



# City of Richmond

## Report to Committee

**To:** Planning Committee

**Date:** December 15, 2022

**From:** Wayne Craig  
Director, Development

**File:** RZ 21-940333


**Re:** Application by Gurjit Pooni for Rezoning at 8691 Heather Street from "Single Detached (RS1/B)" Zone to "Single Detached (RS2/K)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, for the rezoning of 8691 Heather Street from "Single Detached (RS1/B)" zone to "Single Detached (RS2/K)" zone, be introduced and given first reading.

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

WC:ac  
Att. 7

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

## **Staff Report**

### **Origin**

Gurjit Pooni has applied to the City of Richmond for permission to rezone 8691 Heather Street from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two single-family lots with one lot to be accessed from Heather Street and one lot to be accessed from Dolphin Avenue. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

There is an existing tenant-occupied single-family dwelling on the subject property with vehicular access from Heather Street, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling.

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a property zoned “Single Detached (RS1/A)”.

To the South: Across Dolphin Avenue, single-family dwellings on a properties zoned “Single Detached (RS1/B)”.

To the East: Across Heather Street, single-family dwellings on properties zoned “Single Detached (RS1/B)”.

To the West: A single-family dwelling on a property zoned “Single Detached (RS1/B)”.

### **Related Policies & Studies**

#### Official Community Plan/Broadmoor Planning Area – Ash Street Sub Area Plan

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

### 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* and the City's *Zoning Bylaw 8500*.

### **Analysis**

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for Lot A off Dolphin Avenue and access to Lot B (the corner lot) off Heather Street in approximately the same location as the existing access. This rezoning and subdivision is consistent with the lot fabric and vehicular access of lots to the north along Heather Street. The potential exists to continue this lot fabric on adjacent lots to the west along Dolphin Avenue.

In keeping with the City's urban design objectives for enhanced design on corner lots, the applicant will be required to provide a landscape plan and register a restrictive covenant on Title to ensure that the development's design is consistent with the approved plans. A conceptual plan is provided in Attachment 5.

### Existing Legal Encumbrances

None.

### Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Heather Street. Vehicle access to proposed Lot A will be from Dolphin Avenue while vehicle access to proposed Lot B will be from Heather Street. There is an existing sidewalk and landscaped boulevard along Heather Street that was installed through the City's Capital works project. A new sidewalk and landscaped boulevard is to be installed along the Dolphin Avenue frontage as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

### Tree Retention and Replacement

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

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

- Three bylaw sized trees tag# 462 (Sawara cypress 21 cm caliper), tag# 442 (Western Red cedar, 21 cm caliper) and tag# 449 (Western Red cedar, 25 cm caliper) are identified as having poor shrub-like structure and of low retention value due to historical topping. These trees are recommended for removal with replacement at a 2:1 ratio.
- Four City trees tag# 001 (Shore/Lodgepole pine 62 cm caliper), tag# CT-1 (Hungarian oak 6-8 cm caliper), tag# CT-2 (Hungarian oak 6-8 cm caliper) and tag# CT-3 (Hungarian oak 6-8 cm caliper) are all identified in good condition and to be protected as per arborist report recommendations. A Tree Survival Security in the amount of \$25,000.00 is required for the City trees.

### *Tree Replacement*

The applicant wishes to remove three on-site trees tag# 462, 442 and 449. The 2:1 replacement ratio would require a total of 6 replacement trees. The applicant has agreed to plant three (3) trees on proposed Lot B and three (3) trees on proposed Lot A for a total of six (6) trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8 cm	4 m

The applicant will submit a Landscape Security of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot B and three (3) trees on proposed Lot A for a total of six (6) trees are planted and maintained on each.

### *Tree Protection*

Four (4) trees (tag# 001, CT-1, CT-2, CT-3) on City property are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.

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

- Prior to final adoption of the rezoning bylaw, submission to the City of a \$25,000.00 Tree Survival Security for four (4) City trees (tag# 001, CT-1, CT-2, CT-3) to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots creates and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a minimum one-bedroom secondary suite in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the minimum one-bedroom secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Site Servicing and Frontage Improvements

As a result of water, drainage and frontage improvements installed along Heather Street as part of the City's Capital works project prior to the requested rezoning, a \$84,251.00 cost recovery contribution is required to be submitted prior to adoption of the rezoning bylaw.

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing and off-site improvements as described in attachment 7, including:

- Dolphin Avenue frontage to be upgraded with a new concrete sidewalk at the property line, new treed/grassed boulevard, and new concrete curb and gutter, all to match and transition to the existing upgraded condition to the east at the intersection of Dolphin Avenue and Heather Street.

At subdivision stage, the applicant is required to:

- Provision of a 3m x 3m corner cut road dedication to facilitate frontage improvements along Dolphin Avenue. The corner cut must be verified as part of the Servicing Agreement.

- The current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works as described in Attachment 7.

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

This 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**

This rezoning application is to rezone the property at 8691 Heather Street from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with one lot to be accessed from Heather Street and one lot to be accessed from Dolphin Avenue.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10416 be introduced and given first reading.

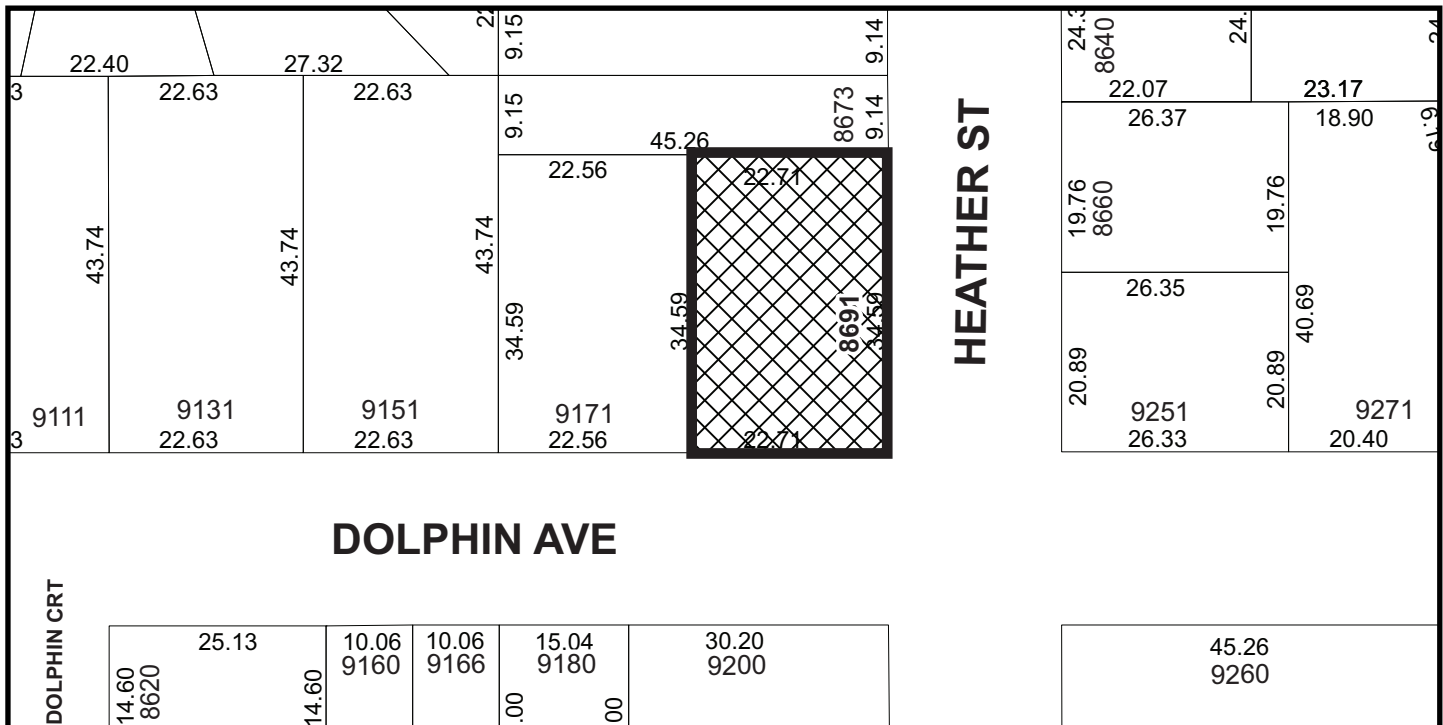
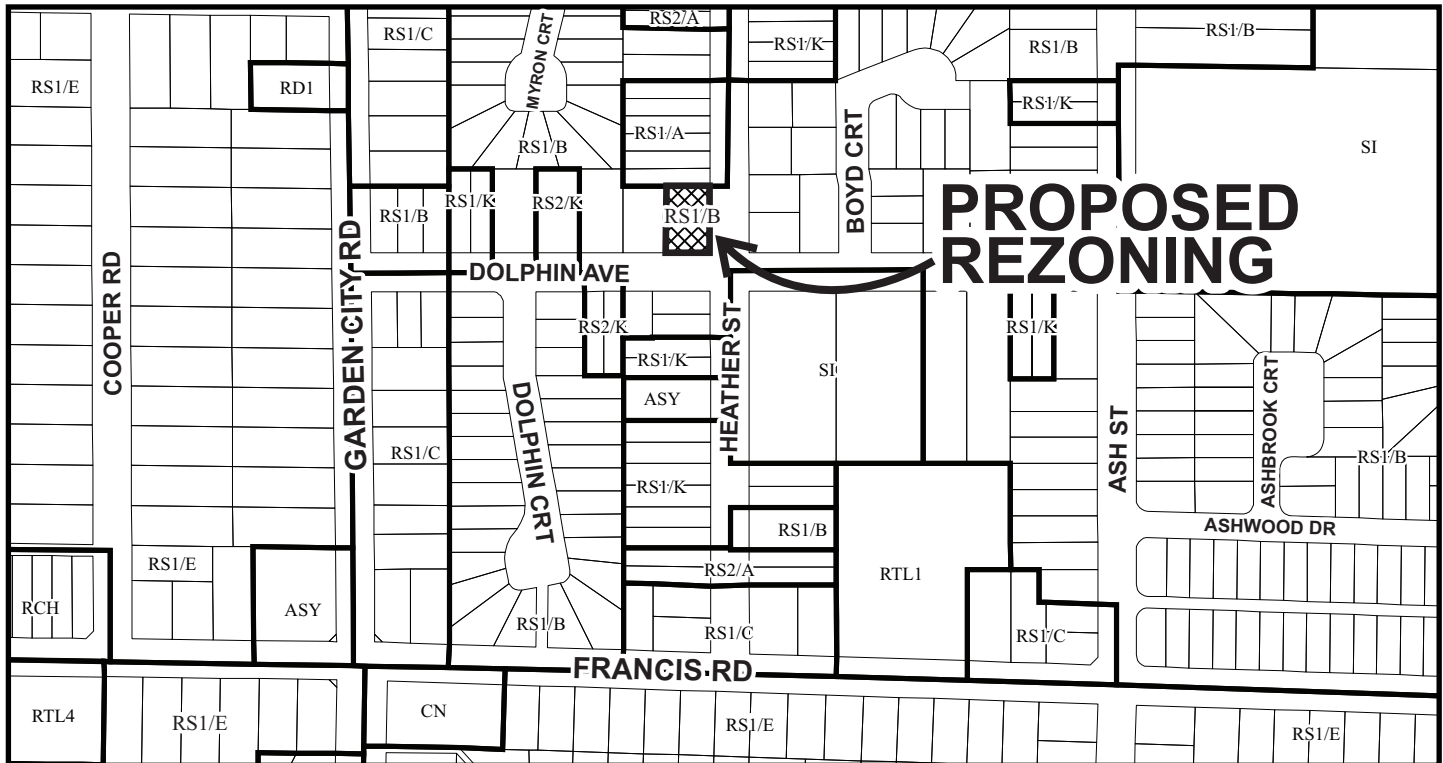


Alexander Costin  
Planning Technician – Design  
(604-276-4200)

AC:js

- Att.    1: Location Map/Aerial Photo  
          2: Survey and Proposed Subdivision Plan  
          3: Development Application Data Sheet  
          4: Ash Street Sub-Area Plan Bylaw 7100  
          5: Conceptual Development Plans  
          6: Tree Retention Plan  
          7: Rezoning Considerations

City of  
Richmond



RZ 21-940333

**PLN – 13**

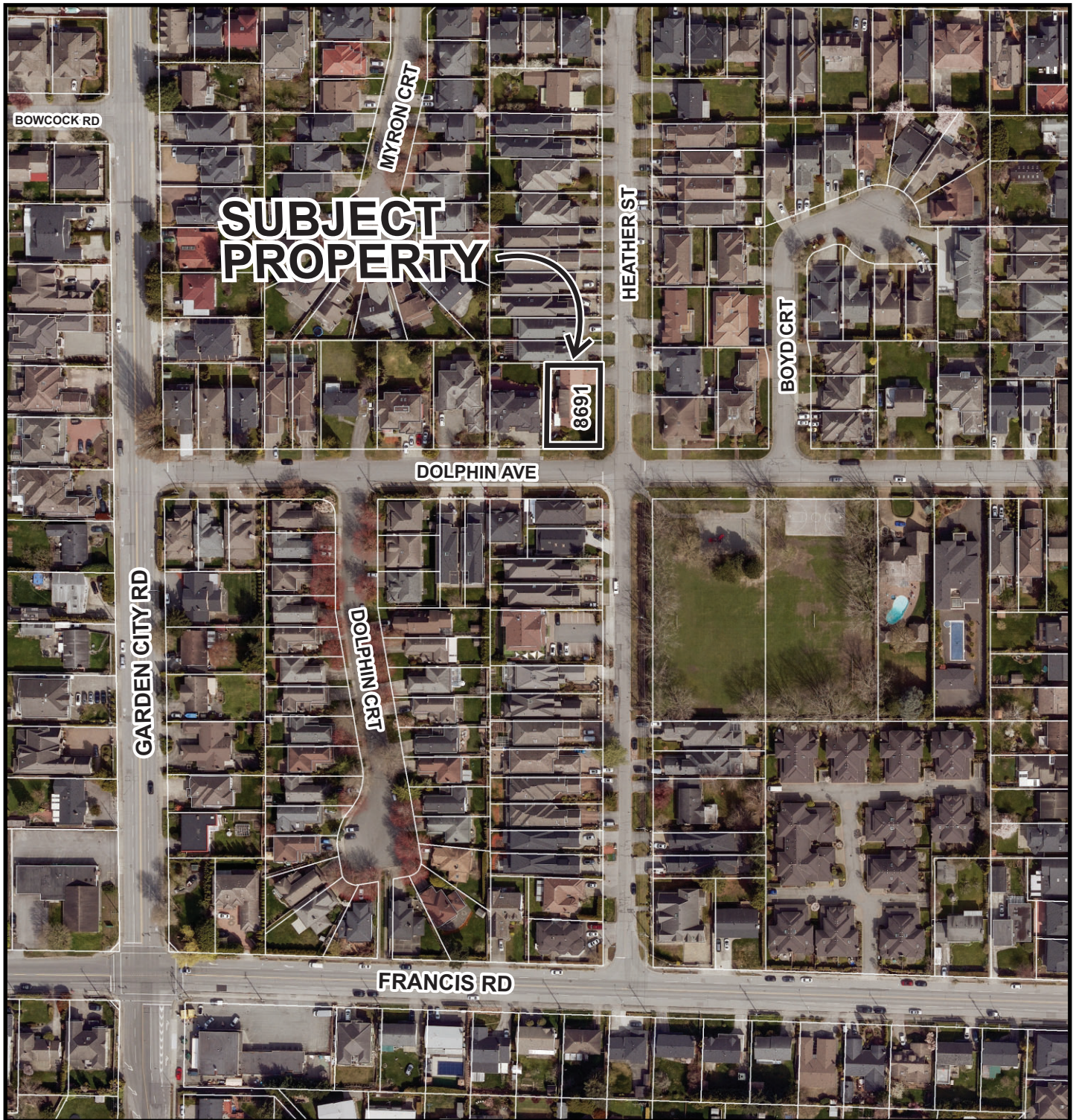
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 21-940333

PLN - 14

Original Date: 10/19/21

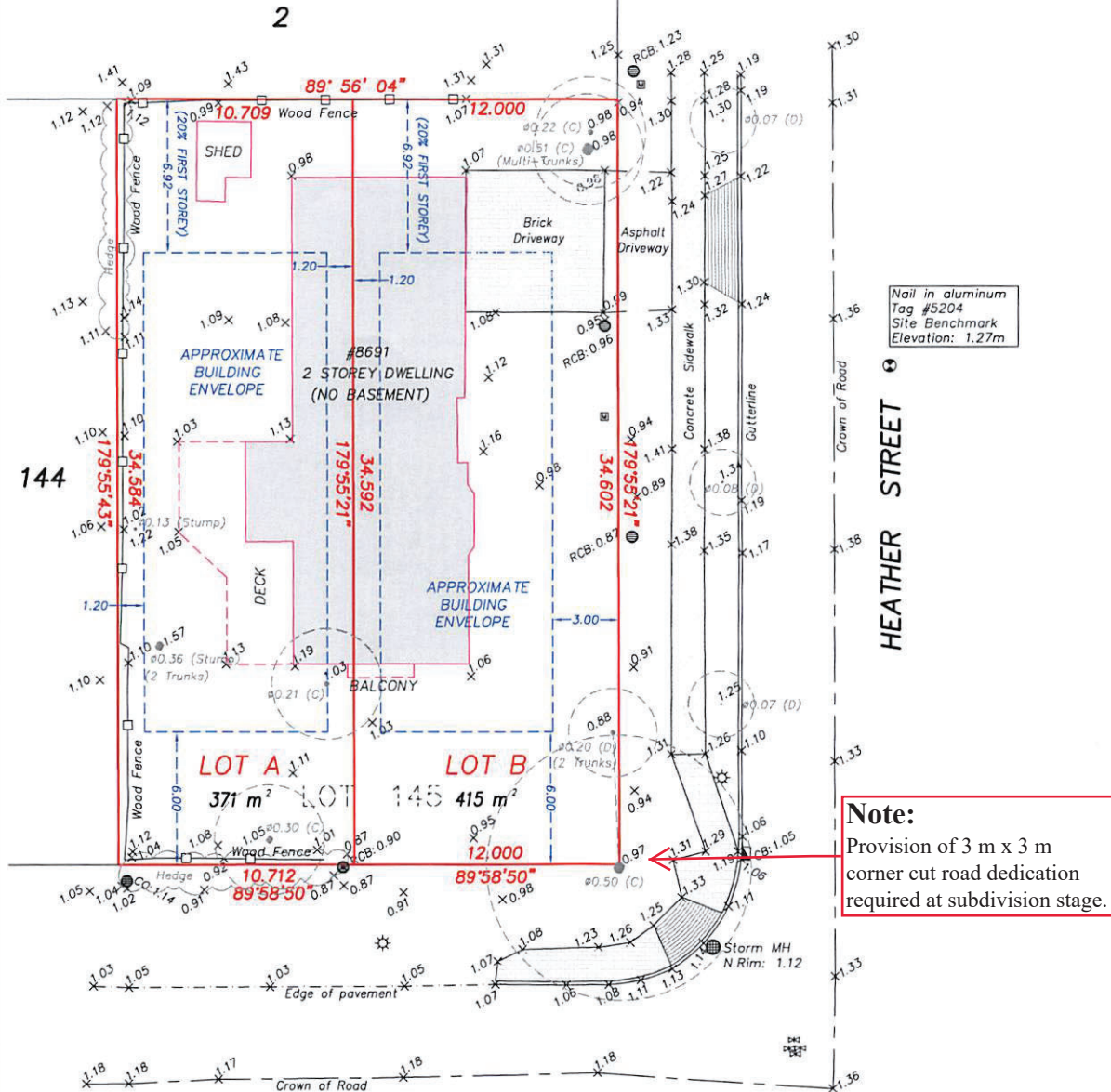
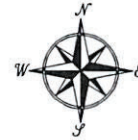
Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION PLAN OF  
LOT 145 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 39476**

#8691 HEATHER STREET,  
RICHMOND, B.C.  
P.I.D. 008-618-330



**NOTE:**

Use site Benchmark Tag #5204 for construction elevation control.

**DOLPHIN AVENUE**

**SCALE: 1:200**

0 5 10 15  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**© Copyright**

J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7702  
FB-402 P61-65, 77  
Drawn By: KA/LK

**NOTE:**

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m

**LEGEND:**

(c) denotes conifer  
(d) denotes deciduous  
■ denotes catch basin  
● denotes round catch basin  
⊕ denotes water valve  
⊗ denotes water meter  
⊙ denotes manhole  
⊙ denotes cleanout  
⊙ denotes lamp standard

**CERTIFIED CORRECT:**

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

Johnson Tam  
JQQ5M3  
JOHNSON C. TAM, B.C.L.S., C.L.S.

Digitally signed by  
Johnson Tam JQQ5M3  
Date: 2022.08.22  
14:36:40 -0700

JUNE 11th, 2021.

DWG No. 7702-TOPO-02

**PLN - 15**



**RZ 21-940333**

**Attachment 3**

Address: 8691 Heather Street

Applicant: Gurjit Pooni

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Sandeep K Shergill	To be determined
<b>Site Size (m<sup>2</sup>):</b>	786 m <sup>2</sup>	Lot A: 371 m <sup>2</sup> Lot B: 415 m <sup>2</sup> (less 3 m x 3 m corner cut dedication)
<b>Land Uses:</b>	Single-family home	Two single-family homes
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Low Density Residential	No Change
<b>702 Policy Designation:</b>	N/A	N/A
<b>Zoning:</b>	Single Detached (RS1/B)	Single Detached (RS2/K)
<b>Number of Units:</b>	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max 0.55 for area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 204.1 m <sup>2</sup> (2196.9 ft <sup>2</sup> ) Lot B: Max. 228.3 m <sup>2</sup> (2457.4 ft <sup>2</sup> )	Lot A: Max. 204.1 m <sup>2</sup> (2196.9 ft <sup>2</sup> ) Lot B: Max. 228.3 m <sup>2</sup> (2457.4 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	315 m <sup>2</sup>	Lot A: 371 m <sup>2</sup> Lot B: 415 m <sup>2</sup> (less the 3x3 m corner cut)	none
Lot Dimensions (m):	Width: 10 m Depth: 24 m	Lot A Width: 10.7 m Depth: 34.6 m  Lot B Width: 12.0 m Depth: 34.6 m	none

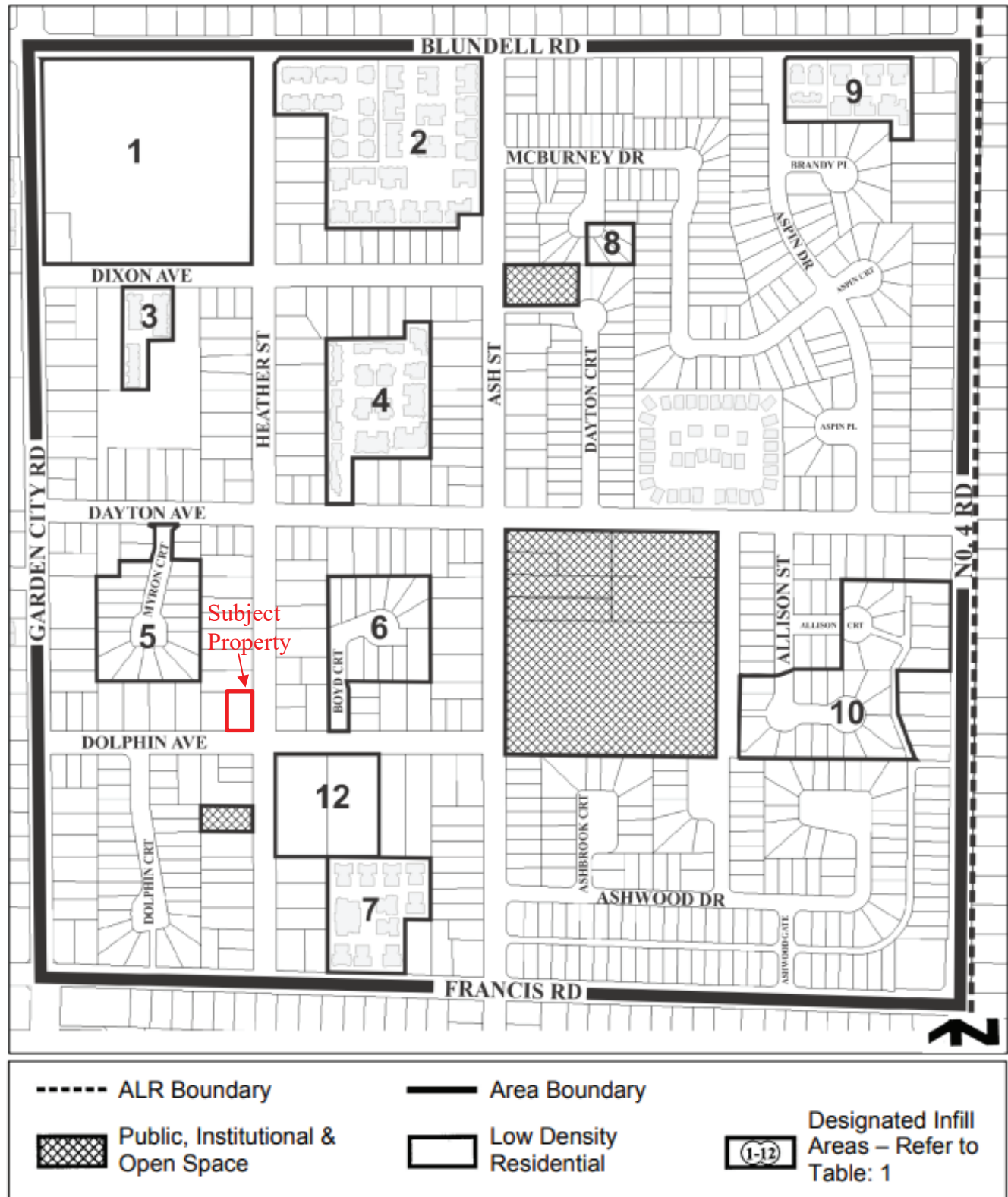
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m</p> <p>Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m<sup>2</sup></p> <p>Side: Min. 1.2 m</p> <p>Exterior Side: Min. 3.0 m</p>	<p>Front: Min. 6.0 m</p> <p>Lot A: Min. 6.0 m</p> <p>Lot B: Rear: Min. 6.92 m for a maximum width of 60% of the rear wall of the first storey; and Min. 8.65 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.</p> <p>Side: Min. 1.2 m</p> <p>Exterior Side: Min. 3.0 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

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

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

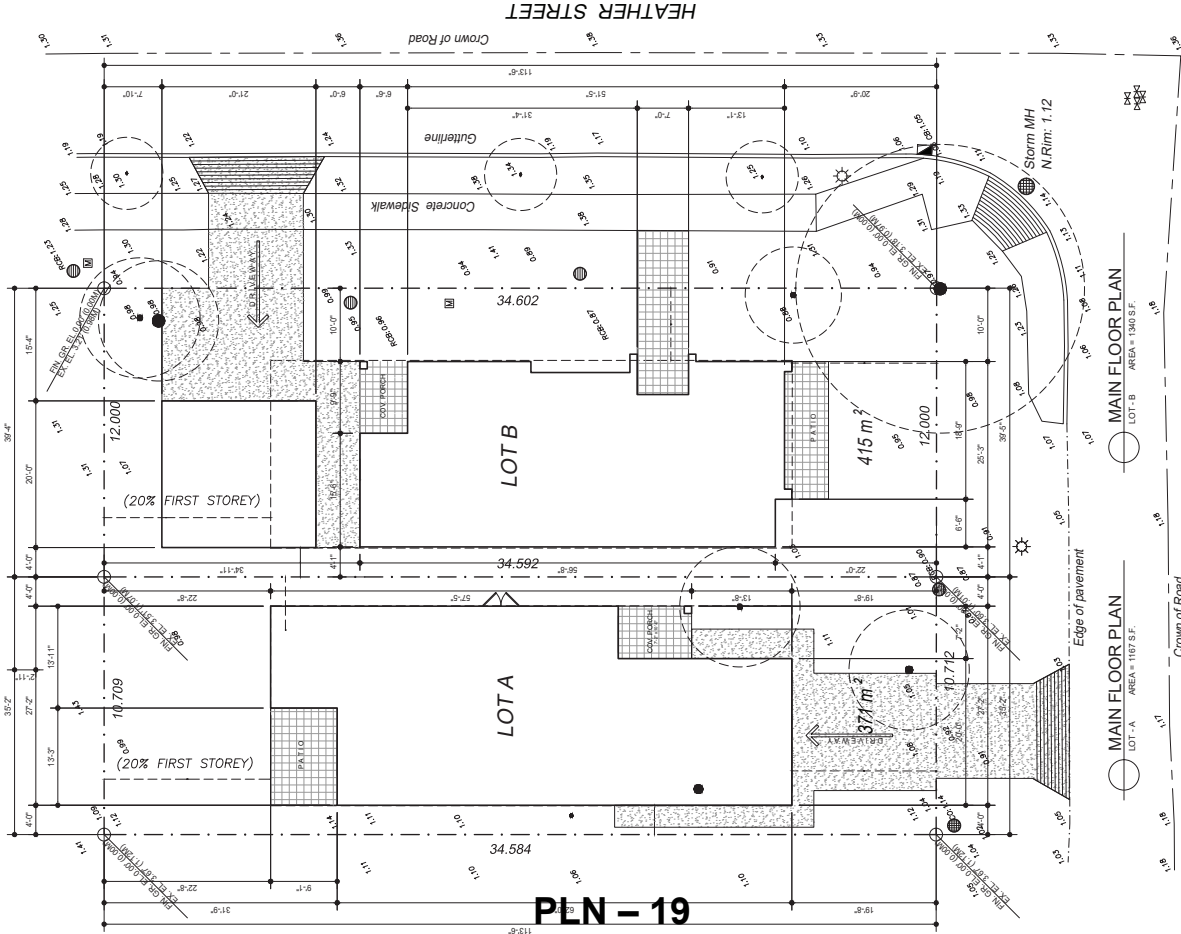
# Broadmoor Area – Ash Street Sub-Area Plan

**Land Use Map** Bylaw 9489  
2016/07/18





# Attachment 5

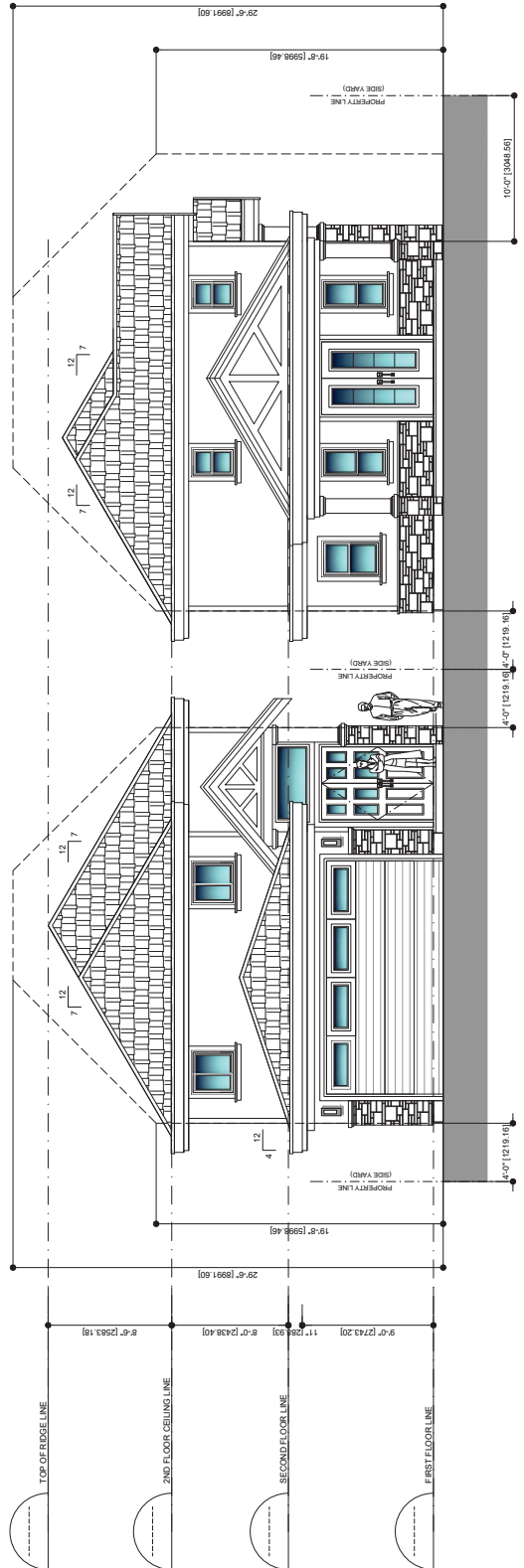
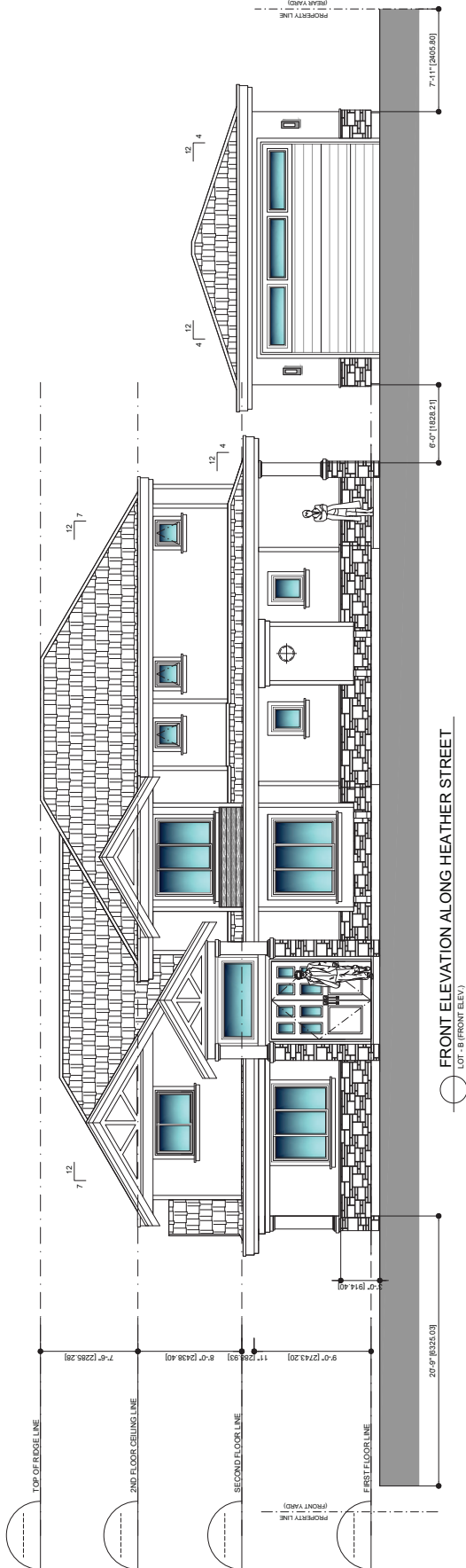


**CIVIC ADDRESS:**  
Lot A, Dolphin Avenue, Richmond, BC.  
**LEGAL DESCRIPTION:**  
Lot A - LOT 166, SECTION 22 - BLK. 44 - RG 6W, PLAN WNP39476  
**ZONING:**  
RS1/B  
**AREA OF SITE:**  
3933.41 Sq Ft. (371.00 S.M.)  
**FLOOR SPACE RATIO:**  
ALLOWABLE F.A.R.:  
3933.41 (371.00 S.M.) x .55 Percent = 2153.37 Sq. Ft. (200.98 S.M.)  
**PROPOSED AREAS:**  
PROPOSED HOUSE:  
HOUSE AREA = 1197.00 Sq. Ft. (108.42 S.M.)  
HOUSE AREA = 1197.00 Sq. Ft. (108.42 S.M.)  
TOTAL = 2194.00 Sq. Ft. (206.84 S.M.)  
**ALLOWABLE COVERAGE:**  
3933.41 (371.00 S.M.) x .55 Percent = 2153.37 Sq. Ft. (200.98 S.M.)  
**PROPOSED COVERAGE:**  
HOUSE AREA (1ST FLOOR) = 1197.00 Sq. Ft. (108.42 S.M.)  
HOUSE AREA (2ND FLOOR) = 1197.00 Sq. Ft. (108.42 S.M.)  
COVERED PORCH = 71.00 Sq. Ft. (6.55 S.M.)  
TOTAL = 2165.00 Sq. Ft. (201.39 S.M.)  
**ALLOWABLE COVERED PORCH AREA:**  
2153.37 x 10 Percent = 215.34 Sq. Ft. (19.85 S.M.)  
Proposed COVERED PORCH = 71.00 Sq. Ft. (6.55 S.M.)

**CIVIC ADDRESS:**  
Lot B, Heather Street, Richmond, BC.  
**LEGAL DESCRIPTION:**  
Lot B - LOT 165, SECTION 22 - BLK. 44 - RG 6W, PLAN WNP39476  
**ZONING:**  
RS1/B  
**AREA OF SITE:**  
4487.02 Sq Ft. (415.00 S.M.)  
**FLOOR SPACE RATIO:**  
ALLOWABLE F.A.R.:  
4487.02 (415.00 S.M.) x .55 Percent = 2469.86 Sq. Ft. (228.26 S.M.)  
**PROPOSED AREAS:**  
PROPOSED HOUSE:  
HOUSE AREA = 1340.00 Sq. Ft. (124.48 S.M.)  
HOUSE AREA = 1340.00 Sq. Ft. (124.48 S.M.)  
TOTAL = 2680.00 Sq. Ft. (248.96 S.M.)  
**ALLOWABLE COVERAGE:**  
4487.02 (415.00 S.M.) x .55 Percent = 2469.86 Sq. Ft. (228.26 S.M.)  
**PROPOSED COVERAGE:**  
HOUSE AREA (1ST FLOOR) = 1340.00 Sq. Ft. (124.48 S.M.)  
HOUSE AREA (2ND FLOOR) = 1340.00 Sq. Ft. (124.48 S.M.)  
COVERED PORCH (A) = 420.00 Sq. Ft. (38.91 S.M.)  
COVERED PORCH (B) = 189.00 Sq. Ft. (17.42 S.M.)  
TOTAL = 2689.00 Sq. Ft. (248.81 S.M.)  
**ALLOWABLE COVERED PORCH AREA:**  
2469.86 x 10 Percent = 246.99 Sq. Ft. (22.82 S.M.)  
Proposed COVERED PORCH = 66.00 Sq. Ft. (6.11 S.M.)



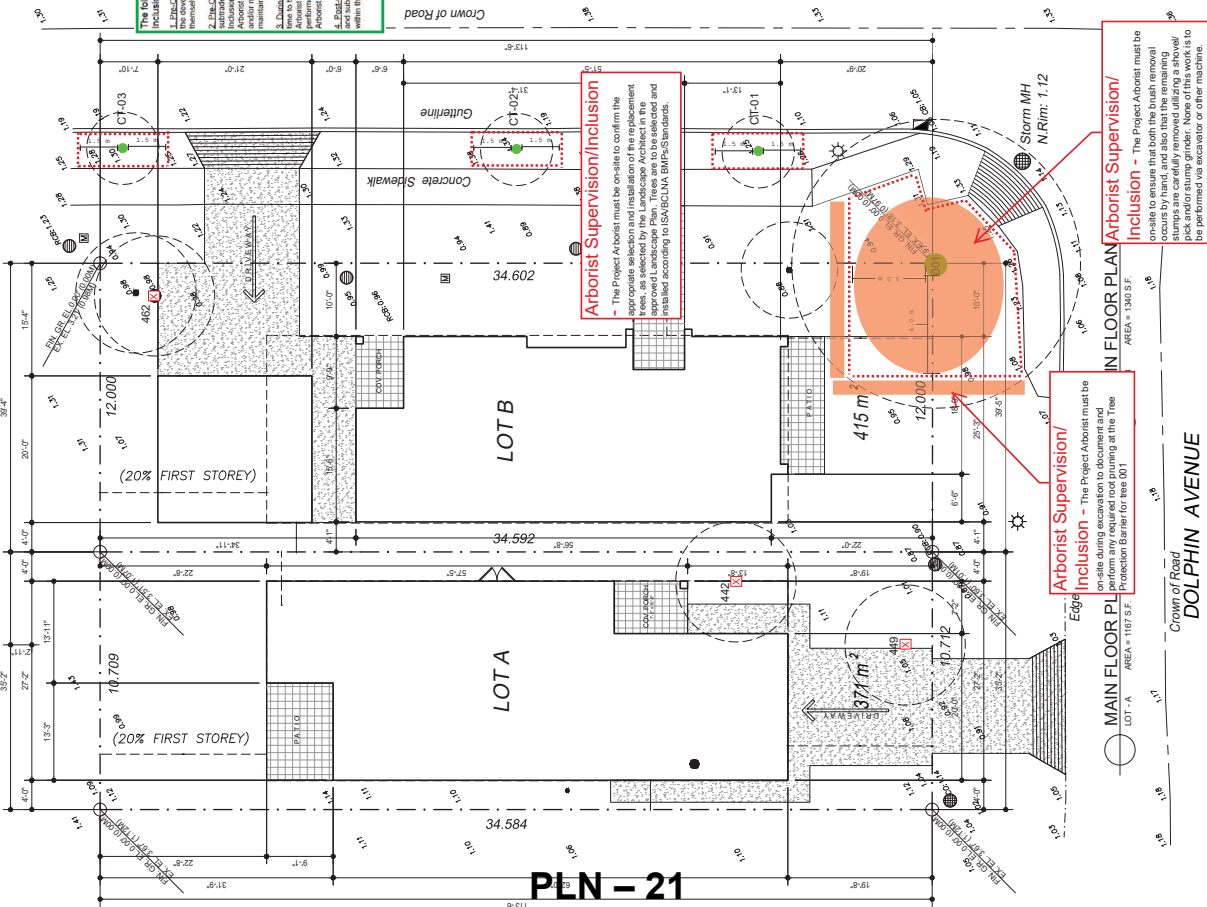
PROJECT:  LOT-A, DOLPHIN AVE. RICHMOND, BC LOT-B, HEATHER STREET, RICHMOND, BC	SHEET CONTENTS:		Date: OCT. 13, 2022		SHEET NUMBER: <div><div>1</div><div>A</div></div>
	SITE PLAN				
	MAIN FLOOR PLAN		Scale: 1/8" = 1' - 0"		
	SECOND FLOOR PLAN		Drawn By: TED T.		
	LEGAL DESCRIPTION/AREA STATEMENT				



PLN - 20

<div> <div>2</div> <div>A</div> </div>	<div> <div>DATE</div> <div>OCT 13, 2022</div> </div> <div> <div>SCALE</div> <div>1/4" = 1' - 0"</div> </div> <div> <div>DRAWN BY</div> <div>TED T.</div> </div>	<div> <div>SHEET CONTENTS</div> <div>LOT - A FRONT ELEVATION</div> <div>LOT - B FRONT ELEVATION</div> </div>	<div> <div>PROJECT</div> <div>LOT-A, DOLPHIN AVE. RICHMOND, BC</div> <div>LOT-B, HEATHER STREET, RICHMOND, BC</div> </div>
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# Attachment 6



SITE PLAN LEGEND	
	Canopy Extent
	Protected Private Tree
	Undersized Tree
	City Tree #
	Zone of Arborist Inclusion
	Tree Protection Barrier
	Proposed Tree Removal
	Canopy Extent of Tree Hedgerow
	Replacement Tree

**Project Title:**  
Heather Street  
Poorni Rezoning

**Document Title:**  
Tree Management Plan rev2

Date: October 17th 2022  
Address: 5551 Heather St, Richmond, BC  
Project Arborist: Mike Winterman, Alpine Tree Care  
Project Arborist Contact: Call or Text 24/7 @ 604-534-7555 or mwinkeam@gmail.com

SHEET CONTENTS		SHEET NUMBER	
LOT-A, DOLPHIN AVE, RICHMOND, BC	SITE PLAN	OCT 13 2022	1
LOT-B, HEATHER STREET, RICHMOND, BC	MAIN FLOOR PLAN	Scale: 1/8" = 1' - 0"	A
LEGAL DESCRIPTION/AREA STATEMENT		Drawn By: TED T.	



**Address:** 8691 Heather Street

**File No.:** RZ 21-940333

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10416, the developer is required to complete the following:**

1. Pay voluntary \$84,251.00 cost recovery contribution for the frontage improvements previously installed along Heather Street through the City's Capital works project
2. Submission of a Landscape Plan, 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 installation costs. The Landscape Plan should:
  - comply with the landscape guidelines for corner lots in Richmond Zoning Bylaw 8500;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the 6 required replacement trees.
3. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that three (3) trees on proposed Lot B and three (3) trees on proposed Lot A for a total of six (6) trees are planted and maintained on each ; minimum 8 cm deciduous caliper or 4 m high conifers).
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$25,000.00 for the four (4) City trees to be retained.
6. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
7. Registration of a legal agreement on title, ensuring that the Building Permit application and ensuing development of Lot B is generally consistent with submitted conceptual plans. Further design development of the east elevation is required prior to final adoption of the rezoning bylaw and to the satisfaction of the Director of Development to ensure the building presents an attractive pedestrian interface to Heather Street.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. A 3m x 3m corner cut road dedication is required at the southeast corner of the property prior to rezoning approval. The exact extent of road dedication is to be verified by the Director of Transportation as part of the detailed design of the Servicing Agreement works.
2. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements. The applicant is also required to pay a voluntary \$84,251.00 cost



recovery contribution for the frontage improvements previously installed along Heather Street through the City's Capital works project.

3. Enter into a Servicing Agreement for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

### **Water Works**

- a) Using the OCP Model, there is 340.0 L/s of water available at a 20 psi residual at the Heather St frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At the Developer's cost, the Developer is required to:
  - i) Upgrade the existing water main to 200mm diameter along the Dolphin Ave frontage. The water main is to extend from the Heather St and Dolphin Ave intersection until the west PL of 8691 Heather St.
  - ii) Install a new water service connection complete with water meter and water meter box extending from the newly proposed water main upgrade to service the west lot.
  - iii) Confirm the condition and capacity of the existing water service connection located on Heather St frontage and reuse the existing water service connection to service the east lot.
  - iv) 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 BP stage building designs.
  - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the BP process (or via the servicing agreement process, if one is required).
- c) At Developers cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Storm Sewer Works:**

- a) At Developer's cost, the Developer is required to:
  - i) Confirm the condition and capacity of the existing dual chamber storm sewer service connection located along Dolphin Ave to be 100mm diameter. Cut and cap the service connection pointing east and reuse west service connection to service the west lot respectively.
  - ii) Cut and cap the two remaining storm service connections located along the Heather St. frontage.
  - iii) Confirm the condition and capacity of the existing storm sewer service connection located on Heather St approximately 16m north from the south PL.
  - iv) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
  - v) Cut and cap the existing storm service connection located at the south west corner of the site.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **Sanitary Sewer Works:**

- a) At Developer's cost, the Developer is required to:
  - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Install a new sanitary sewer service connection complete with inspection chamber to service the east lot.
  - iii) Confirm the condition and capacity of the existing sanitary service connection located at the south west corner of the lot.
- b) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.

### **General Items**

- a) At Developer's cost, the Developer is required to:
  - i) Complete other frontage improvements as per Transportation requirements.
    - (1) Frontage Improvements (Dolphin Avenue)
      - (a) New concrete sidewalk at the property line.
      - (b) New tree/grassed boulevard.
      - (c) New concrete curb and gutter.
    - (2) All works to match and transition to the existing upgraded condition to the east at the intersection of Dolphin Avenue and Heather Street. The works are to transition to the existing non-upgraded condition to the east along Dolphin Avenue
  - ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

#### **Note:**

- \* This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site

investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date

(Signed copy on file)



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10416 (RZ 21-940333)  
8691 Heather Street**

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/K)”**.

P.I.D. 008-618-330

Lot 145 Section 22 Block 4 North Range 6 West New Westminster District Plan 39476

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10416”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Director or Solicitor <i>[Signature]</i>

\_\_\_\_\_  
MAYOR

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