



**To:** Planning Committee

**Date:** June 20, 2024

**From:** Wayne Craig  
General Manager, Planning and Development

**File:** RZ 23-023857

**Re:** **Application by E-Loyal Construction for Rezoning at 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” Zone to the “Small-Scale Multi-Unit Housing (RSM/M)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, for the rezoning of 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

Wayne Craig  
General Manager, Planning and Development

WC:le  
Att. 7

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

## Staff Report

### Origin

Joe Luo of E-Loyal Construction has applied on behalf of property owner, Zhiai Lu, to rezone the property at 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two small-scale multi-unit housing lots oriented north-south, with vehicle access through a shared driveway from Lucas Road (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

### Findings of Fact

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

#### Subject Site Existing Housing Profile

The dwelling currently located on the subject property is an un-stratified duplex which is proposed to be demolished. Both of the duplex units are tenant-occupied and do not contain any secondary suites.

### Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Lucas Road is a property with five duplexes previously developed under Land Use Contract 013 (which expires on June 30, 2024) and will be replaced with the underlying zoning of “Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)”.

To the South: A single detached dwelling on a lot zoned “Single Detached (RS2/B)” with vehicle access from Bowcock Road.

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

To the West: An un-stratified duplex on a lot zoned as “Two-Unit Dwellings (RD1)”, that is also under application to rezone (RZ 22-027214) to facilitate the subdivision of the existing property into two “Small-Scale Multi-Unit Housing (RSM/M)” zoned lots.

### Related Policies & Studies

#### Official Community Plan

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

### Single Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 5). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone or the “Single Detached (RS2/C)” zone. The proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the existing RS1/B zone. This redevelopment proposal would allow for the creation of two lots that are 14.17 m (48.22 ft.) in width and 568 m<sup>2</sup> (6,113 ft<sup>2</sup>) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

### Arterial Road Land Use Strategy

The Arterial Road Land Use Policy identifies the subject site for townhouse development. Townhouse development would require the subject site and the neighbouring property at 8440/8460 No. 3 Road to be rezoned and consolidated.

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

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

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

## **Analysis**

### Existing Legal Encumbrances

There is a Covenant on Title of the subject property (BE98677) which restricts development to duplexes only. This covenant had been registered at a time when the City had been concerned about the potential to add a secondary suite within duplex units. Accordingly, this charge is required to be discharged prior to final adoption of the rezoning bylaw.

### Transportation and Site Access

Vehicle access to the proposed lots is required through a single shared driveway crossing (6.0 m wide) along Lucas Road, centred on the proposed shared property line.

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

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

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

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 6). The report assesses five bylaw-sized trees (tag# 6, 7, 8, 9 & 10) located on the development site, six trees (tag# A2, A3, A4, A13, A12 & A11) located off-site on neighbouring properties; and, two trees (tag# C1 & C5) located 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:

- Two trees (tag# 6 & 7) located in the north-east corner of the development site are identified in the Arborist Report to be in good condition and are identified to be retained and protected on-site.
- Two trees (tag# 8 & 9) located along the eastern property line of the development site are identified in fair to good condition, however, they are located adjacent to the existing principal structure such that they will conflict with the removal of the existing structure. Removal and replacement of these trees is recommended.
- One tree (tag# 10) located in the south-east corner of the development site is identified as in very poor condition (large structural basal cavities) and is recommended for removal and replacement.
- Three trees (tags# A13, A12 & A11) located off-site on the neighbouring property to the south of the subject site are all identified to be protected.

- Three trees (tags# A2, A3 & A4) are located off-site on the neighbouring property to the west (8440/8460 No. 3 Road). That site is also undergoing rezoning (RZ 22-927214), these three trees will be assessed as part of staff’s review of that application and presented to Council as part of a separate rezoning report.
- Replacement trees should be specified at 2:1 ratio and minimum 4.0 m tall coniferous or 8.0 cm caliper deciduous as per the OCP.

In addition, prior to the rezoning application, two non-development tree permits (TP 21-945739 and TP 22-023468) were issued authorizing the removal of four on-site trees which were dying or dead. As a condition of these tree removal permits, the owner must provide 2:1 compensation for the removals; however, compensation has not yet been provided.

The applicant has voluntarily agreed to compensate for the prior authorized removal at the 2:1 replacement rate in the OCP, through payment to the Tree Compensation Fund [i.e. eight x \$768/tree = \$6,144.00].

*City Trees*

There are two City trees growing in the grass boulevard on the north side of the ditch. Tree tag# C5 is declining with crown dieback and some decay present. City tree staff recommends removal with \$1,536.00 compensation required. Tree tag# C1 is in good condition and can be retained. Survival security of \$5,120.00 should be collected for the tree (C1) being retained.

*Tree Replacement*

The applicant wishes to remove three on-site trees (Trees # 8, 9, 10). The 2:1 replacement ratio would require a total of six replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six 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
6	8.0 cm	4.0 m

*Tree Protection*

Two on-site trees (tree tags# 6 & 7); one City tree (tree tag# C1); and four trees (tags# A2, A11, A12, A13) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during the development stage (Attachment 6). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of Tree Survival Security in the amounts of \$15,360.00.00 for the trees to be retained (\$5,120.00 for one City tree tag# C1 and \$10,240.00 for on-site trees tags# 6 & 7).

- 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.

### Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy for single-detached 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 to the City's Affordable Housing Reserve Fund based on 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 a minimum of 34 m<sup>2</sup> (365 ft<sup>2</sup>) on each of the proposed subdivided lots. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom, minimum 34 m<sup>2</sup> (365 ft<sup>2</sup>), secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Site Servicing and Frontage Improvements

Prior to subdivision, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements as outlined in Attachment 7, including frontage improvements and new utility connections:

- Tie-ins to existing City infrastructure – water, storm, sanitary – including cutting and capping old connections;
- Right of ways for water meter boxes; and,
- Upgrade the existing ditch to a minimum 600 mm diameter storm sewer.

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

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

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

## Conclusion

Joe Luo of E-Loyal Construction has applied on behalf of the property owner, Zhiai Lu, to rezone the property at 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two lots oriented north-south, with vehicle access from Lucas Road.

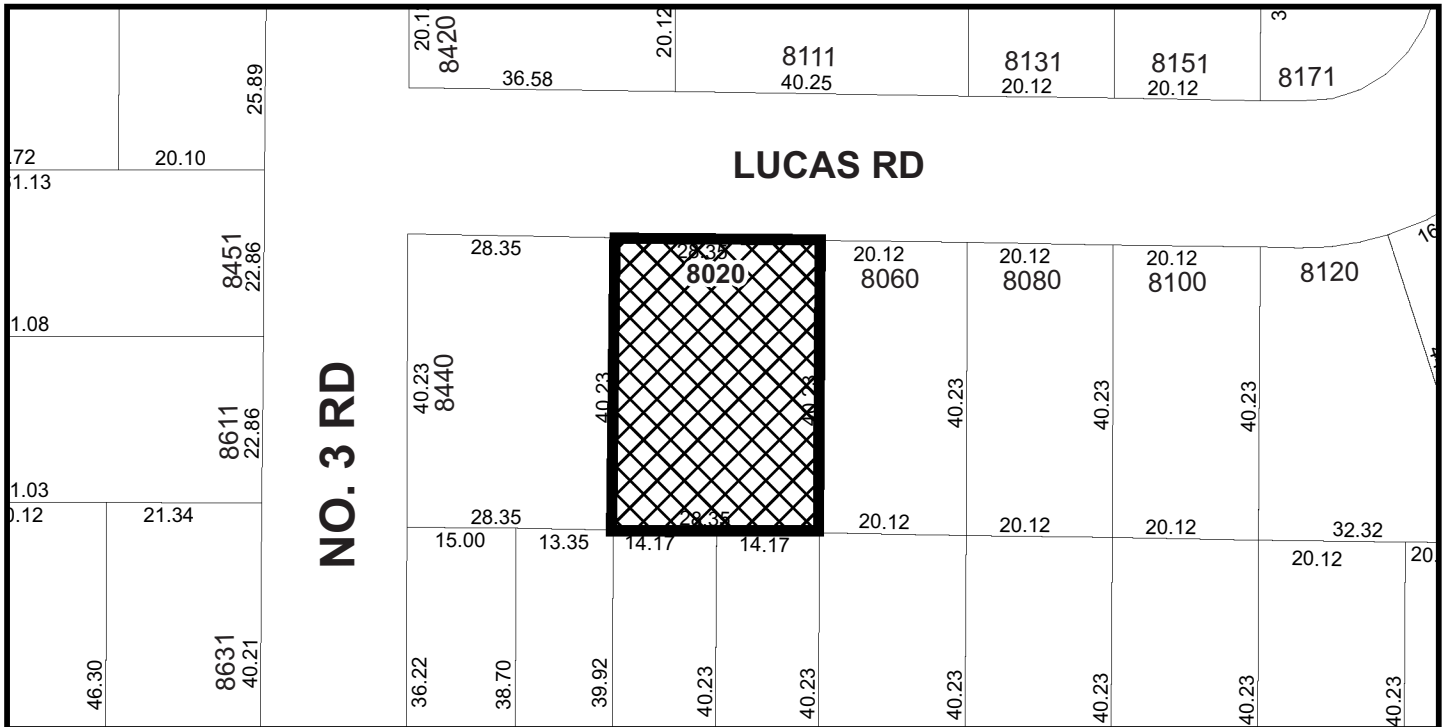
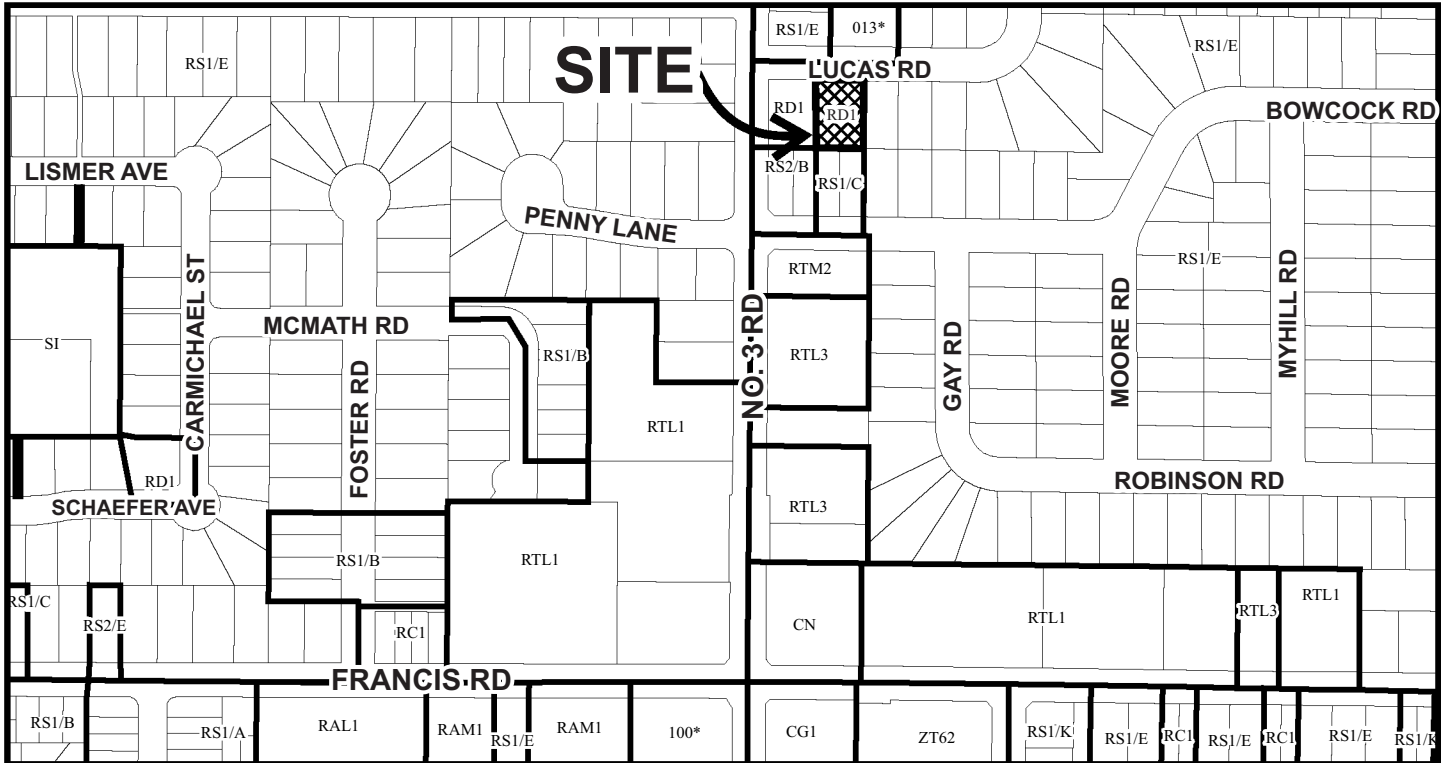
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10565 be introduced and given first, second and third reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

LE:js

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

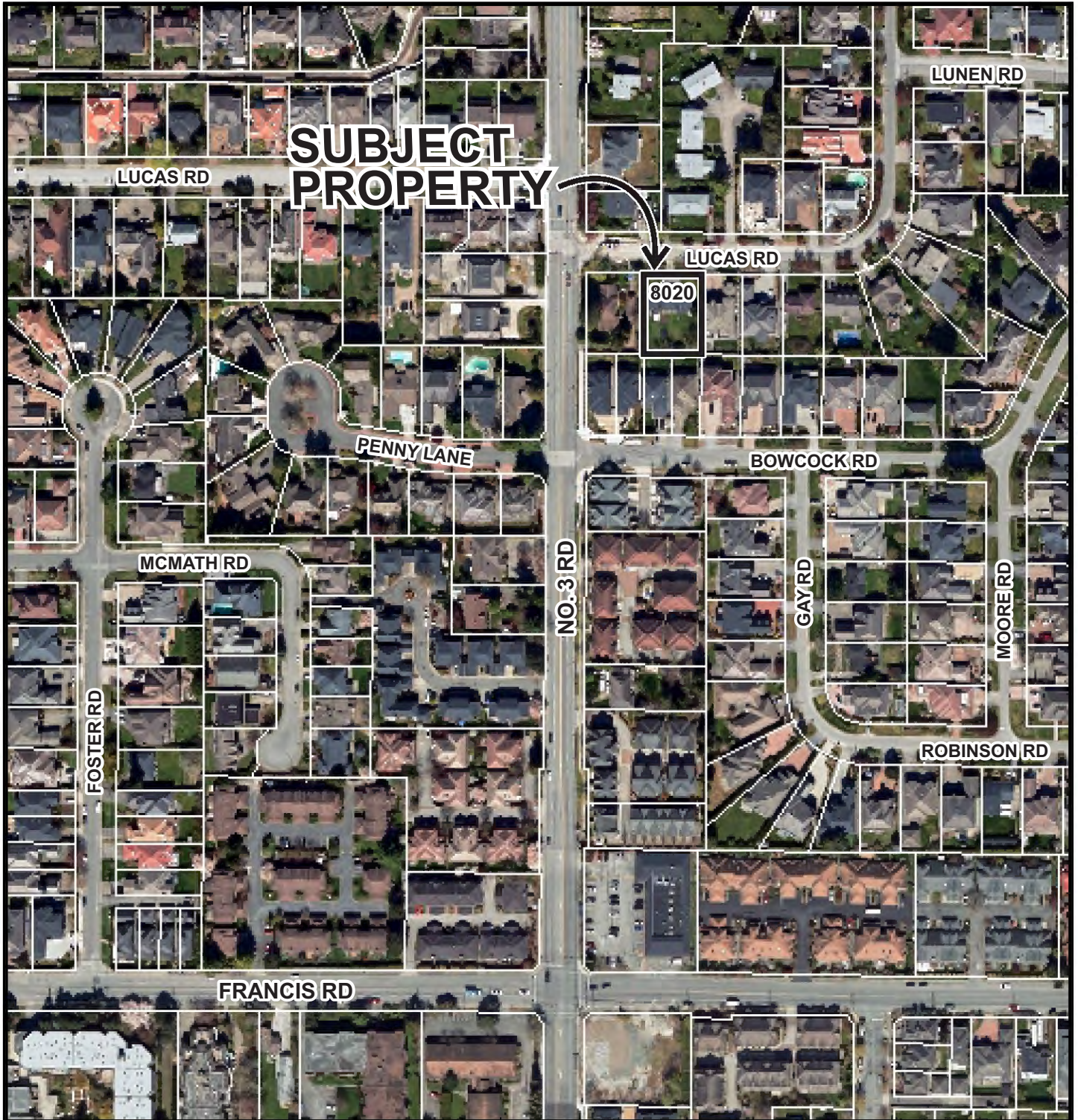


	<h1>RZ 23-023857</h1>	Original Date: 08/03/23
	<h2>PLN - 41</h2>	Revision Date:
		Note: Dimensions are in METRES





City of  
Richmond



RZ 23-023857

PLN - 42

Original Date: 08/03/23

Revision Date:

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 28 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 17986**

#8020&8040 LUCAS ROAD,  
RICHMOND, B.C.  
P.I.D. 004-305-612

**LUCAS ROAD**

RCB:1.01  
S.I.N.V.:0.21(Ø150mm,PVC pipe)  
Sump:-0.34

SCALE: 1:300



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

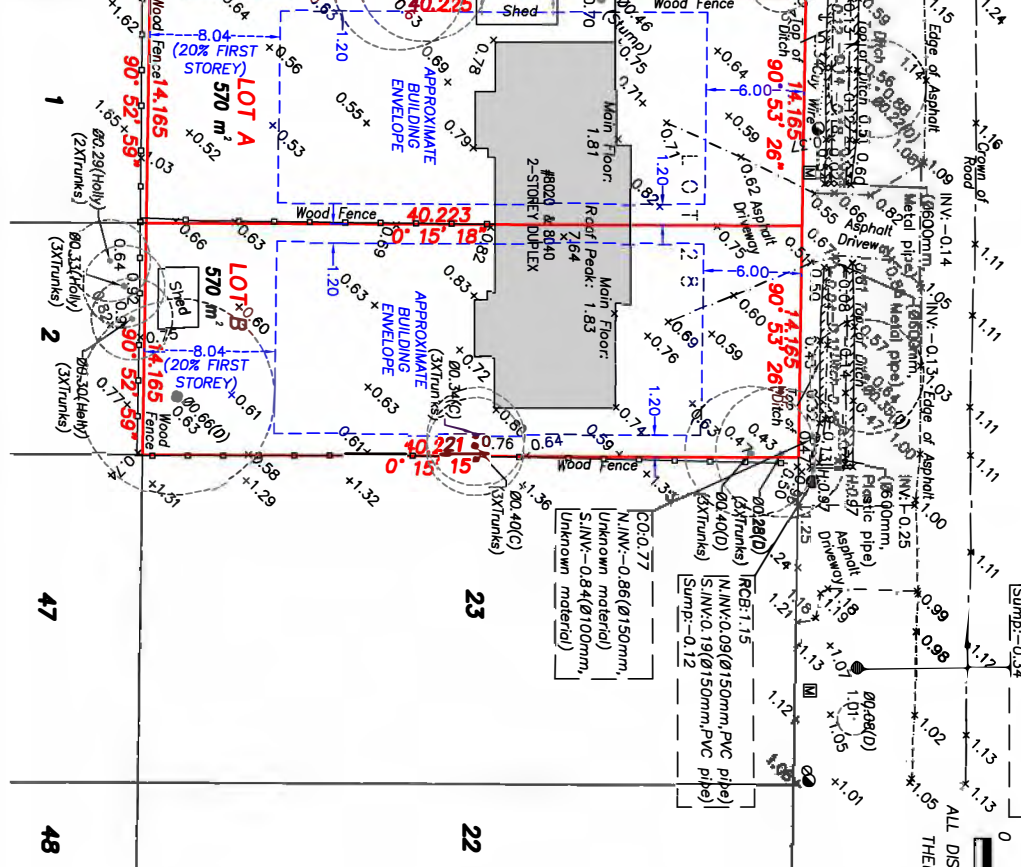
**NOTE:**

Elevations shown are based on City of Richmond HFN Benchmark network.  
Secondary Benchmark:  
In front of West property line of #8020 Lucas road across the road in the edge of pavement.  
Tag#1179 Elevation:1.124m  
Secondary Temporary Benchmark:  
East side of No. 3 Road and North side of Lucas Road in on the curb 84H0143 Elevation:1.306m

DWG No. 8032-Topo-01

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: (604) 214-8928  
Fax: (604) 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 8032  
FB-424 P13-18  
Drawn By: LK

**LEGEND:**  
(c) denotes center  
(D) denotes deciduous  
 denotes catch basin  
 denotes round catch basin  
 denotes manhole  
 denotes water meter  
 denotes cleanout  
 denotes power post  
 H denotes top of headwall  
 INV denotes invert  
 Gv denotes gas valve  
 ↓ denotes anchor



**NOTE:**  
Use site Benchmark Tag #1179 for construction elevation control.  
**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO FIELD SURVEY.  
Johnson Tam  
Digitally signed by Johnson Tam JOQ5M3  
Date: 2023.04.12 10:11:56 -0700  
JOHNSON C. TAM, B.C.L.S., C.L.S.  
March 23rd, 2023.



**RZ 23-023857**

**Attachment 3**

Address: 8020/8040 Lucas Road

Applicant: E-Loyal Construction (Joe Luo)

Planning Area(s): Broadmoor

	Existing	Proposed
<b>Owner:</b>	Zhiai Lu	Lot A: TBD Lot B: TBD
<b>Site Size (m<sup>2</sup>):</b>	1137.9 m <sup>2</sup>	Lot A: 568.9 m <sup>2</sup> Lot B: 568.9 m <sup>2</sup>
<b>Land Uses:</b>	Duplex Residential	Single Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>702 Policy Designation:</b>	Single Family Lot Size Policy 5423	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	Small-Scale Multi-Unit Housing (RSM/M)
<b>Number of Units:</b>	Two duplex units	Two single family dwellings, each with a secondary suite
<b>Other Designations:</b>	Arterial Road Townhouse	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
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
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 286.7 m <sup>2</sup> (3086 ft <sup>2</sup> ) Lot B: Max. 286.7 m <sup>2</sup> (3086 ft <sup>2</sup> )	Lot A: Max. 286.7 m <sup>2</sup> (3086 ft <sup>2</sup> ) Lot B: Max. 286.7 m <sup>2</sup> (3086 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 37.6% Non-porous Surfaces: Max. 56.8% Live Landscaping: Min. 20%	none
Lot Size:	Min. 360.0 m <sup>2</sup>	Lot A: 568.9 m <sup>2</sup> Lot B: 568.9 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 14.17 m Depth: 40.24 m	none
Setbacks (m):	Front: Min. 6.00 m Side: Min. 1.20 m Rear: greater of 6.0 m or 20% of lot depth	Front: Min. 6.01 m Side: Min. 1.20 m Rear: Min. 8.04 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

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

May 16, 2024

**To Whom It May Concern:**

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

Regards,

Catherine Zhang

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

March 27, 2023

**To Whom It May Concern:**

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

Regards,



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Zhiai Lu



Page 1 of 2

Adopted by Council: November 20, 1989  
Amended by Council: November 17<sup>th</sup>, 2003  
Amended by Council: March 15<sup>th</sup>, 2004

**POLICY 5423**

File Ref: 4045-00

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

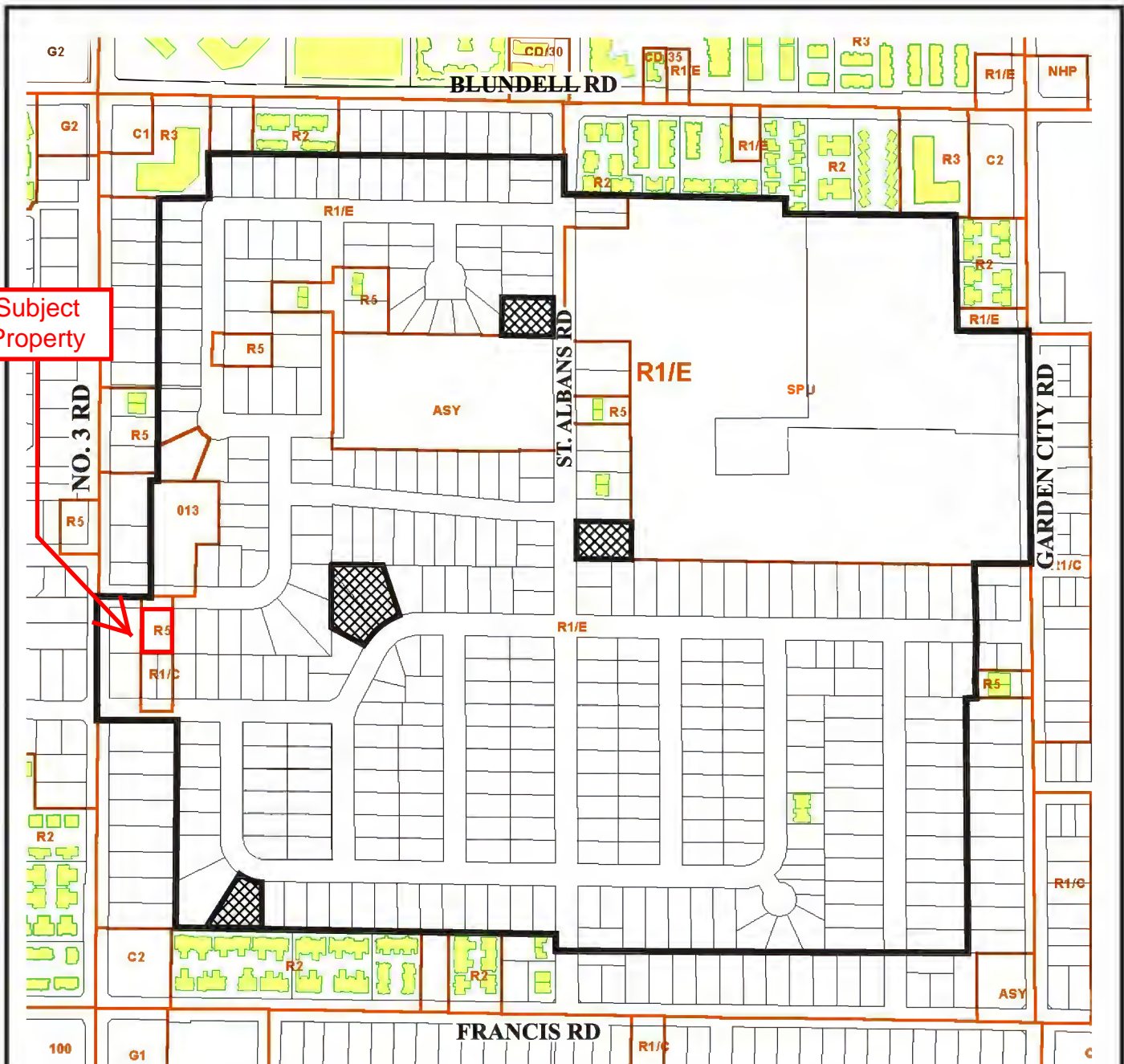
## **POLICY 5423:**

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



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

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

This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw..



Subject Property

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

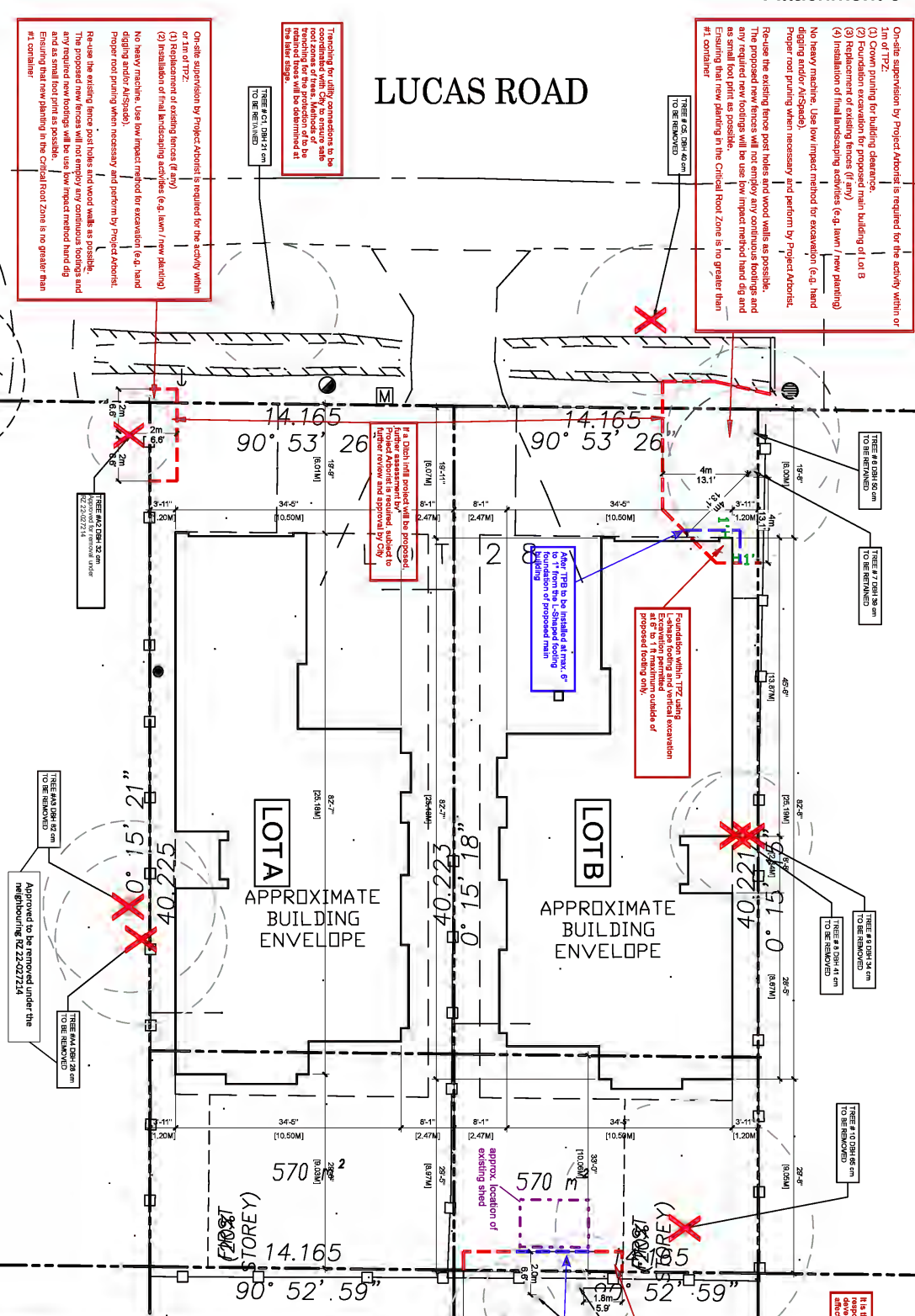


Policy 5423  
 Section 21, 4-6  
 PLN - 48

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



# LUCAS ROAD



One-site supervision by Project Arborist is required for the activity within or 1m of TFR:

- (1) Crown pruning for building clearance.
- (2) Foundation excavation for proposed main building of Lot B
- (3) Replacement of existing fences (if any)
- (4) Installation of final landscaping activities (e.g. lawn / new planting)
- (5) Installation of final landscaping activities (e.g. lawn / new planting)

No heavy machine. Use low impact method for excavation (e.g. hand digging and/or AirSpade). Proper root pruning when necessary and perform by Project Arborist. Re-use the existing fence post holes and wood walls as possible. The proposed new fences will not employ any continuous footings and as a small foot print as possible. Ensuring that new planting in the Critical Root Zone is no greater than #1 container.

One-site supervision by Project Arborist is required for the activity within or 1m of TFR:

- (1) Replacement of existing fences (if any)
- (2) Installation of final landscaping activities (e.g. lawn / new planting)
- (3) Replacement of existing fences (if any)
- (4) Installation of final landscaping activities (e.g. lawn / new planting)

No heavy machine. Use low impact method for excavation (e.g. hand digging and/or AirSpade). Proper root pruning when necessary and perform by Project Arborist. Re-use the existing fence post holes and wood walls as possible. The proposed new fences will not employ any continuous footings and as a small foot print as possible. Ensuring that new planting in the Critical Root Zone is no greater than #1 container.

**ABC QBC Tree Consulting and Services Ltd.**

Project Arborist: **Matthew Wong**  
 Tel: **(778) 833-0348**  
 Email: **QBCTree@gmail.com**

**Project Address: 8020 & 8040 Lucas Road, Richmond BC**

Reference Number: VAN00490  
 VAN00490-1  
 VAN00490-2

Date of Issue: May 27, 2023  
 April 8, 2024  
 April 30, 2024

**Part B - Tree Management Drawing**

- Tree Protection Barrier
- Phased 2 Tree Protection Barrier
- Tree To Be Removed

Tree ID	Genus species (botanical name)	DBH (cm)	SR	CRZ (m)	TFR (m)	PLN
C1	Pissard Plum ( <i>Prunus cerasifera</i> )	21	2.0	2.0	2.0	6.6
A2	Hawthorn ( <i>Crataegus</i> )	32	2.0	2.0	6.6	
A3	Cherry ( <i>Prunus</i> )	82	3.0	3.0	9.9	
A4	Cherry ( <i>Prunus</i> )	28	3.0	3.0	9.9	
C5	Pissard Plum ( <i>Prunus cerasifera</i> )	40	3.0	3.0	9.9	
6	Plum ( <i>Prunus</i> )	50	3.0	3.0	9.9	
7	Plum ( <i>Prunus</i> )	39	4.0	4.0	13.1	
8	New ( <i>Taxus</i> )	41	1.0	2.0	6.6	
9	New ( <i>Taxus</i> )	34	1.0	2.0	6.7	
10	Birch ( <i>Betula</i> )	65	5.0	4.0	13.1	
A11	English Holly ( <i>Ilex aquifolium</i> )	30	0.5	1.8	5.9	
A12	English Holly ( <i>Ilex aquifolium</i> )	33	0.5	2.0	6.6	
A13	English Holly ( <i>Ilex aquifolium</i> )	29	0.5	1.7	5.7	







**Address:** 8020/8040 Lucas Road

**File No.:** RZ 23-023857

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, the developer is required to complete the following:**

1. **(Discharge – Other)** Discharge covenant on title BE98677 restricting development to duplex-only.
2. **(Tree Replacement Security)** Submission of a Landscape Security in the amount of \$4,608.00 [\$768/ tree x six] to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six 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.**
3. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$7,680.00 [\$768/ tree for eight trees and \$1,536.00 for the removal of City tree tag# C5] to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. **(Arborists Contract)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$15,360.00.00 for the three trees to be retained (\$5,120.00 for one City tree tag# C1, and \$10,240.00 for the two on-site trees tags# 6 and 7). Up to 90% of the security is refundable following receipt of a post-construction impact assessment, with the remainder held for up to one year.
6. **(Tree Protection Fencing)** 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.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
8. **(Cross-Access)** Registration of a legal agreement on title of the subject property to ensure that upon subdivision of the property:
  - a) Vehicle access to proposed Lots A and B is via a single shared driveway crossing centered on the proposed shared property line; and
  - b) A cross-access easement for the shared driveway area is registered on the titles of proposed Lots A and B.
9. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom, minimum 34 m<sup>2</sup> (365 ft<sup>2</sup>) secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
10. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
2. Registration on title of the cross-access easement for the shared driveway area (centred on the shared property line) to be registered on the titles of proposed Lots A and B.
3. 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 458 L/s of water available at a 20 psi residual at the Lucas Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- c) 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.
- d) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.
  - ii) Cut and cap and remove the existing water service connection fronting Lucas Rd.
  - iii) Install two new water service connections off of the 200 mm water main fronting Lucas Rd complete with water meter. Each water service connection shall service one of the proposed sites.

**Storm Sewer Works:**

- e) 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 ditch at the entire road frontage to minimum 600 mm diameter or sized via capacity analyses under OCP condition. Approximate length of upgrade is 30m.
- f) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.
  - ii) Install two new storm service connections on Lucas Road complete with type 3 inspection chambers to service 2 lot subdivision. The inspection chambers shall be contained in a 2m deep right of way along the entire north property line.

**Sanitary Sewer Works:**

- a) At Developer's cost, the City will:
  - i) Complete all tie-ins for the proposed works to existing City infrastructure.
  - ii) Cut and cap and remove the existing sanitary service connection and inspection chamber fronting Lucas Rd.
  - iii) Install a new sanitary service connection off of the new sanitary sewer fronting Lucas Rd complete with an inspection chamber at the common property line.

**Street Lighting:**

- b) 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:**

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

**Frontage Improvements**

Frontage improvements (cross-section)

Across the subject site's entire Lucas Road frontage, the following frontage improvements are required:

- Construct 1.5 m wide concrete sidewalk at the subject site's north property line;
- Construct landscaped boulevard with street trees (minimum 1.5 m wide).
- Construct 0.15 m wide road curb to be aligned with the curb constructed through RZ 22-027214.
- Road pavement widening to meet the new curb.

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

Driveway closures/back-fill

All existing driveways at the subject site's Lucas Road frontage are to be closed permanently. Two new driveways, one for each subdivided lot, are to be provided for vehicular access. The Developer is responsible for the removal of all existing driveway let-downs and back-filling with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above

Frontage improvements (transition and continuity)

To the west:

The subject site's new sidewalk/boulevard is to connect directly to the sidewalk and boulevard constructed through RZ 22-027214 at the west property line.

To the east:

- A temporary asphalt ramp will provide transition between the subject site's new sidewalk/boulevard and the edge of pavement fronting the neighbouring site to the immediate east (8060 Lucas Road).
- Construct a transition taper (20:1) from the end of the road tangent to the east to meet existing edge of pavement. The transition section is to have a 1.0 m wide gravel shoulder.

**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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

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Signed

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Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10565 (RZ 23-023857)
8020/ 8040 Lucas Road

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)".

P.I.D. 004-305-612

Lot 28 Section 21 Block 4 North Range 6 West New Westminster District Plan NWP17986

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10565".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signature or initials.



MAYOR

CORPORATE OFFICER