



**To:** Planning Committee

**Date:** September 18, 2023

**From:** Wayne Craig  
Director, Development

**File:** RZ 22-026766

**Re:** **Application by Hari Singh Gill for Rezoning at 3300 Granville Avenue from "Single Detached (RS1/E)" Zone to "Single Detached (RS2/B)" Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10495, for the rezoning of 3300 Granville Avenue from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone, be introduced and given first reading.

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

WC:le  
Att. 6

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

## Staff Report

### Origin

Hari Singh Gill has applied to rezone the property at 3300 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to allow the property to be subdivided into two single-family lots (Attachment 1). Vehicle access is proposed to be from Granville Avenue. The proposed subdivision plan is shown in Attachment 2.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 3).

#### Subject Site Existing Housing Profile

This site is currently occupied by an existing single-family dwelling, which will be demolished prior to subdivision. The existing single-family dwelling is unoccupied and does not contain a secondary suite.

### Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Across Granville Avenue, single detached houses zoned “Single Detached – Terra Nova (ZS2)”; and townhouses zoned “Town Housing – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub Area) (ZT20)”.

To the South: Fronting onto Lockhart Road, single detached houses zoned “Single Detached (RS2/B)”.

To the East: Along Granville Avenue, single detached houses zoned “Single Detached (RS1/B)” and “Single Detached (RS1/E)”.

To the West: Along Granville Avenue, single detached houses zoned “Single Detached (RS1/B)” and “Single Detached (RS1/E)”; and zoned “Single Detached (RS1/K)” along Marrington Road.

### Related Policies & Studies

#### Official Community Plan (OCP Designation)

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

### Lot Size Policy 5447

The subject property falls within Single-Family Lot Size Policy 5447, which allows for the subdivision of the subject property consistent with the R1/B zone (Attachment 4). The rezoning and subdivision proposed in this application is consistent with this Lot Size Policy.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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**

#### Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, each with a one bedroom secondary suite. This development proposal is consistent with the redevelopment along this block of Granville Avenue, including the adjacent properties. The proposed subdivision plan is shown in Attachment 2.

#### Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) for the City in the rear yard for sanitary sewer services. The applicant has been advised that encroachment into the SRW is not permitted.

#### Transportation and Site Access

Vehicle access is proposed to be from Granville Avenue. The existing driveway will be removed and new driveways will be constructed through a Servicing Agreement as detailed in the Site Servicing and Frontage Improvements sub-section of this report.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees on the subject property, one tree on the neighbouring property to the west (3280 Granville Avenue) and four trees on City property. The report also references three under-sized trees on the subject site.

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

- one bylaw-sized tree (tag #528) a 20.5 cm Korean Fir in good condition, located in the southwest corner of the site is to be retained and protected.
- one bylaw-sized tree (tag #523) a 24 cm combined diameter Lion's Head Japanese Maple in good condition, located adjacent to the south side of the existing house on-site is proposed to be retained and relocated to the north east corner of the proposed western subdivided lot.
- an under-sized 16.5 cm Maidenhair tree (tag #267) on-site along the north property line is to be retained and protected.
- one bylaw-sized tree (tag #524), a 28.5 cm European Beech is in good condition but is to be removed due to its location in the middle of the site and in conflict with the proposed development.
- eight bylaw-sized trees (tag #268, 520, 521, 522, 525, 526, 527 and 530) located on the development site are in marginal to poor condition; either dying (sparse canopy foliage) or have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem union at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. These trees are not good candidates for retention and should be replaced.
- one tree (tag #529) a 35.5 cm Western Red Cedar, located on the neighbouring property to the west (3280 Granville Avenue) is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- replacement trees should be specified at 2:1 ratio as per the OCP.
- two under-sized trees were also identified on-site: a 16.5 cm Orchard apple (tag #531) and an 11.5 cm Orchard apple (tag #532). Both of these under-sized trees (tags #531 and 532) are in poor condition (cracks in stem and canker), fall within zones of heavy excavation, and are proposed to be removed.

The City's Parks department has reviewed the Arborist's Report regarding trees on City property and supports the Arborist's findings, with the following comments:

- there are four trees on City property (tags #1-4).
- one 9 cm Crab-apple tree (tag #1) on City property is in fair condition and in conflict with the new driveway location, removal recommended.

- one 15 cm Crab-apple tree (tag #2) on City property in fair condition, not in conflict with construction, is to be retained and protected.
- one 27 cm combined diameter Cypress on City property (tag #3) is in poor condition and in conflict with the construction of the proposed sidewalk and driveway, removal recommended.
- one 19 cm combined diameter Cypress on City property (tag #4) is in fair condition and in conflict with the construction of the new driveway, removal recommended.
- the applicant is required to provide \$3,000.00 in compensation for the removal of these City trees.

### *Tree Replacement*

The applicant wishes to remove nine on-site bylaw-sized trees (tag #268, 520, 521, 522, 524, 525, 526, 527 and 530). The 2:1 replacement ratio would require a total of 18 replacement trees. The applicant has agreed to plant five trees on each lot proposed; for a total of ten 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
10	8.0 cm	4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000.00 (8 x \$750.00/tree) to the City's Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

One bylaw-sized on-site tree (tags #528) and one bylaw-sized tree (tag #529) on the neighbouring property to the west are to be retained and protected. One bylaw-sized on-site tree (tag #523) is to be retained and relocated on-site. One tree on City property (tag #2) is to be retained and protected.

Tree Survival Security in the amount of \$10,000.00 is required to secure the retention of one bylaw-sized tree located in the southwest corner of the site (tag # 528, a 20.5 cm Korean Fir) and to ensure the relocation of one bylaw-sized tree onsite (tag #523, a 24 cm Lion's Head Japanese Maple) from its current location to the front yard of the proposed western lot. An additional Tree Survival Security in the amount of \$5,000.00 is required to secure the retention of the City tree.

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). For the bylaw-sized tree to be retained (#528) the new site grade change will need to be tapered to ensure tree survival. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, including the relocation of Tree #523 on-site.

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

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

### Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution towards the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or a cash-in-lieu contribution based on the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The applicant proposes to provide a minimum one-bedroom secondary suite, with a minimum size of 37 m<sup>2</sup> [400 ft<sup>2</sup>], on each of the two proposed subdivided lots. To ensure that a secondary suite is built on each lot to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a minimum one-bedroom, 37 m<sup>2</sup> [400 ft<sup>2</sup>] secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### Site Servicing and Frontage Improvements

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 6. Frontage improvements include, but are not limited to, the following:

- Cut and cap and remove the existing water service connection fronting Granville Avenue; and complete all tie-ins for the proposed water works to existing City infrastructure;
- Upgrade the existing Storm Sewer along the site's Granville Avenue frontage service connections as needed;
- Install new sanitary service connections and inspection chambers to new lots;
- Existing driveways to be closed, and two new vehicle driveway accesses fronting Granville Avenue constructed; and,
- Reinstate existing curb, 1.5 m wide landscaped boulevard and 1.5 m wide concrete sidewalk to match existing frontage improvements.

- Pay property taxes up to the current year, Development Cost Charges (City, Translink, and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees and any other fees or costs identified through the subdivision application process.

### **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**

The purpose of this rezoning application is to rezone the property at 3300 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit the property to be subdivided into two single-family lots, each with vehicle access from Granville Avenue.

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

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

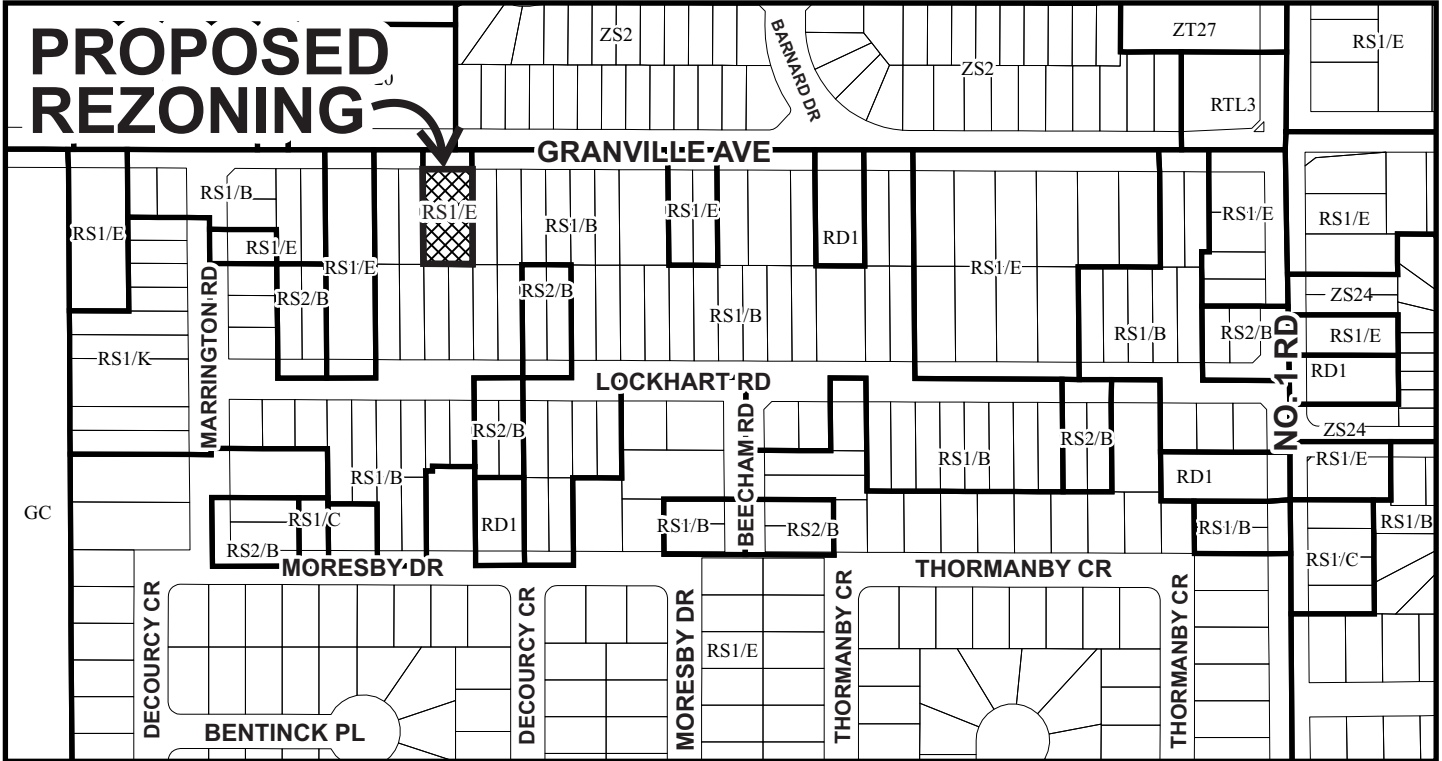
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10495 be introduced and given first reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

LE:he

- Att. 1: Location Map  
2: Conceptual Development Plans  
3: Development Application Data Sheet  
4: Lot Size Policy 5447  
5: Tree Management Plan  
6: Rezoning Considerations



3591 83.21	3611 12.79	3613 12.00	3615 12.00	3631 12.00	3633 12.00	3635 12.00	3651 12.00	3653 12.00	3655 12.00
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### GRANVILLE AVE

9	12.19 3220	24.38 3240	12.15 3260	12.23 3280	24.38 3300	12.19 3340	12.19 3348	12.19 3360	12.19 3380	12.19 3400	12.19 3408	24.38 3440
	47.51	47.51	47.47	47.47	47.47	47.47	47.47	47.50	47.55	47.55	47.55	
19	12.19	24.38	12.15 12.19	12.23 12.19	24.38 12.19	12.19	12.19	12.19	12.19	12.19	12.19	24.38 12.19



RZ 22-026766

PLN - 73

Original Date: 01/10/23

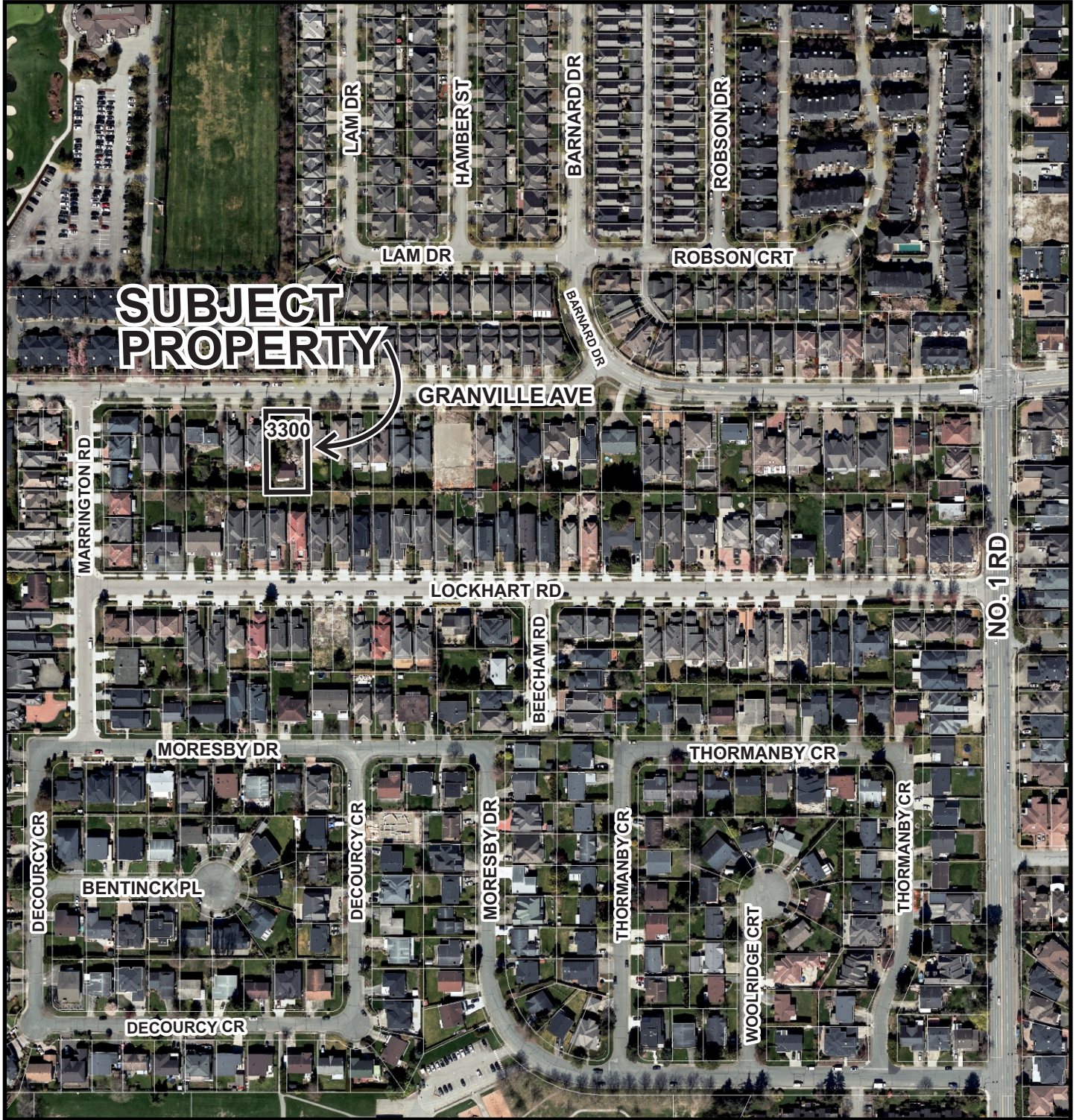
Revision Date:

Note: Dimensions are in METRES





City of  
Richmond



RZ 22-026766

PLN - 74

Original Date: 01/10/23

Revision Date:

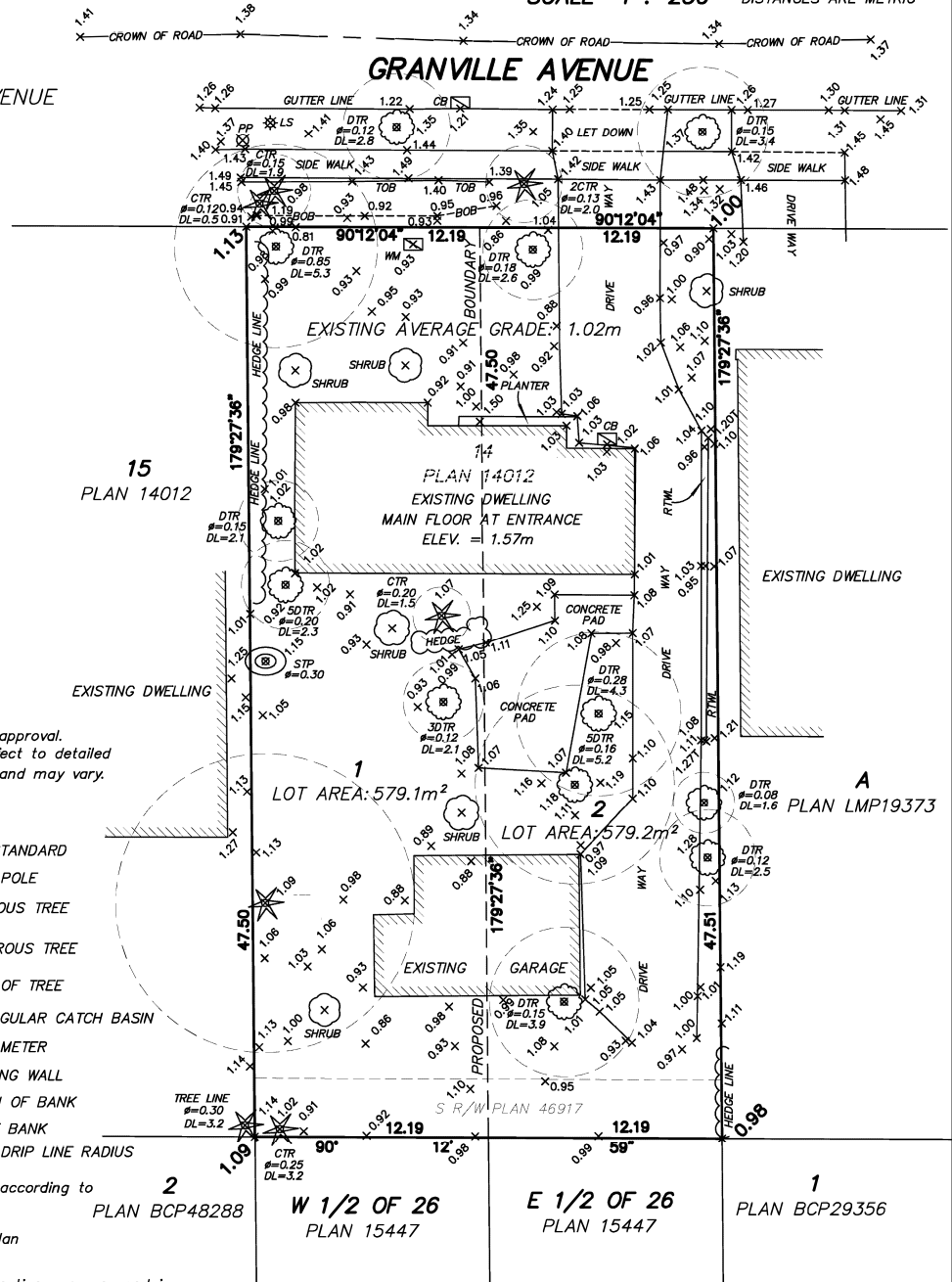
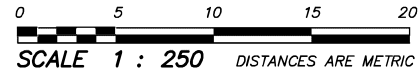
Note: Dimensions are in METRES

# BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOT 14 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN 14012

PID : 009-914-251

CIVIC ADDRESS :

3300- GRANVILLE AVENUE  
RICHMOND, B.C.



**NOTE :**

Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and may vary.

**LEGEND :**

- LS DENOTES LAMP STANDARD
- PP DENOTES POWER POLE
- DTR DENOTES DECIDUOUS TREE
- CTR DENOTES CONIFEROUS TREE
- STP DENOTES STUMP OF TREE
- CB DENOTES RECTANGULAR CATCH BASIN
- WM DENOTES WATER METER
- RTWL DENOTES RETAINING WALL
- BOB DENOTES BOTTOM OF BANK
- TOB DENOTES TOP OF BANK
- DL DENOTES TREE'S DRIP LINE RADIUS

Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

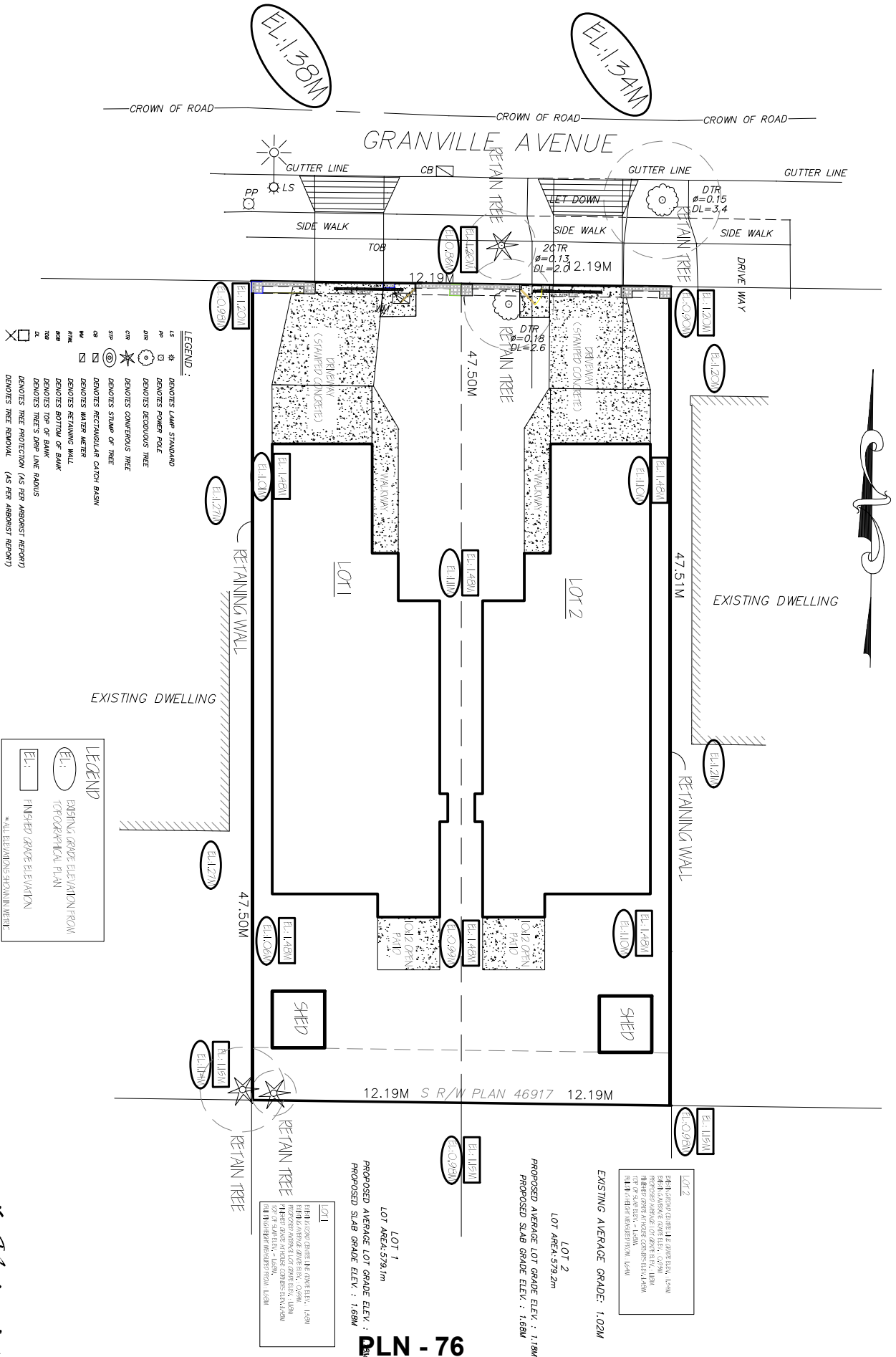
THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 5th DAY OF OCTOBER, 2022.

**ELEVATION DERIVATION**

ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS DATUM CVD28GVRD 2018

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 2209-015 T3

PROPOSED SUBDIVISION LAYOUT SCALE 1/8" = 1'-0"



*carries Ventura design*  
 3300 Granville Avenue



**RZ 22-026766**

**Attachment 3**

Address: 3300 Granville Avenue

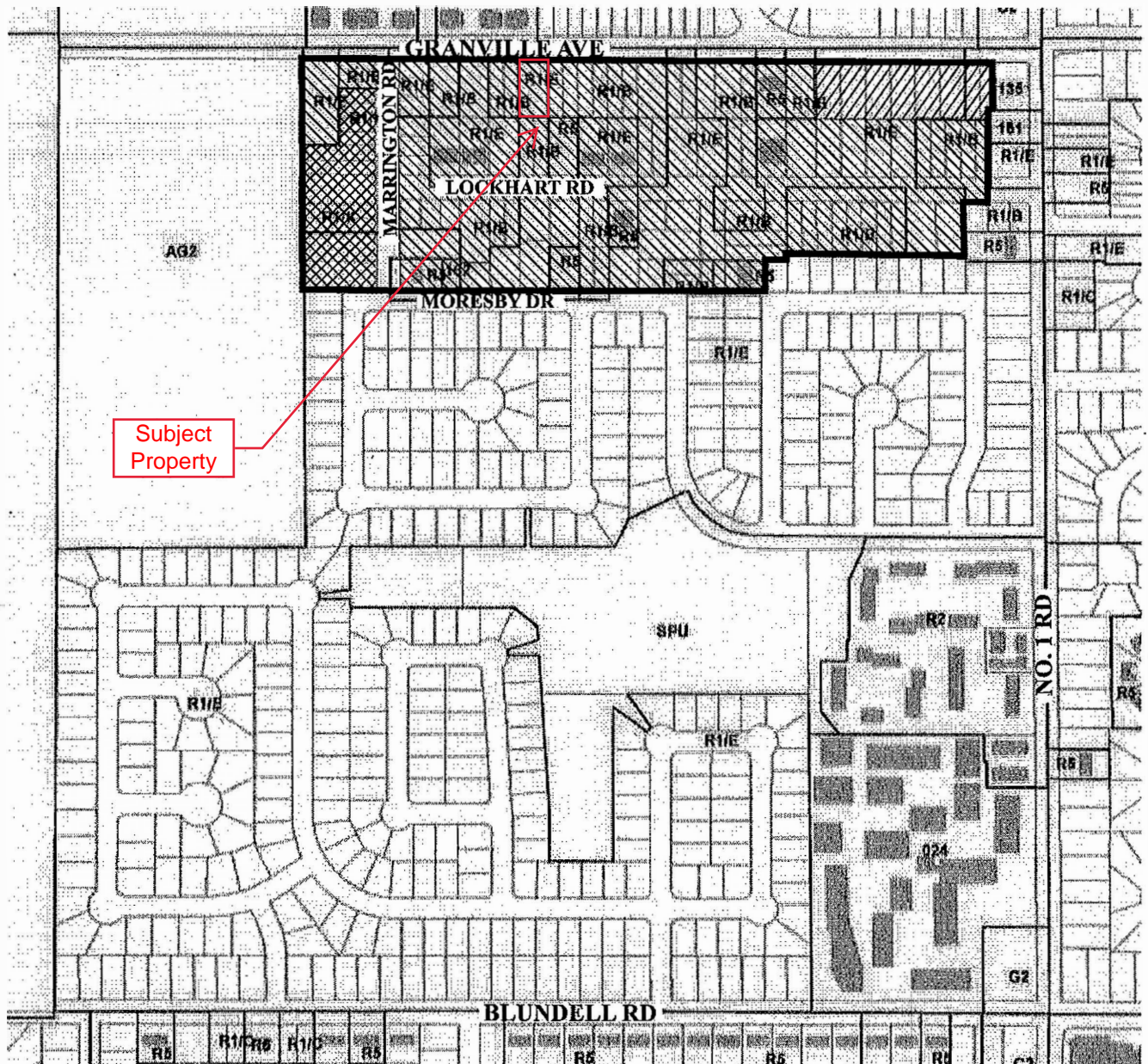
Applicant: Hari Singh Gill




Planning Area(s): Seafair

	<b>Existing</b>	<b>Proposed</b>
<b>Owner:</b>	Hari Singh Gill	To Be Determined
<b>Site Size (m<sup>2</sup>):</b>	1156 m <sup>2</sup>	Lot 1: 579.1 m <sup>2</sup> Lot 2: 579.2 m <sup>2</sup>
<b>Land Uses:</b>	Single Family Residential	Single Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>702 Policy Designation:</b>	Policy 5447	Policy 5447
<b>Zoning:</b>	RS1/E	RS2/B

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 25%	none
Lot Size:	Min. 360.0 m <sup>2</sup>	Lot 1: 579.1 m <sup>2</sup> Lot 2: 579.2 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 12.2 m Depth: 47.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 9.5 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none
Off-street Parking Spaces – Total:	Min. 2	Min. 2	none

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



-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.

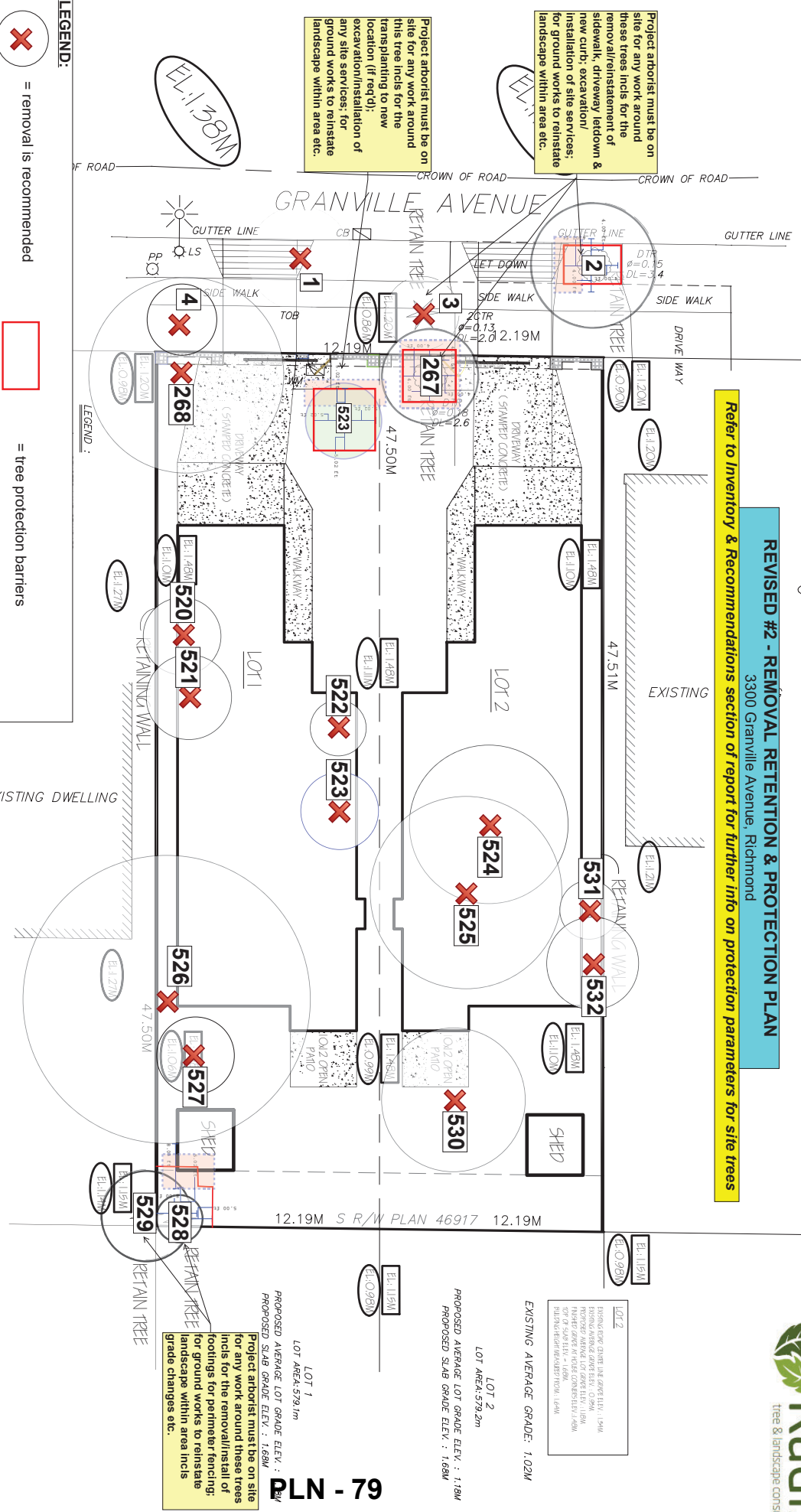


Policy 5447  
Section 15-4-7

Adopted Date: 09/16/91  
Amended Date: 10/20/03  
Note: Dimensions are in METRES



**REVISED #2 - REMOVAL RETENTION & PROTECTION PLAN**  
 3300 Granville Avenue, Richmond  
 Refer to Inventory & Recommendations section of report for further info on protection parameters for site trees



Project arborist must be on site for any work around this tree incs for the transplanting to new location (if req'd); excavation/installation of any site services; for ground works to reinstale landscape within area etc.

Project arborist must be on site for any work around these trees incs for the removal/reinstatement of sidewalk, driveway letdown & installation of site services; for ground works to reinstale landscape within area etc.

Project arborist must be on site for any work around these trees incs for the removal/install of footings for perimeter fencing; for ground works to reinstale landscape within area incs grade changes etc.

LOT 1  
 LOT AREA: 579.1m<sup>2</sup>  
 PROPOSED AVERAGE LOT GRADE ELEV.: 1.68M  
 PROPOSED SLAB GRADE ELEV.: 1.68M

LOT 2  
 LOT AREA: 579.2m<sup>2</sup>  
 PROPOSED AVERAGE LOT GRADE ELEV.: 1.18M  
 PROPOSED SLAB GRADE ELEV.: 1.68M

EXISTING AVERAGE GRADE: 1.02M

LOT 2  
 EXISTING DRIVE GRADE ELEV.: 1.14M  
 EXISTING DRIVE GRADE ELEV.: 0.96M  
 FINISHED DRIVE GRADE ELEV.: 1.48M  
 DRIVE GRADE ELEV.: 1.48M  
 FINISHED DRIVE GRADE ELEV.: 1.48M  
 DRIVE GRADE ELEV.: 1.48M

- LEGEND:**
- X = removal is recommended
  - # = retain & monitor; tree protection req'd
  - # = site tree that is a candidate for transplanting elsewhere on site
  - = tree protection barriers
  - = hot zone: no ground works or digging allowed within these areas without project arborist supervision
  - = suggested location for transplanted tree; tree protection req'd

- LEGEND:**
- EL:   EXISTING GRADE ELEVATION FROM TOPOGRAPHICAL PLAN
  - EL:   FINISHED GRADE ELEVATION
- \* ALL ELEVATIONS IN METRIC

PROPOSED SUBDIVISION LAYOUT SCALE 1/8" = 1'-0"

The Project Arborist must be on-site when excavation or construction activities are occurring within the protection zones prescribed for the site trees.

*carver's Venture design*  
 3300 Granville Avenue



**Address:** 3300 Granville Avenue

**File No.:** RZ 22-026766

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10495, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$7500.00 (\$750/tree) to ensure that a total of five replacement trees are planted and maintained on each lot proposed (for a total of ten trees); minimum 8.0 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
2. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of eight replacement trees within the City.
3. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the replacement of the three trees being removed on City property.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained, and during the process of tree relocation for the tree to be relocated on-site (#523). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for one bylaw-sized tree to be retained in the rear (#528) and one bylaw-sized tree to be relocated on-site (#523).
6. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the City tree (#2) to be retained on City property.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite of minimum size 37 m<sup>2</sup> [400 ft<sup>2</sup>] is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
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 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. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
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 295.0 L/s of water available at a 20 psi residual at the Granville Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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.
- 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.
- iv) Install two new water service connections, each c/w water meter and water meter box as per City specifications. Each service connection shall service one proposed lot. The new service connection c/w water meter and water meter box shall avoid being installed in proposed driveways.

**c) At Developer's cost, the City will:**

- i) Cut and cap and remove existing water service connection fronting Granville Ave.
- ii) 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) 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) Upgrade the existing 300 mm Storm Sewer along the proposed site's Granville Ave frontage to 600 mm. The upgrade shall proceed from a new storm manhole installed in front of West PL of 3300 Granville Ave to STMH206 with approximate length of 23.5 m.
- iii) Confirm the condition and size of the existing storm service lead connection at the Northeast corner of 3300 Granville Ave. If not adequate, cut and cap the existing storm service lead connection and install a new storm sewer service connection, complete with an inspection chamber as per City specifications to East proposed lot. The new service connection c/w inspection chamber shall avoid being installed in proposed driveways.
- iv) Confirm the condition and size of the existing storm service lead connection at the Northwest corner of 3300 Granville Ave. If not adequate, cut and cap the existing storm service lead connection and install a new storm sewer service connection, complete with an inspection chamber as per City specifications to West proposed lot. The new service connection c/w inspection chamber shall avoid being installed in proposed driveways.

**e) At Developer's cost, the City will:**

- i) Cut and cap and remove the existing dual service connection at the North PL of 3300 Granville Ave.
- ii) 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) Confirm the condition and size of the existing sanitary service lead connection at the Southwest corner of 3300 Granville Ave. If not adequate, cut and cap the existing sanitary service lead connection and install a new sanitary service connection, c/w an inspection chamber as per City specifications to service the proposed western lot.
- iii) Install one new sanitary service connection, each c/w an inspection chamber as per City specifications to service the proposed eastern lot.

**g) At Developer's cost, the City will:**

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



**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 listed below.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
  - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (3) To underground overhead service lines.
- iii) 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.
- iv) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1<sup>st</sup> submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
  - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - (b) Pipe sizes, material and slopes.
  - (c) Location of manholes and fire hydrants.
  - (d) Road grades, high points and low points.
  - (e) Alignment of ultimate and interim curbs.
  - (f) Proposed street lights design.
- v) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Driveway closure / construction:**

- j) The existing driveway along the Granville Avenue frontage to be removed and reinstated with barrier curb, boulevard per frontage improvement requirements.
- k) Two new vehicle driveway accesses fronting Granville Avenue shall be constructed to meet the requirements of the City's Engineering Design Specifications for a single family residential driveway fronting a local road:
  - i) Driveway shall be 4.0 m wide at the property line
  - ii) Minimum 1.0 m distance (flare to flare) must be maintained between two adjacent driveways.

**Frontage improvements:**

- l) Reinstated existing curb, 1.5 m wide landscaped boulevard and 1.5 m wide concrete sidewalk to match existing. Scope of this work may be adjusted during the Servicing Agreement design to facilitate tree retention requirements.
- m) Engineering to confirm requirements for existing hydro pole and street light.

**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 10495 (RZ 22-026766)  
3300 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 **“SINGLE DETACHED (RS2/B)”**.

P.I.D. 009-914-251

Lot 14 Section 15 Block 4 North Range 7 West New Westminster District Plan 14012

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10495”**.

FIRST READING

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A PUBLIC HEARING WAS HELD ON

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SECOND READING

\_\_\_\_\_

THIRD READING

\_\_\_\_\_

OTHER CONDITIONS SATISFIED

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ADOPTED

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\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>[Signature]</i>
APPROVED by Director or Solicitor <i>[Signature]</i>