



To: Planning Committee
From: Wayne Craig
Director, Development

Date: March 22, 2023
File: RZ 22-009404

Re: **Application by Avtar Bhullar for Rezoning at 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” Zone and the “Single Detached (RS1/B)” Zone to the “Single Detached (RS2/B)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, for the rezoning of 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and “Single Detached (RS1/B)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

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

WC:ta
Att. 7

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

Staff Report

Origin

Avtar Bhullar, on behalf of Trine Developments Ltd. (Salindran Kaur Bhullar, Arjan Singh Bhullar, Pardeep Singh Bhullar and Sandeep Kaur Kang), Thi H. Nguyen and Hung T. Lu has applied to the City of Richmond for permission to rezone 12260 Woodhead Road and a 0.64 m wide (approximately 24.66 m² in area) portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and the “Single Detached (RS1/B)” zone respectively, to the “Single Detached (RS2/B)” zone to permit a subdivision to create three lots with vehicle access from Woodhead Road. A location map and aerial photo are provided in Attachment 1. A survey of the property identifying the proposed subdivision is provided in Attachment 2.

Findings of Fact

A Development Application Data Sheet with details about the development proposal is provided in Attachment 3.

Existing Site Condition and Context

The subject site is located on the south side of Woodhead Road, between No. 5 Road and McNeely Drive. Vehicle access to the subject site is currently via Woodhead Road.

Subject Site Existing Housing Profile

The subject site consists of a single-detached dwelling on 12260 Woodhead Road that is currently tenanted. The applicant has also indicated that there is an unauthorized two-bedroom secondary suite (approx. 92.9 m²) in the dwelling which is also currently tenanted. The existing dwelling at 12260 Woodhead Road is proposed to be removed.

The 0.64 m wide strip of land (24.66 m²) at 12288 Woodhead Road is currently vacant. The single-detached dwelling on the remaining portion of 12288 Woodhead Road is owner occupied, and no changes are proposed to the dwelling.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Woodhead Road is King George/Cambie Community Park.

To the South: Single-detached dwellings on lots zoned "Single Detached (RS1/B)" fronting Cameron Drive.

To the East: Single-detached dwellings on lots zoned "Single Detached (RS1/B)" fronting Woodhead Road. The lots were rezoned and subdivided in 2005 (RZ 05-298266/SD 05-298267).

To the West: A single-detached dwelling constructed in the early 2000's zoned "Single Detached (RS1/F)".

Related Policies & Studies

Official Community Plan/ East Cambie Area Plan

The subject site is designated as "Neighbourhood Residential" in the 2041 Official Community Plan (OCP) and is located in the East Cambie Planning Area. The East Cambie Area Plan's Land Use Map designation for the subject site is "Residential (Single-Family Only)" (Attachment 4). The proposed rezoning and subdivision is consistent with these designations.

Single-Family Lot Size Policy 5472/ Richmond Zoning Bylaw 8500

The subject site is located in the area governed by the Single-Family Lot Size Policy No. 5472, adopted by City Council in 2003 (Attachment 5). The Policy permits properties along Woodhead Road to be rezoned and subdivided in accordance with the provisions of the "Single Detached (RS2/B)" zone. The proposed rezoning and subdivision are consistent with this Policy. The proposed lots will be 12.0 m (39.37 ft.) wide and approximately 482.80 m² (5,196.82 ft²) in area which complies with the requirements of the Single-Family Lot Size Policy No. 5472 and the "Single Detached (RS2/B)" zone.

Aircraft Noise Sensitive Development Policy

The subject property is located within the Aircraft Noise Sensitive Development (ANSD) Policy Area 3. All new aircraft sensitive noise uses may be considered in this area, in accordance with the ANSD policies contained in the OCP. Registration of an aircraft noise sensitive use covenant on Title is required prior to final adoption of the rezoning bylaw to acknowledge that the subject lands are located within an aircraft noise sensitive area and that appropriate building design measures are incorporated to mitigate against aircraft noise.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the *City's Zoning Bylaw 8500*.

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot at 12260 Woodhead Road and a portion of 12288 Woodhead Road (approximately 24.66 m² in area) to create three new single family lots with vehicle access from Woodhead Road. This redevelopment proposal is consistent with the established pattern of redevelopment in the neighbourhood and Lot Size Policy 5472.

Existing Legal Encumbrances

There is an existing restrictive covenant (Registration No. BX461524) which was registered on Title for 12288 Woodhead Road in 2005 at the time of the rezoning of that property (RZ 05-298266). The covenant identifies the 0.64 m strip of land (an area of approximately 24.66 m²) to be a “no build area” until the area is transferred at a fair market value upon the future subdivision of 12260 Woodhead Road. The applicant has provided staff with a signed Contract of Purchase and Sale indicating an agreement by Trine Developments Ltd. to purchase the “no build area” from the owners of 12288 Woodhead Road. The covenant must be discharged from Title at subdivision stage.

The single-detached dwelling currently constructed at 12288 Woodhead Road, at its time of construction, was reviewed for compliance with its “Single Detached (RS1/B)” zoning designation with the recognition that the “no build area” could be transferred in the future. The proposed rezoning of the 0.64 m wide west-side strip of land at 12288 Woodhead Road will not impact the zoning compliance of the dwelling located at 12288 Woodhead Road (e.g. building setbacks and maximum floor area).

There is also an existing aircraft noise covenant on the Title of 12288 Woodhead Road (BX461525). As a condition of rezoning bylaw adoption, an aircraft noise sensitive use covenant will be registered on 12260 Woodhead Road. At the subdivision stage, the existing covenant applicable to the 0.64 m strip of land on the west side of the 12288 Woodhead Road (BX461525) is to be discharged, and the new aircraft noise sensitive use covenant for the future Lot 3 would be modified, as required, at the time of consolidation with the 0.64 m wide strip of land.

Transportation and Site Access

Vehicle access to the proposed lots is from Woodhead Road via separate driveways. A new sidewalk and landscaped boulevard is to be installed along the Woodhead Road frontage of the site as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite on 50 per cent of new lots 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 City's Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum size of 42.79 m² (460 ft²) in each of the new dwellings, for a total of three secondary suites. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the minimum one-bedroom (min. 42.79 m²) secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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 seven bylaw-sized trees on the subject property and one tree on a neighbouring property at 12591 Cameron Drive. There is a perimeter hedge by the south lot line of the site that is proposed to be retained and there are no street trees on any City property in proximity to the site.

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

- Six trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) located on site are in good condition and are to be retained and protected. The protection zones for three trees (tag# 5893, 5894, and 5897) encroach into the building envelopes of the future single family buildings. In order to allow retention of these trees, enhanced front and side yard building setbacks will be required. A legal agreement will be registered on Title as a condition of rezoning to ensure upon Building Permit issuance that no portion of any structure proposed on any of the lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan (Attachment 6). Tree protection is to be provided in accordance with the City of Richmond's Tree Protection Information Bulletin Tree 03.
- One tree (tag# OS1) located on an adjacent neighbouring property (12591 Cameron Drive) is to be retained and protected. Tree protection is to be provided in accordance with the City of Richmond's Tree Protection Information Bulletin Tree-03.
- One tree (tag# 5896) is to be relocated to the rear yard of Lot 2 with Arborist supervision. A Tree Survival Security of \$10,000.00 will be required and timing of tree relocation will be based on consultation and letter of undertaking with Arborist and tree moving company. Irrigation will also be required to be installed after the tree is removed.
- A non-bylaw sized hedge is proposed to be retained in the rear yard. The retention of the hedge will be further reviewed as part of the Servicing Agreement for site servicing.

Tree Relocation and Planting

The applicant has agreed to relocate one on-site tree (tag # 5896) to the rear yard of Lot 2, and provide two additional new trees in the rear yards of Lot 1 and Lot 3. The proposed additional trees are to be of the following minimum sizes.

No. of Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8.0 cm		4.0 m

To ensure that the two new trees are planted and maintained on each new lot, the applicant is required to submit a Landscaping Security in the amount of \$1,500.00 (\$750/tree) prior to the final adoption of the rezoning bylaw. Securities will be held 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 to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

Tree Protection

Six on-site trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) and one tree (tag# OS1) on a neighbouring property are to be retained and protected. Protection of Tree tag# 5896 will also be required until relocation to the rear yard occurs. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). The protection zones for three trees (tag# 5893, 5894, and 5897) encroach into the building envelopes of the future single family buildings. Additional building setbacks and modification will be required to accommodate the retention of the trees. A non-bylaw perimeter hedge at the south of the site is also proposed to be retained. To ensure that the trees identified for retention are protected, at development stage, the applicant is required to complete the following items:

- A legal agreement will be registered on Title as a condition of rezoning to ensure upon Building Permit issuance that no portion of any structure proposed on any of the lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan (Attachment 6). Final plans to be provided prior to rezoning adoption to the satisfaction of the Director, Development.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security to the City in the amount of \$55,000.00 for the six (6) trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) to be retained and one (1) tree (tag# 5896) to be relocated. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones.

The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Site Servicing and Frontage Improvements

At subdivision stage, the applicant is required to complete the following:

- Pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and the current year's taxes.
- Discharge the existing covenant on the Title of 12288 Woodhead Road (i.e. BX461524); which restricts building on the 0.64 m strip of land on the west side of the property.
- Discharge the existing noise covenant on the Title of 12288 Woodhead Road (i.e. BX461525) for the 0.64 m strip of land on the west side of the property only, and modify the new aircraft noise sensitive use covenant for the future Lot 3, as may be required.
- Enter into a Servicing Agreement for the design and construction of the required site servicing works (water, storm, and sanitary service connections for the proposed lots) as well as for the frontage improvements. Complete details on the scope of work required as part of the Servicing Agreement are included in the Rezoning Considerations (Attachment 7).

Financial Impact

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

Conclusion

This application is to rezone 12260 Woodhead Road and a portion of 12288 Woodhead Road from the "Single Detached (RS1/F) and Single Detached (RS1/B)" zone respectively, to the "Single Detached (RS2/B)" zone to permit a subdivision to create three lots.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP, East Cambie Area Plan and the Single-Family Lot Size Policy 5472.

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 10449 be introduced and given first reading.



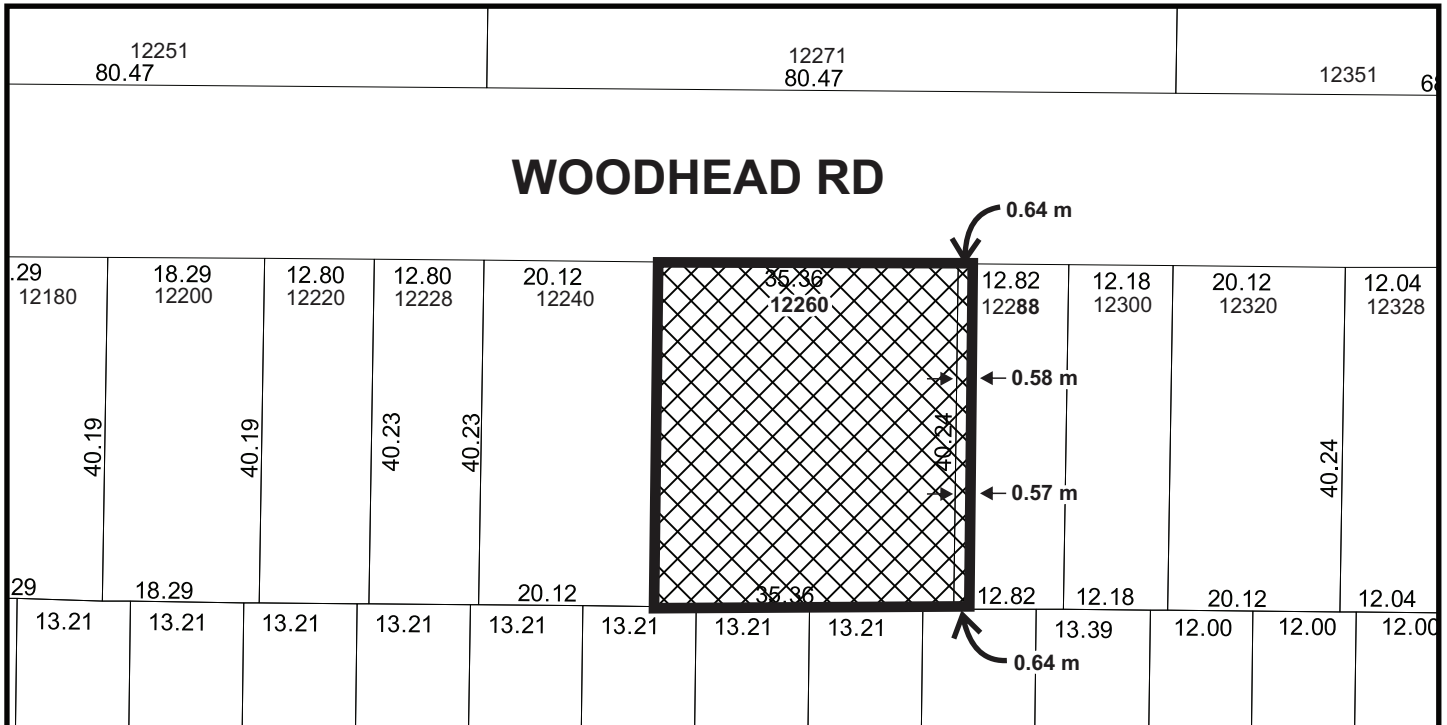
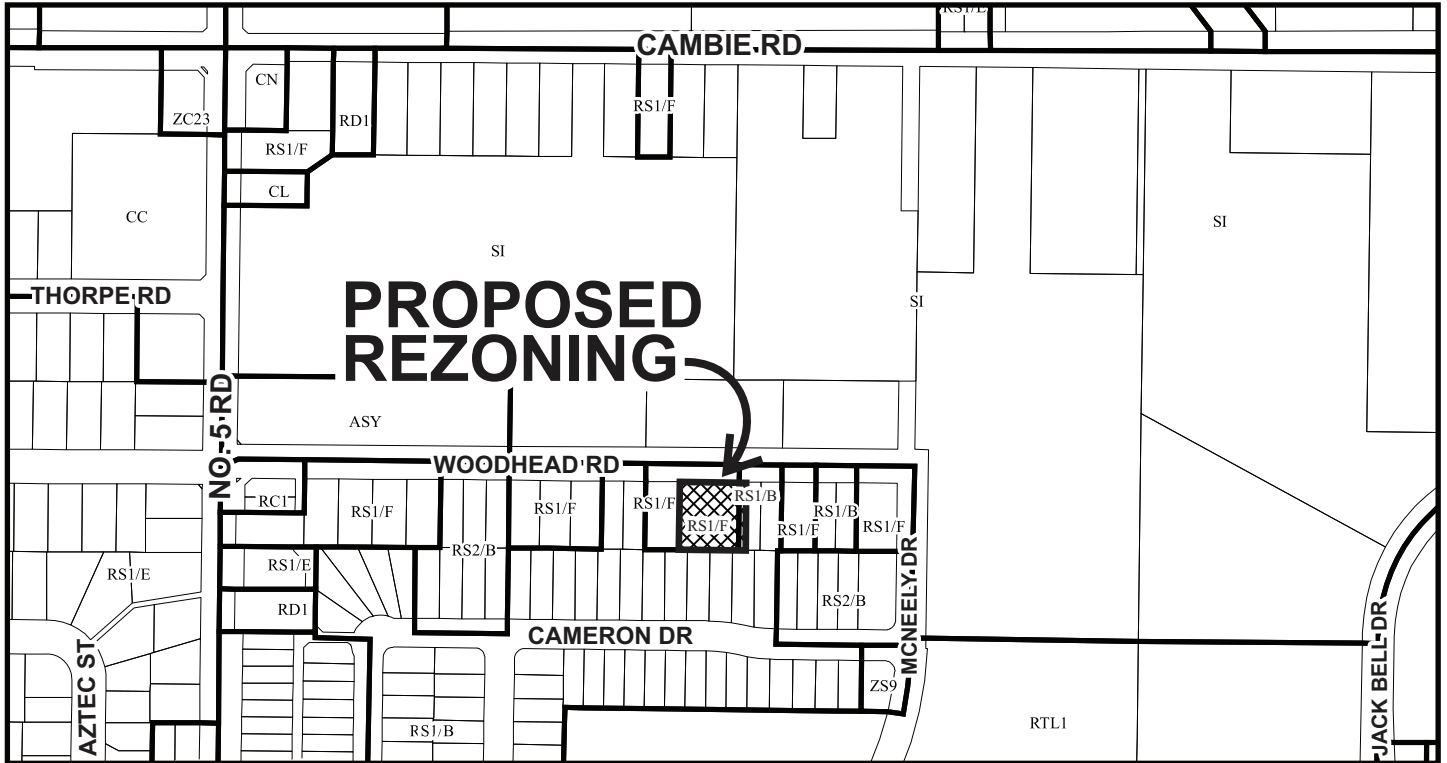
Tolu Alabi
Planner 1
(604-276-4092)

TA:js

- Att. 1: Location and Aerial Maps
 2: Survey and Subdivision Plan
 3: Development Application Data Sheet
 4: East Cambie Area Plan
 5: Lot Size Policy 5472
 6: Tree Protection Plan
 7: Rezoning Considerations



City of
Richmond



RZ 22-009404

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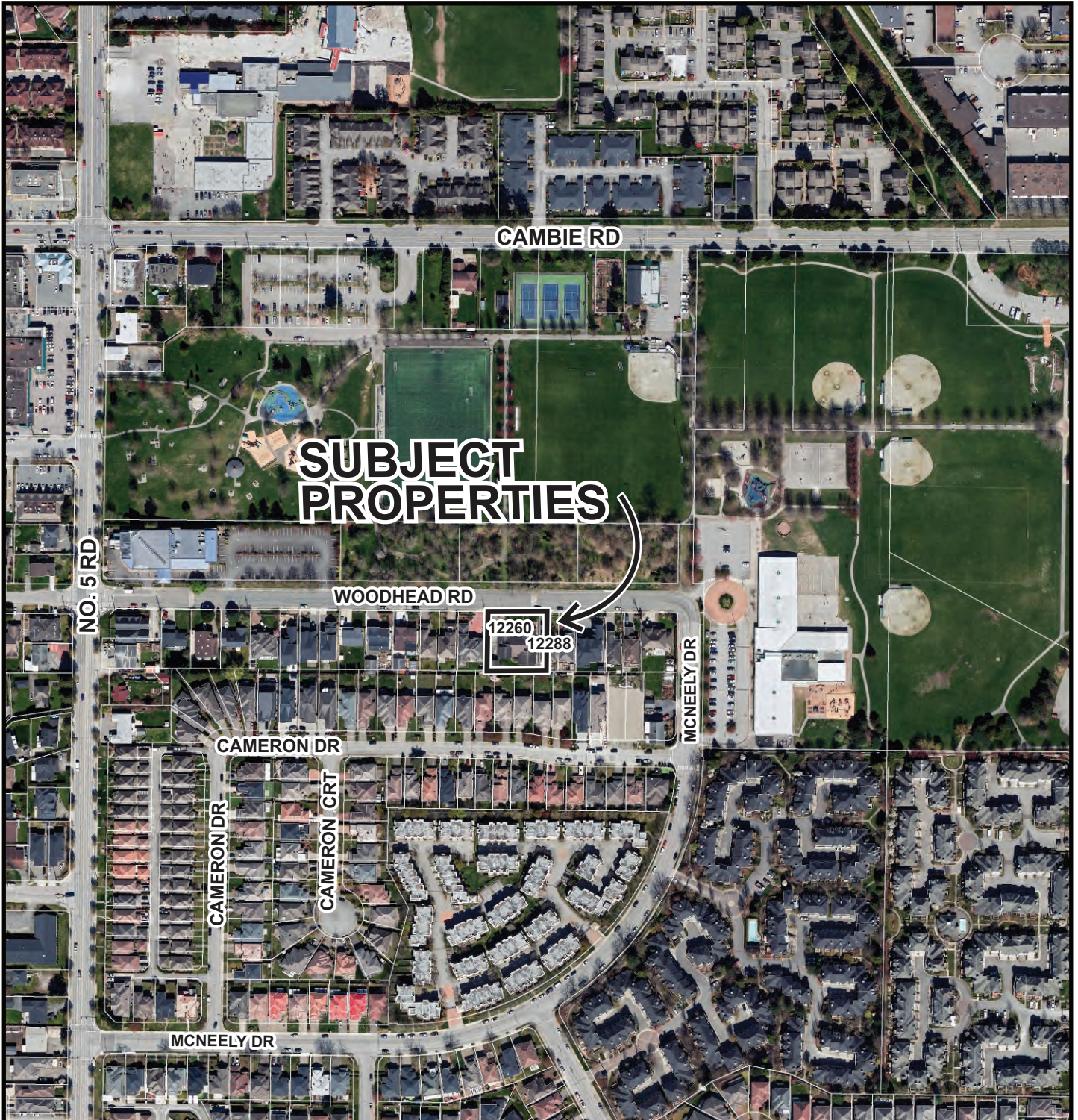
Original Date: 03/31/22

Revision Date: 03/02/23

Note: Dimensions are in METRES



City of Richmond



**SUBJECT
PROPERTIES**

12260
12288



RZ 22-009404

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Original Date: 03/31/22

Revision Date: 07/11/22

Note: Dimensions are in METRES

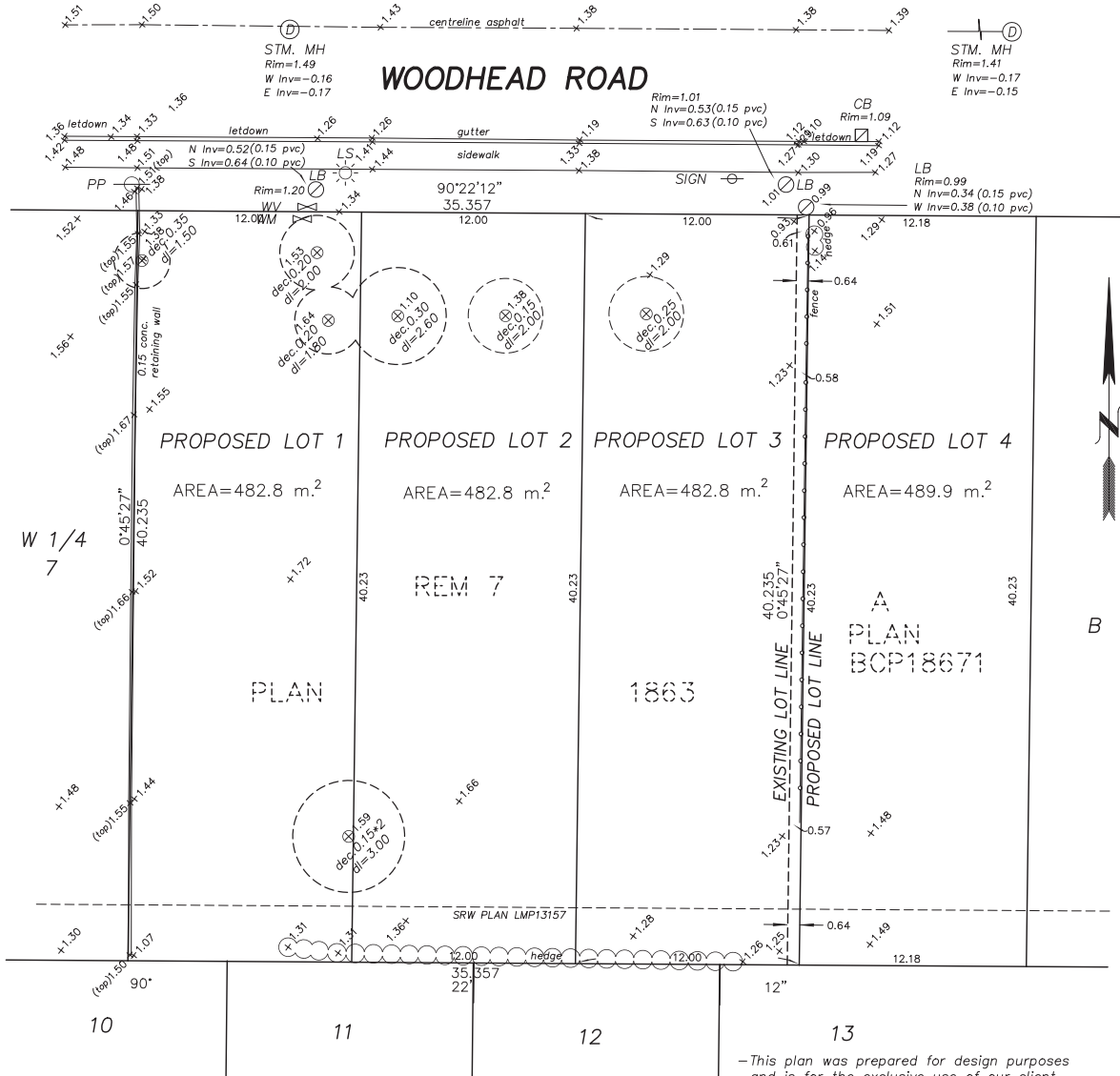
BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON EAST THREE-QUARTERS LOT 7 EXCEPT: EAST 82 FEET& PART OF LOT A PLAN BCP18671 BOTH OF SECTION 31 BLOCK 5 NORTH RANGE 5 WEST NEW WESTMINSTER DISTRICT PLAN 1863

Current Civic Address:
12260/12288-Woodhead Road
Richmond, B.C.
PID: 012-400-246

-property dimensions are derived from Land Title Office records and are subject to change upon field survey

SCALE : 1:250

(All distances are in metres)



GENERAL NOTES:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of Richmond Geodetic datum, monument 94H1624 HPN#190 elev.= 2.339m (CVD28GVRD 2018).
- On the subject lot, only trees with a diameter of at least 0.20m are shown
- This plan does not show non-plan charges, liens or interests.

LEGEND

- LB ⊙ ...denotes lawn basin
- LS ☀ ...denotes lamp standard
- CB ☒ ...denotes catch basin
- conc. ...denotes concrete
- conif. ...denotes coniferous tree
- dec. ...denotes deciduous tree
- STM. MH ⊕ ...denotes storm manhole
- PP ⊖ ...denotes power pole
- SIGN ⊕ ...denotes sign
- WM ⊗ ...denotes water meter
- WV ⊗ ...denotes water valve
- ⊗ ...denotes tree
- × ...denotes spot plantation

-This plan was prepared for design purposes and is for the exclusive use of our client. DHALIWAL AND ASSOCIATES LAND SURVEYING Inc. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

REVISED:
14th DAY OF MARCH 2023
REVISED:(proposed property lines)
14th DAY OF FEBRUARY 2023
REVISED:
18th DAY OF JANUARY 2022.
REVISED:PROPOSED LOTS
10th DAY OF DECEMBER 2021.
DATE OF SURVEY:
03rd DAY OF SEPTEMBER 2021.

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
phone: (604) 501-6188
email: info@dhaliwalsurvey.com
File: 2108134-T05
Drawn by:GK

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THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

MARK J.R. DAILEY B.C.L.S. 867



RZ 22-009404

Address: 12260 and 12288 Woodhead Road

Applicant: Avtar Bhullar

Planning Area(s): East Cambie

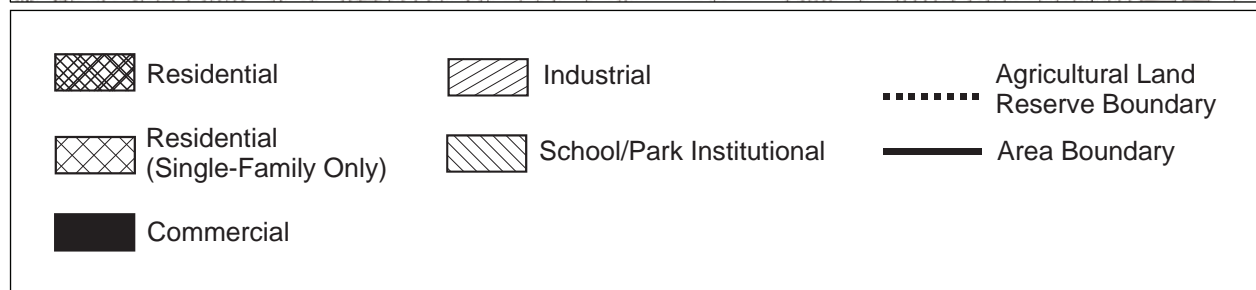
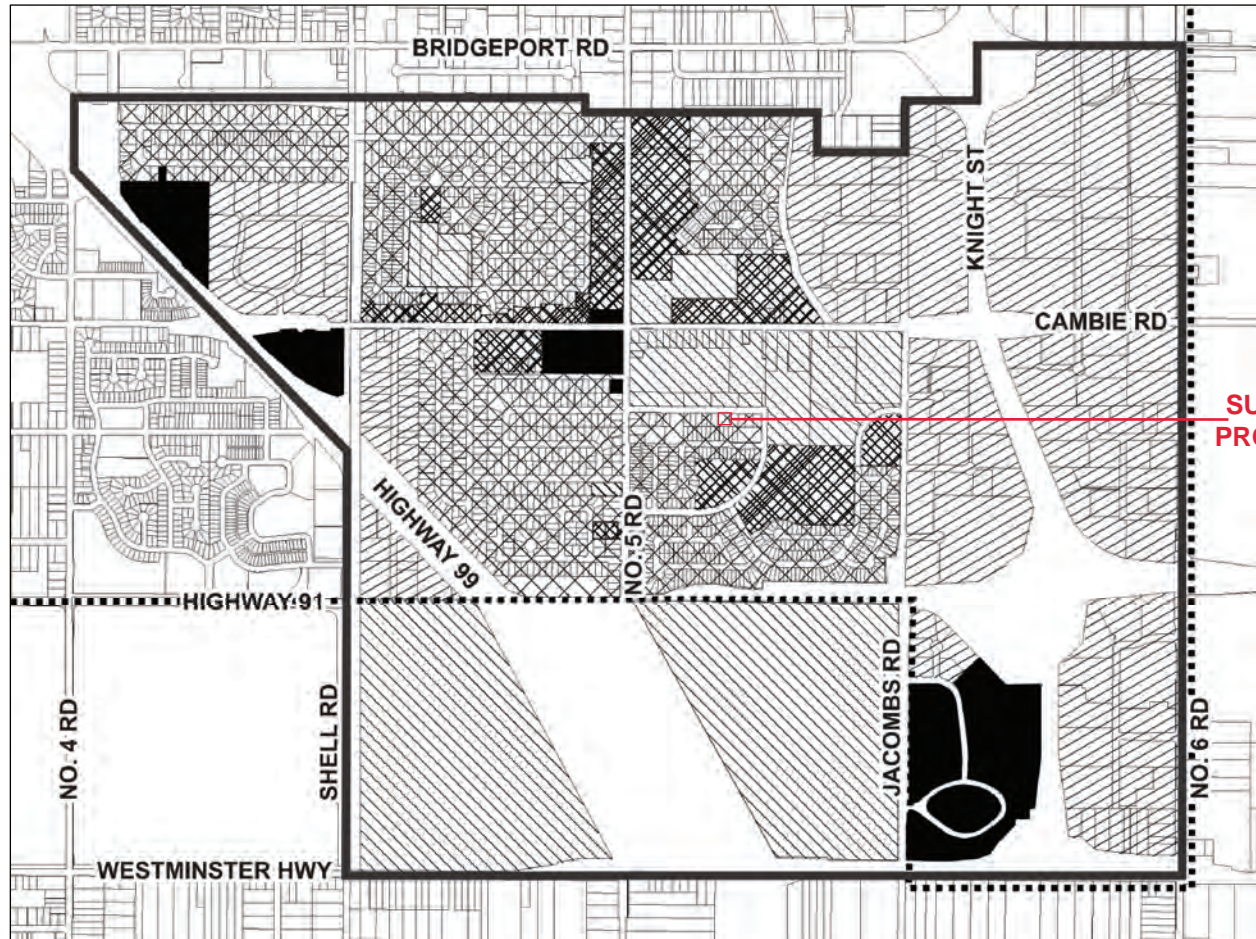
	Existing	Proposed
Owner	Trine Developments Ltd, Thi H. Nguyen and Hung T. Lu	To be determined
Site Size	12260 Woodhead Road – 1422.54 m ² 12288 Woodhead Road – 26.1 m ²	Lot 1 – 482.80 m ² Lot 2 – 482.80 m ² Lot 3 – 482.80 m ²
Land Uses	One (1) Single-detached dwelling	Three (3) Single-detached dwellings
OCP Designation	Neighbourhood Residential (NRES)	No change
Area Plan Designation	Residential (Single-Family Only)	No change
702 Policy Designation	Single-Family Housing District Subdivision Area B (RS2/B)	No change
Zoning	Single Detached (RS1/F) Single Detached (RS1/B)	Single Detached (RS2/B)
Other Designation	Aircraft Noise Sensitive Development Policy – Moderate Aircraft Noise Area (Area 3)	No change

On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
Floor Area Ratio (FAR)		Max. 0.55 to a max lot area of 464.5 m ² with an FAR of 0.30 to the balance of the lot area in excess of 464.5 m ²	Max. 0.55 to a max lot area of 464.5 m ² with an FAR of 0.30 to the balance of the lot area in excess of 464.5 m ²	None Permitted
Buildable Floor Area*		Max. 260.96 m ² (2,808.95 ft ²)	Max. 260.96 m ² (2,808.95 ft ²)	None Permitted
Lot Coverage (% of lot area)	Building	Max. 45%	Max. 45%	None
	Non-porous Surfaces	Max. 70%	Max. 70%	
	Live landscaping	Max. 25%	Max. 25%	
Lot Area (per lot)		Min. 360.0 m ²	482.40 m ²	None
Lot Dimensions	Width	Min. 12.0 m	12.0 m	None
	Depth	Min. 24.0 m	40.23 m	
Setbacks	Front	Min. 6.0 m	Min. 6.0 m	None
	Side	Min. 1.2 m	Min. 1.2 m	

On Future Subdivided Lots		Bylaw Requirement	Proposed	Variance
	Rear	Minimum, - greater of 6.0 m, or - 20% of the total lot depth, for up to 60% of the rear wall of the first storey; and - 25% of the lot depth for the remaining 40% of the first storey rear wall and any second storey or half storey above; up to a maximum setback of 10.7 m	Minimum, - 8.05 m, for up to 60% of the first storey rear wall; and - 10.06 m for the remaining 40% of the first storey rear wall and any second storey or half storey above; up to a maximum setback of 10.7 m	
Height		2 ½ storeys at Max. 9.0 m	2 ½ storeys at Max. 9.0 m	None
Parking Spaces (per lot)	Principal dwelling	2 spaces	2 spaces	None
	Secondary suite	1 space	1 space	

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

Land Use Map *Bylaw 8948
2016/10/24*



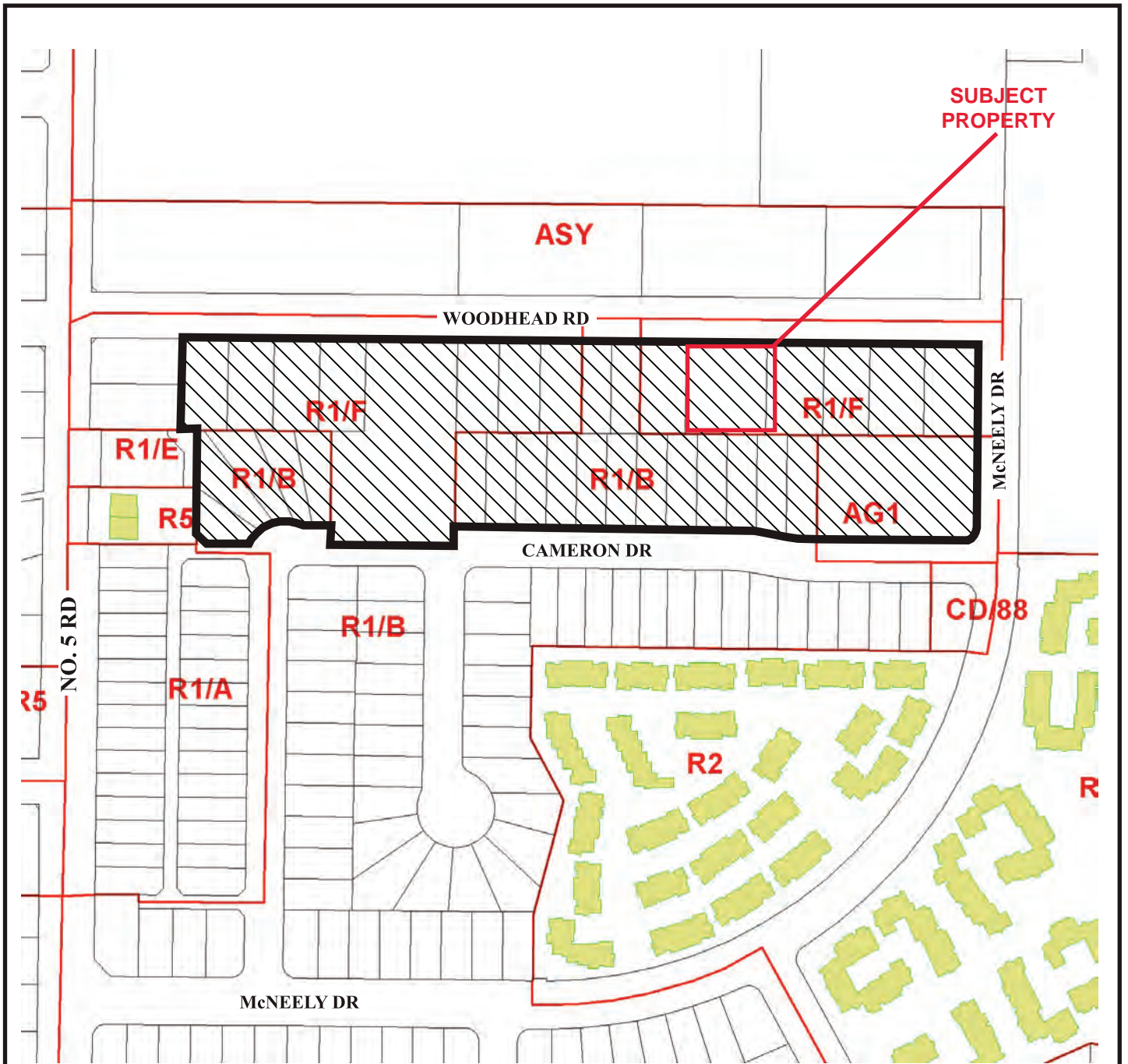


POLICY 5472:

The following policy establishes lot sizes in the area generally bounded by **No. 5 Road, Woodhead Road, McNeely Drive and Cameron Drive** (Section 31-5-5):

That properties generally located east of No. 5 Road along Woodhead Road, McNeely Drive and Cameron Drive, in a portion of Section 31-5-5, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) 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.



Subdivision permitted as per Single-Family Housing District, Subdivision Area B (R1/B)



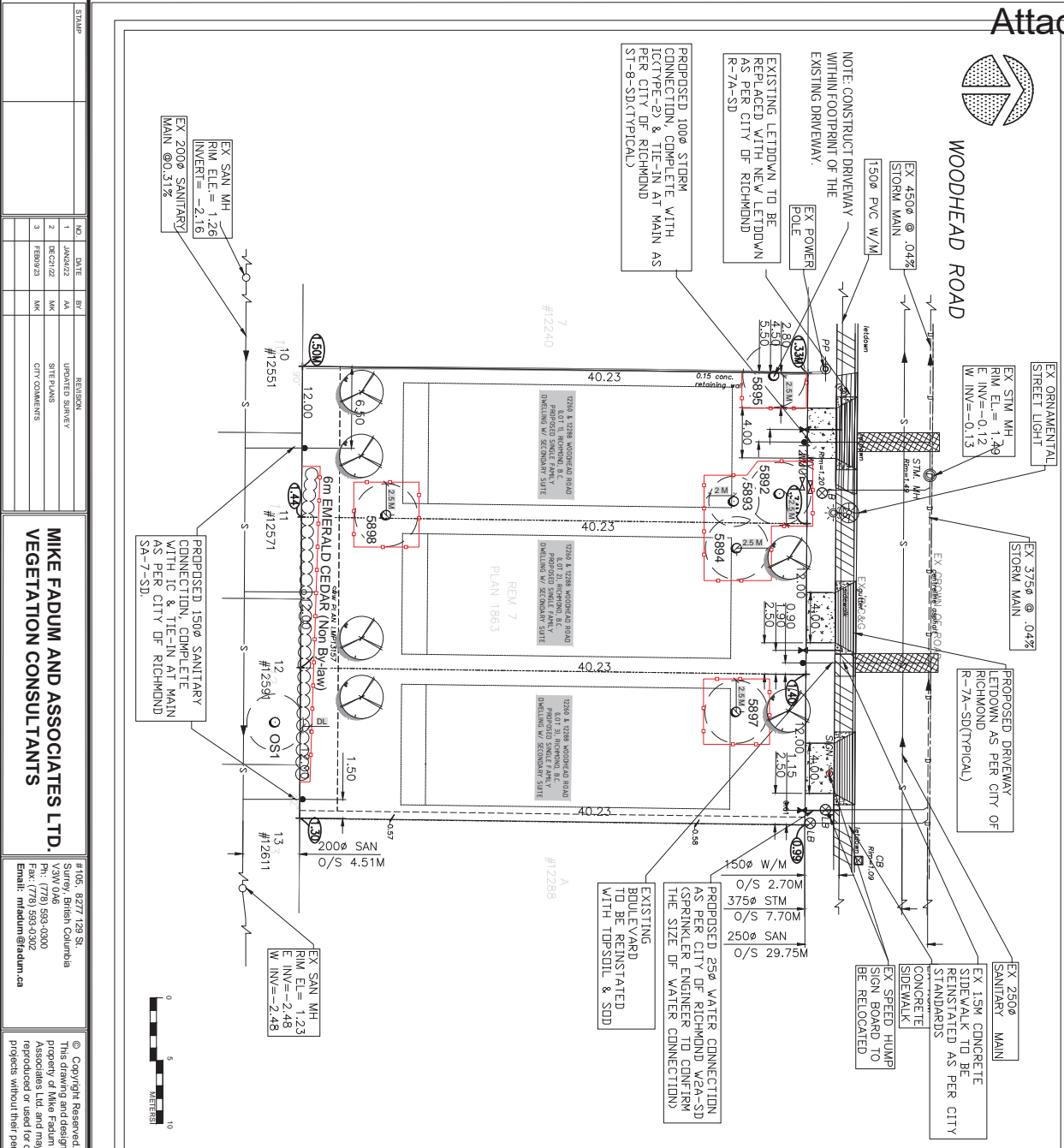
Policy 5472
Section 31, 5-5

PH-47

Adopted Date: 12/15/03

Amended Date:

Note: Dimensions are in METRES



Tree #	Type	DBH (cm)	Drip-line (m)
5892	Flowering Cherry (Prunus sp)	24	2.5
5893	Flowering Cherry (Prunus sp)	20	2.0
5894	Flowering Cherry (Prunus sp)	23	3.75
5895	Purple Leaf Plum (Prunus cerasifera)	~35	1.75
5896	Japanese Maple (Acer palmatum)	>20	2.25
5897	Japanese Maple (Acer palmatum)	12/13/6/6	2.75
5898	Fig (Ficus sp)	~11/ 12/5/5/5/5	2.5
OS1	Cherry (Prunus sp)	~25	4.0

LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- ⊗ REPLACEMENT TREE
- ⊗ CONIFEROUS (4.0M HT. MINIMUM)
- TREE PROTECTION FENCING

GENERAL NOTES:

- ALL TREES HAVE BEEN REMOVED FROM THE PLANS.
- ALL TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REASSESS TREES WITH LOT GRADING PLANS, S/LARCTNA, LANDSCAPE STANDARDS, SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.
- REASSESS ALL RETAINED TREES WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

PRODUCT TITLE: 12280 WOODHEAD ROAD RICHMOND, B.C.

SHEET TITLE: 12 - TREE PROTECTION PLAN

CLIENT: _____

DATE: SEPTEMBER 17, 2021

SCALE: AS SHOWN

DRAWN: AA

T-2

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REVISION

NO.	DATE	BY	REVISION
1	JAN24/22	AA	UPDATED SURVEY SITE PLANS
2	DEC21/22	MM	CITY COMMENTS
3	FEB09/23	MM	CITY COMMENTS

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 588-0880
Fax: (778) 589-0880
Email: m.fadum@mfadum.ca

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Address: 12260 and 12288 Woodhead Road

File No.: RZ 22-009404

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, the applicant is required to complete the following:

1. Submission of a Landscape Security in the amount of \$1,500.00 (\$750/tree) to ensure that a total of two (2) new trees are planted and maintained in the rear yard of Lot 1 and Lot 3 with the following minimum sizes;

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	or	Minimum Height of Coniferous Replacement Tree
2	8.0 cm		4.0 m

The City will release 90% of the security after construction and landscaping on the future lots is completed, and a landscaping inspection is approved. The remaining 10% of the security will be released one (1) year later, subject to inspection, to ensure the replacement trees have survive. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.

2. 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 (tag# 5892, 5893, 5894, 5895, 5897, 5898 and OS1, including a non-bylaw perimeter hedge at the south of the site). The Contract should include the scope of work to be undertaken, including: relocation of tree tag# 5896 to the rear yard of Lot 2 is to be done with Arborist supervision, 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.
3. Submission of a Tree Survival Security to the City in the amount of \$55,000.00 [\$45,000.00 for the six (6) trees (tag# 5892, 5893, 5894, 5895, 5897 and 5898) to be retained and \$10,000.00 for one (1) tree (tag# 5896) to be relocated to the rear of proposed Lot 2]. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
4. 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.
5. Registration of an aircraft noise sensitive use covenant on title.
6. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on all (Lot 1, Lot 2 and Lot 3) of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City’s Zoning Bylaw. Each of the proposed one-bedroom secondary suites must have a minimum size of 42.79 m² (455 ft²).
8. Registration of a legal agreement on Title to ensure that upon Building Permit issuance that no portion of any structure proposed on any of the proposed lots encroaches into the Tree Protection Zones as identified in the Tree Management Plan, or as otherwise permitted by the Director, Building Approvals.
9. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City’s Consolidated Fees Bylaw No 8636, as amended.

Prior to Demolition Permit* Issuance, the applicant must complete the following requirements:

1. Installation of tree protection fencing around all trees to be retained (i.e. trees tag# 5892, 5893, 5894, 5895, 5897, 5898 and OS1, as well as a non-bylaw perimeter hedge at the south of the site). Tree protection fencing must be installed to City standard in accordance with the Arborist’s Report recommendations and 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 applicant must complete the following requirements:

1. Discharge the existing covenant on the Title of 12288 Woodhead Road (i.e. BX461524); which restricts building on the 0.64 m strip of land on the west side of the property.
2. Discharge the existing noise covenant on the Title of 12288 Woodhead Road (i.e. BX461525) for the 0.64 m strip of land on the west side of the property only and modification of the aircraft noise sensitive use covenant identified in item #5 above, as may be required.
3. Pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and the current year's taxes;
4. Enter into a Servicing Agreement (SA)* 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,

I. Frontage Improvements

- a) Sidewalk/boulevard:
 - (1) Concrete sidewalk (1.5 m wide) next to the existing south curb of the site fronting section of Woodhead Road.
 - (2) Landscaped boulevard with street trees over the remaining space between the sidewalk and the subject site's north property line.
- b) Driveway closures/backfills/re-construction:
 - (1) All existing driveways at the subject site's Woodhead Road frontage are to be closed permanently. The Applicant is responsible for the removal of all existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described under Item I (a) above.
 - (2) New driveways for the three subdivided lots are to be built per comments noted below:
 - Lot 1: Driveway is to be placed 1.65 m from the west common property line with the immediate west neighbouring site.
 - Lots 2 and 3: The two driveways are to be paired (i.e. located by the common property line) with each driveway placed 1.65 m from the same common property line between the two subdivided lots. (For tree retention reasons, the Lot 3 driveway may need to be relocated to the east. As such, the driveway pairing requirement can be waived).
 - Note that the 1.65 m separation is measured from the back of the driveway let-down along the site road fronting property line. Refer to Bylaw 7222 for details.
- c) 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.
- d) Engineering requirements:

Consult Engineering on lighting and other utility requirements as part of the frontage works.

II. Water Works

- a) Using the OCP Model, there is 191 L/s of water available at a 20 psi residual at the Woodhead Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Applicant's cost, the Applicant is required to:
 - (1) 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.
 - (2) Cut and cap all existing water service connections and remove all existing water meters.
 - (3) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #1 as per City specifications to service the site.
 - (4) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #2 as per City specifications to service the site.
 - (5) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #3 as per City specifications to service the site.

(6) 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 building permit process.

c) At Applicant's cost, the City will:

(1) Complete all tie-ins for the proposed works to existing City infrastructure.

III. Storm Sewer Works

a) At Applicant's cost, the Applicant is required to:

- (1) 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.
- (2) Cut and cap all existing storm sewer service connections and inspection chambers servicing the proposed site.
- (3) Install a new dual storm sewer service connection at the shared PL of Lot #1 and lot #2 to service Lots #1 and #2, complete with inspection chamber. Ensure the ICs are not installed in the driveway.
- (4) Install a new storm sewer service connection to service Lot #3, complete with inspection chamber and a service lead. Ensure the ICs are not installed in the driveway.

b) At Applicant's cost, the City will:

(1) Complete all tie-ins for the proposed works to existing City infrastructure.

IV. Sanitary Sewer Works

a) At Applicant's cost, the Applicant is required to:

- (1) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- (2) Install a new sanitary sewer service connection to service Lot #1, complete with inspection chamber and a service lead.
- (3) Inspect the existing sanitary service connection near the south property line of the site. If in good condition, re-use the service connection, complete with inspection chamber and service lead for proposed Lot #2, as per standard City drawings.
- (4) Install a new sanitary sewer service connection to service Lot #3, complete with inspection chamber and a service lead.

b) At Applicant's cost, the City will:

(1) Complete all tie-ins for the proposed works to existing City infrastructure.

V. General Items

a) At Applicant's cost, the Applicant is required to:

- (1) Complete other frontage improvements as per Transportation requirements.
- (2) 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.
- (3) Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.

Prior to Building Permit Issuance, the applicant 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 concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10449 (RZ 22-009404)
12260 Woodhead Road and a portion of 12288 Woodhead 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 **“SINGLE DETACHED (RS2/B)”**.

That area shown cross-hatched on “Schedule A attached to and forming part of Bylaw No. 10449”

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10449”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by T.A.
APPROVED by Director or Solicitor

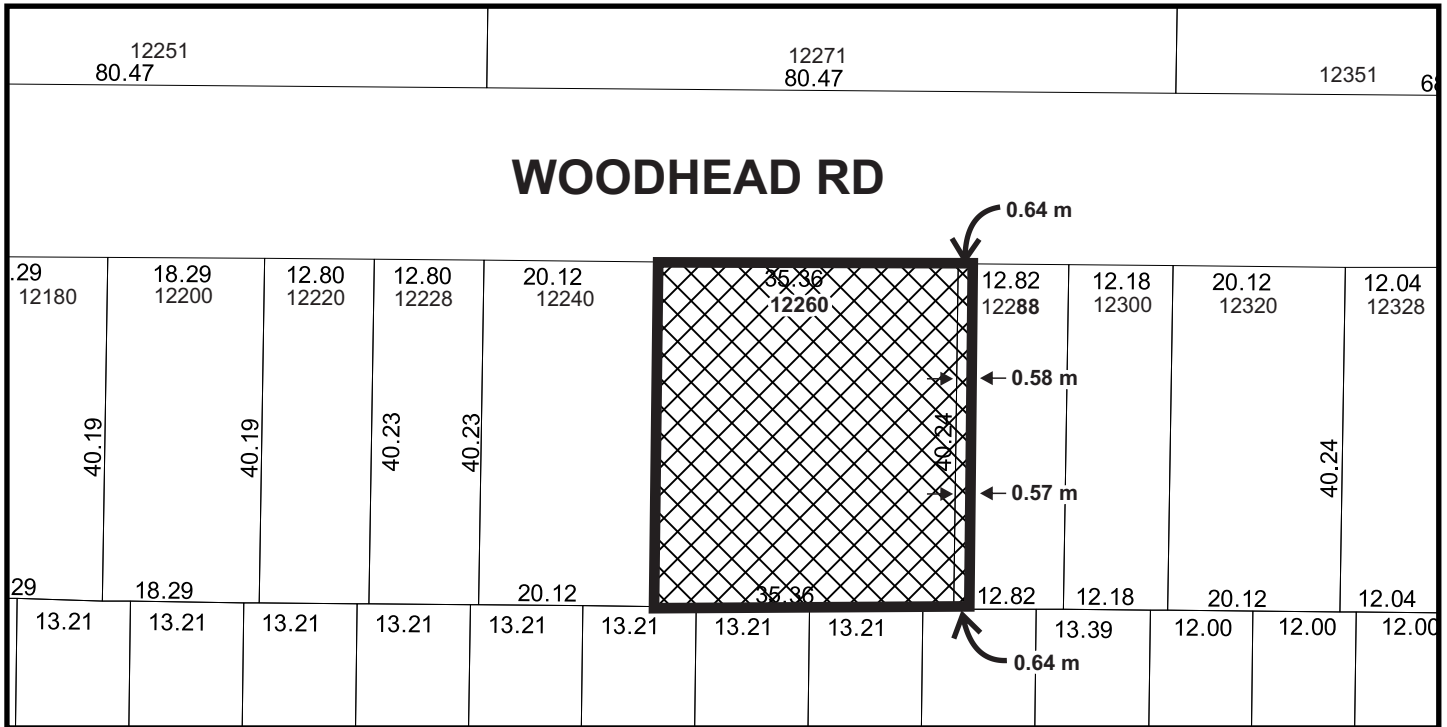
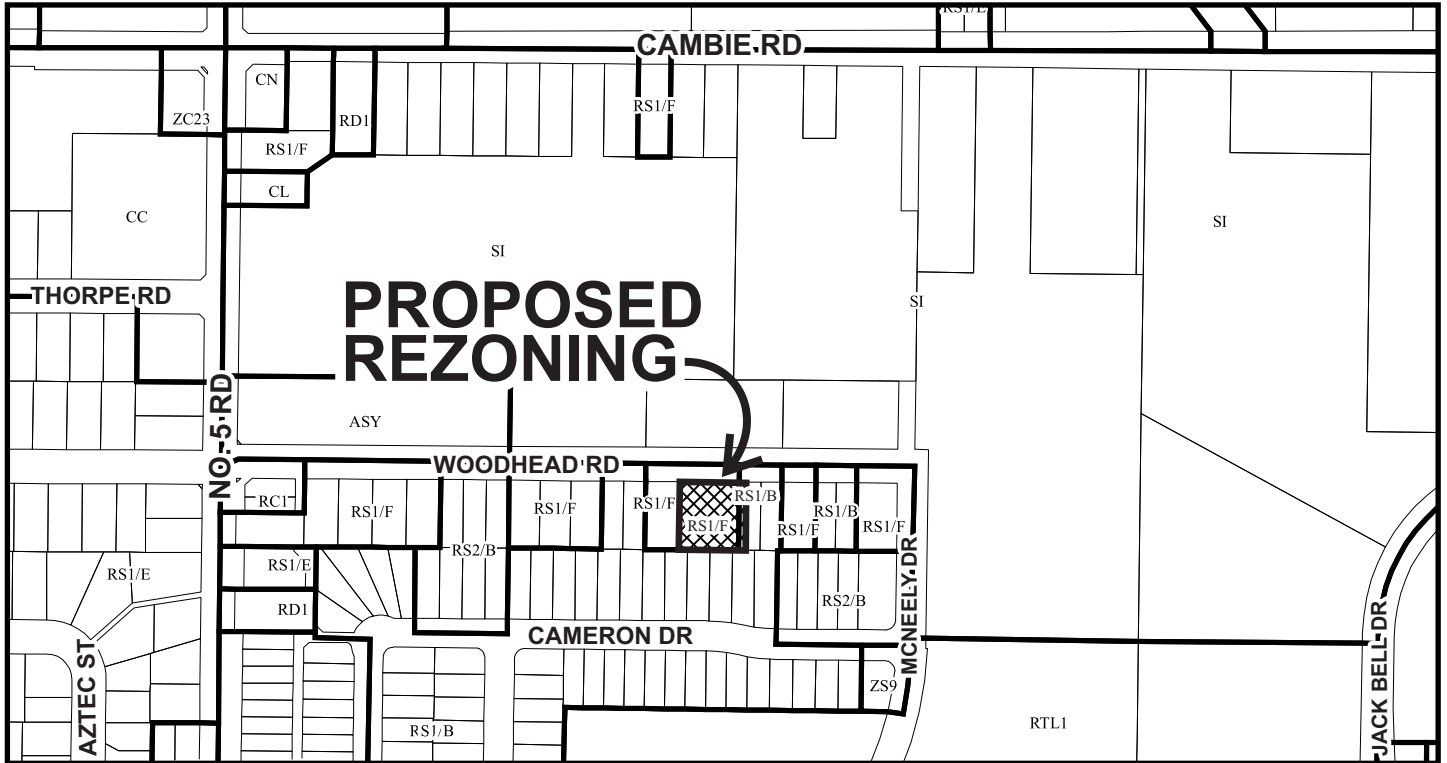


MAYOR

CORPORATE OFFICER



City of Richmond



RZ 22-009404 SCHEDULE "A" PH - 54

Original Date: 03/31/22

Revision Date: 03/02/23

Note: Dimensions are in METRES



Regular Council
Tuesday, April 11, 2023

12. APPLICATION BY AVTAR BHULLAR FOR REZONING AT 12260 WOODHEAD ROAD AND A PORTION OF 12288 WOODHEAD ROAD FROM THE “SINGLE DETACHED (RS1/F)” ZONE AND THE “SINGLE DETACHED (RS1/B)” ZONE TO THE “SINGLE DETACHED (RS2/B)” ZONE

(File Ref. No. 12-8060-20-010449, RZ 22-009404) (REDMS No. 7153064, 7156456, 2221494, 1077644)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10449, for the rezoning of 12260 Woodhead Road and a portion of 12288 Woodhead Road from the “Single Detached (RS1/F)” zone and “Single Detached (RS1/B)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

ADOPTED ON CONSENT