



City of Richmond

Report to Committee

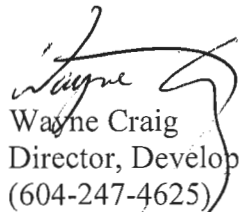
To: Planning Committee
From: Wayne Craig
Director, Development

Date: December 3, 2019
File: RZ 19-858458

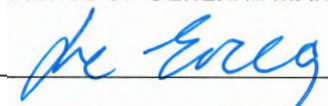
Re: Application by Benn Panesar for Rezoning at 10931 Seaward Gate from the
"Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10120, for the rezoning of 10931 Seaward Gate from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)" to facilitate the creation of two new single-family lots with vehicle access from the existing rear lane, be introduced and given first reading.


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

WC:jl
Att. 7

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

Staff Report

Origin

Benn Panesar has applied to the City of Richmond for permission to rezone the property at 10931 Seaward Gate from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, with vehicle access from the existing rear lane. A location map and aerial photograph is provided 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 provided in Attachment 3.

Subject Site Existing Housing Profile

There is an existing single-family dwelling on the property, which is proposed to be demolished. The applicant has indicated that the single-family dwelling is currently rented and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the subject site is as follows

- To the North: Across the lane, a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Seahurst Road.
- To the South: Across Steveston Highway, a Greater Vancouver Transportation Authority (TransLink) bus terminal on a lot zoned “Light Industrial (IL)” and “Industrial Business Park (IB1)”.
- To the East: Across Seaward Gate, a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Seaward Gate.
- To the West: A single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Steveston Highway.

Related Policies & Studies

Official Community Plan (OCP) Designation

The 2041 OCP land use designation for the subject site is “Neighbourhood Residential”, which provides for single-family, two-family, and multiple family housing. The proposed rezoning and future subdivision are consistent with this designation.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy in the OCP identifies the subject site for redevelopment as “Arterial Road Compact Lot Single Detached”. This policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning and future subdivision are consistent with this designation.

Single-Family Lot Size Policy 5434

The subject property is located within the area governed by Single-Family Lot Size Policy 5434, which was adopted by City Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). This Policy permits properties on specific sections of Williams Road, No. 5 Road, and Steveston Highway to be rezoned and subdivided in accordance with the provisions of the “Single Family Housing District (R1/0.6)” zone and “Coach House District (R/9)” zone in Richmond Zoning Bylaw 5300, which is equivalent to the “Compact Single Detached (RC2)” zone or the “Coach House (RCH1)” zone in Richmond Zoning Bylaw 8500, provided that vehicle access is from the rear lane only. The proposed rezoning and subdivision would comply with the “Compact Single Detached (RC2)” zone requirements and are consistent with this Policy.

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

Two rezoning signs have been installed on the subject property; one sign is facing Steveston Highway and the second sign is facing Seaward Gate. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning signs on the property.

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act*.

Analysis

Transportation and Site Access

Current vehicle access is from Seaward Gate. Vehicle access to both proposed lots is to be from the existing rear lane, with no access permitted from Steveston Highway, in accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222. The required parking space for each secondary suite will be provided on the driveway.

Prior to final adoption of the rezoning bylaw, the applicant is required to complete the following:

- provide a 4 m x 4 m corner cut road dedication on the southeast corner of the subject site;
- provide a 3 m x 3 m corner cut statutory right-of-way at the northeast corner of the subject site;
- register a restrictive covenant on Title for proposed Lot 2 (corner lot) at Subdivision stage to ensure that vehicle access will be from the existing rear lane;
- provide a \$5,880 contribution towards the installation of intersection LED street light luminaires for the existing pedestrian signal at the intersection of Steveston Highway and Seaward Gate; and
- construct the required frontage improvements as identified in the Site Servicing and Frontage Improvements section of this report.

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 located on the subject property, and two hedges that are located on City property (Attachment 5).

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

- One tree (tag # 3) is a mature pear tree in fair-good condition and is located outside the proposed building envelope. Retain and protect as per City of Richmond Tree Protection Information Bulletin Tree-03.
- One tree (tag # 4) is a mature plum tree in poor condition and is located outside the proposed building envelope. Staff inspected the tree and confirmed winter shoot moth damage to the canopy and black knot in the upper branches which would limit the long term viability of the tree. Remove and replace.
- One tree (tag # 5) is a mature cherry tree in good condition. This tree will be in direct conflict with the proposed dwelling. Remove and replace.
- Replacement trees should be specified at 2:1 as per the OCP.

The City Parks staff have reviewed the Arborist's Report and support the Arborist's findings, with the following comment:

- Two hedges (tag # 1 and 2) located on City property are in fair condition and good health. The hedges have been left to grow without maintenance, and invasive weeds are starting to overtake the hedges. Due to conflicts with the construction of the frontage improvements, removal is recommended. Compensation is not required for the hedges.

Tree Protection

One tree (tag # 3) is to be retained and protected. The applicant has submitted a Tree Management Plan showing the tree to be retained and the measures taken to protect it during development stage (Attachment 5). To ensure that the tree identified for retention is protected at development stage, the applicant is required to complete the following:

- No grade changes are to occur within the tree protection zone. For this reason, the applicant is required to construct a floating porch (i.e., no concrete foundation within the tree protection zone) and a cantilevered second floor balcony, as shown in the conceptual plans provided in Attachment 6.
- 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 complete.
- Prior to final adoption of the rezoning bylaw or demolition of the existing dwelling, whichever is first, submission of a Tree Survival Security to the City in the amount of \$10,000 for the one tree to be retained.

Tree Replacement

The applicant wishes to remove two on-site trees (tag # 4 and 5). The 2:1 replacement ratio would require a total of four replacement trees. Consistent with the landscaping requirements contained in Richmond Zoning Bylaw 8500 and the Arterial Road Land Use Policy, the applicant has proposed to plant four replacement trees in the development; one on proposed Lot 1 and three on proposed Lot 2 (corner lot).

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
2	10 cm	5 m
2	11 cm	6 m

To ensure the four replacement trees are planted on-site at development stage and the front yards of the subject site are enhanced consistent with the landscape guidelines of the Arterial Road Land Use Policy, the applicant will provide a Landscape Plan prepared by a Registered

Landscape Architect and a Landscape Security based on 100% of the cost estimate provided by the Landscape Architect (which includes \$2,000 for the four replacement trees), prior to final adoption of the rezoning bylaw.

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

Built Form, Architectural Character & Landscaping

The applicant has submitted conceptual plans showing the proposed floor plans and architectural elevations for the proposed building on each proposed lot to demonstrate tree retention and the design of the corner lot dwelling (proposed Lot 2) at the intersection of Steveston Highway and Seaward Gate (Attachment 6).

The applicant has proposed a secondary suite on top of the attached garage on the second floor of each dwelling, each with a covered porch facing the side yard and direct access to the yard via exterior stairs. The front entrance to the principal dwelling on the corner lot (proposed Lot 2) is proposed to be on an angle to address both Steveston Highway and Seaward Gate.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title to ensure that the Building Permit application and ensuing development of both lots are consistent with the submitted conceptual plans (Attachment 6), to the satisfaction of the Director of Development. Building Permit plans must comply with all City regulations and staff will ensure that the plans are generally consistent with the registered legal agreement.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant has proposed to provide a secondary suite in each of the single-family dwellings proposed at the subject site, for a total of two suites. Each secondary suite will contain a single bedroom, with minimum suite sizes of 37 m² (399 ft²) for proposed Lot 1 and 39 m² (420 ft²) for proposed Lot 2.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

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

- Seaward Gate: construct a new 1.5 m concrete sidewalk and treed/grassed boulevard.
- Steveston Highway: construct a new 1.5 m concrete sidewalk and treed/grassed boulevard.

- Upgrade the Steveston Highway/Seaward Gate westbound bus stop to meet the TransLink Accessible Bus Stop Design Standards, including construction of a new concrete bus pad.
- Upgrade the rear lane to City standards, including installation of lighting and roll-over curbs, and reconstruction of the lane entry from Seaward Gate.

Financial Impact

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

Conclusion

The purpose of this rezoning application is to rezone the property at 10931 Seaward Gate from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit the property to be subdivided to create two single-family lots, with vehicle access from the existing rear lane.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10120 be introduced and given first reading.



Jessica Lee
Planning Technician

JL:cas

Attachment 1: Location Map

Attachment 2: Proposed Subdivision Plan

Attachment 3: Development Application Data Sheet

Attachment 4: Single-Family Lot Size Policy 5434

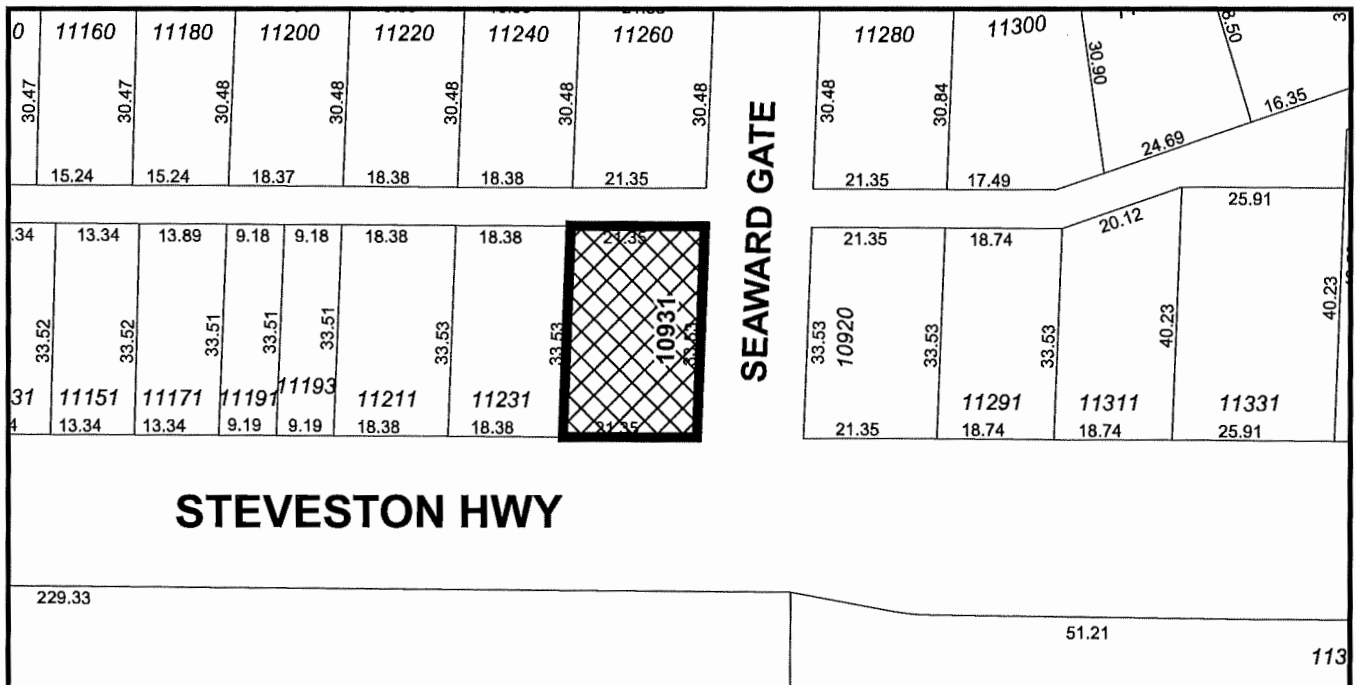
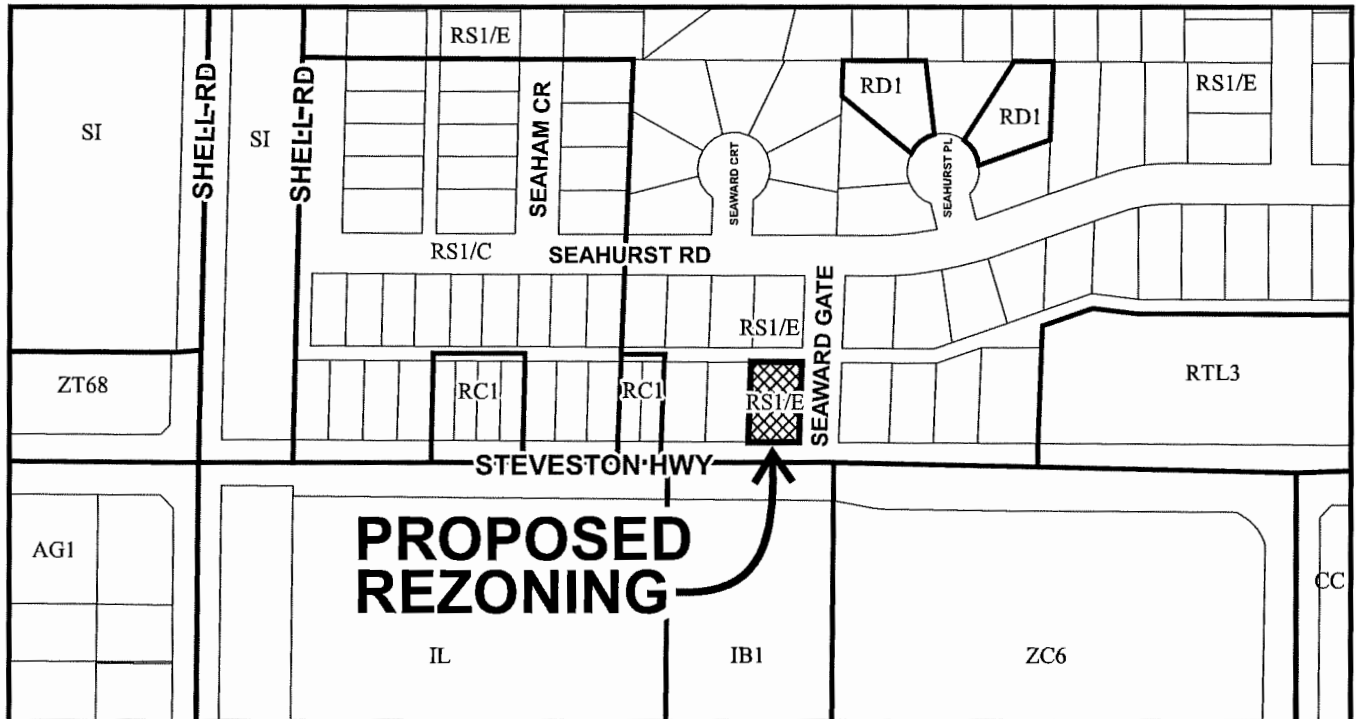
Attachment 5: Tree Management Plan

Attachment 6: Conceptual Floor Plans and Building Elevations

Attachment 7: Rezoning Considerations



City of Richmond



RZ 19-858458

Original Date: 04/30/19

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 19-858458

Original Date: 04/30/19

Revision Date:

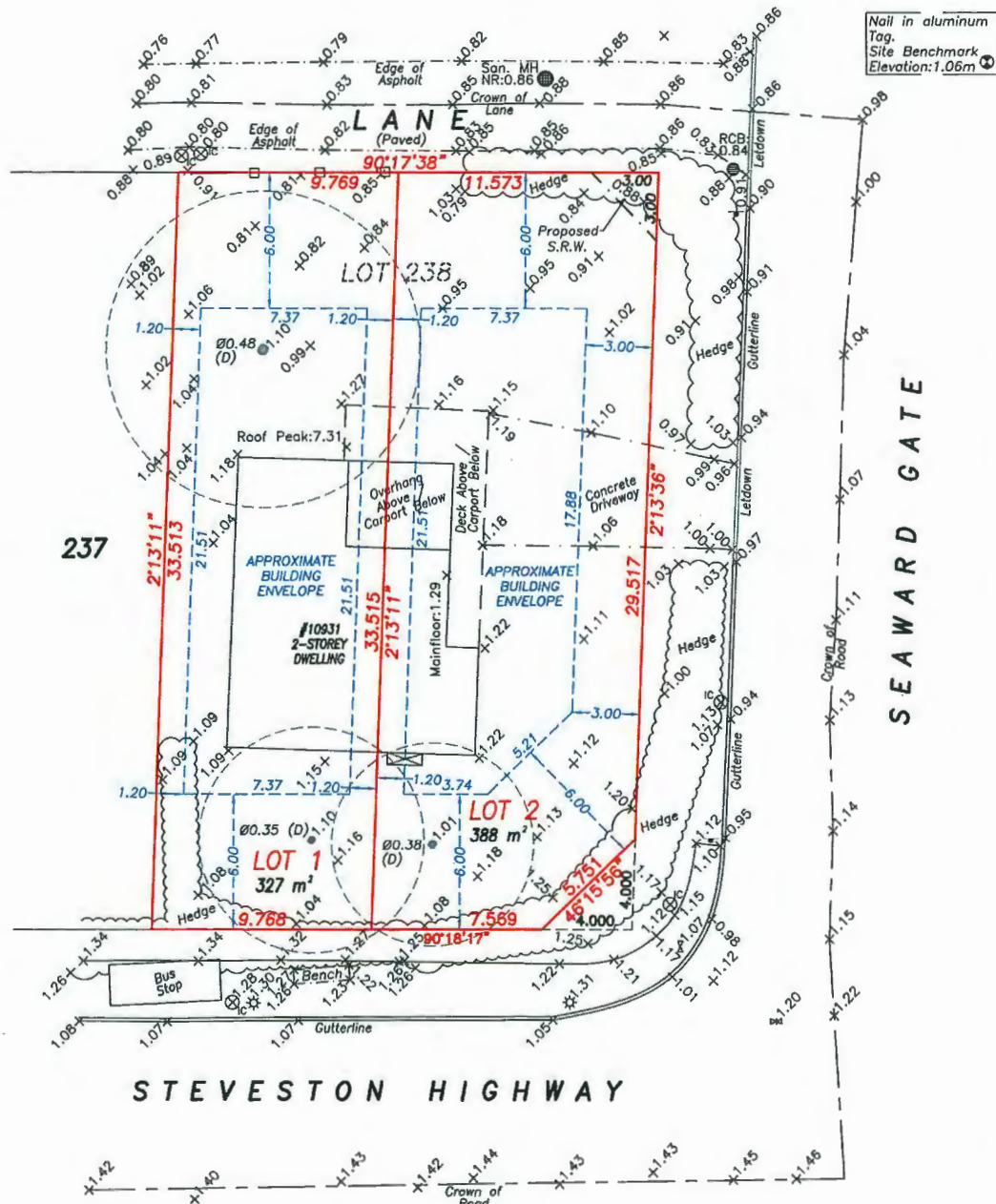
Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 238
SECTION 36 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 42353

#10931 SEAWARD GATE,
 RICHMOND, B.C.
 P.I.D. 004-087-836

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. 7310
 FB-367 P33-35
 Drawn By: WK

NOTE:
 Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #191
 Control Monument 02H2453
 Elevation: 1.664m
 Benchmark: HPN #204
 Control Monument 02H2452
 Elevation: 1.559m

NOTE:
 Use site Benchmark Tag **PH - 12**
 construction elevation control.

LEGEND:
 (D) denotes deciduous
 ⊗ denotes inspection chamber
 ⊕ denotes gas valve
 ⊙ denotes water valve
 ⊗ denotes manhole
 ⊙ denotes lamp standard
 ⊙ denotes sign

CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.

Johnson C. Tam
 JOHNSON C. TAM, B.C.L.S., C.L.S.
 JANUARY 28th, 2019.

DWG No. 7310-Topo-03



RZ 19-858458

Attachment 3

Address: 10931 Seaward Gate

Applicant: Benn Panesar

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Jaskaran S. Bilkhu Sarbjit K. Dadral	To be determined
Site Size (m²):	715 m ² (7,696.2 ft ²)	Lot 1: 327 m ² (3,519.8 ft ²) Lot 2: 388 m ² (4,176.4 ft ²)
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Compact Single Detached (RC2) or Coach Houses (RCH1)	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	Arterial Road Compact Single Detached	No change

Proposed Lots	Bylaw Requirement		Proposed		Variance
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for remainder		Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for remainder		None permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 196.2 m ² (2,112 ft ²) Lot 2: Max. 232.8 m ² (2,506 ft ²)		Lot 1: Max. 196.2 m ² (2,112 ft ²) Lot 2: Max. 232.8 m ² (2,506 ft ²)		None permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous: Max. 70% Landscaping: Min. 20%		Building: Max. 50% Non-porous: Max. 70% Landscaping: Min. 20%		None
Lot Size:	270 m ²		Lot 1: 327 m ² Lot 2: 388 m ²		None
Lot Dimensions (m):	Lot 1 Width: 9.0 m Depth: 24.0 m	Lot 2 Width: 11.0 m Depth: 24.0 m	Lot 1 Width: 9.8 m Depth: 33.5 m	Lot 2 Width: 11.6 m Depth: 33.5 m	None
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m		Front: Min. 6.0 m Rear: Min. 6.0 m Interior Side: Min. 1.2 m Exterior Side: Min. 3.0 m		None
Height (m):	Max. 2 ½ storeys		Max. 2 ½ storeys		None
Private Outdoor Space:	Min. 20.0 m ²		Min. 20.0 m ²		None

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



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

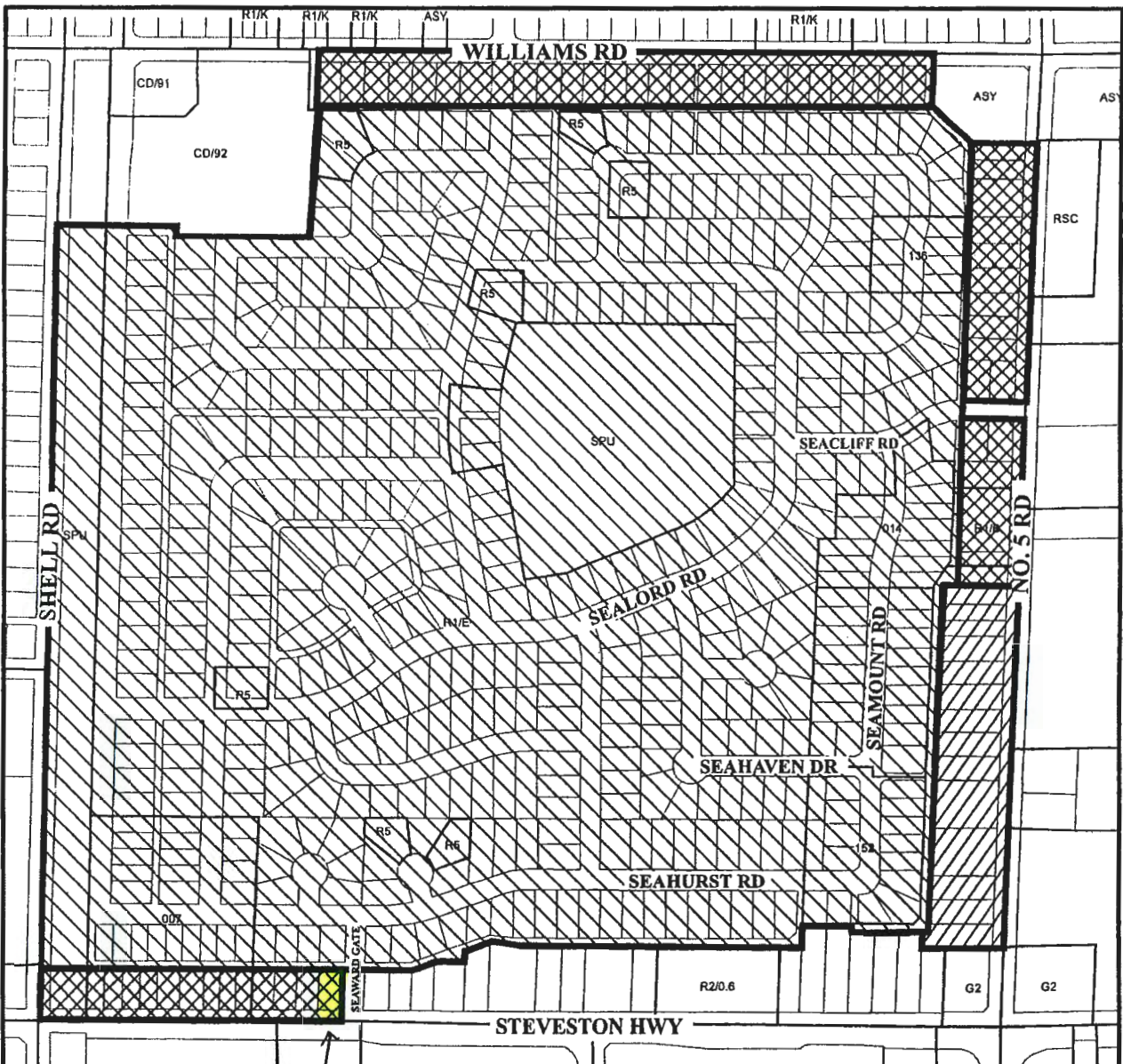
File Ref:

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
 - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
 - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



SUBJECT PROPERTY



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

★ = Preliminary tree replacement location. Size and species to be determined.

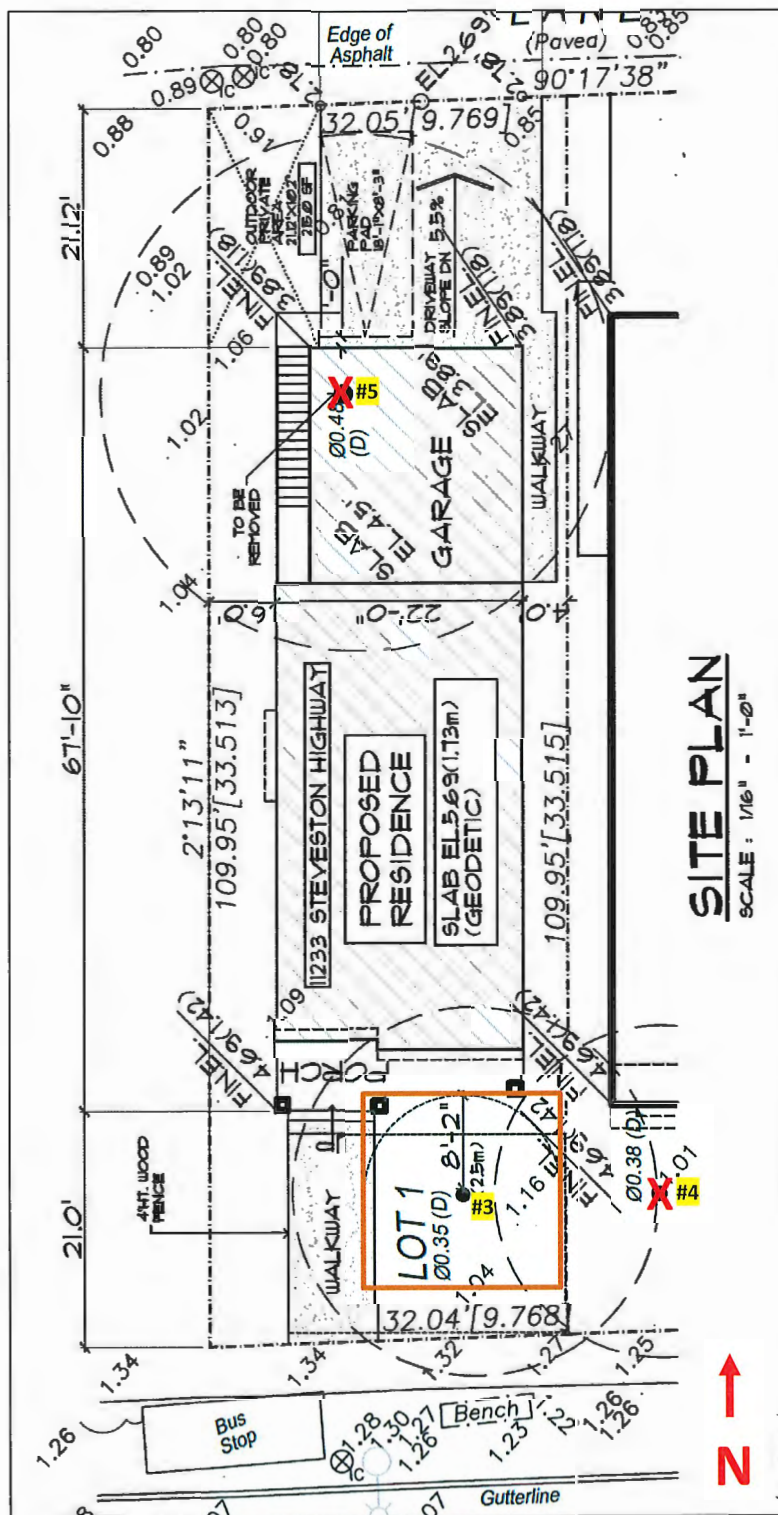
Three replacement trees must be planted on proposed Lot 2 (1 at the front yard, 1 at the side yard, and 1 at the rear yard) and the remaining replacement tree is to be planted on proposed Lot 1.

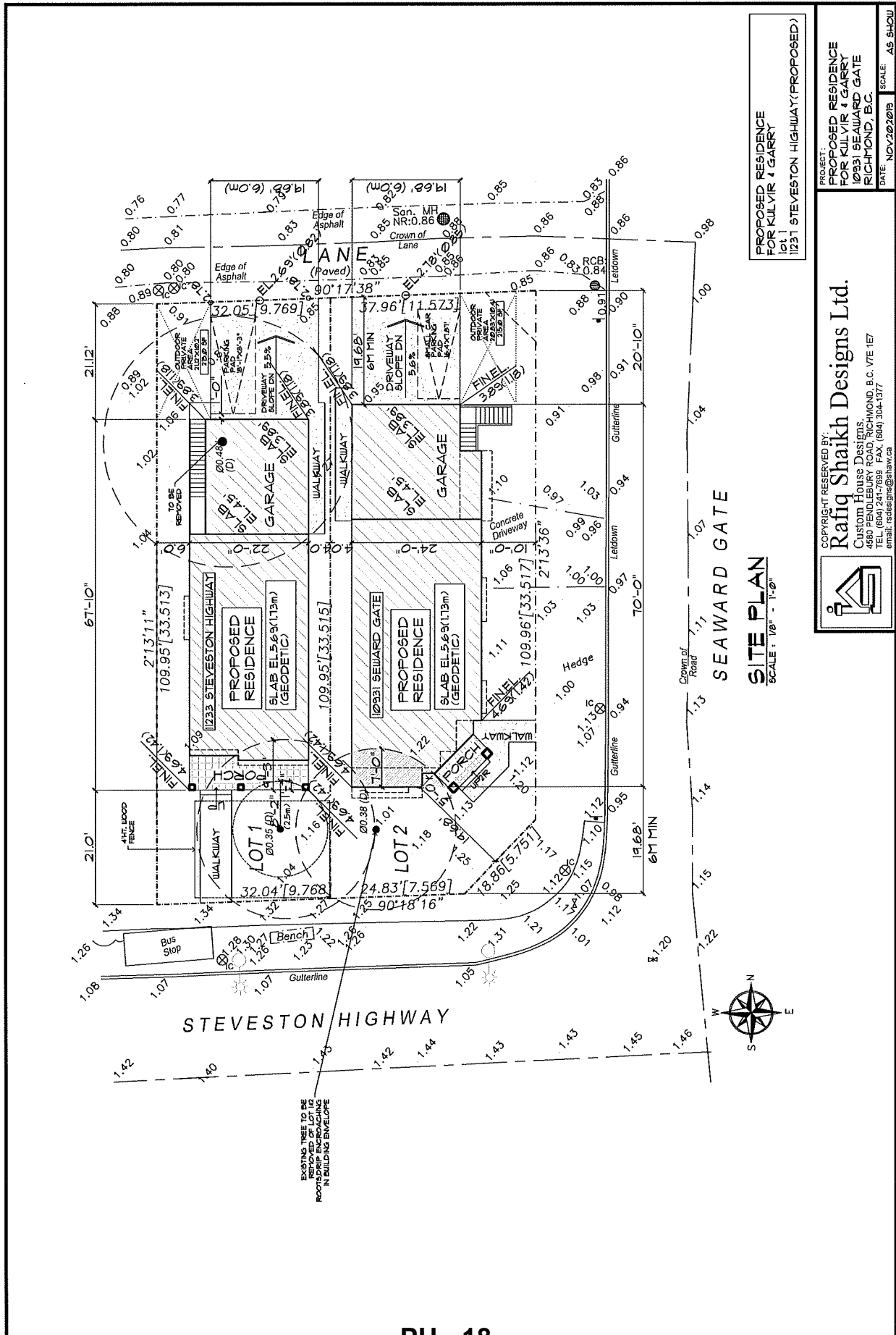
Absolutely no grade changes are to occur within this Zone

Tree #	SPECIES (Botanical name)	DBH (cm)	SPREAD radius (m) est.
1	Cedar (<i>Thuja occidentalis</i>)	-	-
2	Cedar (<i>Thuja occidentalis</i>)	-	-
3	Pear (<i>Pyrus sp.</i>)	79 combined (26+20+18+15)	7
4	Plum (<i>Prunus sp.</i>)	48 combined (30+18)	-
5	Cherry (<i>Prunus sp.</i>)	82 combined (33+27+22)	12

PH-16

HIGHWAY Site Survey, Scale 1:200

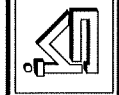




PROPOSED RESIDENCE
FOR KULVIR & GARRY
LOT 1
11231 STEVESTON HIGHWAY (PROPOSED)

PROJECT:
PROPOSED RESIDENCE
FOR KULVIR & GARRY
10931 SEWARD GATE
RICHMOND, B.C.
DATE: NOV 20/2013 SCALE: AS SHOWN

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Custom House Designs
4580 PENDER LANE ROAD RICHMOND, B.C. V7E 1E7
TEL (604) 241-7698 FAX (604) 304-1377
email: rdesigns@shaw.ca



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

ZONING RC 2

PROJECT / ZONING DATA :

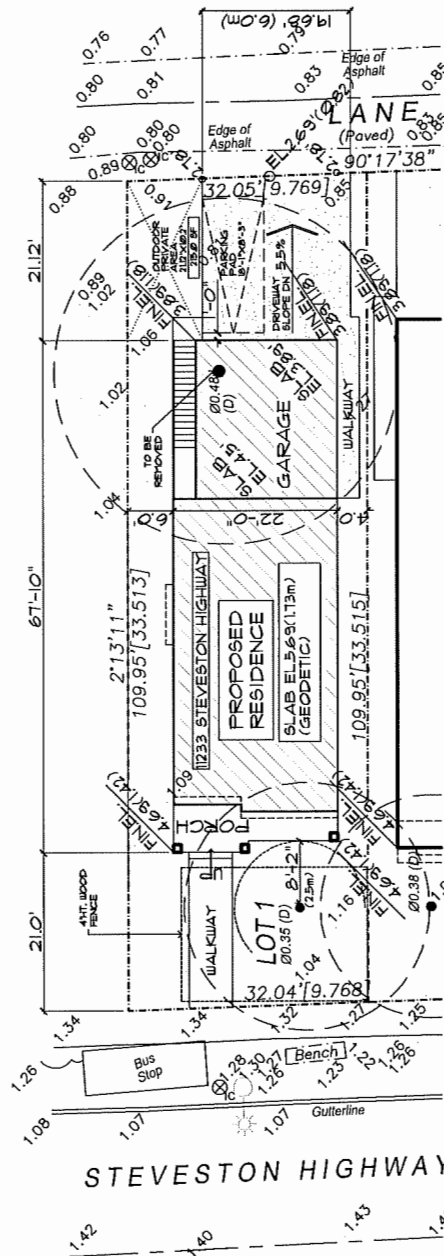
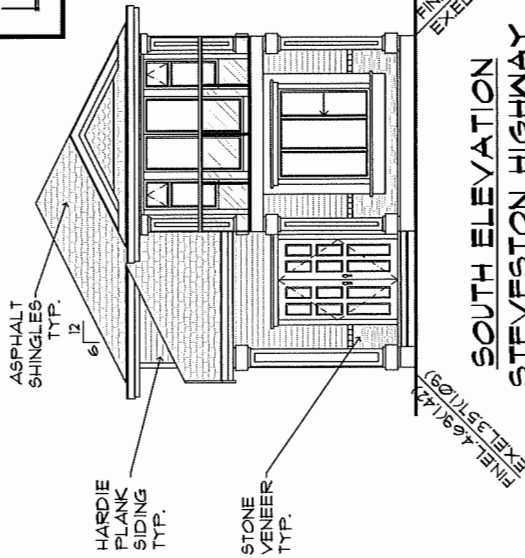
LEGAL DESCRIPTION : LOT 1 OF LOT 238, SECTION 36,
BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 42353

CIVIC ADDRESS: LOT 1 1231 STEVESTON HWY, RICHMOND BC (PROPOSED)

SITE AREA: 3519.19 SQ.FT. (327.0 M²)

ZONING CALCULATION		BY LAW	PROPOSED
LOT AREA:		3519.19 SQ.FT. (327.0 M ²)	
ALLOWED F.A.R.			
MAIN DWELLING		211.87 SQ.FT. (196.1 M ²)	211.8 SQ.FT. (196.1 M ²)
60% OF 3519.19 (37.72 M ²)			
PROPOSED AREAS :			
FIRST STOREY:			877.0 SQ.FT. (81.47 M ²)
SECOND STOREY:			1234.0 SQ.FT. (114.64 M ²)
TOTAL			2111.0 SQ.FT. (196.11 M ²)
ALLOWABLE COVER AREA:		1789.88 SQ.FT. (163.48 M ²)	1429.00 SQ.FT. (132.15 M ²)
50% OF 3519.19			
FIRST FLOOR AREA:		877.0 SQ.FT. (81.47 M ²)	
GARAGE:		425.0 SQ.FT. (39.48 M ²)	
PORCH :		177.0 SQ.FT. (16.35 M ²)	
TOTAL			1479.0 SQ.FT. (137.15 M ²)
ALLOWABLE PORCH AREA:		211.8 SQ.FT. (196.1 M ²)	197.0 SQ.FT. (18.30 M ²)
10% OF 2111.87			

LOT 1



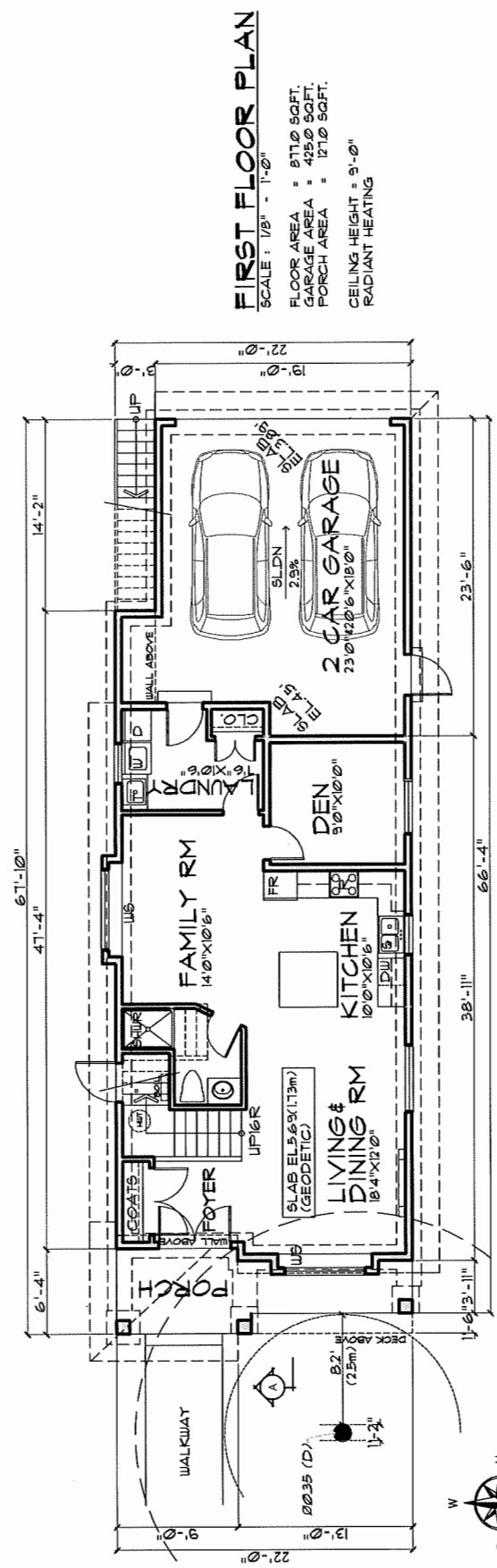
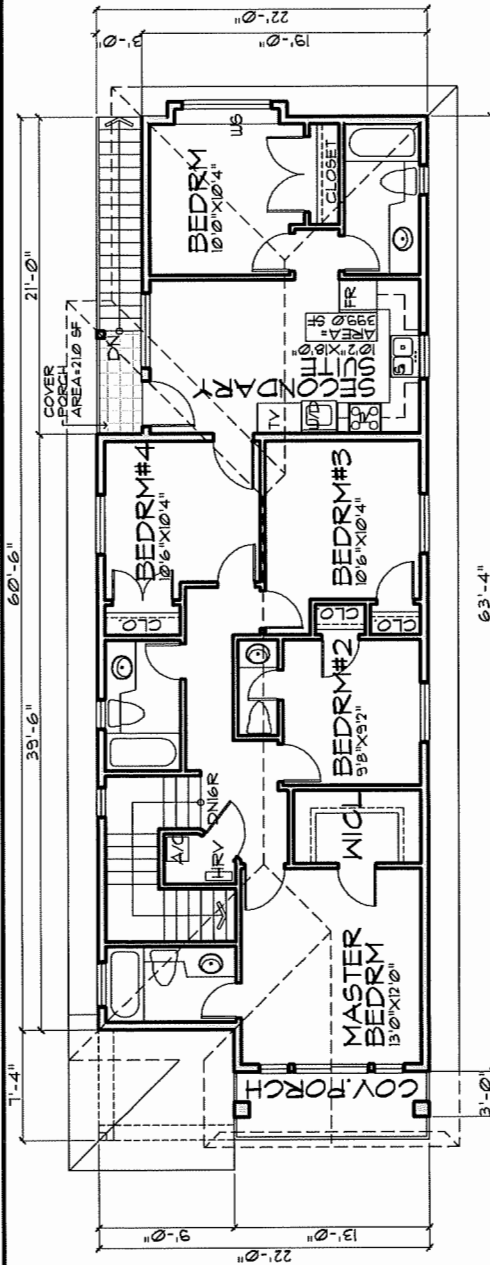
SITE PLAN
SCALE : 1/16" = 1'-0"



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Rafiq Shaikh Designs Ltd.
Custom House Designs
4580 BRIMLEY ROAD, RICHMOND, B.C. V7E 1E7
TEL (604) 241-7888 FAX (604) 304-1377
email: rsdesigns@shaw.ca

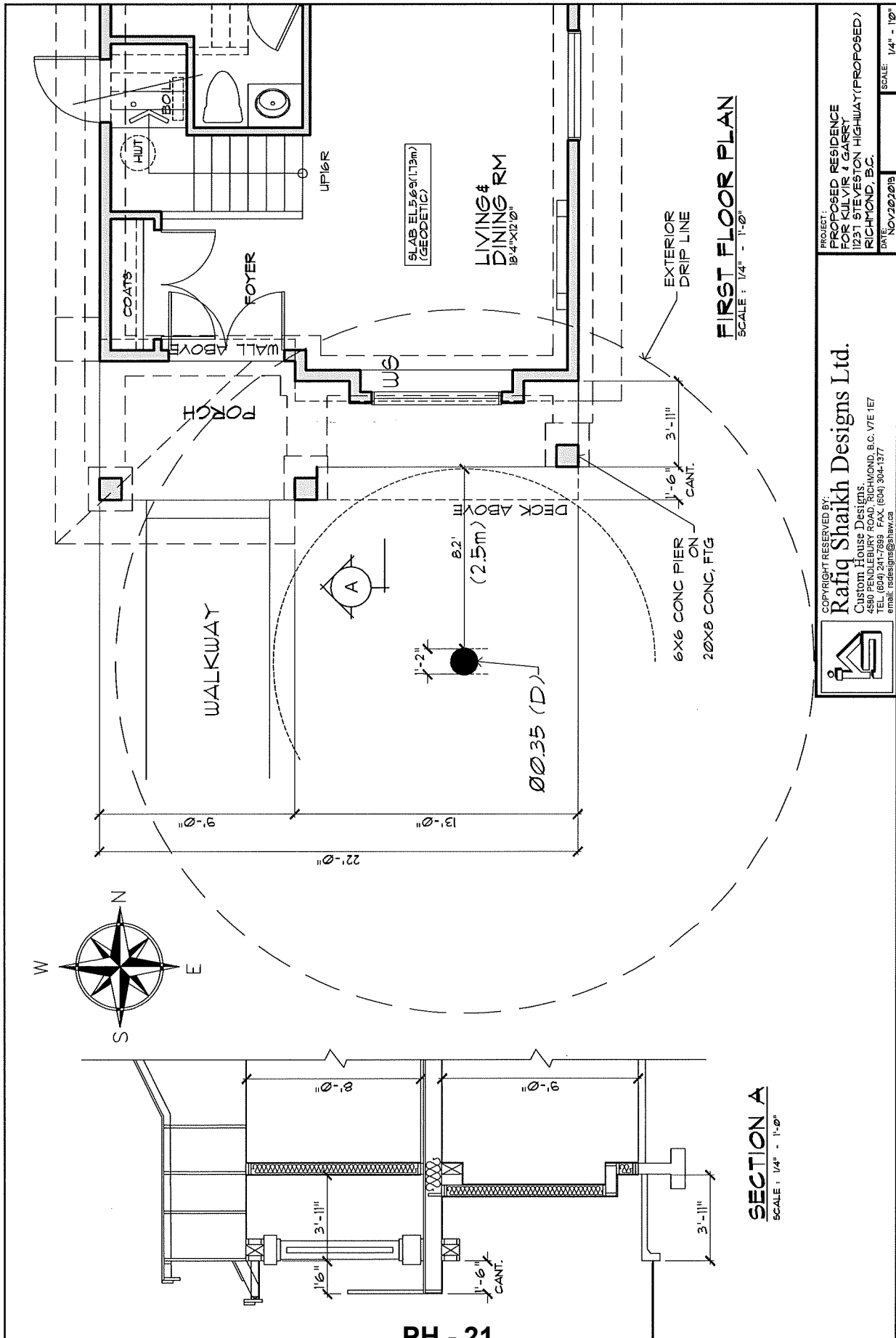
PROJECT :
PROPOSED RESIDENCE
FOR KULVIR & GARRY
1231 STEVESTON HIGHWAY (PROPOSED)
RICHMOND, B.C.
DATE :
NS/2220/19
SCALE : 1/8" = 1'-0"

LOT 1



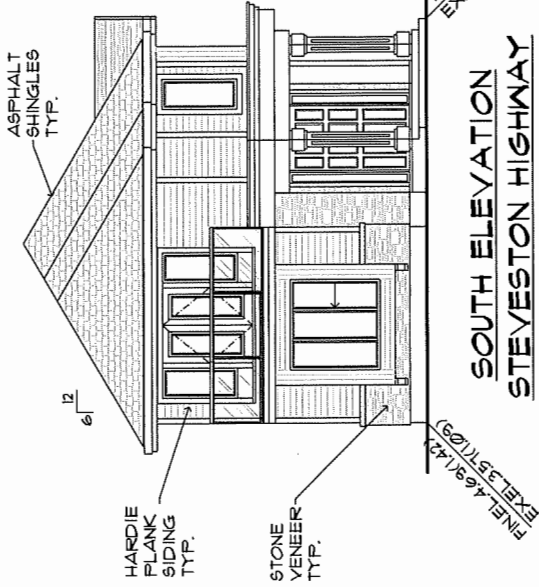
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 email: rshaikh@shaw.ca

PROJECT: PROPOSED RESIDENCE FOR KULVIR & GARRY
 11231 STEVENSON HIGHWAY (PROPOSED)
 RICHMOND, B.C.
 DATE: NOV 2020/13
 SCALE: 1/8" = 1'-0"

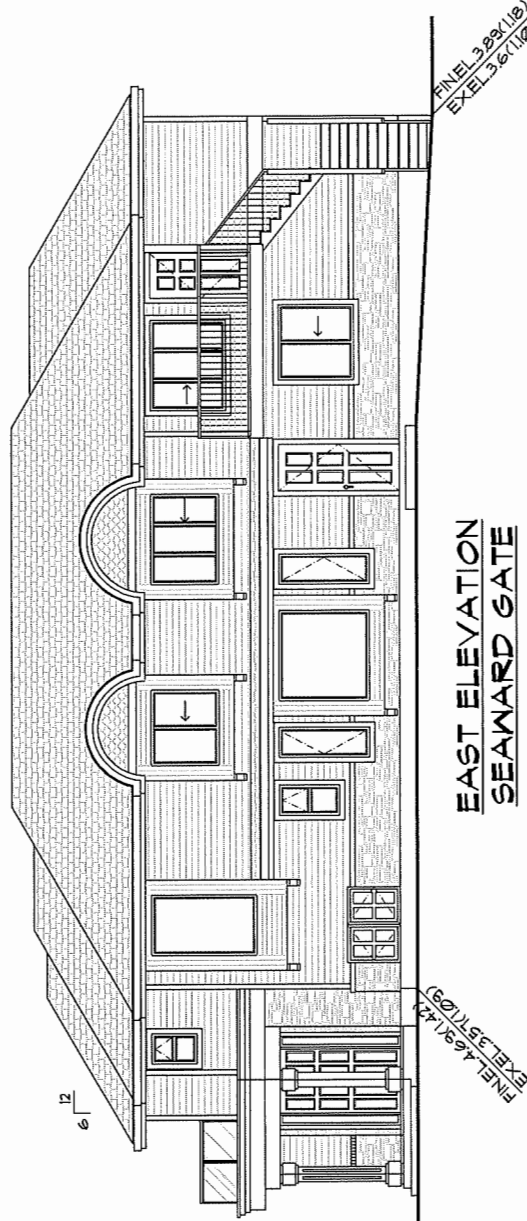


LOT 2

ZONING RC 2	
PROJECT / ZONING DATA	
LEGAL DESCRIPTION: LOT 2 OF LOT 23A, SECTION 36, TOWNSHIP OF KULVIR & GARRY, DISTRICT OF SEAWARD, RICHMOND, B.C.	
CIVIC ADDRESS: LOT 2, 10931 SEAWARD GATE, RICHMOND, B.C.	
SITE AREA: 4116.5 SQFT. (388.0 M ²)	
ZONING CALCULATION	
LOT AREA	BY LAW
4116.5 SQFT. (388.0 M ²)	PROPOSED
ALLOWED FAR	4116.5 SQFT. (388.0 M ²)
MAIN DWELLING	25095.6 SQFT. (232.71 M ²)
60% OF 4116.5 SQFT. (388.0 M ²)	25095.6 SQFT. (232.71 M ²)
PROPOSED AREAS:	
FIRST STOREY:	1100.0 SQFT. (102.33 M ²)
SECOND STOREY:	1311.0 SQFT. (123.10 M ²)
TOTAL	2409.0 SQFT. (225.43 M ²)
ALLOWABLE COVER AREA:	1675.0 SQFT. (155.33 M ²)
50% OF 4116.5	1100.0 SQFT. (102.33 M ²)
FIRST FLOOR AREA:	1100.0 SQFT. (102.33 M ²)
GARAGE:	509.0 SQFT. (47.24 M ²)
PORCH:	500.0 SQFT. (46.45 M ²)
TOTAL	1609.0 SQFT. (150.02 M ²)
ALLOWABLE PORCH AREA:	1609.0 SQFT. (150.02 M ²)
10% OF 2409.6	240.96 SQFT. (22.31 M ²)



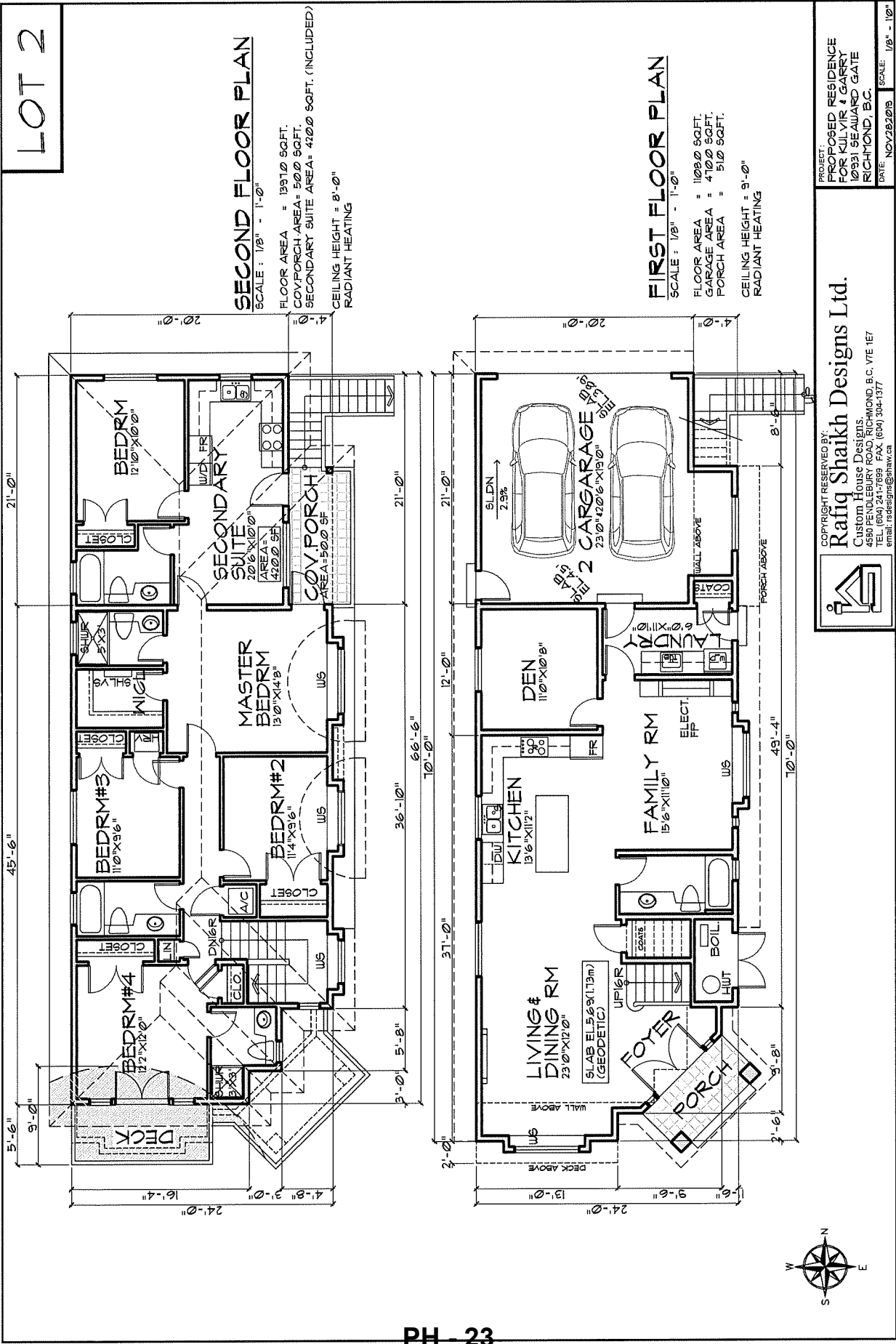
SOUTH ELEVATION
STEVESTON HIGHWAY



EAST ELEVATION
SEAWARD GATE

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 TEL: (604) 241-7895 FAX: (604) 304-1377
 email: rdesigns@shaw.ca

PROJECT: PROPOSED RESIDENCE FOR KULVIR & GARRY
 10931 SEAWARD GATE
 RICHMOND, B.C.
 DATE: NOV 28, 2019
 SCALE: 1/8" = 1'-0"





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PROJECT: PROPOSED RESIDENCE FOR KULYIR & GARRY
10331 SEAWARD GATE
RICHMOND, B.C.
DATE: NOV28/09
SCALE: 1/8" = 1'-0"



City of Richmond

Rezoning Considerations
Development Applications Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

Address: 10931 Seaward Gate

File No.: RZ 19-858458

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10120, the developer is required to complete the following:

1. Road dedication of 4.0 by 4.0 m corner cut at the southeast corner of the subject site.
2. Statutory right-of-way (SRW) of 3.0 x 3.0 m corner cut at the northeast corner of the subject site.
3. 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 \$2,000 for the four replacement trees, all hard and soft materials, installation and a 10% contingency. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy 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 four required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	10 cm		5 m
2	11 cm		6 m

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

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 \$10,000 for the one tree to be retained (tag # 3).
6. Registration of a flood indemnity covenant on Title.
7. Registration of a legal agreement on Title, ensuring that the Building Permit application and ensuing development of each lot is generally consistent with the submitted conceptual plans, to the satisfaction of the Director of Development.
8. Contribution of \$5,880 to go towards the upgrade of the existing pedestrian signal at the Steveston Highway and Seaward Gate intersection.
9. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one-bedroom secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Demolition Permit* stage, the developer must complete the following requirements:

1. 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 must remain in place until construction and landscaping on-site is completed.

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

1. Registration of a legal agreement on Title ensuring that the only means of vehicle access to proposed Lot 2 (eastern most lot) is from the existing rear lane.
2. Payment of property taxes up to the current year, Development Cost Charges (City and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing works and frontage improvements.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage improvements. Works include, but may not be limited to, the following:

Water Works

- Using the OCP Model, there is 789 L/s of water available at a 20 psi residual at the Steveston Highway frontage. Based on your proposed development, your 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.
 - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- At Developer's cost, the City will:
 - Cut, cap, and remove the existing water service connection.
 - Install two new water service connections, complete with meters, to serve the newly subdivided lots.

Storm Sewer Works

- At Developer's cost, the Developer is required to:
 - Upgrade the existing 250 mm storm sewer along the development frontage to 600 mm, from manhole STMH3083 to manhole STMH116150. Note: upgrades are typically done from manhole to manhole. Manhole STMH3083 will need to be upgraded to 1200 mm diameter to accommodate the proposed 600 mm storm sewer. If the storm sewer construction results in damage to or undermining of the adjacent AC water main, then replacement of the damaged or undermined portion of the water main will be required at the developer's cost.
 - Reconnect all existing storm connections and catch basins to the proposed storm sewer.
 - 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.
 - Check the existing storm service connections and confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, the service connection shall be replaced, as described below.
 - If the existing storm connections are not in a condition to be reused:
 - Install a new storm connection complete with inspection chamber and dual service leads at the common property line of the newly subdivided lots.
 - Cap the southwestern connection at the inspection chamber. The inspection chamber shall be retained to serve 11231 Steveston Highway.
 - Cap and remove the southeastern connection and inspection chamber.
- At the 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:
 - Check the existing sanitary service connection and confirm the material and condition of the inspection chamber and pipes. If deemed acceptable by the City, the existing service connection may be retained. In the case that the service connection is not in a condition to be re-used, the service connection shall be replaced by the City, at the Developer's cost, as described below.
- At Developer's cost, the City will:
 - If the existing sanitary connection is not in a condition to be reused:
 - Cap the existing connection at the inspection chamber. The inspection chamber shall be retained to serve 11231 Steveston Highway.
 - Install a new sanitary connection complete with inspection chamber and dual service leads at the common property line of the newly subdivided lots.
 - If the existing sanitary connection is adequate:
 - Retain the existing sanitary connection to serve the new western lot.
 - Install a new sanitary connection, complete with inspection chamber, off of the existing sanitary manhole to serve the new eastern lot.

Frontage Improvements

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
 - Upgrade the rear lane along the development frontage to City standards, including concrete curb and gutter, asphalt, drainage, and street lighting.
 - Provide street lighting along Seaward Gate.
 - Review street lighting levels along Steveston Highway, and upgrade as required.
 - Complete other frontage improvements as per Transportation's requirements, which include, but are not limited to, the following:
 - Steveston Highway: Along the entire frontage of both developments, maintain the existing 0.15 wide curb and construct a new 1.5 m wide sidewalk at the property line and a new 1.5 m wide treed/grass boulevard between the new sidewalk and the curb.
 - Seaward Gate: Along the entire frontage, maintain the existing 0.15 wide curb and construct a new 1.5 m wide sidewalk at the property line and a new 1.5 m wide treed/grass boulevard between the new sidewalk and the curb.
 - Removal of the existing driveway off Seaward Gate.
 - Vehicular access to be restricted to the rear lane along the north side of the subject site.
 - Lane: Upgrade the rear lane along the development frontage to City standards, including 5.1 m wide pavement, rollover curb on both sides of the lane, lighting on one side, and standard driveway let-down at the lane entrance at Seaward Gate.
 - Coordinate with Pattison Outdoor and City Traffic Operations staff to construct a concrete bus pad (3.0 m x 9.0 m) at the Steveston Highway/Seaward Gate westbound bus stop (Bust Stop ID #58045) to meet the TransLink Accessible Bus Stop Design Standards.
 - Ensure on-site parking meets the Zoning Bylaw requirements.

General Items

- At Developer's cost, the Developer is required to:
 - Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
 - 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 copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10120 (RZ 19-858458)
10931 Seaward Gate**

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 "**COMPACT SINGLE DETACHED (RC2)**".

P.I.D. 004-087-836

Lot 238 Section 36 Block 4 North Range 6 West New Westminster District Plan 42353

2. This Bylaw may be cited as "**Richmond Zoning Bylaw 8500, Amendment Bylaw 10120**".

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

DEC 18 2019



MAYOR

CORPORATE OFFICER