



To: Planning Committee

Date: March 6, 2023

From: Wayne Craig
Director, Development

File: RZ 17-791280

Re: Application by 1265028 B.C. Ltd. for Rezoning at 8180 Heather Street from
"Single Detached (RS1/E)" Zone to the "Single Detached (RS2/A)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, for the rezoning of 8180 Heather Street from "Single Detached (RS1/E)" zone to "Single Detached (RS2/A)"zone, be introduced and given first reading.

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

WC:ac
Att. 8

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

Staff Report

Origin

The owner, 1265028 B.C. Ltd. (Director – Xinyu Zhao) has applied to the City of Richmond for permission to rezone 8180 Heather Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided into two single-family lots with the western lot accessed from Heather Street and the eastern lot accessed from Dixon Avenue. A map and aerial photograph showing the location of the subject property is included in Attachment 1. The proposed subdivision plan is shown 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 owner-occupied single-family dwelling on the subject property with vehicular access from Heather Street, which is proposed to be demolished. The applicant has confirmed there is no existing secondary suite in the dwelling.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling zoned “Single Detached (RS2/A)” fronting Heather Street that was previously rezoned (RZ 16-737446).

To the South: Across Dixon Avenue, a single-family dwelling zoned “Single Detached (RS1/B)”.

To the East: A single-family dwelling zoned “Single Detached (RS1/E)”.

To the West: Across Heather Street, the Garden City Shopping Centre zoned “Community Commercial (CC)”.

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 City has considered a number of rezoning applications in the area, which have resulted in lots between 9 and 10 m wide (11 m for corner lots). 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 received correspondence from the property owner of 9271 Dixon Avenue, which is the adjacent neighbour to the east of the subject site, citing concern regarding potential construction related impacts of the proposed development. In response to the neighbours concern, the applicant has subsequently contacted the property owner to discuss potential construction impacts. The applicant has indicated that the existing concrete retaining wall and fence are intended to remain in place and that a new timber retaining wall, where applicable, would be constructed adjacent to the existing concrete retaining wall (Attachment 5).

No other correspondence from the public has been received.

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 1 (the corner lot) off Heather Street and access to Lot 2 off Dixon Avenue. This rezoning and subdivision is consistent with the lot fabric and vehicular access of lots to the north and south along Heather Street. Similar applications to rezone and subdivide properties have been approved in recent years along Heather Street.

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 6.

Existing Legal Encumbrances

There is an existing 3.0 m wide by 1.5 m wide Statutory Right-of-Way (SRW) located in the southeast corner of the property for an existing sanitary sewer, which will not be impacted by this development proposal. The applicant is aware that encroachment into the SRW is not permitted.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Heather Street. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot 1 will be from Heather Street while vehicle access to proposed Lot 2 will be from Dixon Avenue. The existing driveway letdown will be relocated north on the subject property and a new sidewalk and landscaped boulevard is to be installed along the Heather Street and Dixon Avenue frontages 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 indicates that there are no bylaw sized trees on the subject property, one tree on the neighbouring property to the north and one tree on the neighbouring property to the east, and no trees on City property.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report and has the following comments:

- Two trees tag# A1 (Rhododendron, 25 cm caliper) and tag# A2 (Magnolia, 4 cm caliper) are both located on the neighbouring properties and are in good condition. Both trees are to be protected as per the arborist report recommendations.
- There are no bylaw size trees located on the subject site or the adjacent City boulevard.
- Hedges are present on site along the east and south property lines. The hedge along the east property line will be removed to allow for installation of a concrete pathway for the secondary suite access as well as a wood retaining wall and fence along the property line. The hedge along the south property line will be removed to allow required frontage upgrade works along Dixon Avenue.

Tree Replacement

Consistent with Zoning Bylaw, the applicant has agreed to plant three new trees on proposed Lot 1 and two new tree on proposed Lot 2. The City’s Tree Preservation Coordinator has identified that the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
5	8 cm	4 m

To ensure the five replacement trees are planted on-site at development stage, and the front yard and exterior side yard of the proposed corner lot is enhanced consistent with the landscape guidelines for corner lots in Richmond Zoning Bylaw 8500, the applicant will provide a Landscape Plan and a Landscape Security based on 100 per cent of the cost estimate provided by the Landscape Architect (which includes \$3750.00 (\$750/tree) for the five replacement trees), prior to final adoption of the rezoning bylaw.

Tree Protection

Two trees on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7).

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 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

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 8, including:

- Provision of a 3 m x 3 m corner cut road dedication to facilitate frontage improvements along Heather Street and Dixon Avenue. The corner cut must be verified as part of the Servicing Agreement.
- Heather Street and Dixon Avenue frontages to be upgraded with a new concrete sidewalk at the property line, new treed/grassed boulevard, and new concrete curb and gutter.

- Accessible ramp to be provided at Heather Street and Dixon Avenue intersection.
- 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 8.

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

The purpose of this application is to rezone 8180 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two lots.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10433 be introduced and given first reading.



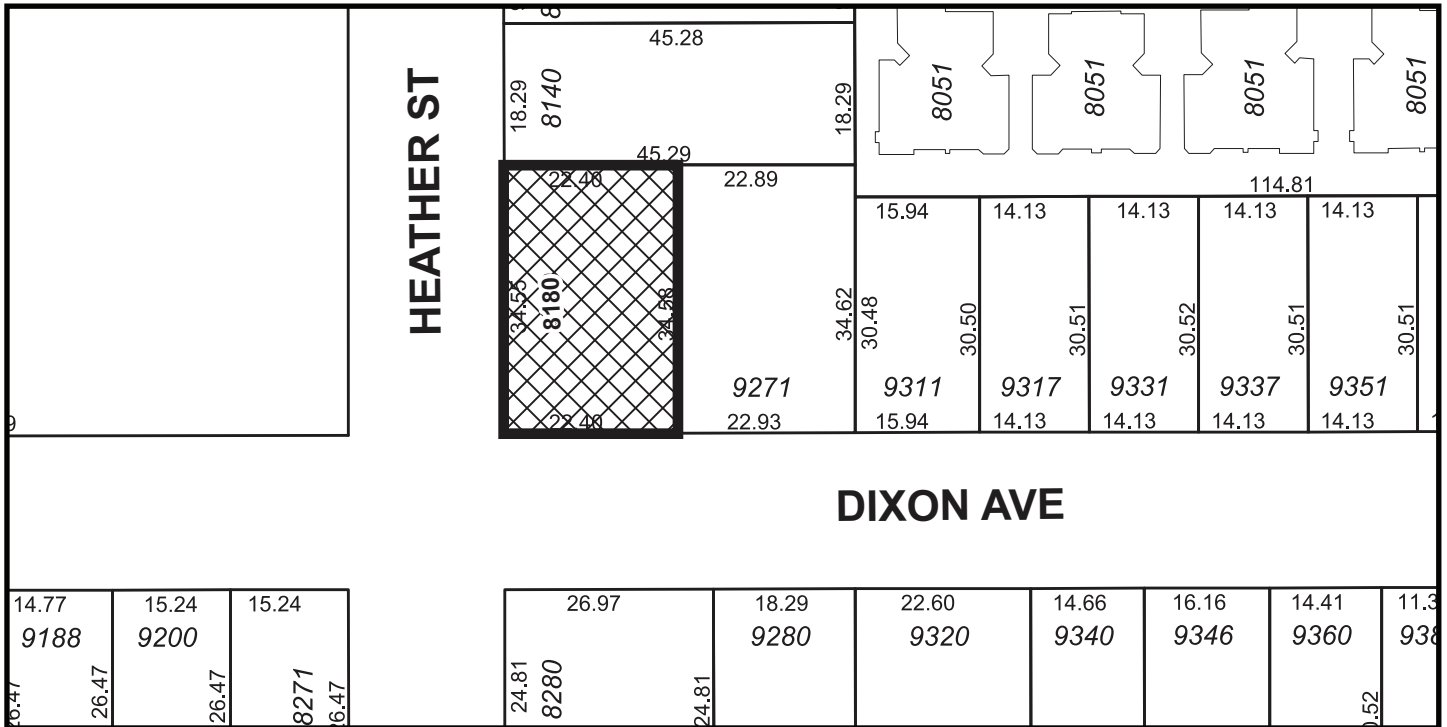
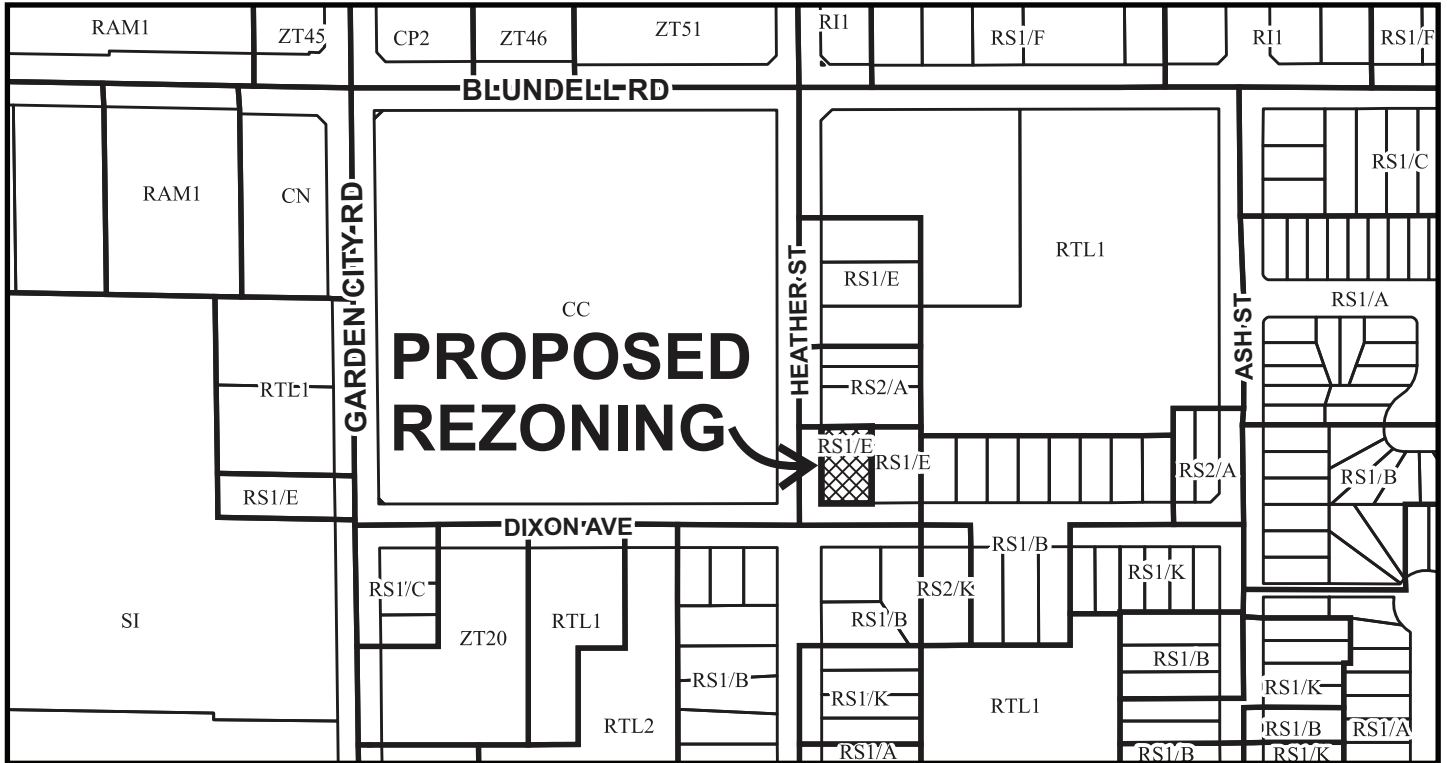
Alex Costin
Planning Technician – Design
(604-276-4200)

AC:js

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



City of
Richmond



	<h1>RZ 17-791280</h1>	Original Date: 11/27/17
		Revision Date:
	PLN - 14	Note: Dimensions are in METRES



City of Richmond



RZ 17-791280

PLN - 15

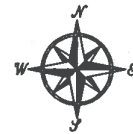
Original Date: 11/27/17

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 557 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 60575**

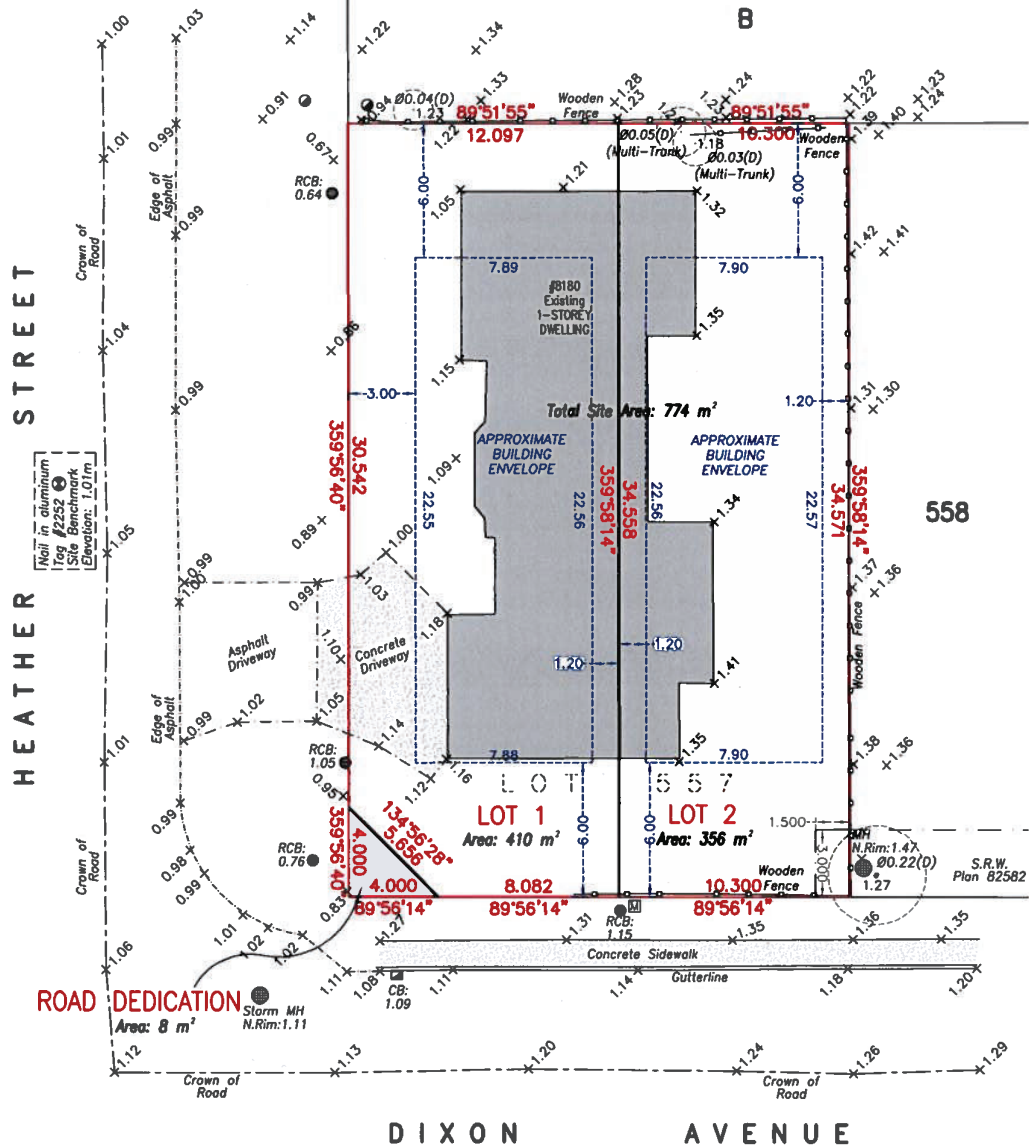
#8180 HEATHER STREET,
RICHMOND, B.C.
P.I.D. 001-708-538



SCALE: 1:200



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: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7048
FB-335 P71; FB-421 P47
Drawn By: IO/WK/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

NOTE:
Use site Benchmark Tag #2252
for construction elevation control.

LEGEND:
(D) denotes deciduous
■ denotes catch basin
● denotes round catch basin
● denotes manhole
■ denotes water meter
● denotes power post

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQ5M3

Digitally signed by
Johnson Tam JQ5M3
Date: 2023.02.06
09:37:49 -08'00'

JOHNSON C. TAM, B.C.L.S., C.I.S.

January 25th, 2023.

DWG No. 7048-Topo-03(Metric)



RZ 17-791280

Attachment 3

Address: 8180 Heather Street

Applicant: 1265028 B.C. Ltd.

Planning Area(s): Broadmoor – Ash Street Sub-Area

	Existing	Proposed
Owner:	1265028 BC Ltd (Xinyu Zhao)	To be determined
Site Size (m²):	773 m ²	Lot 1: 408.86 m Lot 2: 355.91 m
Land Uses:	One single-family dwelling	Two single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Low density residential	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/A)
Number of Units:	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 224.8 m ² (2419.7 ft ²) Lot 2: Max. 195.7 m ² (2106.5 ft ²)	Lot 1: Max. 224.9 m ² (2419.7 ft ²) Lot 2: Max. 195.7 m ² (2106.5 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	270.0 m ²	Lot 1: 408.8 m ² Lot 2: 355.9 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Lot 1: Width: 12.1 m Depth: 34.6 m Lot 2: Width: 10.3 m Depth: 34.6 m	none

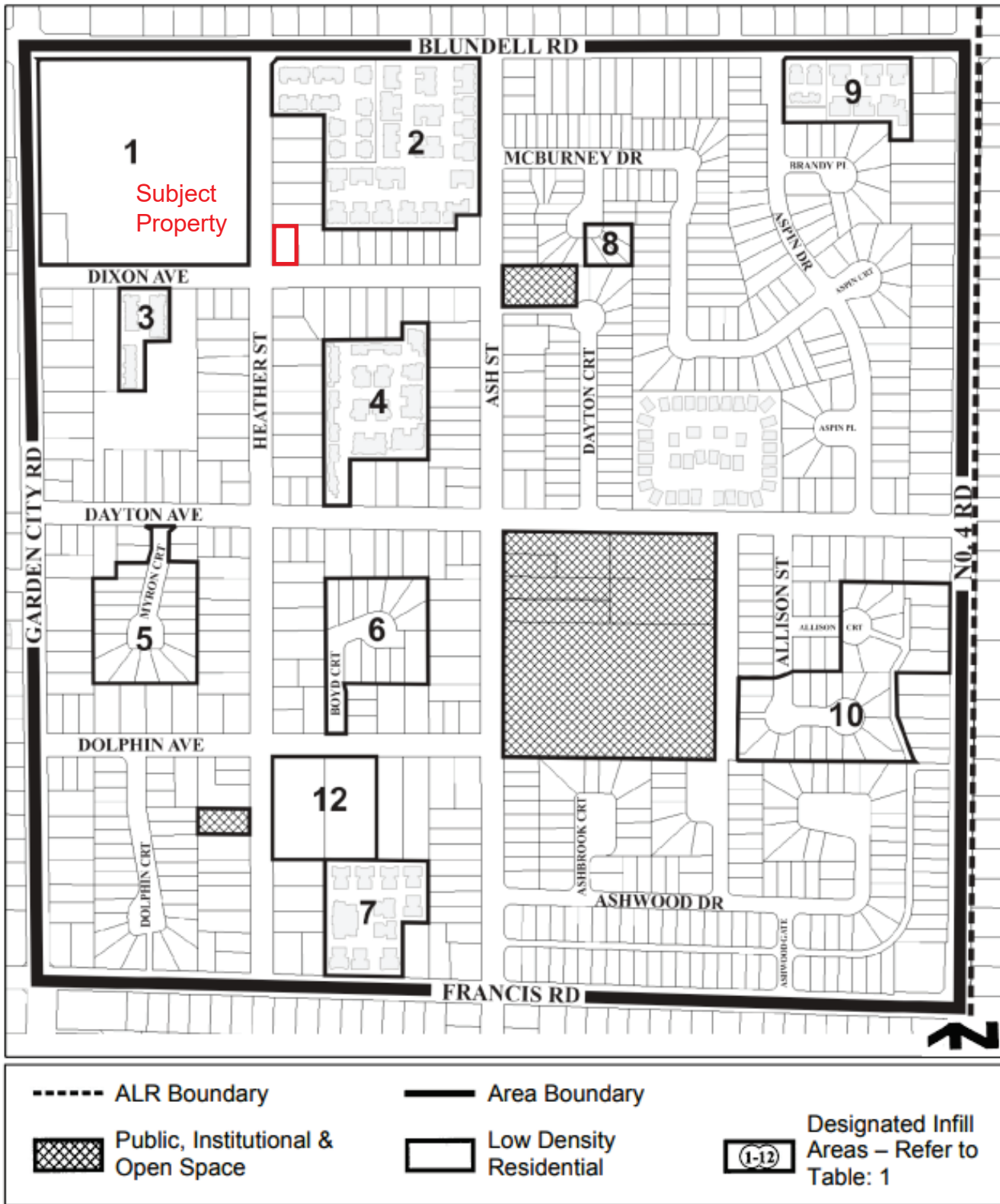
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. 6.0 m or 20% of the total lot depth, for a maximum width of 60% of the rear wall of the first storey; and 25% of the total lot depth, for the remaining 40% of the rear wall of the first storey and any second storey, or half (1/2) storey above, up to 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 m²</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 1: 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 (1/2) storey above, up to maximum required setback of 10.7</p> <p>Lot 2 (under 372 m²): 6.0 m</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



From: [C T](#)
To: [REDACTED]
Cc: [Costin,Alexander](#); [Xuming Huang](#)
Subject: Re: 8180 heather street
Date: February 11, 2023 11:42:44 AM
Attachments: [image001.png](#)
[NEW SURVEY.jpg](#)

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

Morning [REDACTED]

Thanks for replying and clarifying your "concern".

In general, as the party proposing new development, we assume the responsibility to replace failing structures on a site with something new. Since you **prefer** the conc. retaining wall and existing fence to stay as is, which in your opinion are in good shape, sure, they will stay as you desire. We would **NOT** touch.

We will just put up a timber retain. wall, where applicable, adjacent to the existing conc. retain wall.

By the way, a renewed Topo Survey attached, in metric units, shows that along the side yard, your elevation grade in fact ranges from 1.30m-1.42m (4.27ft-4.66ft.)

I will adjust the finished grade on our side slight lower to level at 1.40m (4.60ft.)

Upon completion, our sidewalk in general matches with yours.

Regards,

Terry C
tc studio

From: [REDACTED]
Sent: February 9, 2023 5:45
To: C T <tcdesign2012@hotmail.com>
Cc: acostin@richmond.ca <acostin@richmond.ca>
Subject: Re: 8180 heather street

I was here when they built the " CONCRETE WALL " that tipped into my yard at the time. and know all about the wall supporting my foundation. I know that removing it will damage my house. The wall stays . And is partially on my lot. your client only wants to make a buc plain and simple. I build 4 ft from the lot but my foundation on the bottom is very close to the wall as it cam on my side. As you are not the city and the " CONCRETE WALL " which is far superior to a wood one you plan to replace so you can make a buc I will fight . the fence stays also It is like new and cedar... you can build one on the other side .

Don't touch my fence. or the wall for that matter. And its not very confusing at all .

From: "C T" <tcdesign2012@hotmail.com>

To: [REDACTED]

Cc: "Xuming Huang" <huangxuming111@gmail.com>, "Costin,Alexander" <ACostin@richmond.ca>, "devapps" <DevApps@richmond.ca>

Sent: Wednesday, February 8, 2023 3:55:29 AM

Subject: Re: 8180 heather street

Hi [REDACTED]

I am the designer of 8180 Heather St., would like to take a moment to ease your "concern" raised about the retaining wall.

Based on Topo Survey, your side yard sits at an Ele. Grade of 3.90', whereas we will propose to infill our lots to a Finished Ele. Grade of 4.83'. The difference in height is **merely 11"**. See attached diagram.

We assure construction takes place ONLY on my client's property, including the entirety of timber retaining wall. Should the current retain. wall been encroaching onto your property, Surveyor will provide us the correct location, and we fix this issue once for all. A new fence to be placed at our expense.

It is apparent that your house, built in recent years (1997) must have gone through the process of infilling the lot. Whereas my client's house was built in 1985, back then, infilling the lot was not a required practice.

You claim that your house foundation being close to the retaining wall sounds a little confusing. As per Richmond bylaw established over the years, side yard setback for ANY residential building is at **least 4ft (1.2m)**. It is very spacious. The space b/t your house and the fence should simply be sidewalk. It is your property, and we are not going to touch an inch over the fence line.

Plus, our future building is subject to a 4ft. side yard from the fence as well. In total, your house and our new build are 8' apart. I can assure you there would be NO harm to the foundation of your house.

Afterall, I would like to you to understand that when constructing your house back in 1997, you were once considered a "developer" by the previous owner of 8180 Heather St. I am sure your intention was to bring value into the neighborhood, and you believed in the long-term potential of this community. Fast forward two and half decades, my Client has the exact same desire in mind, that is, we sincerely wish to revitalize subject Lot to its full potential. When completed, we like to attract young families moving in, continue contributing to the liveness

of this community.

Your support to the Development will be much appreciated. Should you have more questions, feel free to reach out to me or the Developer, Bill (778-865-6360)

Regards,

Terry C
tc studio

#232-4388 Still Creek Dr. Burnaby
604-771-8963

From: DevApps <DevApps@richmond.ca>
Sent: February 1, 2023 2:32 PM
To: Costin,Alexander <ACostin@richmond.ca>
Subject: FW: 8180 heather street

Hi Alex,

Could you please assist in responding back to this inquiry reading 8180 Heather Street RZ 17-791280.

Thank you,

Candice Kurji

Departmental Associate
Development Applications

☎ 604-276-4375

✉ ckurji@richmond.ca

PEOPLE. EXCELLENCE. LEADERSHIP. TEAM. INNOVATION

From: [REDACTED]
Sent: February 1, 2023 1:42 PM
To: DevApps <DevApps@richmond.ca>
Subject: 8180 heather street

City of Richmond Security Warning: This email was sent from an external source outside the City. Please do not click or open attachments unless you recognize the source of this email and the content is safe.

I live [REDACTED] and heard that they want to build 2 houses length ways and remove the retaining wall between our properties as it is in the way .

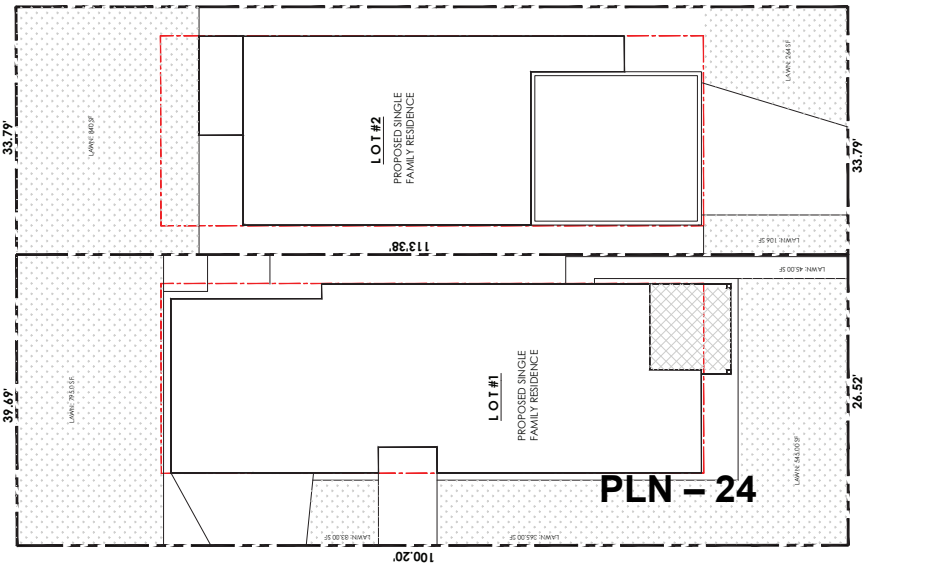
I want more information on this as the retaining wall protects my foundation .

the application is RZ 17-791280. I was at my location when they built the retaining wall and when back filling it it arced into my lot a lot . When I rebuilt my house my foundation was relying on this wall and is very close to it as well.

I think you can see my concern. Builders don't give a crap about anything but profit and lie all the time to who ever is around them especially a numbered LTD account.

Please get back to me. My lot is [REDACTED] .

Attachment 6



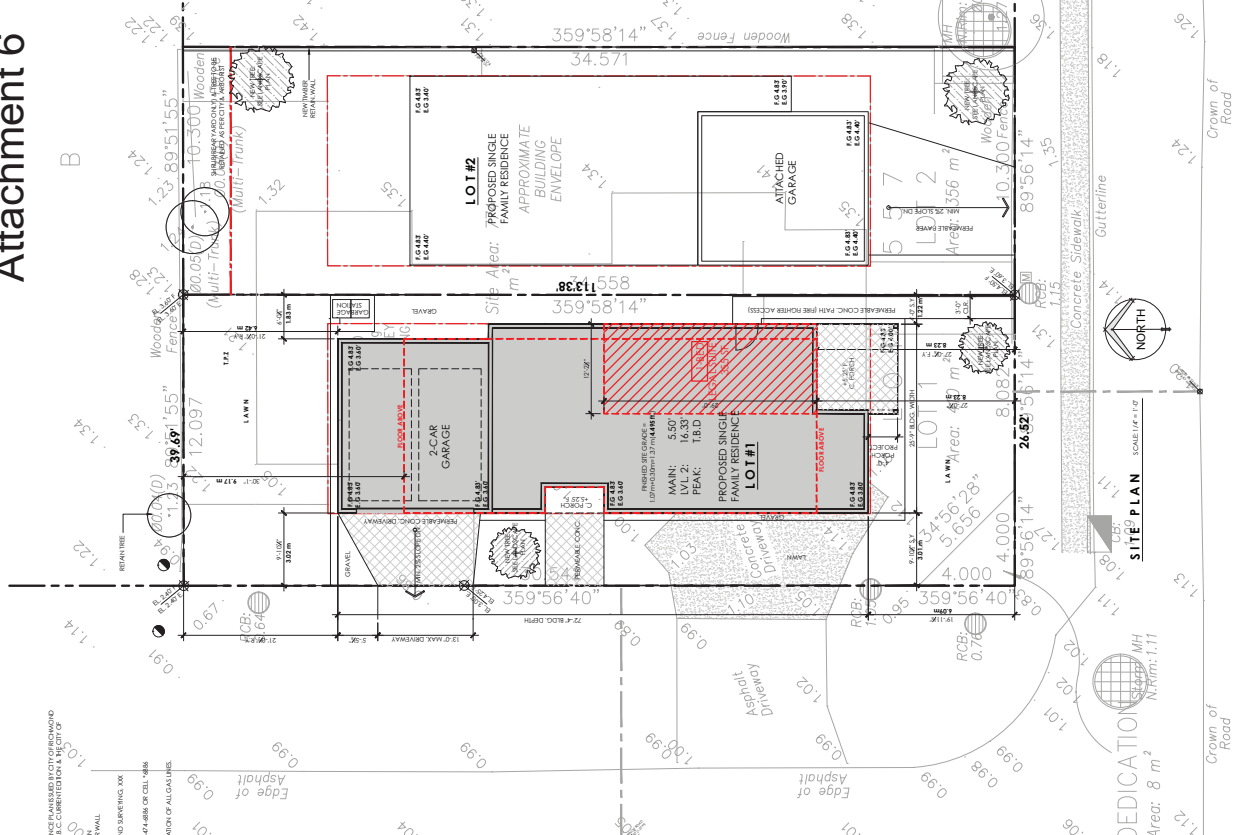
PLN - 24

PROJECT DATA	
LOT #1	
LEGAL DESCRIPTION:	
LOT #1	
LOT SIZE:	4,822 SF (0.11 AC)
PERMITTED:	
PROPOSED:	
TOTAL:	
FLOORSPACE RATIO CALCULATION:	
ALLOWED FLOORSPACE:	2,400 SF (50% MAX)
PROPOSED FLOORSPACE:	2,400 SF
PERCENTAGE:	100%
COVERED PORCH CALCULATION:	
ALLOWED (USE OF FLOOR AREA):	940 SF
PROPOSED (USE OF FLOOR AREA):	940 SF
TOTAL:	1,460 SF

PROJECT DATA	
LOT #2	
LEGAL DESCRIPTION:	
LOT #2	
LOT SIZE:	3,830 SF (0.08 AC)
PERMITTED:	
PROPOSED:	
TOTAL:	
FLOORSPACE RATIO CALCULATION:	
ALLOWED FLOORSPACE:	1,915 SF (50% MAX)
PROPOSED FLOORSPACE:	1,915 SF
PERCENTAGE:	100%
COVERED PORCH CALCULATION:	
ALLOWED (USE OF FLOOR AREA):	2,400 SF
PROPOSED (USE OF FLOOR AREA):	2,400 SF
TOTAL:	4,800 SF

LOT #1	
FRONT YARD PLANT COVERAGE CALCULATION:	
FRONT YARD AREA:	44.0 SQM (10.1 SQM)
REQUIRED (MIN. 5%):	2.20 SQM (2.20%)
PROVIDED (MIN. 5%):	30.00 SQM (68.18%)
REAR YARD PLANT COVERAGE CALCULATION:	
REAR YARD AREA:	44.0 SQM (10.1 SQM)
REQUIRED (MIN. 5%):	2.20 SQM (2.20%)
PROVIDED (MIN. 5%):	30.00 SQM (68.18%)
TOTAL (MIN. 10%):	1.3800 SF

LOT #2	
FRONT YARD PLANT COVERAGE CALCULATION:	
FRONT YARD AREA:	44.0 SQM (10.1 SQM)
REQUIRED (MIN. 5%):	2.20 SQM (2.20%)
PROVIDED (MIN. 5%):	30.00 SQM (68.18%)
REAR YARD PLANT COVERAGE CALCULATION:	
REAR YARD AREA:	44.0 SQM (10.1 SQM)
REQUIRED (MIN. 5%):	2.20 SQM (2.20%)
PROVIDED (MIN. 5%):	30.00 SQM (68.18%)
TOTAL (MIN. 10%):	1.3800 SF



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

DIXON AVENUE

A VENUE

SITE PLAN

To studio
 custom · home
 interior

2019-2020
 1111 1111
 1111 1111
 1111 1111
 1111 1111
 1111 1111

residential interior design | building permit

THE INFORMATION ON THESE PLANS IS PROVIDED AS A GUIDE ONLY. THE CLIENT IS RESPONSIBLE FOR VERIFYING ALL INFORMATION AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY DAMAGE OR LOSS OF ANY KIND, INCLUDING BUT NOT LIMITED TO, DAMAGE TO PROPERTY, PERSONAL INJURY, OR DEATH, ARISING FROM THE USE OF THESE PLANS. THE CLIENT AGREES TO HOLD THE DESIGNER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY THE DESIGNER IN CONNECTION WITH THE USE OF THESE PLANS.

2019-2020
 1111 1111
 1111 1111
 1111 1111
 1111 1111

Single Family Dwelling
 8180 Heather St, Richmond, B.C

DRAWN: 16
 CHECKED: 16
 PROJECT NUMBER: 16

BILL: 21.02

A1



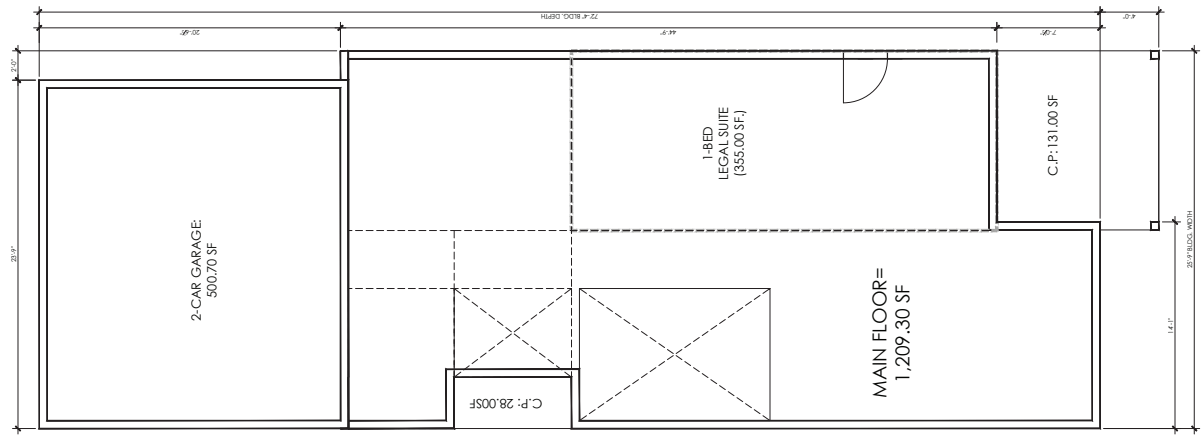
tosapp207@tostudio.com
 Phone: 604-253-2533
 St. John's (custom homes & more)

residential • interior design | building permit
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DATE: 10/20/2023
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 PROJECT NO: 2023-0001

PROJECT TITLE:
 Single Family Dwelling
 8180 Heather St, Richmond, B.C.

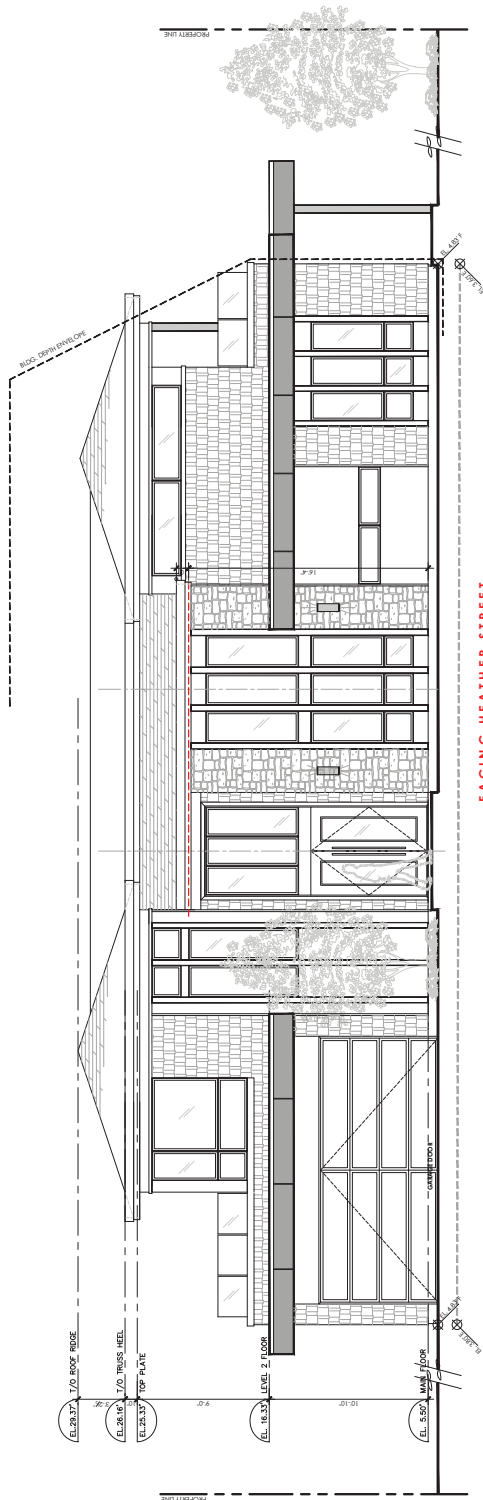
OWNER: TC
 DESIGNER: TC
 PROJECT: TC
 PRICE NUMBER: BILL: 21 02



DRAFT FLOOR PLANS

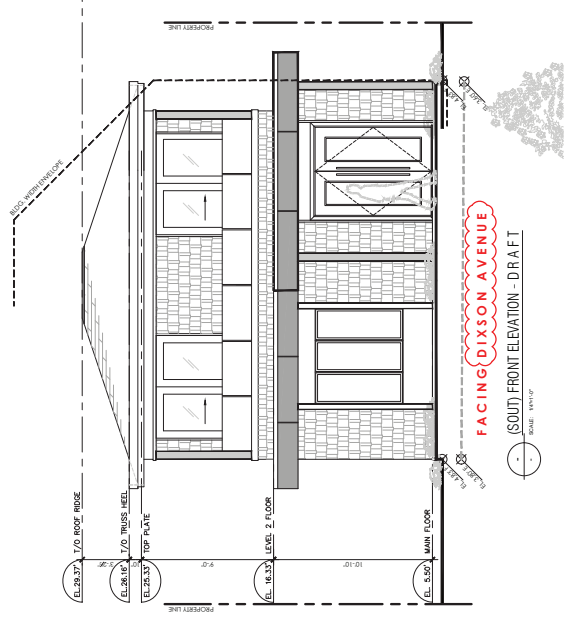
A2

NOTES:
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 4. THE USER AGREES TO HOLD TOSTUDIO HARMLESS FROM ANY AND ALL DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS INFORMATION.



FACING HEATHER STREET

(WEST) SIDE ELEVATION - DRAFT
 SCALE: 1/4\"/>



FACING DIXSON AVENUE
 (SOUTH) FRONT ELEVATION - DRAFT
 SCALE: 1/4\"/>

MATERIAL LEGEND	
[Pattern]	ROOF JOIST/SHEATHING
[Pattern]	SPRINK 1 STONE VENEER
[Pattern]	SPRINK 2 HUNDE-SHINGLE
[Pattern]	SPRINK 3 HUNDE-PLANK
[Pattern]	SPRINK 4 HUNDE-PANEL 1/2\"/>

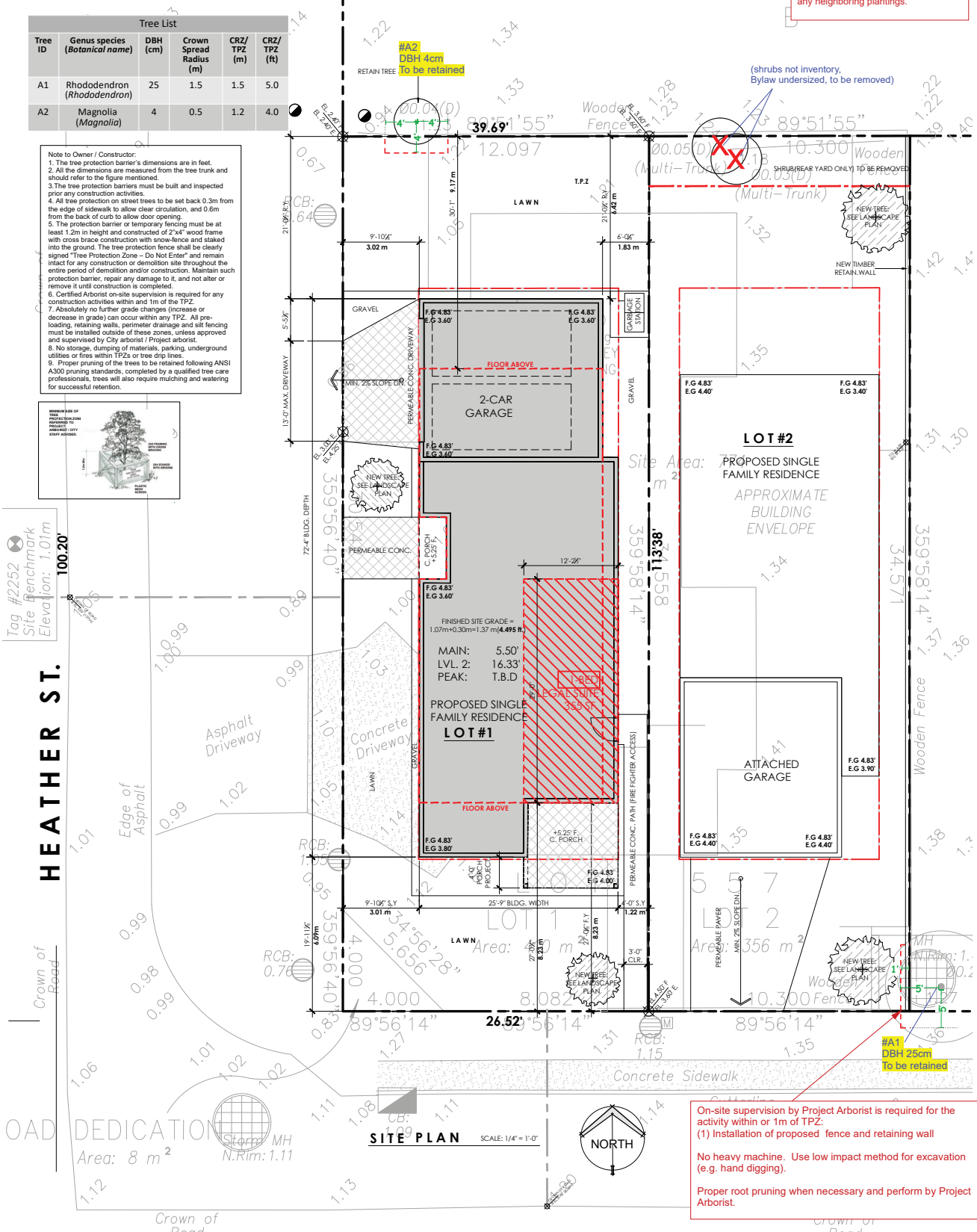
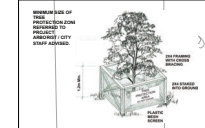
NOTES:
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 2. ALL MATERIALS AND FINISHES ARE TO BE APPROVED BY THE ARCHITECT.
 3. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE BC BUILDING CODE AND ALL APPLICABLE REGULATIONS.
 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 5. THIS DRAWING IS THE PROPERTY OF TOSTUDIO AND IS NOT TO 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.

It is the builder/homeowner responsibility to ensure that the development does not adversely affect any neighboring plantings.

Tree List					
Tree ID	Genus species (Botanical name)	DBH (cm)	Crown Spread Radius (m)	CRZ/TPZ (m)	CRZ/TPZ (ft)
A1	Rhododendron (Rhododendron)	25	1.5	1.5	5.0
A2	Magnolia (Magnolia)	4	0.5	1.2	4.0

Note to Owner / Constructor:

- The tree protection barrier's dimensions are in feet.
- All the dimensions are measured from the tree trunk and should refer to the figure mentioned.
- The tree protection barriers must be built and inspected prior any construction activities.
- All tree protection on street trees to be set back 0.3m from the edge of sidewalk to allow clear circulation, and 0.6m from the back of curb to allow door opening.
- The protection barrier or temporary fencing must be at least 1.2m in height and constructed of 2"x4" wood frame with cross brace construction with snow-fence and staked into the ground. The tree protection fence shall be clearly signed "Tree Protection Zone - Do Not Enter" and remain intact for any construction or demolition site throughout the entire period of demolition and/or construction. Maintain such protection barrier, repair any damage to it, and not alter or remove it until construction is completed.
- Certified Arborist on-site supervision is required for any construction activities within and 1m of the TPZ.
- Absolutely no further grade changes (increase or decrease in grade) can occur within any TPZ. All pre-loading, retaining walls, perimeter drainage and silt fencing must be installed outside of these zones, unless approved and supervised by City arborist / Project arborist.
- No storage, dumping of materials, parking, underground utilities or trees within TPZs or tree drip lines.
- Proper pruning of the trees to be retained following ANSI A300 pruning standards, completed by a qualified tree care professional, trees will also require mulching and watering for successful retention.



Tag #2252
 Site Benchmark
 Elevation: 1.01m

HEATHER ST.

Edge of Asphalt

ROAD DEDICATION
 Area: 8 m²

SITE PLAN SCALE: 1/4" = 1'-0"



On-site supervision by Project Arborist is required for the activity within or 1m of TPZ:
 (1) Installation of proposed fence and retaining wall
 No heavy machine. Use low impact method for excavation (e.g. hand digging).
 Proper root pruning when necessary and perform by Project Arborist.

DIXON AVENUE



Address: 8180 Heather Street

File No.: RZ 17-791280

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10433, the developer is required to complete the following:

- 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:
 - 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 5 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	8 cm		4 m

- 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.
- Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
- Registration of a legal agreement on title, ensuring that the Building Permit application and ensuing development of Lot 1 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.
- 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.
- 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:

- 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:

- A 3m x 3m corner cut road dedication is required at the southwest corner of the property prior to subdivision 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.
- 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 205.0 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) 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.
- c) At Developers cost, the City will:
 - i) Cut, cap, and remove the existing water service connection and meter at the Dixon Road frontage.
 - ii) Install two new water service connections, complete with meter and meter box, off of the existing 150mm watermain along Dixon Avenue.

Storm Sewer Works:

- a) At Developer's cost, the City will:
 - i) Replace the existing storm service connection, inspection chamber, and dual service leads., located at the adjoining property line of the newly created lots.
 - ii) Cut, cap, and remove the existing storm service connections and inspection chambers along the west property line (STCN41581, STCN41582, & STCN41583), regardless of the results of the CCTV inspection.

Sanitary Sewer Works:

- b) At Developer's cost, the City will:
 - i) Cut and cap the existing sanitary service connection located at the south east corner of the subject site. The existing IC shall be retained to service 9271 Dixon Avenue.
 - ii) Install one new sanitary service connection off of the existing sewer on the south side of Dixon Avenue, complete with inspection chamber and dual service leads.

Frontage Improvements:

- a) At the Developer's cost, 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/relocate all above ground utility cabinets and kiosks required to service the proposed development, and all above ground utility cabinets and kiosks located along the development's frontages, within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan:

- BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
- ii) Complete the following upgrades along the frontage facing Heather Street and Dixon Avenue:
- 1.5m concrete sidewalk
 - 1.5m boulevard
 - Extruded curb and gutter
 - Pavement Widening
 - Lot 1 driveway access/letdown to be off Heather Street
 - Lot 2 driveway access/letdown to be off Dixon Avenue
- iii) Submit a Function Plan of the subject site and include all frontage designs, signed and sealed by a Civil Consultant.

Street Lighting:

- a) At Developer’s cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items

- a) The Developer is required to:
- i) 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. 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

(Signed copy on file)



Richmond Zoning Bylaw 8500
Amendment Bylaw 10433 (17-791280)
8180 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/A)".

P.I.D. 001-708-538

Lot 557 Section 22 Block 4 North Range 6 West New Westminster District Plan 60575

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10433".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Horizontal lines for recording readings and conditions.



MAYOR

CORPORATE OFFICER