



To: Planning Committee

Date: August 21, 2023

From: Wayne Craig
Director, Development

File: RZ 22-019002

Re: **Application by Avtar Bhullar for Rezoning at 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” Zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.

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

WC:ak
Att. 6

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

Staff Report

Origin

Avtar Bhullar, on behalf of 1364803 B.C. LTD. (Director: Salidran Kaur Bhullar), has applied to the City of Richmond for permission to rezone 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone. This rezoning would permit the property to be subdivided to create three lots each containing a front-to-back duplex with vehicle access from the existing rear lane. A location map of the subject site is provided in Attachment 1.

A Development Permit application is required prior to rezoning adoption to address the form and character of the proposed duplexes.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a strata-titled non-conforming two-unit dwelling. The existing Strata Plan NW424 must be discharged from the Title prior to subdivision.

Both units in the two-unit dwelling are currently tenant-occupied. The applicant has indicated that the two-unit dwelling also contains an unauthorized secondary suite in each unit, which are both being rented out. The applicant has notified the tenants of the proposed development and has not received any concerns to date. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

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

To the South: One single-family dwelling on property zoned “Single Detached (RS1/E)”.

To the East: Across No 5 Road, a temple on property zoned “Agriculture (AG1)” and “Religious Assembly (ZIS7)”.

To the West: Across the lane, a two-family dwelling on property zoned “Single Detached (RS1/E)”. The property is currently the subject of a rezoning application (RZ 22-010976) to create two single family lots with access from Seabrook Crescent. The application is under staff review. This application will be the subject of a separate staff report.

Related Policies & Studies

Official Community Plan (OCP Designation)

The Official Community Plan (OCP) Land Use Map designation for this property is “Neighbourhood Residential”. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject site is identified as “Arterial Road Compact Lot Duplex” on the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation and complies with the “Arterial Road Compact Lot Duplex Development Requirements” under the Arterial Road Policy.

Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No 5 Road in accordance with compact lot single-family or coach house zoning (i.e. minimum width of 9.0 m with a maximum of two dwelling units per lot), provided that vehicle accesses are to be from rear lane only (Attachment 3).

The Single-Family Lot Size Policy framework in general provides guidance with respect to the creation of new lots based on lot size and vehicle access. Lot Size Policy 5434 allows for the subdivision of the property to create new lots with the minimum lot width of 9 m, provided that vehicle access is from the rear lane only. This application will create three lots with vehicle access from the rear lane, consistent with the minimum subdivision standards in the Lot Size Policy.

The OCP Arterial Road Land Use Policy provides direction on the use of the subject property for residential duplexes on the same size lots as permitted under Lot Size Policy 5434. Compact lot duplexes will result in the same number of dwelling units as achieved via a rezoning to coach houses. As such, the proposed rezoning is consistent with Lot Size Policy 5434.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east site, across from No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on the site along the entire east property line (Attachment 4).

In addition to the landscape buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City’s approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the potential impacts of noise, dust and odour generated from typical farm activities.

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

Site Planning and Architectural Character

The applicant proposes one duplex on each of the three lots to be created through rezoning and subdivision, for a total of six dwelling units. The duplexes are proposed to be in a "front-back" configuration with each unit having access to a detached garage, accessed from the existing rear lane. Private outdoor space will be provided at the front yard or rear yard of each dwelling unit.

The development proposal for duplexes is consistent with the land use designations in the Official Community Plan and contributes to a greater variety of ground-oriented homes. In keeping with the architectural character of nearby single-family homes, the duplexes will be two storeys and will feature a peaked roof.

A site plan and preliminary architectural plans showing the proposed subdivision and development are provided in Attachment 4. Further details of the architectural form and character of the proposed development and landscape design will be reviewed and finalized through the Development Permit application process.

Transportation and Site Access

In accordance with the Arterial Road Policy and Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots are to be from the rear lane only. All existing driveways at the No. 5 Road frontage are to be closed permanently. The applicant is responsible for removing the existing driveway and let-downs, and provide frontage improvements to the satisfaction of the City.

A 0.6 m wide dedication across the subject site's entire No. 5 Road frontage is required in order to meet minimum arterial road frontage improvement standards. Frontage improvements along No 5. Road will be provided through the required Servicing Agreement.

Each dwelling unit is proposed to have two vehicle parking spaces provided by a single-vehicle garage and an additional surface parking space located on the driveway in front of each garage. Upgrades to the portion of the lane that abuts the subject site will be completed as part of future construction by the City at a later date. Cash-in-lieu contribution for the future works including construction of the curb, gutter and installation of lighting on the lane will be required at subdivision stage as per the Works and Services Cost Recover Bylaw No. 8752 (Attachment 6).

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway. The rezoning application was referred to MOTI and preliminary approval of the subject rezoning was granted. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

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

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

- One tree (tag# 739) located on-site exhibits multiple inclusions seams at the main branch unions, which is a significant structural defect where main limb failure typically occurs. As a result of the structural defect in the main limb, this tree is not a good candidate for retention.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

There is a hedge located along the north property line, which is proposed to be trimmed and retained. A Tree Management Plan is attached (Attachment 5).

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 is required. The contract must include the scope of work, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection of the hedges and a provision for the arborist to submit a post-construction impact assessment to the City for review. Installation of appropriate tree protection fencing around the hedge to be retained as part of the development prior to any demolition and construction activities is required.

Tree Replacement

The applicant wishes to remove one bylaw sized tree on-site (Tree #739). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum size, 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
2	8 cm	4 m

The applicant has submitted a preliminary Landscape Plan illustrating that 10 trees of a variety of species are proposed. The Landscape Plan will be further reviewed and considered through the future Development Permit. To ensure that the replacement trees and additional trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect prior to Development Permit issuance.

Affordable Housing Strategy

Consistent with the City’s Affordable Housing Strategy and as a requirement as per the proposed “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, the applicant proposes to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$8.50 per buildable square foot, for a total contribution of \$75,597.30 prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At the applicant’s cost, prior to Subdivision, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of servicing works and frontage improvements to the satisfaction of the City.

Prior to subdivision, the applicant will be required to:

- Enter into a Servicing Agreement (SA) to construct the servicing works and frontage improvements on No. 5 Road including a new 2.0 m wide sidewalk and 1.5 m wide landscaped boulevard as outlined in Attachment 6.
- Provide a cash-in-lieu contribution in the amount of \$14,978.40 for future upgrades to the rear lane where it abuts the subject property to the City’s Engineering Design Specifications standard, as per the Subdivision and Development Bylaw No. 8751.
- Pay a cost recovery contribution of \$30,847.23 for the laneway drainage and asphalt improvements previously installed, consistent with the City’s Works and Services Cost Recovery Bylaw No. 8752.
- Pay property taxes up to the current year, Development Cost Charges (City, Translink, and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees and any other fees or costs identified through the subdivision application process.

Development Permit Application

A Development Permit application is required to address the form and character of the proposed duplexes and must be processed to a satisfactory level prior to final adoption of the rezoning bylaw.

Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for Arterial Compact Lot Development and Duplexes.
- The architectural character, scale and massing to ensure that the proposed duplexes comply with CPTED principles, are accessible and are well designed to fit into the neighbourhood.
- Review of aging-in-place features in all units and the provision of convertible units.
- Refinement of landscape design and ALR buffer, to achieve an acceptable mix of conifer and deciduous trees on site and to ensure proper transition between residential and agricultural uses.

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).

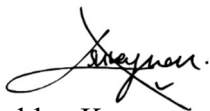
Conclusion

This application is to rezone the property at 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone to facilitate the development of three front-to-back duplexes (for a total of six units), with vehicle access from the rear lane.

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

The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

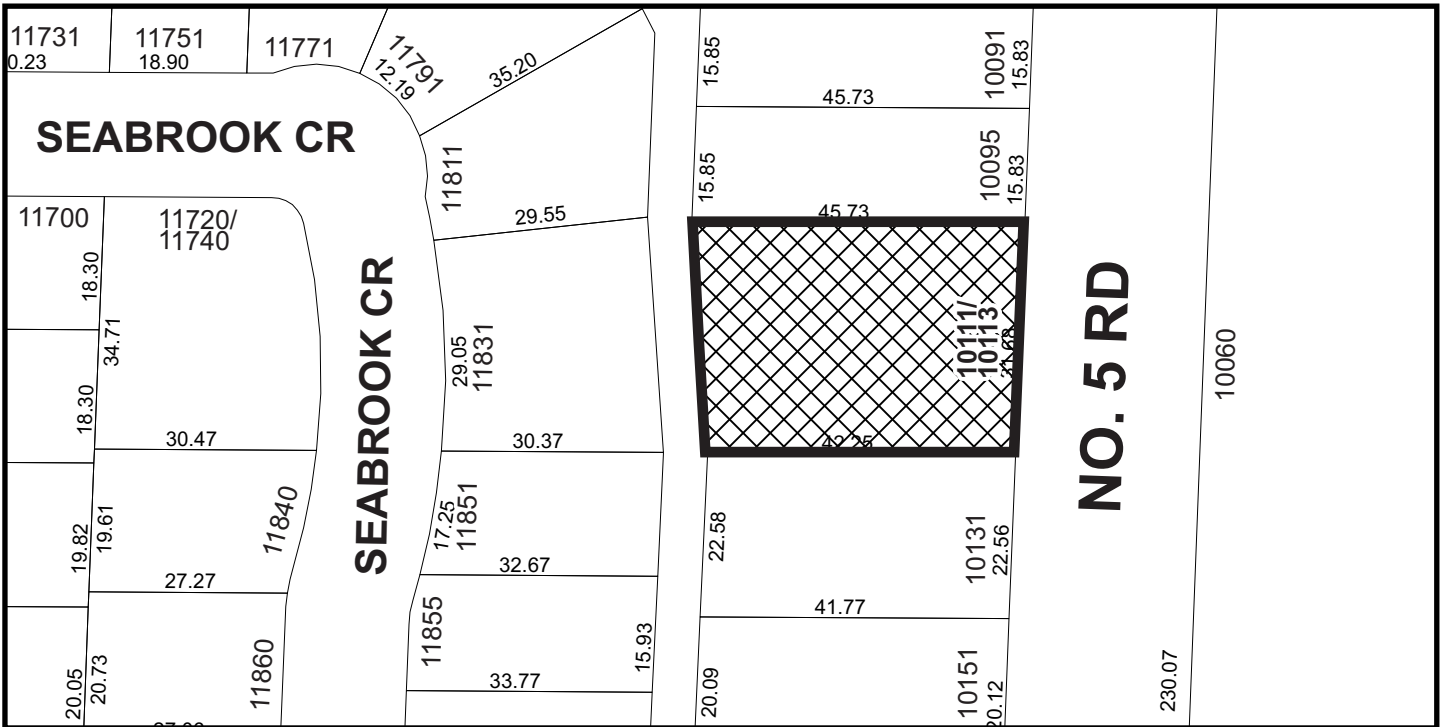
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10475 be introduced and given first reading.



Ashley Kwan
Planner I
(604-276-4173)

AK:he

- Att. 1: Location Map
2: Development Application Data Sheet
3: Single-Family Lot Size Policy 5434
4: Conceptual Development Plans
5: Tree Management Plan
6: Rezoning Considerations



RZ 22-019002

PLN - 19

Original Date: 08/18/22

Revision Date:

Note: Dimensions are in METRES



RZ 22-019002

Attachment 2

Address: 10111 & 10113 No 5 Road

Applicant: Avtar Bhullar

Planning Area(s): Shellmont

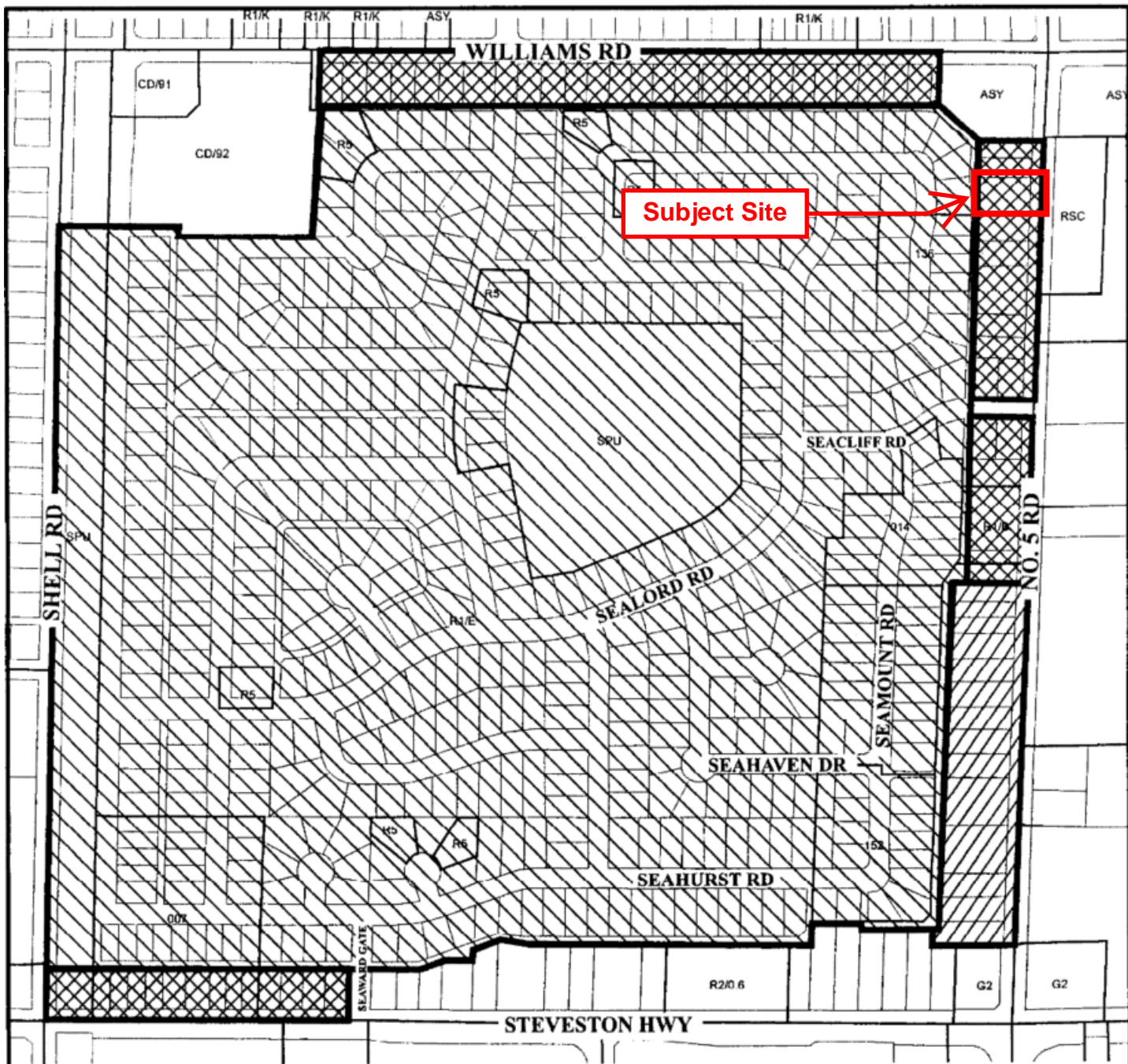
	Existing	Proposed
Owner:	1364803 B.C. LTD.	No change
Site Size (m²):	1,399.2 m ²	Total after road dedication: 1,381.61 m ² Lot 1: 447.45 m ² Lot 2: 460.70 m ² Lot 3: 473.46 m ²
Land Uses:	Two-family residential	Compact two-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Compact Lot Duplex (RCD)
Number of Units:	2	6
Other Designations:	Arterial Road Compact Lot Duplex	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Lot 1: 0.6 Lot 2: 0.6 Lot 3: 0.59	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	none
Lot Size:	Min. 360.0 m ²	Lot 1: 447.45 m ² Lot 2: 460.70 m ² Lot 3: 473.46 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 40.0 m	Width: Min. 10.5 m Depth: Min. 42 m	none
Setbacks – Principal Building (m):	Front: Min. 6.0 m Rear: Min. 10.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 15.5 m Side: 1.2 m	none
Setbacks – Accessory Building (m):	Front: Min. 1.2 m from the rear lot line Rear: Min. 12.5 m from the rear lot line Side: Min. 1.2m	Front: Min. 5.5 m from the rear lot line Rear: Min. 12.5 m from the rear lot line Side: 1.2 m	none
Height – Principal Building (m):	Max. 2 1/2 storeys of 9.0 m, whichever is less	Lot 1: 8.0 m Lot 2: 8.05 m Lot 3: 8.1 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height – Accessory Building (m):	Max. 9.0 m	Max. 4.05 m	none
Off-street Parking Spaces:	2 per dwelling unit	2 spaces per dwelling unit (12 spaces total)	none
Tandem Parking Spaces:	Permitted	2 spaces per dwelling unit (12 spaces total)	none

Other: _____

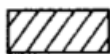
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991
10/16/2006

AWANA GROUP

Planning Division
 10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
 PH: (779) 962-5463

GENERAL NOTES:
 1. THE DRAWINGS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AWANA GROUP.
 2. THE CLIENT HAS REVIEWED AND APPROVED THE PRELIMINARY DESIGN AND CONCEPTS FOR THIS PROJECT. AWANA GROUP SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
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PROJECT SUMMARY - LOT 1

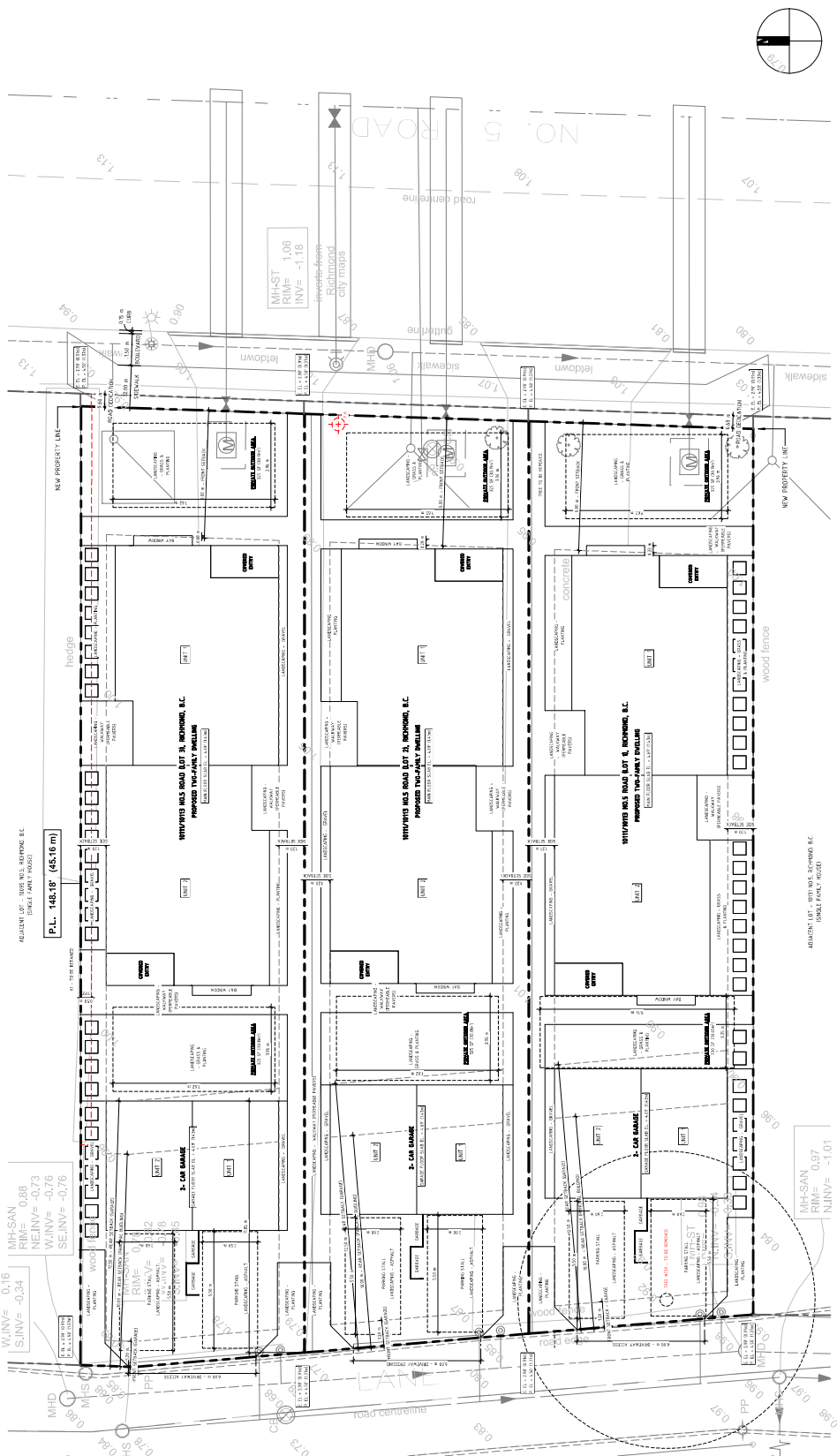
GENERAL INFORMATION	PROJECT NO. 2225-2226-2227
CLIENT	AWANA GROUP
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A0.00

PROJECT SUMMARY - LOT 2

GENERAL INFORMATION	PROJECT NO. 2225-2226-2227
CLIENT	AWANA GROUP
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A0.00

PROJECT SUMMARY - LOT 3

GENERAL INFORMATION	PROJECT NO. 2225-2226-2227
CLIENT	AWANA GROUP
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A0.00



PLN - 23

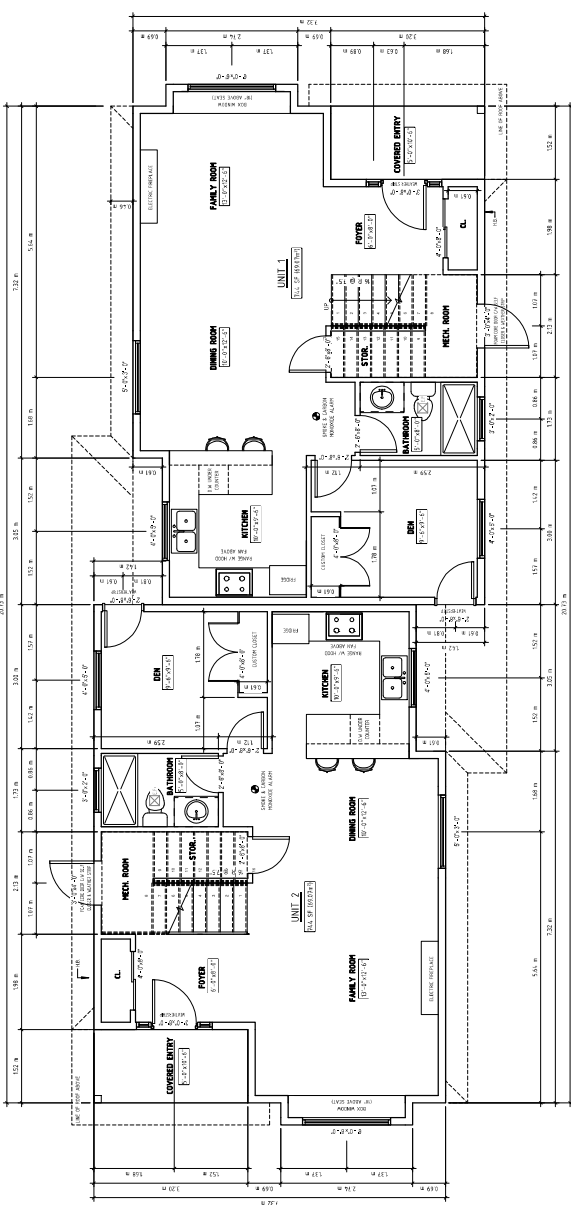
OVERALL SITE PLAN
 1/8" = 1'0"

AWANA GROUP

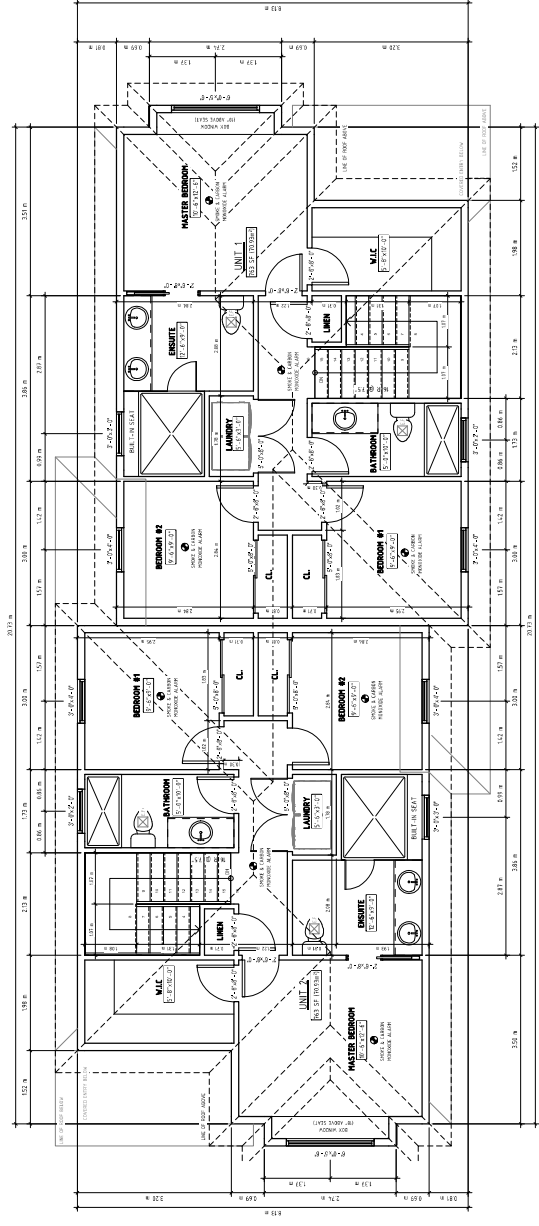
Phone: (779) 862-5453
 Email: info@awana.com

GENERAL NOTES:
 1. THE DIMENSIONS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT.
 2. AWANA GROUP SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE.
 3. ANY CHANGES TO THE DESIGN SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE.
 4. THE CONTRACTOR SHALL VERIFY THAT THE DIMENSIONS AND DESIGN ARE TO SCALE. THE DIMENSIONS SHALL NOT BE SCALED.
 5. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

PROJECT	LOT 1
PROJECT NUMBER	2225
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A1.00
PROJECT TITLE	FLOOR PLANS
PROJECT NUMBER	2225
DRAWING TITLE	FLOOR PLANS
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A1.00



CEILING HEIGHT = 9'-0"
 MAIN FLOOR AREA = 4488 SF (138.14m²)
 COVERED PATIO AREA = 106 SF (9.76m²)



CEILING HEIGHT = 9'-0"
 UPPER FLOOR AREA = 1526 SF (141.86m²)

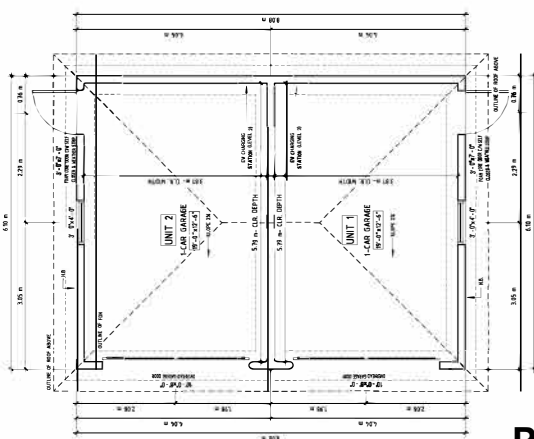


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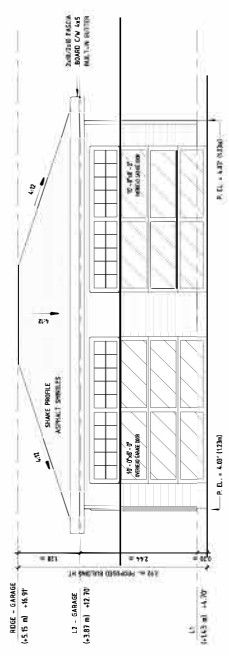
3110-110-100@awana.com
 Phone: (779) 862-5453

GENERAL NOTES
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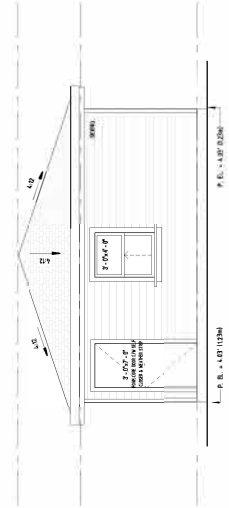
PROJECT	LOT 1
PROJECT NUMBER	2225
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	1/4" = 1'-0"
DRAWING NO.	A1.01



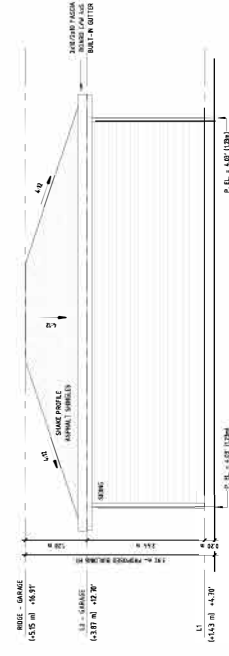
1 FLOOR PLAN - DETACHED GARAGE
 1/4" = 1'-0"
 CEILING HEIGHT = 8'-0"
 GARAGE AREA = 530 SF (142.74m²)



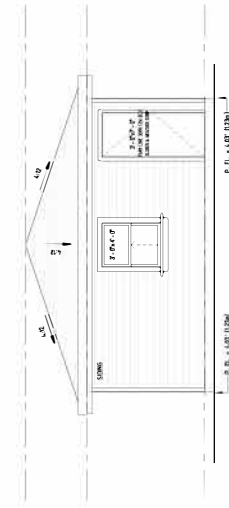
2 FRONT (WEST) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



3 LEFT (NORTH) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



4 REAR (EAST) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"

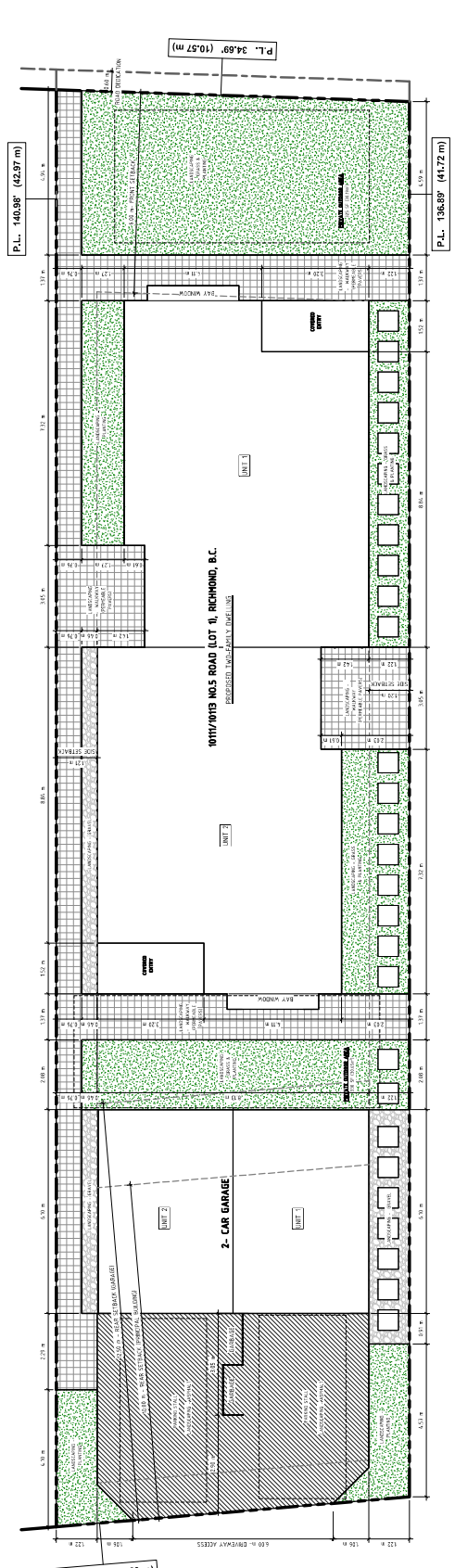


5 RIGHT (SOUTH) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"

AWANA GROUP

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 Email: info@awana.com

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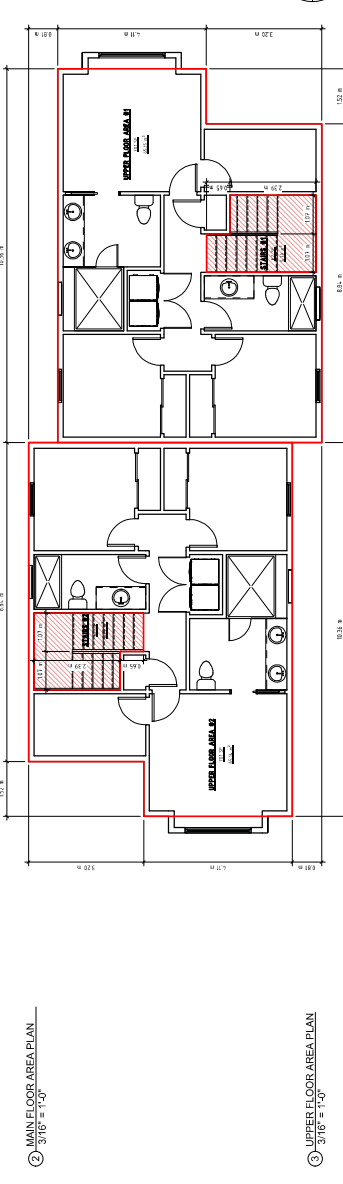
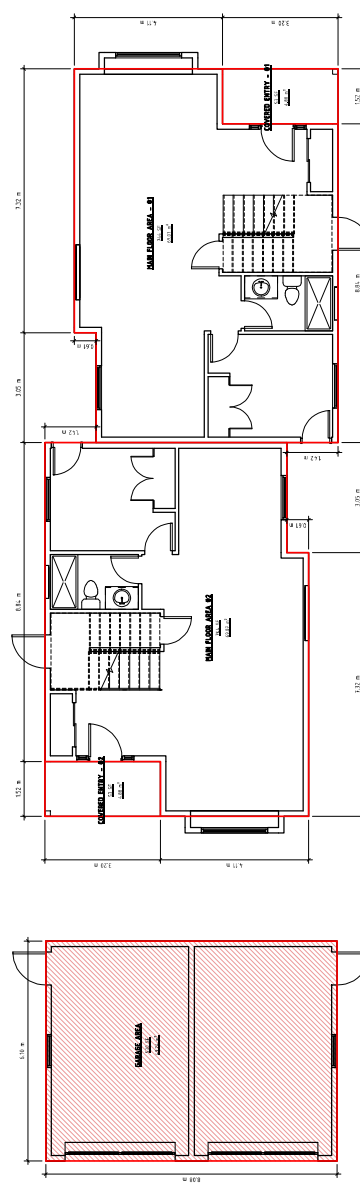


IMPERMEABLE SURFACES PLAN - LEGEND

- ASPHALT DRIVEWAY (NON - PERMEABLE) - 507 SF (47.16m²), 10.5%
- PROPOSED BUILDING OUTLINE (NON-PERMEABLE) - 2704 SF (197.14m²), 44.1%
- LIVE LANDSCAPING (PERMEABLE) - 1043 SF (115.47m²), 25.8%
- GRAVEL (PERMEABLE) - 174 SF (16.16m²), 3.6%
- PAVERS (PERMEABLE) - 768 SF (71.34m²), 15.9%

AREA CALCULATION

ITEM	AREA (SF)	AREA (M ²)	% TOTAL
ASPHALT DRIVEWAY (NON - PERMEABLE)	507	47.16	10.5%
PROPOSED BUILDING OUTLINE (NON-PERMEABLE)	2704	197.14	44.1%
LIVE LANDSCAPING (PERMEABLE)	1043	115.47	25.8%
GRAVEL (PERMEABLE)	174	16.16	3.6%
PAVERS (PERMEABLE)	768	71.34	15.9%
TOTAL	4296	396.27	100%



PLN - 26

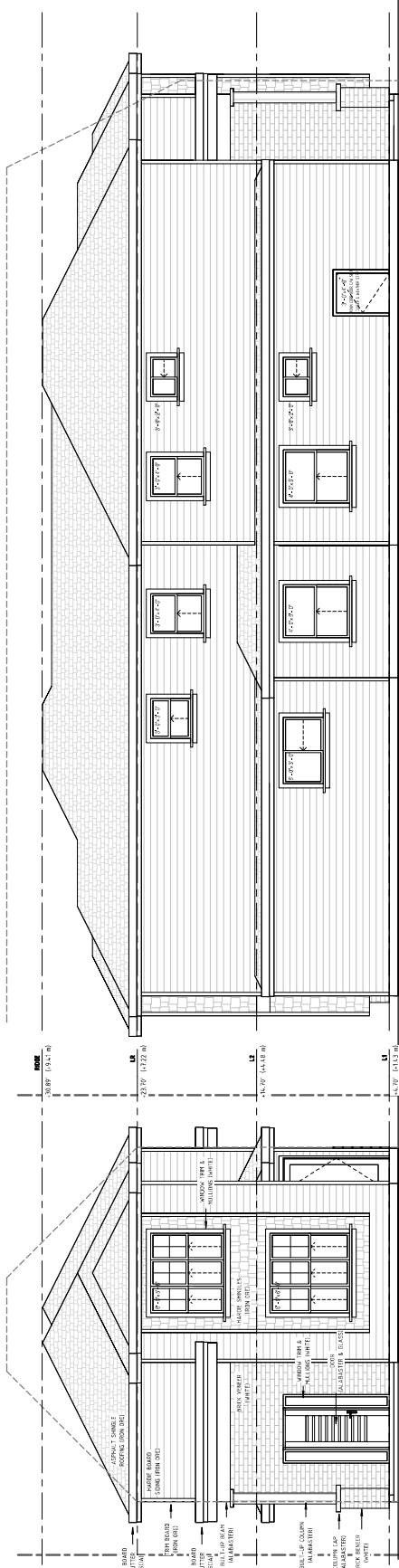
HATCHED AREA DENOTES EXCLUDED AREA FROM GFA CALCULATIONS

PROJECT	LOT 1
10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.	
DRAWING TITLE	AREA PLANS
PROJECT NUMBER	2225
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A1.02

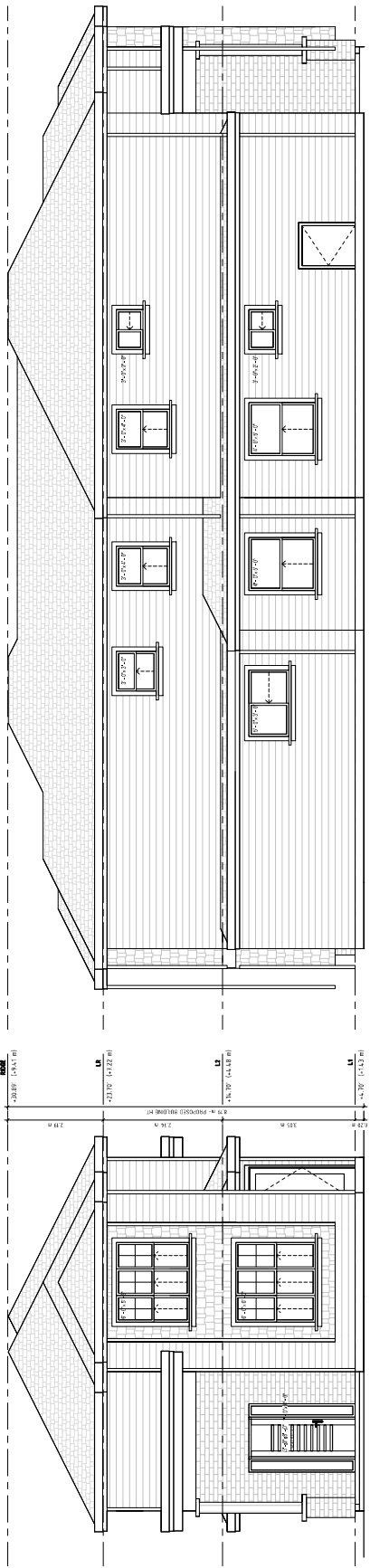
AWANA GROUP

Phone: (779) 862-5453
 Email: info@awana.com

GENERAL NOTES:
 THE DRAWINGS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITING CONSENT FROM AWANA GROUP. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. ANY DISCREPANCIES OR OMISSIONS SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DRAWINGS ARE TO SCALE. THE DIMENSIONS SHALL NOT BE SCALED. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



PLN - 27

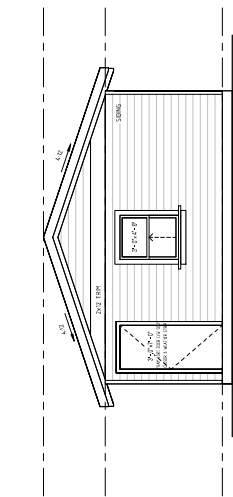


PROJECT	LOT 1
PROJECT TITLE	10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
DRAWING TITLE	ELEVATIONS
PROJECT NUMBER	2225
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	1/4" = 1'-0"
DRAWING NO.	A1.03

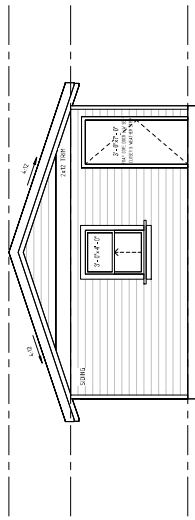
AWANA GROUP

Planfile: 19-11-14-10113.dwg
 Project: (779) 862-5463

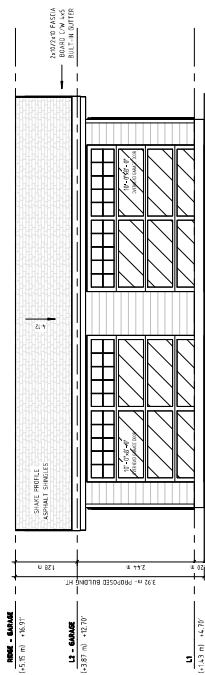
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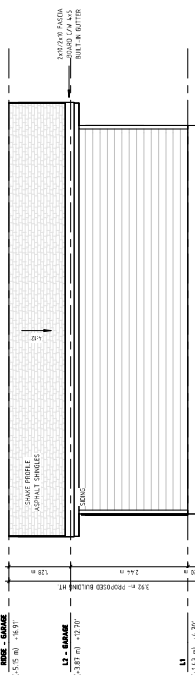
③ LEFT (NORTH) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



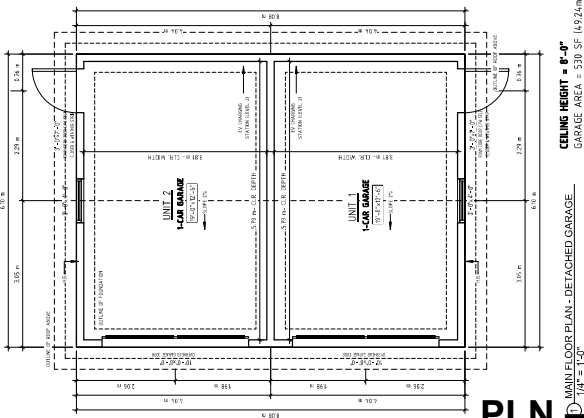
⑤ RIGHT (SOUTH) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



② FRONT (WEST) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



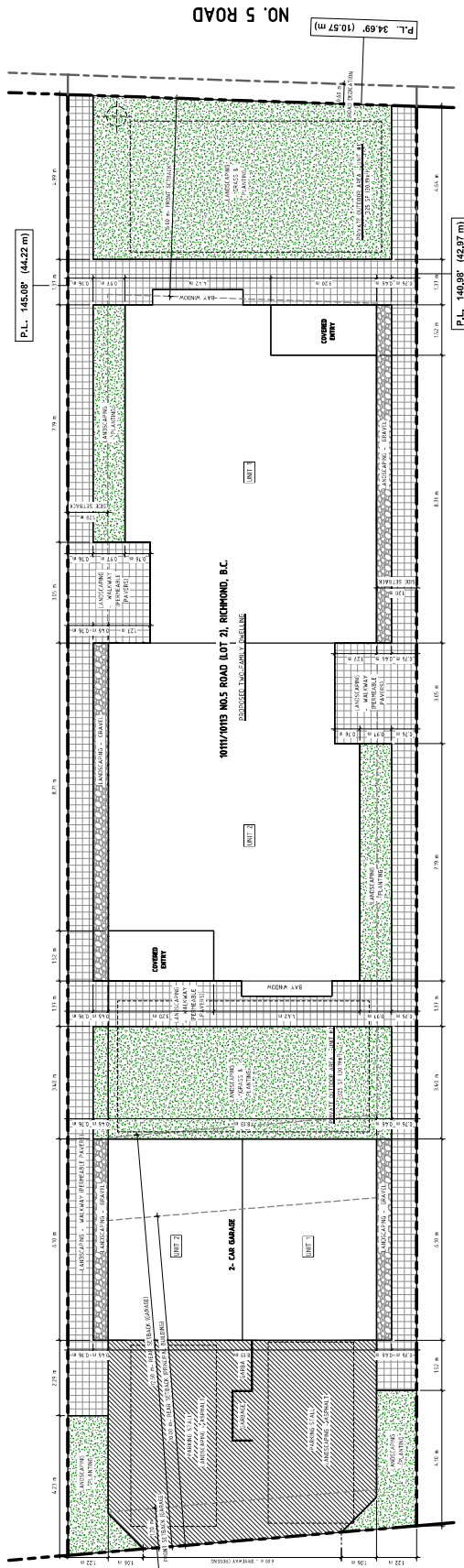
④ REAR (EAST) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



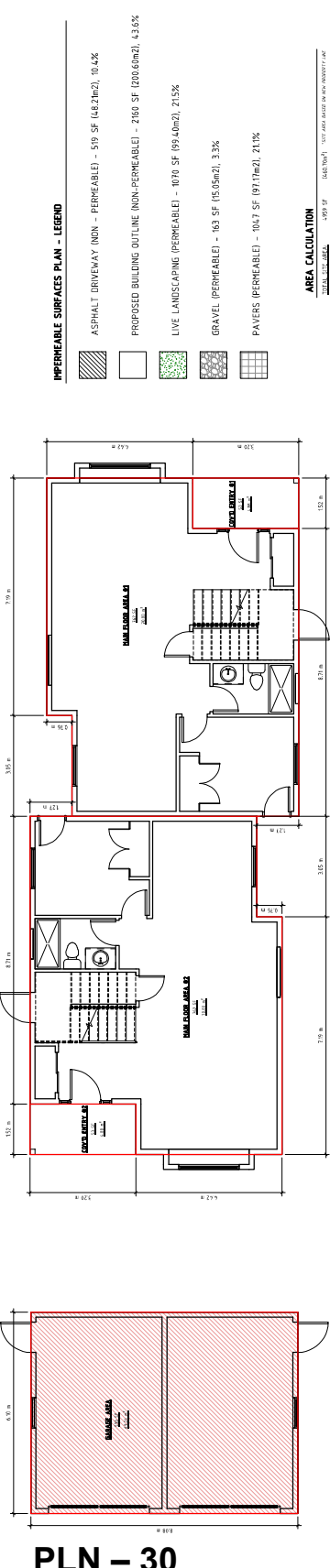
PLN 29
 MAIN FLOOR PLAN - DETACHED GARAGE
 1/4" = 1'-0"
 CEILING HEIGHT = 8'-0"
 GARAGE AREA = 530 SF (49.24m²)

PROJECT	LOT 2
	10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
DRAWING TITLE	DETACHED GARAGE
PROJECT NUMBER	2226
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	1/4" = 1'-0"
DRAWING NO.	A2.01

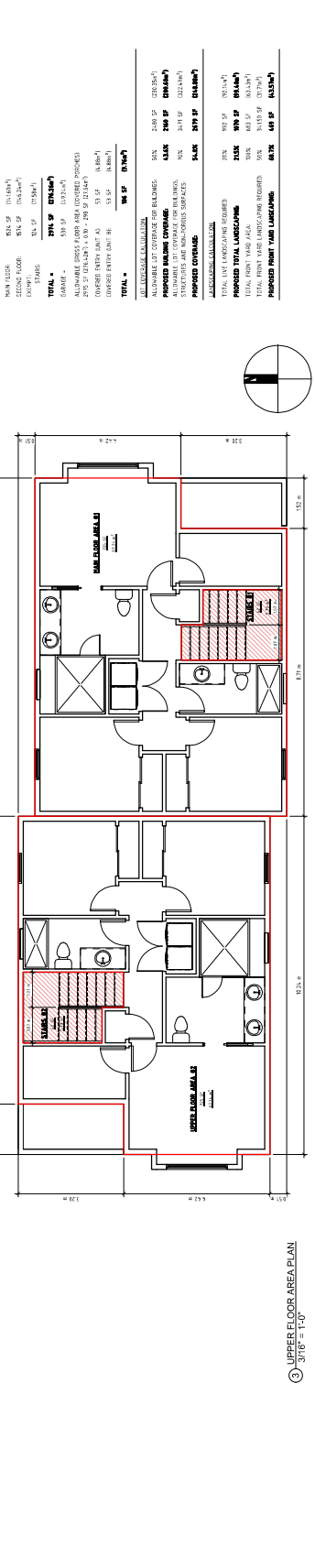
GENERAL NOTES:
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 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.



1 IMPERMEABLE SURFACES PLAN
 3/16" = 1" = 0'



2 MAIN FLOOR AREA PLAN
 3/16" = 1" = 0'



3 UPPER FLOOR AREA PLAN
 3/16" = 1" = 0'

IMPERMEABLE SURFACES PLAN - LEGEND

- ASPHALT DRIVEWAY (NON - PERMEABLE) - 519 SF (48.21%), 10.4%
- PROPOSED BUILDING OUTLINE (NON-PERMEABLE) - 2169 SF (200.60%), 43.3%
- LIVE LANDSCAPING (PERMEABLE) - 1070 SF (99.40%), 21.5%
- GRAVEL (PERMEABLE) - 163 SF (15.05%), 3.3%
- PAVERS (PERMEABLE) - 1047 SF (97.17%), 21.1%

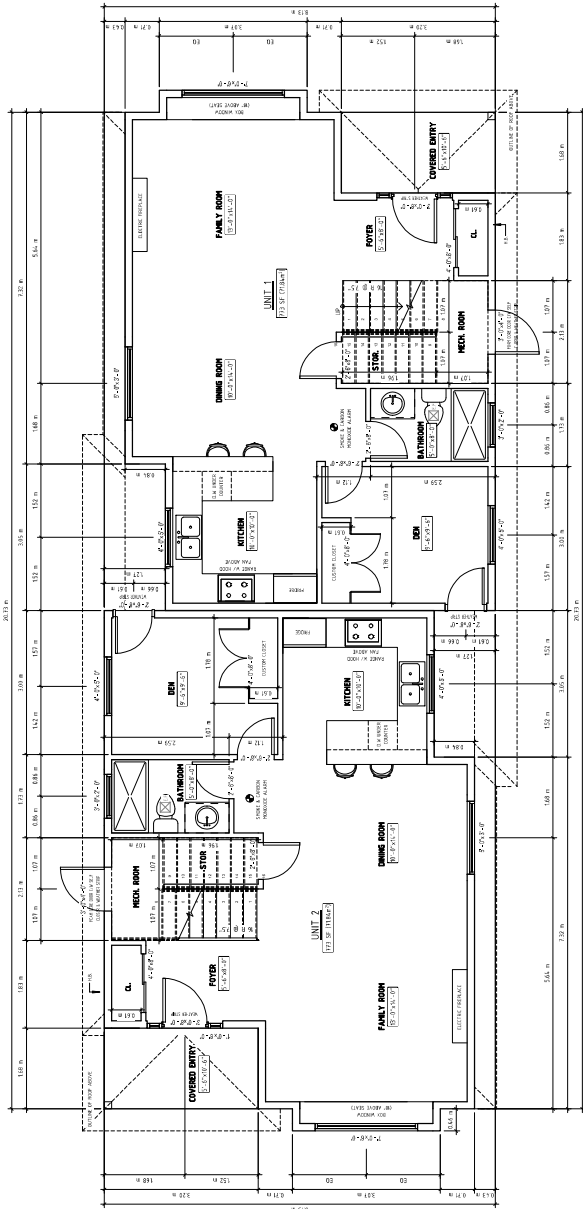
AREA CALCULATION

TYPE	AREA (SF)	% OF TOTAL	PERCENTAGE
ASPHALT DRIVEWAY (NON - PERMEABLE)	519 SF	10.4%	10.4%
PROPOSED BUILDING OUTLINE (NON-PERMEABLE)	2169 SF	43.3%	43.3%
LIVE LANDSCAPING (PERMEABLE)	1070 SF	21.5%	21.5%
GRAVEL (PERMEABLE)	163 SF	3.3%	3.3%
PAVERS (PERMEABLE)	1047 SF	21.1%	21.1%
TOTAL	5968 SF	100.0%	100.0%

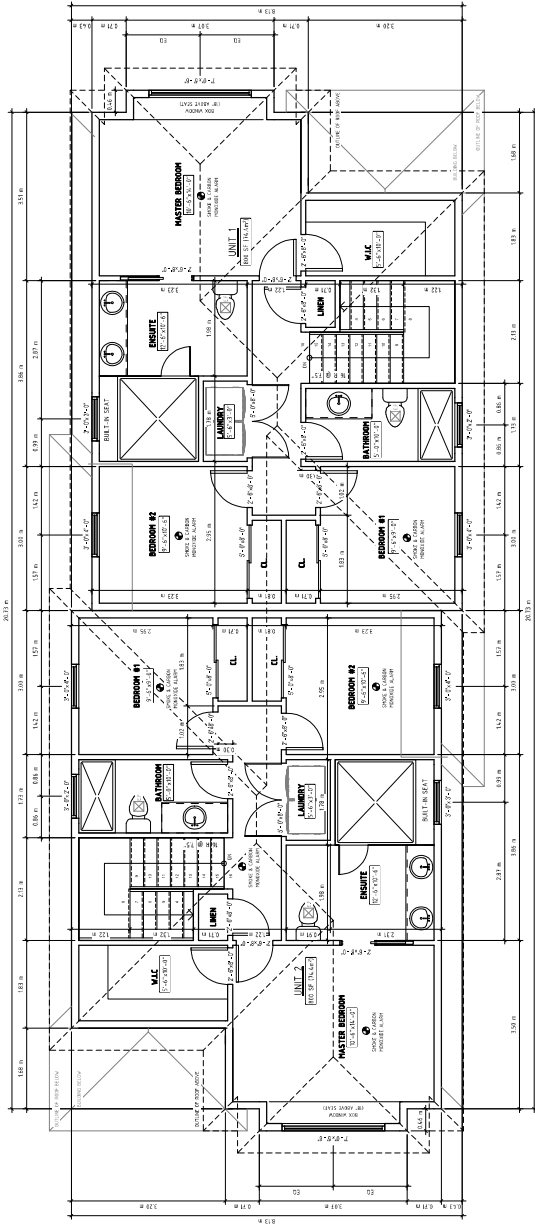
AWANA GROUP

Planning: 10.14.2023
 Project: (779) 862-5453

GENERAL NOTES:
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1 MAIN FLOOR PLAN
 1/4" = 1'-0"
 CEILING HEIGHT = 9'-0"
 MAIN FLOOR AREA = 1546 SF (143.88m²)
 COVERED PATIO AREA = 115 SF (10.74m²)



2 UPPER FLOOR PLAN
 1/4" = 1'-0"
 CEILING HEIGHT = 9'-0"
 UPPER FLOOR AREA = 1600 SF (148.86m²)

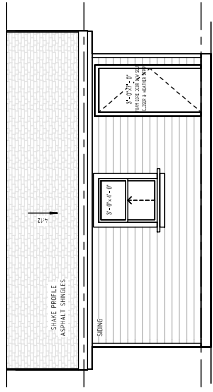


PROJECT	LOT 3
PROJECT NUMBER	10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
DRAWING TITLE	FLOOR PLANS
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A3.00

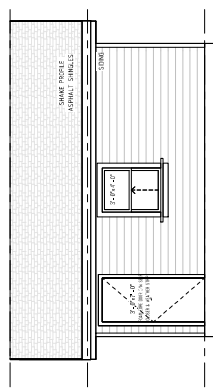
AWANA GROUP

Planfile: 19-11-14-10113.dwg
 Project: 179-862-543

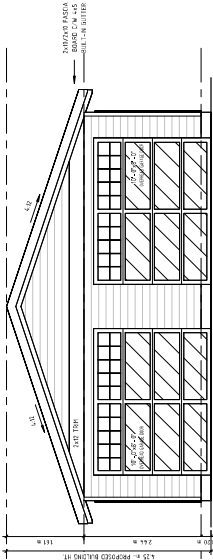
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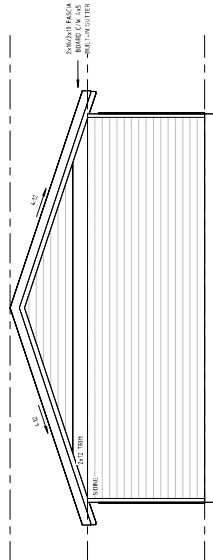
3 RIGHT (SOUTH) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



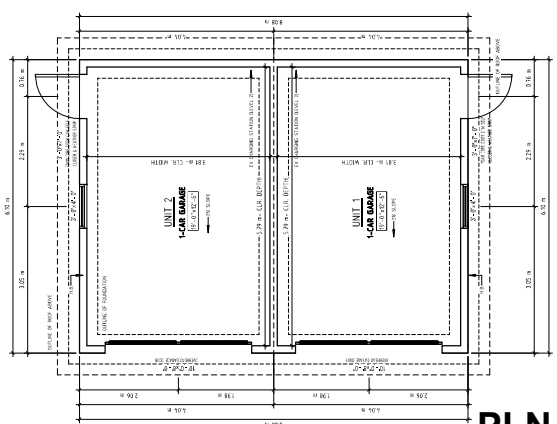
5 LEFT (NORTH) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



2 FRONT (WEST) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



4 REAR (EAST) ELEVATION - DETACHED GARAGE
 1/4" = 1'-0"



1 FLOOR PLAN - DETACHED GARAGE
 CEILING HEIGHT = 8'-0"
 GARAGE FLOOR AREA = 538 SF (49.24m²)
 1/4" = 1'-0"

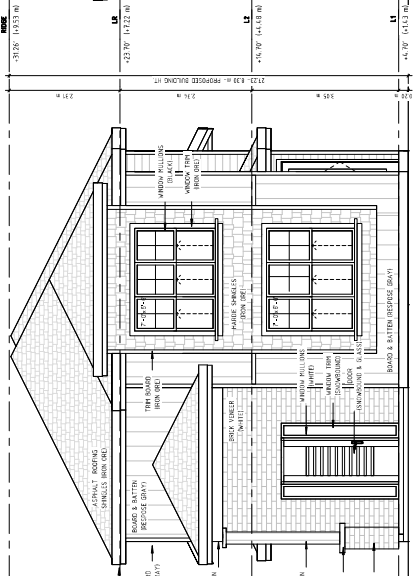
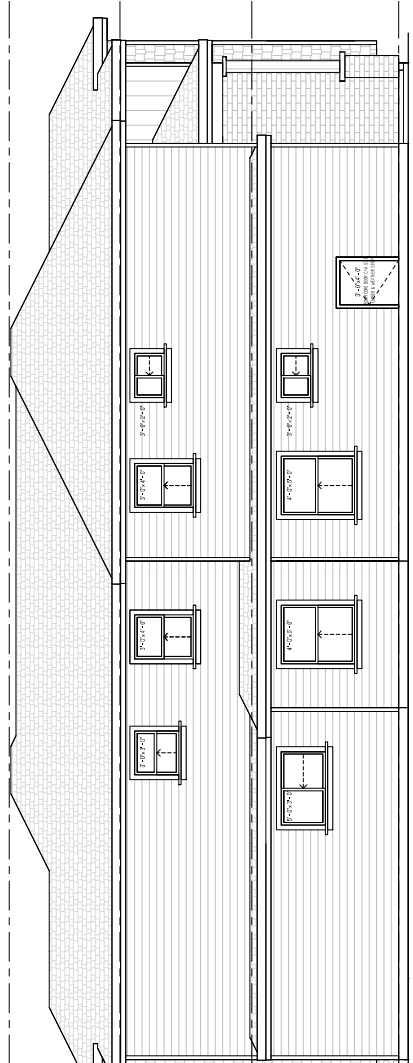
PLN - 33

PROJECT	LOT 3
	10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
DRAWING TITLE	DETACHED GARAGE
PROJECT NUMBER	2227
DRAWN	TJ
DATE	AUGUST 9TH, 2023
SCALE	1/4" = 1'-0"
DRAWING NO.	A3.01

AWANA GROUP

Planning: 91.16.14.01@awana.com
 Phone: (779) 962-5463

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PLN - 35

PROJECT	LOT 3
PROJECT TITLE	10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
PROJECT NUMBER	2221
DATE	AUGUST 9TH, 2023
SCALE	1/4" = 1'-0"
DRAWING NO.	A3.03



Address: 10111 & 10113 No 5 Road

File No.: RZ 22-019002

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 0.6 m road dedication along the entire east frontage.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
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 hedges to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Installation of appropriate protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
7. Registration of cross-access easements, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed internal walkways in favour of the future abutting lot(s) as required, including the installation of way-finding and other appropriate signage on the subject property, 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.
8. Registration of a legal agreement on title to ensure that landscaping planted within the ALR buffer area along the No. 5 Road frontage (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to the impacts of noise, dust, and odour.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$75,597.30) to the City's Affordable Housing Reserve Fund.
10. 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 a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. 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 all materials, installation, and 10% contingency. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - 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 2 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m

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

- Dissolution of Strata Plan NW424.
- Modify and/or replace the cross-access easement, statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, providing for the internal walkways (RZ Consideration #7) as required.
- Provide a cash in-lieu contribution in the amount of \$14,978.40 for the design and construction of future lane upgrades as set out below:

Concrete Curb and Gutter (EP.0638)	\$ 9,480.00
Lighting (EP.0639)	\$ 5,498.40

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

- Pay \$30,847.23 towards a cost recovery contribution for the laneway drainage and asphalt improvements previously installed consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.

Note: Cost recovery contributions are subject to interest rates as set out in Bylaw No. 8752. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the interest rate.

- Pay property taxes up to the current year, Development Cost Charges (City, TransLink and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, etc., and any other fees or costs identified via the subdivision application process.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works

- Using the OCP Model, there is 716 L/s of water available at a 20 psi residual at the No 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- At Developer's cost, the Developer is required to:
 - 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.
 - Install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
 - Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City specifications to service lot 3.
 - Confirm the condition and size of the existing water service connection at the East Pl of the proposed site. If not adequate, cut and cap the existing water service connection and replace with a new 25mm water sewer service connection, complete with water meter and water meter box as per City specifications to service lot 2.
 - Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City specifications to service lot 1.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- At Developer's cost, the Developer is required to:
 - 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.
 - Confirm the condition and size of the existing storm service lead connection at the Northeast PI of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 3.
 - Confirm the condition and size of the existing storm service lead connection at the East PI of 10111 No 5 Rd, if adequate, cut and cap one of the leads and utilize the other. If not adequate, cut and cap the existing storm service connection and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 2.
 - Confirm the condition and size of the existing storm service lead connection at the Southeast PI of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 1.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- At Developer's cost, the Developer is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Confirm the condition and size of the existing sanitary service lead connection at the Northwest PI of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 3.
 - Install a new sanitary sewer dual service connection to service lots 1 and 2 of 10111 No 5 Rd, complete with inspection chamber and a service lead as per City specifications.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- At Developer's cost, the Developer is required to:
 - Review street lighting levels along all road and lane frontages, and upgrade as required.
 - Review the configuration of the existing street light fronting 10111 No 5 Rd. Relocate the existing street light if required to meet Engineering standards after meeting Transportation's comments.
 - Design and construct frontage improvements which are to include (measured west to east):
 - New east property line of the subject line (established 0.6 m west of the existing property line to account for road dedication)
 - 2.0 m wide concrete sidewalk (as per arterial sidewalk standards)
 - Minimum 1.5 m wide landscaped boulevard with street trees
 - Permanently close all existing driveways at the No. 5 Road site frontage. All driveway let-downs are to be removed and replaced with barrier curb/gutter, boulevards, and concrete sidewalk as per standard described above.
 - The new sidewalk is to be connected to the existing sidewalk to the north and south of the subject site. A short transition section (eg. 3 m x 3 m reverse curb at both end of the new sidewalk) is required to transition the new sidewalk from the next to the property line to the existing sidewalk at the curb.

General Items

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:

- To pre-duct for future hydro, telephone and cable utilities along all road frontages.
- Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
- To underground overhead service lines.
- Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Right-of-way(s) in favour of the City may be required to accommodate the works which cannot be located within the dedicated road allowance, to be identified via the Servicing Agreement design process.

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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 10475 (RZ 22-019002)
10111 & 10113 No. 5 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 COMPACT TWO-UNIT DWELLINGS (RCD)".

P.I.D. 001-323-725

Strata Lot "A" Section 36 Block 4 North West New Westminster District Plan NW424 together with an interest in the common property

P.I.D. 001-323-873

Strata Lot "B" Section 36 Block 4 North West New Westminster District Plan NW424 together with an interest in the common property

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10475".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

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



MAYOR

CORPORATE OFFICER