



To: Planning Committee

Date: June 20, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-027214

Re: **Application by Matthew Cheng Architect Inc. for Rezoning at 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” Zone to the “Small-Scale Multi-Unit Housing (RSM/M)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, for the rezoning of 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:le
Att. 8

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied on behalf of property owner, Catherine Zhang, to rezone the property at 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two small-scale multi-unit housing lots oriented north-south, with vehicle access from Lucas Road (Attachment 1). A site survey showing the proposed subdivision plan is included 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

The dwelling currently located on the subject property is an un-stratified duplex. One of the duplex units is currently tenant-occupied, the other unit is currently vacant; and both units do not contain any secondary suites.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Lucas Road is a single detached dwelling on a lot zoned “Single Detached (RS1/E)” with vehicle access from Lucas Road.

To the South: Single detached dwellings, previously rezoned under RZ 15-697843, with shared driveway access from Bowcock Road.

To the East: An existing un-stratified duplex on a lot zoned “Two-Unit Dwellings (RD1)”, that is subject to a rezoning application (RZ 23-023857) to facilitate the subdivision of the existing property into two “Small-Scale Multi-Unit Housing (RSM/M)” zoned lots.

To the West: Across No. 3 Road, single detached dwellings on lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The redevelopment proposal is consistent with this designation.

Single Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 5). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone or the “Single Detached (RS2/C)” zone. The proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the existing RS1/B zone. This redevelopment proposal would allow for the creation of two lots that are 13.44 m and 14.52 m in width respectively, and a minimum of 540 m² (5,812 ft²) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for townhouse development. Townhouse development would require the subject site and the neighbouring property at 8020/8040 Lucas Road to be rezoned and consolidated.

The proposal is being considered on the basis that both the owners, of the subject site and the adjacent property, have confirmed that they understand that these properties are identified for townhouse development but wish to separately pursue applications for single detached/ small-scale multi-unit housing development (Attachment 4). In addition, the consolidated properties would not meet the minimum 50 metre frontage consistent with the City’s policies respecting the development of townhouses on a major arterial road. Further, recent amendments to the City’s zoning bylaw to comply with the Province’s Bill 44, the proposed rezoning has the potential to create up to eight new dwelling units (four on each lot). In addition, the proposed lot pattern is consistent with the recent development immediately south of the subject properties.

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.

The Province has granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Conceptual Development Plans and Landscape Plans

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on the proposed corner lot at the intersection of No. 3 Road and Lucas Road (Attachment 6). The proposed elevation plans show that the west façade is articulated through the use of window openings and building projections.

Prior to rezoning bylaw adoption, the applicant is required to submit a landscape plan that meets the guidelines outlined in the Arterial Road Land Use Policy, and a cost estimate and associated landscape security to the satisfaction of the Director, Development, prior to the final adoption of the Rezoning Bylaw.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 5.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations.

Existing Legal Encumbrances

There is a Covenant on Title of the subject property (BW86382) which prohibits vehicle access to the subject property from No. 3 Road and allows vehicle access to the subject property from Lucas Road only. Upon subdivision of the subject property, this charge (BW86382) will be discharged from proposed Lot 2.

Transportation and Site Access

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate approximately 0.5 m as road along the No. 3 Road frontage; and a 4.0 m x 4.0 m corner cut; as confirmed through a functional road plan prepared by a qualified professional as part of the Servicing Agreement process.

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access from the proposed lots to No. 3 Road is not permitted. Vehicle access to the proposed lots are required through a single shared driveway crossing (6.0 m wide) along Lucas Road, centered on the proposed shared property line. The applicant is required to remove the existing driveway let-down on No. 3 Road and to reinstate the curb, gutter and sidewalk as part of the required servicing agreement works.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that:

- Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6.0 m wide at the back of the sidewalk at the property line and 9.0 m wide at the curb), centred on the proposed shared property line.

Prior to subdivision, the applicant will be required to register a cross-access easement, Statutory Right-of-Way, or other agreement, on Title and centred on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties.

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 (Attachment 7). The Report assesses eight bylaw-sized trees on the subject property and five street trees on City property.

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

- Five trees (tag# 723, 724, 725, 726 & 727) located in the south-east corner of the development site are in poor condition and either declining due to disease, i.e. visible canker (723), approaching mortality (726 & 727), or standing dead (724 & 725). These trees are not good candidates for retention and should be removed and replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- There is one tree in fair condition (tag# 722) in the north-east corner of the development site exhibiting a structural defect in its main stem as a result of previous topping for utility line clearance that is recommended for removal. Replacement trees should be specified at 2:1 ratio as per the OCP.
- There is one tree (tag# 728) that is a windrow (five co-dominant stems) in the rear yard, which is in poor structure and condition as its roots are limited by being located directly adjacent to the existing rear driveway entrance/ exit onto No. 3 Road. As the windrow is not in good health, it is recommended to remove and replace it. Replacement trees should be specified at 2:1 ratio as per the OCP.
- There is one 89 cm dbh Austrian pine tree (tag# 729) in the south-western area of the development site directly adjacent to the existing dwelling. This tree is recommended for removal as its root structure is directly adjacent to the existing foundation of the existing duplex dwelling and demolition of the existing dwelling will cause excessive root loss from which the tree will be unable to recover. Replacement trees should be specified at 2:1 ratio as per the OCP.

There are five trees (tag# CO1, CO2, CO3, CO5 & CO6) located on City property that are in poor condition (previously topped for utility clearance, suppressed due to crowding/ adjacent ditch and sidewalk), and are recommended for removal by City Parks staff, with \$7,680.00 of compensation to the Tree Compensation Fund for their removal.

Tree Replacement

The applicant wishes to remove eight on-site trees (tag# 722, 723, 724, 725, 726, 727, 728 & 729). The 2:1 replacement ratio per the OCP would require a total of 16 replacement trees. The applicant has agreed to plant four trees on each lot proposed; for a total of eight trees.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8.0 cm	4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,144.00 (\$768.00 x 8) to the City’s Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment.

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single detached dwelling rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single detached dwelling rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund of the total buildable area of the remaining lots or a cash-in-lieu contribution of 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 provide a minimum one-bedroom secondary suite of a minimum 33 m² (355 ft²) on each of proposed Lots 1 and 2. Prior to the 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 of the minimum size specified is constructed on each of the two future lots and 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 final adoption of the rezoning bylaw, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 8, including new utility connections, the removal of the existing driveway on No. 3 Road, the removal and replacement of the driveway letdown on Lucas Road and frontage improvements on both No. 3 Road and Lucas Road.

In addition, at the subdivision stage the applicant is required to pay the current year’s taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges and Address Assignment Fees.

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

Matthew Cheng Architect Inc. has applied on behalf of property owner, Catherine Zhang, to rezone the property at 8440/8660 No. 3 Road from the “Duplex (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two small-scale multi-unit housing lots oriented north-south, with vehicle access from Lucas Road.

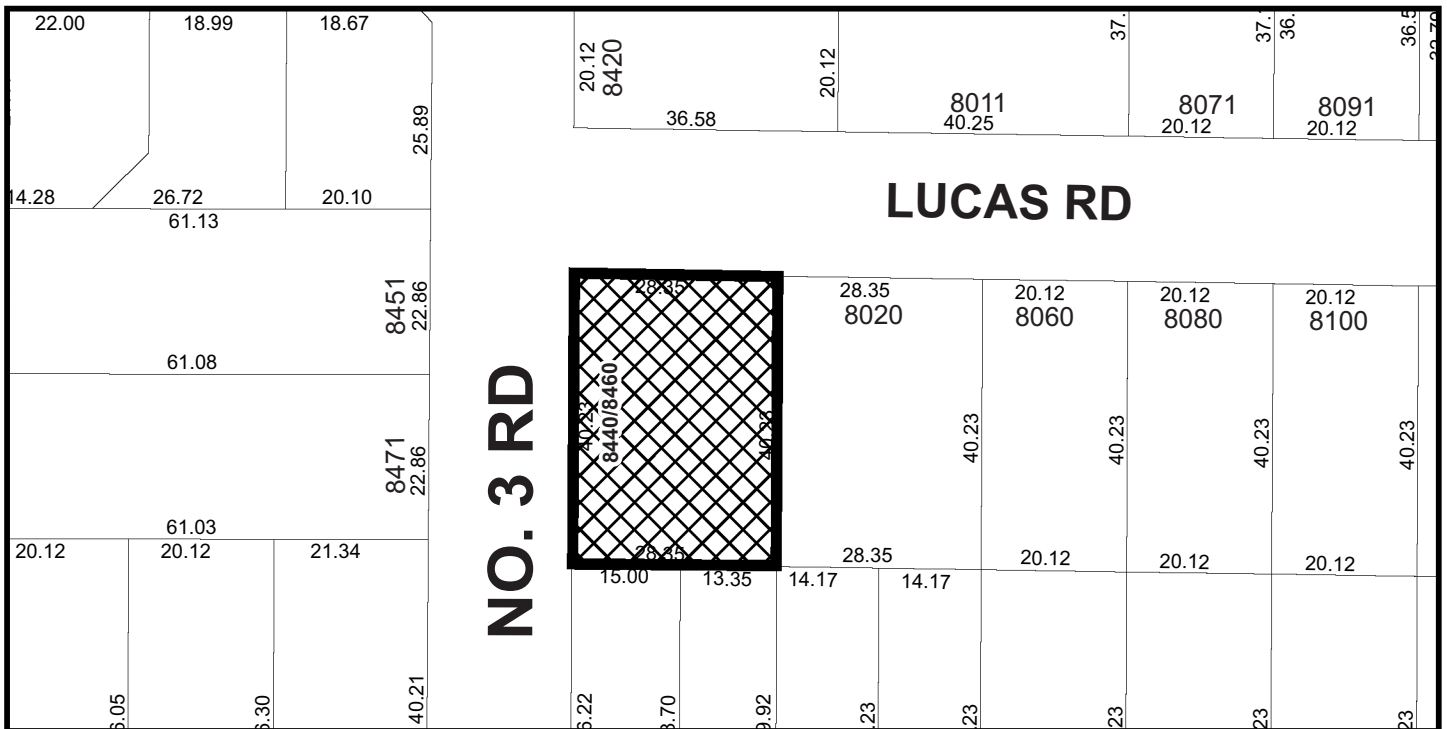
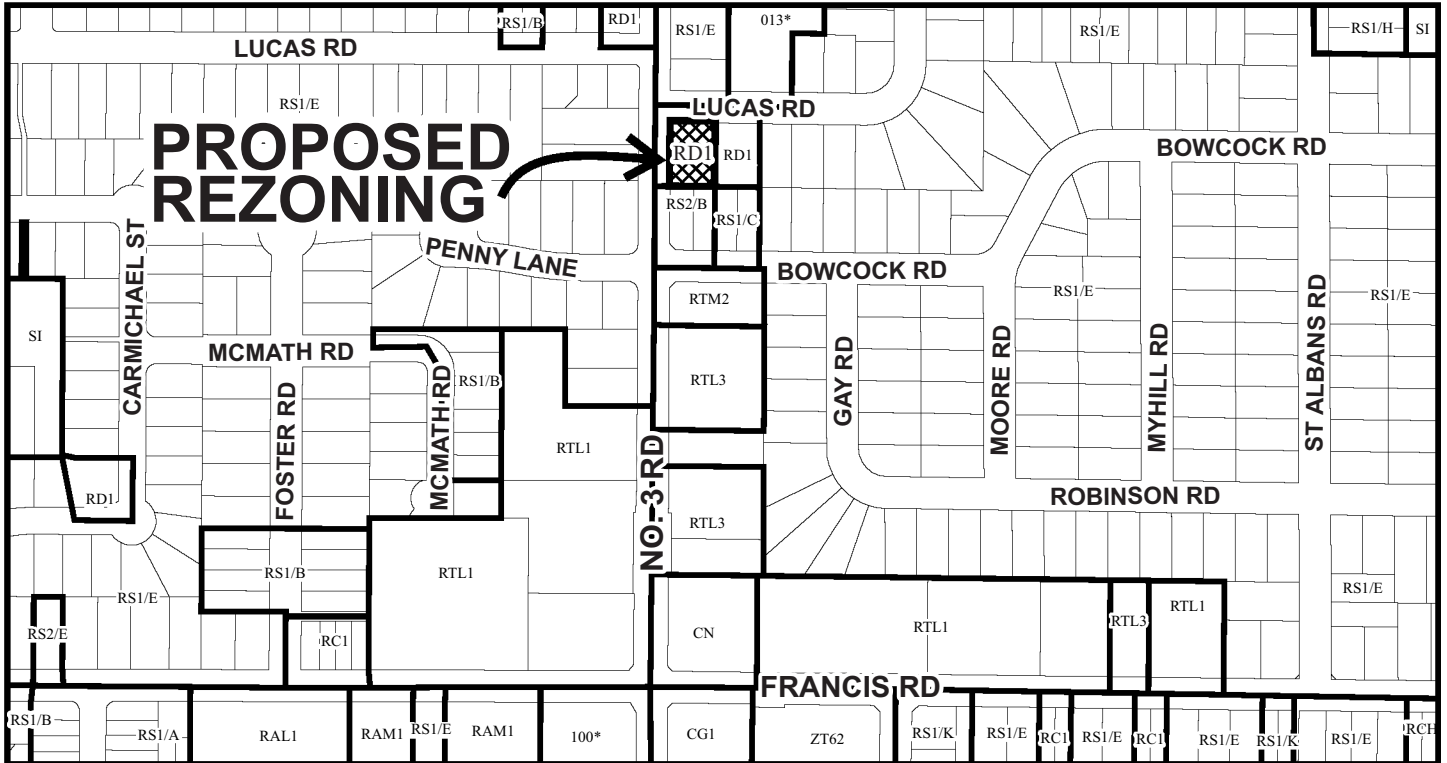
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10564 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

- Att. 1: Location Map
2: Site Survey and Subdivision Plan
3: Development Application Data Sheet
4: Signed Owner Letters
5: Single Family Lot Size Policy 5423
6: Conceptual Development Plans
7: Tree Management Plan
8: Rezoning Considerations



RZ 22-027214

PLN - 16

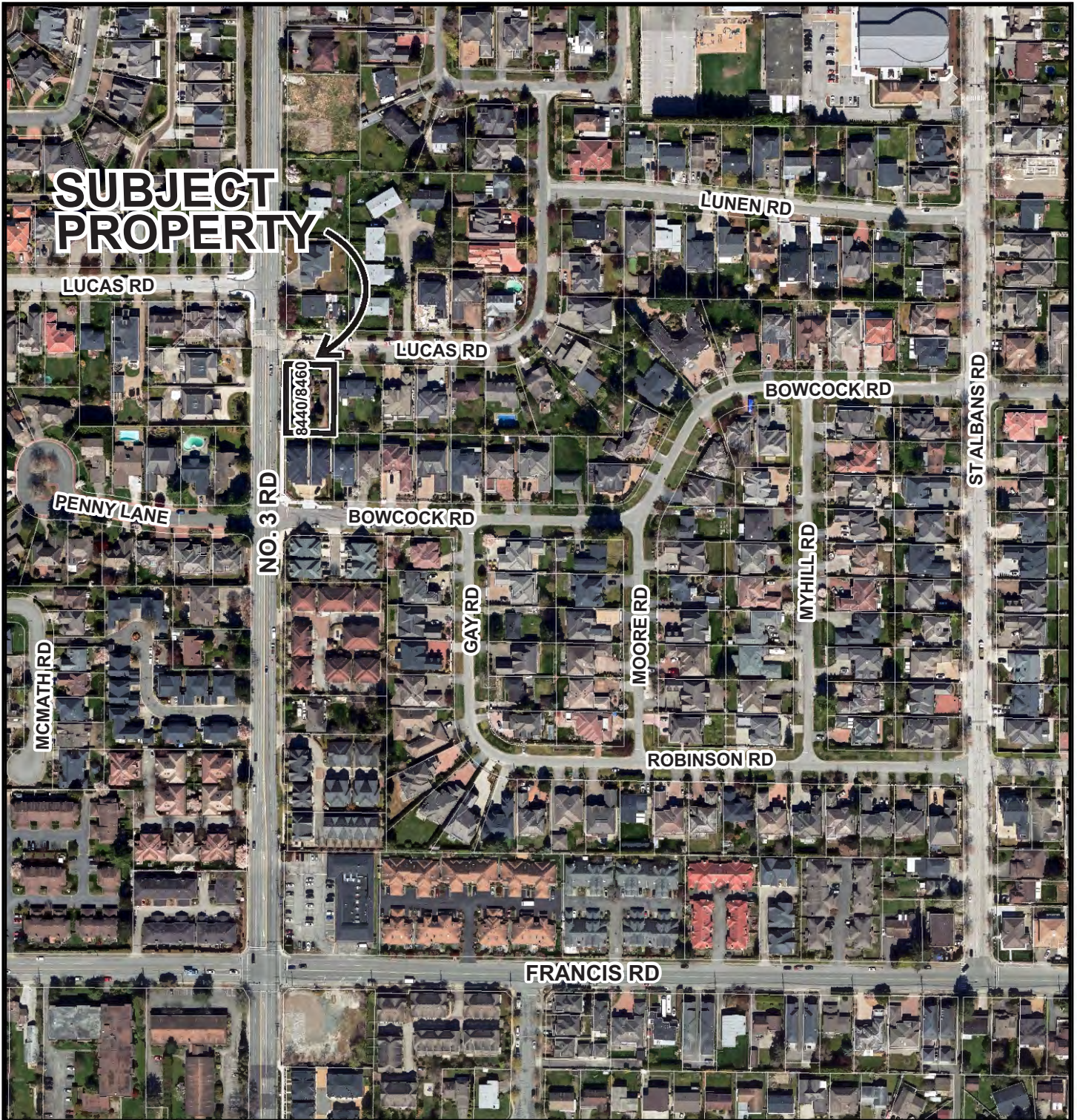
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 22-027214

PLN - 17

Original Date: 01/17/23

Revision Date:

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.
 220-475-5748
 1400 WEST 17th Ave. Suite 100
 Vancouver, BC V6L 2C6
 Tel: (604) 683-9957 Email: matt@matarch.com

THIS PLAN IS A PART OF THE PROJECT'S DESIGN AND SHALL BE USED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

No. Date Revision

Consultants

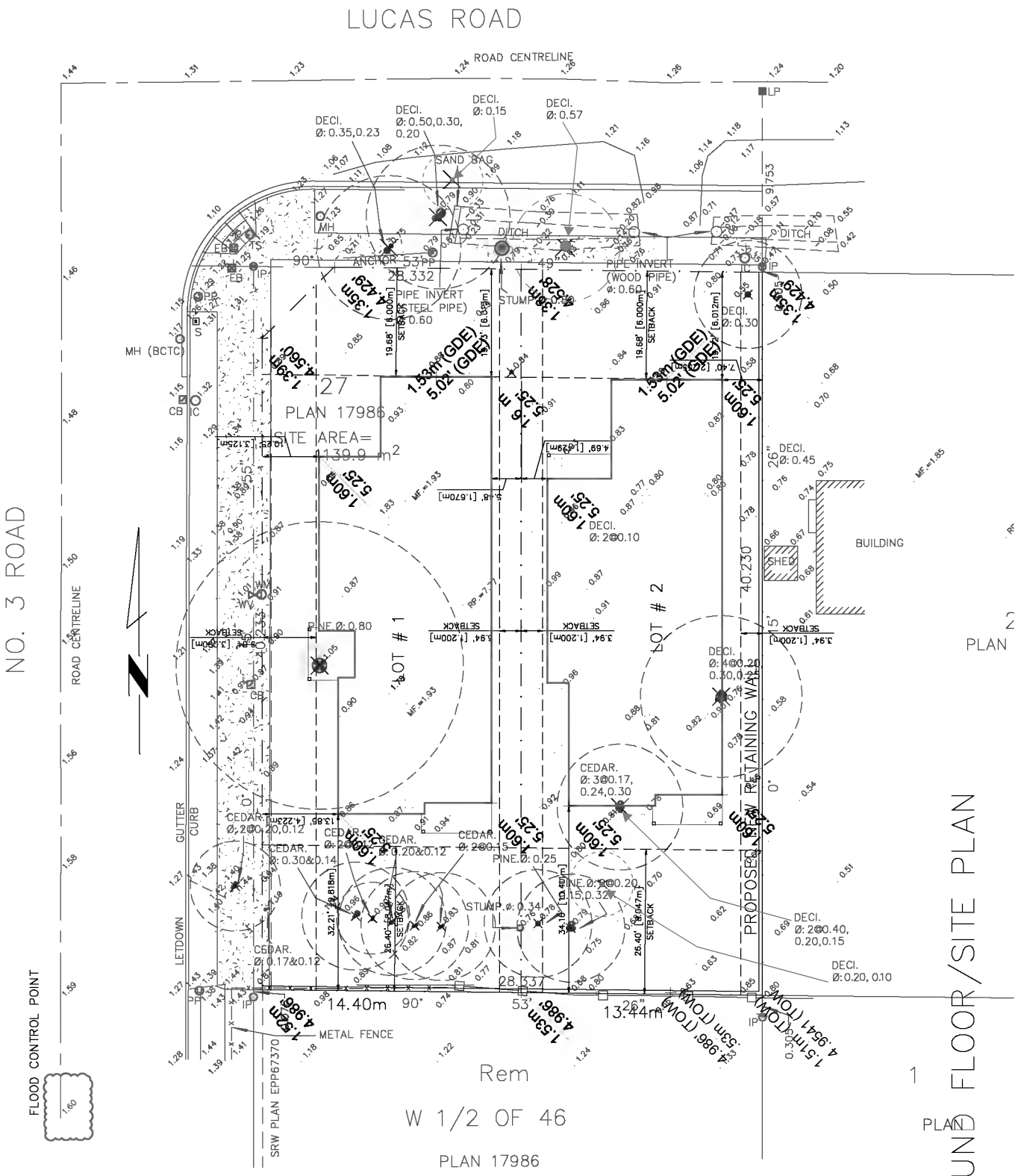
Project Title
SUBDIVISION DEVELOPMENT
 8440 & 8450 NO3 RD
 RICHMOND BC

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

Drawn By: HC
 Checked By: MC
 Scale: 1/8" = 1'-0"
 Project Number:

Revision Date: 11/15/2022
 Revision Description: REV. 02, 2022
 Drawn By: D01

Attachment 2



PLN - 18

GROUND FLOOR/SITE PLAN



RZ 22-027214

Attachment 3

Address: 8440/8460 No. 3 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Catherine Zhang	Lot 1: TBD Lot 2: TBD
Site Size (m²):	1139.9 m ²	Lot 1: 572.37 m ² Lot 2: 540.58 m ²
Land Uses:	Duplex Residential	Single Detached Residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Policy 5423	No change
Zoning:	Two-Unit Dwellings (RD1)	Small-Scale Multi-Unit Housing (RSM/M)
Number of Units:	Two duplex units	Two single detached dwellings, each with a secondary suite
Other Designations:	Arterial Road Policy Townhouse Designation	No change

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. 287.83 m ² (3,098.17 ft ²) Lot 2: Max. 278.30 m ² (2,995.59 ft ²)	Lot 1: Max. 284.07 m ² (3,057.70 ft ²) Lot 2: Max. 276.69 m ² (2,978.26 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:	Min. 360.0 m ²	Lot 1: 572.37 m ² Lot 2: 540.58 m ²	none
Lot Dimensions (m):	Lot Width: Min. 12.0 m Corner Lot Width: Min. 14.0 m Lot Depth: Min. 24.0 m	Lot 1 Width: 14.52 m Lot 1 Depth: 40.23 m Lot 2 Width: 13.44 m Lot 2 Depth: 40.23 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

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


May 16, 2024

To Whom It May Concern:

I am the owner of 8440/8460 No. 3 Road. Our plan is to subdivide the lot and build two single houses on 8440/8460 No. 3 Road. Therefore, I don't wish to pursue townhouses.

Regards,

Catherine Zhang

A handwritten signature in black ink, appearing to be 'CZ', written over a horizontal dashed line.

March 27, 2023

To Whom It May Concern:

I am the owner of 8020-Lucas Road. I have been contacted by 8440/8460 No. 3 Road ^{owner's} agent. Our plan is to subdivide the lot and build two single houses on 8020-Lucas Road. Therefore, I am not prepared to sell 8020-Lucas Road or joint application to develop townhouse.

Regards,



Zhiai Lu



Page 1 of 2

Adopted by Council: November 20, 1989
Amended by Council: November 17th, 2003
Amended by Council: March 15th, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

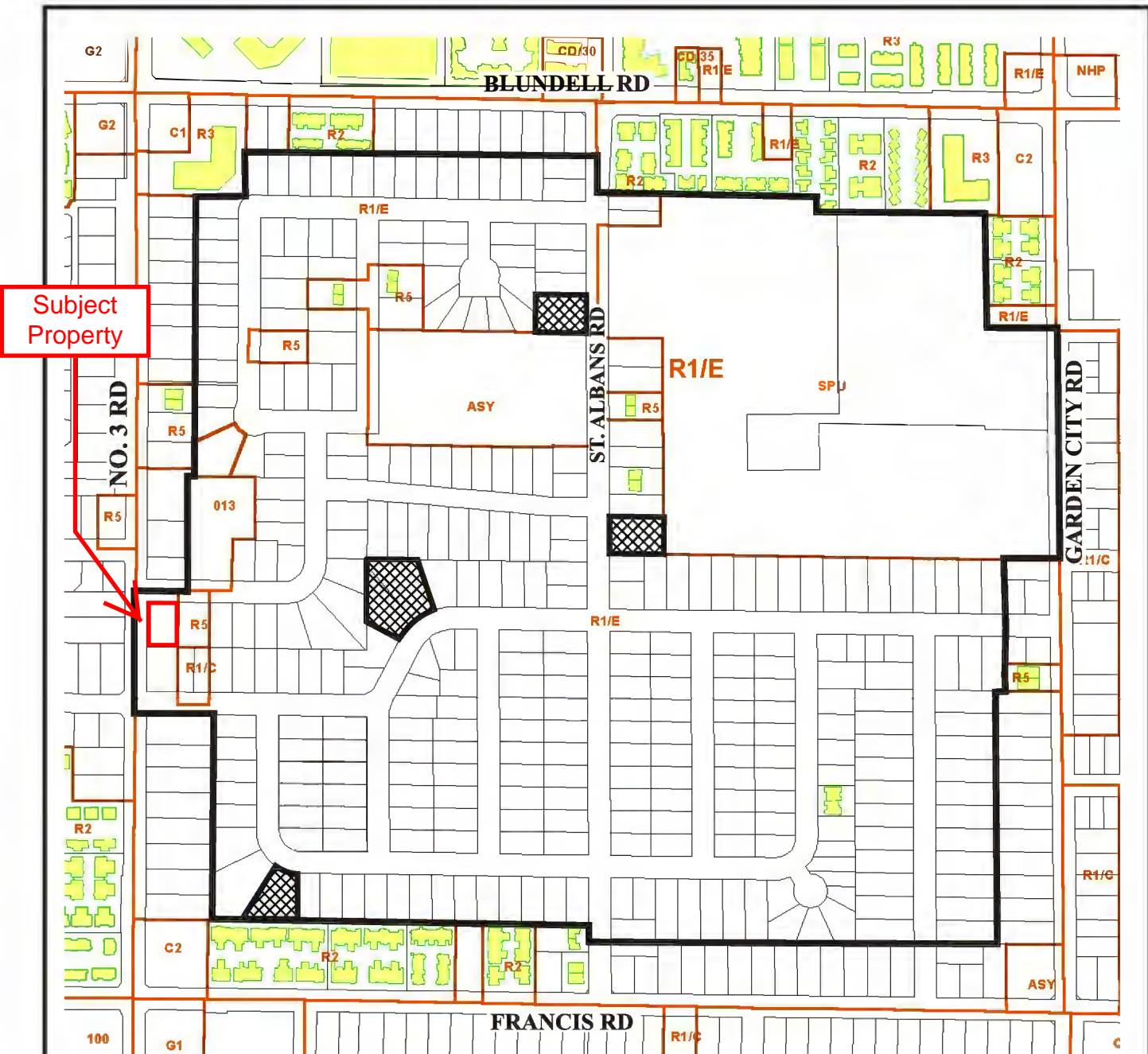
POLICY 5423:


The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

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..



 Lots which can be subdivided under **R1/E**
(Existing Policy)

 Lots which can subdivide under **R1/H**



Policy 5423
Section 21, 4-6
PLN - 24

Adopted Date: 11/20/89
Amended Date: 03/15/04



MATTHEW CHENG ARCHITECT INC.
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 WWW.MATTHEWCHENGARCHITECT.COM

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DATE: 2022-02-22

PLN - 25

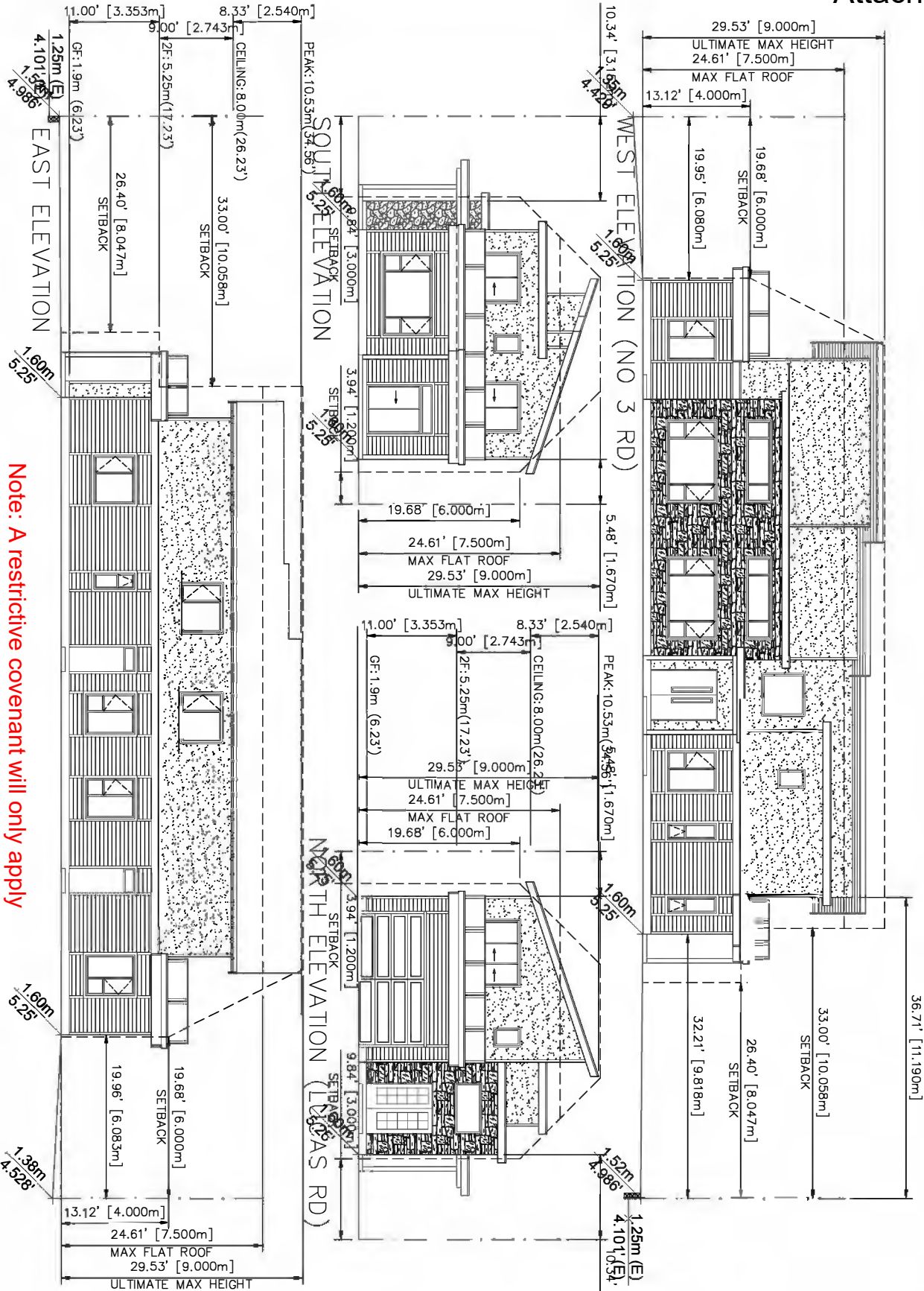
Project Title:
 SUBDIVISION DEVELOPMENT
 8440 & 8460 N03 RD
 RICHMOND BC

Sheet Title:
 CORNER LOT(LOTT) ELEVATIONS

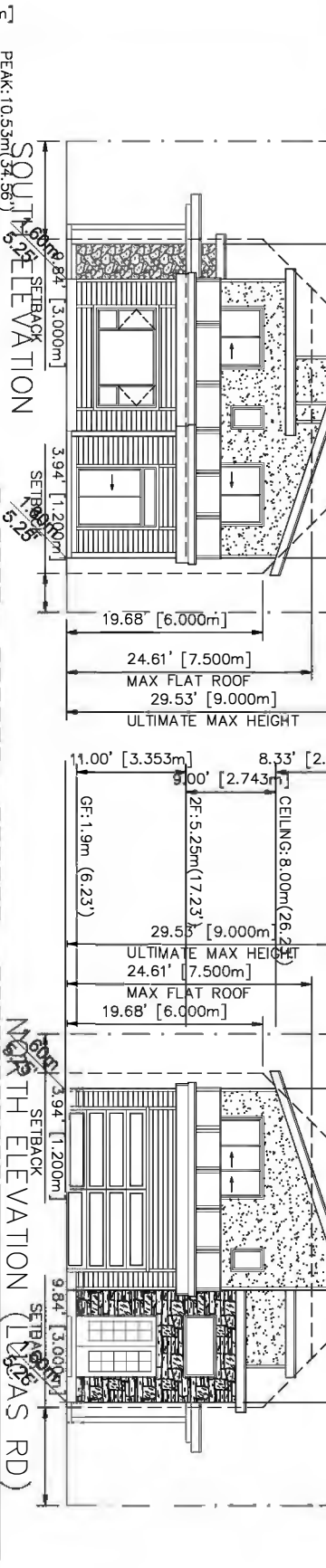
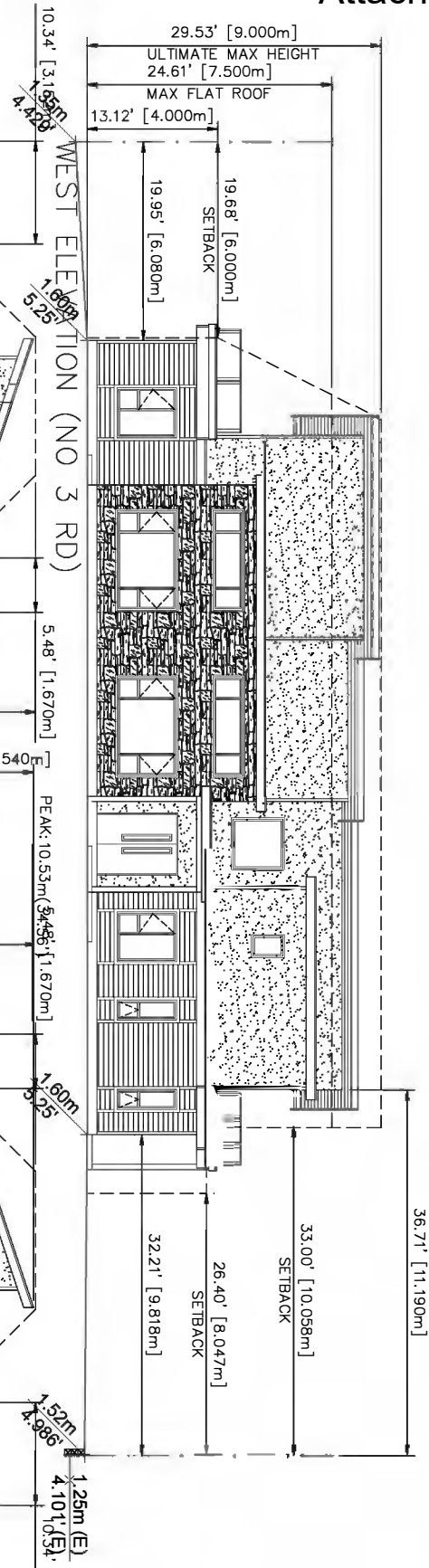
Project Number:
 2022-02-22
Revision:
 1-1-0
Scale:
 3/8" = 1'-0"

Revision:
 1-1-0
Drawn By:
 D04

Note: A restrictive covenant will only apply to the west and north elevations.



1.00' [3.353m]
 9.00' [2.743m]
 8.33' [2.540m]
 CEILING: 8.00m(26.23')
 PEAK: 10.53m(34.56')
 1.25m (E)
 4.101' (E)
 4.986'
 1.53m (E)
 4.986'
 EAST ELEVATION
 1.60m
 5.25'
 1.60m
 5.25'
 1.60m
 5.25'
 1.38m
 4.528'



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 EAST ELEVATION
 1.60m
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 1.38m
 4.528'



City of Richmond

Rezoning Considerations

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

Address: 8440/8460 No. 3 Road

File No.: RZ 22-027214

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, the developer is required to complete the following:

1. **(Road Dedication)** Approximately 0.5 m road dedication along the entire No 3 Road frontage, and an approximately 4.0 m by 4.0 m corner cut at the northwest corner of the property, to be confirmed through a survey plan overlaid with a functional road plan.
2. **(Landscape Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the property line onto No. 3 Road;
 - include a private outdoor open space for private or shared use, at a minimum of 6.0 m² per dwelling unit.
 - 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 at minimum eight required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	8.0 cm		4.0 m

3. **(Tree Compensation Contribution)** City acceptance of the developer's offer to voluntarily contribute \$13,824.00 [\$6,144.00 (\$768 x 8 trees) + \$7,680.00 for replacement of 5 City trees] to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
5. **(Cross Access)** Registration of a legal agreement on title of the subject property to ensure that upon subdivision of the property:
 - a) Vehicle access to proposed Lots 1 and 2 is via a single shared driveway crossing centered on the proposed shared property line; and
 - b) A cross-access easement for the shared driveway area is registered on the titles of proposed Lots 1 and 2.
6. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite, minimum 33 m² 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.
7. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
8. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the below-listed works. 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 472.0 L/s of water available at a 20 psi residual at the Lucas Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At 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 Building Permit Stage building designs.

PLN - 27

Initial: _____

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) 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 W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process
- c) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing water service connection fronting No 3 Rd.
 - iii) Install two new water service connections off of the 200 mm water main fronting Lucas Rd complete with water meter. Each water service connection shall service one of the proposed sites.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
- i) 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.
 - ii) Install a new 600 mm diameter storm sewer along the subject site's fronting section of Lucas Road. Upgrade the existing ditch at the Lucas Rd frontage to minimum 600 mm diameter or sized via capacity analyses under OCP condition. Approximate length of required upgrade is 17 meters.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing storm service connection and inspection chamber fronting No 3 Rd.
 - iii) Install two new storm service connections on Lucas Road complete with inspection chambers. Each storm service connection shall service one of the proposed sites.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
- i) Extend the existing 150 mm sanitary sewer along the Lucas Rd frontage of the site with a new 200 mm sanitary sewer that spans till the front of the proposed common property line. Approximate length of required extension is 19 meters. Tie-in the newly proposed sanitary sewer to manhole SMH2447 (if the existing manhole meets City's design specs, if not upgrade SMH2447 to match City's design specs) and to a newly installed manhole fronting the common property line of the site.
- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing sanitary service connection and inspection chamber fronting Lucas Rd.
 - iii) Install a new sanitary service connection off of the new sanitary sewer fronting Lucas Rd complete with an inspection chamber with a dual lead at the common property line.

Street Lighting:

- h) 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:

- i) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements.
 - ii) 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.

- i) 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.

Frontage Improvements (No. 3 Road)

Frontage improvements (cross-section)

Across the subject site's entire No. 3 Road frontage, construct a new 2.5 m wide concrete sidewalk at the property line and a 1.5 m wide landscaped boulevard with street trees next to the existing road curb. The cross-section of the frontage improvements (east to west) is to include:

- Subject site's new west property line (based on 0.5 m wide road dedication).
- 2.5 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide existing road curb.

(Note 1: A 0.5 m wide road dedication across the subject site's No. 3 Road frontage is required to support the above frontage improvements).

(Note 2: The subject site's frontage improvements are to be consistent with those constructed at the immediate south neighbouring property (7971 Bowcock Road). (Refer to SA 16-744569).

(Note 3: The measurements of the above frontage improvements are to be confirmed through legal survey).

Frontage improvements (transition and continuity)

- a) The subject site's new sidewalk/boulevard is to connect directly to those along the Lucas Road development frontage and the immediate south neighbouring property (7971 Bowcock Road).
- b) In the area near and at the common property between the subject site and 7971 Bowcock Road:
 - Remove excess pavement (behind the curb line) and back-fill with frontage improvements noted above.
 - Replace existing reduced height curb/gutter with standard curb/gutter (MMCD C4) within existing driveway area and back-fill with frontage improvements noted above.

Driveway closures/back-fill

All existing driveways at the subject site's No. 3 Road frontage are to be closed permanently. Site vehicular access is to be provided via the Lucas Road development frontage. The Developer is responsible for the removal of all existing driveway let-downs and back-filling with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.

Frontage improvements (traffic signal impact)

The frontage improvements at the southeast corner of the No. 3 Road/Lucas Road intersection will have impact on existing traffic signal infrastructure (e.g. traffic signal pole at this corner may need to be relocated). The Developer is responsible for all costs associated with the relocation/upgrading/replacement of any affected traffic signal infrastructure. As part of the SA design process, the Developer is required to prepare design drawings for the required traffic signal works and submit such design to the City Traffic Signal Group for approval.

Parks/Tree Bylaw requirements

Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.

Engineering requirements

Consult Engineering on lighting and other utility requirements as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

Frontage Improvements (Lucas Road: Behind-the-Curb Treatments)

Frontage improvements (cross-section)

- Across the subject site's entire Lucas Road frontage, the following frontage improvements are required:
- Subject site's north property line.
- 1.5 m wide concrete sidewalk.
- Landscaped boulevard with street trees (minimum 1.5 m wide).
- 0.15 m wide road curb.

Driveway closures/back-fill

All existing driveways at the subject site's Lucas Road frontage are to be closed permanently. A single shared driveway is to be provided for vehicular access to both subdivided lots (refer to Item F below for comments on access requirements). The Developer is responsible for the removal of all existing driveway let-downs and back-filling with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.

Frontage improvements (transition and continuity)

- a) To the west:
Towards the No. 3 Road/Lucas Road intersection, the subject site's new sidewalk/boulevard is to connect directly to the landing area at the corner and to the sidewalk to the south.
- b) To the east:
 - The new sidewalk is to transition from next to the property line to the edge of pavement at the common property line with the immediate east neighbouring site.
 - The sidewalk transition section is to be based on a short reverse curve (e.g. 3 m x 3 m).
 - A temporary asphalt ramp (maximum 6% grade) is required to connect the new sidewalk to the edge of pavement.

Parks/Tree Bylaw requirements

Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.

Engineering requirements

- Consult Engineering on lighting and other utility requirements as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

Frontage Improvements (Lucas Road: Road Works)

City Capital Road Program (2022)

- As part of the 2022 City Capital Road Program, the east approach at the No. 3 Road/Lucas Road intersection was reconstructed. The following road works were completed:
- Construction of curb extensions at the east approach (reducing pavement width to 7.0 m).
- Road widening beyond the curb extension area (pavement widened to 10.0 m).
- Curb/gutter along the curb extension and road widening sections.

Road works to be carried out by Developer

- The above mentioned capital project covers partially the subject site's Lucas Road frontage. The Developer is required to complete the following road works over the remaining yet to be improved site frontage:
 - a) Extend curb/gutter over the remaining frontage (from the end of the curb/gutter constructed under the City Capital Project to the common property line with the immediate east development).
 - b) Widen the subject site's fronting section of Lucas Road to 5.0 m between the centreline of the road to the south curb of Lucas Road.
 - c) Construct a transition taper (20:1) from the end of the road tangent to the east to meet existing edge of pavement. The transition section is to have a 1.0 m wide gravel shoulder.

- d) The Developer is required to fill-in any existing ditches required to complete the above mentioned road works including the pavement transition taper section.

Impact on neighbouring site access

- As part of the SA process, the road design is to demonstrate that neighbouring sites' driveways would not be affected and vehicular access can be maintained during and post construction.

Vehicular Access

Requirements for development vehicular access

- a) Vehicular access: Vehicular access to the two subdivided lots is to be provided at the subject site's Locus Road frontage via a single shared driveway.
- b) Driveway location: The shared driveway is to be centred at the common property line between the two adjacent lots. (Note that the shared driveway arrangement is the same as that implemented at the two subdivided lots immediately to the south of the subject site - 7971/7977 Bowcock Road).

Driveway design standards

- Per Bylaw 7222 and Engineering Design Specifications (R-9-DS), the following design standards are to be met:
- The driveway width is to be set at 4.0 m at the property line.
- 0.9 m wide flares (at the curb) both sides of the 4.0 m wide let-down.
- Maximum 2.0 m deep let-down.
- Maximum 8% let-down grade.
- Continuous sidewalk is to be provided at the back of the driveway let-down and at the property line.

Functional Road Plan

Functional plan requirements

- A functional road plan, containing the following information, is required:
- All frontage improvements including road works as noted above.
- Road dedication and SRW/PROP.
- Driveway location with dimensions.
- Above ground utility relocation requirements (hydrants, hydro poles, etc.).
- Cross-sections (both development frontages).
- Traffic signal and pavement marking plan.

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

1. Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
2. Discharge of Covenant (BW86382) from proposed Lot 2 upon subdivision of the subject property.
3. Registration on title of the cross-access easement for the shared driveway area (centred on the shared property line) to be registered on the titles of proposed Lots 1 and 2.

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:

PLN - 31

Initial: _____

- * 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- 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 10564 (RZ 22-027214)
8440/ 8460 No 3 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 "SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)".

P.I.D. 009-773-037

Lot 27 Section 21 Block 4 North Range 6 West New Westminster District Plan NWP17986

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10564".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signatures corresponding to the reading stages.

CITY OF RICHMOND
APPROVED by [Signature]
APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER