



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

**Date:** February 18, 2022  
**File:** RZ 21-936290

**Re:** **Application by Pakland Properties for Rezoning at 11720 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 10359, for the rezoning of 11720 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/CL: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 (Pavitar Sahota, Harpal Sahota, Hirdepal Sahota) has applied to the City of Richmond for permission to rezone 11720 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two lots with vehicle access from the rear lane. A location map and aerial photo are provided in Attachment 1.

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 is included in Attachment 3. The subject site is located on the south side of Williams Road, between Seacote Road and No. 5 Road. The subject site is currently accessed via a driveway crossing on Williams Road and there is also vehicle access to/from the existing rear lane.

### Subject Site Existing Housing Profile

The subject site consists of a large lot containing a single-family dwelling that is occupied by the property owners. There are no secondary suites in the dwelling. The existing dwelling is proposed to be demolished at future development stage.

### Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the north, immediately across Williams Road are compact lots zoned “Compact Single Detached (RC1)”.
- To the south, immediately across a lane, is a large lot zoned “Single Detached (RS1/E)” fronting Seabrook Crescent.
- To the east, are compact lots zoned “Compact Single Detached (RC2)”, which were rezoned and subdivided in 2018 (RZ 16-740422/SD 16-740424).
- To the west, is a large lot zoned “Single Detached (RS1/E)”, which has rezoning and subdivision potential as it is designated for “Arterial Road Compact Lot Single Detached” in the Arterial Road Land Use Policy.

### Existing Legal Encumbrances

There are existing statutory right-of-ways (SRWs) registered on title of the property for storm sewer, telecommunication and hydro infrastructure located along the east property line. The applicant has been advised that encroachment into the SRWs is not permitted.

## **Related Policies & Studies**

### Official Community Plan

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

### 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). The Policy permits properties fronting Williams Road to rezone and subdivide in accordance with the “Compact Single Detached (RC2)” zone with vehicle access to the rear lane only.

This redevelopment proposal is consistent with the Lot Size Policy, as it would allow for the creation of two compact lots with vehicle access to the rear lane only.

### Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for “Arterial Road Compact Lot Single Detached”, which allows single detached housing on lots greater than 9.0 m wide provided that there is rear lane access. This redevelopment proposal is consistent with the Arterial Road Land Use Policy designation.

### Affordable Housing Strategy

Consistent with the Affordable Housing Strategy, the applicant has proposed to construct a one-bedroom secondary suite in each of the new dwellings. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on title stating that no final Building Permit inspection will be granted until the secondary suites are constructed 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 currently has a driveway crossing to/from Williams Road, which is required to be removed and re-instated with concrete sidewalk as part of the proposed development. In accordance with Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access from the proposed lots to Williams Road is not permitted, and vehicle access to/from the proposed lots is required to be from the rear lane.

### Tree Retention and Replacement

There are no bylaw-sized trees on the subject property. 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 Report assesses one bylaw-sized street tree in the boulevard on Williams Road on City-owned property and one undersized tree on the neighbouring property to the east at 11726 Williams Road.

The City's Tree Preservation Coordinator and Parks Department arboriculture staff have reviewed the Arborist's Report and supports the Arborist's findings, with the following comments:

- Tree tag # A located on City-owned property is in good health and fair condition. This tree has been pruned by BC Hydro for line clearance but has good vigour. The roots on the south side of the tree have been pruned for a previous City sidewalk replacement. This tree is to be retained and protected as per the Arborist's Report recommendations.
- Tree tag # B located on the neighbouring property to the east is to be retained protected as per the Arborist's Report recommendations.

The applicant has submitted a Tree Retention Plan showing the trees to be retained and the measures to be taken to protect them during development stage (Attachment 5). 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 (Tree tags # A and B), including installation or removal of servicing infrastructure. 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.
  - A tree survival security in the amount of \$10,000.00 for Tree tag # A. 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.

- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained (Tree 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.

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 the new trees must be a minimum 8 cm caliper for deciduous trees or 4 m high for coniferous trees.

To ensure that the two new required trees are planted and maintained on each lot proposed 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 Landscaping Security and in the amount of \$3,000.00 (\$750.00/tree).
- 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.
- 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 is required to pay:

- \$25,498.97 for cost recovery of rear lane upgrades constructed as part of a City Capital Works program (i.e., \$1,168.07 per metre of frontage) in accordance with Works and Services Cost Recovery Bylaw 8752.
- Cash to the City for future lane improvements in-lieu of upgrading the lane along the subject site's lane frontage in accordance with Subdivision and Development Bylaw 8751.
- Development Cost Charges (City and GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with completion of the water, storm, and sanitary servicing works as described in Attachment 6.

As previously identified, the existing driveway crossing to Williams Road must be removed and re-instated with concrete sidewalk as part of the proposed development. This work is to be undertaken via a City work order.

### **Financial Impact**

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

### **Conclusion**

This application is to rezone the property at 11720 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 10359 be introduced and given first reading.



Cynthia Lussier  
Planner 2  
(604-276-4108)

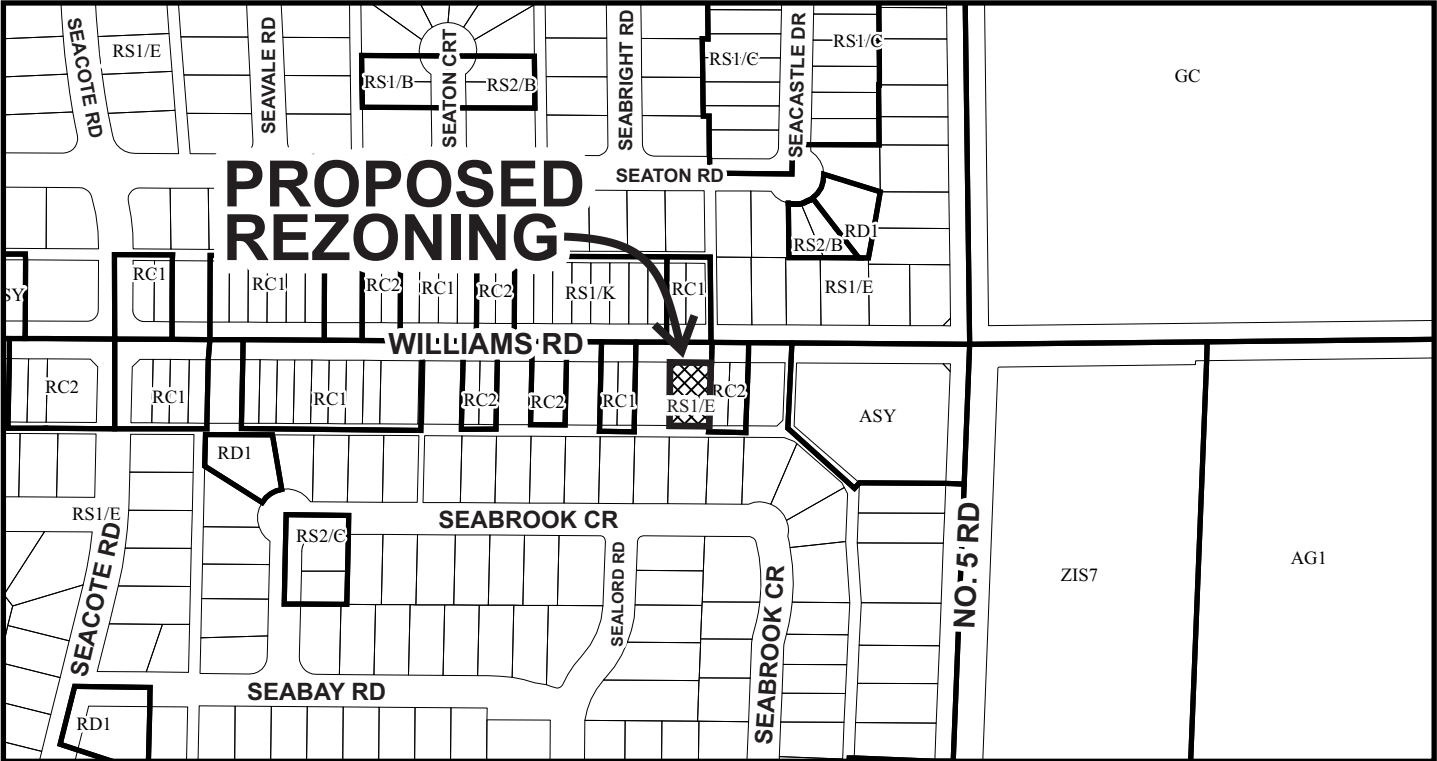
CL:blg

### Attachments:

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

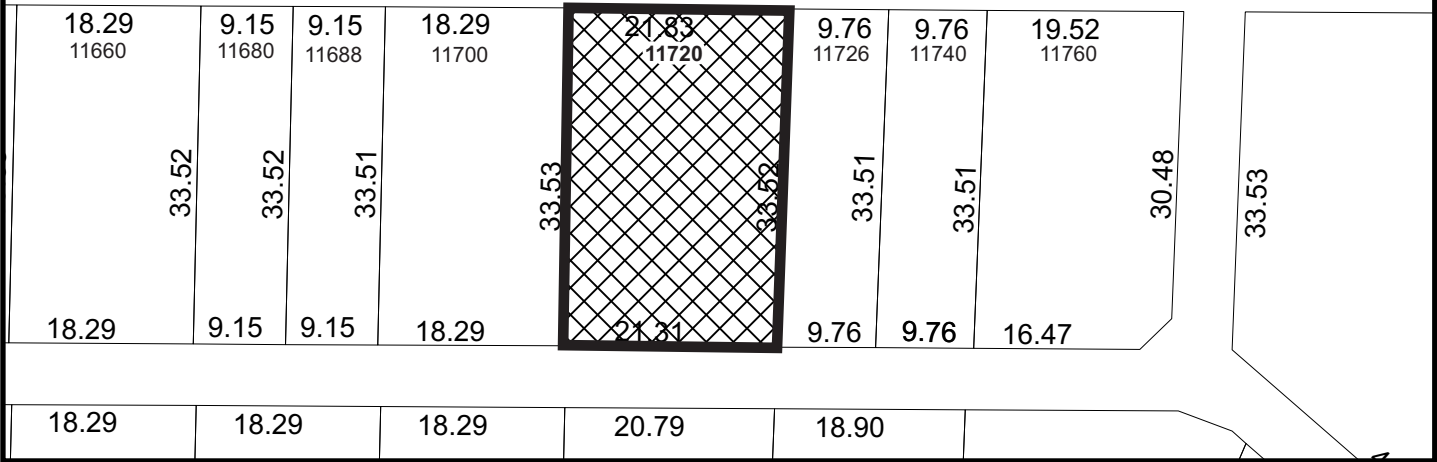


City of  
Richmond



|    |                |                |                |                |                |                |                |                |                |                |
|----|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|
| 07 | 11633<br>10.07 | 11651<br>10.07 | 11653<br>10.07 | 11671<br>10.07 | 11677<br>10.07 | 11691<br>10.06 | 11699<br>10.07 | 11711<br>18.29 | 11731<br>18.29 | 11751<br>18.29 |
|----|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|

**WILLIAMS RD**



**RZ 21-936290**

Original Date: 09/08/21

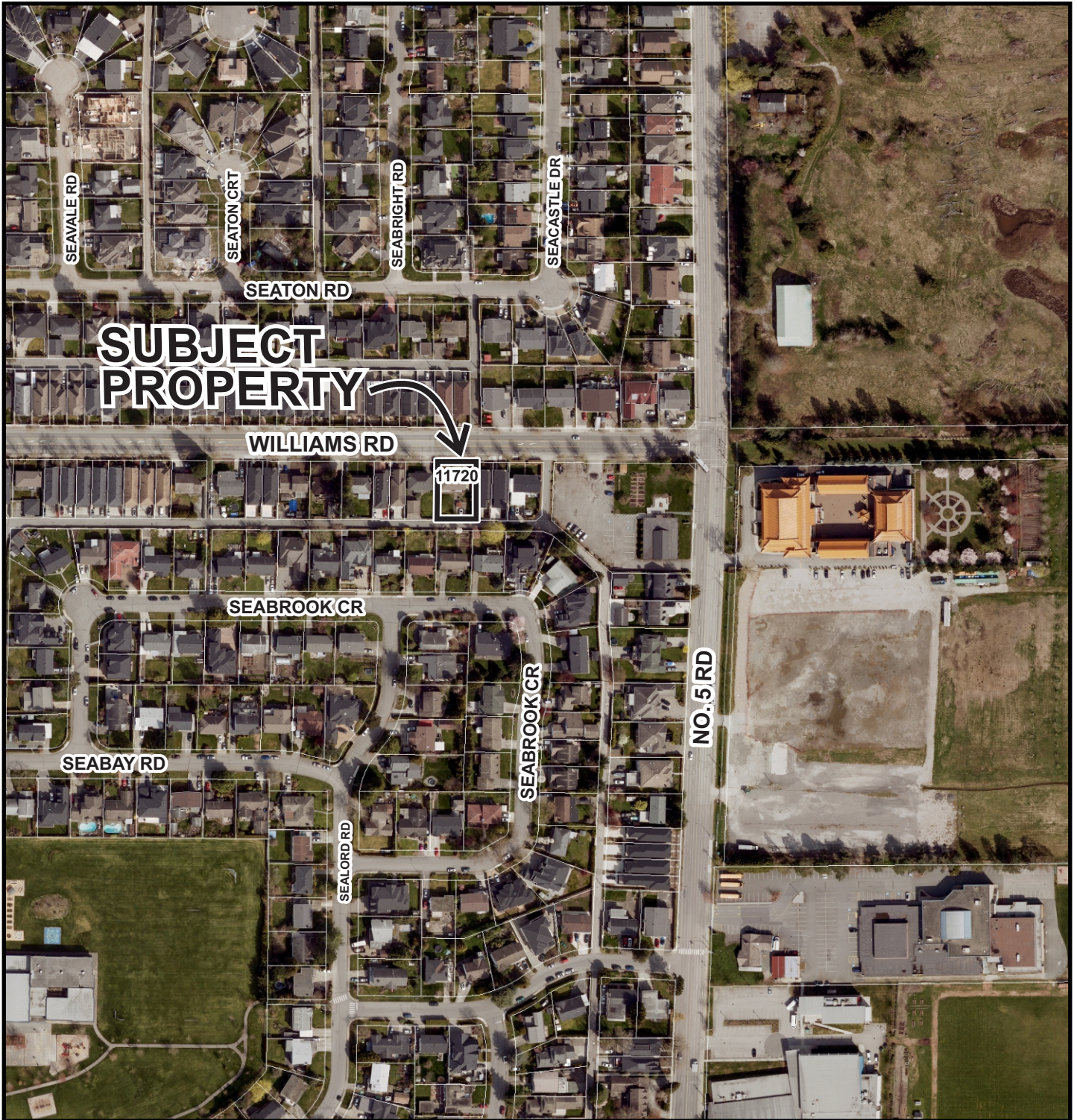
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



**SUBJECT  
PROPERTY**

11720



**RZ 21-936290**

Original Date: 09/08/21

Revision Date:

Note: Dimensions are in METRES





**RZ 21-936290**

Address: 11720 Williams Road

Applicant: Pakland Properties

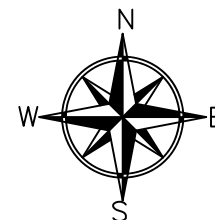
Planning Area(s): Shellmont

|   | <b>Existing</b>  | <b>Proposed</b>  |
|---|--|--|
| <b>Owner:</b>                                     | Pavitar Sahota,<br>Harpal Sahota, Hirdepal Sahota  | To be determined   |
| <b>Site Size (m<sup>2</sup>):</b>                 | 722.5 m <sup>2</sup> (7,776 ft <sup>2</sup> )  | West lot – 340.8 m <sup>2</sup> (3,668 ft <sup>2</sup> )<br>East lot – 381.7 m <sup>2</sup> (4,108 ft <sup>2</sup> ) |
| <b>Land Uses:</b>                                 | Single-family dwelling   | Two residential lots   |
| <b>OCP Designation:</b>                           | Neighbourhood Residential  | No change  |
| <b>Single-Family Lot Size Policy Designation:</b> | Compact Single Detached (RC2) with rear lane access  | No change  |
| <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  |

| <b>On Future Subdivided Lots</b>         | <b>Bylaw Requirement</b>   | <b>Proposed</b>  | <b>Variance</b> |
|--|--|--|-----------------|
| Floor Area Ratio:                        | Max. 0.60  | Max. 0.60  | none permitted  |
| Buildable Floor Area (m <sup>2</sup> )*: | West lot: Max. 204.48 m <sup>2</sup> (2,201 ft <sup>2</sup> )<br>East lot: Max. 228.96 m <sup>2</sup> (2,464 ft <sup>2</sup> ) | West lot: Max. 204.48 m <sup>2</sup> (2,201 ft <sup>2</sup> )<br>East lot: Max. 228.96 m <sup>2</sup> (2,464 ft <sup>2</sup> ) | none permitted  |
| Lot Coverage (% of lot area):            | Building: Max. 50%<br>Non-porous Surfaces: Max. 70%<br>Live landscaping: Min. 20%  | Building: Max. 50%<br>Non-porous Surfaces: Max. 70%<br>Live landscaping: Min. 20%  | none            |
| Min. Lot Size:                           | 270 m <sup>2</sup>   | West lot – 340.8 m <sup>2</sup><br>East lot – 381.7 m <sup>2</sup>   | none            |
| Min. Lot Dimensions (m):                 | Width: 9.0 m   | West lot – avg. 10.17 m<br>East lot – avg. 11.39 m   | none            |
|  | Depth: 24.0 m  | 33.5 m   |                 |
| Setbacks (m):                            | Front: Min. 6.0 m<br>Rear: Min. 6.0 m<br>Side: Min. 1.2 m  | Front: Min. 6.0 m<br>Rear: Min. 6.0 m<br>Side: Min. 1.2 m  | none            |
| Height (m):                              | 2 ½ storeys  | 2 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.

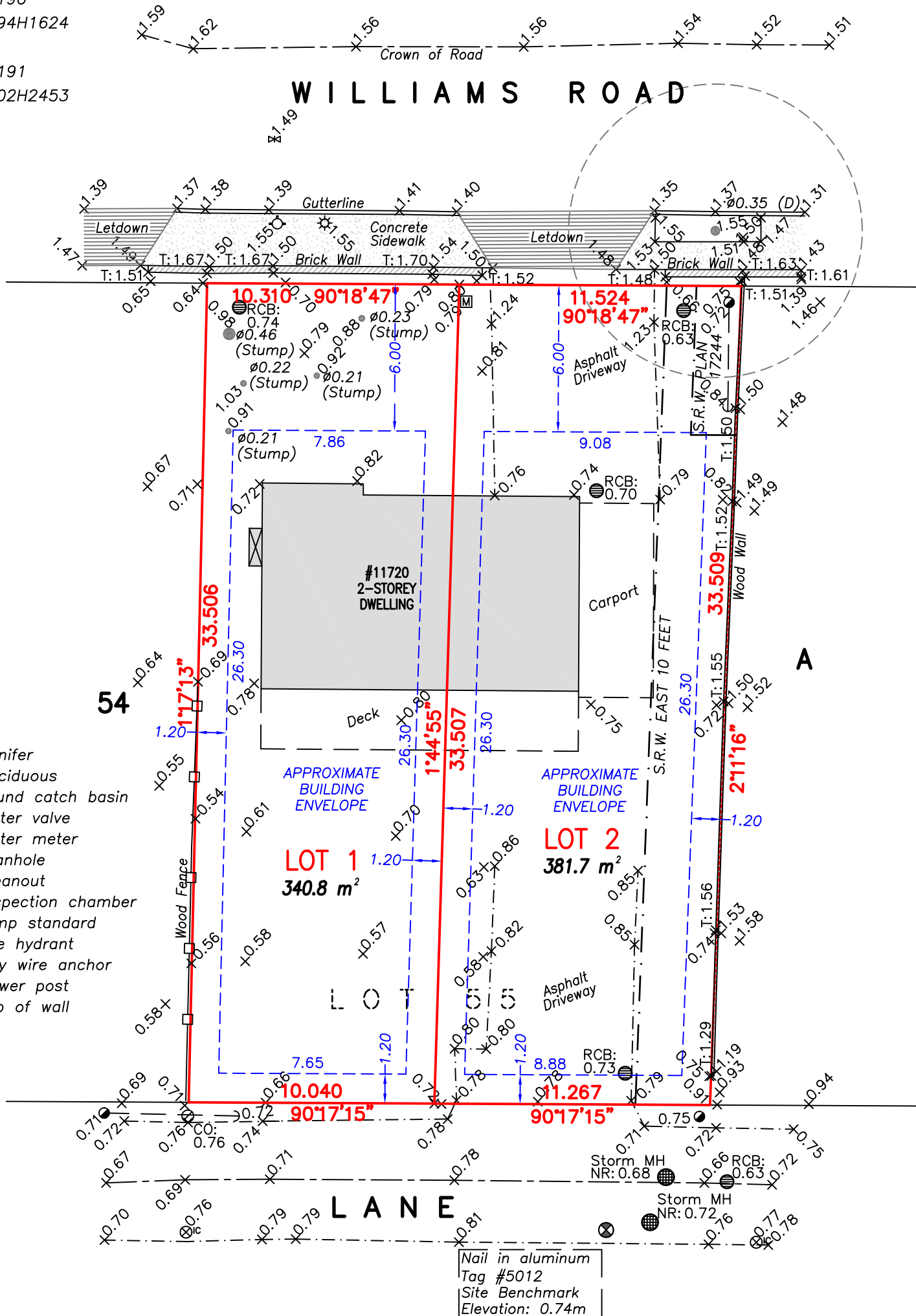
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF  
LOT 55 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 28788**



#11720 WILLIAMS ROAD,  
RICHMOND, B.C.  
P.I.D. 003-666-689

**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



**LEGEND:**

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- ⊗ denotes water valve
- ⊕ denotes water meter
- ⊙ denotes manhole
- ⊘ denotes cleanout
- ⊗<sup>c</sup> denotes inspection chamber
- ⊛ denotes lamp standard
- ⊕ denotes fire hydrant
- denotes guy wire anchor
- denotes power post
- T: denotes top of wall

© 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. 7621  
FB-398 P19-20  
Drawn By: WK

**SCALE: 1:200**



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**NOTE:**

Use site Benchmark Tag #5012 for  
construction elevation control.

**CERTIFIED CORRECT:**  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S., C.L.S.  
**January 8th, 2021.**

**DWG No. 7621-Topo-02**



# 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

**POLICY 5434**

File Ref:

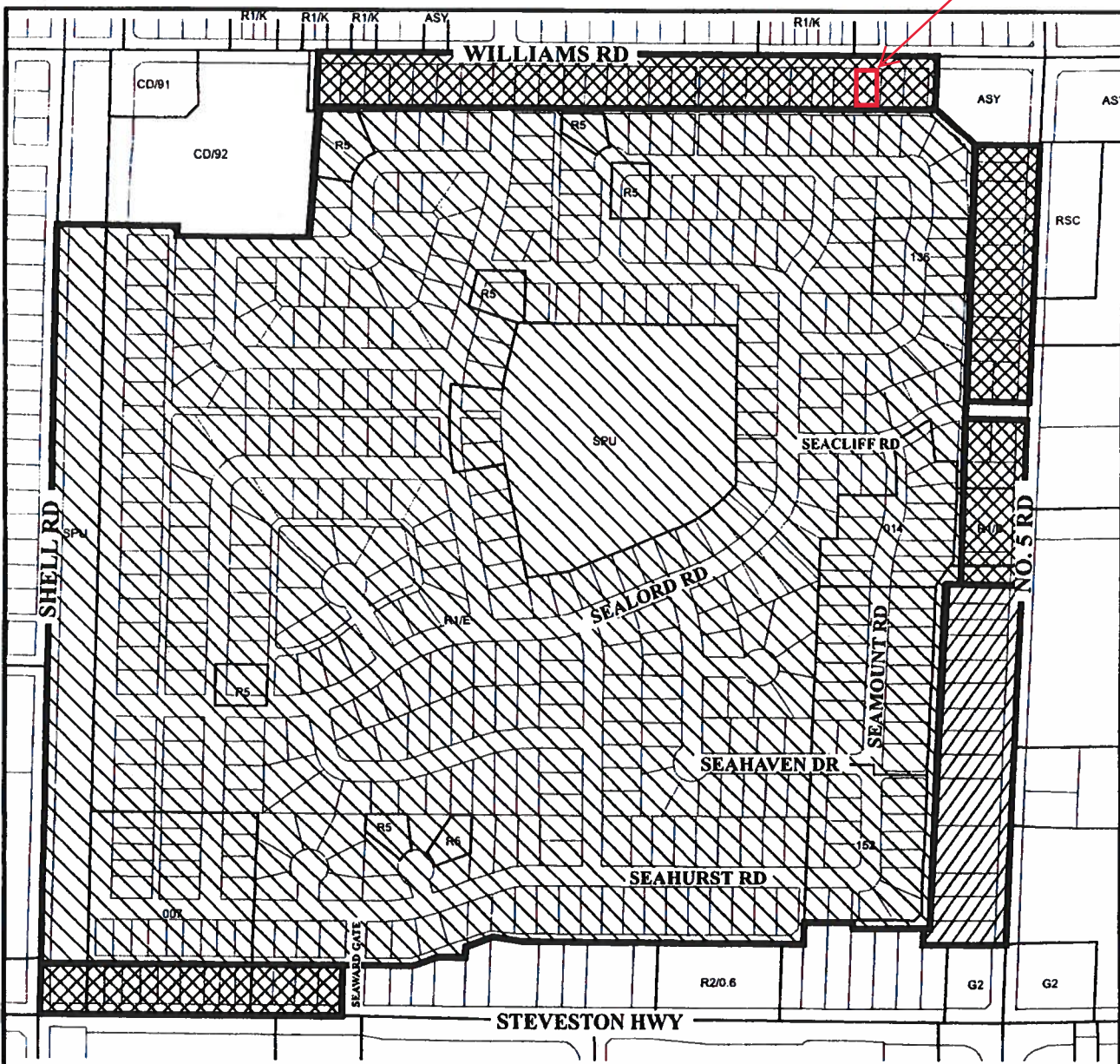
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6




**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.

Subject Site



-  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

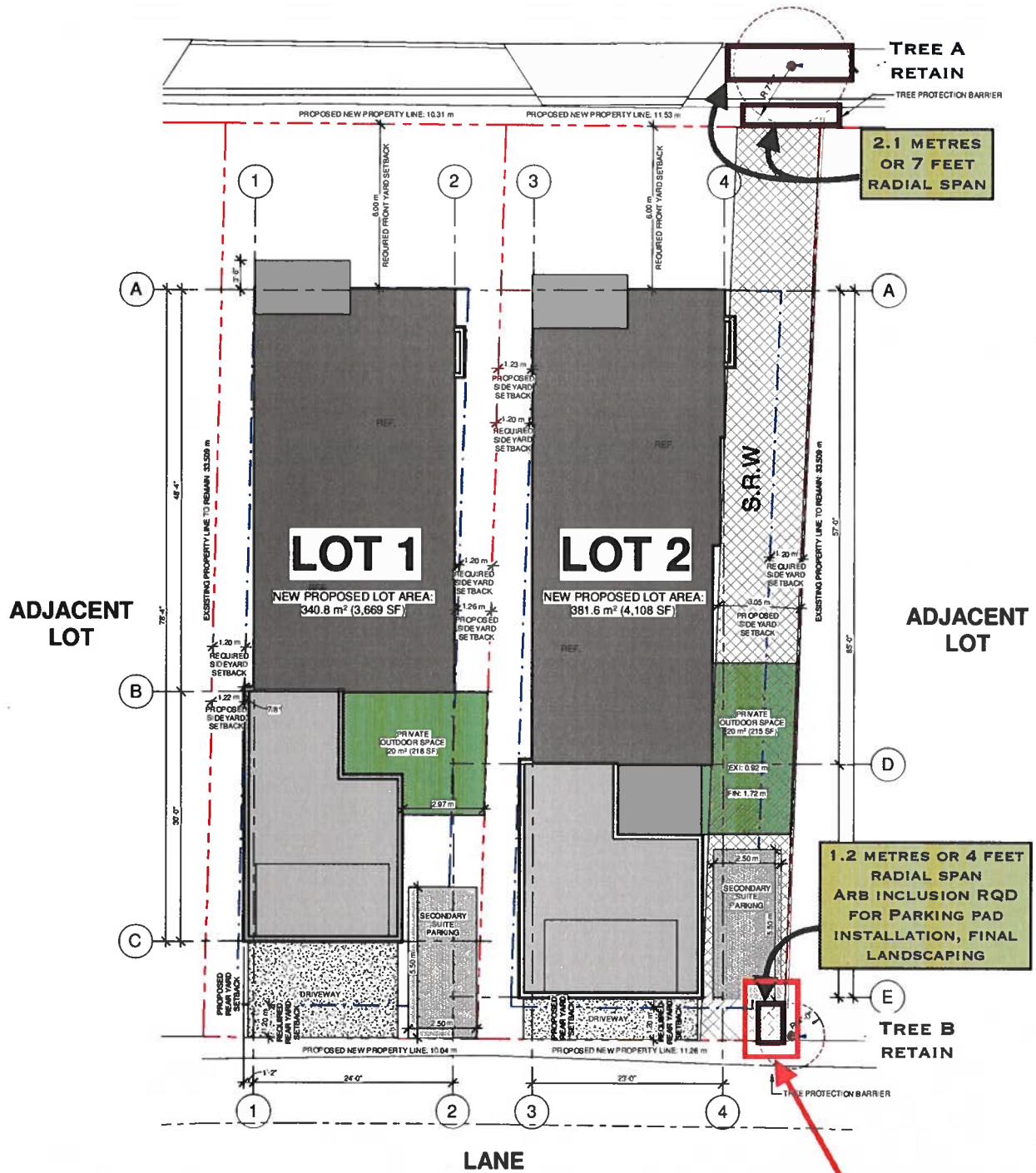


**ARBORIST LEGEND**

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

REFER TO TPB AND TREE IMPACT SUMMARY TABLE WITHIN REPORT BODY

WILLIAMS ROAD



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

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 process.





**Address:** 11720 Williams Road

**File No.:** RZ 21-936290

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10359, the developer 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 (Tree 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 to the City in the amount of \$10,000 for Tree tag # A trees to be retained. 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 Landscaping Security in the amount of \$3,000 (\$750/tree) to ensure that a total of two trees are planted and maintained on each lot proposed (for a total of 4 trees); minimum 8 cm deciduous caliper or 4.0 m high conifers. 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. 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;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the 2 required trees (minimum 8 cm deciduous caliper or 4.0 m high conifers)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.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on 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.

**At Subdivision\* stage, the following must be completed:**

- pay \$25,498.97 for cost recovery of rear lane drainage upgrades constructed as part of a City Capital Works program (i.e., \$1,168.07 per metre of frontage) in accordance with Works and Services Cost Recovery Bylaw 8752.
- pay cash to the City for future lane improvements (e.g., 5.1 m wide pavement, roll curbs/gutters, and lane lighting) in-lieu of upgrading the lane along the subject site's lane frontage (consistent with the Subdivision and Development Bylaw 8751).
- pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required frontage works, and water, storm, and sanitary service connections. The works include, but are not limited to:

*Water Works:*

- Using the OCP Model, there is 677.0 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Applicant is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's frontage. If required by Richmond Fire Rescue, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the scope of water works.
- At the Applicant's cost, the Applicant is required to:
  - Cut and cap the existing water service connection at Williams Road;
  - Install a new water service connection complete with water meter on Williams Rd to service the proposed west lot.
  - Install a new water service connection complete with water meter on Williams Rd to service the proposed east lot. Place the water service connection and meter on the east lot where appropriate in order to accommodate protection of the City tree along the Williams Road frontage.
  - 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.
  - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - Provide a statutory right-of-way (SRW) for the water meter. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) plus any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the service connection works design.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

*Storm Sewer Works:*

- At the Applicant's cost, the Applicant is required to:
  - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the service connection works design.
  - Cut and cap the existing storm service connections STCN28255, STCN28253, and STLAT100634, and STCN28254 along the north property line.
  - Remove Inspection chambers STIC60598, STIC48253, and STIC100543
  - Install a new 100 mm storm service connection at the adjoining property line of the proposed two properties, complete with inspection chamber and dual service leads.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

*Sanitary Sewer Works:*

- At the Applicant's cost, the Applicant is required to:
  - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
  - Cut and cap existing sanitary line SCON30409. The existing inspection chambers SIC10341 shall be retained to service 11700 Williams Rd.
  - Install a new 100 mm sanitary service connection at the adjoining property line of the proposed two properties, complete with inspection chamber and dual service leads.
- At the Applicant's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

*Frontage Works:*

- At the Applicant's cost, the Applicant is required to remove the existing driveway crossing to Williams Road, to re-instate the frontage with concrete sidewalk, and to repair any damaged/uneven sidewalk panels as necessary. This work is to be undertaken via a City work order.

*Street Lighting:*

- At the Applicant's cost, the Applicant is required to review street lighting levels along all road and lane frontages, and upgrade as required.

*General Items:*

- At the Applicant's cost, the Applicant is required to:
  - o Coordinate with BC Hydro, Telus and other private communication service providers:
    - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
    - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To underground overhead service lines.
  - o Locate/relocate all aboveground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all aboveground 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., SRW 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 SRWs that shall be shown on the architectural plans/functional plan as part of the service connection works design:
    - 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
  - o Provide, prior to start of site preparation works 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.
  - o Provide a video inspection report of the existing utilities along the road frontages prior to start of site preparation works. 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.
  - o 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 developer's cost. The post-preload elevation survey shall be incorporated within the service connection works design.
  - o 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.

- 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 developer will be required to treat the groundwater before discharging it to the City's storm sewer system.
- 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.
- 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. 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.

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

- Installation of tree protection fencing around all trees to be retained (Tree 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.

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

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any traffic 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.
- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a Building Permit 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 10359 (RZ 21-936290)  
11720 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. 003-666-689

Lot 55 Section 36 Block 4 North Range 6 West New Westminster District Plan 28788

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10359”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

|   |
|---|
| CITY OF RICHMOND  |
| APPROVED by   |
|  |
| APPROVED by Director or Solicitor   |
|  |

\_\_\_\_\_  
MAYOR

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