



# City of Richmond

## Report to Committee


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

**Date:** April 9, 2018  
**File:** RZ 17-774722

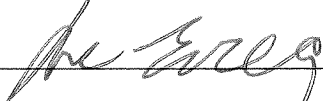
**Re:** Application by Rav Bains for Rezoning at 3991/3993 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)"

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9852, for the rezoning of 3991/3993 Lockhart Road from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

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

WC:sds  
Att. 7

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

## Staff Report

### Origin

Rav Bains has applied to the City of Richmond for permission to rezone the property at 3991/3993 Lockhart Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided into two single-family lots, with vehicle access from Lockhart Road (Attachment 1). The subject site is currently occupied by a duplex, which is proposed to be demolished. The proposed subdivision plan is provided in Attachment 2.

### Findings of Fact

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

### Existing Housing Profile

The applicant has advised both units of the existing duplex are currently rented and contain no existing secondary suites.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting No. 1 Road, identified for redevelopment as “Arterial Road Single Detached” in the Arterial Road Land Use Policy.

To the South: Across Lockhart Road, single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Lockhart Road.

To the East: Across No. 1 Road, a single-family dwelling on a lot zoned “Single Detached (RS1/E)”.

To the West: Single-family dwellings on lots zoned “Single Detached (RS1/B)” fronting Lockhart Road.

### Related Policies & Studies

### Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential (NRES)”. The proposed rezoning and subdivision would comply with this designation.

### Arterial Road Land Use Policy

The Arterial Road Land Use Policy in the OCP identifies the subject site for redevelopment as “Arterial Road Single Detached”. The proposed rezoning and subdivision would comply with this designation.

### 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**

#### Built Form and Architectural Character

The applicant has submitted preliminary plans showing the proposed architectural elevations of the corner lot dwelling (proposed Lot 2) at the intersection of No. 1 Road and Lockhart Road (Attachment 4).

Prior to final adoption of the rezoning bylaw, the applicant is required to register legal agreements on Title to ensure the Building Permit application and ensuing development of the corner lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development, and fencing in the front yard and exterior side yard is limited to a maximum height of 1.2 m. Building Permit plans must comply with all City regulations and staff will ensure the plans are generally consistent with the registered legal agreement.

#### Legal Encumbrances

Existing legal encumbrances include a 1.5 m by 4.6 m Statutory Right-of-Way (SRW) registered on Title for sanitary sewer utilities located in the northwest corner of the subject property (Plan 52230).

Registration of an additional 1.5 m wide SRW along the north property line, from the east property line to 4.0 m west of the existing storm catch basin, is required to allow for access to the existing storm sewer. An additional 6.0 m wide SRW along the north property line, from the west property line to 3.0 m east of the common property line of the proposed subdivided lots, is also required for sanitary sewer connections. The applicant is required to provide these Statutory Right-of-Ways at Servicing Agreement stage.

The existing and required SRWs will not be impacted by the proposed development and the applicant is aware that encroachment into the SRWs is not permitted.

### Transportation and Site Access

Vehicular access to the proposed lots is to be from Lockhart Road, with no access permitted from No. 1 Road, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. Prior to final adoption of the rezoning bylaw, the applicant is required to complete the following:

- Register a legal agreement on Title, ensuring that the only means of vehicle access is to Lockhart Road, and that there is no access to No. 1 Road.
- Provide a 2.75 m road dedication along the east property line to accommodate for future road widening and the required frontage improvements.
- Provide a 4 m x 4 m corner cut road dedication on the southeast corner of the subject site, to be measured from the new property line.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees located on the development site, two trees located on the neighbouring property, and four trees located on City property.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report and Tree Management Plan (Attachment 5), conducted an on-site visual assessment, and concurs with the Arborist's recommendations; with the following comments:

- Three trees (tag# 518, 520 & 523) located on the development site are in good condition. These trees are to be protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
- Two trees (tag# 525 & 526) located in the rear yard are in good condition, however, the trees will be significantly impacted by the installation of the required new sanitary line. Remove and replace.
- Four trees (tag# 519, 522, 524 & 527) located on the development site exhibit sparse canopies, covered in vines, or crowded out by adjacent dominant trees. These trees are not good candidates for retention and should be removed and replaced.

- Two trees (tag# 530 & 531) located on the neighbouring property are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03.
- Three City-owned trees (tag# 521, 532 & 533) were assessed by the City’s Parks Arborist, who has agreed that the applicant can remove the trees due to poor condition. The applicant has received approval from the Parks Department and must contact the department four days prior to removal. Compensation of \$1,300 is required for removal of the trees.
- One City-owned tree (tag# 534) is to be retained and protected. Submission of a Tree Survival Security to the City in the amount of \$2,970 is required as a condition of rezoning approval.

*Tree Replacement*

The applicant is proposing to remove six on-site trees (tag# 519, 522, 524-527). The OCP tree replacement ratio of 2:1 requires 12 replacement trees to be planted and maintained on-site. The applicant is proposing to plant seven trees. As per Tree Protection Bylaw No. 8057, based on the size of the on-site trees being removed, replacement trees shall be the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
1	6 cm	3.5 m
2	8 cm	4 m
4	9 cm	5 m

To ensure the required replacement trees are planted and maintained on-site, the applicant is required to provide a Landscape Security in the amount of \$3,500 (\$500/tree) prior to final adoption of the rezoning bylaw. In order to ensure the front and exterior yard of the corner lot is enhanced consistent with the landscape guidelines of the Arterial Road Land Use Policy, the applicant is also required to provide an acceptable Landscape Plan and Landscape Security based on 100% of the cost estimate provided by the Landscape Architect, prior to final adoption of the rezoning bylaw. The applicant has submitted a preliminary Landscape Plan (Attachment 6), which will be reviewed in detail prior to final adoption of the rezoning bylaw.

Securities will not be released until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one year maintenance period from the date of the landscape inspection.

The applicant is also required to submit a cash-in-lieu contribution in the amount of \$2,500 (\$500/tree) to the City’s Tree Compensation Fund for the balance of required replacement trees not planted on the proposed lots (five trees).

*Tree Protection*

The proposed Tree Management Plan is provided in Attachment 5, which outlines the protection of the three on-site trees (tag# 518, 520 & 523), two neighbouring trees (tag# 530 & 531) and

one City-owned tree (tag# 534). To ensure the protection of these trees, the applicant is required to provide the following, prior to final adoption of the rezoning bylaw:

- Submission to the City of a contract with a Certified Arborist for supervision of all works conducted within or in close proximity to tree protection zones.
- Submission of a Tree Survival Security in the amount of \$32,970 (\$30,000 for the three on-site trees to be protected (based on the sizes of the trees to be retained), and \$2,970 for the one City-owned tree to be retained).

Prior to the demolition of the existing dwelling, the applicant is required to install tree protection fencing around all trees to be retained, in accordance with the City's Tree Protection Information Bulletin TREE-03

#### Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications prior to July 24, 2017, requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots, plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution if secondary suites cannot be accommodated.

The applicant has advised that, due to the size of the proposed lots, accommodating suites would impact house size and design, and reduce the livable space in the proposed dwelling. The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area (i.e. \$9,578.80) in lieu of providing secondary suites, consistent with the Affordable Housing Strategy. The cash-in-lieu contribution must be submitted prior to final adoption of the rezoning bylaw. Staff note that the proposed dwellings are modest in size, and generally support the applicant's proposed Affordable Housing response.

#### Site Servicing and Frontage Improvements

Prior to Subdivision approval, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing and frontage improvements, as described in Attachment 7. Frontage improvements include, but are not limited to, the following:

- No. 1 Road: New 1.5 m concrete sidewalk at the new property line, plus remaining space to existing curb minimum 1.5 m landscaped boulevard. Frontage improvement must accommodate protection of retained trees along No. 1 Road.
- Lockhart Road: Pavement widening, new curb and gutter, minimum 1.5 m landscaped boulevard and a new 1.5 m concrete sidewalk.

Prior to final adoption of the rezoning bylaw, the applicant will provide a voluntary \$5,650 cash-in-lieu contribution as a cost recovery for the water connection and meter installed by the City's capital water main replacement project along Lockhart Road in 2016.

Prior to Subdivision approval, the applicant is also required to pay current year's taxes and the costs associated with the completion of the required site servicing and frontage improvements as described in Attachment 7.

### **Financial Impact or Economic Impact**

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

### **Conclusion**

The purpose of this application is to rezone the property at 3991/3993 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided into two single-family lots.

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

The list of rezoning considerations is included in Attachment 7, 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 9852 be introduced and given first reading.



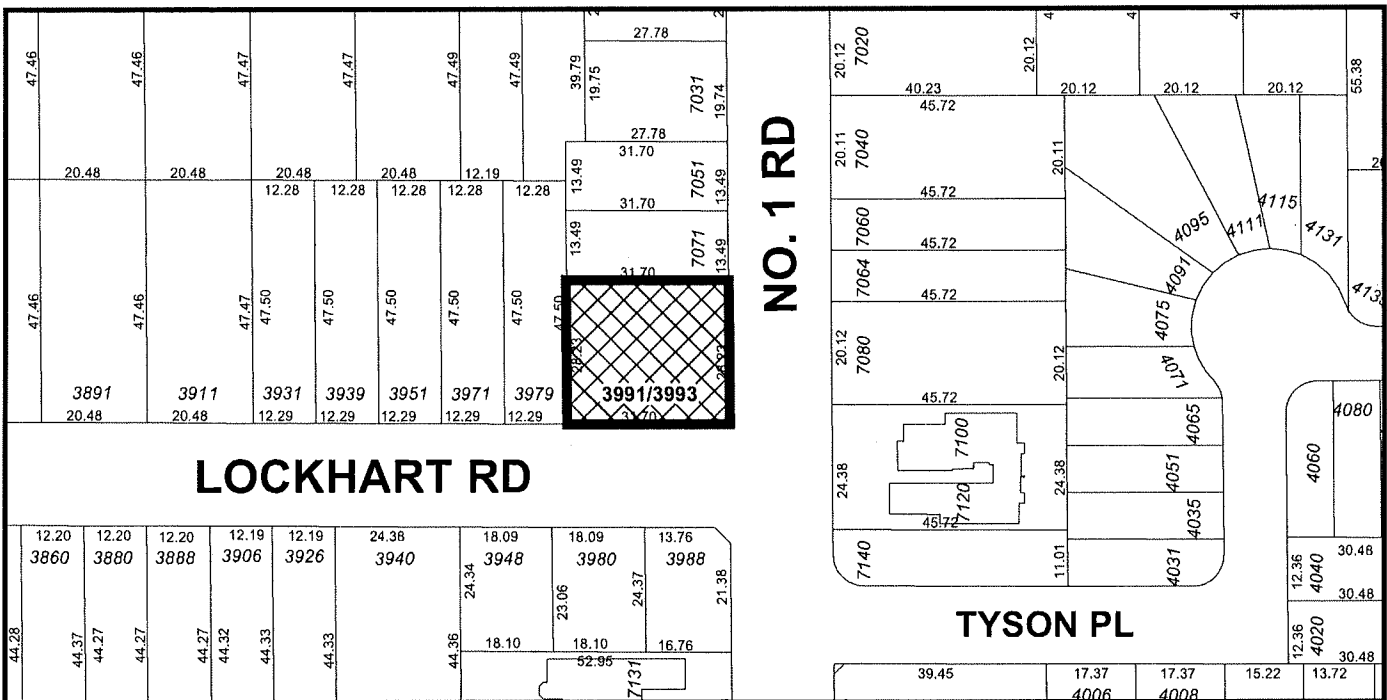
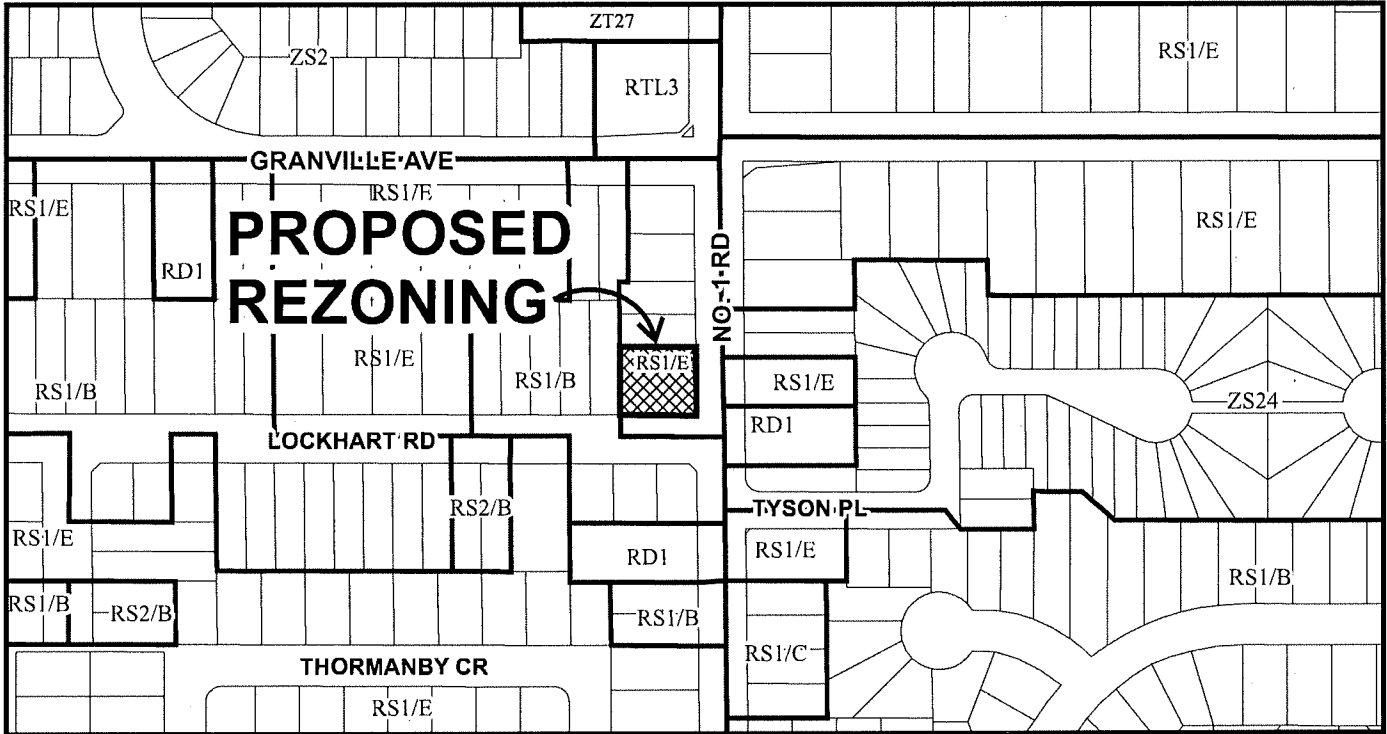
Steven De Sousa  
Planning Technician – Design  
(604-204-8529)

SDS:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Conceptual Building Elevations
- Attachment 5: Tree Management Diagram
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations



City of  
Richmond

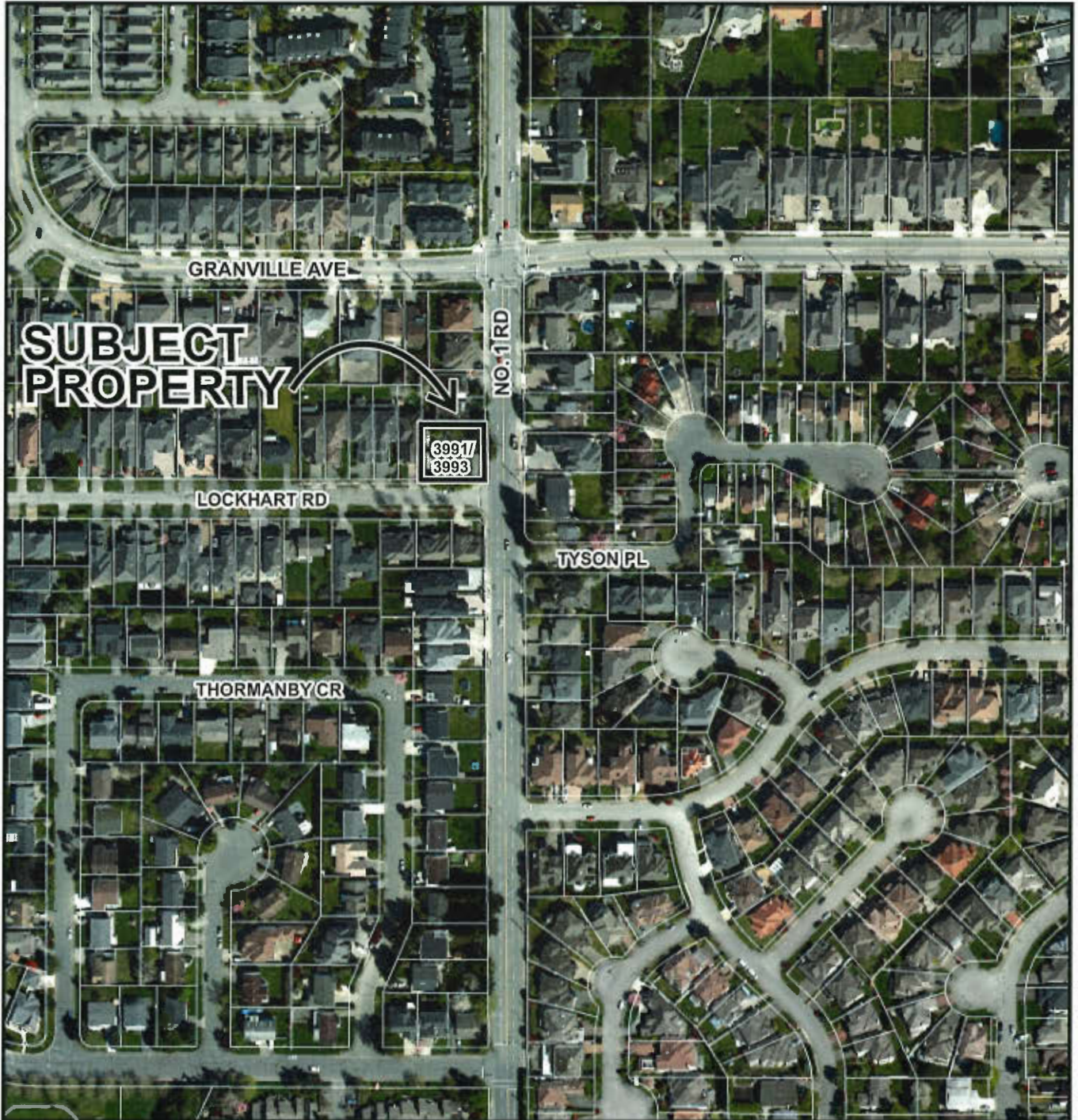


	RZ 17-774722	Original Date: 06/26/17
		Revision Date:
		Note: Dimensions are in METRES





# City of Richmond



**RZ 17-774722**

Original Date: 06/26/17

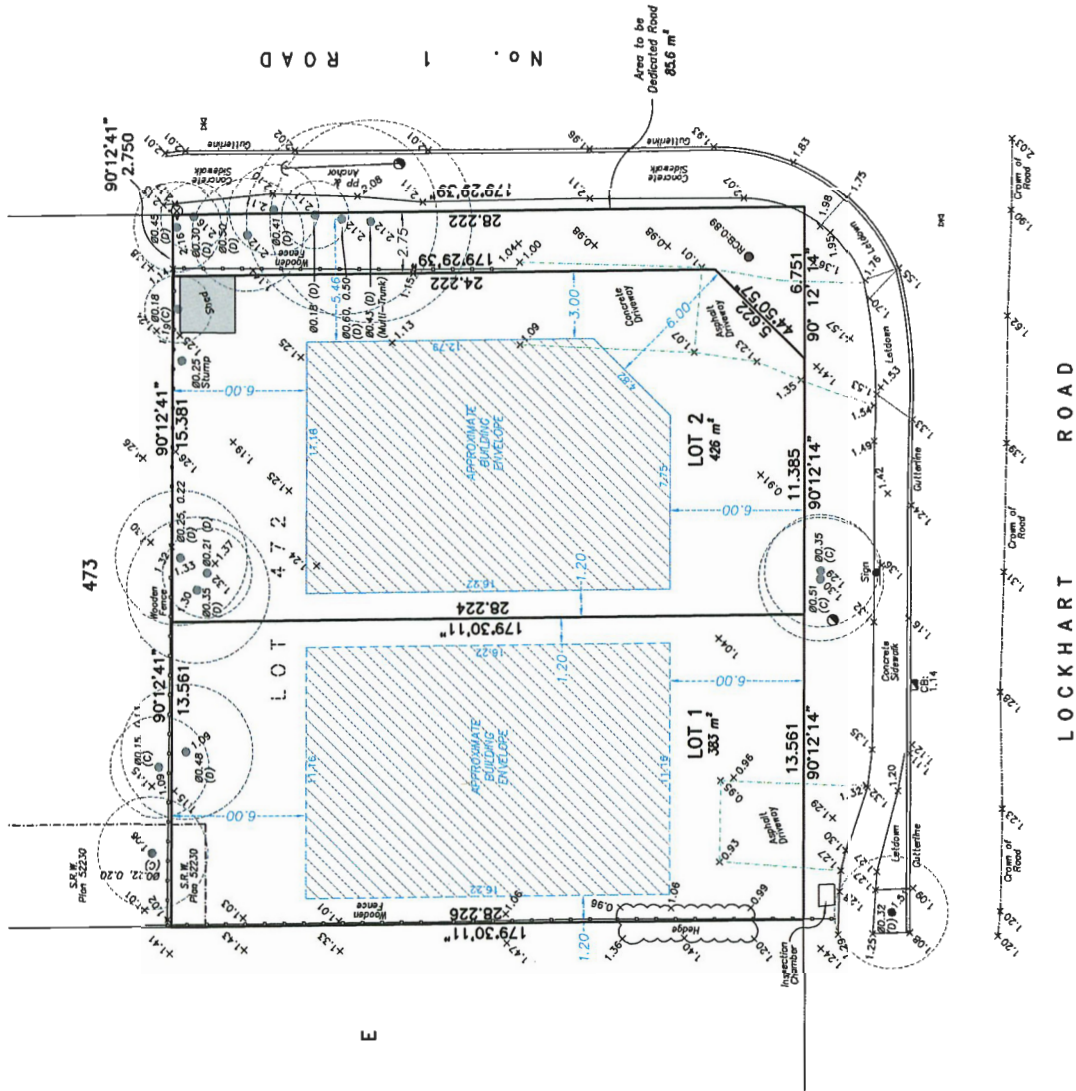
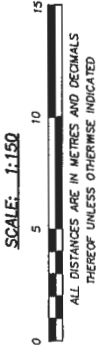
Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 472 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 52229**

#1991 LOCKHART ROAD,  
RICHMOND, B.C.  
P.I.D. 003-553-591



**CNCL - 165**

NOTE:  
Elevations shown are based on  
City of Richmond HFN  
Benchmark: HFN #235  
Central Monument 77H4895  
Elevation: 1.103m  
Benchmark: HFN #234  
Central Monument 77H4891  
Elevation: 1.125m

NOTE:  
Use Site Benchmark Tag #1724 for  
construction elevation control.

**LEGEND:**

- (C) denotes center
- (D) denotes ditch
- denotes catch basin
- denotes round catch basin
- W denotes water valve
- ◇ denotes fire hydrant
- ⚡ denotes sign
- ⊕ denotes power post
- MF denotes main floor

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J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
#15 - 8633 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-6928  
Fax: 214-6928  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6898  
PB-333 P14-16  
Drawn By: IO

DWG No. 6898-Topo-04

CERTIFIED CORRECT:  
LOT DIMENSIONS ACCORDING TO  
FIELD SURVEY.  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
MAY 24th, 2017.



**RZ 17-774722**

**Attachment 3**

Address: 3991/3993 Lockhart Road

Applicant: Rav Bains

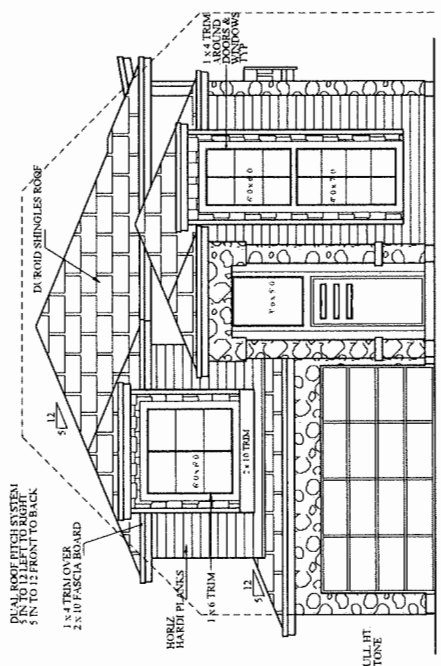
Planning Area(s): Seafair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	G., N., K., & D Atwal	To be determined
<b>Site Size:</b>	894.6 m <sup>2</sup> (9,629 ft <sup>2</sup> )	Lot 1: 383 m <sup>2</sup> (4,123 ft <sup>2</sup> ) Lot 2: 426 m <sup>2</sup> (4,585 ft <sup>2</sup> ) Road dedication: 85.6 m <sup>2</sup> (921 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-family residential	No change
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Arterial Road Land Use Policy:</b>	Arterial Road Single Detached	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/B)

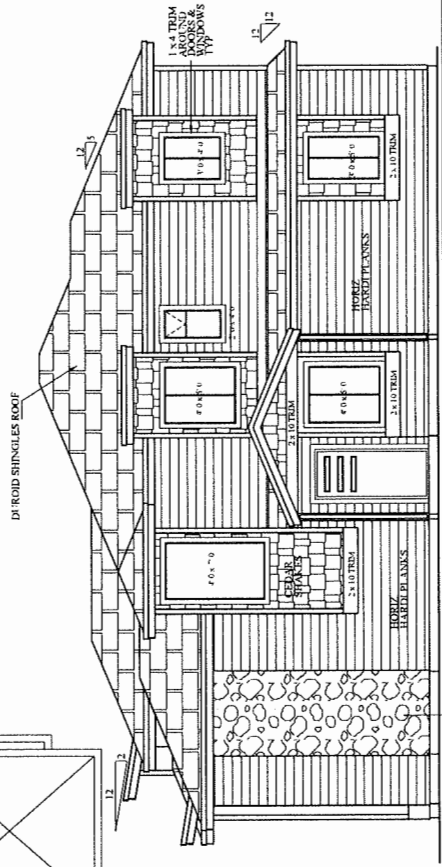
<b>Proposed Lots</b>	<b>Bylaw Requirement</b>		<b>Proposed</b>		<b>Variance</b>
Floor Area Ratio:	Max. 0.55 for 464.5 m <sup>2</sup> of lot area plus 0.3 for remainder		Max. 0.55 for 464.5 m <sup>2</sup> of lot area plus 0.3 for remainder		None permitted
Buildable Floor Area:*	Lot 1: Max. 210.6 m <sup>2</sup> (2,267 ft <sup>2</sup> ) Lot 2: Max. 234.3 m <sup>2</sup> (2,521 ft <sup>2</sup> )		Lot 1: Max. 210.6 m <sup>2</sup> (2,267 ft <sup>2</sup> ) Lot 2: Max. 234.3 m <sup>2</sup> (2,521 ft <sup>2</sup> )		None permitted
Lot Coverage:	Buildings: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%		Buildings: Max. 45% Non-porous: Max. 70% Landscaping: Min. 25%		None
Lot Size:	360.0 m <sup>2</sup>		Lot 1: 383 m <sup>2</sup> Lot 2: 426 m <sup>2</sup>		None
Lot Dimensions:	Lot 1 Width: 12.0 m Depth: 24.0 m	Lot 2 Width: 14.0 m Depth: 24.0 m	Lot 1 Width: 13.5 m Depth: 28.2 m	Lot 2 Width: 15.3 m Depth: 28.2 m	None
Setbacks:	Front: Min. 6.0 m Rear (60% of rear wall): Min. 20% of lot depth Rear (40% of rear wall): Min. 25% of lot depth Interior side: Min. 1.2 m Exterior side: 3.0 m		Front: Min. 6.0 m Rear (60%): Min. 6.0 m Rear (40%): Min. 7.0 m Interior side: Min. 1.2 m Exterior side: 3.0 m		None
Height:	Max. 2 ½ storeys		Max. 2 ½ storeys		None

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

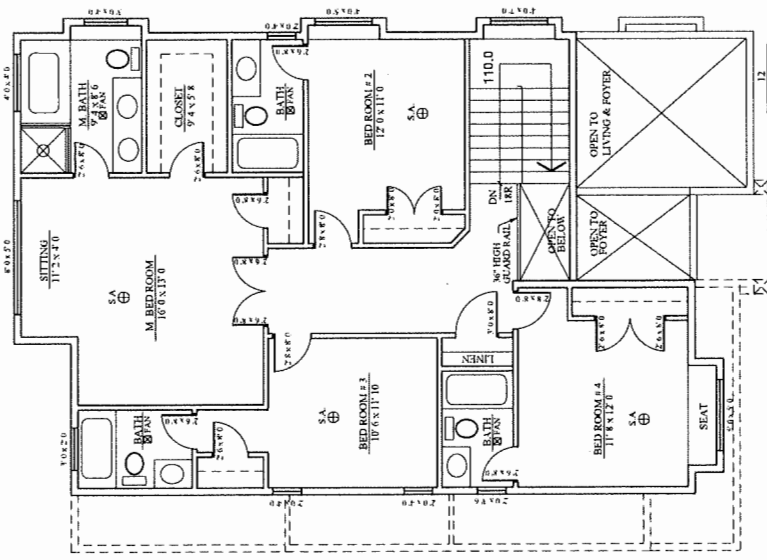
\* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



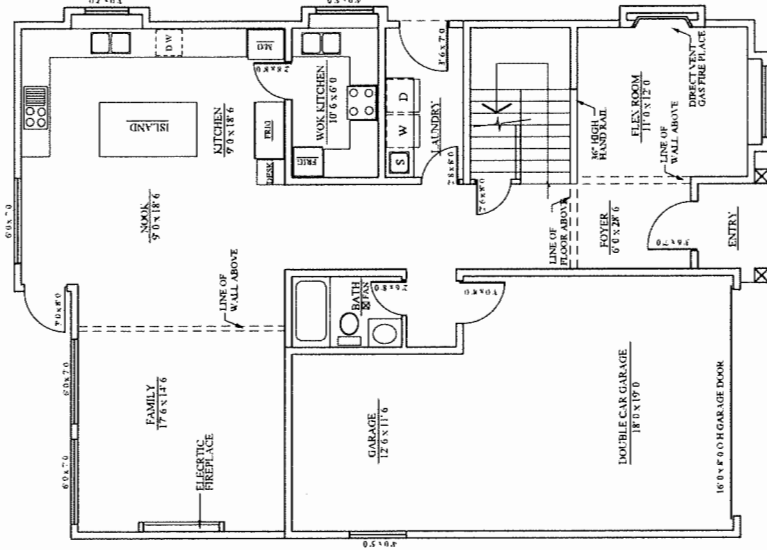
FRONT ELEVATION - Lot 2  
( SOUTH ELEVATION )



RIGHT SIDE ELEVATION - Lot 2  
( EAST ELEVATION )



SECOND FLOOR PLAN - Lot 2  
AREA = 1367 - 107 = 1260



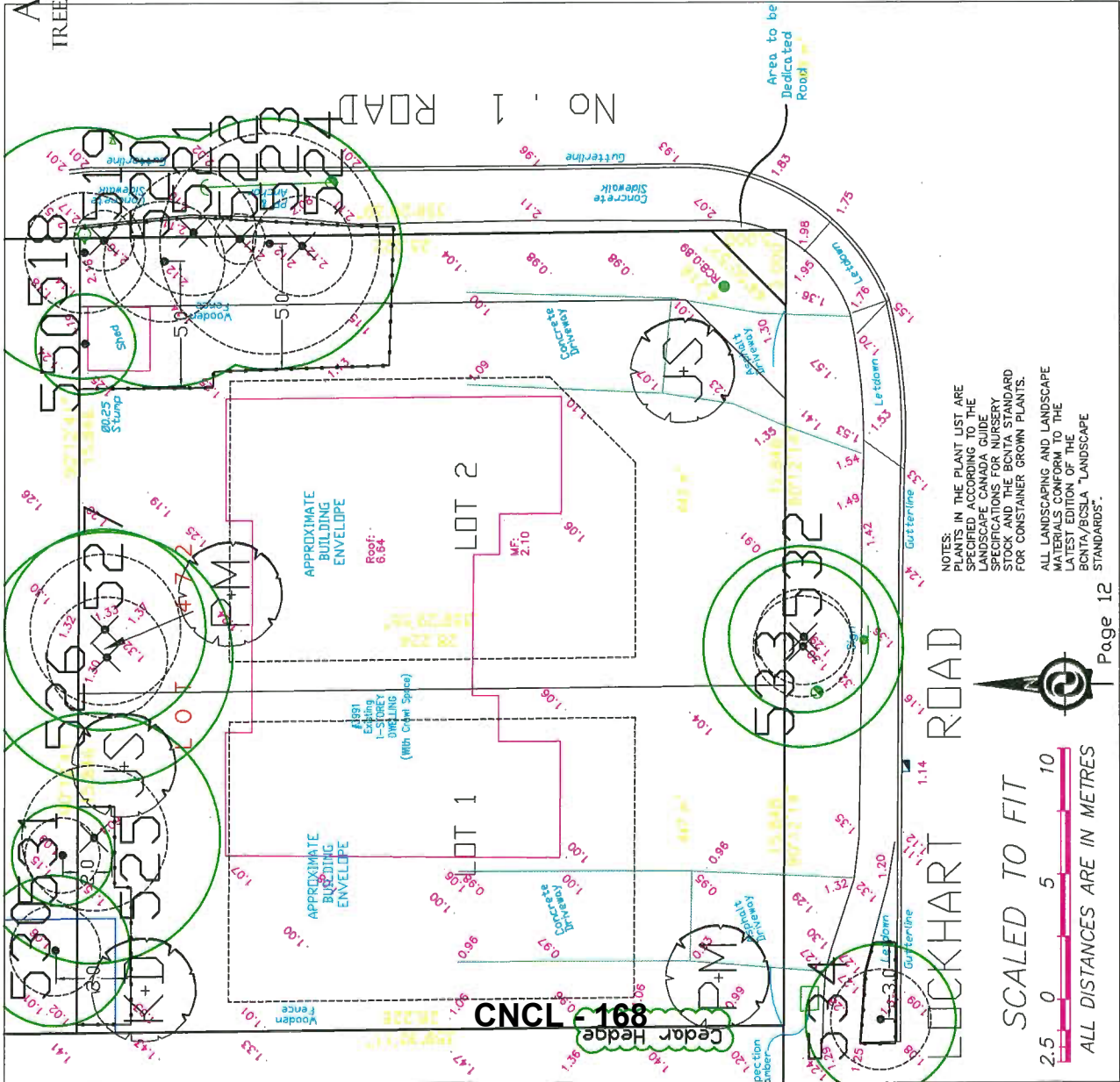
GROUND FLOOR PLAN - Lot 2  
AREA = 1785 - 538 = 1247.0 SF

APR 10 2014	REVISED TO SALT CITY COMMENTS
APR 04 2014	REVISED TO SALT CITY COMMENTS
Astonish Design & Detailing Ltd.	
1972 - 71B Ave Langley B C	
PH 1 604 539 1740 FAX 1 604 539 1741	
CELL 1 604 728 0387 E-MAIL: awyford@astondesign.com	
DATE:	Lot 2 - Floor Plans
SCALE:	
PROJECT:	Lockhart Road Burnham BC
DESIGNER:	
DRAWN:	
CHECKED:	

THESE PLANS CONFORM TO  
B C B C 2012 EDITION

Revised Apr 10 4:55 pm

# APPENDIX 3 TREE MANAGEMENT PLAN



## TREE INVENTORY

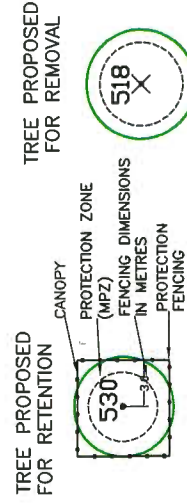
#	Type	Action	DBH	MPZ
518	Black Locust	Retain	40cm	2.4m
519	Deciduous	Remove	20cm	1.2m
520	Black Locust	Retain	40cm	2.4m
521	Deciduous	Remove	30/15cm	2.5m
522	Deciduous	Remove	15cm	0.9m
523	English Oak	Retain	50/50cm	4.4m
524	Horsechestnut	Remove	20/20/20cm	2.0m
525	Silver Birch	Remove	48cm	2.9m
526	Black Locust	Remove	40cm	2.4m
527	Plum	Remove	35/20/20cm	3.0m
530	Lawson Cypress	Retain	20/10cm	1.8m
531	Lawson Cypress	Retain	12/10cm	1.5m
532	Douglas Fir	Remove	31cm	1.9m
533	Western Redcedar	Remove	34cm	2.0m
534	Armstrong Maple	Retain	33cm	2.0m

## UNDERSIZED TREES

550	Grand Fir	0	19cm	1.1m
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DBH- trunk diameter, MPZ- protection zone

## LEGEND



## TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
518	Black Locust	40cm	5.0m	16.4ft
520	Black Locust	40cm	5.0m	16.4ft
523	English Oak	50/50cm	5.0m	16.4ft
530	Lawson Cypress	20/10cm	3.0m	9.8ft
531	Lawson Cypress	12/10cm	2.0m	6.6ft
534	Armstrong Maple	33cm	3.0m	9.8ft

Froglers Creek  
Tree Consultants Ltd  
7783 McHenry Avenue Burnaby BC V5J 4M4  
Telephone 604-721-6002 Fax: 604-437-3837  
3991 and 3992 Lockhart Rd, Richmond BC  
TREE MANAGEMENT PLAN  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING RELATION TO PROPOSED LAYOUT October 2012

NOTES:  
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.  
ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".





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**pmg**  
LANDSCAPE ARCHITECTS  
Suite 1100, 1100 Bay Street  
Richmond, BC V6X 3E9  
P: 604-274-0011 F: 604-274-0022

SEAL:

NO.	DATE	REVISION DESCRIPTION	DR.
1	17-SEP-2017	ISSUE FOR PERMIT	DR
2	17-SEP-2017	REVISIONS	DR
3	17-SEP-2017	REVISIONS	DR
4	17-SEP-2017	REVISIONS	DR
5	17-SEP-2017	REVISIONS	DR
6	17-SEP-2017	REVISIONS	DR
7	17-SEP-2017	REVISIONS	DR
8	17-SEP-2017	REVISIONS	DR
9	17-SEP-2017	REVISIONS	DR
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15	17-SEP-2017	REVISIONS	DR
16	17-SEP-2017	REVISIONS	DR
17	17-SEP-2017	REVISIONS	DR
18	17-SEP-2017	REVISIONS	DR
19	17-SEP-2017	REVISIONS	DR
20	17-SEP-2017	REVISIONS	DR

PROJECT: RESIDENTIAL REZONING  
3993 LOCKHART ROAD  
RICHMOND, BC

DRAWING TITLE: LANDSCAPE PLAN

DATE: 17-SEP-2017  
SCALE: 1"=10'-0"

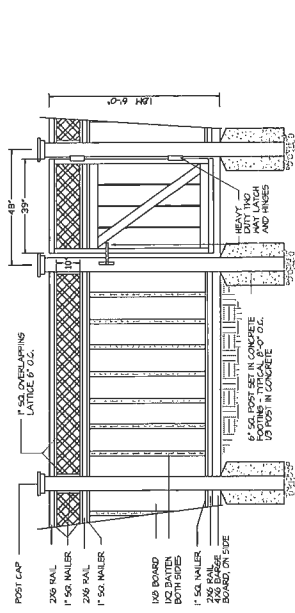
DRAWN BY: [Name]  
CHECKED BY: [Name]

PROJECT NUMBER: 17-235

DRAWING NUMBER: L1

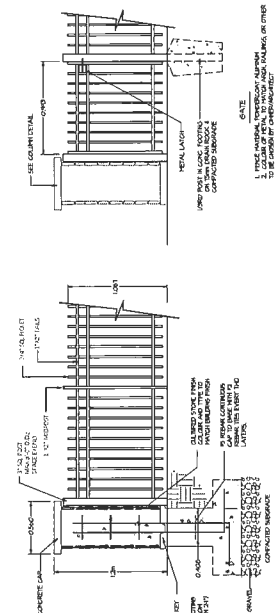
OF 17

17-SEP-2017

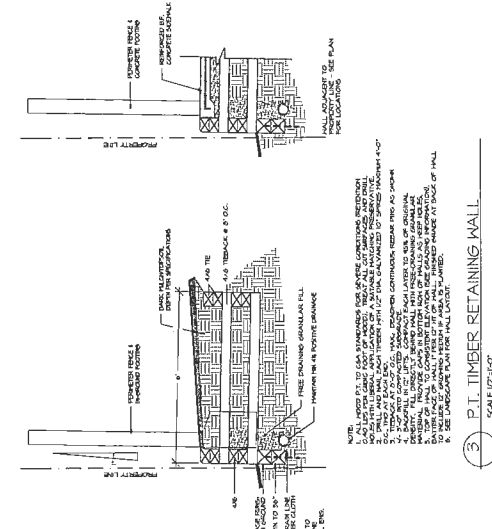


- NOTES:
1. ALL HARDWARE TO BE HOT DIPPED GALVANIZED.
  2. ALL HARDWARE TO BE 1/2" DIA. OR EQUIVALENT, TO CSA STANDARDS.
  3. STAIN THE GATE'S FRAME WITH PROTECTIVE STAIN COLOUR TO BE CHOSEN BY OWNER. PROVIDE 1/2" SQ. SAMPLE.
  4. POST LOCATIONS IN THESE PROTECTION AREAS TO BE PRE-APPROVED BY ARBORIST AND POST HOLES TO BE HAND DUG UNDER SUPERVISION OF ARBORIST.

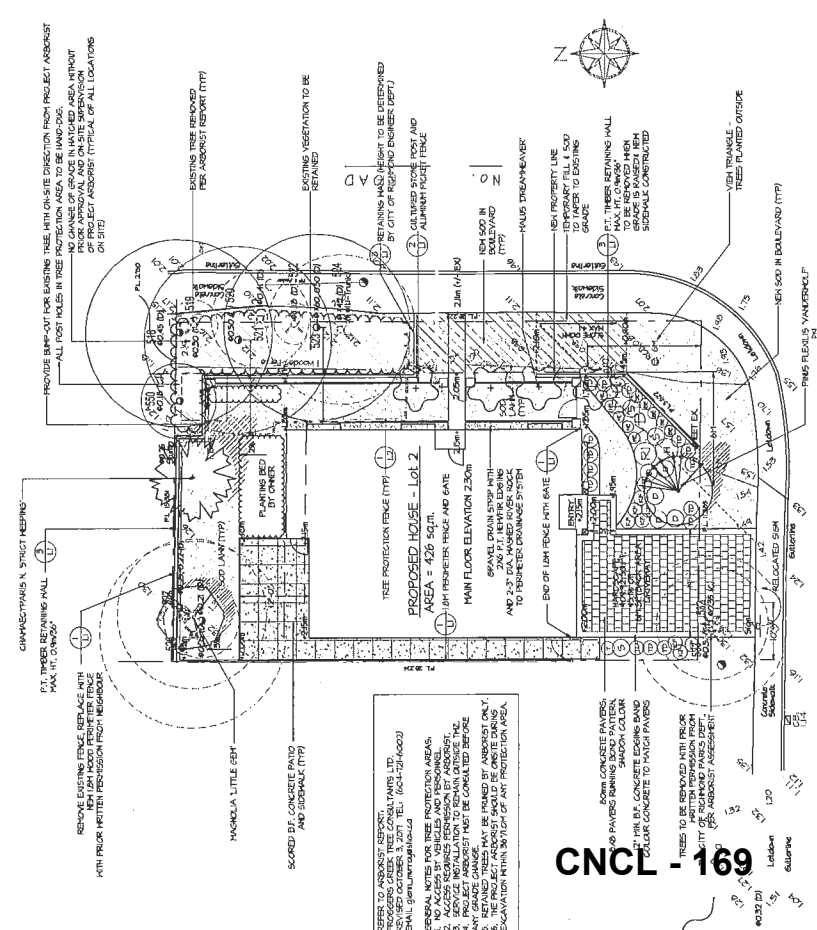
1. 1.8M PERIMETER FENCE AND GATE  
SCALE 1/2"=1'-0"



2. CULTURED STONE POST AND ALUMINUM PICKET FENCE  
SCALE 1/2"=1'-0"



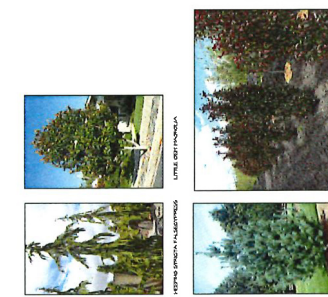
3. P.I. TIMBER RETAINING WALL  
SCALE 1/2"=1'-0"



GENERAL NOTES FOR THESE PROTECTION AREAS:

1. NO ACCESS BY VEHICLES AND PERSONNEL.
2. SERVICE INSTALLATION TO REMAIN UNDISTURBED.
3. ANY SERVICE CHANGES MUST BE COMPLETED BEFORE PROTECTION IS INSTALLED.
4. RETAINED TREES MAY BE PRUNED BY ARBORIST ONLY.
5. EXCAVATION WITHIN SCOPE OF ANY PROTECTION AREA.

CNCL 169



PLANT SCHEDULE	COMMON NAME	PLANTED SIZE / REMARKS
1	CHAMPAGNE YEW	1.5M H/B
2	P.I. TIMBER	1.5M H/B
3	CHAMPAGNE YEW	1.5M H/B
4	CHAMPAGNE YEW	1.5M H/B
5	CHAMPAGNE YEW	1.5M H/B
6	CHAMPAGNE YEW	1.5M H/B
7	CHAMPAGNE YEW	1.5M H/B
8	CHAMPAGNE YEW	1.5M H/B
9	CHAMPAGNE YEW	1.5M H/B
10	CHAMPAGNE YEW	1.5M H/B
11	CHAMPAGNE YEW	1.5M H/B
12	CHAMPAGNE YEW	1.5M H/B
13	CHAMPAGNE YEW	1.5M H/B
14	CHAMPAGNE YEW	1.5M H/B
15	CHAMPAGNE YEW	1.5M H/B
16	CHAMPAGNE YEW	1.5M H/B
17	CHAMPAGNE YEW	1.5M H/B
18	CHAMPAGNE YEW	1.5M H/B
19	CHAMPAGNE YEW	1.5M H/B
20	CHAMPAGNE YEW	1.5M H/B

NOTES:

1. ALL PLANTING TO BE ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINERS SIZES SPECIFIED AS PER PLANT SCHEDULE.
2. ALL PLANTING TO BE ACCORDING TO THE BC LANDSCAPE STANDARD LATEST EDITION. CONTAINERS SIZES SPECIFIED AS PER PLANT SCHEDULE.
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**Address:** 3991/3993 Lockhart Road

**File No.:** RZ 17-774722

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9852, the developer is required to complete the following:**

- Road dedication along the entire east property line measuring 2.75 m wide and a 4 m x 4 m corner cut measured from the new property line, for a total area of 85.6 m<sup>2</sup>.
- Submission of a Landscape Security in the amount of \$3,500 (\$500/tree) to ensure that a total of seven replacement trees are planted and maintained on-site with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
1	6 cm		3.5 m
2	8 cm		4 m
4	9 cm		5 m

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.

- Submission of a Landscape Plan for the front and exterior side yards of the proposed corner lot, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including all hard and soft materials, installation and a 10% contingency. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy;
  - include a mix of coniferous and deciduous trees;
  - include low fencing along the street frontages (max. 1.2 m in height);
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
- City's acceptance of the developer's offer to voluntarily contribute \$2,500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
- City's acceptance of the applicant's voluntary contribution of \$1,300 for the removal of the three City-owned trees (tag# 521, 532 & 533), in order for the City to plant two trees at or near the development site.
- 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.
- Submission of a Tree Survival Security to the City in the amount of \$32,970 (\$30,000 for the three on-site trees (tag# 518, 520 & 523) and \$2,970 for the one City-owned tree (tag# 534) to be retained).
- Registration of a flood indemnity covenant on title.
- Registration of a legal agreement on title ensuring that the only means of vehicle access is to Lockhart Road and that there be no access to No. 1 Road.
- Registration of a legal agreement on Title, ensuring that the Building Permit application and ensuing development of the corner lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development
- Registration of a legal agreement on Title, ensuring fencing in the front yard and exterior side yard is limited to a maximum height of 1.2 m.
- The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$9,578.80) to the City's Affordable Housing Reserve Fund.
- The City's acceptance of the applicant's voluntary contribution of \$5,650 as cost recovery for the water connection and meter installed by the City capital water main replacement project along Lockhart Road in 2016 (Account # 0645 – Cash-in-Lieu Water Provisions Account). This does not include any disconnect/reconnect fees.

**Prior Demolition Permit\* issuance, the developer must complete the following requirements:**

1. Tree protection fencing must be installed to City standard 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.
2. Contact the City's Parks Department a minimum of four days in advance to enable signage to be posted for the removal of the City-owned trees (tag# 521, 532 & 533).

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

1. Payment of current year's taxes and the costs associated with the completion of the required site servicing and frontage improvements.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. Works include, but may not be limited to, the following:

*Water Works:*

- a) Using the OCP Model, there is 421.0 L/s of water available at a 20 psi residual at the No 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
  - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - ii) Pay a voluntary \$5,650 cash-in-lieu contribution for the water connection and meter installed by the City capital water main replacement project along Lockhart Road. Payment should be made to the cash-in-lieu water provisions account, transit code 0645. Please note that this does not include any disconnect/reconnect fees required at building permit stage.
- c) At Developer's cost, the City is to:
  - i) Install one new water service connections, complete with meter and meter box, to serve the proposed eastern lot.
  - ii) Retain the existing water connection to serve the proposed western lot.

*Storm Sewer Works:*

- d) The Developer is required to:
  - i) Cut and cap, at inspection chamber, the existing storm service connection serving the development site. Inspection chamber STIC51798 to be retained to serve 7071 No 1 Road.
  - ii) Cut and cap, at main, the three existing storm service connections along Lockhart Road and remove inspection chambers.
  - iii) Install a new storm service connection at the adjoining property line of the newly subdivided lots, complete with inspection chamber and dual service leads.
  - iv) Provide, at no cost to the City, a 1.5-m wide statutory right-of-way along the north property line from the east property line 4.0 m west for the existing storm catch basin.
- e) At Developer's cost, the City is to:
  - i) Perform all tie-ins for the proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

- f) The Developer is required to:
  - i) Remove inspection chamber SIC3276 and service connection and extend the existing 150 mm sanitary sewer south approximately 3.0 m and install a new manhole. From the new manhole, install a new 150 mm sanitary sewer east approximately 15.0 m and end with a new manhole at the common property line of the newly subdivided lots.
  - ii) Install two sanitary service connections off of the proposed manhole at the common property line of the newly subdivided lots.
  - iii) Provide, at no cost to the City, a 6.0 m-wide statutory right-of-way along the north property line from the west property line to 3.0 m past the common property line of the newly subdivided lots for the proposed sanitary sewer.
  - iv) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works.
- g) At Developer's cost, the City is to:



- i) Perform all tie-ins for the proposed works to existing City infrastructure.

*Frontage Improvements:*

- h) The Developer is required to:
  - i) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (2) To locate all above ground utility cabinets and kiosks required to service the proposed development within the development site.
  - ii) Complete other frontage improvements as per Transportation's requirements, which include, but are not limited to the following:
    - (1) Road dedication along the entire east property line measuring 2.75 m wide and a 4 m x 4 m corner cut measured from the new property line, for a total area of 85.6 m<sup>2</sup>.
    - (2) No. 1 Road: new 1.5 m concrete sidewalk at the new property line, plus remaining space to existing curb minimum 1.5 m landscaped boulevard. A 9.0 m corner radius is required for the new curb at the southwest corner of the intersection. Handrail on No.1 Road may be required depending on the slope to the site behind the new sidewalk. Frontage improvement must accommodate protection of retained trees along No. 1 Road.
    - (3) Lockhart Road: pavement widening and new curb and gutter located at 5.6 m north of existing centreline of road at existing stop bar location and taper back across the site to existing curb location at west property line. Behind the new curb a 1.5 m landscaped boulevard and a 1.5 m concrete sidewalk.
    - (4) All utility work relocations including hydro/tel. poles due to frontage upgrades are the responsibility of the applicant.
    - (5) All future driveway locations to conform to Bylaw 7222 setback requirements from the intersection.
    - (6) Registration of a covenant on Title restricting access to No. 1 Road.
    - (7) Prior to issuance of a Building Permit, construction parking and traffic management plan to be provided to the Transportation Division.

*General Items:*

- i) The Developer is required to:
  - i) Not encroach into the proposed right of ways with trees, non-removable fencing, or other non-removable structures.
  - 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 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. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
3. If applicable, 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 copy on file]

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 9852 (RZ 17-774722)
3991/3993 Lockhart 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. 003-553-591

Lot 472 Section 15 Block 4 North Range 7 West New Westminster District Plan 52229

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 9852".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Series of horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND APPROVED by [signature] APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER