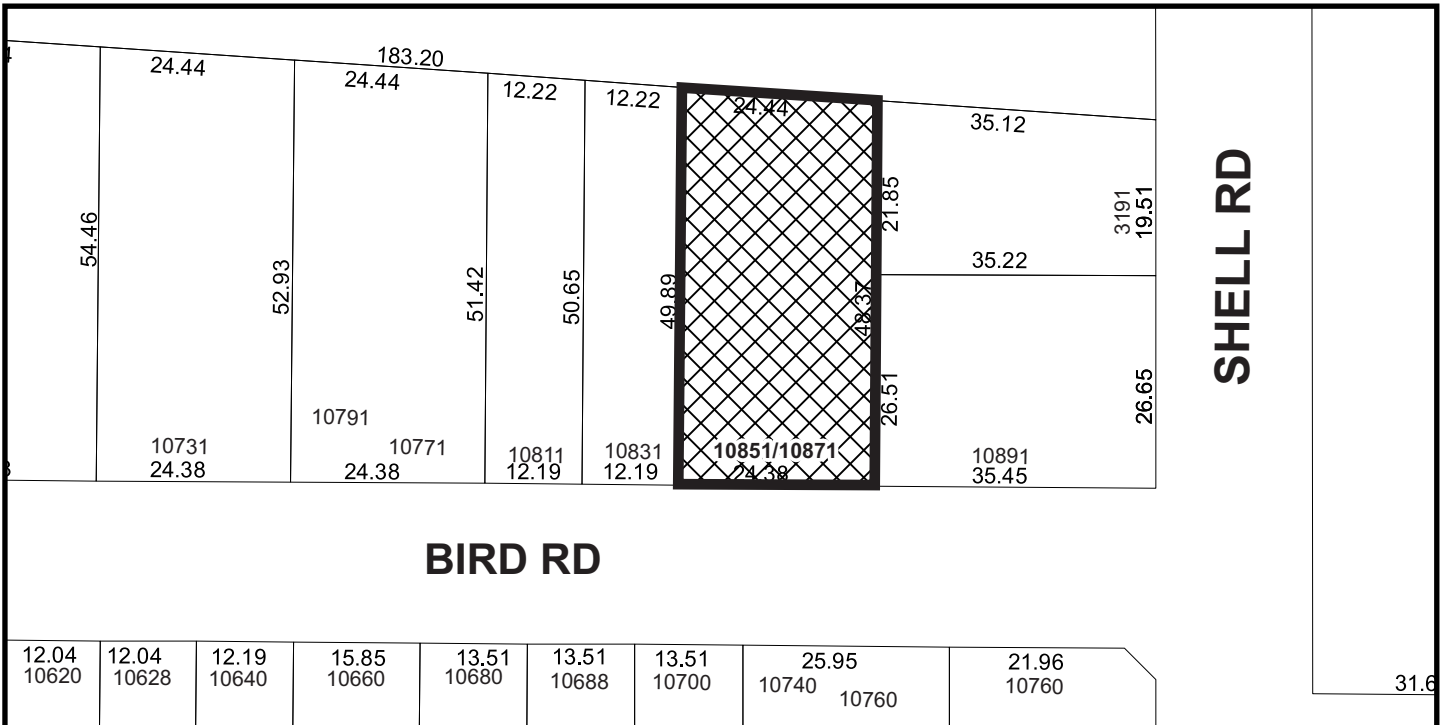
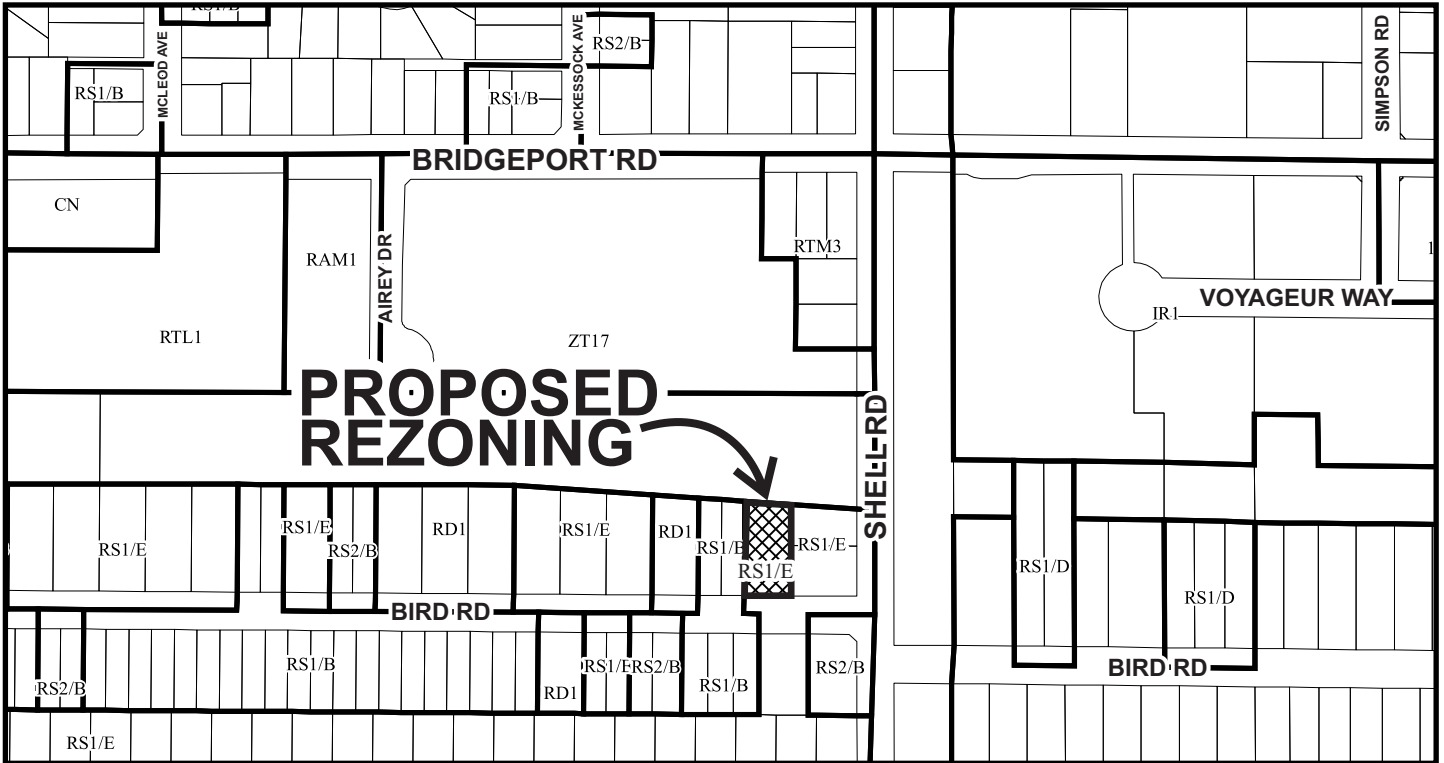
Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:js

- Att. 1: Location Map/Aerial Photo  
2: Site Survey and Proposed Subdivision Plan  
3: Development Application Data Sheet  
4: East Cambie Area Plan  
5: Single Family Lot Size Policy 5424  
6: Conceptual Development Plan  
7: Tree Retention Plan  
8: Rezoning Considerations



City of  
Richmond



RZ 22-009258

PLN - 83

Original Date: 04/07/22

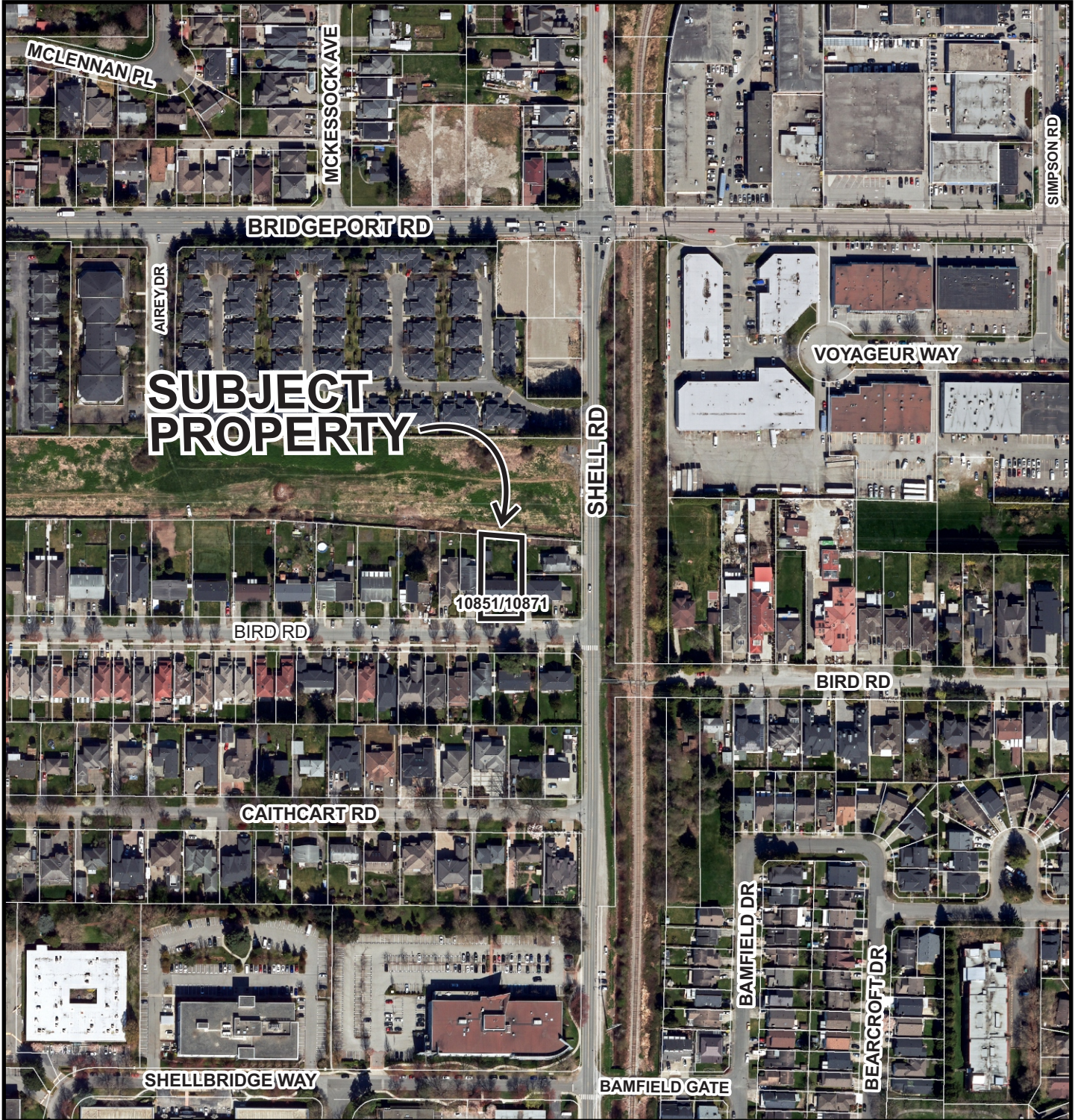
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 22-009258

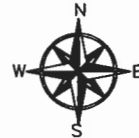
PLN - 84

Original Date: 04/07/22

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 55  
BLOCK "B" SECTION 26 BLOCK 5 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 14105**

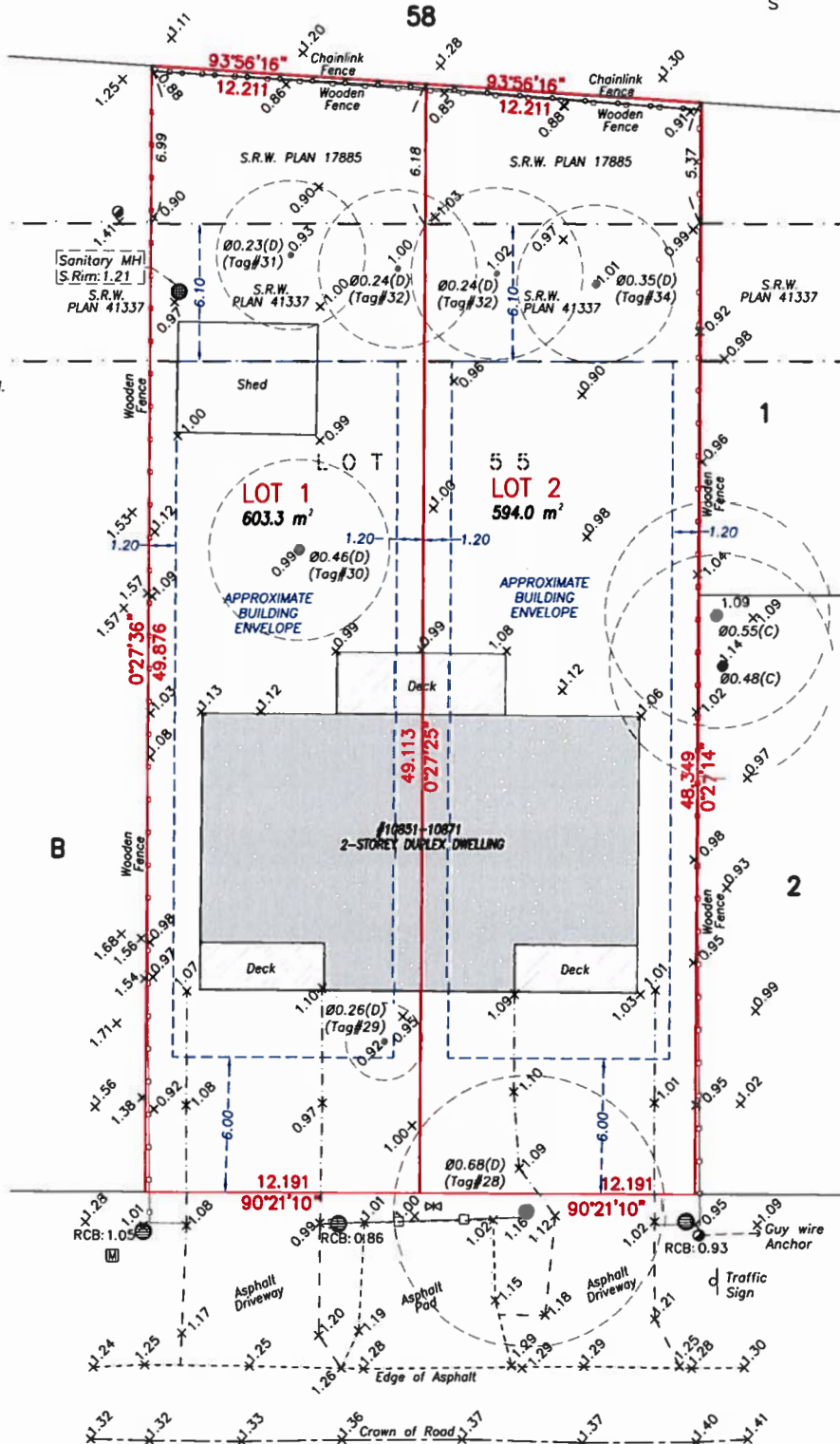


#10851-10871 BIRD ROAD,  
RICHMOND, B.C.  
P.I.D. 003-579-778  
ZONING RS1/E

**NOTE:**  
Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #190  
Control Monument 336099  
Elevation: 3.741m  
Benchmark: HPN #196  
Control Monument 77H4983  
Elevation: 1.001m

**NOTE:**  
Use site Benchmark Tag #6472  
for construction elevation control.

- LEGEND:**
- (C) denotes conifer
  - (D) denotes deciduous
  - ⊙ denotes round catch basin
  - ⊕ denotes water valve
  - ⊞ denotes water meter
  - ⊙ denotes manhole
  - ⊥ denotes guywire anchor
  - ⊙ denotes power post



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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. 7866  
FB-406 P94-95  
Drawn By: TH

⊙ Nail in Aluminum  
⊙ Tag #6472  
⊙ Site Benchmark  
⊙ Elevation: 1.34

**BIRD ROAD**

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.  
Digitally signed by  
**Johnson**  
Tam U81489  
Date: 2022.02.23  
12:06:55 -08'00'  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
**FEBRUARY 15th, 2022.**

DWG No. 7866-TOPO

**PLN - 85**



**RZ 22-009258**

**Attachment 3**

Address: 10851/10871 Bird Road

Applicant: Rick Bowal

Planning Area(s): East Cambie

|                                   | <b>Existing</b>                   | <b>Proposed</b>  |
|-----------------------------------|-----------------------------------|--|
| <b>Owner:</b>                     | Raghibir Sing Bowal & Meena Bowal | To be determined   |
| <b>Site Size (m<sup>2</sup>):</b> | 1197 m <sup>2</sup>               | Lot 1: 603.3 m <sup>2</sup><br>Lot 2: 594 m <sup>2</sup> |
| <b>Land Uses:</b>                 | One duplex dwelling               | Two single-family dwellings                              |
| <b>OCP Designation:</b>           | Neighbourhood Residential         | No change  |
| <b>Area Plan Designation:</b>     | Single-Family                     | No change  |
| <b>702 Policy Designation:</b>    | Duplex lots can be subdivided     | No change  |
| <b>Zoning:</b>                    | Single Detached (RS1/E)           | Single Detached (RS2/B)                                  |

| <b>On Future Subdivided Lots</b>         | <b>Bylaw Requirement</b>   | <b>Proposed</b>  | <b>Variance</b> |
|--|--|--|-----------------|
| Floor Area Ratio:                        | Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 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 0.3 for area in excess of 464.5 m <sup>2</sup>                | none permitted  |
| Buildable Floor Area (m <sup>2</sup> ):* | Lot 1: Max. 297.1 m <sup>2</sup> (3198 ft <sup>2</sup> )<br>Lot 2: Max. 294.3 m <sup>2</sup> (3168 ft <sup>2</sup> ) | Lot 1: Max. 297.1 m <sup>2</sup> (3198 ft <sup>2</sup> )<br>Lot 2: Max. 294.3 m <sup>2</sup> (3168 ft <sup>2</sup> ) | none permitted  |
| Lot Coverage (% of lot area):            | Building: Max. 45%<br>Non-porous Surfaces: Max. 70%<br>Landscaping Min. 25%  | Building: Max. 45%<br>Non-porous Surfaces: Max. 70%<br>Landscaping Min. 25%  | none            |
| Lot Size:                                | 360 m <sup>2</sup>   | Lot 1: 603.3 m <sup>2</sup><br>Lot 2: 594 m <sup>2</sup>   | none            |
| Lot Dimensions (m):                      | Width: 12.0 m<br>Depth: 24.0 m   | Lot 1:<br>Width: 12.2 m<br>Depth: 49.51 m<br><br>Lot 2:<br>Width: 12.19 m<br>Depth: 48.73 m                          | none            |

| <b>On Future Subdivided Lots</b> | <b>Bylaw Requirement</b>   | <b>Proposed</b>   | <b>Variance</b> |
|----------------------------------|--|---|-----------------|
| Setbacks (m):                    | Front: Min. 6.0 m<br><br>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum 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 (½) storey above, up to a maximum required setback of 10.7 m<br><br>Side: Min. 1.2 m | Front: Min. 6.1 m<br><br>Rear: Min. 9.9 m (9.8 m for Lot 2) for a maximum width of 60% of the rear wall of the first storey; and Min. 10.7 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.<br><br>Side: Min. 1.22 m (Note for Lot 2 – portion eastern interior side setback to be maintained at 4.27 m for tree protection) | none            |
| Height (m):                      | Max. 2 ½ storeys   | Max. 2 ½ storeys  | none            |

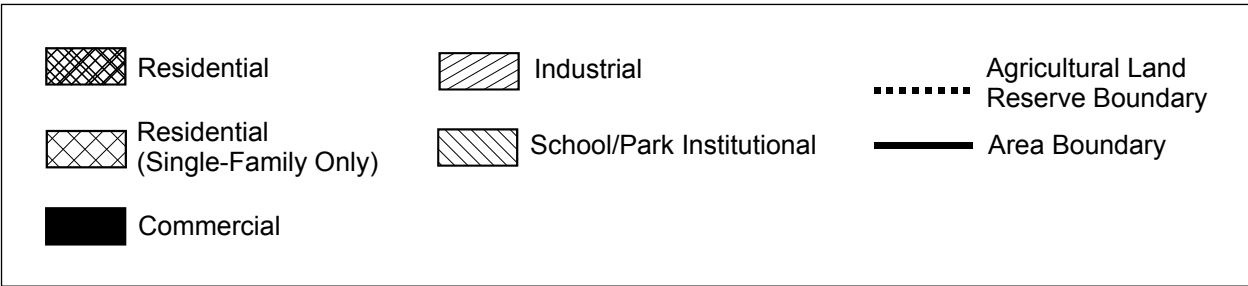
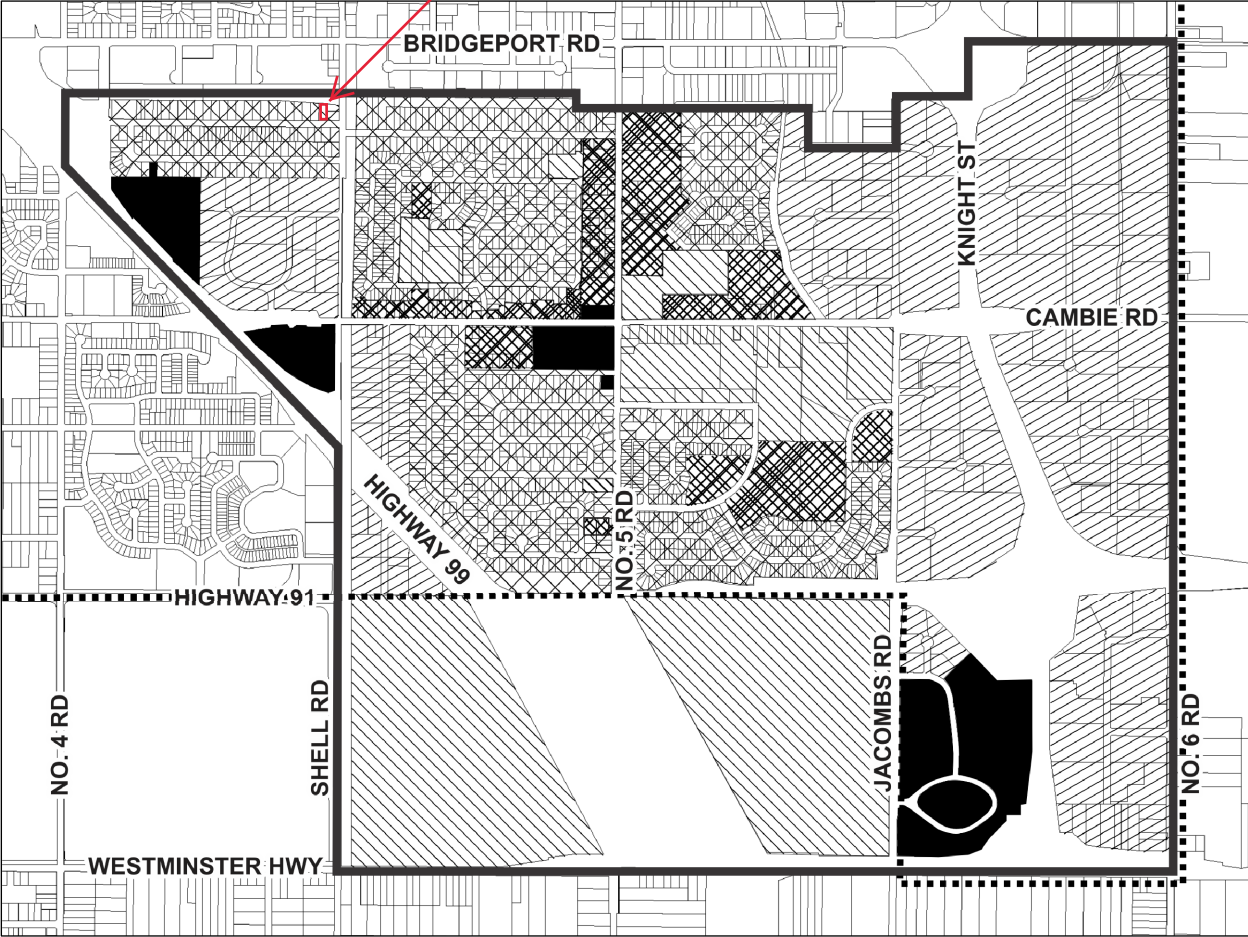
Other: \_\_\_\_\_

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

Land Use Map

Bylaw 8948  
2016/10/24

Subject Property





Page 1 of 1

Adopted by Council: November 20, 1989

Policy 5424

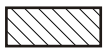
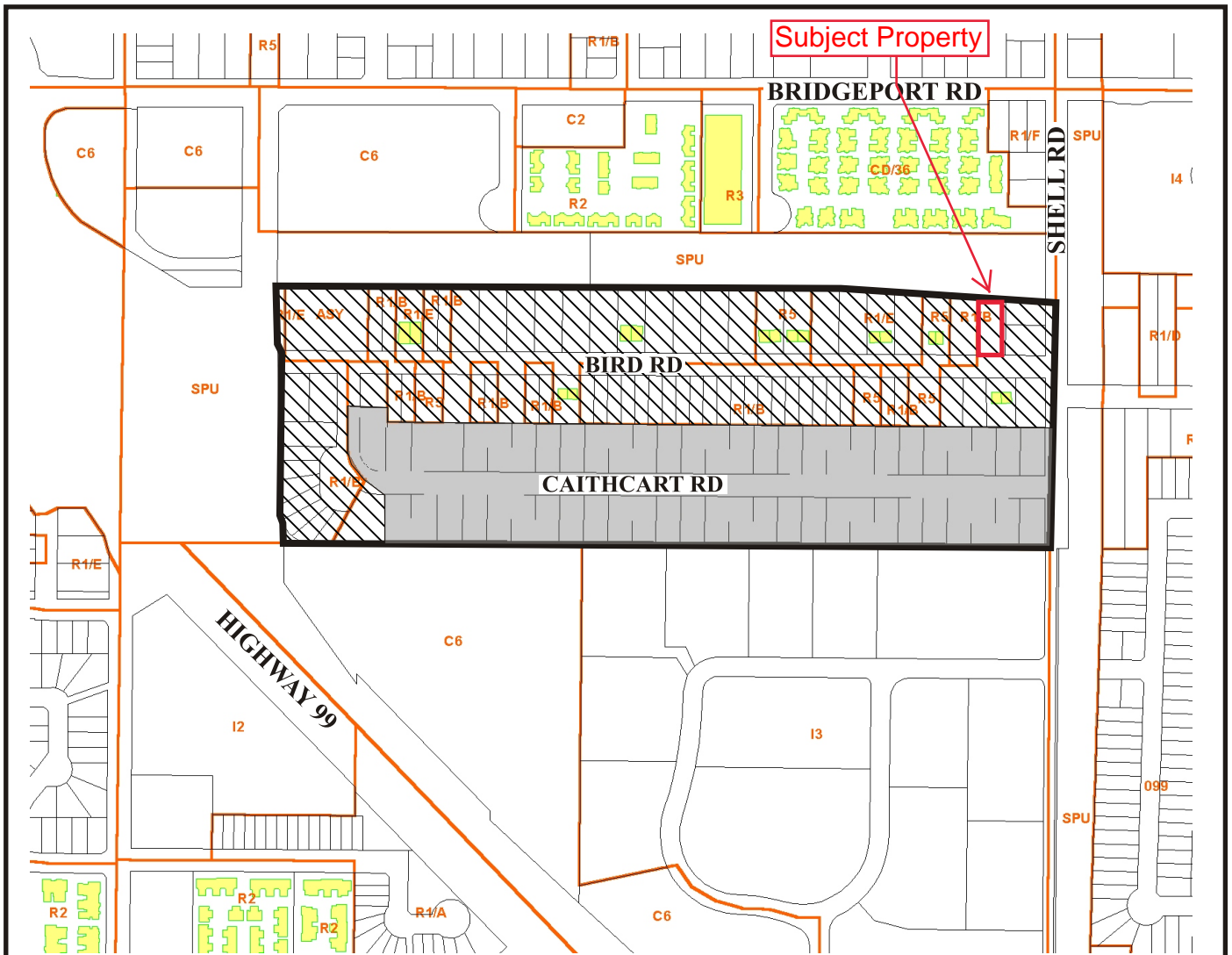
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SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 26-5-6

**Policy 5424:**

The following policy establishes lot sizes in Section 26-5-6, located on **Bird Road and Caithcart Avenue:**

That properties located in a portion of Section 26-5-6, be permitted to subdivide on Bird Road and at the westerly end of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/B) and be permitted to subdivide on the remainder of Caithcart Road in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, and that this policy, as shown on the accompanying plan, be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Subdivision permitted as per Single-Family Housing District (R1/B) on Bird Road and Caithcart Road.



Subdivision permitted as per Single-Family Housing District (R1/E) on Caithcart Road.



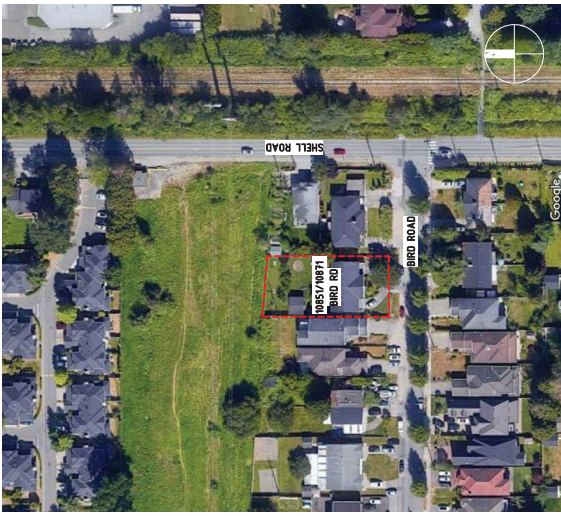
**POLICY 5424**  
**SECTION 26, 5-6**

Adopted Date: 11/20/89  
 Amended Date:

Email: [info@awana.com](mailto:info@awana.com)  
Phone: (770) 862-5643

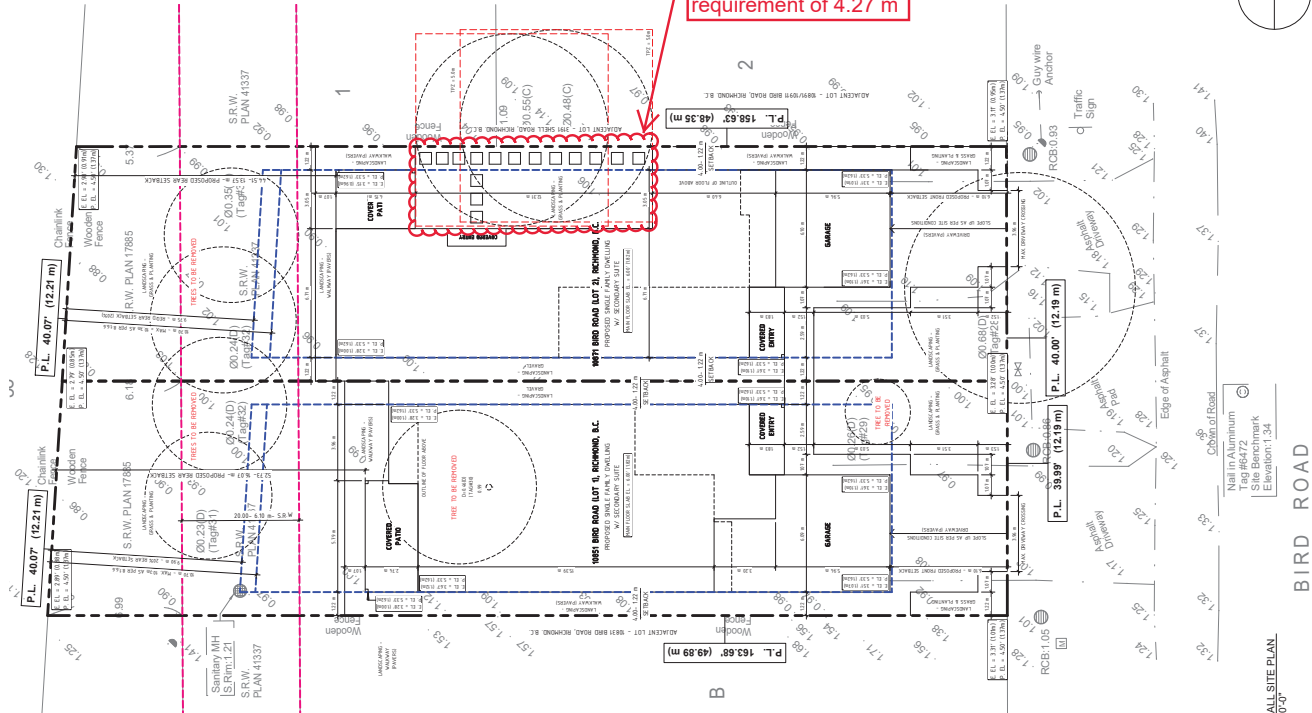
**GENERAL NOTES:**  
1. THE DRAWINGS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT FROM AWANA GROUP.  
2. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. ANY DISCREPANCIES OR CONDITIONS NOT SHOWN ON THE DRAWINGS ARE TO BE CORRECTED IMMEDIATELY AND REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE.  
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED OTHERWISE.  
4. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

**GENERAL NOTES:**  
1. ALL WORK SHALL CONFORM TO THE STANDARDS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) AND THE INTERNATIONAL STANDARDS ORGANIZATION (ISO).  
2. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.  
3. ALL EXISTING AND PROPOSED WORK SHALL BE IDENTIFIED AND MARKED ON THE DRAWINGS PRIOR TO COMMENCEMENT OF WORK.  
4. ALL WORK SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.  
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CONTEXT PLAN  
N.T.S.

Additional setback requirement of 4.27 m

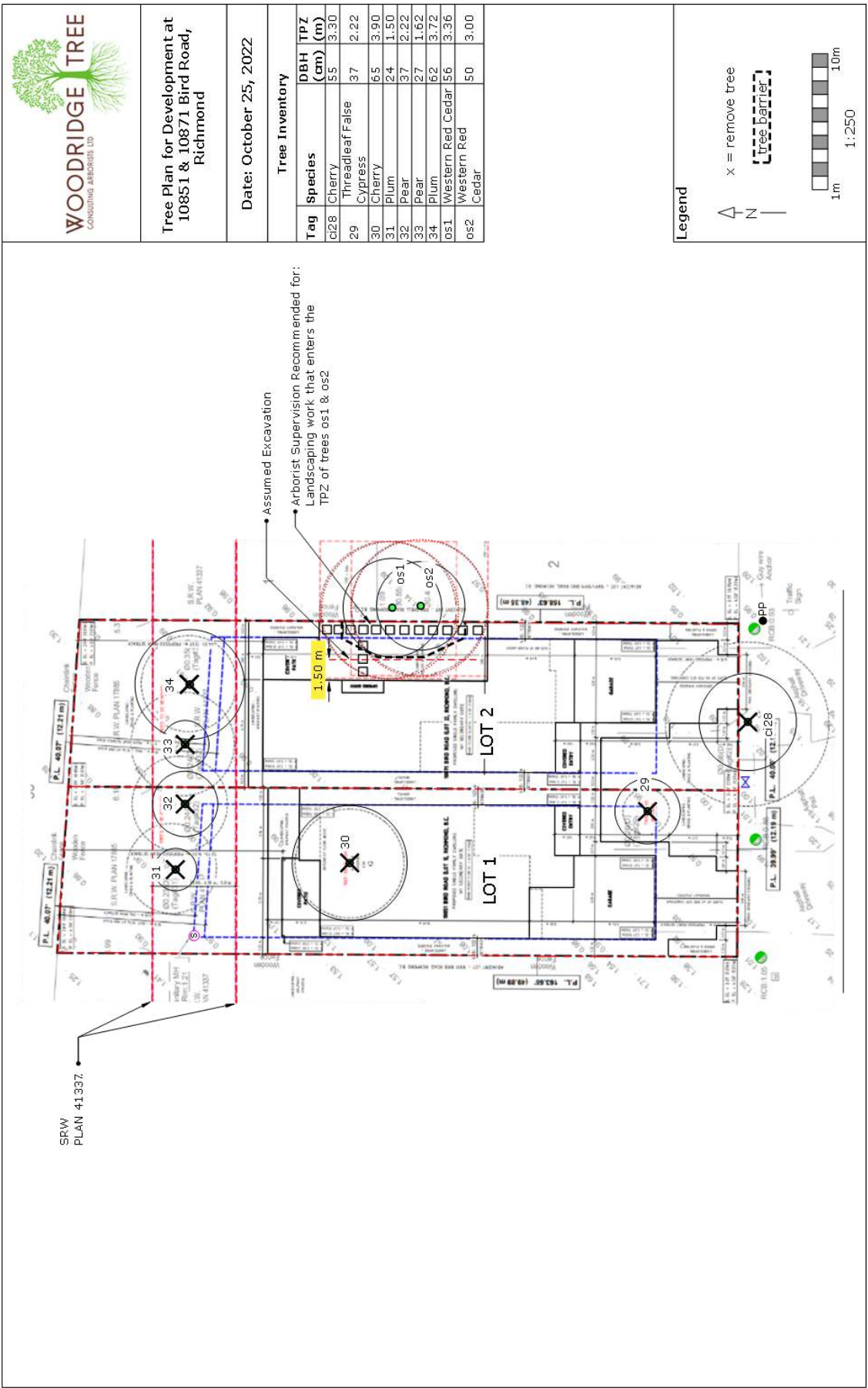


**PLN - 91**

OVERALL SITE PLAN  
1" = 10'-0"

| PROJECT SUMMARY - LOT 1                |            | PROJECT SUMMARY - LOT 2 |                            |
|--|------------|-------------------------|----------------------------|
| <b>PROPOSED BUILDING CALCULATION</b>   |            |                         |                            |
| ALLOWABLE LOT COVERAGE FOR BUILDINGS   | 43%        | 2923.26 SF              | 671.96m <sup>2</sup>       |
| PROPOSED BUILDING COVERAGE             | 41%        | 2916 SF                 | 623.96m <sup>2</sup>       |
| PERMITTED EXCESS COVERAGE              | 2%         | 445.59 SF               | 102.76m <sup>2</sup>       |
| <b>PROPOSED COVERAGE</b>               | <b>43%</b> | <b>3017 SF</b>          | <b>674.72m<sup>2</sup></b> |
| <b>LANDSCAPING CALCULATION</b>         |            |                         |                            |
| TOTAL LIVE LANDSCAPING REQUIRED        | 2%         | 616.84 SF               | 141.89m <sup>2</sup>       |
| AVAILABLE LOT COVERAGE FOR LANDSCAPING | 5%         | 916.72 SF               | 209.17m <sup>2</sup>       |
| TOTAL FRONT YARD LANDSCAPING REQUIRED  | 50%        | 303.34 SF               | 69.54m <sup>2</sup>        |
| <b>PROPOSED FRONT YARD LANDSCAPING</b> | <b>51%</b> | <b>445 SF</b>           | <b>102.84m<sup>2</sup></b> |
| <b>PERMITTED EXCESS CALCULATION</b>    |            |                         |                            |
| ALLOWABLE LOT COVERAGE FOR BUILDINGS   | 43%        | 2923.26 SF              | 671.96m <sup>2</sup>       |
| PROPOSED BUILDING COVERAGE             | 41%        | 2410 SF                 | 523.96m <sup>2</sup>       |
| PERMITTED EXCESS COVERAGE              | 2%         | 445.59 SF               | 102.76m <sup>2</sup>       |
| <b>PROPOSED COVERAGE</b>               | <b>43%</b> | <b>3017 SF</b>          | <b>674.72m<sup>2</sup></b> |
| <b>LANDSCAPING CALCULATION</b>         |            |                         |                            |
| TOTAL LIVE LANDSCAPING REQUIRED        | 2%         | 538.44 SF               | 121.99m <sup>2</sup>       |
| AVAILABLE LOT COVERAGE FOR LANDSCAPING | 5%         | 805 SF                  | 183.96m <sup>2</sup>       |
| TOTAL FRONT YARD LANDSCAPING REQUIRED  | 50%        | 273.53 SF               | 61.74m <sup>2</sup>        |
| <b>PROPOSED FRONT YARD LANDSCAPING</b> | <b>51%</b> | <b>445 SF</b>           | <b>102.84m<sup>2</sup></b> |







**Address:** 10851/10871 Bird Road

**File No.:** RZ 22-009258

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, the developer is required to complete the following:**

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$6000 (\$750/tree) to ensure that a total of four (4) replacement trees are planted and maintained on each lot proposed (for a total of eight (8) trees); 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.**
3. City acceptance of the developer's offer to voluntarily contribute \$4,500 (\$3,000.00 for on-site tree replacement and \$1,500 for City tree replacement) to the City's Tree Compensation Fund for the planting of replacement trees within the City.
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. 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.
6. Registration of an aircraft noise sensitive use covenant on title.
7. Registration of a flood indemnity covenant on title (2.9m GSC – Area A).
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a two-bedroom secondary suite is constructed on each of the future lots to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The secondary suite on Lot 1 will be minimum 71.71m<sup>2</sup> (772 ft<sup>2</sup>) while the secondary suite on proposed Lot 2 will be minimum 80.73m<sup>2</sup> (869 ft<sup>2</sup>).
9. Registration of a legal agreement on Title to ensure that the future building permit application for the dwelling on proposed Lot 2 contains a modified side yard building setback from minimum 1.2 m to minimum 4.27 m for a portion of the side yard to ensure retention of two Western red cedar trees (tag# os1 & os2) identified on the Conceptual Development Plan (Attachment 6) and Tree Retention Plan (Attachment 7).

**Prior to Demolition\*, 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 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.

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

1. Modification of the building setbacks covenant (Rezoning Consideration #9) such that the covenant is registered against Lot 2 only.
2. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
3. 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:** Using the OCP Model, there is 192.0 L/s of water available at a 20 psi residual at the Bird Rd 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) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the west lot, as per standard City specifications.
  - (ii) Cut and cap the existing water service connection along Bird Rd frontage and install a new 25mm diameter water service connection complete with water meter and water meter box to service the east lot, as per standard City specifications.
  - (iii) 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.
  - (iv) 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 W2o-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.

### **Storm Sewer Works:**

- a) At Developer's cost, the Developer is required to:
  - (i) Confirm the condition and capacity of the existing east storm sewer service connection. If condition of existing storm sewer connection is serviceable and at 100mm diameter, retain to service the east lot.
  - (ii) Confirm the condition and capacity of the existing west storm sewer service connection. If condition of existing storm sewer connection is serviceable and at 100mm diameter, retain to service the west lot.
  - (iii) Cut and cap the existing storm sewer connection located at the south west corner of the lot.
- b) At Developer's cost, the City will:
  - (i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **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.
  - (ii) Install a new sanitary service connection complete with inspection chamber to service the east lot.
  - (iii) Confirm the condition and capacity of the existing North West sanitary service connection. If condition of existing sanitary connection is serviceable and at 100mm diameter, retain to service the west lot.
- b) At Developer's cost, the City will:
  - (i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **General Items:**

- a) At Developer's cost, the Developer is required to:
  - (i) Complete other frontage improvements as per Transportation requirements.
    - Applicant to confirm compliance with Bylaw 8751 and 7222
    - Across the subject site's entire Bird Rd frontage, construct a new 1.5 m wide concrete sidewalk at the property line and a landscaped boulevard over the remaining width between the new sidewalk and the new north curb of Bird Rd. The road works are to include pavement widening between the new curb and existing edge of pavement. The cross-section of the frontage improvements (north to south) is to include:
      - o 1.5m wide concrete sidewalk
      - o 1.5m wide landscaped boulevard

- 0.15m wide curb
  - Road widening between the new north curb along the subject site's Bird Rd frontage and existing edge of pavement.
  - Provide functional design to confirm the frontage improvement listed above.
- (ii) 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.
- (iii) Lot is in proximity to jet fuel line. Contact BC One Call ( +1 800-474-6886 ) at least 3 days before any intended ground disturbance.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**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 10425 (RZ 22-009258)
10851/10871 Bird 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 003-579-778
Lot 55 Section 26 Block 5 North Range 6 West New Westminster Plan 14105

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10425".

FIRST READING

PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION
AND INFRASTRUCTURE APPROVAL

ADOPTED

Approval box for City of Richmond with signature lines and a signature 'Ac'.

MAYOR

CORPORATE OFFICER