



**To:** Planning Committee

**Date:** June 14, 2022

**From:** Wayne Craig  
Director, Development

**File:** RZ 21-932253

**Re:** Application by Simarbir S. Khangura and Lakhbir S. Khangura for Rezoning at 6340 Granville Avenue from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10388, for the rezoning of 6340 Granville Avenue from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC/NA:blg  
Att. 6

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

## Staff Report

### Origin

Simarbir S. Khangura and Lakhbir S. Khangura (subject property owners) have applied to the City of Richmond, on behalf of their numbered company (1281585 B.C. Ltd.), for permission to rezone the property at 6340 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit subdivision into two compact lots with vehicle access from an extended rear lane on the south property line. The applicant is required to dedicate the lane to the City prior to final adoption of the rezoning bylaw and enter into a Servicing Agreement with the City for design and construction of the lane prior to subdivision approval. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The site survey and proposed subdivision plan is provided in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is included in Attachment 3.

#### Subject Site Existing Housing Profile

A two-storey dwelling which currently exists on the lot will be demolished. The subject site is owner-occupied and does not contain a secondary suite.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Granville Avenue, single-family lots on properties zoned “Single Detached (RS1/E)” fronting Granville Crescent.

To the South: Single-family lots zoned “Single Detached (RS1/B)” fronting Livingstone Place.

To the East: Single-family lots zoned “Single Detached (RS1/B)” with vehicle access from the rear lane.

To the West: Single-family lots zoned “Single Detached (RS1/E)” with vehicle access from Granville Avenue.

### Related Policies & Studies

#### Official Community Plan

The Official Community Plan (OCP) designation of the subject site is “Neighbourhood Residential” (NRES). The proposed rezoning and subdivision is consistent with the OCP land use designation.

### Arterial Road Policy

The Arterial Road Policy supports residential densification in certain areas along the City's Arterial Roads. The proposed redevelopment shown in Attachment 4 complies with the Arterial Road Development Map in the OCP Bylaw 9000, which identifies the subject site for future Arterial Road compact lot development.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit a Landscape 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 include any required replacement trees identified as a condition of rezoning.

### Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw.

### **Public Consultation**

A rezoning sign has been installed on the subject property. Staff have not received any comments from the public about the rezoning application in response to the placement of the rezoning sign on the property.

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

### **Analysis**

#### Existing Legal Encumbrances

There is an existing private restrictive covenant registered on title, restricting the building design on the subject property (150546C). The private covenant is intended to be discharged from title by the owner prior to final adoption of the rezoning bylaw.

A Statutory Right-of-Way (SRW) for sanitary sewer connection exists along the south end of the property (AA170128). The sanitary connection to the subject property will be reviewed through a Servicing Agreement as lane extension and dedication is also required.

#### Transportation and Site Access

The applicant is required to dedicate the lane to the City prior to final adoption of the rezoning bylaw and enter into a Servicing Agreement with the City for design and construction of the lane prior to subdivision approval. Vehicle access to both proposed lots is to be from a westward extension of the existing adjacent rear lane in accordance with Residential (Lot) Vehicular

Access Regulation Bylaw No. 7222. A Restrictive Covenant registered on title will be required prior to final adoption of the rezoning bylaw to ensure that vehicle access to the future lots is from the rear lane only.

Tree Review and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses two bylaw-sized trees on the subject property, zero trees on neighbouring properties, and zero 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:

- One tree (tag# 0868) is a multi-stem 40 cm caliper Red Japanese Maple that has a structural defect at the lower connection point of the twin stemmed trunk which does not make the tree a good candidate for retention or relocation. Removal and replacement is recommended.
- One tree (tag# 0869) is a 40 cm caliper Mountain Ash in good condition but is in conflict with the required lane extension. Relocation was investigated but deemed to be not feasible. Removal and replacement is recommended.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

*Tree Replacement and Landscaping*

The applicant wishes to remove two on-site trees (Trees # 0868 and 0869). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant two trees on each lot proposed (one tree in the front yard and one tree in the rear yard); for a total of four 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
4	8 cm	4 m

The applicant has submitted a tree management plan showing the trees to be removed and the reasons for their removal during development stage (Attachment 5). To ensure that the replacement trees identified for replacement are included at development stage, the applicant is required to submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit a Landscape 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 include any required replacement trees identified as a condition of rezoning.

### Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% 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 one-bedroom secondary suite of minimum 36.32 m<sup>2</sup> (391 ft<sup>2</sup>) in each of the dwellings to be constructed on the new lots; for a total of two suites. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 36.32 m<sup>2</sup> (391 ft<sup>2</sup>) 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.

### Site Servicing and Frontage Improvements

At Subdivision stage, the applicant will be required to enter into a standard Servicing Agreement with the City for the design and construction of engineering and infrastructure upgrades along Granville Avenue and the rear lane extension as outlined in Attachment 6. Works will include water upgrades, storm sewer works, and sanitary sewer works and frontage improvements including infilling the existing ditch.

At the Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with completion of the water, storm, and sanitary servicing works as described in Attachment 6.

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

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

### **Conclusion**

This rezoning application to permit the subdivision of an existing lot into two lots zoned "Compact Single Detached (RC2)" complies with applicable policies and the land use designations outlined within the Official Community Plan (OCP), and with the Richmond Zoning Bylaw 8500.

The applicant has agreed to the list of rezoning considerations (signed concurrence on file) associated with this application listed in Attachment 6.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10388 be introduced and given first reading.

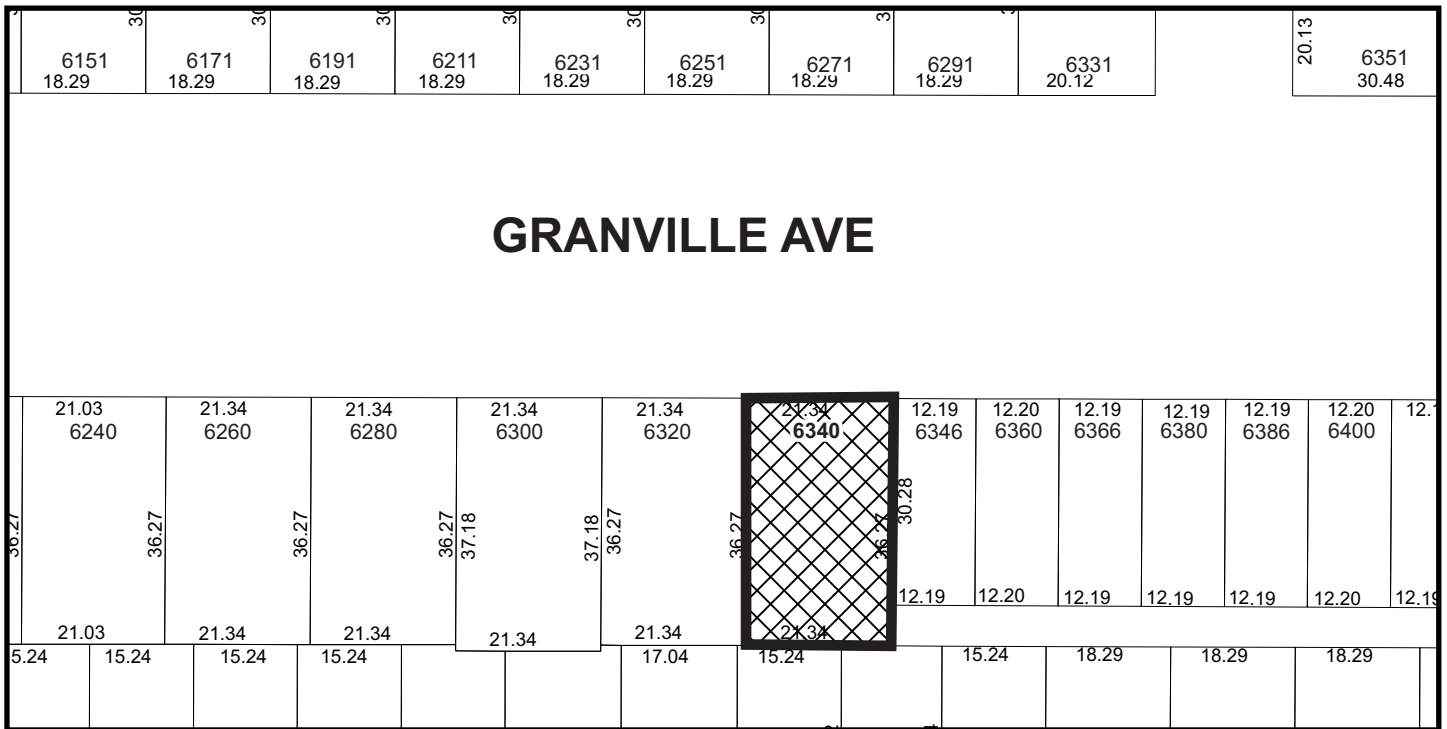
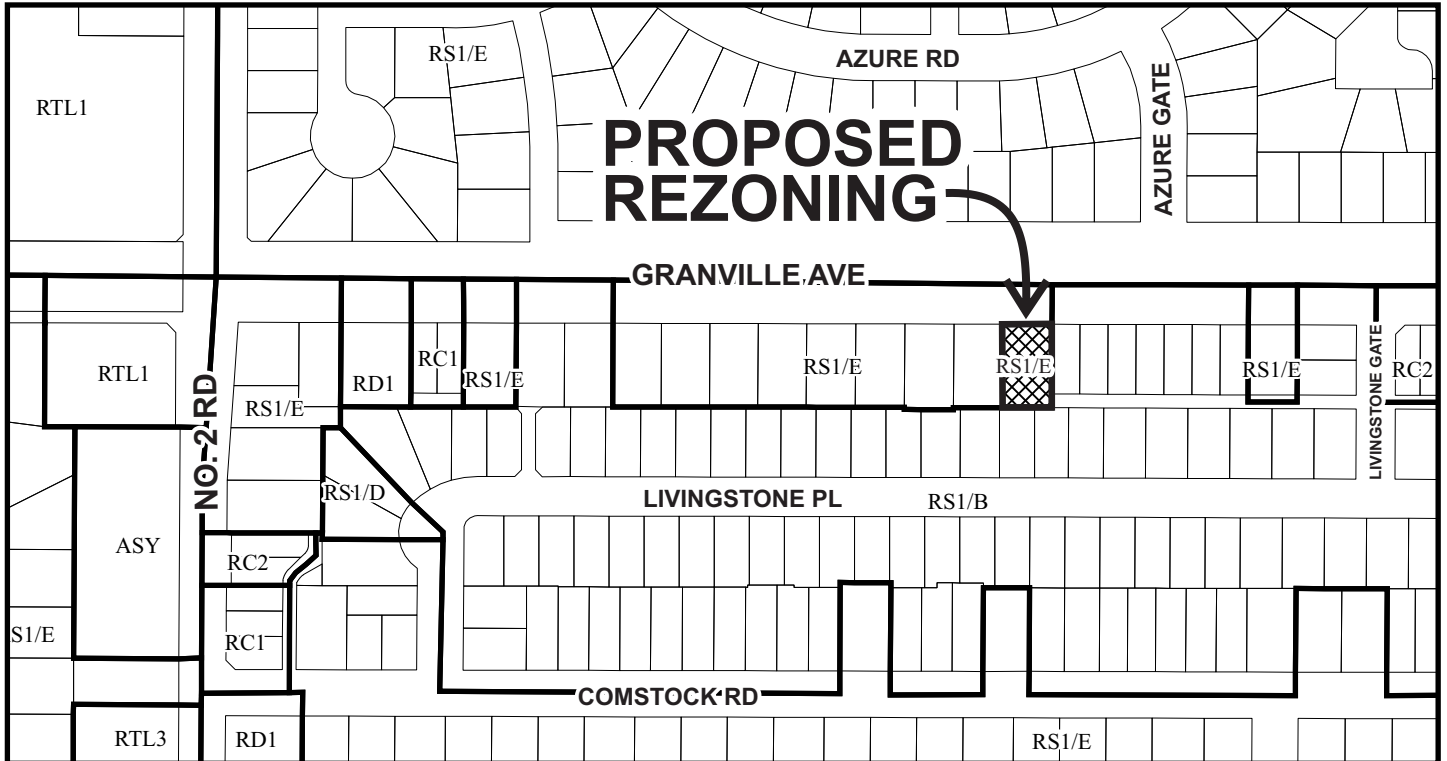


Nathan Andrews  
Planning Technician  
(604-247-4911)

NA:blg

Attachments

- Attachment 1: Location Map
- Attachment 2: Site Survey and Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Conceptual Development Plan
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations



# RZ 21-932253

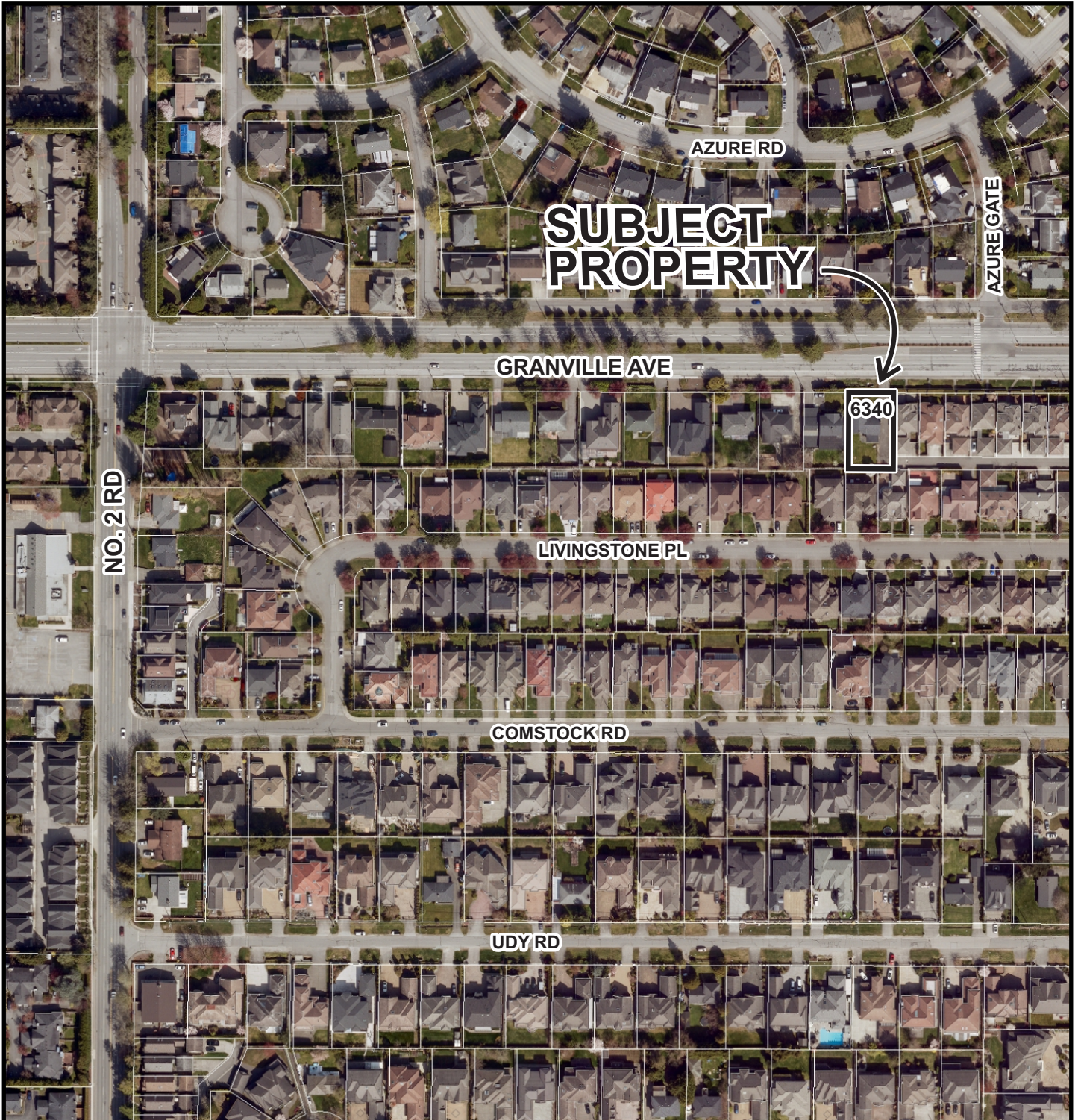
Original Date: 05/17/21

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



## RZ 21-932253

Original Date: 05/17/21

Revision Date:

Note: Dimensions are in METRES







**RZ 21-932253**

**Attachment 3**

Address: 6340 Granville Avenue

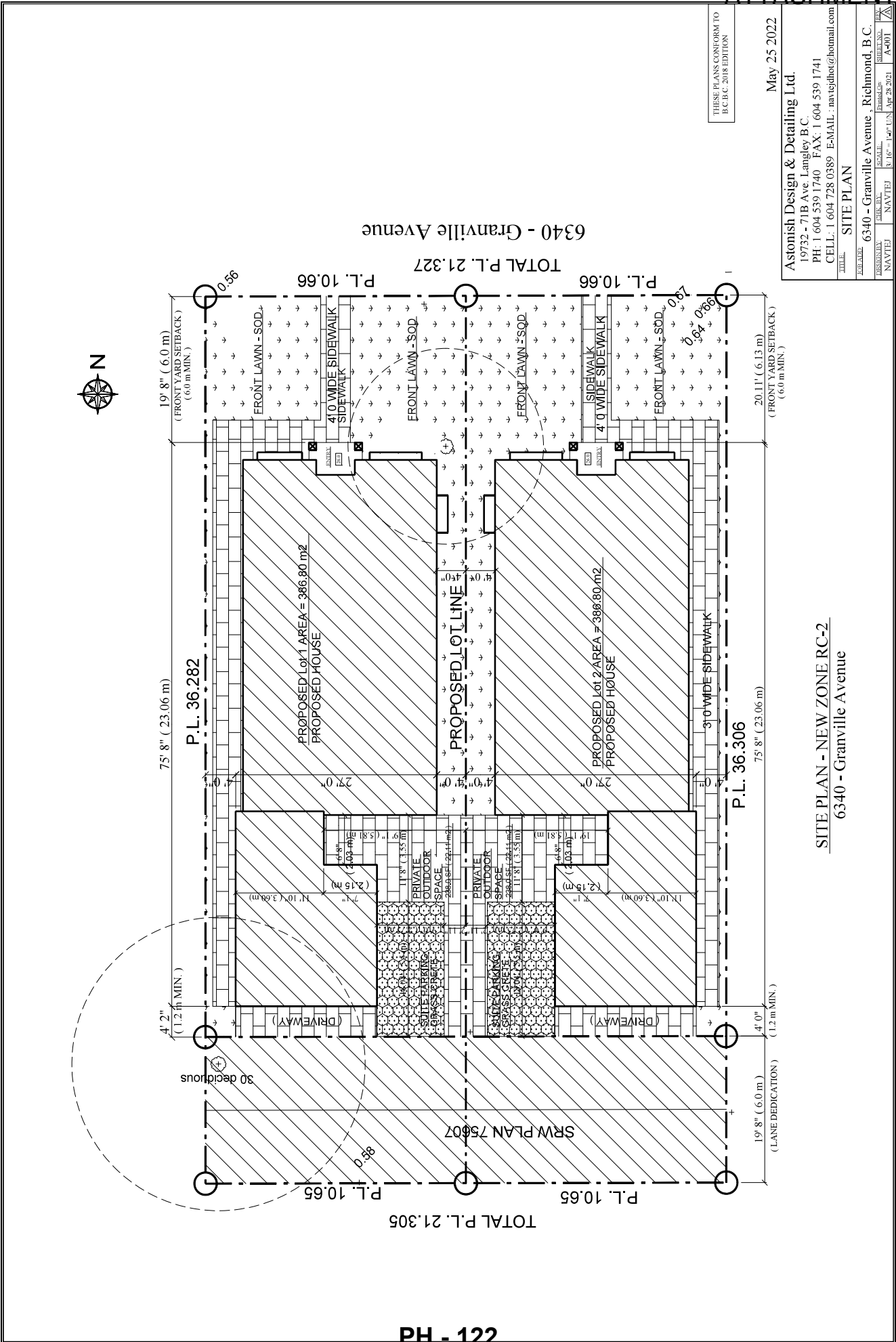
Applicant: Simarbir S. Khangura and Lakhbir S. Khangura

Planning Area(s): Blundell

	Existing	Proposed	
<b>Owner:</b>	1281585 B.C. Ltd.	To be determined	
<b>Site Size (m<sup>2</sup>):</b>	773.6 m <sup>2</sup>	Lot 1: 322.8 m <sup>2</sup> Lot 2: 323.0 m <sup>2</sup>	
<b>Land Uses:</b>	Single-Family residential	No change	
<b>OCP Designation:</b>	Neighbourhood Residential	No change	
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)	
<b>Number of Units:</b>	1	2	
<b>Other Designations:</b>	Arterial Road Policy designates the subject site for future compact lot development	Complies	
<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1: Max. 193.68 m <sup>2</sup> (2084.7 ft <sup>2</sup> ) Lot 2: Max. 193.8 m <sup>2</sup> (2086 ft <sup>2</sup> )	Lot 1: Max. 193.68 m <sup>2</sup> (2084.7 ft <sup>2</sup> ) Lot 2: Max. 193.8 m <sup>2</sup> (2086 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 270 m <sup>2</sup>	Lot 1: 322.8 m <sup>2</sup> Lot 2: 323.0 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 10.65 m Depth: 30.28 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: 6.0 m Rear: 9.0 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max 2.5 storeys	none
Off-street Parking Spaces – Regular (R) / Suite (S):	2 (R) and 1 (S) per unit	2 (R) and 1 (S) per unit	none

Other: Tree replacement compensation required for loss of significant trees.

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



6340 - Granville Avenue

TOTAL P.L. 21.327

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

P.L. 10.66

THESE PLANS CONFORM TO  
B.C.B.C. 2018 EDITION

May 25 2022

Astonish Design & Detailing Ltd.  
19732 - 71B Ave Langley B.C.  
PH: 1 604 539 1740 FAX: 1 604 539 1741  
CELL: 1 604 728 0389 E-MAIL: navtejdot@hotmail.com

SITE PLAN	
DATE: 6340 - Granville Avenue, Richmond, B.C.	SCALE: 1/4" = 1'-0"
DRAWN BY: NAVTEJ	CHECKED BY: NAVTEJ
DESIGNED BY: NAVTEJ	DATE: APR 28 2021
PROJECT NO: A-401	SHEET NO: 1/1

SITE PLAN - NEW ZONE RC-2  
6340 - Granville Avenue





**Address:** 6340 Granville Avenue

**File No.:** RZ 21-932253

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10388, the developer is required to complete the following:**

1. 6 m wide lane dedication along the entire south property line.
2. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
  - comply with the 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:

<b>No. of Replacement Trees</b>	<b>Minimum Caliper of Deciduous Tree</b>	or	<b>Minimum Height of Coniferous Tree</b>
4	8 cm		4 m

3. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
4. Registration of a legal agreement on title ensuring that the only means of vehicle access is to be from the future lane extension and that there be no vehicle access to Granville Avenue.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one-bedroom secondary suite of approximately 36.32 m<sup>2</sup> (391 ft<sup>2</sup>) 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 appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

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

1. pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required frontage works, and water, storm, and sanitary service connections.
2. 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 328.0 L/s of water available at a 20 psi residual at the ROAD 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) Install a new 25mm diameter water service connection complete with water meter and meter box for the east lot as per standard City drawings.

- ii) Remove the existing water service connection and install a new 25mm diameter water service connection complete with water meter and meter box for the west lot as per standard City drawings.
  - iii) 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.
  - iv) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**Storm Sewer Works:**

- d) At Developer's cost, the Developer is required to:
- i) Install approximately 12m of new 600mm diameter storm sewer complete with headwall. Storm sewer to terminate at the west property line of 6340 Granville Ave. Per the City's Watercourse Protection and Crossing Bylaw No. 8441, a watercourse crossing permit is required. Please contact [watercoursecrossings@richmond.ca](mailto:watercoursecrossings@richmond.ca) to obtain a permit.
  - ii) Install a new storm sewer service connection complete with inspection chamber to service the west lot.
  - iii) Confirm the condition and capacity of the existing northeast storm sewer service connection. Retain if in good condition to service the east lot.
  - iv) Extend the existing rear lane storm sewer main approximately 29m west until the west PL of the west lot.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

- f) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - ii) Extend the existing rear lane sanitary sewer main approximately 38m west until the west PL of the west lot.
  - iii) Install a new dual chamber sanitary service connection at the shared PL. Connection to extend from the newly proposed rear lane sanitary main to service the east and west lot.
  - iv) Cut and cap the existing south west sanitary service connection.
- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

**General Items:**

h) At Developer's cost, the Developer is required to:

i) Complete other frontage improvements as per Transportation requirements:

- Granville Ave behind the existing curb/gutter, provide a new landscaped/treed boulevard (minimum 1.5m wide) and a concrete sidewalk (minimum 2.0m wide). Ditch infill to be completed to ensure frontage improvements are provided.
- Vehicle access is to be from the rear lane only.
- 6m lane dedication required across the south PL.
- Rear lane – upgrade the lane to provide a roll-over curb on north side; provide 5.1m wide pavement width. Lane design to be in accordance with Engineering design specifications. Works to match and tie into existing lane to the east.
- A functional design of the frontage is to be provided.
- On-site parking is to be provided per zoning bylaw requirement. An additional parking space is required for the secondary suite, either in tandem arrangement or adjacent to the garage.

ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading,

ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

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

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Date





Richmond Zoning Bylaw 8500
Amendment Bylaw 10388 (RZ 21-932253)
6340 Granville Avenue

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. 001-263-803

Lot 11 Except: Part Subdivided By Plan 74413, Section 18 Block 4 North Range 6 West New Westminster District Plan 12891

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10388".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 11 2022

Series of horizontal lines for recording readings and conditions.

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

MAYOR

CORPORATE OFFICER