



# City of Richmond

## Memorandum Planning and Development Division Development Applications

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**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development  
**Date:** November 26, 2019  
**File:** RZ 19-857867  
**Re:** **Rezoning Considerations for 10671 and 10691 Gilmore Crescent (RZ 19-857867)**


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At the Council meeting held on November 12, 2019, staff were directed to work with the applicant for the rezoning of 10671 and 10691 Gilmore Crescent on options to include a two-bedroom secondary suite in the proposed development.

The proposed rezoning would enable subdivision of the two existing properties to create three properties, each containing a single-family dwelling. The applicant has agreed to provide a two-bedroom secondary suite in one of the proposed single-family dwellings. The remaining two single-family dwellings will contain one-bedroom secondary suites.

A red-line copy of the revised rezoning consideration is attached (Attachment 1). The applicant has agreed to the changes, and signed concurrence is on file.

Should Council accept the revised proposal, Richmond Zoning Bylaw 8500, Amendment Bylaw 10108 should be granted Second and Third Readings subject to fulfilling the revised rezoning considerations attached to this memo.

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

WC/JR:blg  
Att. 1

pc: Senior Management Team  
Joshua Reis, Program Coordinator, Development



**Address:** 10671 and 10691 Gilmore Crescent

**File No.:** RZ 19-857867

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10108, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$4,500 (\$500/tree) to ensure that a total of 3 replacement trees are planted and maintained on each lot proposed (for a total of 9 trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	11 cm	6 m
2	10 cm	5.5 m
3	9 cm	5 m

2. City acceptance of the developer's offer to voluntarily contribute \$500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the 1 on-site tree to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the tree survives. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
5. Registration of an aircraft noise sensitive use covenant on title (Area 2).
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the lot for each of the three future lots, to the satisfaction of the City in accordance with the *BC Building Code* and the *City's Zoning Bylaw*. Each secondary suite is to have a minimum of one bedroom, and at least one of the secondary suites must have a minimum of two bedrooms.

**Prior to a Demolition Permit\* issuance, the developer is required to:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**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 (if applicable). 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.

3. Submission of an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 226 L/s of water available at a 20 psi residual at the Gilmore Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
  - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - (2) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - (3) Provide rights-of-ways for the water meters, if located onsite. 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 via the servicing agreement process.
- c) At Developer's cost, the City will:
  - (1) Cap the two existing water connections at main and remove water meters.
  - (2) Install three new water service connections, complete with water meters, one to serve each new lot.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
  - (1) Infill the ditch along the development frontage with a new 600 mm storm sewer, to the extent of the proposed road works.
  - (2) Remove the existing privately-owned culverts along the development frontage.
  - (3) Install new storm service connections to serve the three newly subdivided lots. Where possible, a single service connection located at the common property line with an inspection chamber and dual service leads shall be used.
  - (4) 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.

Sanitary Sewer Works:

- e) At Developer's cost, the Developer is required to:
  - (1) Check the existing sanitary service connections and confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained to serve the new western and centre lots. In the case that the service connections are not in a condition to be re-used, the service connections shall be replaced, as described below.
- f) At Developer's cost, the City will:
  - (1) Install a new service lead off of the existing inspection chamber at the southeast corner of the development site, to serve the new eastern lot.
  - (2) If the existing sanitary connections are not in a condition to be reused:
    - (a) Install a new sanitary connection complete with inspection chamber and dual service leads at the common property line of the newly subdivided western and centre lots.
    - (b) Cap the southwestern connection at the inspection chamber. The inspection chamber shall be retained to serve 10631 Gilmore Crescent.
    - (c) Cap and remove the existing sanitary connection and inspection chamber serving 10671 Gilmore Crescent.

Frontage Improvements:

- g) At Developer's cost, the Developer is required to:
  - (1) Coordinate with BC Hydro, Telus and other private communication service providers:
    - (a) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - (b) To underground overhead service lines.
    - (c) To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
  - (2) Provide street lighting along the Gilmore Crescent frontage.
  - (3) Complete other frontage improvements as per Transportation requirements:
    - (a) Per City Engineering Specifications R-5-DS: road pavement widening, concrete curb and gutter, landscaped boulevard, and 1.5 m wide concrete sidewalk at the existing property line. This will also include, proper tapers to transition back to the existing road cross section.
    - (b) Removal of existing driveways and replacement of frontage works as described above.
    - (c) Access design to be in accordance with City requirements for local streets, with driveways paired to maximize street parking.

General Items:

- h) At Developer's cost, the Developer is required to:
  - (1) 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 (as applicable).
  - (2) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). 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 1st 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.
- (3) 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.

**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.

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Signed

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Date



# City of Richmond

## Report to Committee

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

**Date:** October 22, 2019  
**File:** RZ 19-857867

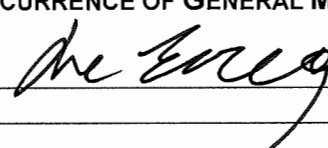
**Re:** Application by Cherdu Properties Ltd. for Rezoning at 10671 and 10691 Gilmore Crescent from the "Single Detached (RS1/D)" Zone to the "Single Detached (RS2/B)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10108, for the rezoning of 10671 and 10691 Gilmore Crescent from the "Single Detached (RS1/D)" zone to the "Single Detached (RS2/B)" zone to facilitate the creation of three single-family lots, be introduced and given First Reading.

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

WC:jr  
Att. 7

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

## **Staff Report**

### **Origin**

Cherdu Properties Ltd. has applied to the City of Richmond for permission to rezone 10671 and 10691 Gilmore Crescent from the “Single Detached (RS1/D)” zone to the “Single Detached (RS2/B)” zone, to permit the properties to be subdivided to create three single-family lots with vehicle access from Gilmore Crescent. A location map and aerial photo are provided in Attachment 1. The proposed subdivision is shown in Attachment 2.

### **Findings of Fact**

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

#### **Subject Site Existing Housing Profile**

There is an existing single-family dwelling on each of the two lots, which would be demolished. The applicant has indicated that both dwellings were owner-occupied, and neither contains a secondary suite.

### **Surrounding Development**

Development immediately surrounding the subject site is generally as follows:

- To the north: Single-family dwellings on lots zoned “Single Detached (RS1/D)” and a duplex on a lot zoned “Two-Unit Dwellings (RD1),” all of which have vehicle access from River Drive.
- To the south, across Gilmore Crescent: Single-family dwellings on lots zoned either “Single Detached (RS1/D)” or “Single Detached (RS2/B),” with vehicle access from either Gilmore Crescent or Finlayson Drive.
- To the east: A vacant lot zoned “Single Detached (RS1/B),” which has subdivision potential to create two single-family lots with vehicle access from Gilmore Crescent. This property was rezoned in 1991 (RZ 91-000167) but redevelopment did not occur.
- To the west: A single-family dwelling on a lot zoned “Single Detached (RS1/D),” with vehicle access from Gilmore Crescent.

### **Related Policies & Studies**

#### **Official Community Plan/Bridgeport Area Plan**

The subject site is located in the Bridgeport Planning Area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). It is designated “Residential (Single-Family)” in the Bridgeport Area Plan (Attachment 4). The proposed rezoning and subdivision are consistent with these designations.

#### Richmond Zoning Bylaw 8500/Single-Family Lot Size Policy 5448

The subject site is located in the area governed by Single-Family Lot Size Policy 5448, which was adopted by Council on September 16, 1991, and subsequently amended February 20, 2012 (Attachment 5). Rezoning and subdivision is permitted as per the “Single Detached (RS1/B)” zone. The proposed rezoning and subdivision are consistent with this Policy.

#### Aircraft Noise Sensitive Development Policy

The subject site is located within Aircraft Noise Area 2. New single-family development is generally prohibited, except where rezoning from one “Single Detached (RS1/RS2)” sub-zone to another sub-zone, in accordance with the Aircraft Noise Sensitive Development Policy (ANSD) contained in the OCP. The proposed rezoning and subdivision are consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and ensure that noise mitigation, mechanical ventilation, and a central air conditioning system (or alternative) is incorporated into the building design and construction.

#### 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**

##### Transportation and Site Access

Vehicle access is proposed from Gilmore Crescent. The driveways are to be paired so as to maximize opportunities for street parking, with the exact location of each driveway established through the Servicing Agreement process at subdivision stage.

##### Tree Retention and Replacement

The applicant has submitted a Certified Arborist’s Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree



retention and removal relative to the proposed development. The Report assesses six bylaw-sized trees on the subject property, and two trees on neighbouring properties.

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

- One tree (Tree # 3781), specifically a 30 cm caliper Pear tree, is in fair condition and should be retained and protected.
- Five trees on site (Tree # 3775, 3779, 3778, 3777 and 3776) are all in very poor condition exhibiting signs of root rot (fungal conks in the basal flare), cracking in major limbs, historical topping and poorly attached main stems. These trees are not good candidates for retention and should be removed and replaced.
- Two trees (Tree # 3780, O/S 1) located on neighbouring property to be protected as per as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

#### *Tree Protection*

One tree (Tag # 3781) on the subject site and two trees (Tag # 3780 and O/S 1) 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 development stage (Attachment 6). 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 of a \$5,000 Tree Survival Security for the one on-site tree to be retained.
- 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.

#### *Tree Replacement*

The applicant wishes to remove five on-site trees (Trees # 3775, 3779, 3778, 3777 and 3776). The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of nine 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
4	11 cm	6 m
2	10 cm	5.5 m
3	9 cm	5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$500 to the City's Tree Compensation Fund in lieu of the remaining tree that cannot be accommodated on the subject property after redevelopment.

#### Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires secondary suites or coach houses in 100% of new lots created; a suite or coach house on 50 of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund equal to \$4.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or, where secondary suites cannot be accommodated in the development, a cash-in-lieu contribution based on the total buildable area of the development.

The applicant has agreed to provide a secondary suite in each of the three proposed single-family dwellings, consistent with the Affordable Housing Strategy. Each secondary suite will have a minimum of one bedroom. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title securing the provision of the agreed upon secondary suites.

#### Site Servicing and Frontage Improvements

At subdivision stage, the applicant is required to enter in to a Servicing Agreement for the completion of site servicing and off-site improvements as described in Attachment 7. These works include, but are not limited to:

- Road widening, and construction of concrete curb and gutter, landscaped boulevard with street lighting, and 1.5 m concrete sidewalk at the property line.
- New driveway crossings to access the subdivided lots.
- Ditch infill and replacement with piped storm sewer.

#### **Financial Impact**

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


**Conclusion**

The purpose of this application is to rezone 10671 and 10691 Gilmore Crescent from the “Single Detached (RS1/D)” zone to the “Single Detached (RS2/B)” zone, to permit the properties to be subdivided to create three single-family lots with vehicle access from Gilmore Crescent.

The proposed rezoning and subdivision are consistent with the applicable plans and policies affecting the subject site.

The list of rezoning considerations is provided in Attachment 7.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10108 be introduced and given First Reading.

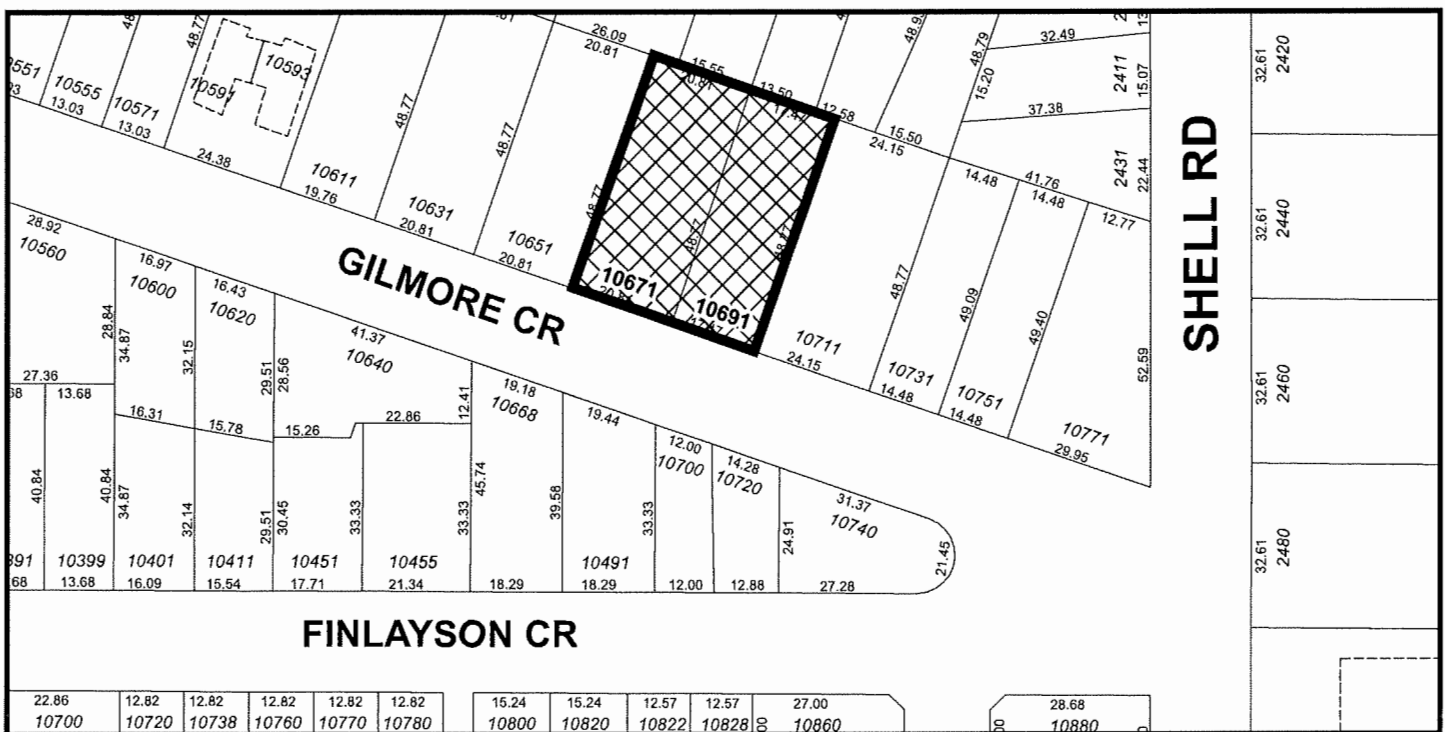


Jordan Rockerbie  
Planning Technician – Design  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Bridgeport Area Plan Land Use Map
- Attachment 5: Single-Family Lot Size Policy 5448
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations

City of  
Richmond



RZ 19-857867

## PH - 140

Revision Date: 04/25/19

Note: Dimensions are in METRES





# City of Richmond

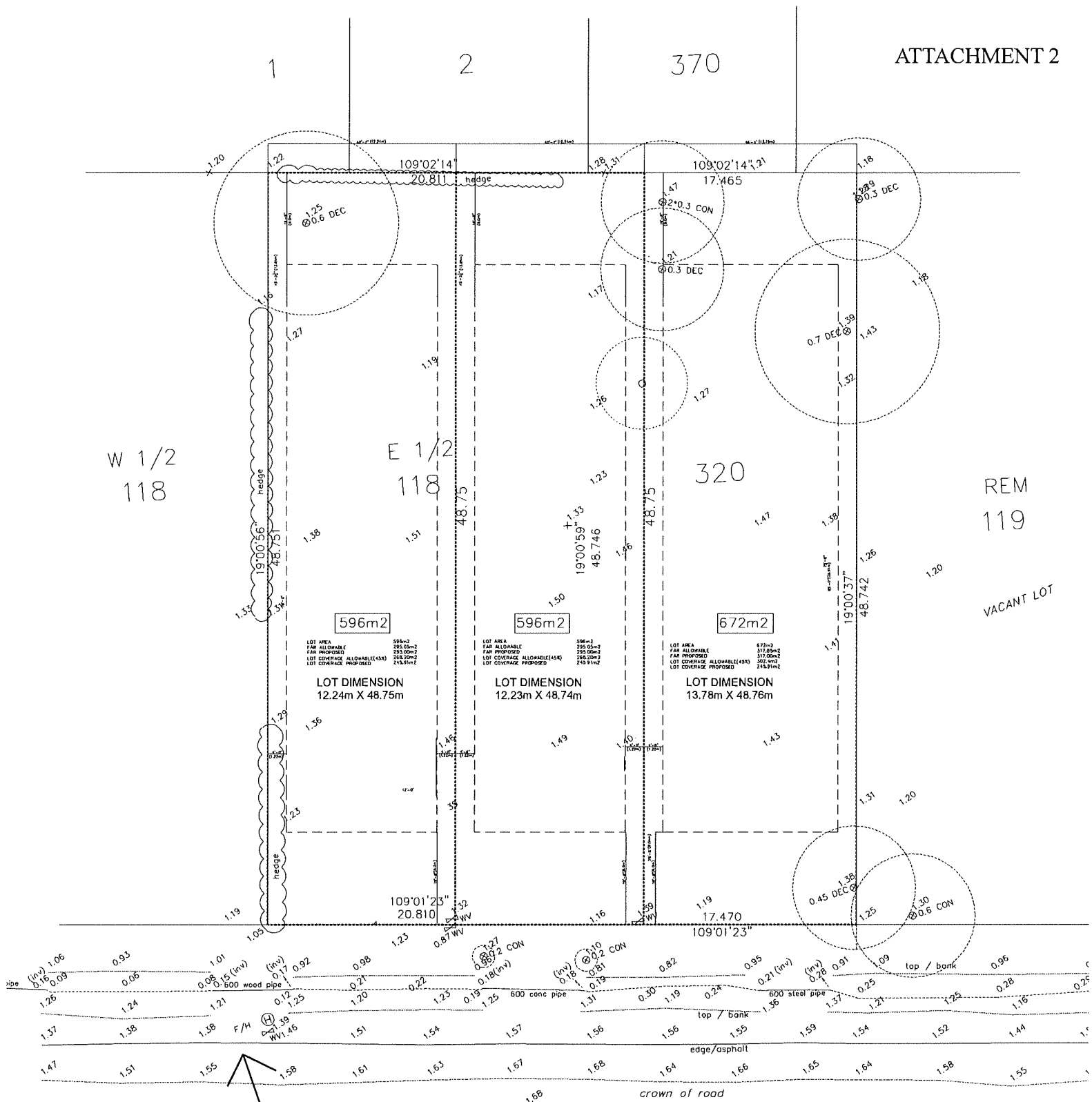


**RZ 19-857867**  
PH - 141

Original Date: 04/17/19

Revision Date: 04/25/19

Note: Dimensions are in METRES



GILMORE CRESCENT

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Only trees with a diameter of at least 0.20m are shown.
- This plan does not show non-plan charges, liens or interests.
- Elevations are based on City of Richmond HPN datum, Tag No. 198. Elevation = 1.659m, located at the centerline of Gilmore Crescent of house 10671.
- property dimensions are derived from field survey



**RZ 19-857867**

**Attachment 3**

Address: 10671 and 10691 Gilmore Crescent

Applicant: Cherdu Properties Ltd.

Planning Area(s): Bridgeport Area Plan

	Existing	Proposed
<b>Owner:</b>	Juan Minor Leung Cherdu Properties Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	10671 Gilmore Cres.: 1,014 m <sup>2</sup> 10691 Gilmore Cres.: 852 m <sup>2</sup>	Proposed Lot 1: 596 m <sup>2</sup> Proposed Lot 2: 596 m <sup>2</sup> Proposed Lot 3: 672 m <sup>2</sup>
<b>Land Uses:</b>	2 single-family dwellings	3 single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Residential (Single-Family)	No change
<b>702 Policy Designation:</b>	Single Detached (RS1/B)	Single Detached (RS2/B)
<b>Zoning:</b>	Single Detached (RS1/D)	Single Detached (RS2/B)

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> ):*	Lots 1-2: Max. 294.93 m <sup>2</sup> (3,174.54 ft <sup>2</sup> ) Lot 3: Max. 317.73 m <sup>2</sup> (3,419.96 ft <sup>2</sup> )	Lots 1-2: Max. 294.93 m <sup>2</sup> (3,174.54 ft <sup>2</sup> ) Lot 3: Max. 317.73 m <sup>2</sup> (3,419.96 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 25%	none
Lot Size:	360 m <sup>2</sup>	Lots 1-2: 596 m <sup>2</sup> Lot 3: 672 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 12.0 m Depth: 24.0 m	Lots 1-2 Width: 12.24 m Lot 3 Width: 13.79 m Depth: 48.75 m	none

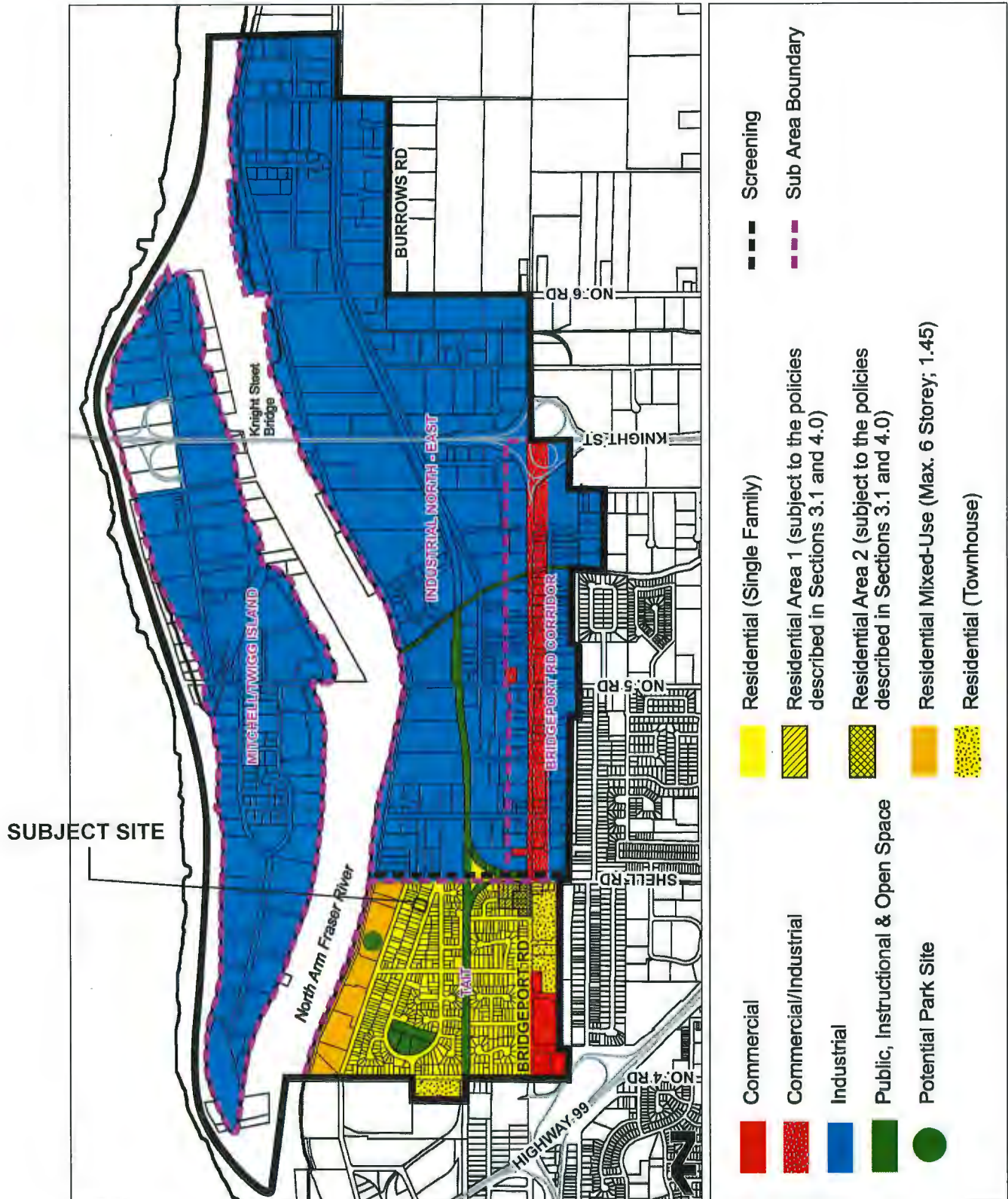
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 20% of lot depth for up to 60% of the principal dwelling, 25% of lot depth for the remainder, up to 10.7 m	Front: Min. 6.0 m Side: Min. 1.2 m Rear: Min. 9.75 m for up to 60% of the principal dwelling, 10.7 m for the remainder	none
Height (m):	Max. 2 ½ Storeys	Max. 2 ½ Storeys	none

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



City of Richmond

**Land Use Map – Bridgeport**Bylaw 9024  
2013/11/18**PH - 145**



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: September 16, 1991

**POLICY 5448**

Amended By Council: February 20, 2012

File Ref: 4045-00

**SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 23-5-6****POLICY 5448:**

The following policy establishes lot sizes in a portion of Section 23-5-6, bounded by the **Bridgeport Road, Shell Road, No. 4 Road and River Drive:**

That properties within the area bounded by Bridgeport Road on the south, River Drive on the north, Shell Road on the east and No. 4 Road on the west, in a portion of Section 23-5-6, be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS1/B) in Zoning and Development Bylaw 8500, with the following provisions:

- (a) Properties along Bridgeport Road (between McKessock Avenue and Shell Road) and along Shell Road will be restricted to Single Detached (RS1/D) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;
- (b) Properties along Bridgeport Road between No. 4 Road and McKessock Avenue will be restricted to Single Detached (RS1/D) unless there is lane access in which case Compact Single Detached (RC2) and Coach Houses (RCH) will be permitted;
- (c) Properties along No. 4 Road and River Drive will be restricted to Single Detached (RS1/C) unless there is lane or internal road access in which case Single Detached (RS1/B) will be permitted;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family 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



Rezoning and subdivision permitted as per **RS1/B** except:

1. River Drive: **RS1/C** unless there is a lane or internal road access, then **RS1/B**.
2. Shell Road: **RS1/D** unless there is a lane or internal road access, then **RS1/B**.
3. No. 4 Road: **RS1/C** unless there is a lane or internal road access then **RS1/B**.
4. Bridgeport Road: **RS1/D** unless there is a lane or internal road access then **RS1/B**.



Rezoning and subdivision permitted as per **RS1/B** unless there is a lane access then **RC2** or **RCH**.

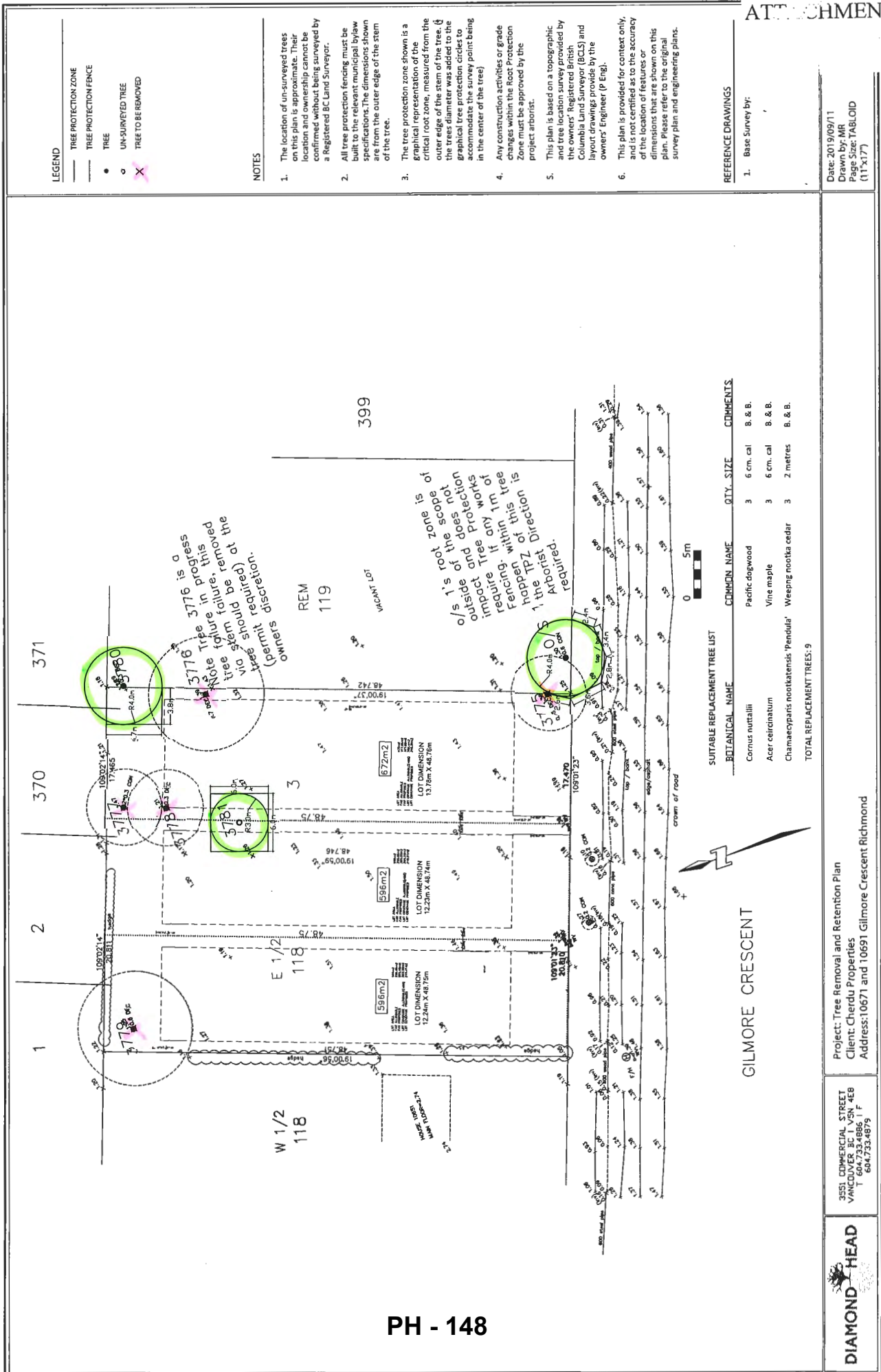


## Policy 5448 Section 23, 5-6

PH 147

Adopted Date: 09/16/91

Amended Date: 02/20/12



Date: 2019/09/11  
 Drawn by: MR  
 Page Size: TABLOID  
 (11"x17")

Project: Tree Removal and Retention Plan  
 Client: Cherdur Properties  
 Address: 10671 and 10691 Gilmore Crescent Richmond

3551 COMMERCIAL STREET  
 VANCOUVER, BC V6N 1E8  
 T 604.733.4886 F 604.733.4879

**DIAMOND HEAD**





**Address:** 10671 and 10691 Gilmore Crescent

**File No.:** RZ 19-857867

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10108, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$4,500 (\$500/tree) to ensure that a total of 3 replacement trees are planted and maintained on each lot proposed (for a total of 9 trees). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
4	11 cm	6 m
2	10 cm	5.5 m
3	9 cm	5 m

2. City acceptance of the developer's offer to voluntarily contribute \$500 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. 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.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000 for the 1 on-site tree to be retained. The applicant is required to provide a post-construction impact report upon completion of all construction activities on-site, at which time the City may return all or a portion of the Tree Survival Security. The remainder may be held for a one year monitoring period, to ensure that the tree survives. The City may transfer the remaining security to the City's Tree Compensation Fund if the tree is not successfully retained.
5. Registration of an aircraft noise sensitive use covenant on title (Area 2).
6. Registration of a flood indemnity covenant on title (Area A).
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on the lot for each of the three future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Each secondary suite is to have a minimum of one bedroom.

**Prior to a Demolition Permit\* issuance, the developer is required to:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.

**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 (if applicable). 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.
3. Submission of an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise level and noise mitigation standards comply with the City's

Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

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

1. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, if applicable.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- A. Using the OCP Model, there is 226 L/s of water available at a 20 psi residual at the Gilmore Crescent frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- B. At Developer's cost, the Developer is required to:
  - (1) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
  - (2) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
  - (3) Provide rights-of-ways for the water meters, if located onsite. 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 via the servicing agreement process.
- C. At Developer's cost, the City will:
  - (1) Cap the two existing water connections at main and remove water meters.
  - (2) Install three new water service connections, complete with water meters, one to serve each new lot.

Storm Sewer Works:

- D. At Developer's cost, the Developer is required to:
  - (1) Infill the ditch along the development frontage with a new 600 mm storm sewer, to the extent of the proposed road works.
  - (2) Remove the existing privately-owned culverts along the development frontage.
  - (3) Install new storm service connections to serve the three newly subdivided lots. Where possible, a single service connection located at the common property line with an inspection chamber and dual service leads shall be used.
  - (4) 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.

Sanitary Sewer Works:

- E. At Developer's cost, the Developer is required to:

- (1) Check the existing sanitary service connections and confirm the material and condition of the inspection chambers and pipes. If deemed acceptable by the City, the existing service connections may be retained to serve the new western and centre lots. In the case that the service connections are not in a condition to be re-used, the service connections shall be replaced, as described below.

F. At Developer's cost, the City will:

- (1) Install a new service lead off of the existing inspection chamber at the southeast corner of the development site, to serve the new eastern lot.
- (2) If the existing sanitary connections are not in a condition to be reused:
  - (a) Install a new sanitary connection complete with inspection chamber and dual service leads at the common property line of the newly subdivided western and centre lots.
  - (b) Cap the southwestern connection at the inspection chamber. The inspection chamber shall be retained to serve 10631 Gilmore Crescent.
  - (c) Cap and remove the existing sanitary connection and inspection chamber serving 10671 Gilmore Crescent.

Frontage Improvements:

G. At Developer's cost, the Developer is required to:

- (1) Coordinate with BC Hydro, Telus and other private communication service providers:
  - (a) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (b) To underground overhead service lines.
  - (c) To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- (2) Provide street lighting along the Gilmore Crescent frontage.
- (3) Complete other frontage improvements as per Transportation requirements:
  - (a) Per City Engineering Specifications R-5-DS: road pavement widening, concrete curb and gutter, landscaped boulevard, and 1.5 m wide concrete sidewalk at the existing property line. This will also include, proper tapers to transition back to the existing road cross section.
  - (b) Removal of existing driveways and replacement of frontage works as described above.
  - (c) Access design to be in accordance with City requirements for local streets, with driveways paired to maximize street parking.

General Items:

H. At Developer's cost, the Developer is required to:

- (1) 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 (as applicable).
- (2) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream (if applicable). 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 1st 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.
- (3) 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.

**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.

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Signed

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Date





**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10108 (RZ 19-857867)  
10671 and 10691 Gilmore Crescent**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 008-706-450

Easterly Half of Lot 118 Section 23 Block 5 North Range 6 West New Westminster District Plan 25167

P.I.D. 005-959-811

Lot 320 Section 23 Block 5 North Range 6 West New Westminster District Plan 45757

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10108"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

NOV 12 2019



\_\_\_\_\_  
MAYOR

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