



**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development

**Date:** June 21, 2022  
**File:** RZ 21-938616

**Re:** **Application by Pakland Properties for Rezoning at 11760 Williams Road from the “Single Detached (RS1/E)” Zone to the “Compact Single Detached (RC2)” Zone**

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10391, for the rezoning of 11760 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, be introduced and given first reading.

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

WC/TA:blg  
Att. 6

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

## Staff Report

### Origin

Pakland Properties (Khalid Hasan) on behalf of the property owners (Muhammad A. Khan, Najia R. Khan) has applied to the City of Richmond for permission to rezone 11760 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two single-family lots. A location map and aerial photo are provided in Attachment 1. Each lot is proposed to have a single detached dwelling with a secondary suite and vehicle access from the rear lane.

### Findings of Fact

A Development Application Data Sheet providing details about the development proposal is provided in Attachment 2.

### Existing Site Condition and Context

A survey of the subject site and the proposed subdivision is included in Attachment 3. The subject site is located on the south side of Williams Road, between Seacote Road and No. 5 Road. Vehicle access to the subject site is currently via the existing rear lane.

### Subject Site Existing Housing Profile

The subject site consists of a single lot containing a single-family dwelling that is occupied by the property owners. The applicant has identified that there is currently one secondary suite in the dwelling, which is being rented out. The existing dwelling is proposed to be demolished.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Williams Road, single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Williams Road.

To the South: Across the lane, a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Seabrook Crescent, with vehicle access off of Seabrook Crescent as well as the lane.

To the East: Across the lane, a Religious Assembly (Trinity Pacific Church) on a lot zoned “Assembly (ASY)” fronting on Williams Road. Access to the church is provided off of Williams Road and No. 5 Road.

To the West: Single-family dwellings on lots zoned “Compact Single Detached (RC2)” fronting Williams Road. The lots were rezoned and subdivided in 2018 (RZ 16-740422/SD 16-740424).

### Existing Legal Encumbrances

There is a triparty statutory right-of-way (SRW) registered on title for utilities (City of Richmond, BC Telephone Company and BC Hydro/Gas). The applicant has been advised that their proposal must not conflict with the terms of the SRW unless otherwise discharged from Title.

### **Related Policies & Studies**

#### Official Community Plan

The 2041 land use designation in the Official Community Plan (OCP) for the subject site is “Neighbourhood Residential”. The proposed rezoning and subdivision is consistent with this designation.

#### Arterial Road Land Use Policy

The subject property is identified as “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments with single detached housing on lots greater than 9.0 m wide to be accessed from the rear lane only. The proposed rezoning and ensuing development are consistent with this Policy.

#### Single-Family Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434, which was adopted by Council on February 19, 1990, and subsequently amended in 1991 and 2006 (Attachment 4). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of “Single-Family Housing District (R1-06)” or “Coach House District (R9)” provided there is access to an operational rear lane. These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH1)” zones of the current Zoning Bylaw 8500. This redevelopment proposal is consistent with Lot Size Policy 5434, as it would allow for the creation of two compact lots with vehicle access to the rear lane only.

#### Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy, the applicant has proposed to construct a two-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two secondary suites. The applicant proposes that each of the two-bedroom secondary suites will have a minimum size of 51 m<sup>2</sup> (549 ft<sup>2</sup>). Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no Building Permit inspection is granted until a minimum two-bedroom secondary suite as described above is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

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

### **Analysis**

#### Site Access

The subject site is currently accessed via a rear lane which runs parallel to Williams Road. There is also a lane adjacent to the east property line, which connects the rear lane and Williams Road. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, direct vehicle access to/from the proposed lots from/to Williams Road is not permitted. Vehicle access to/from the proposed lots is required to be from the rear lane only.

#### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies off-site trees in close proximity to the subject site, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The survey provided by the applicant indicates that there are no bylaw-sized trees on the subject property. A site inspection by the City's Tree Preservation Coordinator noted a 22.9 cm (9.0 in.) caliper stump in the rear yard where a tree was removed without a permit by the previous property owner(s). The current owner(s) have paid fines totalling \$2,000.00 to resolve the unpermitted tree removal. They have also agreed to provide an additional tree on each new lot, so a total of three trees will be planted on each lot.

While there are no bylaw sized trees on the site, there is an undersized Fig tree and a perimeter hedge along the Williams Road frontage, east side yard and a portion of the rear yard. The applicant has submitted a tree retention plan (Attachment 5) that shows the undersized fig tree to be removed to accommodate the proposed development. The perimeter hedge is also to be removed in order to facilitate the construction of the required lane upgrades, storm and sewer connections.

The Arborist Report also assesses two trees in the boulevard on Williams Road on City-owned property. Parks Department arboriculture staff have reviewed the Arborist's Report and Tree Retention Plan (Attachment 5), and support the Arborist's findings, with the following comments:

- Two Liquidambar trees (tag # A and B) located on City property are to be retained and protected.
- A tree survival security for the two City trees (tag # A and B) is required prior to rezoning bylaw adoption in the amount of \$20,000.00. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the tree survives. 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.

To ensure that the trees identified for retention are protected:

- The applicant is required to install tree protection fencing around all trees to be retained (Tree tags # A and B) prior to demolition of the existing dwelling on the subject 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.
- Prior to rezoning bylaw adoption, the applicant is required to submit a contract with a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (tag # A and B), including (but not limited to) the installation or removal of servicing infrastructure. The contract should include the scope of work to be undertaken, the proposed number of site 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 report to the City for review.

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain two new trees per lot (a total of four trees). The City's Tree Preservation Coordinator has identified that two of the new trees must be a minimum 8.0 cm caliper for deciduous trees or 4.5 m high for coniferous trees.

The applicant proposes to plant two new trees in the front yard and an additional tree in the rear yard of each lot proposed for a total of three trees per lot.

To ensure that the new trees proposed are planted and maintained on each new lot and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development.

The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP, and must include the additional tree proposed in the rear yard of each new lot.

- Submit a Landscaping Security based on 100% of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation, and a 10% contingency). The security will be held until construction and landscaping on-site is completed and a site inspection is conducted. 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.

### Site Servicing

At subdivision stage, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works as described in Attachment 6, including (but not limited to):

- Lane upgrades in accordance with City’s design standards including a 5.1m wide pavement, roadway lighting and rollover curbs (on both sides of the abutting rear lane and the western half of the north-south lane to the east of the subject property);
- Installation of lane drainage with the north-south lane to the east of the subject property
- Water, storm, and sanitary service connections for the proposed lots;
- Pay \$29,026.54 for the cost recovery of rear lane drainage upgrades constructed as part of a City Capital Works program in accordance with Works and Services Cost Recovery Bylaw 8752.
- Pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and the current year’s taxes.

### **Financial Impact or Economic 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 the property at 11760 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone to permit the property to be subdivided to create two lots, with vehicle access from the rear lane.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and it complies with Single-Family Lot Size Policy 5434.

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 10391 be introduced and given first reading



Tolu Alabi  
Planner 1  
(604-276-4092)

TA:blg

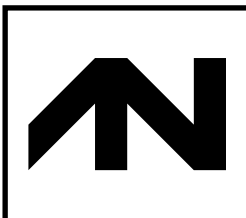
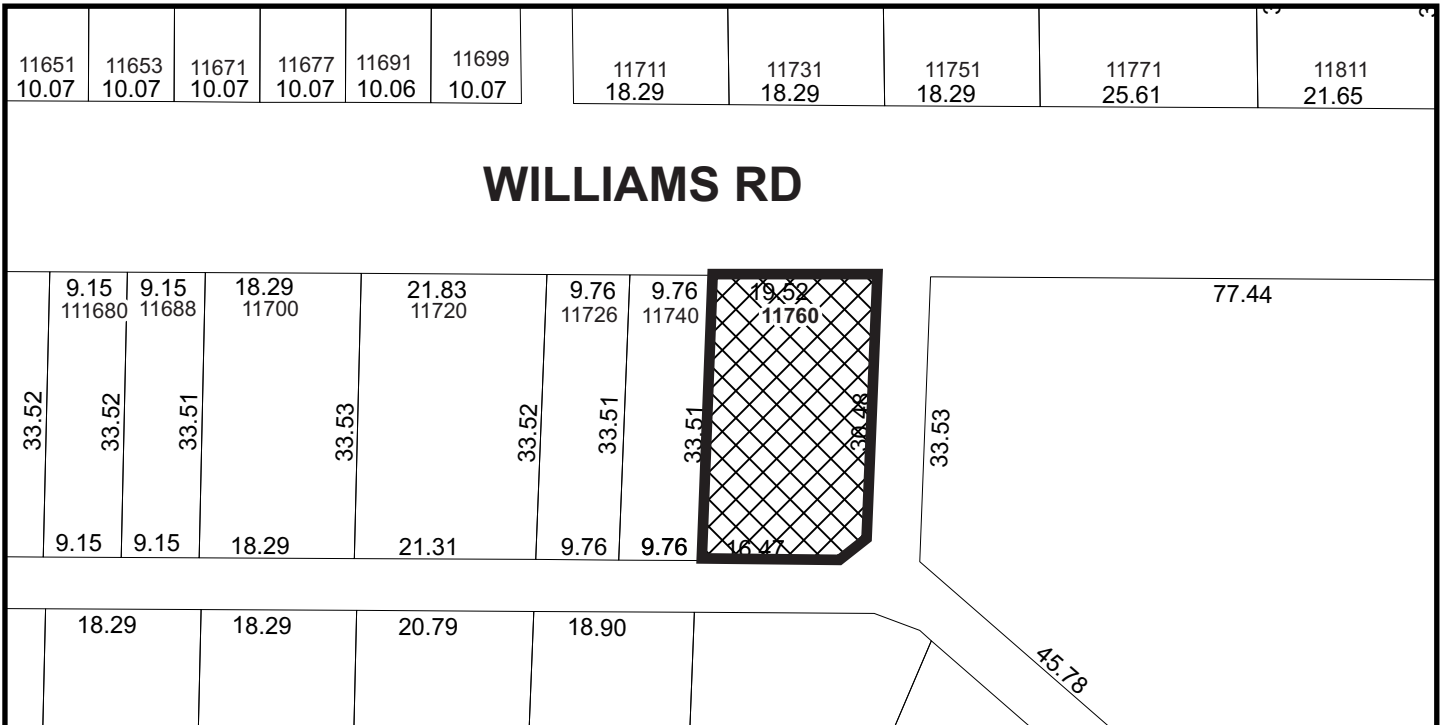
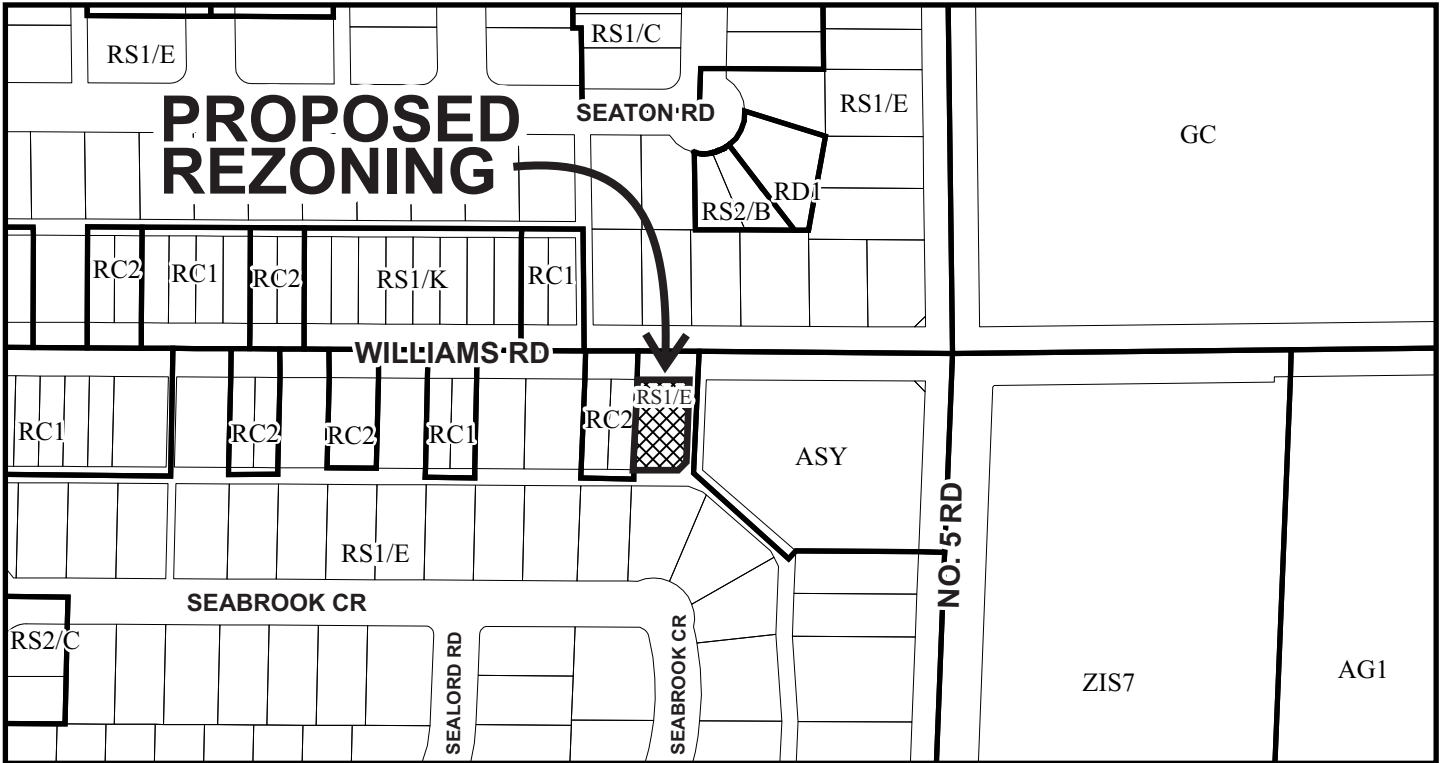
Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Site Survey and Proposed Subdivision Plan
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of  
Richmond

ATTACHMENT 1



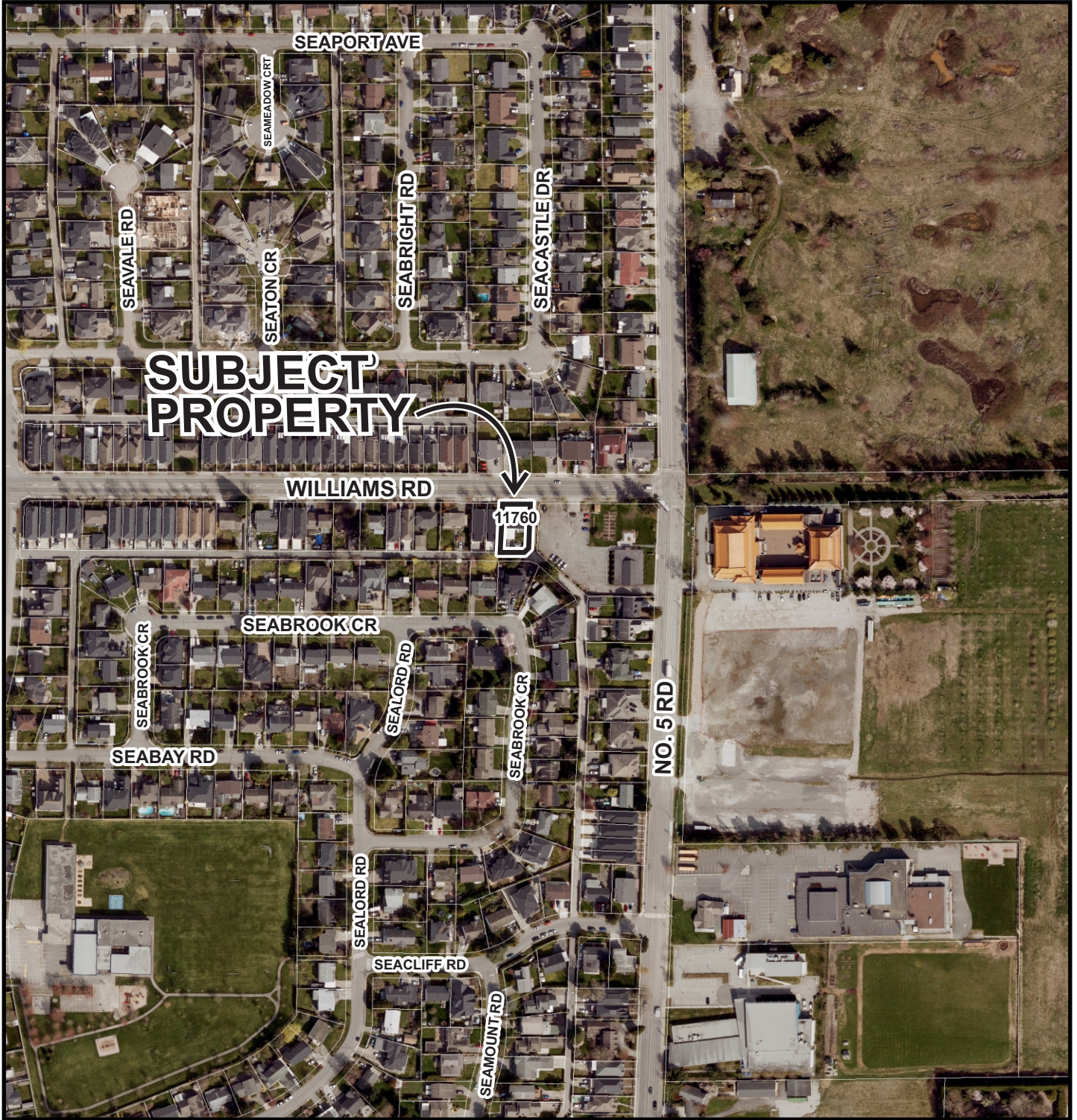
RZ 21-938616

Original Date: 09/21/21  
Revision Date:  
Note: Dimensions are in METRES





City of  
Richmond



RZ 21-938616

Original Date: 09/21/21

Revision Date:

Note: Dimensions are in METRES



**RZ 21-938616**

Address: 11760 Williams Road

Applicant: Pakland Properties (Khalid Hasan)

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Najia R Khan, Muhammad A Khan,	To be determined
<b>Site Size (m<sup>2</sup>):</b>	649.00m <sup>2</sup>	Lot 1 (West) – 326.70 m <sup>2</sup> (3,517 ft <sup>2</sup> ) Lot 2 (East) – 322.00 m <sup>2</sup> (3,466 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-Family Dwelling	Two Residential Lots
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Single Family Lot Size Policy Designation:</b>	Compact Single Detached (RC2) with rear lane access	Compact Single Detached (RC2) with rear lane access
<b>Zoning:</b>	Single Detached (RS1/E)	Compact Single Detached (RC2)
<b>Other Designations:</b>	The Arterial Road Land Use Policy designates the subject site for redevelopment to “Arterial Road Compact Lot Single Detached”	No change

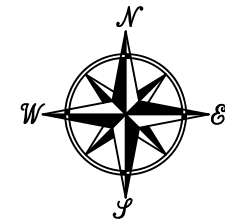
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	None Permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot 1 (West): Max. 196.02 m <sup>2</sup> (2,110.2 ft <sup>2</sup> ) Lot 2 (East): Max. 193.20 m <sup>2</sup> (2,079.60 ft <sup>2</sup> )	Lot 1 (West): Max. 196.02 m <sup>2</sup> (2,110.2 ft <sup>2</sup> ) Lot 2 (East): Max. 193.20 m <sup>2</sup> (2,079.60 ft <sup>2</sup> )	None Permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-Porous Surfaces: Max. 70% Live landscaping: Min. 20%	Building: Max. 50% Non-Porous Surfaces: Max. 70% Live landscaping: Min. 20%	None
Lot Size:	Min. 270 m <sup>2</sup>	Lot 1 (West) – 326.70 m <sup>2</sup> (3,517 ft <sup>2</sup> ) Lot 2 (East) – 322.00 m <sup>2</sup> (3,466 ft <sup>2</sup> )	None
Lot Dimensions (m):	Width: Min. 9.00 m	Width: 9.76 m	None
	Depth: Min. 24.00 m	Depth: 33.49 m	
Setbacks (m):	Front: Min. 6.00 m Rear: Min. 6.00 m Side: Min. 1.20 m	Front: Min. 6.00 m Rear: Min. 6.00 m Side: Min. 1.20 m	None
Max. Height (m):	2 ½ storeys	2 ½ storeys	None
Parking Spaces	Principal dwelling	2 spaces	None
	Secondary suite	1 space	

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

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 296 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 35779**

#11760 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 004-294-858

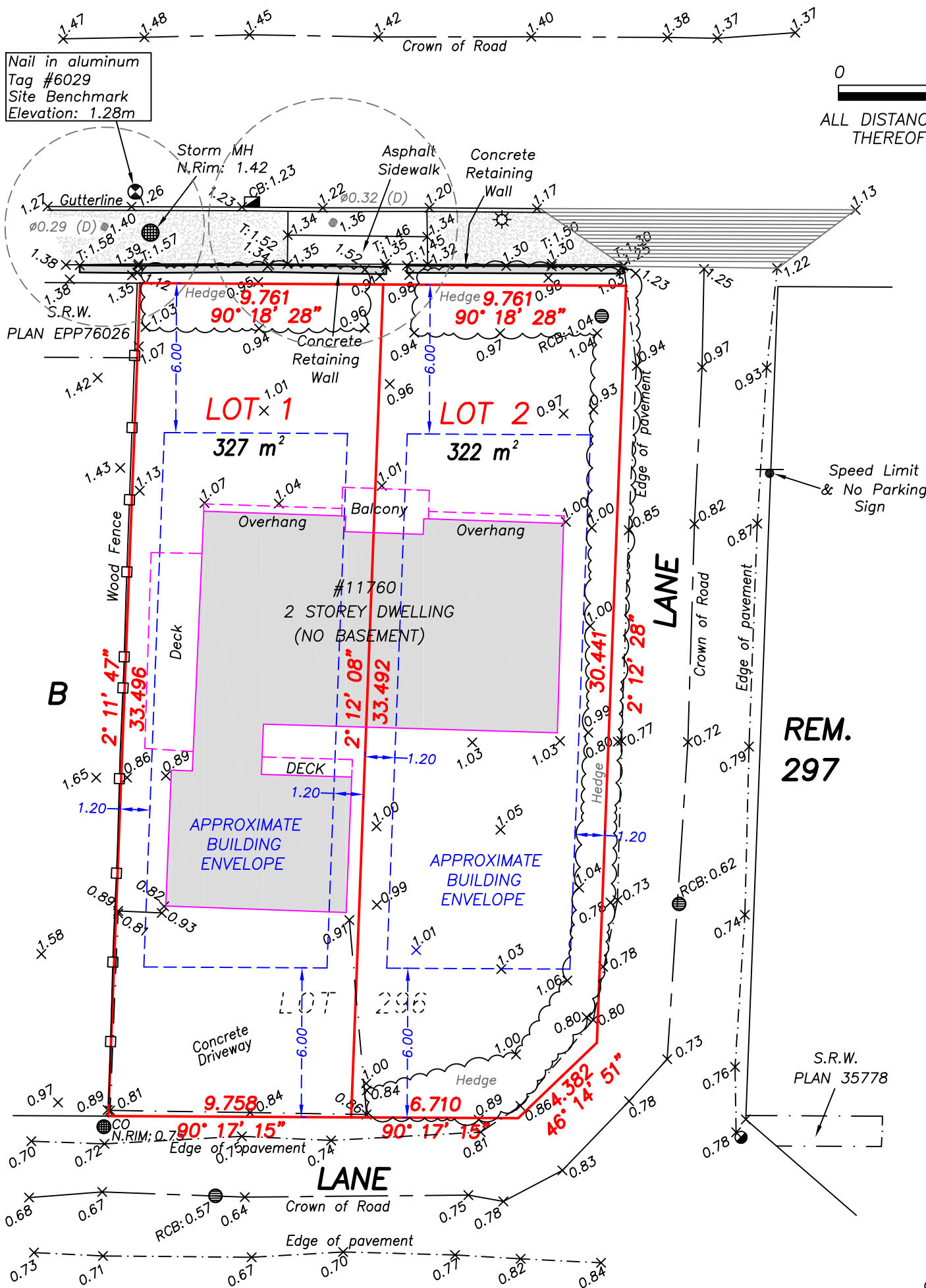
**WILLIAMS ROAD**



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**LEGEND:**

- T: denotes top of retaining wall
- (d) denotes deciduous
- denotes manhole
- ⊙ denotes lamp standard
- ⊗ denotes round catch basin
- ⊠ denotes catch basin
- CO● denotes cleanout
- ⊙ denotes sign
- ⊙ denotes power post

**NOTE:**

Use site Benchmark Tag #6029 for construction elevation control.

**CERTIFIED CORRECT:**

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.

JUNE 16th, 2021.

© Copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 7723  
FB-402 P87-88  
Drawn By: KA

**NOTE:**

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #190  
Control Monument 94H1624  
Elevation: 2.353m  
Benchmark: HPN #191  
Control Monument 02H2453  
Elevation: 1.664m

DWG No. 7723-TOPO



**City of Richmond**

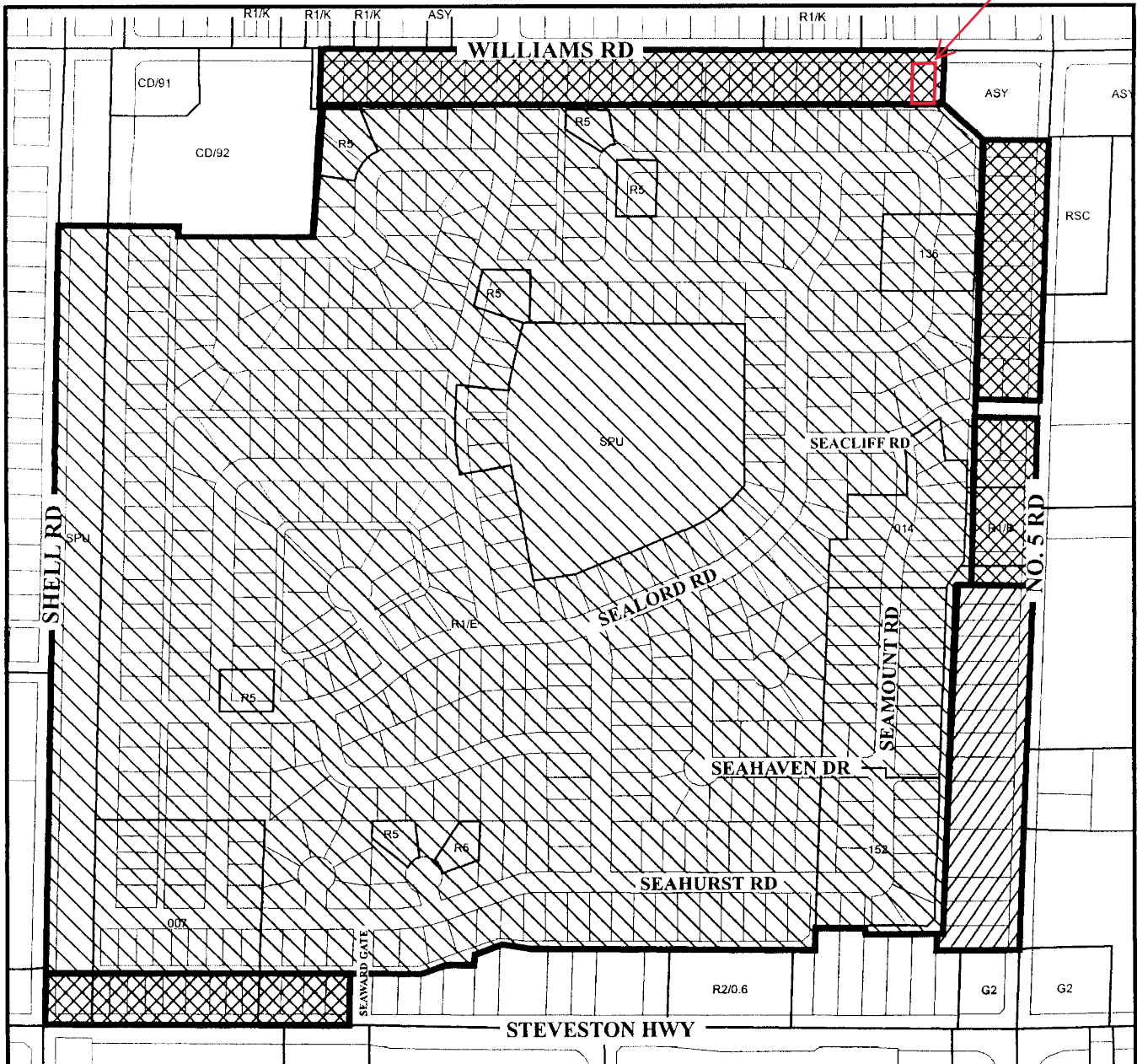
**Policy Manual**

Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	<b>POLICY 5434</b>
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

**POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road:**

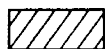
1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seacliff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seacliff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. 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 **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development is permitted.)



Subdivision permitted as per **R1/B**

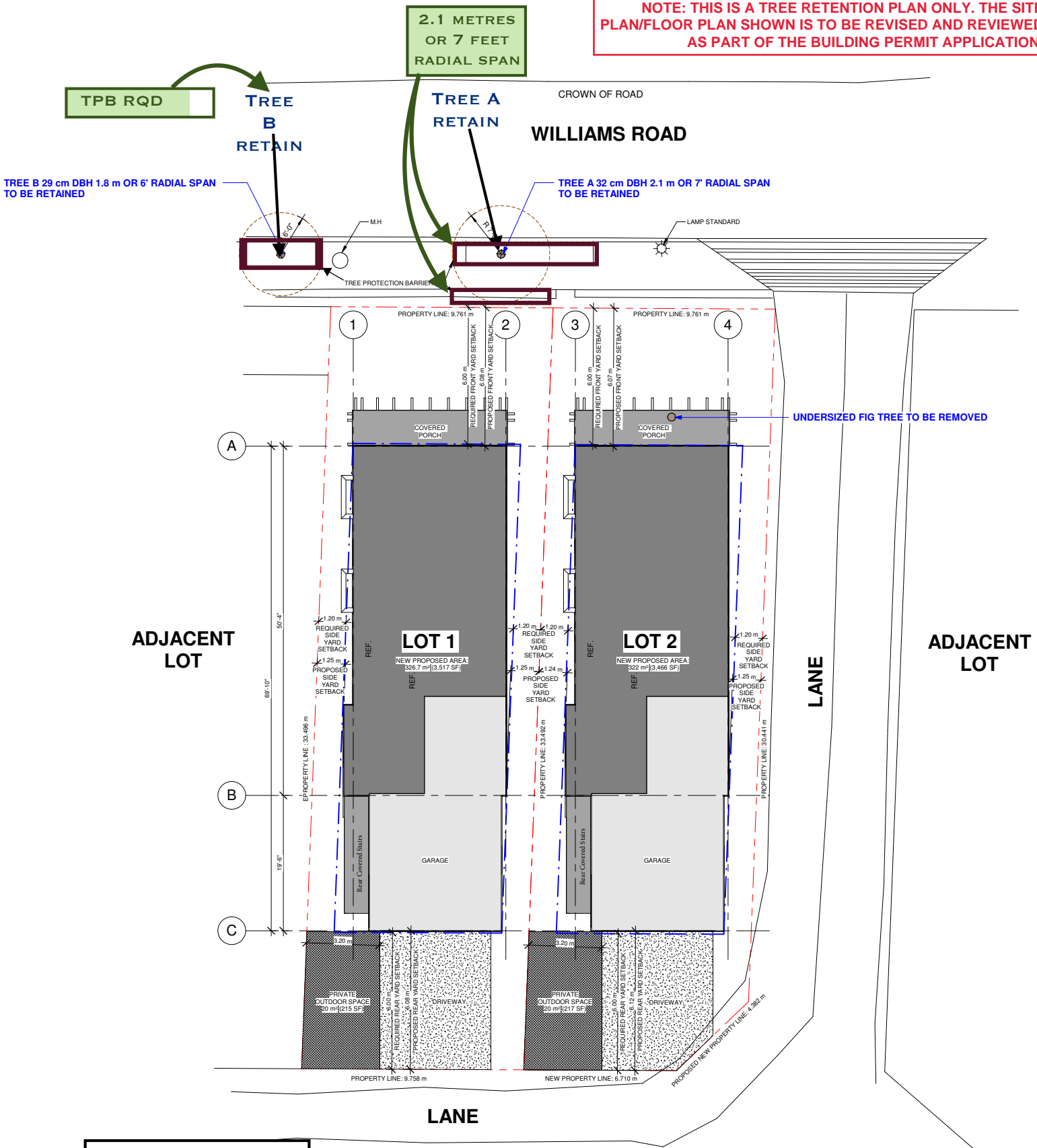


Policy 5434  
Section 36-4-6

Adopted Date: 02/19/1990

Amended Date: 11/18/1991  
10/16/2006

**NOTE: THIS IS A TREE RETENTION PLAN ONLY. THE SITE PLAN/FLOOR PLAN SHOWN IS TO BE REVISED AND REVIEWED AS PART OF THE BUILDING PERMIT APPLICATION.**



**TPB RQD**

**2.1 METRES  
OR 7 FEET  
RADIAL SPAN**

**TREE B  
RETAIN**

**TREE A  
RETAIN**

**WILLIAMS ROAD**

TREE B 29 cm DBH 1.8 m OR 6' RADIAL SPAN TO BE RETAINED

TREE A 32 cm DBH 2.1 m OR 7' RADIAL SPAN TO BE RETAINED

UNDERSIZED FIG TREE TO BE REMOVED

**ADJACENT LOT**

**ADJACENT LOT**

**LANE**

**LANE**

**ARBORIST LEGEND**

- # - TREE ID
- - TPB AREA
- # - TPB RADIAL ARB INCLUSION

**ARB INCLUSION IS NOT RQD**

① SITE PLAN WITH TREE SURVEY  
1/8" = 1'-0"



**REFER TO TPB AND TREE IMPACT SUMMARY TABLE WITHIN REPORT BODY**



**Address:** 11760 Williams Road

**File No.:** RZ 21-938616

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10391, the Applicant is required to complete the following:**

1. 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 # A and B), including (but not limited to) the installation or removal of servicing infrastructure. The Contract should include the scope of work to be undertaken, the proposed number of site 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 report to the City for review.
2. Submission of a tree survival security for the two City trees (tag# A and B) in the amount of \$20,000.00. The security will be held until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the tree survives. 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.
3. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including materials, installation, and a 10% contingency). The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line (including the planting of two new trees in the front yard of each lot);
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report;
  - include the two additional trees proposed to be planted in the rear yards.
  - two of all the trees proposed must be a minimum of 8.0 cm deciduous caliper or 4.5 m high conifers.

The City may retain a portion of the security for a one-year maintenance period from the date of landscape inspection to ensure that the tree 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.

4. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum two-bedroom secondary suite is constructed on each of the two lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Each of the proposed two-bedroom secondary suites must have a minimum size of 51 m<sup>2</sup> (549 ft<sup>2</sup>).

**Prior to Demolition Permit\* issuance, the following must be completed:**

1. Installation of tree protection fencing around all trees to be retained (tags # A and B). 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 following must be completed:**

1. Pay \$29,026.54 for the cost recovery of rear lane drainage upgrades constructed as part of a City Capital Works program in accordance with Works and Services Cost Recovery Bylaw 8752;
2. Pay Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and the current year's taxes;



3. Enter into a Servicing Agreement (SA), including providing a Letter of Credit or cash security for the value of the Service Agreement works, as determined by the city. The scope of work is to include (but is not limited to):

*I. Frontage Improvements*

- a) Design and construction of lane upgrades in accordance with City's design standards including (but not limited to): 5.10m wide pavement, roadway lighting and rollover curbs (on both sides of the abutting rear lane and the western half of the north-south lane to the east of the subject property).

*II. Water Works:*

- a) Using the OCP Model, there is 678.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Applicant is required to coordinate with Richmond Fire Rescue (RFR) 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 Applicant's cost, the Applicant is required to:
- i) Cut and cap the existing water service connection and install a new 25mm diameter water service connection complete with water meter and meter box for the west lot as per standard City drawings.
  - ii) Install a new 25mm diameter water service connection complete with water meter and meter box for the east lot as per standard City drawings.
  - iii) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - iv) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- d) At Applicant's cost, the City will:
- i) 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:
- i) Confirm the condition and capacity of existing north-east storm service connection. Retain if in good condition to service the east lot.





- ii) Install a new storm service connection extending from the south-face of the manhole on Williams Road to service the west lot.
- iii) Remove the existing north-south main and IC at the lane.
- iv) Create a new right of way with 3.0m clearance from Williams Road to contain the storm inspection chambers and water meters
- v) Install a new 1200mm diameter manhole at the south east junction
- vi) Install a new storm service main coming out from the north face of the proposed new 1200mm diameter manhole at the south east lane junction mentioned above. Tie it to the storm main on Williams Road via a new 1200mm diameter manhole.

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

- i) 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:

- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- ii) Install a new sanitary service connection at the centerline of the subject site, complete with inspection chamber and dual service leads.
- iii) Cut and cap the existing south-west sanitary service connection.

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

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

*V. Street Lighting:*

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

- i) Review street lighting levels along all road and lane frontages, and upgrade as required.

*VI. General Items:*

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

- i) Complete other frontage improvements as per Transportation requirements.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
  - (1) 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) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
- BC Hydro PMT – 4.0 x 5.0 m
  - BC Hydro LPT – 3.5 x 3.5 m
  - Street light kiosk – 1.5 x 1.5 m
  - Traffic signal kiosk – 2.0 x 1.5 m
  - Traffic signal UPS – 1.0 x 1.0 m
  - Shaw cable kiosk – 1.0 x 1.0 m
  - Telus FDH cabinet – 1.1 x 1.0 m
- iv) Provide, prior to start of site preparation works or within the first servicing agreement submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v) Provide a video inspection report of the existing UTILITIES along the ROAD frontages prior to start of site preparation works or within the first servicing agreement submission, whichever comes first. A follow-up video inspection, complete with a civil engineer's signed and sealed recommendation letter, is required after site preparation works are complete (i.e. pre-load removal, completion of dewatering, etc.) to assess the condition of the existing utilities and provide recommendations to retain, replace, or repair. Any utilities damaged by the pre-load, de-watering, or other ground preparation shall be replaced or repaired at the Applicant's cost.
- vi) Conduct pre- and post-preload elevation surveys of all surrounding roads, utilities, and structures. Any damage, nuisance, or other impact to be repaired at the Applicant's cost. The post-preload elevation survey shall be incorporated within the servicing agreement design.
- vii) Monitor the settlement at the adjacent utilities and structures during pre-loading, dewatering, and soil preparation works per a geotechnical engineer's recommendations, and report the settlement amounts to the City for approval.
- viii) Submit a proposed strategy at the building permit stage for managing excavation de-watering. Note that the City's preference is to manage groundwater onsite or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the Applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the Applicant will be required to enter into a de-watering agreement



with the City wherein the Applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.

- ix) 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.
- x) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The applicant'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.
- xi) 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.

**Prior to Building Permit\* issuance, the following must be completed:**

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 10391 (RZ 21-938616)
11760 Williams 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 "COMPACT SINGLE DETACHED (RC2)".

P.I.D. 004-294-858
Lot 296 Section 36 Block 4 North Range 6 West New Westminster District Plan 35779

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10391".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

JUL 11 2022

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER