



To: Planning Committee
From: Wayne Craig
Director, Development

Date: November 7, 2022
File: RZ 21-926304

Re: Application by Rick Bowal for Rezoning at 8220 Gilbert Road from
"Single Detached (RS1/E)" Zone to "Arterial Road Two-Unit Dwellings
(RDA)" Zone

Staff Recommendation

1. That the following recommendation be forwarded to a Public Hearing:
 - a) That Single-Family Lot Size Policy 5442 for the area generally bounded by Mirabel Court, Blundell Road, Gilbert Road and Lucas Road, in a portion of Sections 19 and 20 Block 4 North Range 6 West, be amended to exclude 8220 Gilbert Road from the Policy, as shown in the proposed draft Single-Family Lot Size Policy 5442 (Attachment 5).
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, for the rezoning of 8220 Gilbert Road from the "Single Detached (RS1/E)" zone to the "Arterial Road Two-Unit Dwellings (RDA)" zone, be introduced and given first reading.

Wayne Craig
Director, Development
(604) 247-4625

WC:cl
Att. 10

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

Staff Report

Origin

Rick Bowal has applied to the City of Richmond (on behalf of the property owners, i.e., himself and Meena Bowal) for permission to rezone 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit the property to be developed into 2 duplex lots with shared vehicle access to Gilbert Road. This rezoning application includes a proposed amendment to Single-Family Lot Size Policy 5442 to remove 8220 Gilbert Road from the Policy. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Facts

A Development Application Data Sheet providing details about the proposal is provided in Attachment 2.

In order to consider this rezoning application, an amendment to Single-Family Lot Size Policy 5442 is required to remove the subject site from the Lot Size Policy. Further discussion on the proposed amendment to Lot Size Policy 5442 is provided later in this report.

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site is located on the east side of Gilbert Road, between Blundell Road and Lucas Road. The subject site is the widest residential lot on the east side of this block of Gilbert Road (approximately 28 m/91 ft. wide).

Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by a rental tenant. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North and South: are lots zoned “Single Detached (RS1/E)”, each containing a single-family dwelling.

To the East: fronting Sunnywood Drive, are lots zoned “Single Detached (RS1/E)”, each containing a single-family dwelling.

To the West: immediately across Gilbert Road, are lots zoned “Single Detached (RS1/E)”, each containing a single-family dwelling.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) registered on Title of the property for the sanitary sewer along the rear (east) property line. The applicant has been advised that encroachment into the SRW is not permitted.

Related Policies & Studies

Official Community Plan

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

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the future development potential of properties along arterial roads in certain areas of the City. The Arterial Road Housing Development Map identifies the subject site as “Single Family Lot Size Policy (No Townhouse)”. Properties with this designation are excluded from the Arterial Road Land Use Policy because they are located within a Lot Size Policy area that does not permit small lot subdivision or townhouse development. Further discussion of this redevelopment proposal in the context of the Arterial Road Land Use Policy is provided in the “Analysis” section of this report.

Single-Family Lot Size Policy 5442

The subject site is governed by Single-Family Lot Size Policy 5442, which was adopted by City Council on September 17, 1990 and subsequently renewed and amended in 1996, 2005 and 2008 (Attachment 4). The Lot Size Policy allows certain properties to be rezoned and subdivided subject to site-specific provisions for vehicle access, but does not allow multiple-family development (e.g., townhouses).

Consideration of the rezoning application at the subject site requires an amendment to Lot Size Policy 5442. The proposed amendment is to exclude only the subject site at 8220 Gilbert Road from the Policy, and for all other provisions of the Policy to remain unchanged. The proposed amendment to Lot Size Policy 5442 is shown in Attachment 5.

A targeted review of the OCP is currently on-going, which will include a review of the City’s Single-Family Lot Size Policies. The resulting housing policy framework will reflect today’s housing context. This application for rezoning and amendment to Lot Size Policy 5442 is being brought forward for consideration on its own merits given the unique lot geometry and site context. See the “Analysis” section below for more discussion on the proposed Lot Size Policy amendment.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot prior to final adoption of the rezoning bylaw (i.e., \$86,413.00).

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.

As is the practice for rezoning applications involving an amendment to a Lot Size Policy, City staff sent a letter to all owners and residents of properties located within the area governed by Lot Size Policy 5442 in June 2022 to obtain feedback on the proposed lot size policy amendment and on the development proposal (excerpt provided in Attachment 6). The letter contained a description of the development proposal, preliminary drawings, a copy of the existing Lot Size Policy 5442 and additional information about the proposed amendment to Lot Size Policy 5442 were also included in the package.

In response to the letter and information package, City staff received a letter from four residents of Mirabel Court along with an attachment of a previous piece of correspondence (Attachment 7), which is summarized as follows:

- A majority of Mirabel Court owners and residents continue to support the preservation of single-family housing in the neighbourhood, and are opposed to applications that would propose to remove Lot Size Policy 5442 altogether.
- Owners and residents of Mirabel Court are not opposed to reasonable adjustments to Lot Size Policy 5442 that would continue to preserve Policy's intent, but they are nonetheless concerned about potential erosion of the Policy should additional applications be considered to remove properties from the Policy area to intensify infill development.

Given that the broader OCP review will include a review of the City's Single-Family Lot Size Policies and that this application is being considered on its own merits, the proposed amendment to Lot Size Policy 5442 is to exclude only the subject site at 8220 Gilbert Road from the Policy, and for all other provisions of the Policy to remain unchanged.

The applicant has indicated that on October 28, 2022, he met with some of the neighbours immediately surrounding the subject site (i.e., 8200, 8233, 8240 Gilbert Road and 8231 Sunnywood Drive) to discuss the redevelopment proposal and to answer any questions or concerns. The applicant has indicated that the feedback received from the neighbours was positive and that they either had no opinion about the proposal or were looking forward to the subject site being redeveloped.

Should the proposed amendment to Lot Size Policy 5442 be endorsed by City Council and the rezoning bylaw associated with this application be granted first reading, the proposal would 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

Redevelopment on Arterial Roads and the Proposed Amendment to Single-Family Lot Size Policy 5442

The City has permitted densification along certain arterial roads since the 1999 OCP was adopted. The objectives of the City's current Arterial Road Land Use Policy are to direct a variety of infill housing types in close proximity to commercial services, public amenities, schools, and transit service, as well as to minimize traffic disruption by ensuring that there is no increase in the number of driveways to arterial roads.

Consistent with the objectives of the Arterial Road Land Use Policy, Richmond Zoning Bylaw 8500 indicates that where there is a rezoning application along an arterial road in an existing lot size policy area that has been in place for over five years, Council will determine whether to remove all of the properties in the block fronting the subject arterial road from the applicable lot size policy when considering the rezoning application. As the OCP review will include a review of the City's Single-Family Lot Size Policies, staff feel that it is not warranted to consider the removal of all lots in the block from Lot Size Policy 5442 at this time as the proposed development at the subject site is being considered on its own merits, as follows:

- The lot geometry of 8220 Gilbert Road is unique in that it is the only residential property on the east side of this block of Gilbert Road that lends itself to redevelopment for two duplex lots with shared vehicle access, as it is approximately 28 m wide as compared to the remainder of the lots, which are approximately 20 m wide.
- There are newer single-family dwellings to the north and south of the subject site.
- This proposal responds to the objectives of the Arterial Road Land Use Policy as it is an infill development application close to urban amenities (Blundell Shopping Centre and Blundell Park/Elementary School) and there are transit routes on both Blundell Road and Gilbert Road.
- The proposal contributes to the variety of housing types within the City and it does not require an additional driveway to the arterial road.
- The proposed duplex designs are sensitive to the existing surrounding single-family housing because they follow the same maximum building height and setbacks that would otherwise be permitted for new construction under the existing single-family zoning. Should the rezoning proceed, a Development Permit application will be required to further refine the form and character of the proposed development.

Given the merits described above, as well as the broader OCP review that will look at all of the City's Single-Family Lot Size Policies in the context of today's housing situation, staff recommend that Council consider the proposed amendment to Lot Size Policy 5442 to exclude the subject site from the Policy and for all other provisions of the Policy to remain unchanged.

Proposed Site Planning

- The proposed site plan on each new lot after subdivision consists of a duplex with one unit at the front and one unit at the back, separated by paired garages. Each duplex is located on either side of a shared drive-aisle that runs through the center of the site over the common property line of each new lot. The proposed conceptual development plans are included in Attachment 8.
- Pedestrian access from the public sidewalk to each of the front units is provided by a pathway treated with permeable pavers. Pedestrian access to each of the back units is provided via the shared drive-aisle. The use of the drive-aisle by both vehicles and pedestrians is highlighted by the proposed decorative surface treatment with permeable pavers. The entries to each of the four units are visible from Gilbert Road.
- Private open space for the front units is provided at grade in the front yards and generous private open space for the back units is provided at grade with patios and green space in the rear yards.

Vehicle Access, Parking, and Transportation Improvements

- A single vehicle access point to the site is proposed from Gilbert Road, which is to be shared between the two new lots.
- Consistent with the parking regulations in the Zoning Bylaw, two side-by-side resident parking spaces are proposed on-site within the garages (for a total of four parking spaces per lot), and one visitor parking space is proposed on-site between the duplexes at the east end of the drive-aisle, which is to be shared between the two lots.
- A legal agreement is required to be registered on Title prior to rezoning bylaw adoption for the shared driveway, to ensure no backing out of vehicles onto Gilbert Road, and to ensure that upon subdivision of the property a cross-access easement is registered on Title for the area of the shared drive-aisle and shared visitor parking space.
- Transportation-related improvements required with rezoning include frontage upgrades along Gilbert Road to install a new minimum 1.5 m wide treed/grass boulevard at the curb and a new 2.0 m wide concrete sidewalk at the property line, which are to transition to meet the existing condition to the north and south. These improvements are to be designed and constructed via the Servicing Agreement, which the applicant must enter into prior to subdivision approval.

Tree Retention, Replacement, and Landscaping

The applicant has submitted a Certified Arborist's Report; which identifies on-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 plum tree on the subject property, which is in very poor condition as the majority of the tree is dead (Tree # 213).

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, supports the Arborist's recommendation to remove Tree # 213 due to its very poor condition, and requires replacement trees be planted and maintained on the proposed lots at a 2:1 ratio consistent with the OCP (minimum 8 cm deciduous caliper/4 m high conifer).

The applicant has agreed to plant a total of eight trees on-site, in excess of the required tree replacement ratio (four trees on each new lot proposed). The preliminary Landscape Plan illustrates that two of the eight trees proposed to be planted on-site are 8 cm deciduous trees, and that the remaining trees are 5 cm-6 cm caliper deciduous and 3.5 m high conifer (Attachment 9). The Landscape Plan is to be finalized as part of the DP application review process, and a landscaping security based on a cost estimate prepared by the Registered Landscape Architect is required to be submitted prior to DP issuance to ensure that the replacement trees are planted and the Landscape Plan is adhered to.

The site survey also shows hedges on-site in the front yard and on the neighbouring properties to the north and east. The applicant proposes to retain the hedge on the neighbouring property to the north. The applicant proposes to remove the hedge on-site in the front yard as it has low landscape value, conflicts with the required boulevard upgrades, and is contrary to the natural surveillance principles of Crime Prevention Through Environmental Design (CPTED). Subject to obtaining the property owner's written authorization, the applicant proposes to remove the hedge on the neighbouring site to the east as it has low landscape value due to heavy pruning. Should the applicant be unsuccessful in obtaining the neighbouring owner's written authorization for hedge removal, the hedge will be retained and protected. The preliminary Landscape Plan illustrates the proposed tree management plan along with protection fencing, if required.

To ensure that the hedge identified for retention on the neighbouring property to the north is protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to 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 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 protection fencing around the hedge to be retained. 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 must remain in place until construction and landscaping on-site is completed.

Energy Step Code and Electric Vehicle Charging

The architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. At the DP stage, the applicant will be required to engage a qualified energy modeller to ensure that the proposed design can achieve the applicable performance target.

Should the DP and Building Permit applications associated with this proposal be submitted in accordance with the provisions for in-stream applications, the applicable performance target would be Step 3 (or alternatively Step 2 with a Low-Carbon Energy System).

Consistent with the Zoning Bylaw, the proposal is to include an energized outlet capable of providing Level 2 charging or higher for each resident parking space.

Subdivision and Site Servicing

At subdivision stage, the applicant is required to complete the following:

- Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
- Register a cross-access easement on Title for the shared drive-aisle and shared visitor parking space.
- Enter into a Servicing Agreement for the design and construction of the required water, storm, and sanitary service connections, as well as for the frontage improvements described previously. Complete details on the scope of work required as part of the Servicing Agreement are included in Attachment 10.

Future Development Permit Application Considerations

A DP application is required for the subject proposal to further review form and character of the proposed development to ensure it is consistent with the policies and design guidelines for duplexes that are contained within the OCP, and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Refining the provision of private outdoor space for the front units to include a secondary space that is not in the front yard.
- Refining the concept shown on the site plan for the boulevard upgrades to reflect that the transition to the existing treatments to the north and south of the site is to occur within the subject site frontage.
- Exploring opportunities for aging-in-place and Convertible Unit Features to be incorporated into dwelling design.
- Investigating with external agencies whether the existing bus stop along Gilbert Road needs to be relocated due to its' proximity to the proposed driveway crossing.
- Reviewing the proposed exterior building material and colour palette.
- Reviewing the applicant's design response to the principles of CPTED.
- Gaining a better understanding of the proposed sustainability features to be incorporated into the project.

Financial Impact

This rezoning application results in an insignificant Operational Budget Impact for off-site City infrastructure (such as roadworks, waterworks, storm sewers, sanitary sewers, street lights, street trees and traffic signals).

Conclusion

This application is to rezone the property at 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit the property to be subdivided to create two lots, each of which would contain a duplex.

Consideration of this rezoning application requires an amendment to Single-Family Lot Size Policy 5442. The proposed amendment is to exclude only the subject site at 8220 Gilbert Road from the Policy, and for all other provisions of the Policy to remain unchanged.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10428 be introduced and given first reading.



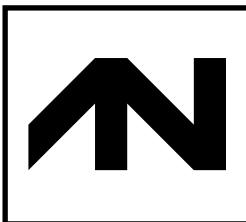
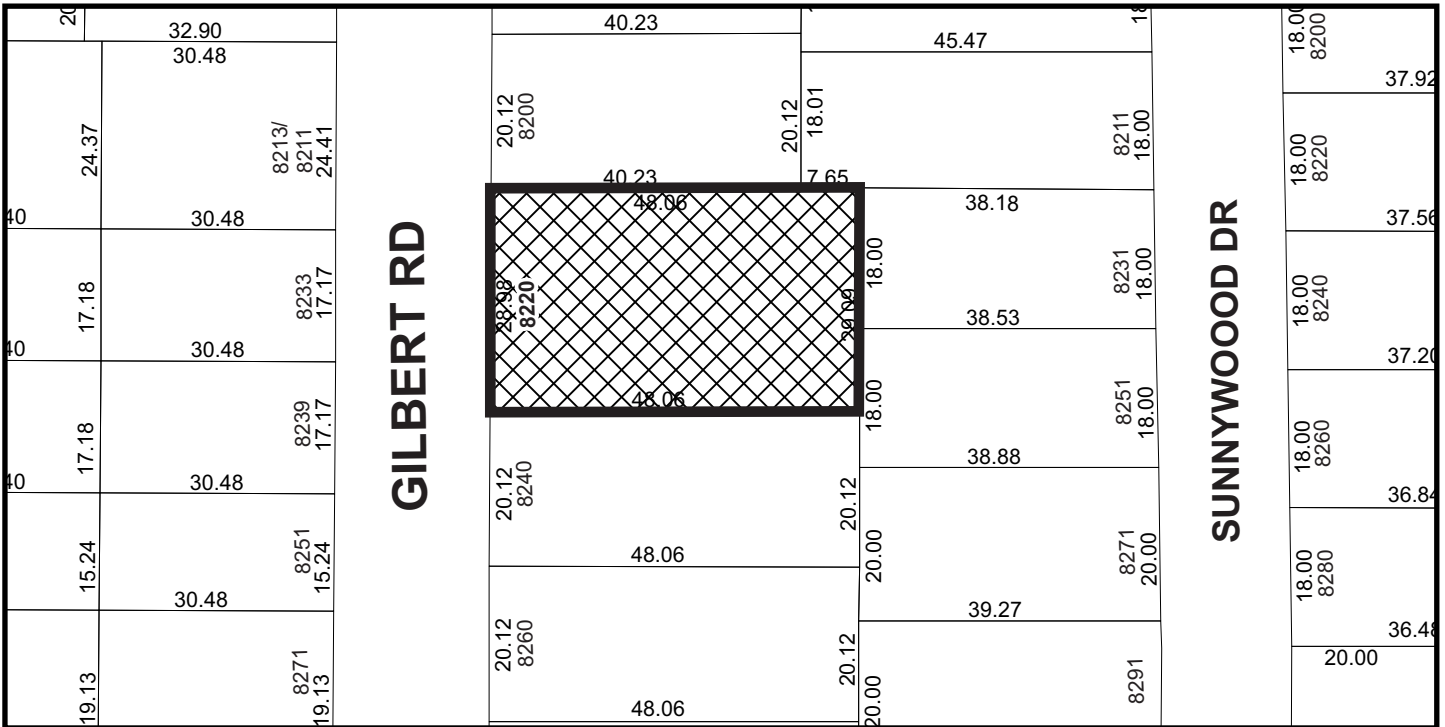
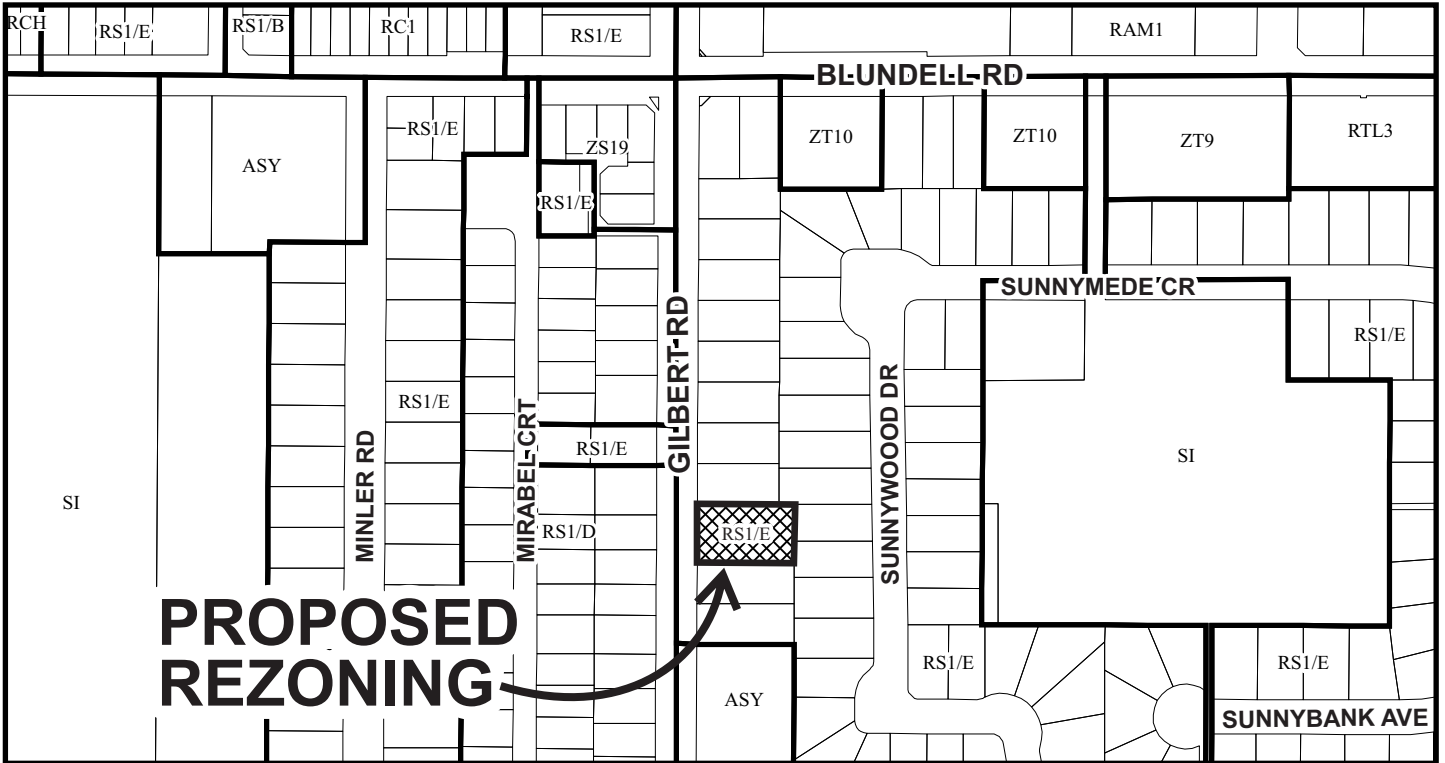
Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo
- 2: Development Application Data Sheet
- 3: Site Survey
- 4: Existing Single-Family Lot Size Policy 5442
- 5: Proposed Amendment to Single-Family Lot Size Policy 5442
- 6: Letter to Owners/Residents of Lots within Single-Family Lot Size Policy 5442
- 7: Correspondence from Mirabel Court Residents
- 8: Conceptual Development Plans
- 9: Preliminary Landscape Plan
- 10: Rezoning Considerations



City of Richmond



RZ 21-926304

PLN - 47

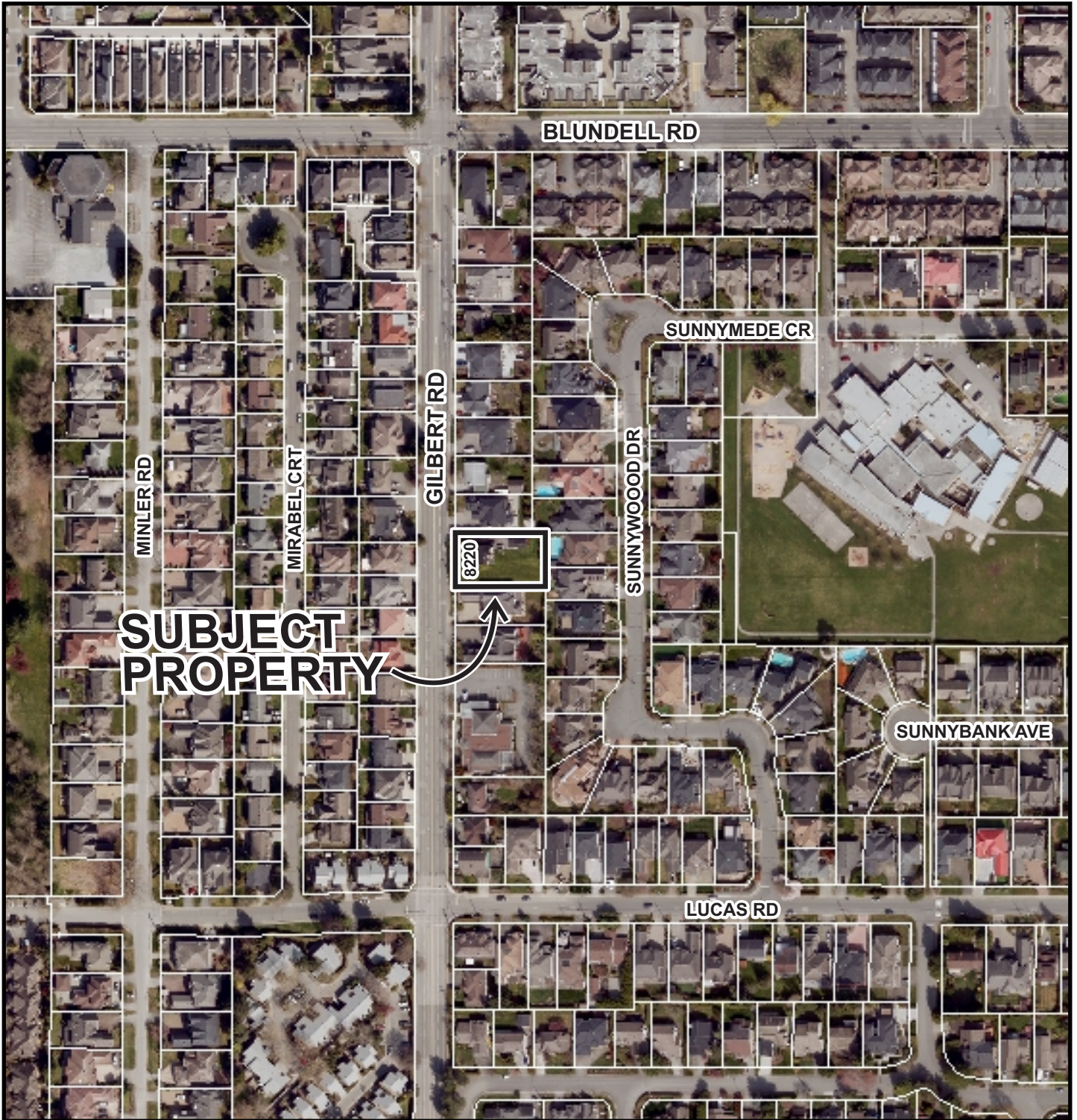
Original Date: 02/17/21

Revision Date:

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTY**

8220



RZ 21-926304

PLN - 48

Original Date: 02/17/21

Revision Date:

Note: Dimensions are in METRES



RZ 21-926304

Address: 8220 Gilbert Road

Applicant: Rick Bowal

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Raghib (Rick) Bowal and Meena Bowal	To be determined
Site Size (m²):	1,390.9 m ² (14,971 ft ²)	North lot – 695.4 m ² (7,485 ft ²) South lot – 695.5 m ² (7,486 ft ²)
Land Uses:	One single detached dwelling	One duplex on each of the two lots created
OCP Designation:	Neighbourhood Residential	No change
Single-Family Lot Size Policy Designation:	Single Detached (RS1/E); multiple-family development not permitted	Amendment to exclude the subject site from the Policy to permit a subdivision to create two lots, each containing a duplex
Zoning:	Single Detached (RS1/E)	Arterial Road Two-Unit Dwellings (RDA)

On Future Subdivided Lots	Bylaw Requirement	Proposed		Variance
Floor Area Ratio:	The lesser of 0.60 FAR and 334.5 m ²	North lot: 0.48 FAR (334.3 m ²)	0.48 FAR (333.66 m ²)	None permitted
Buildable Floor Area (m ²):	Maximum total 334.5 m ² (3,600 ft ²) (Each unit min. 125.4 m ² and max. 183.9 m ²)	North lot: 334.3 m ² (3,598 ft ²) (Front unit – 166.3 m ² Back unit – 168.0 m ²)	333.66 m ² (3,590 ft ²) (Front unit – 166.3 m ² Back unit – 167.36 m ²)	None permitted
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live plant material: Min. 25%	North lot: Buildings: 37% Non-porous Surfaces: 37% Live plant material: 27%	South lot: Building: 38% Non-porous Surfaces: 38% Live plant material: 27%	None
Min. Lot Size:	464.5 m ²	North lot: 695.4 m ²	695.5 m ²	None
Min. Lot Dimensions (m):	Width: 10.35 m Depth: 30.0 m	Width: 14.5 m each Depth: 47.8 m each		None

On Future Subdivided Lots	Bylaw Requirement		Proposed	Variance
Setbacks (m):	Front:	Min. 6.0 m	6.0 m	None
	Side:	Min. 1.2 m	1.2 m	
	Rear:	Min. 9.5 m for up to 60% of 1 st storey rear wall and 10.7 m for at least 40% of 1 st storey rear wall and all of 2 nd storey	9.5 m for 60% of 1 st storey rear wall and 10.7 m for 40% of 1 st storey rear wall and all of 2 nd storey	
Height (m):	The lesser of 2 storeys or 9.0 m		2 storeys (7.6 m)	None
On-site Resident Parking Spaces per lot:	2 spaces per unit (4 spaces total)		2 spaces per unit (4 spaces total)	None
On-site Visitor Parking Spaces:	1 space (shared between 2 lots)		1 space (shared between 2 lots)	None
Grand total:	9 spaces		9 spaces	None
Private Outdoor Space:	Min. 30 m ² per unit	North Lot:	Front – 49.2 m ²	None
			Back – 142.7 m ²	
		South Lot:	Front – 49.1 m ²	
			Back – 140.8 m ²	

**TOPOGRAPHIC PLAN FOR PROPOSED
SUBDIVISION OF LOT 7 SECTION 20 BLOCK
4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 10008**

BUILDING ENVELOPE NOTE:

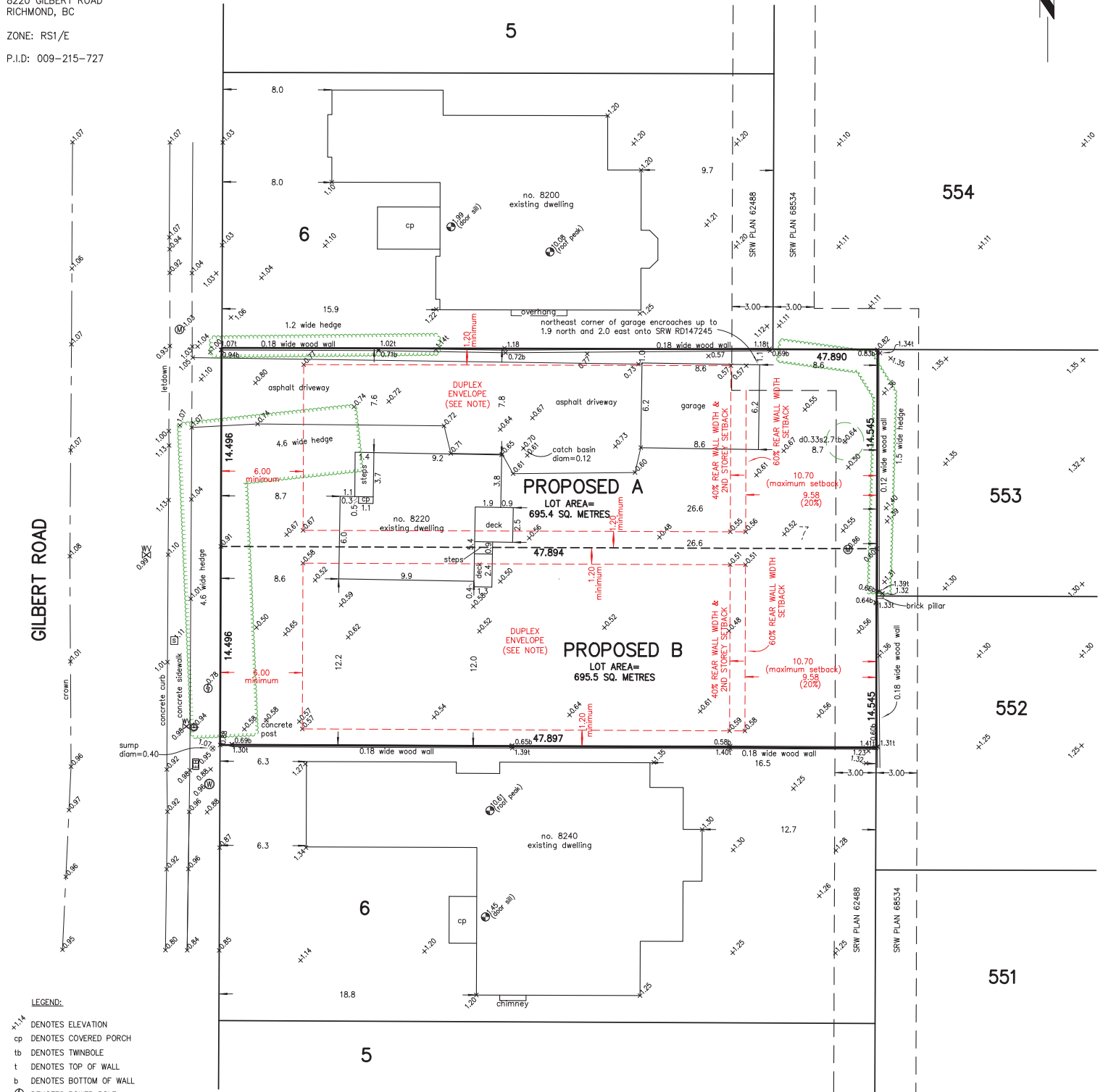
ENVELOPES ARE ONLY AN APPROXIMATE INTERPRETATION OF CITY BUILDING BYLAWS. CONSULT CITY PLANNING DEPARTMENT FOR FINAL ENVELOPES BEFORE THE START OF DESIGN DRAWINGS.
LYON, FLYNN & COLLINS ACCEPTS NO RESPONSIBILITY FOR DISCREPANCIES OR ERRORS THAT MAY INCUR FROM DETERMINING ENVELOPE DIMENSIONS OR LOCATIONS.

FOR PERMIT APPLICATION PURPOSES ONLY

CIVIC ADDRESS:
8220 GILBERT ROAD
RICHMOND, BC

ZONE: RS1/E

P.I.D: 009-215-727



- LEGEND:**
- +1.14 DENOTES ELEVATION
 - cp DENOTES COVERED PORCH
 - tb DENOTES TWINBOLE
 - t DENOTES TOP OF WALL
 - b DENOTES BOTTOM OF WALL
 - ⊕ DENOTES POWER POLE
 - ⊙ DENOTES MANHOLE
 - ⊕ DENOTES WATER VALVE
 - ⊕ DENOTES FIRE HYDRANT
 - ⊕ DENOTES WATER METER
 - ⊕ DENOTES SIGN
 - ⊕ DENOTES ELECTRICAL BOX
 - ⊕ DENOTES CRITICAL ELEVATION

- TREE LEGEND:**
- d0.33s2.7tb DENOTES TYPE (IF APPLICABLE)
 - _____ DENOTES SPAN
 - _____ DENOTES DIAMETER

NOTES:

ELEVATIONS ARE IN METRES TO CITY OF RICHMOND CVD28CVRD2018 GEODETIC DATUM DERIVED FROM MONUMENT 77H4767 WITH ELEVATION=0.955 METRES AND CONFIRMED TO HPN MONUMENT 77H4686 WITH ELEVATION=0.844 METRES.
ALL TREES AND STUMPS HAVE BEEN PLOTTED AS REQUIRED BY THE CITY OF RICHMOND TREE PROTECTION BYLAW No 8057.
BUILDING DIMENSIONS AND OFFSETS ARE TAKEN TO THE OUTSIDE FACE OF THE BUILDING.
LOT DIMENSIONS AND AREA ARE SHOWN ACCORDING TO LAND TITLE OFFICE RECORDS.
ALL DIMENSIONS OTHER THAN LOT DIMENSIONS ARE SHOWN TO THE NEAREST 0.1 METRES.

CHARGES:

LOT 7 IS SUBJECT TO STATUTORY RIGHT OF WAY RD147245 INTER ALIA.

CERTIFIED CORRECT:
14TH DAY OF APRIL, 2022.

B.C.L.S.



PLN - 51

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED.
THIS PLAN IS TO BE USED FOR DESIGN PURPOSES ONLY.



City of Richmond

Policy

Page 1 of 2

Adopted by Council: September 17, 1990
Renewed by Council: February 19, 1996
Amended by Council: September 19, 2005
Amended by Council: September 3, 2008

POLICY 5442

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

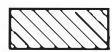
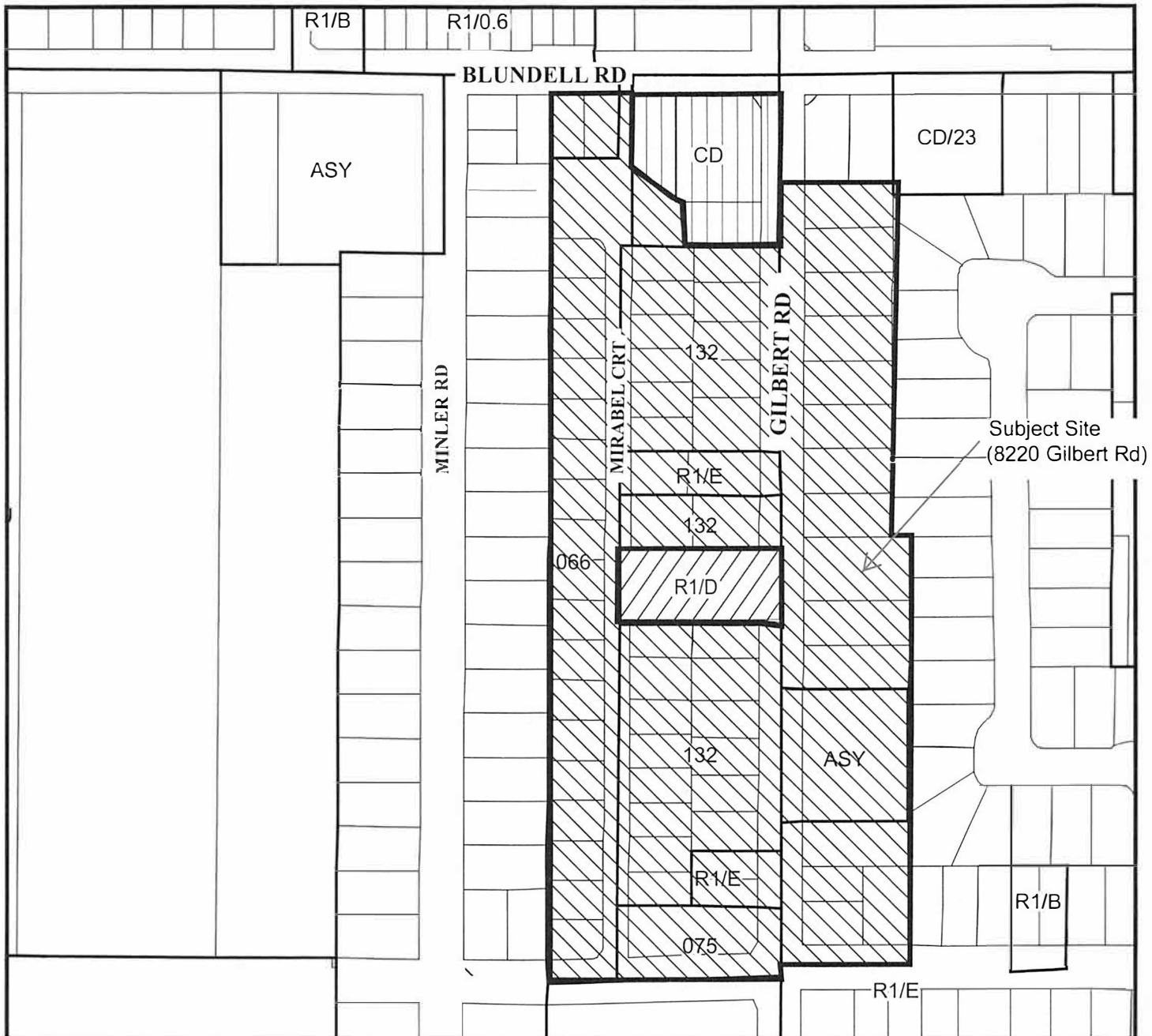
POLICY 5442:

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:

1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
 - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per **Comprehensive Development District (CD)**, provided that there are **not more than 6 lots** and that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.

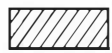
2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **CD** at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per **R1/D** at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



Policy 5442

Section 19-4-6 & 20-4-6

PLN - 53

Adopted Date: 09/17/90
 Renewed Date: 02/19/96
 Amended Date: 09/19/05
 09/03/08

Note: Dimensions are in METRES



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: September 17, 1990
 Renewed by Council: February 19, 1996
 Amended by Council: September 19, 2005
 Amended by Council: September 3, 2008
 Amended by Council:

**DRAFT
 PROPOSED
 POLICY 5442**

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 19-4-6 and 20-4-6

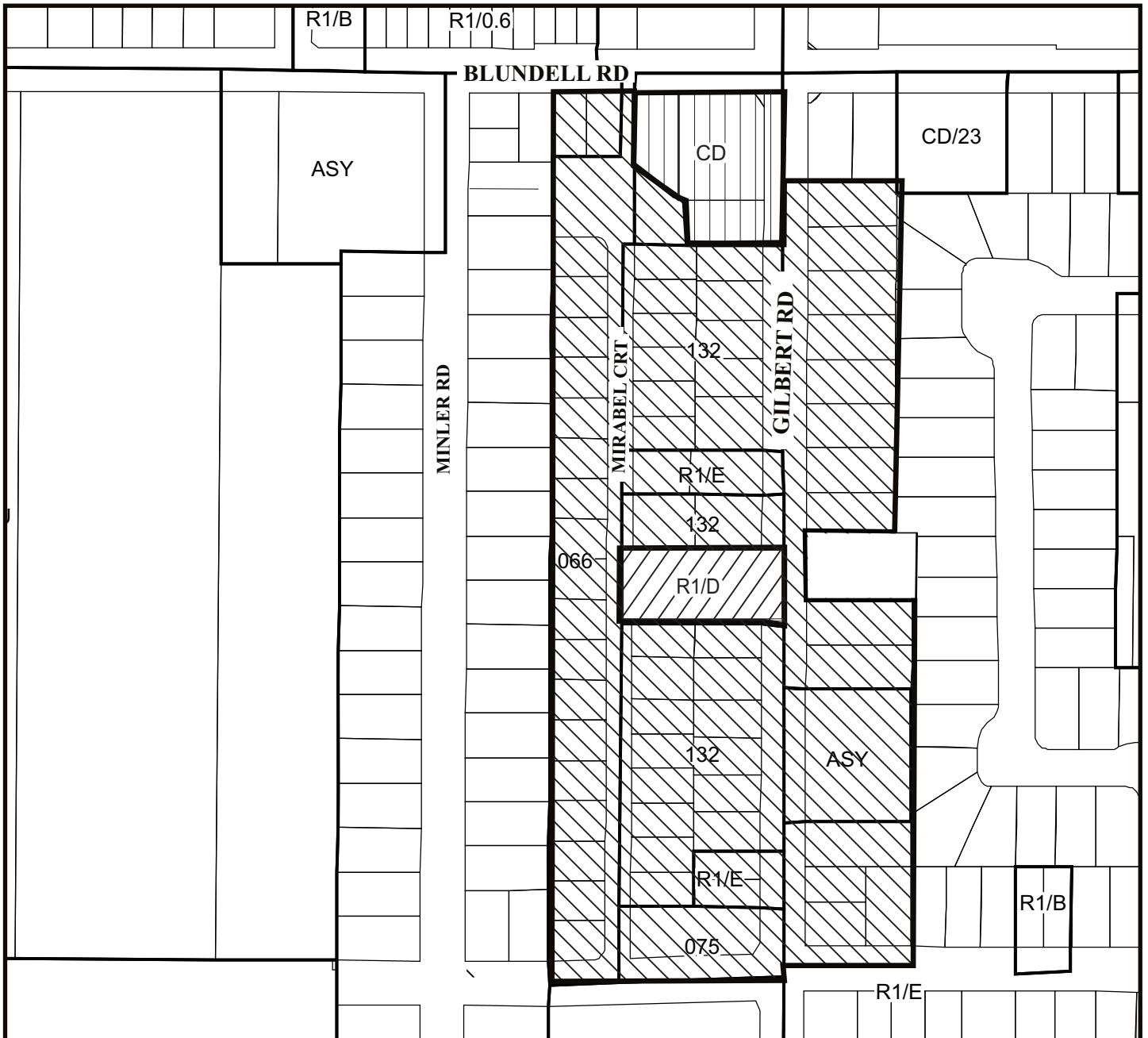
POLICY 5442:

The following policy establishes lot sizes in a portion of Section 19-4-6 and Section 20-4-6 located on Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road south of Blundell Road:

1. That properties within the area of Mirabel Court, the south side of Blundell Road, and the west and east sides of Gilbert Road, in a portion of Section 19-4-6 and Section 20-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E) in Zoning and Development Bylaw 5300, with the following provisions:
 - a) That 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court be permitted to subdivide as per Single-Family Housing District (R1/D), provided that no new accesses are created onto Gilbert Road; and
 - b) That 8091 Gilbert Road, 6800 and 6760 Blundell Road be permitted to subdivide as per **Comprehensive Development District (CD)**, provided that there are **not more than 6 lots** and that the lots are accessible by a lane which would not be connected to Mirabel Court;

and that this policy, as shown on the accompanying plan, 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 changed by the amending procedures contained in the Zoning and Development Bylaw.

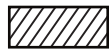
2. That multiple-family residential development shall not be permitted.



Subdivision permitted as per **R1/E**



Subdivision permitted as per **CD** at 6800, 6760 Blundell Road and 8091 Gilbert Road provided that there are no more than 6 lots and that the lots access a lane not connected to Mirabel Court;



Subdivision permitted as per **R1/D** at 8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court provided that no new accesses are created onto Gilbert Road.



Policy 5442

Section 19-4-6 & 20-4-6

PLN - 55

Adopted Date: 09/17/90
 Renewed Date: 02/19/96
 Amended Date: 09/19/05
 09/03/08

Note: Dimensions are in METRES



June 6, 2022
File: RZ 21-926304

Planning and Development Division
Development Applications
Fax: 604-276-4052

Dear Owner/Resident:

Re: Proposed Amendment to Single-Family Lot Size Policy 5442 and Proposed Rezoning Application at 8220 Gilbert Road

The purpose of this letter is to advise you that the City of Richmond has received a rezoning application for a property in your neighbourhood at 8220 Gilbert Road, and to provide information on how to comment on this application, should you wish to.

This rezoning application is to enable subdivision of the property to create two medium-sized lots (each approx. 14 m/45 ft. wide) and the construction of a duplex on each new lot. A map showing the location of the property is provided in Attachment 1. Conceptual drawings of the proposed duplexes on each new lot are provided in Attachment 2.

This property is located within the area governed by Single-Family Lot Size Policy 5442 (Attachment 3), which prohibits multi-family development and restricts the majority of properties in the area to a minimum lot width of 18 m (59 ft.). This rezoning application includes an amendment to Single-Family Lot Size Policy 5442 to remove 8220 Gilbert Road from the Policy (Attachment 4).

It is emphasized that this rezoning application and the proposed amendment to Single-Family Lot Size Policy 5442 would not change the zoning of other properties in the area. Any zoning changes proposed to other properties would be subject to the standard rezoning application review process with public consultation including a Public Hearing.

Further details about this rezoning application and the proposed amendment to Single-Family Lot Size Policy 5442 are provided in Attachment 5.

Please submit any comments you may have about this proposal **by July 8, 2022** to clussier@richmond.ca or to Cynthia Lussier, Planner 2, Development Applications Department, City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1.

If you have any questions, please contact me by phone at 604-276-4108 or by email at clussier@richmond.ca.

Note: If you have no comments or concerns about the attached proposal, then no action is required on your part.

Sincerely,

Cynthia Lussier
Planner 2

CL: blg

Att. 5

6852297



Proposed Rezoning Application at 8220 Gilbert Road

Rick Bowal has applied to the City of Richmond for permission to rezone the property at 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, to permit the property to be subdivided to create two lots (each approx. 14 m/45 ft. wide), with a shared visitor parking space, and vehicle access from a single shared driveway to Gilbert Road. Each lot would contain a duplex (i.e., a building containing two units). The application is being process under City file number RZ 21-926304.

Single-Family Lot Size Policy 5442 and Proposed Amendment

On September 17, 1990, City Council adopted Single-Family Lot Size Policy 5442 to establish the lot sizes that would be considered on properties generally bounded by Mirabel Court, the south side of Blundell Road, the east side of Gilbert Road, and the north side of Lucas Road (included in this package as Attachment 3). The Lot Size Policy indicates that properties be permitted to subdivide in accordance with the “Single Detached (RS1/E)” zone (minimum 18 m/59 ft. wide lots), subject to the following:

- That four mid-block lots on the west side of Gilbert Road be permitted to subdivide as per the “Single Detached (RS1/D)” zone provided that no new driveway accesses are created onto Gilbert Road (8233, 8239 Gilbert Road and 8226, 8228 Mirabel Court).
- That six lots at the southwest corner of the intersection of Blundell and Gilbert Roads be permitted to subdivide as per a site-specific zone (“Single Detached (ZS19)”) provided that vehicle access is from a lane that does not connect to Mirabel Court (6748, 6768, 6788 Blundell Road and 8039, 8059, 8079 Gilbert Road).
- That multi-family residential development is not permitted (e.g., duplexes, triplexes, townhouses etc.)

As it currently exists, Lot Size Policy 5442 requires the property at 8220 Gilbert Road to remain as a large lot zoned "Single Detached (RS1/E)" (approx. 28 m/91 ft. wide), which can accommodate a single-family dwelling including a secondary suite.

Table 1 (below) provides a comparison between what the “Single Detached (RS1/E)” zone allows under the existing Lot Size Policy and what the proposed rezoning to the “Arterial Road Two-Unit Dwellings (RDA)” zone would allow under the proposed amendment to the Lot Size Policy.

The proposed amendment to Lot Size Policy 5442 would remove 8220 Gilbert Road from the Lot Size Policy area so that it could rezone and subdivide into two lots (each approx. 14 m/45 ft. wide) to contain a duplex on each new lot. This property is the largest residential property on the east side of Gilbert Road within the Lot Size Policy area and is the only one that would currently lend itself to this type of infill residential development. All other provisions of the Lot Size Policy would remain unchanged. The proposed amendment to the Lot Size Policy and accompanying map is provided in Attachment 4, with the proposed changes shown in red.

Table 1 – Zoning Summary Comparison (8220 Gilbert Road)

	Permitted Uses	Lot Width	Lot Depth	Lot Area	Max. Buildable Floor Area
<i>Existing Zoning</i>					
Single Detached (RS1/E)	One single-family dwelling, and a secondary suite	28 m (91 ft.)	48 m (157 ft.)	1,390 m ² (14,968 ft ²)	533 m ² (5,740 ft ²)
<i>Proposed Zoning</i>					
Arterial Road Two-Unit Dwellings (RDA)	One duplex on each of the two lots created, and a secondary suite*	Each lot 14.0 m (45 ft.)	Each lot 48 m (157 ft.)	Each lot 695 m ² (7,480 ft ²)	Each lot 334.5 m ² (3,600 ft ²)
* Although a secondary suite would be permitted in each duplex unit, there are no secondary suites proposed as part of this development application.					

Next Steps

Please submit any comments you may have about this proposal **by July 8, 2022** to clussier@richmond.ca or to Cynthia Lussier, Planner 2, Development Applications Department, City of Richmond, 6911 No. 3 Road, Richmond, BC V6Y 2C1.

If you have any questions, please contact me by phone at 604-276-4108 or by email at clussier@richmond.ca.

Note: If you have no comments or concerns about the attached proposal, then no action is required on your part.

After all public comments are received on July 8, 2022, City staff will complete a report to the Planning Committee of City Council on the proposed amendment to Single-Family Lot Size Policy 5442 and the rezoning application at 8220 Gilbert Road, and will incorporate your feedback as part of the report. If the application is supported by the Planning Committee, it would subsequently be considered by Richmond City Council at a regular Council meeting. You will be provided with the opportunity to address Council directly if the proposed amendment to the Lot Size Policy and the rezoning application proceed to a Public Hearing. There is no obligation for you to provide comments.

It is emphasized that the proposed amendment to Single-Family Lot Size Policy 5442 and the rezoning application at 8220 Gilbert Road do not change the zoning of other properties in the area. Proposed zoning changes on other properties in your neighbourhood would be subject to the standard rezoning application review process (which includes public notification and a Public Hearing).

July 8, 2022

Cynthia Lussier,
 Planner 2,
 Planning & Development Division – City of Richmond
 6911 No. 3 Road, Richmond BC

Re: File RZ 21-926304 – and continued general protection of Single Family Lot Size Policy 5442

Ms. Lussier: This note is being provided to you in response to your June 6, 2022, letter to owners and residents at homes within the area covered by the City of Richmond's Single Family Lot Size Policy 5442. This policy generally applies to adjacent, one-block-long sections of Gilbert Road and Mirabel Court, capped by adjoining housing on Blundell Road and Lucas Road.

Your June 6 letter invited comments in response to the proposed amendment to Policy 5442 that would allow the property at 8220 Gilbert Road to be subdivided and developed as a multi-family property that would be exempted from the area's single-family policy that was established by the City almost 32 years ago for the "5442" area.

A review of Richmond's Planning & Development records would confirm that Mirabel Court residents and owners have actively participated in reviews of various development issues during the past 30 years that have involved the 5442 Policy area. An overwhelming majority of residents have endorsed, and continue to support, the preservation of the general single-family character of this mini-neighbourhood, with its exceptional neighbourly spirit. (The City's records show that Mirabel Court homes constitute 55% of all single-family properties within the present 5442 Single Family Lot Size Policy.)

Specifically, it also is a relevant matter of record that 92% of Mirabel residents and owners formally expressed their opposition to the attempt in 2020 by the then owner of 8220 Gilbert Road to pressure the City of Richmond to "scrap Richmond Zoning Policy 5442" in a self-serving campaign. (A copy of the June 22, 2020, Mirabel letter is attached, for your information and reference.) Commendably, City planners and a majority of the members of City Council also did not endorse the attempt to "scrap" Policy 5442.

In particular, Ms. Lussier, please be aware that Mirabel residents were not just responding to an attempted rezoning of 8220 Gilbert Road and they were not advocating a blanket ban on potentially reasonable adjustments that would continue to preserve the general spirit and intent of Policy 5442. Please review the wording of paragraph seven, at the bottom of page one of the attached June 22, 2020, letter accompanying this note.

For your convenience, the pertinent paragraph in the 2020 letter reads as follows:

"Current views by Mirabellers in support of Policy 5442 are consistent with those that have been expressed on several occasions during past years to members of Richmond council and city planners, as some councillors and staff may recall. This is at least the sixth survey that has drawn the support of a strong majority of Mirabel residents and owners. Most of the surveys have endorsed proposed or existing city development guidance policies; some have supported specific, conforming housing projects. It is a matter of record, too, that Mirabellers also have previously advised city council that we respect the fact that appropriate and managed renewal and growth of our residential areas are necessary considerations for Richmond's future."

That said, however, further proposed modification of the existing single-family policy – such as the currently intended multi-family changes at 8220 Gilbert Road – does create unease and concerns about potential erosion of the valued, if limited, protections afforded by Policy 5442. We are aware that openly pro-townhouse speculators have acquired and hold existing single-family homes on Mirabel Court and Gilbert Road, within the Policy 5442 boundary. It appears likely that there will be additional pressures on Richmond planners and City Council members to yield to further bids to exempt other properties from existing single-family zoning designations provided by Policy 5442.

Please be aware that the existing single-family designations continue to be supported and valued by a large majority of the residents on Mirabel Court, and also at least a significant number of residents on the west side of Gilbert Road.

The assurances provided in Attachment 5 of your June 6, 2022, letter to residents are noted and appreciated. However, the reality remains that further specific bids to undo Policy 5442's single-family zoning designations can be initiated at any time.


Mirabel Court is a unique, one-block-long narrow street of very shallow, single-family-home lots originally created from the backyards of existing properties fronting on Gilbert Road and Minler Road. There are no deep and private backyards at Mirabel homes. The continued, reasonable preservation of established Mirabel qualities requires effective and appropriate protection under Richmond City's development rules from the ever-advancing motivations of advocates for multi-family development.

Incidentally, we note that Mirabel Court is twice misrepresented as Mirabel Crescent in an illustration – including a map of the area covered by Policy 5442 – apparently produced and submitted by the architect for the proposed multi-family development at 8220 Gilbert Road and later copied to “5422” residents. The fact that there is only one access opening at just one end of the block for all in-and-out traffic along Mirabel Court's narrow roadway always has mattered a lot in potential development considerations and the correct description should be accurately presented in such documents, for the record.

Thank you.



Pauline Cheung & Peter Cheung, Mirabel Court Block Watch Captain
– 8080 Mirabel Court



Mary Ann Williamson & Robert Williamson – 8166 Mirabel Court

June 22, 2020

For the attention of members of Richmond City Council
(Mayor Malcolm Brodie and councillors Chak Au, Carol Day, Kelly Greene, Alexa Loo, Bill McNulty, Linda McPhail, Harold Steves and Michael Wolfe)

and the Richmond Planning and Development Department
(John Hopkins, Program Manager, Policy Planning)

FOR YOUR RECORDS

New opinion survey establishes that 92% of Mirabel Court homes resoundingly reject one landowner's public campaign to "scrap Richmond Zoning Policy 5442"

For 30 years, Policy 5442 has effectively helped to guide consistent and appropriate development and contributed to fostering community spirit in Richmond's Mirabel-Gilbert 'micro-neighbourhood'

During the third week of May this year, residents of Mirabel Court first became aware of a public, online campaign, apparently launched and being led by the owner of 8220 Gilbert Road, demanding that the City of Richmond "scrap Richmond Zoning Policy 5442".

Policy 5442 was implemented by the City of Richmond in 1990 partly in an acknowledgement of broad neighbourhood opposition to a proposed townhouse mega-project and also to guide future single-family residential development and densities in the area bounded by Gilbert Road, Blundell Road, Mirabel Court and Lucas Road.

The city has responsively adapted the lot-size policy over the years to continue to provide relevant and effective ongoing development guidance to accommodate compatible housing in the area.

Now, responding through a new survey, individuals and family members representing a total, to date, of 37 Mirabel Court homes have affirmed that they "support the continuation of Policy 5442 by the City of Richmond". Combined, these views presently represent 92% of all Mirabel homes.

Mirabel is a unique cluster of relatively shallow lots originally created in the 1970s from the backyards of adjacent homes on the west side of Gilbert Road and the east side of Minler Road. Mirabel homes are served by a narrow access roadway with a single entry-exit at Lucas Road; vehicle parking is permitted only on one side of the street.

This latest, virtually door-to-door expression of support for the civic zoning instrument, Policy 5442, is a further indication of Mirabel's continuing evolution as a hub of neighbourliness that is widely-shared and appreciated along the street.

Current views by Mirabellers in support of Policy 5442 are consistent with those that have been expressed on several occasions during past years to members of Richmond council and city planners, as some councillors and staff may recall. This is at least the sixth survey that has drawn the support of a strong majority of Mirabel residents and owners. Most of the surveys have endorsed proposed or existing city development guidance policies; some have supported specific, conforming housing projects. It is a matter of record, too, that Mirabellers also have previously advised city council that we respect the fact that appropriate and managed renewal and growth of our residential areas are necessary considerations for Richmond's future.

Respecting current coronavirus concerns, Mirabel residents on this occasion opted to express their support via individual emails or in signed, in-person affirmations. Details can be provided upon request.

As some members of council may be aware, a website was established earlier this year by the Gilbert Road landowner who claims credit for the campaign dedicated to eliminating Policy 5442. A self-serving objective is to help him attract a buyer for his property at 8220 Gilbert Road; apparently, he is pursuing a transactional profit of well over \$1.5 million. But a significant, relevant detail to be noted is that throughout recent weeks a total of 30% of the 13 Gilbert Road single-family properties publicly declared to be supporting the online campaign to scrap Policy 5442 also either have been displaying commercial realtors' FOR SALE signs in their front yards, or already had been sold earlier this year.

Online responses on the 'Scrap 5442' website indicate that most of these supporters share multi-family-zoning wish lists for their existing single-family properties on Gilbert Road. Some could be seen as tantamount to advocating a townhouse free-for-all scenario for the area.

This communication is for your reference, please, as may be warranted by subsequent developments. More views can be shared at an appropriate time if the organizer continues with this current, misguided campaign to kill Policy 5442.

We ask for your support to ensure the effective continuation of Policy 5442.

Thank you, on behalf of the concerned survey participants on Mirabel Court.

The image shows two handwritten signatures in cursive. The signature on the left is 'Mary Ann Williamson' and the signature on the right is 'Bob Williamson'. Both are written in dark ink.

Mary Ann and Bob Williamson

8166 Mirabel Court
Richmond, BC
604 512-4856

NORTH LOT

EXISTING		PROPOSED:	
SITE AREA:	1390.60SM (14967.89SF)	695.40SM (7485.04SF)	
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	
ZONING:	RST/E	RDA ARTERIAL ROAD DUPLEX	
NUMBER OF UNITS:	1	2	
ALLOWED/REQUIREMENTS:		PROPOSED:	
FLOOR AREA RATIO: (NET)	0.600 (417.24SM)	0.481	334.53SM(3598.57SF)
MAX. (334.5SM)		0.367	(255.32SM)
LOT COVERAGE:	BLDGs: 0.450 (312.93SM)		
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')	
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m)	9.583m (31.44') &	
REST: MAX.10.7m		10.726m (35.19')	
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.250m (4.10')	
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')	
HEIGHT: (m)	9.000m (29.527')	7.650m (25.10')	
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m	
OFF-STREET PARKING	4 AND 1	4 AND 1(SHARED)	
RESIDENTIAL/COMMERCIAL:			
OFF-STREET PARKING	N/A	0	
ACCESSIBLE:		5	
OFF-STREET PARKING TOTAL		NONE	
TANDEM PARKING SPACES:		NONE	

SOUTH LOT

EXISTING		PROPOSED:	
SITE AREA:	1390.60SM (14967.89SF)	695.50SM (7486.12SF)	
LAND USES:	SINGLE-FAMILY DWELLING	DUPLEXES	
OCF DESIGNATION:	RESIDENTIAL	NO CHANGE	
ZONING:	RST/E	RDA ARTERIAL ROAD DUPLEX	
NUMBER OF UNITS:	1	2	
ALLOWED/REQUIREMENTS:		PROPOSED:	
FLOOR AREA RATIO: (NET)	0.600 (416.53SM)	0.480	333.66SM (3591.48SF)
MAX. (334.5SM)		0.374	(259.94SM)
LOT COVERAGE:	BLDGs: 0.450 (308.87SM)		
SETBACK-FRONT (WEST)	6.0m (19.68')	6.020m (19.69')	
SETBACK-REAR (EAST)	60% GF: 20% LOT DEPTH(9.583m)	9.583m (31.44') &	
REST: MAX.10.7m		10.70m (35.10')	
SETBACK-SIDE (NORTH)	1.2m (3.94')	1.237m (4.06')	
SETBACK-SIDE (SOUTH)	1.2m (3.94')	1.219m (4.01')	
HEIGHT: (m)	9.000m (29.527')	7.638m (25.06')	
LOT SIZE:	28.99m X 47.897m	14.496m X 47.894m	
OFF-STREET PARKING	4 AND 1	4 AND 1(SHARED)	
RESIDENTIAL/COMMERCIAL:			
OFF-STREET PARKING	N/A	0	
ACCESSIBLE:		5	
OFF-STREET PARKING TOTAL		NONE	
TANDEM PARKING SPACES:		NONE	



MATTHEW CHENG ARCHITECT INC.

348-261-0311 VANSAVADRE
 1100-1100 17th St. W. 3rd Fl. 3rd 171-9008
 416-661-6669 Email: matthew@mc-arch.com

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No. Date Revision

Comments

P 63

SECTION

35.13' [10.709m] UPPER FLOOR SETBACK
 31.44' [9.583m] UPPER 60% GF SETBACK
 1.71m
 1.80m (E)
 1.05m (W)
 3.37m
 1.07m
 1.17m
 3.84m
 1.05m
 3.45m

AVERAGE GRADES FOR BUILDING HEIGHT CALCULATION

CORNER	NORTH BUILDING	SOUTH BUILDING
NE CORNER	1.17m	1.17m
NW CORNER	1.17m	1.17m
SE CORNER	1.17m	1.17m
SW CORNER	1.17m	1.17m
SITE		
NE CORNER	0.83m	
NW CORNER	1.05m	
SE CORNER	0.60m	
SW CORNER	1.05m	
AVERAGE BUILDING GRADE	1.07m	1.07m
HEIGHT:	8.03m	7.64m

BOX WINDOW DETAIL

Project Title: 2-DUPLEX DEVELOPMENT, 8220 GILBERT ROAD, RICHMOND, BC

Sheet Title: PROJECT DATA

Drawn: HC
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number: D00

Revision Date: APR. 21, 2022



MATTHEW CHENG ARCHITECT INC.
 148-205-031 PAVANAVARIE
 325 WEST 77TH ST. VAN. BC. V6P 1Z1-9088
 TEL: (604) 646-6969 Email: matthew@mc-arch.com

THIS DRAWING AND THE SPECIFICATIONS, REGULATIONS AND ACTS REFERRED TO HEREIN SHALL BE READ TOGETHER AND SHALL BE CONSIDERED AS A SINGLE CONTRACT DOCUMENT. ALL WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS AND ACTS. THE ARCHITECT'S CONTRACT SHALL BE THE BASIS FOR THE CONTRACT. THE ARCHITECT'S CONTRACT SHALL BE THE BASIS FOR THE CONTRACT. THE ARCHITECT'S CONTRACT SHALL BE THE BASIS FOR THE CONTRACT.

No.	Date	Revision

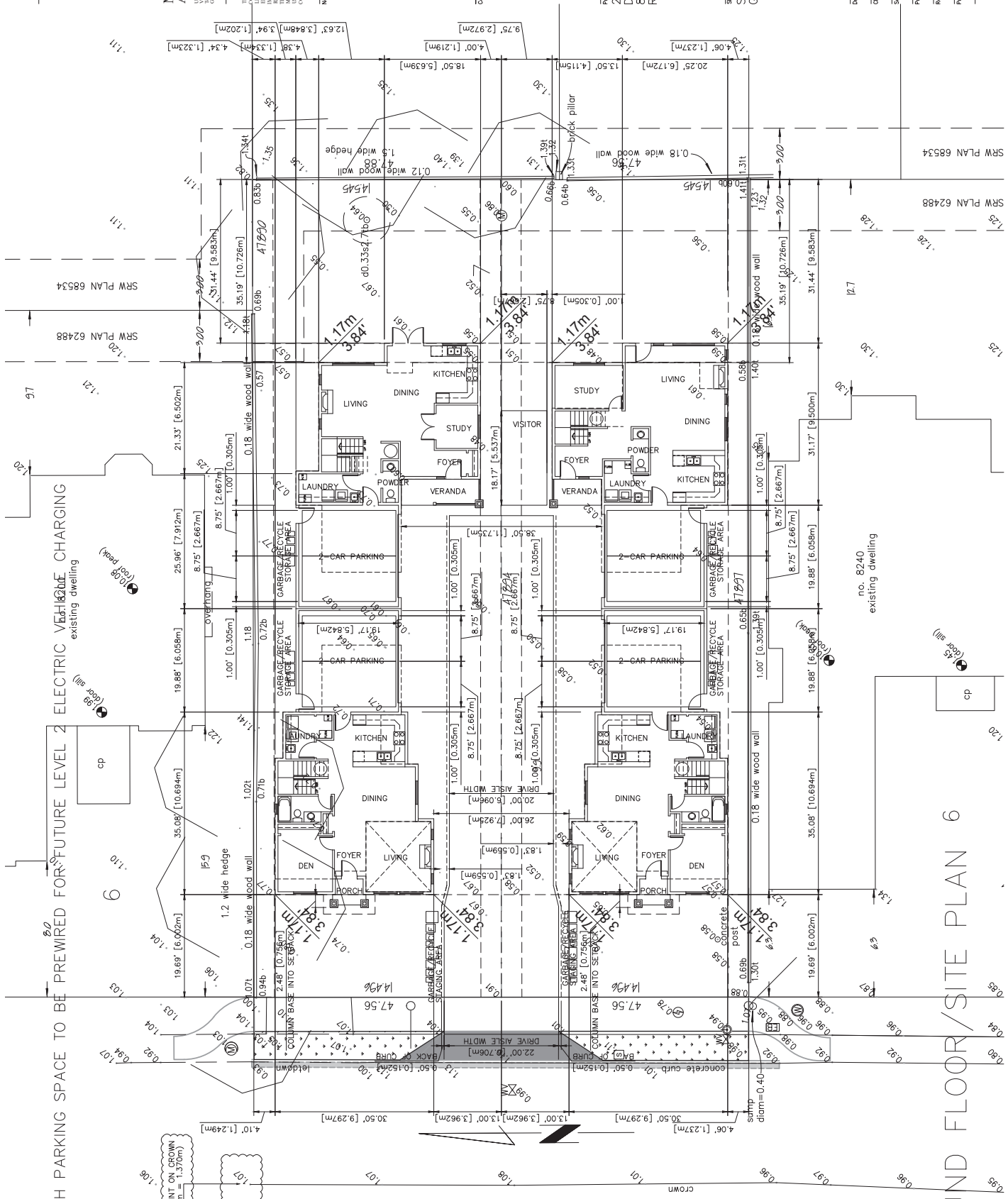
Consultants

Project Title
2-DUPLEX DEVELOPMENT
 8220 GILBERT ROAD
 RICHMOND BC

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

Drawn: HC
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number:

Revision Date: APR. 21, 2022
 Project Name: SRW PLAN 68534
 Drawing No: **D01**



*NOTE: EACH PARKING SPACE TO BE PREWIRED FOR FUTURE LEVEL 2 ELECTRIC VEHICLE CHARGING existing dwelling

PLN - 64
 GILBERT ROAD

GROUND FLOOR/SITE PLAN 6



MATTHEW CHENG ARCHITECT INC.

148-251-031 EVANS AVENUE
 2ND FLOOR, 7TH FLOOR, 8TH FLOOR
 3250 WILSON AVENUE, SUITE 200
 VANCOUVER, BC V6M 3K9
 TEL: (604) 682-0997 Email: matthew@mc.ca

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No.	Date	Revision

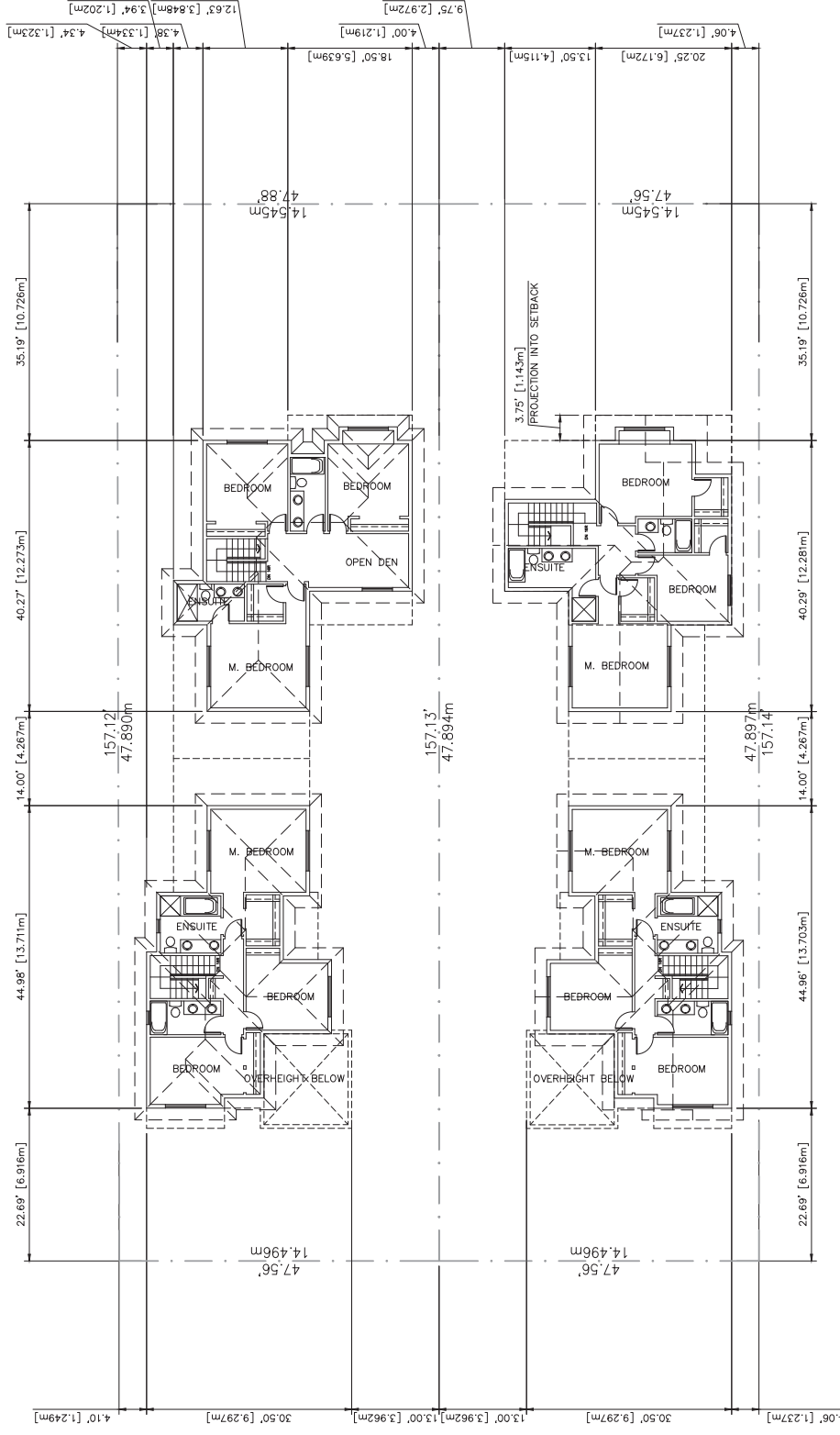
Consultants

Project Title
2-DUPLEX DEVELOPMENT
 8220 GILBERT ROAD
 RICHMOND BC

Sheet Title
SITE PLAN
SECOND FLOOR PLAN

Drawn:	HC
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	

Revision Date:	APR. 21, 2022
Drawn Date:	APR. 21, 2022
Project Number:	
Draw. No.:	D02





MATTHEW CHENG ARCHITECT INC.

140-205-03, IVANSAVAHUE
 220 W. 17th St., Vancouver, BC V6C 1R1
 TEL: (604) 682-6997 Email: matthew@mc-arch.com

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No.	Date	Revision

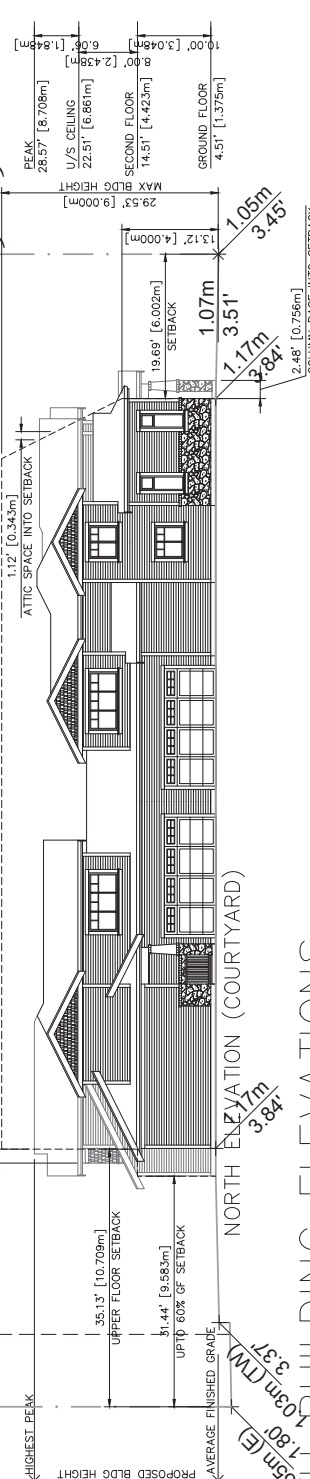
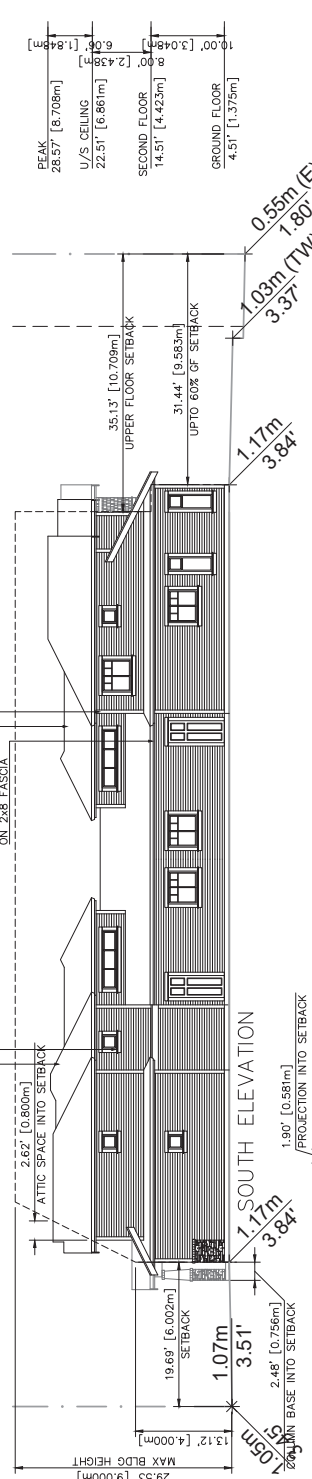
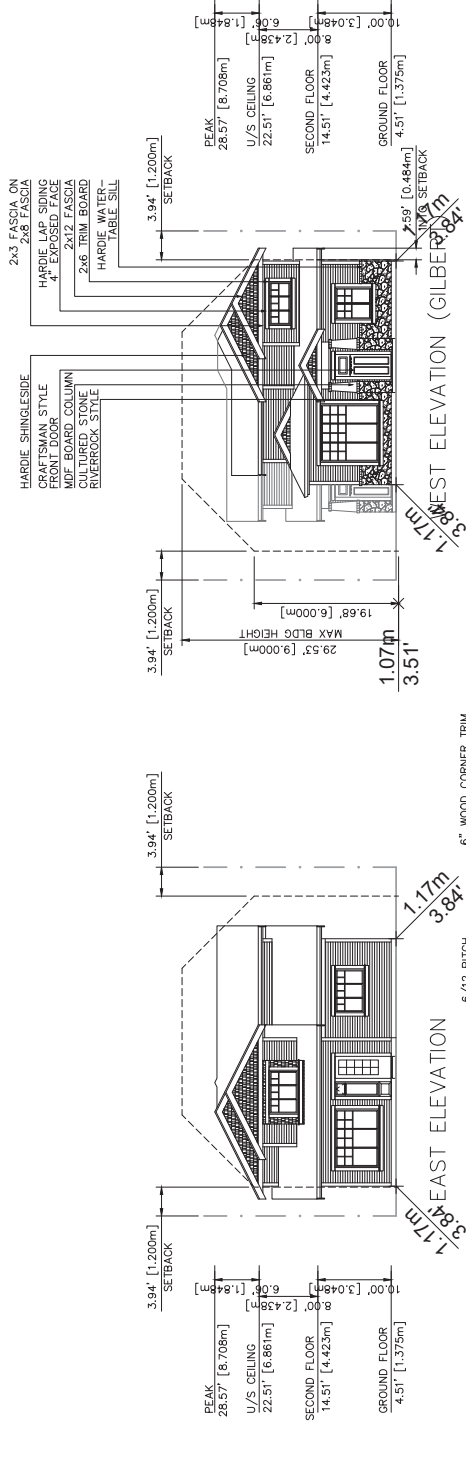
Comments

Project Title
2-DUPLEX DEVELOPMENT
 8220 GILBERT ROAD
 RICHMOND, BC

Sheet Title
ELEVATIONS

Drawn: MC
 Checked: MC
 Scale: 1/8" = 1'-0"
 Project Number:

Revision Date: APR. 21, 2022
 Drawing No: **D03**



PLN - 66

SOUTH BUILDING ELEVATIONS

2x3 FASCIA ON



MATTHEW CHENG ARCHITECT INC.
 180-205-031 EVANS AVENUE
 SUITE 100 2ND FLOOR
 VANCOUVER, BC V6E 1P1
 CANADA
 TEL: (604) 682-6692 FAX: (604) 682-6697 Email: matth@mcarch.com

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No.	Date	Revision

Consultants

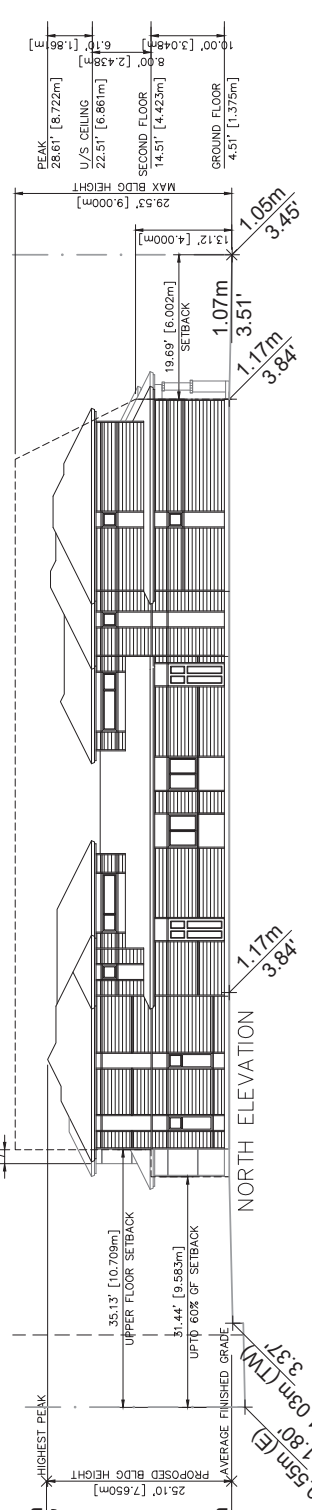
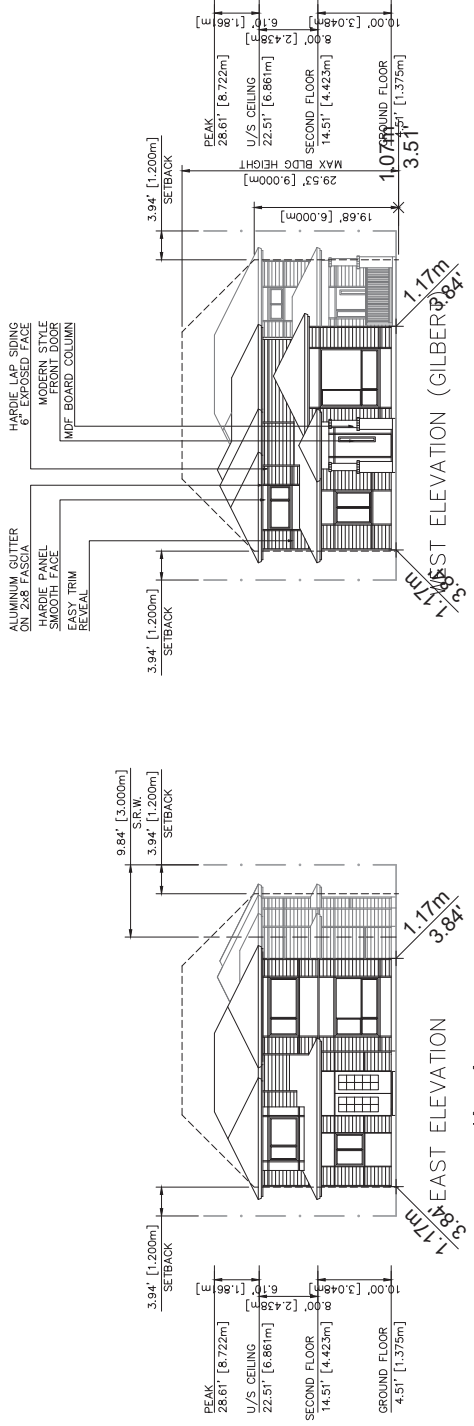
Project Title
 2-DUPLEX DEVELOPMENT
 8220 GILBERT ROAD
 RICHMOND BC

Sheet Title
 ELEVATIONS

Drawn:	MC
Checked:	MC
Scale:	1/8" = 1'-0"
Project Number:	

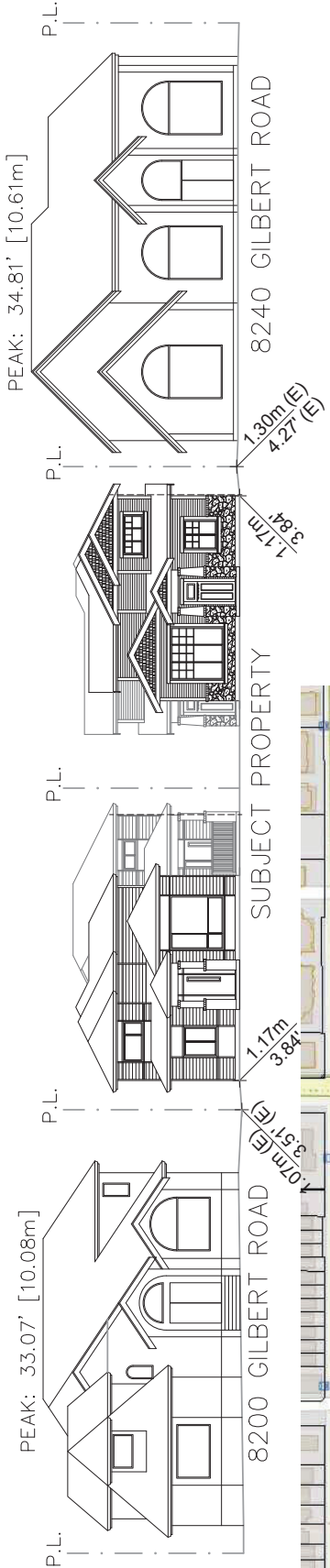
Revision:	Date:	Drawn by:

D04



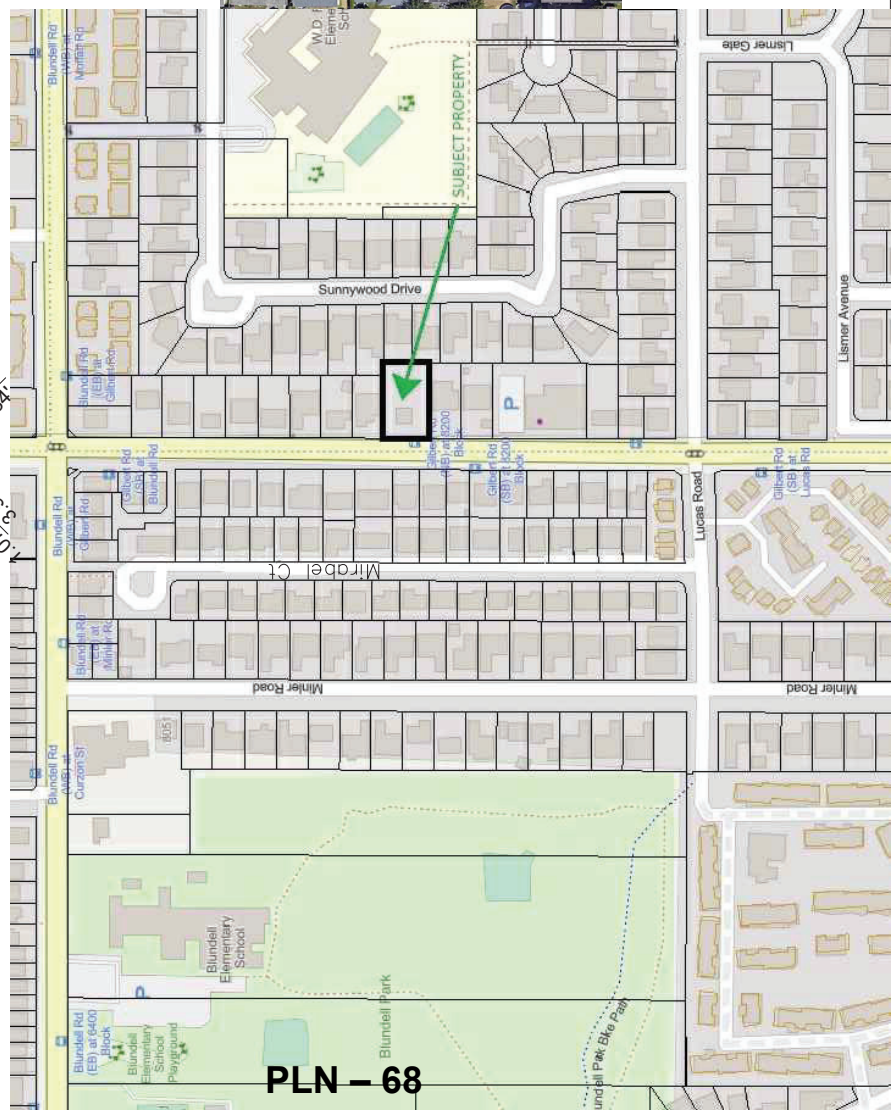
PLN - 67

NORTH BUILDING ELEVATIONS




CONTEXT PLAN

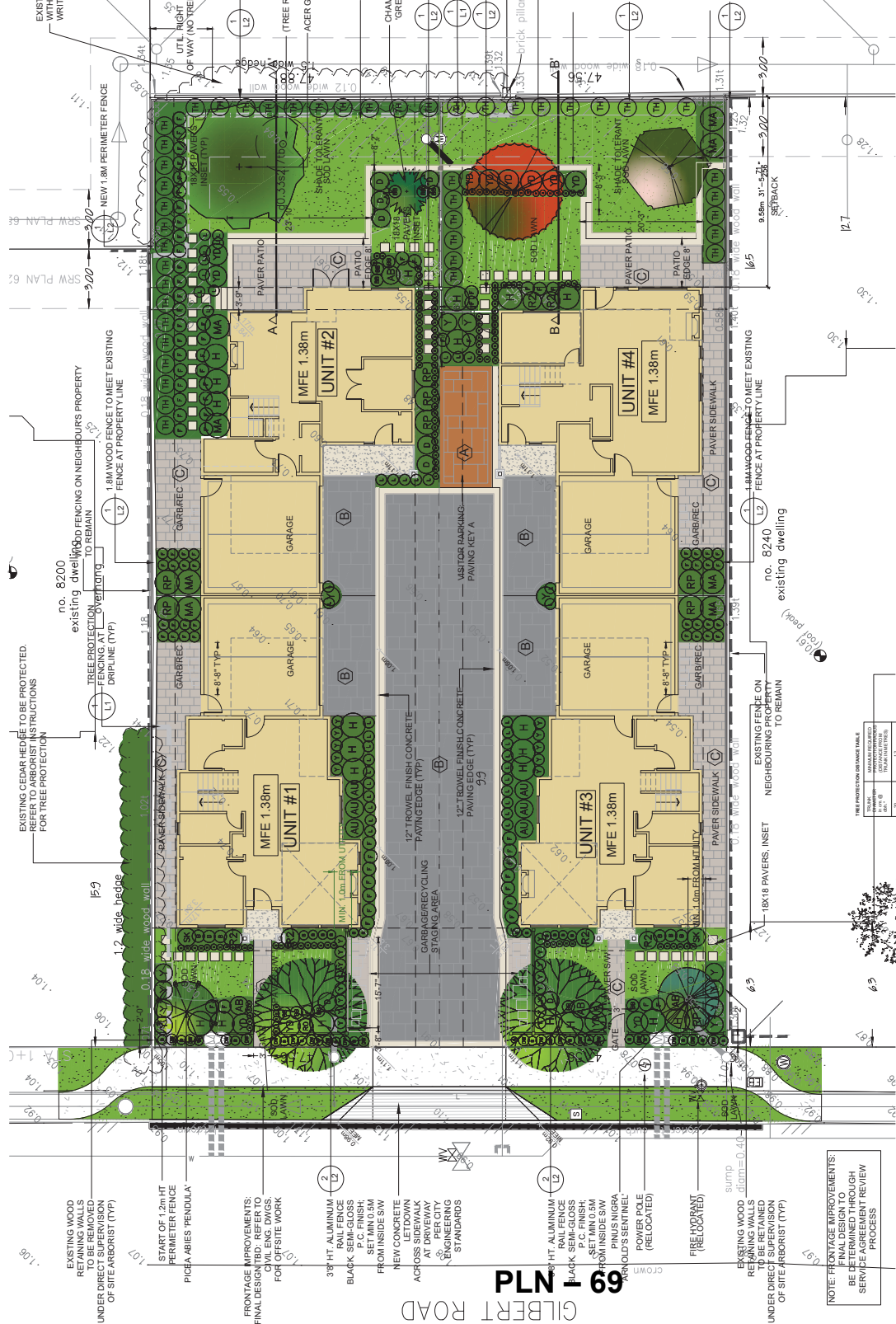
STREETSCAPE ALONG GILBERT ROAD



AERIAL PHOTO

<p>Revision Date: APR. 21, 2022</p> <p>Print Date: APR. 21, 2022</p> <p>Dwg. No.: D05</p>	<p>Drawn: HC</p> <p>Checked: MC</p> <p>Scale: 1/8" = 1'-0"</p> <p>Project Number:</p>	<p>Sheet Title: STREETSCAPE CONTEXT PLAN</p>	<p>Project Title: 2-DUPLEX DEVELOPMENT 8220 GILBERT ROAD RICHMOND, B.C.</p>	<p>Consultants</p> <p>No Date Revision</p>	<p>No Date Revision</p>	<p>THIS DRAWING NOT BE SEALED. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. ALL INFORMATION AND DATA SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION AND DATA SHOWN ON THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.</p> <p>MATTHEW CHENG ARCHITECT INC. 100-10171 101ST AVE. RICHMOND, B.C. V6V 2G9 TEL: 604-273-8822 FAX: 604-273-8808 WWW.MATTHEWCHENGARCHITECT.COM</p> 
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ATTACHMENT 9



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

EXISTING WOOD RETAINING WALLS TO BE REMOVED UNDER DIRECT SUPERVISION OF SITE ARBORIST (TYP)

START OF 1.2m HT PERMETER FENCE PICHIA ABIES 'PENDULA'

FRONTAGE IMPROVEMENTS: FINAL DESIGN (IND) - RSF FENCED TO BE REMOVED FOR OFFSITE WORK

3/8" HT. ALUMINUM RAIL FENCE BLACK SEMI-GLOSS SET MIN 0.5M FROM INSIDE SW NEW CONCRETE LETDOWN ACH-OSS SIDEWALK PER CITY ENGINEERING STANDARDS

EXISTING 3/8" HT. ALUMINUM RAIL FENCE BLACK P.C. FINISH SET MIN 0.5M FROM INSIDE SW PINUS NIGRA ARBOLD'S SENTINEL (RELOCATED)

FIRE MOUNT (RELOCATED) sump diam=0.41m

EXISTING WOOD RETAINING WALLS TO BE RETAINED UNDER DIRECT SUPERVISION OF SITE ARBORIST (TYP)

NOTE: FRONTAGE IMPROVEMENTS: BE DETERMINED THROUGH SERVICE CONTRACT REVIEW PROCESS

691 NTP
GILBERT ROAD

NO.	DATE	REVISION DESCRIPTION	DR.
1	2015.12.17	REVISED FOR PERMITS COMMENTS	W
2	2016.04.28	LANDING AND FENCE REV	W
3	2016.05.05	REVISED FOR PERMITS COMMENTS	W
4	2016.05.10	REVISED FOR PERMITS COMMENTS	W

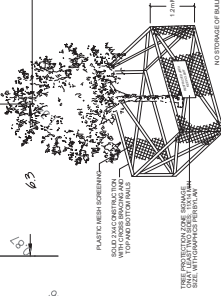
CLIENT: WITH MATTHEW CHENG ARCHITECT

PROJECT: 2-DUPLEX DEVELOPMENT 820 GILBERT ROAD RICHMOND, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE: 12.17.15
SCALE: VARIOUS
DRAWN: BJ
DESIGN: PCM
CHECKED: PCM
DRAWING NUMBER: L1
OF 5
PMG PROJECT NUMBER: 20152-K2P

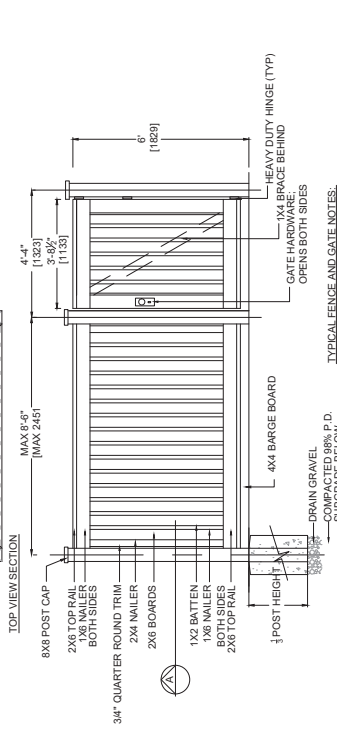
TREE TYPE	MINIMUM PROTECTION DISTANCE (M)	MINIMUM PROTECTION DISTANCE (FT)
SMALL TREES (DBH < 100mm)	1.0	3.3
MEDIUM TREES (DBH 100-200mm)	1.5	4.9
LARGE TREES (DBH 200-300mm)	2.0	6.6
VERY LARGE TREES (DBH > 300mm)	3.0	9.8



SCALE 1 N.T.S.

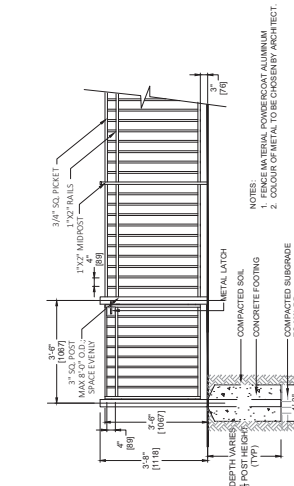
NOTE: 1. REFER TO CITY OF RICHMOND TREE PROTECTION BY-LAW 822 AND BULLETIN TREE-GO AND TREE-GO FOR FURTHER INFORMATION ON PROTECTION OF GROWN TREES.
2. TREE PROTECTION DISTANCE TABLE IS BASED ON TREE TRUNK DIAMETER (DBH) AT 1.4M FROM GROUND.
3. TREE PROTECTION DISTANCE TABLE IS BASED ON TREE TRUNK DIAMETER (DBH) AT 1.4M FROM GROUND.

SEAL



- TYPICAL FENCE AND GATE NOTES:**
1. ALL WOOD P.T. HEMWET.
 2. STAIN TWO COATS PREMIUM WEATHERPROOFING STAIN, TO MATCH ARCHITECTURAL TRIM (COLOUR TO BE PRE-APPROVED BY OWNER)
 3. GATE HARDWARE TO BE PRE-APPROVED BY OWNER.
 4. GATE HARDWARE TO BE HEAVY GAUGE.
 5. HARDWARE TO BE HEAVY GAUGE.
 6. HINGES, LATCHES TO BE SCREWED INTO PLACE.

1 1.8m PERIMETER FENCE AND GATE
SCALE 1/4" = 1'-0"



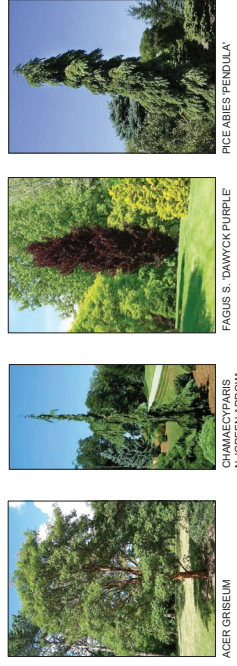
- NOTES:**
1. FENCE MATERIAL POWDERCOAT ALUMINUM
 2. COLOUR OF METAL TO BE CHOSEN BY ARCHITECT.

2 1.11m ALUMINUM FENCE AND GATE
SCALE 1/4" = 1'-0"

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / COMMENTS	PMG JOB NUMBER
1	CHAMAECYPARIS	60x60x1.8M STD. SBB	20-152
2	PRUNUS SP.	2.5M HT. SBB	
3	QUERCUS	60x60x1.8M STD. SBB	
4	YUCCA	3.5M HT. SBB	
5	ARNOULD'S SENTINEL	60x60x1.8M STD. SBB	
6	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
7	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
8	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
9	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
10	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
11	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
12	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
13	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
14	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
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23	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
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25	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
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27	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
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58	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
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60	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
61	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
62	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
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66	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
67	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
68	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
69	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	
70	PIRUS ARNOULD'S SENTINEL	4.5M HT. SBB	

NOTES - PLANT SIZES IN HIGHLIGHT ARE SPECIFIED ACCORDING TO THE I.C.L. LANDSCAPE STANDARD CANADIAN LANDSCAPE STANDARD LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER O.C.A.S. STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. REFER TO SPECIFICATIONS FOR PREPARED CONTAINER AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND PRASER VALLEY. SUBMITTALS MUST BE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT FOR PROCEED TO SUBMITTAL. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE ARCHITECT'S APPROVAL. DEFINITION OF CONDITIONS OF DELIVERY PLANT MATERIAL MUST BE PROVIDED FROM CENTRED DISEASE FREE IN BERRY.

PROPOSED TREES

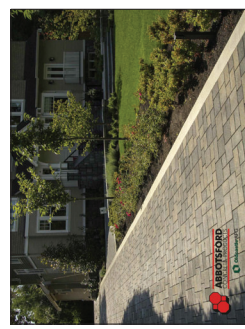


PAVING KEY:

PATTERN A:
AQUAPAVE VENETIAN PAVERS 80mm TH
ABBOTSFORD BRAND (OR SIMILAR)
RANDOM LAY BRANDED COURSE ALIGNED AT 0 DEG
SANDALWOOD COLOUR
PAVERS EDGED WITH SINGLE SOLDIER COURSE AND HIDDEN CONCRETE CURB

PATTERN B:
AQUAPAVE VENETIAN PAVERS 80mm TH
ABBOTSFORD BRAND (OR SIMILAR)
RANDOM LAY BRANDED COURSE ALIGNED AT 0 DEG
CHARCOAL COLOUR
ROAD PAVERS EDGING: 12" WIDE SMOOTH TROWEL FINISH CONCRETE BANDING
DRIVEWAY EDGING: SINGLE SOLDIER COURSE WITH HIDDEN CONCRETE CURB

PATTERN C:
AQUAPAVE OLD COUNTRY STONE PAVERS 80mm TH
ABBOTSFORD BRAND (OR SIMILAR)
RANDOM LAY BRANDED COURSE ALIGNED AT 0 DEG
SHADOW COLOUR 90% CHARCOAL 10%
PAVERS EDGED WITH SINGLE SOLDIER COURSE AND HIDDEN CONCRETE CURB
PROVIDE BLACK ALUMINUM PERMALOC EDGE TO ALL SIDEWALKS AND PATIOS.





Address: 8220 Gilbert Road

File No.: RZ 21-926304

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, the applicant is required to complete the following:

1. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the protection zone of the hedges to be retained (i.e., the hedge at 8200 Gilbert Road; and the hedge at 8231 Sunnywood Drive should authorization for removal not be obtained by that property owner). 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.
2. Registration of a flood indemnity covenant on title.
3. Registration of a legal agreement on title to ensure that, upon subdivision of the property:
 - a) Vehicular access to the proposed lots is via a single shared driveway crossing, centered on the proposed common property line;
 - b) The buildings on the proposed lots are designed to prevent vehicles from reversing onto Gilbert Road; and
 - c) a cross access easement or other legal agreement (e.g., SRW, covenant, easement), as determined to the satisfaction of the Director of Development, is registered on title over the entire shared internal drive-aisle and shared visitor parking space, to enable vehicles to pass over the common lot line to enter and exit the proposed lots, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
4. City acceptance of the applicant's offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$86,413.00) to the City's affordable housing reserve fund.
5. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the applicant is required to:

- Submit a statement by your Coordinating Registered Professional confirming that the applicable Energy Step Code performance target has been considered in the proposed design and that a Qualified Energy Modeller has been engaged to ensure that the proposed design can achieve the applicable performance target. Where a relaxation is allowed with the use of low-carbon energy systems, the statement must identify whether that option will be pursued.

The general thermal characteristics of the proposed building skin (e.g., effective R-values of typical wall assemblies, U-values and solar heat gain coefficients of fenestration, window-to-wall ratios, thermal breaks in balconies and similar features) must be presented in the DP application such that the passive energy performance of the building can be assessed. A one-page summary of the envelope energy upgrades and other energy efficiency measures would be acceptable.

- Submit a cost estimate for the proposed Landscape Plan, prepared by a Registered Landscape Architect (including all materials, installation, and a 10% contingency).

Prior to Demolition Permit* issuance, the applicant is required to complete the following:

- Installation of protection fencing on-site around the neighbouring hedges to be retained (i.e., the hedge at 8200 Gilbert Road; and the hedge at 8231 Sunnywood Drive should authorization for removal not be obtained by that property owner). The protection fencing is to 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

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

- Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
- Register a cross-access easement on Title for the shared drive-aisle and shared visitor parking space.
- Enter into a Servicing Agreement* for the design and construction of frontage improvements, as well as water, drainage, and sanitary sewer connections. 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. The scope of work includes, but is not limited to:

Water Works

- a) Using the OCP Model, there is 634 L/s of water available at a 20 psi residual at the Gilbert Road frontage. Based on the proposed development, the subject site requires a minimum fire flow of 95 L/s.
- b) At the applicant's cost, the applicant is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit stage building designs.
- c) At the applicant's cost, the City will install four water connections, complete with meters, to serve the proposed four units. If feasible, the existing water connection may be retained to serve one of proposed units; if not, it shall be capped and removed.

Storm Sewer Works

- d) At the applicant's cost, the City will install two storm connections, complete with inspection chamber(s), to serve the proposed two lots. If one or more of the existing connections are sized adequately to serve the proposed development, and in good condition, then those connections may be retained. If one or neither of the connections are adequate, the inadequate connection(s) shall be capped and the inspection chamber(s) removed, and a new connection and inspection chamber installed, all at the applicant's cost.

Sanitary Sewer Works

- e) At the applicant's cost, the applicant is required to not start on-site excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- f) At the applicant's cost, the City will:
 - i. Cap the existing sanitary connection and remove the inspection chamber.
 - ii. Install one new sanitary connection, complete with inspection chamber and dual service leads at the common property line of the proposed two lots.

Frontage Improvements

- g) At the applicant's cost, the applicant is required to complete the following boulevard improvements:
 - i. Removal of the existing sidewalk and construction of a new 2.0 m wide concrete sidewalk next to the subject site's west property line.
 - ii. Construction of a new treed/grass boulevard over the remaining width between the new sidewalk and the existing east curb of Gilbert Road.
 - iii. The cross-section of the frontage improvements, measuring from east to west, is to include:
 - the site's west property line
 - the 2.0 m wide concrete sidewalk.

- the minimum 1.5 m wide treed/grass boulevard.
- the existing east curb of Gilbert Road.
- iv. The new sidewalk and boulevard are to transition to meet the existing frontage treatments on Gilbert Road to the north and south of the development's frontage, and are to be constructed using a 3 m x 3 m reverse curve.
- v. The existing driveway crossing to the site from Gilbert Road is to be closed permanently. The applicant is responsible for the removal of the existing driveway letdown and the replacement with barrier curb/gutter, treed/grass boulevard, and concrete sidewalk as per the standards described above.
- vi. The new driveway crossing is to be constructed to City design standards.
- vii. The requirements for street tree placement/spacing/species are to be identified by the City's Parks department as part of the Servicing Agreement design review process.
- h) At the applicant's cost, the applicant is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - i. Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii. To locate all proposed above-ground third-party utility structures on-site within a right-of-way.

General Items

- i) At the applicant's cost, the applicant is required to:
 - i. 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.
 - ii. 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 applicant must complete the following requirements:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The 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.
- Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- 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 original on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10428 (RZ 21-926304)
8220 Gilbert 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 "ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)".

P.I.D. 009-215-727

Lot 7 Section 20 Block 4 North Range 6 West New Westminster District Plan 10008

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10428".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for signatures and dates corresponding to the reading stages.



MAYOR

CORPORATE OFFICER