



**Planning Committee**

**Anderson Room, City Hall  
6911 No. 3 Road**

**Tuesday, October 18, 2016  
4:00 p.m.**

Pg. #      ITEM

MINUTES

**PLN-5**      *Motion to adopt the **minutes** of the meeting of the Planning Committee held on October 4, 2016.*



NEXT COMMITTEE MEETING DATE

November 8, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COMMUNITY SERVICES DIVISION

1. **CHILD CARE OPERATOR SELECTION FOR THE “CRESSEY CADENCE” CHILD CARE FACILITY**  
(File Ref. No. 07-3070-01) (REDMS No. 5175900 v. 6)

**PLN-8**

**See Page PLN-8 for full report**

*Designated Speaker: Coralys Cuthbert*

STAFF RECOMMENDATION

*That Atira Women's Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.*



PLANNING AND DEVELOPMENT DIVISION

2. **APPLICATION BY SANDRA LOPEZ AND ANDRE SAVARD FOR REZONING AT 4280 TYSON PLACE FROM LAND USE CONTRACT 042 AND SINGLE FAMILY ZERO LOT LINE (ZS24) TO SINGLE DETACHED (ZS27) – TYSON PLACE**

(File Ref. No. 12-8060-20-009601 RZ 16-726011) (REDMS No. 5163815)

PLN-16

See Page PLN-16 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

- (1) *That “Land Use Contract 042” entered into pursuant to “Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976”, be discharged from 4280 Tyson Place; and*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the “Single Detached (ZS27) – Tyson Place” zone and for the rezoning of 4280 Tyson Place from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to the “Single Detached (ZS27) – Tyson Place” zone, be introduced and given first reading.*



3. **APPLICATION BY GURPREET BAINS FOR REZONING AT 9660 SEAMEADOW COURT FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009618; RZ 16-738201) (REDMS No. 5103815)

PLN-41

See Page PLN-41 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, be introduced and given first reading.*



4. **APPLICATION BY ANUVIR DEHAL FOR REZONING AT 8140 HEATHER STREET FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**

(File Ref. No. 12-8060-20-009263; RZ 16-737446) (REDMS No. 5159809)

PLN-60

See Page PLN-60 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.*



5. **APPLICATION BY MUKHTIAR SIAN FOR REZONING AT 3760/3780 BLUNDELL ROAD FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009627; RZ 15-712886) (REDMS No. 5178409)

PLN-76

See Page PLN-76 for full report

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*



6. **MANAGER’S REPORT**

## Planning Committee Agenda – Tuesday, October 18, 2016

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ITEM

ADJOURNMENT





## Planning Committee

Date: Tuesday, October 4, 2016

Place: Anderson Room  
Richmond City Hall

Present: Councillor Linda McPhail, Chair  
Councillor Bill McNulty  
Councillor Chak Au  
Councillor Harold Steves

Absent: Councillor Carol Day

Call to Order: The Chair called the meeting to order at 4:00 p.m.

### MINUTES

It was moved and seconded

*That the minutes of the meeting of the Planning Committee held on September 20, 2016, be adopted as circulated.*

**CARRIED**

### AGENDA ADDITION

It was moved and seconded

*That Lions Manor be added to the agenda as Item No. 3A.*

**CARRIED**

**PLANNING AND DEVELOPMENT DIVISION**

1. **APPLICATION BY WESTMARK DEVELOPMENTS (CAMOSUN) LTD. FOR REZONING AT 9240, 9248, 9260 CAMBIE ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT79) - ALEXANDRA NEIGHBOURHOOD (WEST CAMBIE)**  
(File Ref. No. 08-4105-06-01; RZ 15-692812) (REDMS No. 4977646 v. 3)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9597 to create the "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)" zone, and to rezone 9240, 9248, 9260 Cambie Road from "Single Detached (RS1/F)" to "Town Housing (ZT79) - Alexandra Neighbourhood (West Cambie)", be introduced and given first reading.*

**CARRIED**

2. **APPLICATION BY MATTHEW CHENG ARCHITECT ON BEHALF OF THE ARUL MIGU THURKADEVI HINDU SOCIETY OF BC FOR REZONING OF THE WESTERLY 110M OF 8100 NO. 5 ROAD FROM AGRICULTURAL (AG1) TO ASSEMBLY (ASY)**  
(File Ref. No. 08-4105-20-AMANDA#; RZ 14-667707) (REDMS No. 5048577 v. 2)

Wayne Craig, Director, Development, informed the Committee that the applicant is now in the second stage of a three stage process. The first stage involved a non-farm use application for the front 110 metres on the property. Prior to development, the applicant would still require an Environmentally Sensitive Development permit.

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9586, for the rezoning of the westerly 110 m of 8100 No. 5 Road from "Agricultural (AG1)" to "Assembly (ASY)", be introduced and given first reading.*

**CARRIED**

3. **APPLICATION BY TRIVIA HOMES LTD. FOR REZONING AT 9771 SEALILY PLACE FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. 08-4105-20-AMANDA#; RZ 16-735240) (REDMS No. 5161999)

It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9621, for the rezoning of 9771 Sealily Place from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.*

**CARRIED**

**Planning Committee**  
**Tuesday, October 4, 2016**

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**3A. LIONS MANOR**

The Committee discussed City staff involvement in the Lions Manor project and suggested ideas for meeting opportunities between Vancouver Coastal Health and City staff. Joe Erceg, General Manager, Planning and Development, noted that the shape of the building is not able to accommodate the current site and that the applicant is being urged to reconsider the structure. It was agreed that a memo be circulated informing Richmond City Council on the events.

**4. MANAGER'S REPORT**

**(i) *Townhouse Complex – No. 5 Road and Cambie Road***

Wayne Craig, Director, Development, informed the Committee that the City Staff has worked with the applicant to redesign the project and provide access to Cambie Road. There will be a public information meeting in the Cambie Community Centre to seek public input into the revised site planning; results will be brought back to Committee.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (4:17 p.m.).***

**CARRIED**

Certified a true and correct copy of the  
Minutes of the meeting of the Planning  
Committee of the Council of the City of  
Richmond held on Tuesday, October 4,  
2016.

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Councillor Linda McPhail  
Chair

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Shaun Divecha  
Legislative Services Coordinator



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** Cathryn Volkering Carlile  
General Manager, Community Services  
**Date:** September 30, 2016  
**File:** 07-3070-01/2016-  
**Re:** Child Care Operator Selection for the "Cressey Cadence" Child Care Facility

### Staff Recommendation

That Atira Women's Resource Society be appointed as the child care operator for the City-owned facility currently under construction at 5688 Hollybridge, subject to the Society entering into a lease for the facility that is satisfactory to the City.

Cathryn Volkering Carlile  
General Manager, Community Services  
(604-276-4068)

Att. 3

REPORT CONCURRENCE		
<b>ROUTED TO:</b>	<b>CONCURRENCE</b>	<b>CONCURRENCE OF GENERAL MANAGER</b>
Finance Department Project Development	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
<b>REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE</b>	<b>INITIALS:</b> DW	<b>APPROVED BY CAO</b> 



## Staff Report

### Origin

The purpose of this report is to seek Council's appointment of a child care operator for the Cressey Cadence child care facility at 5688 Hollybridge Way (Attachment 1 – 3). The provision of this facility was negotiated as part of a rezoning agreement with Cressey Gilbert Development LLP ("Cressey"), approved on December 9, 2013.

This report supports Council's 2014-2018 Term Goal #2 A Vibrant, Active and Connected City:

*Continue the development and implementation of an excellent and accessible system of programs, services, and public spaces that reflect Richmond's demographics, rich heritage, diverse needs, and unique opportunities, and that facilitate active, caring, and connected communities.*

2.1. *Strong neighbourhoods.*

2.2. *Effective social service networks.*

This report also supports Council's 2014-2018 Term Goal #6 Quality Infrastructure Networks:

*Continue diligence towards the development of infrastructure networks that are safe, sustainable, and address the challenges associated with aging systems, population growth, and environmental impact.*

6.2. *Infrastructure is reflective of and keeping pace with community need.*

This report also supports the following Social Development Strategy actions:

*Action 10 - Support the establishment of high quality, safe child care services in Richmond through such means as:*

*10.3 Securing City-owned child care facilities from private developers through the rezoning process for lease at nominal rates to non-profit providers.*

*Action 11 – Implement policies identified in the 2041 Official Community Plan to promote the establishment and maintenance of a comprehensive child care system.*

This report also supports the 2009 – 2016 Child Care Strategy Action #1:

- a) Work to implement targets based on the 2009 – 2016 Richmond Child Care Needs Assessment and Strategy, to maximize the community benefit of City-owned facilities, by:
  - (i) Prioritizing the development of child care spaces for school-age children & infant/toddlers
- b) Continue to make City-owned facilities available to child care operators at a nominal rent.

## **Analysis**

### **Background**

A child care facility was negotiated as a community amenity to be constructed by Cressey Gilbert Development LLP (Cressey), as part of a mixed use residential and commercial development at 5640 Hollybridge Way (RZ 12-602449). The project, known as the Cressey Cadence development, includes 245 residential units, commercial space and a 465 m<sup>2</sup> (5,000 sq. ft.) child care facility with related outdoor play area. To achieve a sufficiently sized facility for a 37 space licenced child care program, an additional community amenity contribution of \$874,000 was secured from IntraCorp related to their development at 5440 Hollybridge Way (RZ 09-506904). The funds were deposited into the Child Care Development Reserve and will be applied to the construction cost of the Cressey Cadence facility when the facility is transferred to the City.

### **Request for Expression of Interest**

The child care facility, which will provide 37 spaces of licenced care for infants to school age children, is co-located in a building that also contains 15 affordable housing units. The building is under construction and scheduled for completion in early 2017. In preparation for the property management of the affordable housing units and the operation of the City's future child care facility, two separate Requests for Expressions of Interest (EOI 5770 & EOI 5771) were issued by the City's Purchasing Department on July 5, 2016. These were published on BC Bid with a closing date of August 15, 2016.

Council had specified that lone parent families were the priority group to be served by the affordable housing. It was also Council's direction that the child care facility be accessible to these families. Both Expression of Interest (EOI) documents stressed that a willingness to develop a good working relationship between the two service providers would be important for the ongoing support of the affordable housing residents and the child care users occupying the same building.

Three potential applicants attended an information session on July 19, 2016. By the Requests for Expressions of Interest closing date, Atira Women's Resource Society was the only child care provider who made a submission. A selection panel was formed consisting of City staff plus a member of the Child Care Development Advisory Committee (CCDAC). Unfortunately, due to scheduling and workload issues the CCDAC member was not able to participate in evaluating the application. The review process involved one meeting and completing an evaluation matrix. The respondent's application was assessed based on their understanding of the submission requirements, operating vision, program philosophy, experience providing licenced child care, community partnerships, facility development knowledge and human resource and financial capacity.

Based on the results of the EOI selection process Atira Women's Resource Society (Atira) has demonstrated their ability to provide the required child care services. They currently operate a child care program in Surrey, the Maxxine Wright Early Development Centre, which is co-located with a women's shelter, supported housing units and a health clinic. In addition, they


have been selected to provide property management services for the 15 affordable housing units located in the Cressey Cadence development. Having Atira manage both services will benefit families accessing the child care services and those living in the affordable housing units.

### **Financial Impact**

There is no financial impact. An operating budget impact has been added to Facility Services budget to address ongoing maintenance costs.

### **Conclusion**

Atira Women's Resource Society is an experienced child care provider with an excellent track record. Staff are recommending that Atira be endorsed as the child care operator of the future City-owned child care facility, subject to entering into a satisfactory lease agreement with the City. This new community amenity will help to advance actions in the Social Development Strategy and the 2009 – 2016 Child Care Strategy, as indicated above.



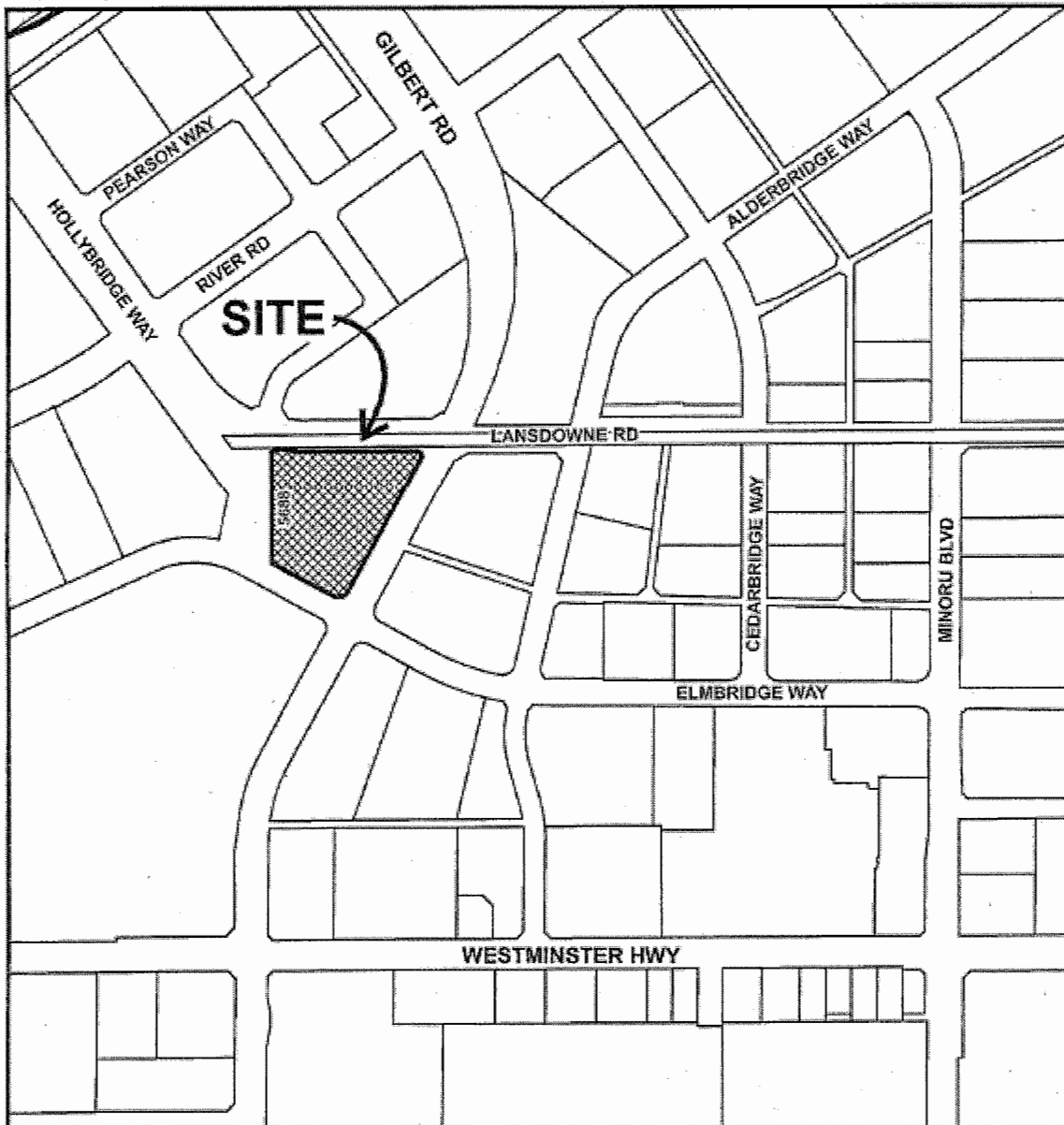
Coralys Cuthbert  
Child Care Coordinator  
(604-204-8621)

- Att. 1: Subject Site  
2: Cressey Cadence Building Elevation, 5688 Hollybridge Way  
3: Child Care Facility Indoor Floor Plan and Landscape Plan

SUBJECT SITE



City of  
Richmond



5688 Hollybridge Way

Original Date: 02/29/16

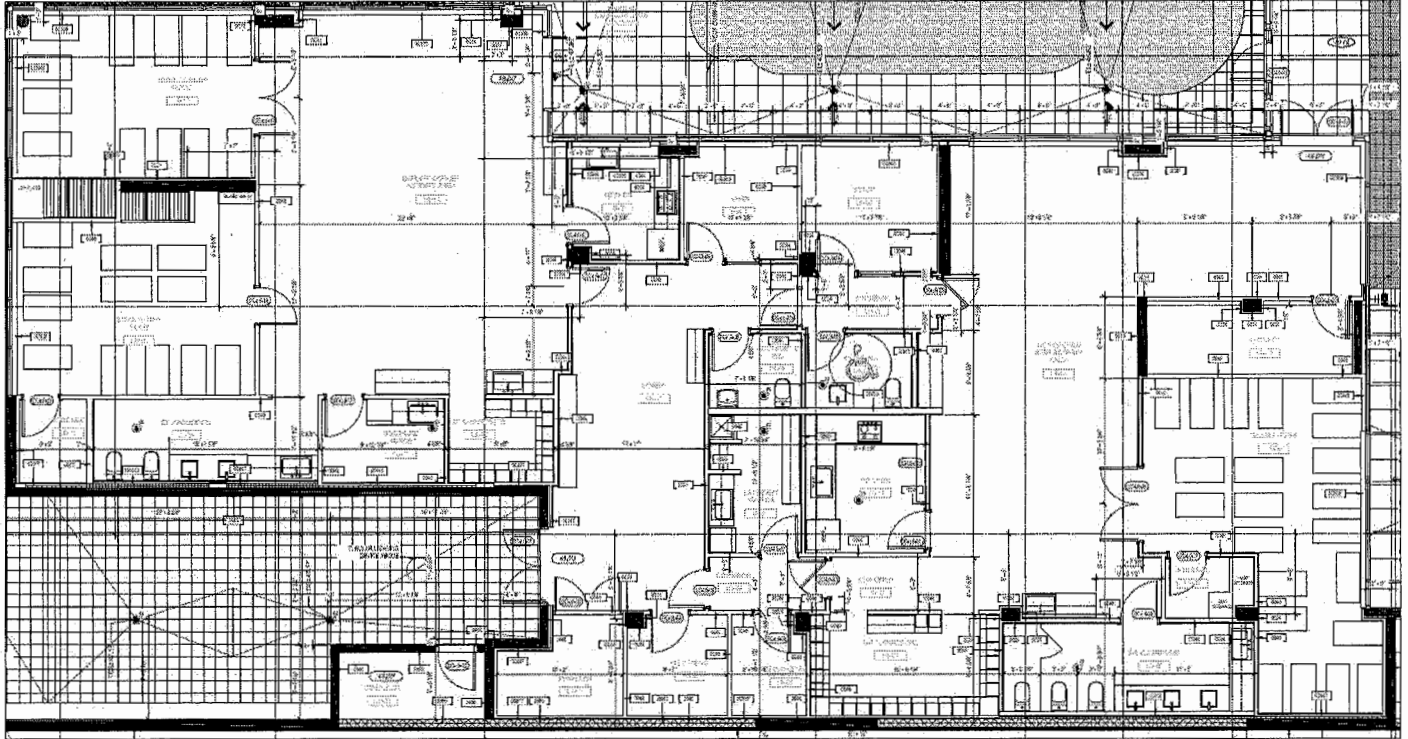
Revision Date:

Note: Dimensions are in METRES

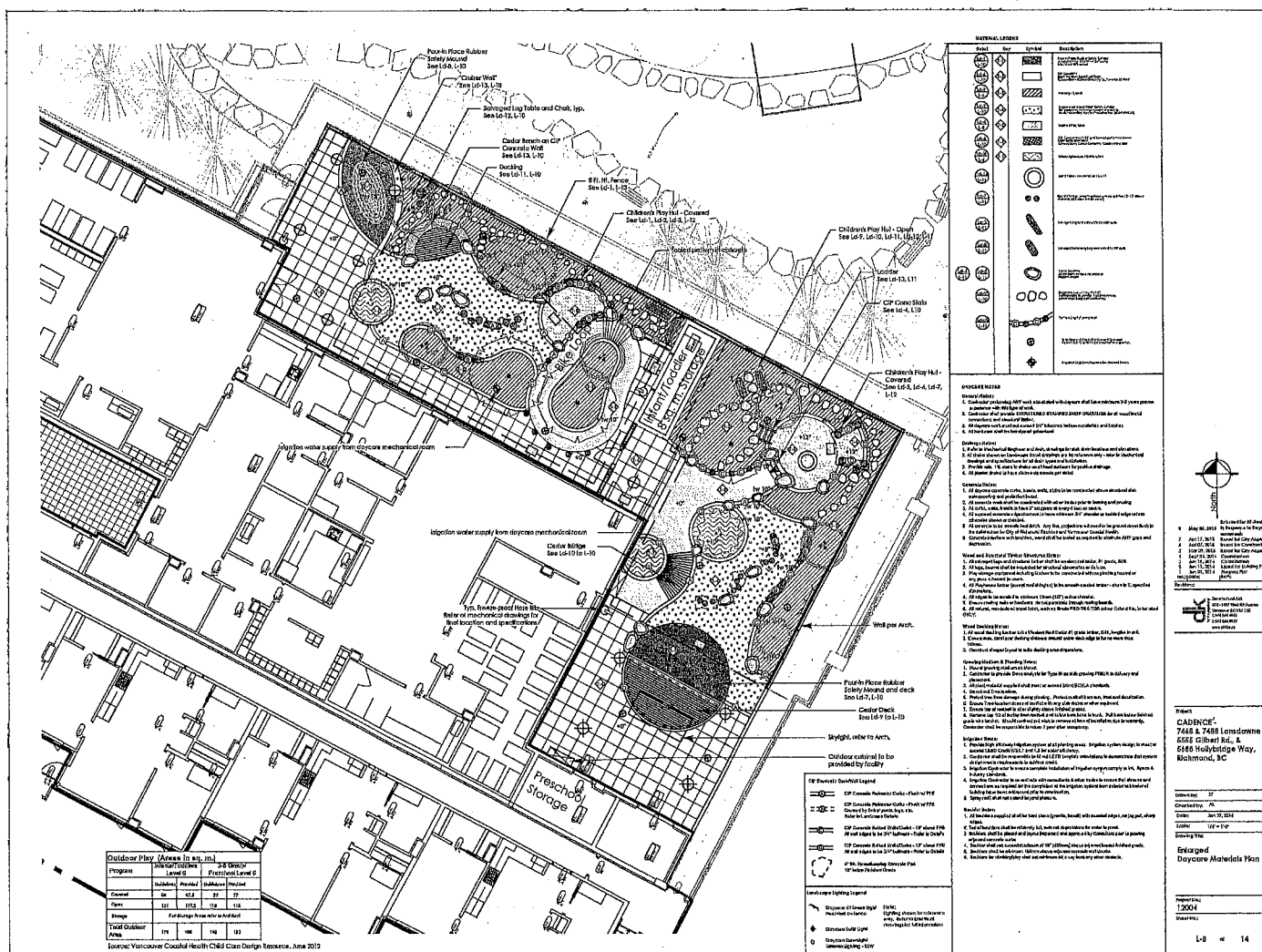
CRESSEY CADENCE BUILDING ELEVATION – 5688 Hollybridge Way



## CHILD CARE FACILITY INDOOR FLOOR PLAN &amp; LANDSCAPE PLAN



		CLIENT: <b>CRESSEY</b> 666 W 88th Ave #200, VANCOUVER BC, V8Z 1C6		PROJECT NAME: <b>Cadence Daycare</b> 7488 & 7488 LANDSDOWNE RD, RICHMOND BC		SCALE: 1:1	PORTION: DC 1.08	REVIEW: —
		PROJECT NO: <b>31237</b>		DAYCARE PLAN		DRAWN BY: SDP	CHECKED BY: ACOO	STATUS: NFC
		PROJECT COMMENCEMENT: 2016/04/12		PROJECT COMPLETION: 2016/04/12		PROJECT SCALE: THIS DRAWING IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY DOCUMENTATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, APPROVALS, AND REGULATORY DOCUMENTATION.		





# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** October 7, 2016  
**File:** RZ 16-726011


**Re:** Application by Sandra Lopez and Andre Savard for Rezoning at  
4280 Tyson Place from Land Use Contract 042 and Single Family Zero Lot Line  
(ZS24) to Single Detached (ZS27) – Tyson Place

### Staff Recommendation

1. That "Land Use Contract 042" entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", be discharged from 4280 Tyson Place; and
2. That Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, to create the "Single Detached (ZS27) – Tyson Place" zone and for the rezoning of 4280 Tyson Place from "Land Use Contract 042" and "Single Family Zero Lot Line (ZS24)" to the "Single Detached (ZS27) – Tyson Place" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

CL:blg  
Att. 6

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



## **Staff Report**

### **Origin**

Sandra Lopez and Andre Savard have applied to the City of Richmond for permission to rezone the property at 4280 Tyson Place from “Land Use Contract 042” and “Single Family Zero Lot Line (ZS24)” to a site-specific zone, to permit construction of a new two-storey detached dwelling with a secondary suite on the subject property (Attachment 1). The property currently contains a semi-detached dwelling and carport; which will be demolished at future development stage. This redevelopment proposal does not involve subdivision of the property. A survey plan of the subject site is included in Attachment 2.

On November 24, 2015, City Council adopted “Richmond Zoning Bylaw 8500, Amendment Bylaw 9343” to establish the underlying zoning for the subject property, and adopted “Richmond Land Use Contract 042, Early Termination Bylaw No. 9343” to terminate the Land Use Contract (LUC). Although these bylaws were adopted on November 24, 2015, the LUC remains on the land title record until November 24, 2016. For the one-year period while both the underlying zoning and the LUC are operative, the provisions of the LUC prevail. The provisions of the LUC would allow for a three-storey semi-detached dwelling at the subject site, with 33% lot coverage.

At the November 24, 2015 Public Hearing, at which the LUC early termination bylaw was adopted, the applicants delegated to City Council about their desire to redevelop the subject site to construct a new two-storey detached dwelling that would be in keeping with the size of detached dwellings elsewhere in the city. At the Public Hearing, it was identified that the applicants could submit a rezoning application for Council to consider.

Since the applicants wish to construct a new two-storey detached dwelling with a secondary suite on the subject property, which is inconsistent with both the LUC and the underlying zoning, a rezoning of the property is required.

### **Findings of Fact**

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

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

- To the North, are semi-detached dwellings on lots under LUC 042 around the cul-de-sac of Tyson Place.
- To the South, fronting Baffin Drive, are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the East, fronting the cul-de-sac of Cabot Drive, are semi-detached dwellings on lots under LUC 042.
- To the West, is a detached dwelling on a lot under LUC 042 (4260 Tyson Place), and semi-detached dwellings further to the west.

**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.

**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****Conceptual Development Plans and the Proposed “Single Detached (ZS27) – Tyson Place” Zone**

The applicants propose to construct a detached dwelling with a secondary suite on the subject site, as shown in the attached preliminary concept plans (Attachment 4).

As both the existing LUC 042 and the underlying ZS24 zone require a single-family dwelling built on the subject site to have a zero side yard setback on one side (and since the subject site has a lot frontage of only 5.0 m wide), an amendment to Richmond Zoning Bylaw 8500 is proposed to create a site-specific zone entitled “Single Detached (ZS27) – Tyson Place” to accommodate this redevelopment proposal.

The ZS27 zone has been prepared to reflect many of the same provisions as the underlying ZS24 zone, as well those of the standard “Single Detached (RS1)” zone used for detached dwellings in other neighbourhoods city-wide. The proposed ZS27 zone would allow for a minimum lot frontage of 4.5 m due to the irregular shape of the subject property, and would not allow any additional floor area beyond what would be allowed in the underlying ZS24 zone or the standard RS1 zone.

The proposed ZS27 zone also allows for a site-specific reduction of the minimum rear yard setback in the southeast corner of the property from the standard 6.0 m down to 4.0 m to enable a portion of the building envelope to be shifted south to allow for vehicle manoeuvring around Tree # 1, which is to be retained on-site in the front yard. This is illustrated in the applicant's preliminary concept plans in Attachment 4.

Staff are supportive of the creation of this zone for the rezoning of the subject property as it:

- provides for a detached dwelling that is smaller in size and height than what could be constructed under LUC 042, and would be consistent with the size of detached dwellings on RS1-zoned lots city-wide; and,
- is consistent with the City's approach on the rezoning and subdivision of lots containing a duplex.

Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that the Building Permit application and ensuing development at the site is generally consistent with the preliminary concept plans included in Attachment 4. The Building Permit application process includes coordination between Building Approvals and Planning Department staff to ensure that the covenant is adhered to. The final plans submitted at Building Permit stage must comply with all City regulations, including Zoning.

### **Vehicle Access**

Vehicle access to the subject site is from Tyson Place in the same location as the existing driveway crossing, which is shared with the property to the west at 4260 Tyson Place. The applicants are required to register a cross-access easement for the shared driveway on Title prior to rezoning adoption, to formalize the existing shared access condition.

### **Implications for 4300 Tyson Place**

In order to construct a new detached dwelling at the subject site, the applicants will be required to demolish the existing dwelling; which is currently attached to the neighbouring dwelling at 4300 Tyson Place. This will result in the existing west façade of the dwelling at 4300 Tyson Place being exposed. The appearance of the exposed façade, as well as any Building Code and City requirements, will need to be addressed as part of the Building Permit application at 4280 Tyson Place (including but not limited to fire resistance ratings and the prevention of water intrusion).

The applicants have indicated that they have verbal authorization for their proposal from the neighbouring property owners at 4300 Tyson Place. Prior to rezoning adoption, the applicants are required to submit signed written confirmation from the neighbouring property owners that they have no objections to the proposed rezoning, and that they understand that it will result in an exposed façade to their dwelling, which the applicants have agreed to repair/finish in accordance with the Building Code and all City regulations.

The applicants have provided a signed written statement indicating that they will, at their sole cost, undertake the necessary repair/finishing of the exposed façade of the neighbouring dwelling

at 4300 Tyson Place resulting from this redevelopment proposal (including but not limited to its appearance, and addressing any Building Code and City requirements).

To ensure that the applicants undertake all of the work resulting from demolition of the dwelling at the subject site, the following items must be completed prior to final adoption of the rezoning bylaw:

- Submission of a restoration plan indicating how the applicants intend to address the exposed façade at 4300 Tyson Place; and
- A Letter of Credit in the amount of a contractor's cost estimate for the complete scope of the works.

### **Tree Retention and Replacement**

The applicants have 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 10 bylaw-sized trees and one (1) undersized tree on the subject property, and a total of eight (8) trees on the neighbourhood properties at 4300 Tyson Place (5 trees), 4340 Cabot Drive (1 tree), 4211 Baffin Drive (1 tree), and 4231 Baffin Drive (1 tree).

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

- One (1) Japanese Maple (Tree # 1; 21 cm dbh) located in the front yards is in good condition and should be retained and protected a minimum 1.5 m out from the base of the tree. Design development of the driveway in order to retain this tree.
- One (1) Western Red Cedar (Tree # 11, 50 cm dbh) located in the rear yard is in good condition and is identified to be retained and protected. Tree protection should be located a minimum 4.0 m out from the base of the tree.
- One (1) London Plane (Tree # 15; 1.05 m dbh) located in the back yard is a significant tree in excellent condition. This tree should be retained and protected a minimum 5.0 m out from the base of the tree. Design development to the rear of the proposed house to demonstrate a 5.0 m tree protection zone.
- Eight (8) trees (Trees # 7, 8, 10, 12, 16, 17, 18, 19) located on the subject site are in poor condition; either dying, historically topped (and as a result exhibit significant structural defects), exhibit sparse foliage or are infected with bacterial blight and canker. These trees are not good candidates for retention and should be removed and replaced at a ratio of 2:1 as per the Official Community Plan (OCP).
- Two (2) trees located on the neighbouring property at 4300 Tyson Place (Trees # 3 and 4) are proposed to be removed due their close proximity to the proposed new dwelling, which will result in significant root loss. Prior to removal, the applicants must obtain written permission from the adjacent property owner(s) and obtain a valid tree removal permit.

- Six (6) trees located in the rear yards of the neighbouring properties at 4340 Cabot Drive to the east, and to the south at 4211 and 4231 Baffin Drive (Trees # 2, 5, 6, 9, 13, 14) are to be retained and protected as per the Arborist Report recommendation.

### *Tree Protection*

The applicants have submitted a Tree Retention Plan showing the three (3) on-site trees and the six (6) off-site trees that are to be retained and protected, and the measures that are to be taken to protect them at development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicants are 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 of Trees # 1, 2, 5, 6, 9, 11, 13, 14, 15. 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 survival security for Trees # 1, 11, and 15 on-site. The City will accept either: a security in the amount of \$20,000 as determined by the City's Tree Preservation Coordinator; or a security based on the International Society of Arboriculture's appraisal technique of the true value of the trees, to be provided by a Certified Arborist prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the trees have survived.
- Prior to demolition of the existing dwelling on the subject site:
  - Installation of tree protection fencing around all trees to be retained, as shown on the proposed Tree Retention Plan. 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 applicants wish to remove seven (7) bylaw-sized trees on-site (Trees # 8, 10, 12, 16, 17, 18, 19); and one (1) undersized tree on-site (Tree # 7). The 2:1 replacement ratio would require a total of 14 replacement trees. Due to the compact size of the lot and the effort required by the applicants to retain three (3) trees on-site, staff recommend that only eight (8) replacement trees be required. The applicants have agreed to plant and maintain two (2) trees on the subject property and to provide a contribution in the amount of \$3,000 to the City's Tree Compensation Fund in-lieu of planting the remaining six (6) required replacement trees on-site. The required two (2) 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
2	10 cm	5.5 m

To ensure that the replacement trees are planted, the applicants are required to submit a Landscaping Security in the amount of \$1,000 prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed and a site inspection is conducted to ensure that the replacement trees have been planted. The City may retain a portion of the security for a one-year maintenance period to ensure that the replacement trees have survived.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on all lots being rezoned but not subdivided. Consistent with the Affordable Housing Strategy, the applicants propose a secondary suite within the new detached dwelling on the subject property.

Prior to rezoning adoption, the applicants are required to register a legal agreement on Title stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning.

At future Building Permit stage, the applicants are required to pay servicing costs and to complete the scope of servicing works described in Attachment 6 (e.g. water, storm, sanitary connections, and any necessary upgrades to the existing sidewalk/driveway crossing).

### **Existing Legal Encumbrances**

There is an existing easement (RD42635) registered on Title of the subject property to grant the right to 4300 Tyson Place (i.e., the dominant tenement) to maintain a dwelling over the easement area (1.2 m from the shared property line) and the right to enter the easement area for the purpose of repairing, maintaining, keeping up and replacing the dwelling and waterdrains to the dwelling. The easement should remain registered on Title of the subject site, as the rights granted to 4300 Tyson Place (at zero lot line) will still be necessary once a new detached dwelling is constructed on the subject site.

**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**

The subject proposal is to rezone the property at 4280 Tyson Place from "LUC 042" and "Single Family Zero Lot Line (ZS24)" to a new zone entitled "Single Detached (ZS27) – Tyson Place, to permit the construction of a detached single-family dwelling including a secondary suite on-site.

Staff are supportive of the proposed rezoning application as it: a) provides for a detached dwelling that is similar in character to detached dwellings on RS1-zoned lots city-wide; b) is consistent with the City's approach on the rezoning and subdivision of lots containing a duplex; and c) provides for a secondary suite within the proposed new dwelling on the subject site.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9601 be introduced and given first reading.

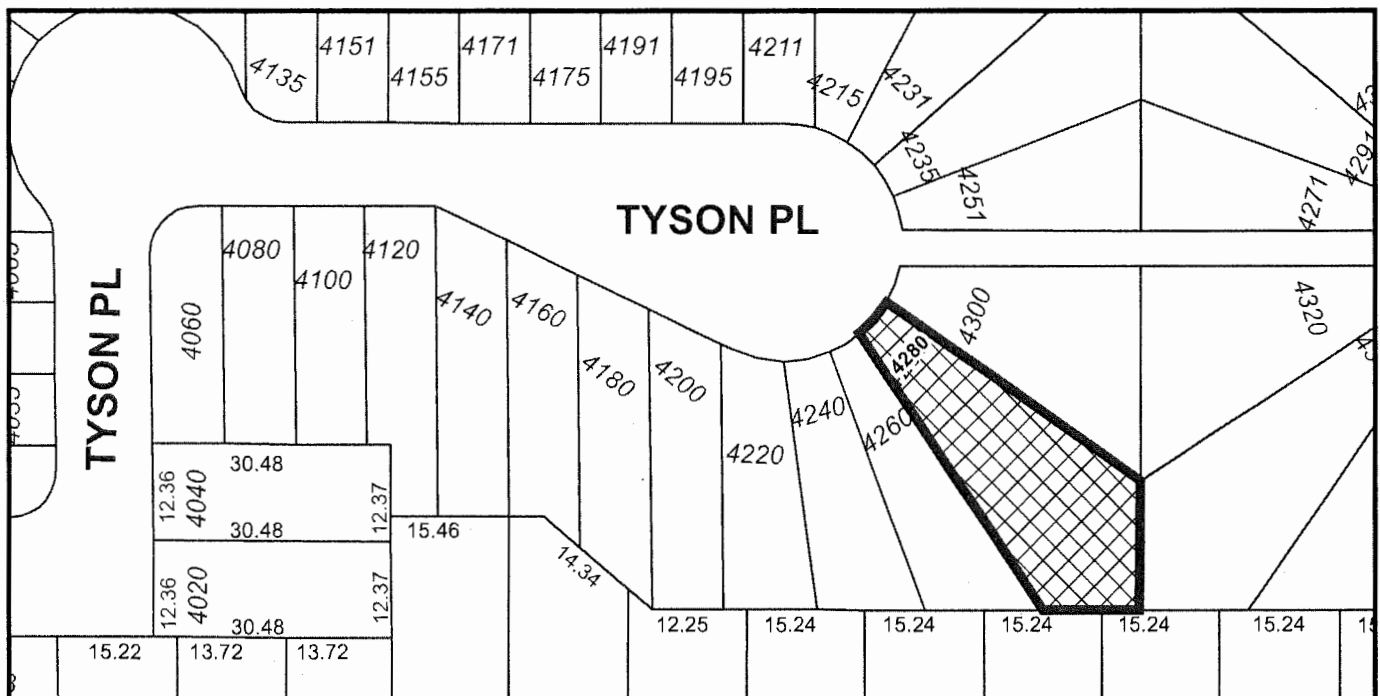


Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Preliminary Conceptual Development Plans
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations

The map displays a residential neighborhood with several streets: Granville Ave at the top, Tyson Pl running horizontally, Cabot Dr branching off to the right, and Baffin Dr and Baffin Cr at the bottom. A vertical street, NO-1-RD, runs through the center. Various zoning districts are labeled throughout the map, including RS1/E, RS1/B, RS2/B, RD1, RD1C, and ZS2. A specific parcel, located at the intersection of Tyson Pl and Cabot Dr, is highlighted with a hatched pattern and labeled 'PROPOSED REZONING'. This parcel is also labeled with the number '042'. Other lot numbers visible include 135, 161, and 042. A north arrow is located in the upper left corner of the map.



Note: Dimensions are in METRES





# City of Richmond



RZ 16-726011

Original Date: 03/29/16

Revision Date:

Note: Dimensions are in METRES

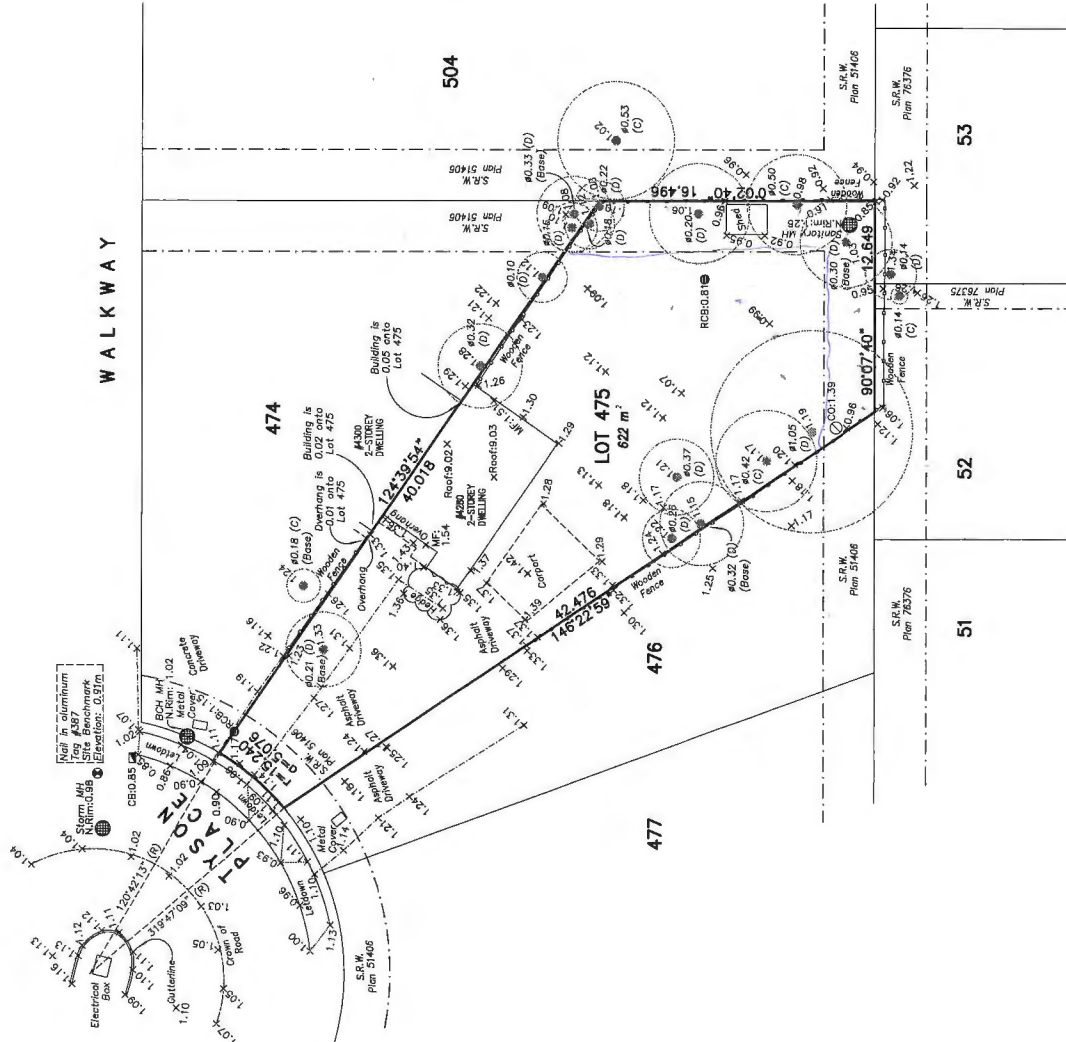
**TOPOGRAPHIC SURVEY OF LOT 475  
SECTION 14 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT PLAN 51405**

#4260 TISON PLACE,  
RICHMOND, B.C.  
P.L.D. 003-718-239



SCALE: 1:200

0 5 10 15  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



**NOTE:**  
Parcel is encumbered by  
Registration Number: R051377  
Easement (Appurtenant to Lot 474)

**LEGEND:**  
(C) denotes center  
(D) denotes ditch  
□ denotes catch basin  
● denotes round catch basin  
○ denotes manhole  
○ denotes cleanout  
MF denotes main floor  
(R) denotes radial bearing

**NOTE:**  
Elevations shown are based on  
City of Richmond H.P.N.  
Benchmark network.  
Benchmark: H.P.N. #235  
Control Monument 7714685  
Elevation: 1.103m  
Benchmark: H.P.N. #234  
Control Monument 7714691  
Elevation: 1.125m  
**NOTE:**  
Use site Benchmark Tag #387 for  
construction elevation control.

Drawn by: 10

DWG No. 6113-Topo

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

JOHNSON C. TAM, B.C.L.S.  
AUGUST 12th, 2015.





# City of Richmond

## Development Application Data Sheet

Development Applications Department

**RZ 16-726011**

**Attachment 3**

Address: 4280 Tyson Place

Applicants: Sandra Lopez and Andre Savard

Planning Area(s): Seafair

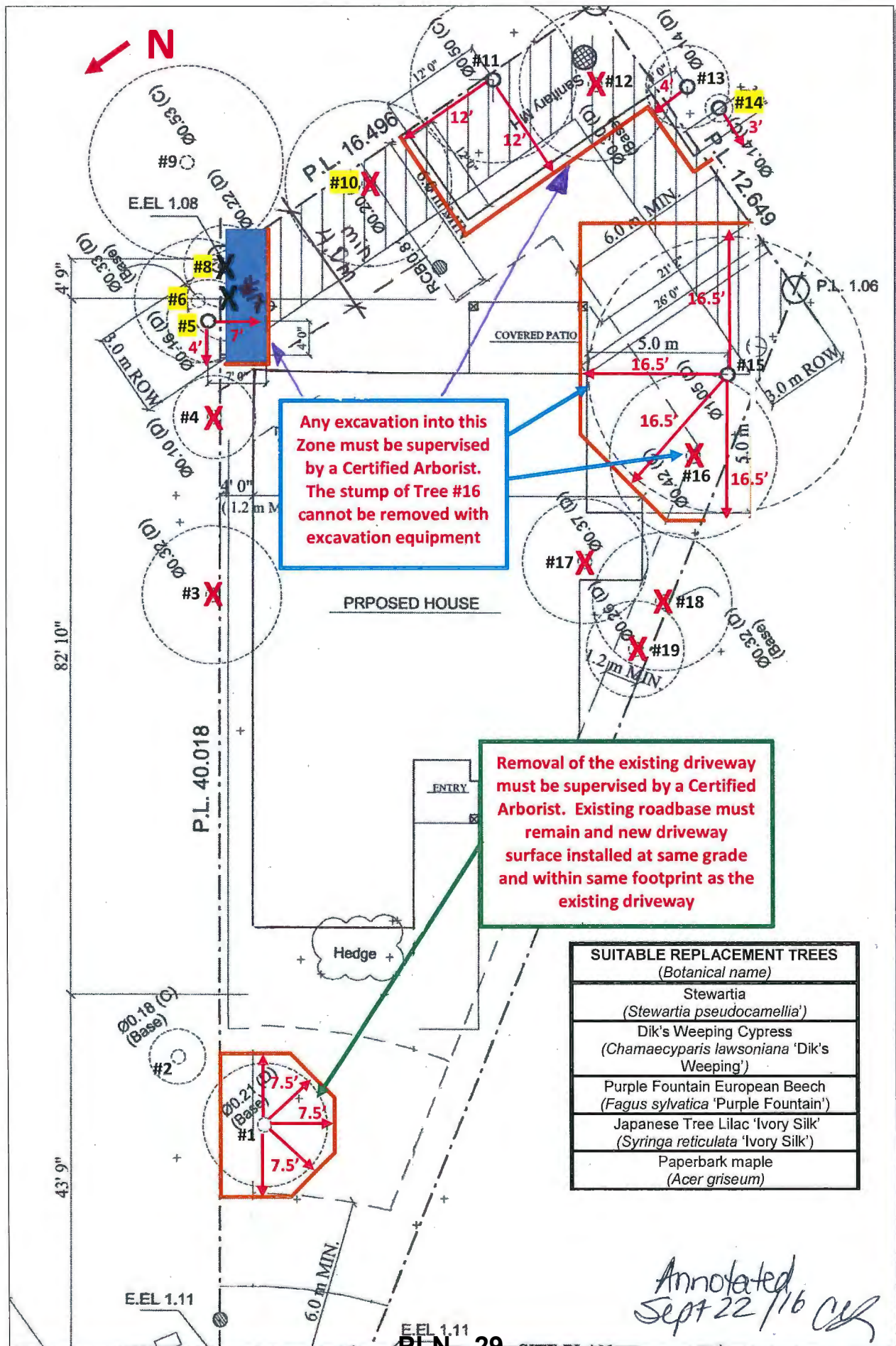
	Existing	Proposed
<b>Owner:</b>	Sandra Mary Lopez Andre Savard	No change
<b>Site Size (m<sup>2</sup>):</b>	622 m <sup>2</sup> (6,695 ft <sup>2</sup> )	No change
<b>Land Uses:</b>	Semi-detached dwelling	Single-detached dwelling
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Zoning:</b>	LUC 042 and Single Family Zero Lot Line (ZS24)	Single Detached (ZS27) – Tyson Place

	LUC 042	Proposed Single Detached (ZS27) – Tyson Place zoning	Proposed	Variance
Floor Area Ratio:	N/A	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> ; plus max. 50 m <sup>2</sup> for a garage	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> ; plus max. 50 m <sup>2</sup> for a garage	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 615.78 m <sup>2</sup> (6,628 ft <sup>2</sup> ) incl. garage	Max. 352.66 m <sup>2</sup> (3,796 ft <sup>2</sup> ) incl. garage	352.66 m <sup>2</sup> (3,796 ft <sup>2</sup> ) incl. garage	none permitted
Lot Coverage (% of lot area):	As per drawings, (approximately 33%)	Buildings, Structures & Non-porous surfaces: Max. 70% Live plant material: Min. 30%	Buildings, Structures & Non-porous surfaces: 60% Live plant material: 40%	none
Min. Lot Size (m <sup>2</sup> ):	As per subdivision plan	270 m <sup>2</sup>	622 m <sup>2</sup>	none
Lot Dimensions (m):	As per subdivision plan	Frontage: Min. 4.5 m Width: Min. 9.0 m Depth: 24.0 m	Frontage: 5.076 m Average Width: Approx. 12.0 m Depth: Approx. 41.0 m	none

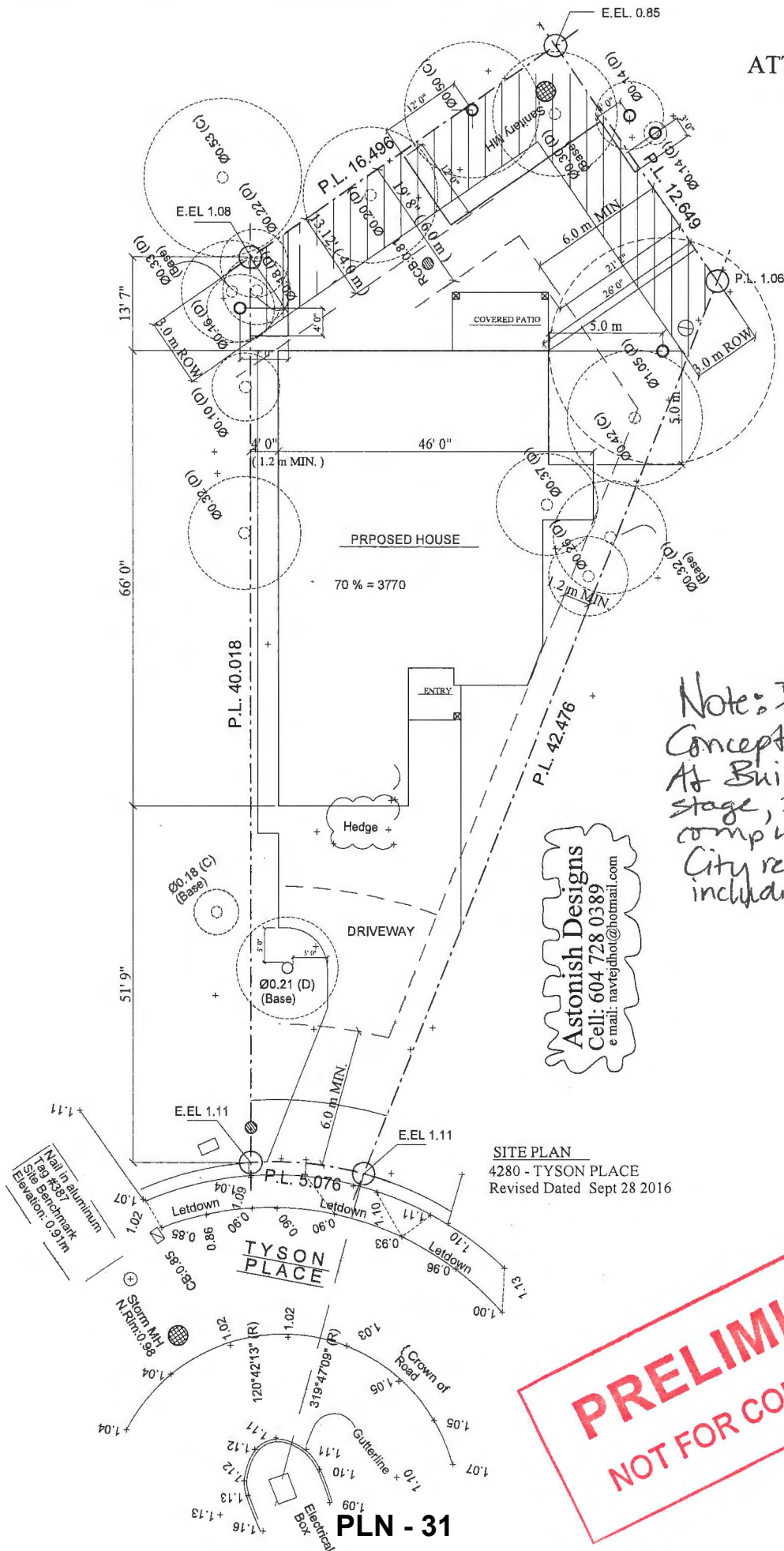
	<b>LUC 042</b>	<b>Proposed Single Detached (ZS27) – Tyson Place zoning</b>	<b>Proposed</b>	<b>Variance</b>
Setbacks (m):	Front: As per drawings (6.0 m) Rear: As per drawings (6.0 m) Side: 1.83 m on one side only (no minimum on other side)	Front: Min. 6.0 m Rear: Min. 4.0 m and 6.0 m as per diagram Side: Min. 1.2 m	Front: 15 m Rear: 4.0 m and 6.0 m as per diagram Side: 1.2 m	none
Height (m):	3 storeys	Max. 2 ½ storeys (9.0 m; peaked roof) Max. 2 storeys (7.5 m; flat roof)	2 storeys (Max. 9.0 m, peaked roof)	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

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



<u>TREE</u> #	<u>SPECIES</u>	<u>DBH</u> (cm)	<u>SPREAD</u> Radius (m) est.
1	Japanese maple ( <i>Acer palmatum</i> )	45 combined (13+12+10+10)	2
2	Cedar ( <i>Thuja sp.</i> )	18 per survey	0.8
3	Birch ( <i>Betula sp.</i> )	35	1.2
4	Cherry ( <i>Prunus sp.</i> )	10 per survey	1.2
5	Cherry ( <i>Prunus sp.</i> )	16 per survey	2
6	Cherry ( <i>Prunus sp.</i> )	33 per survey	2
7	Cherry ( <i>Prunus sp.</i> )	17	1.2
8	Cherry ( <i>Prunus sp.</i> )	21	1.2
9	Cedar ( <i>Thuja plicata</i> )	53 per survey	3.2
10	Plum ( <i>Prunus sp.</i> )	31 combined (17+14)	2.6
11	Cedar ( <i>Thuja plicata</i> )	57	2.8
12	Plum ( <i>Prunus sp.</i> )	52 combined (19+17+16)	2.6
13	Japanese inaple ( <i>Acer palmatum</i> )	14 per survey	1.2
14	Pine ( <i>Pinus sp.</i> )	11 per survey	0.2
15	London Plane ( <i>Platanus acerifolia</i> )	111	5.2
16	Cedar ( <i>Thuja plicata</i> )	49	2.6
17	Cherry ( <i>Prunus sp.</i> )	42	2
18	Cherry ( <i>Prunus sp.</i> )	49 combined (25+15+9)	2.1
19	Cherry ( <i>Prunus sp.</i> )	33	1.4



Note: Preliminary Concept Plan. At Building Permit stage, plans must comply with all City regulations, including zoning.

Astonish Designs  
Cell: 604 728 0389  
e mail: navtejdh@hotmail.com

**SITE PLAN**  
4280 - TYSON PLACE  
Revised Dated Sept 28 2016

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

PLN - 31



STONE PER  
OWNER'S SPEC



**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

**PLN - 32**





## Rezoning Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 4280 Tyson Place

**File No.:** RZ 16-726011

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9601, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$1,000 (\$500/tree) to ensure that a total of two (2) replacement trees are planted and maintained (with the following minimum sizes 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
2	10 cm	5.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$3,000 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 applicants and a Certified Arborist for supervision of any on-site works conducted within or in close proximity to the tree protection zone of Trees # 1, 2, 5, 6, 9, 11, 13, 14, 15 on-site and off-site. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections (at specified stages of construction), the special measures required to ensure tree protection, 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 for the three (3) on-site trees to be retained (Trees # 1, 11, and 15). The City will accept either: a security in the amount of \$20,000, as determined by the City's Tree Preservation Coordinator; or a security based on the International Society of Arboriculture's appraisal technique of the true value of the trees, to be provided by a Certified Arborist prior to final adoption of the rezoning bylaw. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report is received, and a site inspection is conducted to ensure that the trees have not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the trees have survived.
5. Submission of signed written authorization from all registered property owners on title of the neighbouring lot at 4300 Tyson Place, that they have no objections to the proposed rezoning, and that they understand that it will result in an exposed façade to their dwelling, which must be repaired/finished at the sole cost of the rezoning applicants.
6. Submission of a restoration plan indicating how the applicants intend to address the exposed façade at 4300 Tyson Place resulting from demolition of the dwelling at 4280 Tyson Place (including its' appearance as well as any Building Code and City requirements, including but not limited to fire resistance ratings and the prevention of water intrusion).
7. Submission of a Letter of Credit in the amount of a contractor's cost estimate for the complete scope of the works associated with repairing/finishing the exposed façade at 4300 Tyson Place resulting from demolition of the dwelling at 4280 Tyson Place (including its' appearance, as well as any Building Code and City requirements, including but not limited to fire resistance ratings and the prevention of water intrusion).
8. Registration of a flood indemnity covenant on Title.
9. Registration of a cross-access easement over the proposed driveway, which is currently shared with the neighbouring property to the west at 4260 Tyson Place. Note: the exact dimensions of the easement are to be determined prior to final adoption of the rezoning bylaw.

10. Registration of a legal agreement on title to ensure that the Building Permit application and ensuing development at the subject site is generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
11. 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 subject property, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
12. Discharge from title of "Land Use Contract 042" (having Charge Number RD34261) entered into pursuant to "Lulu Island Holdings Ltd. Land Use Contract Bylaw No. 3234, 1976", as it affects 4280 Tyson Place.

**Prior to Demolition Permit\* issuance, the developer must complete the following requirements:**

- Installation of tree protection fencing around 1, 2, 5, 6, 9, 11, 13, 14, 15 on-site and off-site, which are 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 must remain in place until construction and landscaping on-site is completed. Tree protection fencing must be installed at a minimum of:
  - 1.5 m out from the base of Tree # 1; Design development of the driveway in order to retain this tree.
  - 4.0 m out from the base of Tree # 11.
  - 5.0 m out from the base of Tree # 15; Design development to the rear of the proposed house to demonstrate a 5.0 m tree protection zone.
  - as shown on the proposed Tree Retention Plan for Trees # 2, 5, 6, 9, 13, 14, as per the Arborist Report recommendation.

**Prior to Building Permit\* issuance, the developer must complete the following requirements:**

- Submit Building Permit plans that are generally consistent with the preliminary conceptual plans included in Attachment 4 to this staff report.
- Incorporate the scope of works to repair/finish the exposed façade at 4300 Tyson Place into the Building Permit application for the subject site at 4280 Tyson Place (including addressing any Building Code and City requirements, as well as the appearance of the exposed façade).
- Pay Servicing Costs for the following works (including but not limited to):

*Water Works*

- a) Using the OCP Model, there is 117.0 L/s of water available at a 20 psi residual at the lot frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.
- b) At the developer's cost, the City is to:
  - Cut and cap at the main, the existing 20 mm water service connection at the lot frontage.
  - Install a new 25 mm water service connection complete with meter and meter box off of the existing 150 mm AC watermain on Tyson Place.

*Storm Sewer Works*

- a) The developer is required to retain the existing storm service connection at the lot frontage.

### *Sanitary Sewer Works*

- a) At the developer's cost, the City is to:
  - Plug the existing sanitary service connection at the southwest corner of the subject lot (note: A tree will be impacted if the existing sanitary connection is re-used).
  - Install a new service connection and tie-in to the northwest face of existing manhole SMH4799 located at the southeast corner of the subject lot.
- b) All sanitary works to be completed prior to any on-site building foundation construction.

### *Frontage Improvements*

- a) At the developer's cost, the City is to upgrade or replace any sidewalk/driveway crossing (max. 4.0 m wide), as required.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground Hydro service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

### *General Items*

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The 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.
  - 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 original on file)

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9601 (RZ 16-726011)  
4280 Tyson Place**

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

1. Richmond Zoning Bylaw 8500, as amended, is further amended by:
  - a. Inserting the following into the end of the table contained in Section 5.15.1 regarding affordable housing density bonusing provisions:

Zone	Sum Per Buildable Square Foot of Permitted Principal Building
"ZS27	\$2.00"

- b. Inserting as Section 15.27 thereof the following:

**15.27 Single Detached (ZS27) – Tyson Place**

**15.27.1 Purpose**

The **zone** provides for **single detached housing** with a range of compatible **secondary uses**.

**15.27.2 Permitted Uses**

- **housing, single detached**

**15.27.3 Secondary Uses**

- **boarding and lodging**
- **community care facility, minor**
- **home business**
- **secondary suite**

**15.27.4 Permitted Density**

1. The maximum **density** is one **principal dwelling unit** per lot.
2. The maximum **floor area ratio** (FAR) is 0.40 applied to a maximum of 464.5 m<sup>2</sup> of the **lot area**, together with 0.30 applied to the balance of the **lot area** in excess of 464.5 m<sup>2</sup>.
3. Notwithstanding Section 15.27.4.2, the reference to "0.4" is increased to a higher **density** of "0.55" if:

- a) the building contains a secondary suite; or
- b) the **owner**, at the time **Council** adopts a zoning amendment bylaw to include the **owner's lot** in the **ZS27 zone**, pays into the **affordable housing reserve** the sum specified in Section 5.15 of this bylaw.

#### 15.27.5 Permitted Lot Coverage

- 1. The maximum **lot coverage** is 45% for **buildings**.
- 2. No more than 70% of a **lot** may be occupied by **buildings, structures and non-porous surface**.
- 3. 30% of the **lot area** is restricted to **landscaping** with live plant material.

#### 15.27.6 Yards & Setbacks

- 1. The minimum **front yard** is 6.0 m.
- 2. The minimum **interior side yard** is 1.2 m
- 3. The minimum **exterior side yard** is 3.0 m.
- 4. The minimum **rear yard** is 6.0 m

#### 15.27.7 Permitted Heights

- 1. The maximum **height** for **principal buildings** is 2 ½ **storeys**, but it shall not exceed the **residential vertical lot width envelope** and the **residential vertical lot depth envelope**. For a **principal building** with a flat roof, the maximum **height** is 7.5 m.
- 2. The maximum **height** for **accessory buildings** is 5.0 m.
- 3. The maximum **height** for **accessory structures** is 9.0 m.

#### 15.27.8 Subdivision Provisions/Minimum Lot Size

- 1. The minimum **lot** dimensions and areas are as follows:

Minimum frontage	Minimum lot width	Minimum lot depth	Minimum lot area
4.5 m	9.0 m	24.0 m	270.0 m <sup>2</sup>

#### 15.27.9 Landscaping & Screening

- 1. **Landscaping** and **screening** shall be provided according to the provisions of Section 6.0.

**15.27.10 On-Site Parking and Loading**

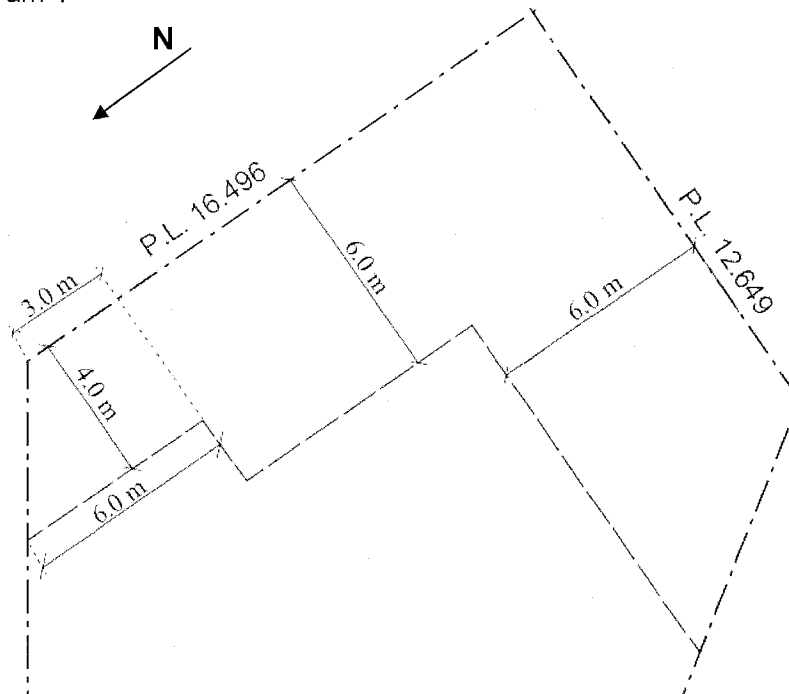
1. On-site **vehicle** parking shall be provided according to the standards set out in Section 7.0.

**15.27.11 Other Regulations**

1. In addition to the regulations listed above, the General Development Regulations in Section 4.0 and Specific Use Regulations in Section 5.0 apply.
2. Section 15.27.6.4 shall not apply to the lot identified in Section 15.27.11.2.a), which shall have a minimum rear yard setback as shown in Diagram 1 in Section 15.27.11.2.b):

- a) 4280 Tyson Place  
P.I.D. 003-718-239  
Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

- b) Diagram 1



2. 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 (ZS27) – TYSON PLACE"**.

P.I.D. 003-718-239

Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

3. That the Mayor and Clerk are hereby authorized to execute any documents necessary to discharge "Land Use Contract 061" (having Charge Number RD34261) from the following area:

P.I.D. 003-718-239

Lot 475 Section 14 Block 4 North Range 7 West New Westminster District Plan 51405

4. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9601"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____	CITY OF RICHMOND APPROVED by <i>BK</i>
_____	
_____	APPROVED by Director or Solicitor <i>al</i>
_____	
_____	
_____	

\_\_\_\_\_  
MAYOR

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





# City of Richmond

## Report to Committee Planning and Development Division


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


**Date:** September 6, 2016  
**File:** RZ 16-738201

**Re:** Application by Gurpreet Bains for Rezoning at 9660 Seameadow Court from  
Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, for the rezoning of 9660 Seameadow Court from "Single Detached (RS1/E)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WC:acr  
Att. 6

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

## **Staff Report**

### **Origin**

Gurpreet Bains has submitted a rezoning application to the City of Richmond for permission to rezone the property at 9660 Seameadow Court from Single Detached (RS1/E) zone to Single Detached (RS2/B) zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Seameadow Court (Attachment 1). The site is currently occupied by a single family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

The subject property is located in a cul-de-sac south of Seaport Avenue and is surrounded by single detached housing, on lots zoned “Single Detached (RS1/E)” to the north, south, east and west.

### **Related Policies & Studies**

#### **Official Community Plan/Shellmont Area Plan**

The OCP designation of the property is Neighbourhood Residential, where principal uses are single family, two-family and multiple family housing (specifically townhouses). The subject property is consistent with Richmond’s *2041 Official Community Plan Bylaw 9000* (OCP) by protecting single family neighbourhoods outside the City Centre.

The subject property is designated for Neighbourhood Residential within the Shellmont Area Plan and the proposed development is consistent with the Area Plan.

#### **Single Family Lot Size Policy 5409/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5409 (adopted by Council on April 10, 1989 and last amended in 2013) (Attachment 4). The Lot Size Policy permits the property to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed rezoning and subdivision would comply with the requirements of the “Single Detached (RS2/B)” zone and the Lot Size Policy 5409.

### **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 1<sup>st</sup> 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****Existing Legal Encumbrances**

A Statutory Right of Way (#H29742) for utilities exists along the southern portion of the subject property. The 4.6 m wide strip as shown on Attachment 2 allows for the sanitary service line to connect to properties to the west. No structures are permitted to encroach into the right of way.

A second Statutory Right-of Way registered on Title of the subject property (#G44845) was registered for a location north of the site, which was once part of plan that included the subject property. It is no longer required for the subject property and must be discharged by the owner prior to rezoning approval.

**Transportation and Site Access**

The two (2) proposed lots would be accessed from Seameadow Court. There are no other transportation requirements for this proposed rezoning and subdivision.

**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 seven bylaw-sized trees on the subject property, one tree on the neighbouring property to the north, and one street tree on City property.

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

- Retain and protect two trees (Trees #3 and 4) as per Arborist report recommendations
- Remove and replace four trees (Trees # 2, 5, 6, and 8) that are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominate stems with inclusions or are dying as a result of Bronze Birch Borer. These trees are not good candidates for retention.

- Remove and replace one tree (#9) that is within the Statutory Right of Way. The City requires the developer to install approximately 5 m of sanitary sewer along the south property line and trees are not permitted in the required Statutory Right of Way area.
- Replacement trees must be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove five (5) on-site trees. The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to plant five (5) trees on each lot proposed; for a total of 10 trees. Replacement trees shall not be planted within the proposed Statutory Right of Way. 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
2	11 cm	6 m
6	10 cm	5.5 m
2	8 cm	4 m

Parks Staff has authorized the removal of one (1) Mountain Ash tree in the center of the City frontage because the tree is in poor condition and in conflict with the new driveway and utilities required of the subdivision. The applicant is required to contribute \$1,300 as compensation for the removal of the tree.

### *Tree Protection*

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5).

The arborist report recommends that one large zone protect Trees #3 and #4 both located on the westerly portion of proposed Lot A. Tree Protection Zone fencing spanning 3.2 m from the base of the stem on the northwest side of Tree #3 and 2.5 m from the base of the stem on the northeast side of tree #4 is recommended. No grade changes are to occur within this Zone; retaining walls and perimeter drainage must be installed outside of this Zone. An existing shed is within this Zone; its removal must be supervised by a Certified Arborist. A Tree Survival Security of \$20,000 in the form of a Letter-of-Credit (LoC) to ensure the survival of the two (2) trees to be retained is required.

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. 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.

- Provide a Letter-of-Credit in the amount of \$5,000 for the replacement of 10 trees.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of the new lots created and a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> on the remaining lots, or 100% cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund if the lots are too small to accommodate a secondary suite.

The applicant proposes to provide a secondary suite in the house on each of the new lots. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suites are constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### **Site Servicing and Frontage Improvements**

At future subdivision and building permit stage, the applicant is required to complete the payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with completion of the required servicing works described in Attachment 6.

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

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

### **Conclusion**

The proposed rezoning would enable the subdivision of the subject property into two lots zoned Single Detached (RS2/B). This rezoning application complies with the land use designations and applicable policies contained in the OCP and the requirements of Single Family Lot Size Policy 5409.

As such, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9618 be introduced and given first reading.

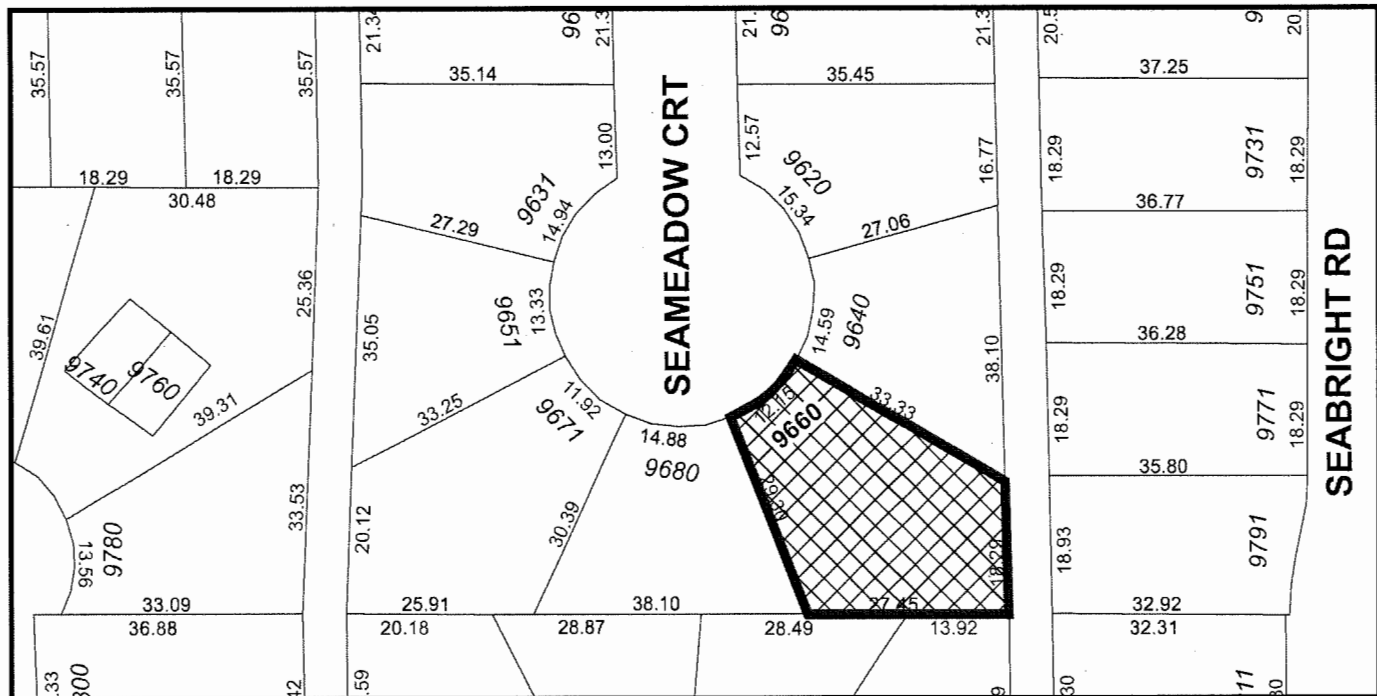


Ada Chan Russell  
Planner 1

ACR:cas

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single Family Lot Size Policy 5409
- Attachment 5: Tree Protection Plan
- Attachment 6: Rezoning Considerations

City of  
Richmond



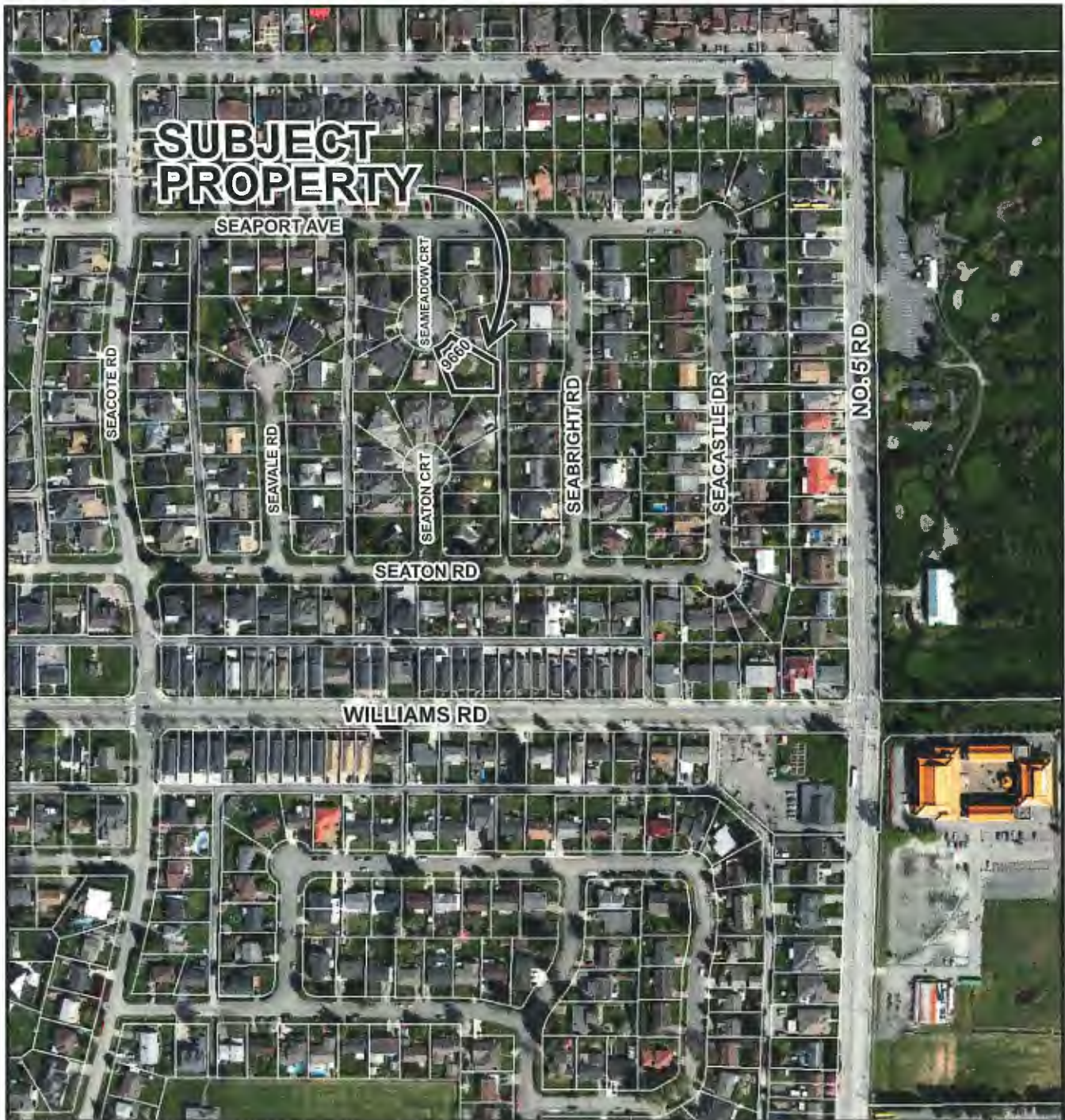
RZ 16-738201

Note: Dimensions are in METRES





City of  
Richmond



RZ 16-738201

Original Date: 08/09/16

Revision Date: 10/11/16

Note: Dimensions are in METRES



**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 264 SECTION 25  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 41169**

#9660 SEAMEADOW COURT,  
RICHMOND, B.C.  
P.I.D 003-533-280

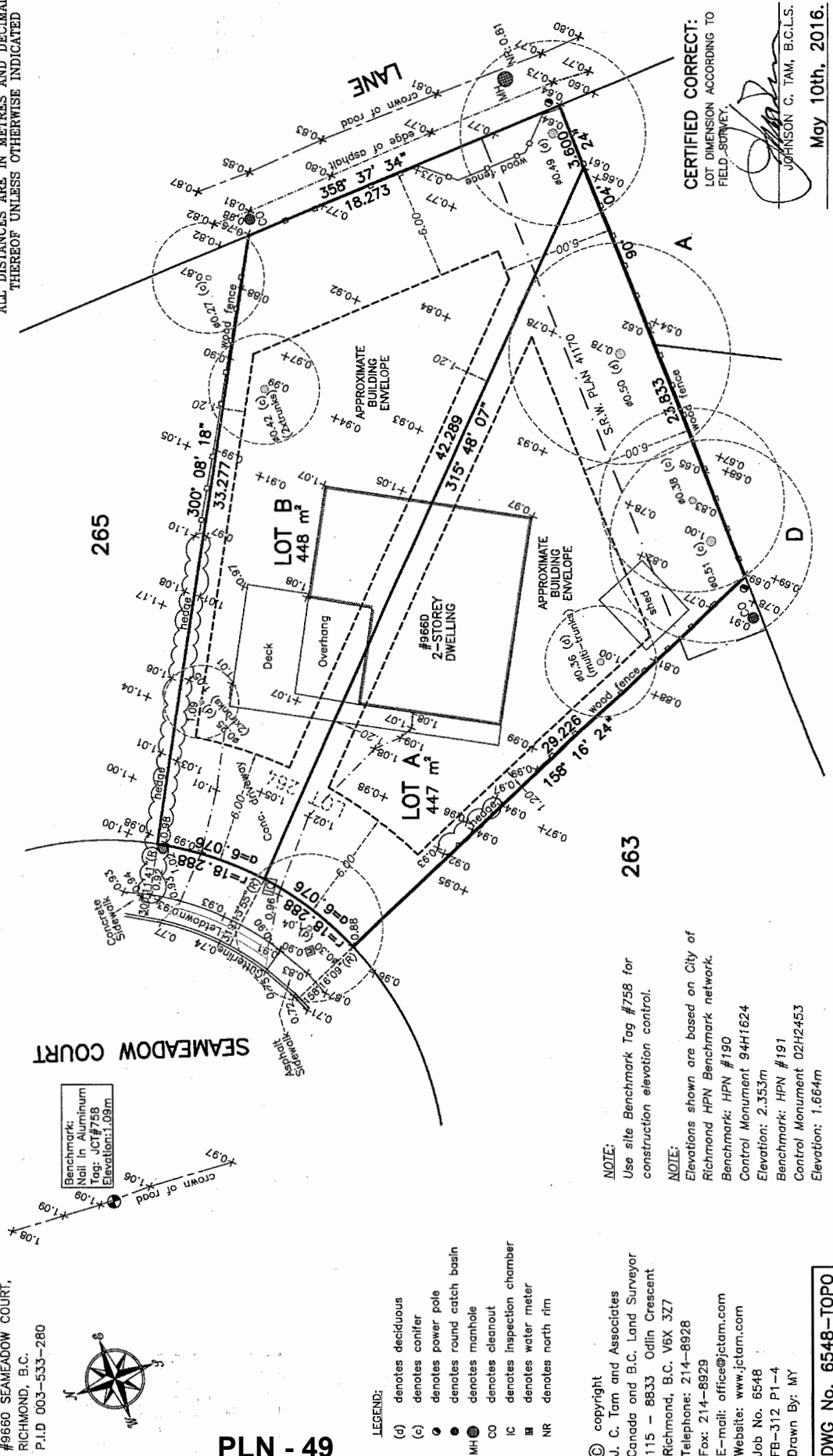


Benchmark:  
Nail in Aluminum  
Tag: JCT#758  
Elevation: 1.09m

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



PLN - 49

DWG No. 6548-TOPO



**RZ 16-738201**

**Attachment 3**

Address: 9660 Seameadow Court

Applicant: Gurpreet Bains

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	Paramvir and Gurpreet Bains Avtar Hamjole-Deol, Saran Hamjole, Gurkirpal Deol	No Change
<b>Site Size (m<sup>2</sup>):</b>	895 m <sup>2</sup> (9,633.7 ft <sup>2</sup> )	Lot A = 447 m <sup>2</sup> (4,811.47 ft <sup>2</sup> ) Lot B = 448 m <sup>2</sup> (4,822.23 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single-family dwelling	Two (2) single-family dwellings
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Area Plan Designation:</b>	Shellmont	Shellmont
<b>702 Policy Designation:</b>	Policy 5409 permits subdivision to Single Detached (RS2/B)	No Change
<b>Zoning:</b>	Single Detached (RS2/E)	Single Detached (RS2/B)
<b>Number of Units:</b>	1	2

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
<b>Floor Area Ratio:</b>	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
<b>Buildable Floor Area (m<sup>2</sup>):*</b>	Lot A: Max. 245.85 m <sup>2</sup> (2,646.3 ft <sup>2</sup> ) Lot B: Max. 246.4 m <sup>2</sup> (2,652.2 ft <sup>2</sup> )	Lot A: Max. 245.85 m <sup>2</sup> (2,646.3 ft <sup>2</sup> ) Lot B: Max. 246.4 m <sup>2</sup> (2,652.2 ft <sup>2</sup> )	none permitted
<b>Lot Coverage (% of lot area):</b>	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 25% Total: Max. 70%	none
<b>Lot Size:</b>	Min. 360 m <sup>2</sup>	Lot A: 447 m <sup>2</sup> Lot B: 448 m <sup>2</sup>	none
<b>Lot Dimensions:</b>	Width: Min. 12 m Depth: Min. 24 m	Lot A W: 14.95 m D: 35.76 m Lot B W: 18.62 m D: 37.78 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
<b>Setbacks:</b>	Front: Min. 6 m Rear: Min 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min 6 m Side: Min. 1.2 m	none
<b>Height:</b>	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	Max. 2.5 storeys and within Residential Vertical Lot Envelopes	none

Other: Tree replacement compensation required for loss of significant trees.

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: April 10, 1989  
 Amended by Council: October 16, 1995  
 Amended by Council: July 16, 2001\*  
 Amended by Council: October 21, 2013

POLICY 5409

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 25-4-6

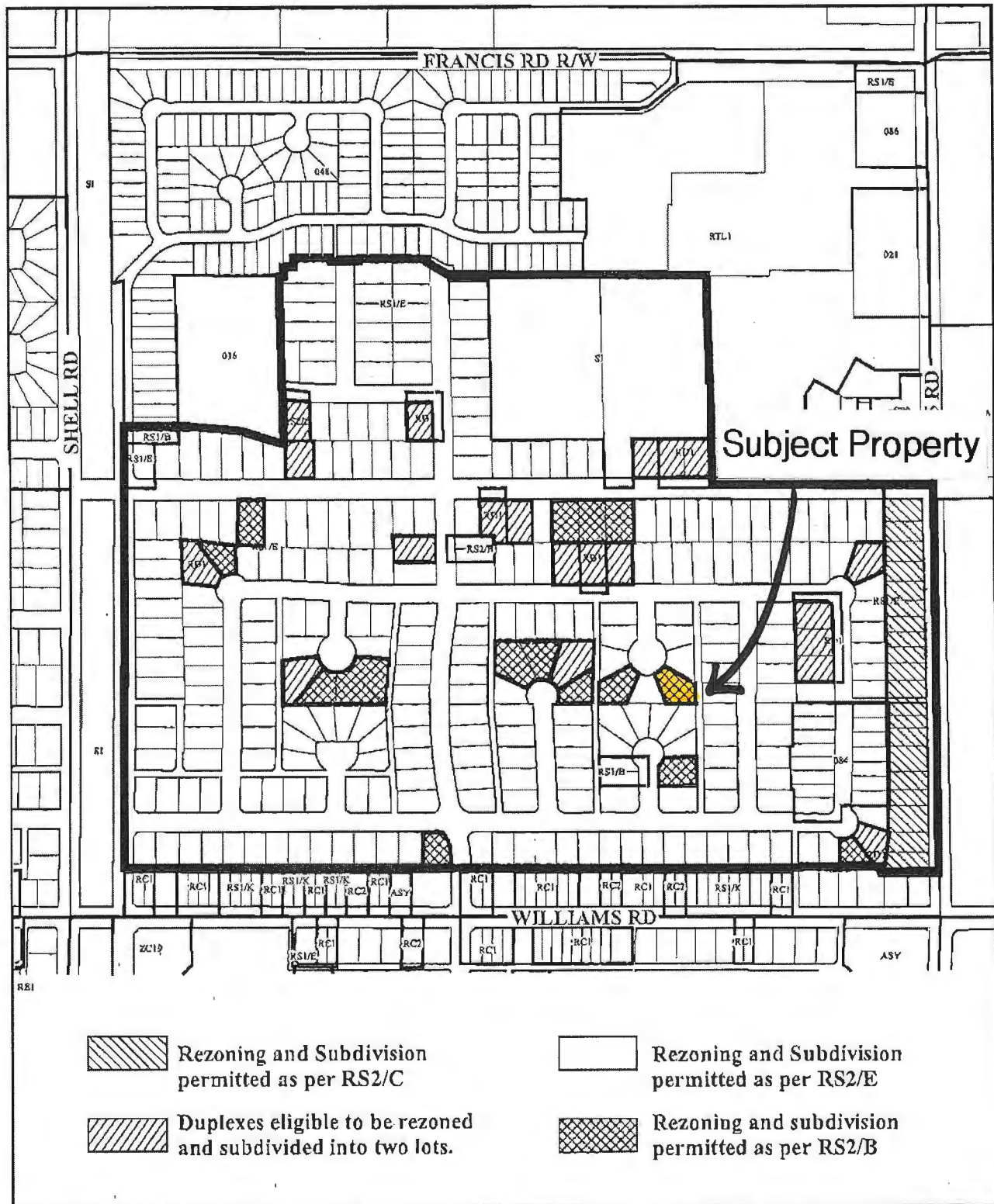
## POLICY 5409:

The following policy establishes lot sizes for the area generally bounded by **Shell Road, King Road, No. 5 Road** and **properties fronting onto Seaton Road**, in a portion of Section 25-4-6:

1. That properties within the area be permitted to rezone and subdivide in accordance with the provisions of Single Detached (RS2/E) in Richmond Zoning Bylaw 8500, with the following exceptions:
  - (a) properties with existing duplexes identified on the accompanying plan may be rezoned and subdivided into a maximum of two lots;
  - (b) properties with frontage on No. 5 Road may be rezoned and subdivided as per Single Detached (RS2/C); and
  - (c) properties shown as "cross-hatched" on the accompanying plan may be rezoned and subdivided as per Single Detached (RS2/B).

This policy, as shown on the accompanying plan, is to 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 Richmond Zoning Bylaw 8500.

\* Original Adoption Date in Effect



## Policy 5409 Section 25,4-6

Adopted Date: 04/10/89  
Amended Date: 07/16/01  
Amended Date: 10/21/13





**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 264 SECTION 25  
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 41169**

19660 SEAMEADOW COURT,  
RICHMOND, B.C.  
P.L.D. 000-433-280

**SCALE: 1:200**  
0 5 10  
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**LEGEND**

- (1) Service deciduous
- (2) Service conifer
- (3) Service power pole
- (4) Service road catch basin
- (5) Service manhole
- (6) Service clearest
- (7) Service inspection chamber
- (8) Service water meter
- (9) Deciduous north on

**NOTES:**  
Use site Benchmark Tey #728 for construction elevation control.  
Elevations shown are based on City of Richmond HPM Benchmark network.  
Benchmarks: HPM #180  
Control Monument: 94H1824  
Elevation: 2.333m  
Benchmark: HPM #191  
Control Monument: 02G1453  
Elevation: 1.864m

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

JOHNSON C. TAM, B.C.L.S.  
May 10th, 2016.

The plan shows Lot 264 (448 m²) and Lot 263 (447 m²) with various features like buildings, decks, and easements. It includes a legend, notes, and a north arrow.

A = 1, 8cm caliper Purple Fountain European Beech (*Fagus sylvatica* ‘Purple Fountain’)  
 B = 1, 10cm caliper Stewartia (*Stewartia pseudocamellia*)  
 C = 2, 10cm Paperbark Maple (*Acer griseum*)  
 D = 2, 6m Nootka Cypress (*Chamaecyparis nootkatensis*)  
 E = 3, 10cm Kousa Dogwood (*Cornus kousa*)  
 F = 1, 8cm caliper Stewartia (*Stewartia pseudocamellia*)

Page 1 of 1



# City of Richmond

## Rezoning Considerations

Development Applications Department  
6911 No. 3 Road, Richmond, BC V6Y 2C1

**Address:** 9660 Seameadow Court

**File No.:** RZ 16-738201

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9618, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$5,000 (\$500/tree) to ensure that a total of five (5) replacement trees are planted and maintained on each lot proposed (for a total of 10 trees) outside of the proposed Statutory Right of Way with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
2	11 cm	6 m
6	10 cm	5.5 m
2	8 cm	4 m

The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security for a one-year maintenance period.

2. City acceptance of the developer's offer to voluntarily contribute \$1,300 to the City's Tree Compensation Fund for the planting of replacement trees within the City. (\$1,300/tree for one (1) city tree)
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 \$20,000 for the two (2) on-site trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City Staff. The City may retain a portion of the security of a one-year maintenance period.
5. 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.
6. Registration of a flood indemnity covenant on title.
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 both of the proposed future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
8. Discharge of existing Statutory Right-of Way registered on Title of the subject property (#G44845).

**At Demolition Permit\* stage, the developer is required to complete the following:**

1. 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 must remain in place until construction and landscaping on-site is completed.

**Prior to Building Permit Issuance, the developer must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 15.56

Initial: \_\_\_\_\_



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.

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

1. Payment of City of Richmond Development Cost Charges (\$24,859.53) and GVRD Development Cost Charges (\$1,077.00).
2. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- a) Using the OCP Model, 111 L/s of water is available at a 20 psi residual at the hydrant on Seaport Ave. Based on the proposed development, the subject site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- c) At Developer's cost, the City is to:
  - Install 2 new water service connections complete with meter and meter box off of the existing 150mm AC watermain on Seameadow Crt.
  - Cut and cap at main, the existing water service connection.

*Storm Sewer Works:*

At Developer's cost, the City is to:

- Install a new storm service connection complete with inspection chamber and dual service leads at the adjoining property line of the two newly subdivided lots, off of the existing manhole STMH7562.
- Cut and cap the existing storm service lead at the north corner of the subject site.

*Sanitary Sewer Works:*

At Developer's cost, the City is to:

- Install approximately 5m of sanitary sewer along the south property line of the subject site complete with a new manhole and dual service leads off of the manhole to service the newly subdivided lots. Tie-in to the existing manhole SMH609, and reconnect the existing lateral servicing 9680 Seameadow Crt and 9780 Seaton Crt.
- Cut, cap and remove the existing sanitary service lead at the northeast corner of the subject site.

*Frontage Improvements:*

The Developer is required to:

- a) Coordinate with BC Hydro, Telus and other private communication service providers
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
- b) At Developer's cost, complete other frontage improvements as per Transportation's requirements including concrete works for curb and gutter and new driveway letdown.

*General Items:*

The Developer is required to:

- 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 investigation, testing, monitoring, site preparation, de-

Initial: \_\_\_\_\_

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.

(Signed concurrence on file) \_\_\_\_\_

Signed

\_\_\_\_\_ Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9618 (RZ 16-738201)  
9660 Seameadow Court**

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. 003-533-280

Lot 264 Section 25 Block 4 North Range 6 West New Westminster District Plan 41169

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9618"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

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



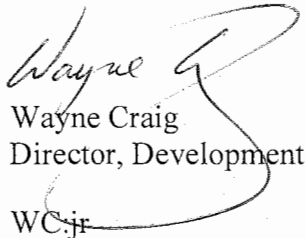
# City of Richmond


## Report to Committee Planning and Development Division

**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** October 3, 2016  
**File:** RZ 16-737446  
**Re:** Application by Anuvir Dehal for Rezoning at 8140 Heather Street from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, for the rezoning of 8140 Heather Street from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development  
WCjr  
Att. 7

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

## **Staff Report**

### **Origin**

Anuvir Dehal has applied to the City of Richmond for permission to rezone 8140 Heather Street from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided into two (2) single-family lots with vehicle access from Heather Street (Attachment 1). The proposed subdivision plan is shown in Attachment 2. There is an existing home on the property, which would be demolished.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North, one (1) home on a lot zoned “Single Detached (RS2/A),” fronting Heather Place.
- To the South, two (2) homes on lots zoned “Single Detached (RS1/E),” one (1) fronting Heather Place and one (1) fronting Dixon Avenue.
- To the East, a townhouse complex on a lot zoned “Low Density Townhouses (RTL1),” with vehicle access from Ash Street and Blundell Road.
- To the West, across Heather Street, a commercial centre on a lot zoned “Community Commercial (CC).”

### **Related Policies & Studies**

#### **Official Community Plan/Broadmoor Area Plan**

The subject property is located in the Broadmoor planning area. The Official Community Plan (OCP) designation for the subject property is “Neighbourhood Residential” (Attachment 4). The proposed rezoning is consistent with this designation.

The subject property is located within the area governed by the Ash Street Sub-Area Plan contained in the OCP. The land use designation for the subject property is “Low Density Residential” (Attachment 5). The Ash Street Sub-Area Plan permits the development of lands outside of designated infill sites shown on the Land Use Map to be governed by the City’s normal development application process. The City has considered numerous rezoning applications in the area, which have resulted in lots between 9 and 10 metres wide. The proposed rezoning is consistent with the land use designation and policies contained in the Ash Street Sub-Area Plan.

**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 1<sup>st</sup> 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****Existing Legal Encumbrances**

There is an existing 3.0 m statutory right-of-way (SRW) across the entire rear (east) property line for the sanitary sewer, which will not be impacted by this development proposal. The applicant is aware that encroachment into the SRW is not permitted.

**Transportation and Site Access**

Vehicle access is proposed to be provided from Heather Street via separate driveway crossings to each new lot.

Prior to the issuance of a Building Permit, the applicant is required to submit a Construction Parking and Traffic Management Plan to the City's Transportation Department for review.

**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 five (5) bylaw-sized trees on the subject property and one (1) tree on City property.

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

- Two (2) bylaw-sized trees within a Western red cedar hedgerow (Tag # 151) on the subject property have been historically topped and cannot be retained as individual trees due to their suppressed canopies. Remove and replace.

- Four (4) bylaw-sized trees within a Western red cedar hedgerow (Tag # 150) on the subject property have been historically topped and cannot be retained as individual trees due to their suppressed canopies. Remove and replace.
- One (1) untagged Japanese maple tree located on the development site is in direct conflict with the building envelope and cannot be retained. Remove and replace.
- One (1) Deodar cedar tree (Tag # 149) located on City property is in poor condition and recommended for removal. Compensation required at a 2:1 ratio.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove seven (7) on-site trees (Tag # 150, 151) (Attachment 6). The 2:1 replacement ratio would require a total of fourteen (14) replacement trees. The applicant has agreed to plant three (3) trees on each lot proposed; for a total of six (6) 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	6 cm	3.5 m
2	10 cm	5.5 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$4,000 to the City's Tree Compensation Fund in lieu of the remaining eight (8) trees that cannot be accommodated on the subject property after redevelopment.

The applicant wishes to remove one (1) City-owned tree (Tag # 149) and a hedge in the Heather Street right-of-way. The applicant has agreed to provide compensation of \$1,300 as requested by the Parks Department for the City to plant two (2) trees at or near the subject property.

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00/ft<sup>2</sup> of the total buildable area of the remaining lots; or a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

The applicant proposes to contribute \$9,803.76 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft<sup>2</sup> of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Policy.

### **Site Servicing and Frontage Improvements**

At a future development stage, the applicant must complete the required servicing works as described in Attachment 7, through either a Servicing Agreement or a work order.

At Subdivision stage, the applicant is required to pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$22,679.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 7.

**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**

The purpose of this application is to rezone 8140 Heather Street from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies for the subject site contained within the OCP and the Richmond Zoning Bylaw 8500.

The list of rezoning considerations is included in Attachment 7, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9623 be introduced and given first reading.

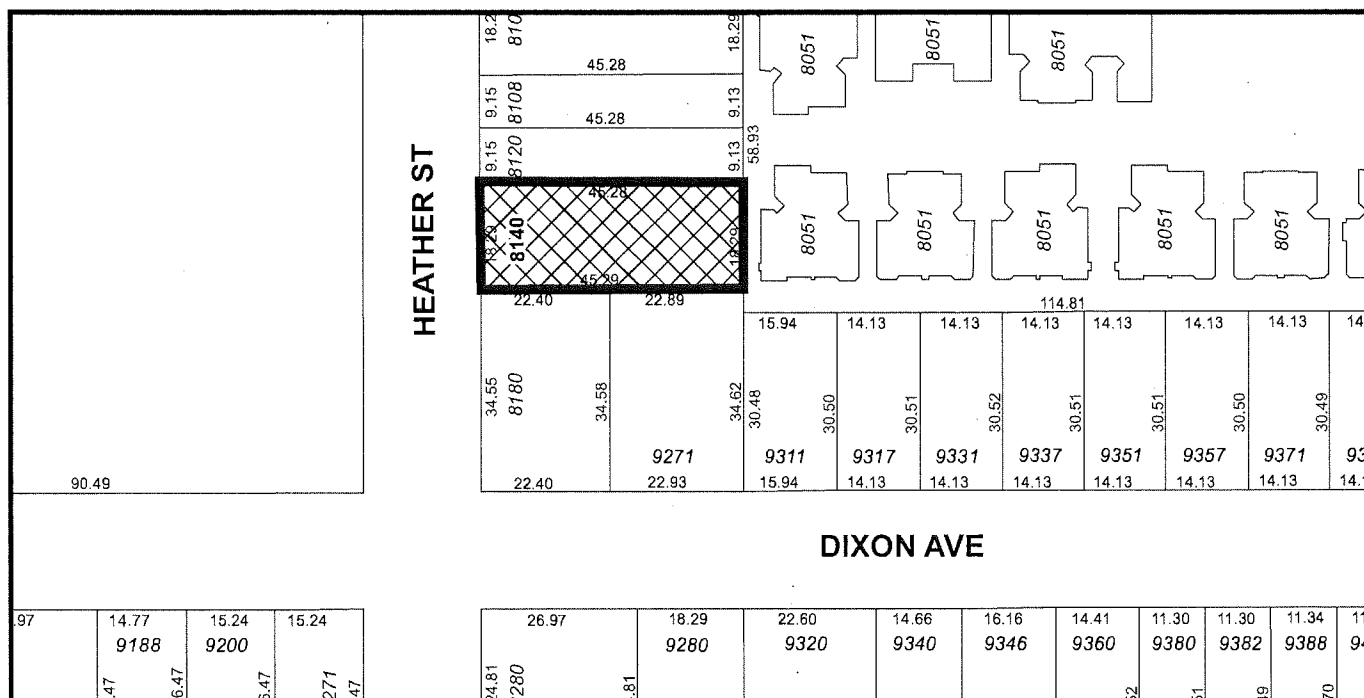


Jordan Rockerbie  
Planning Technician

JR:rg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Broadmoor Area Plan Land Use Map
- Attachment 5: Ash Street Sub-Area Plan Land Use Map
- Attachment 6: Tree Management Plan
- Attachment 7: Rezoning Considerations





RZ 16-737446

Note: Dimensions are in METRES



City of  
Richmond



RZ 16-737446

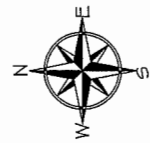
Original Date: 08/04/16

Revision Date:

Note: Dimensions are in METRES

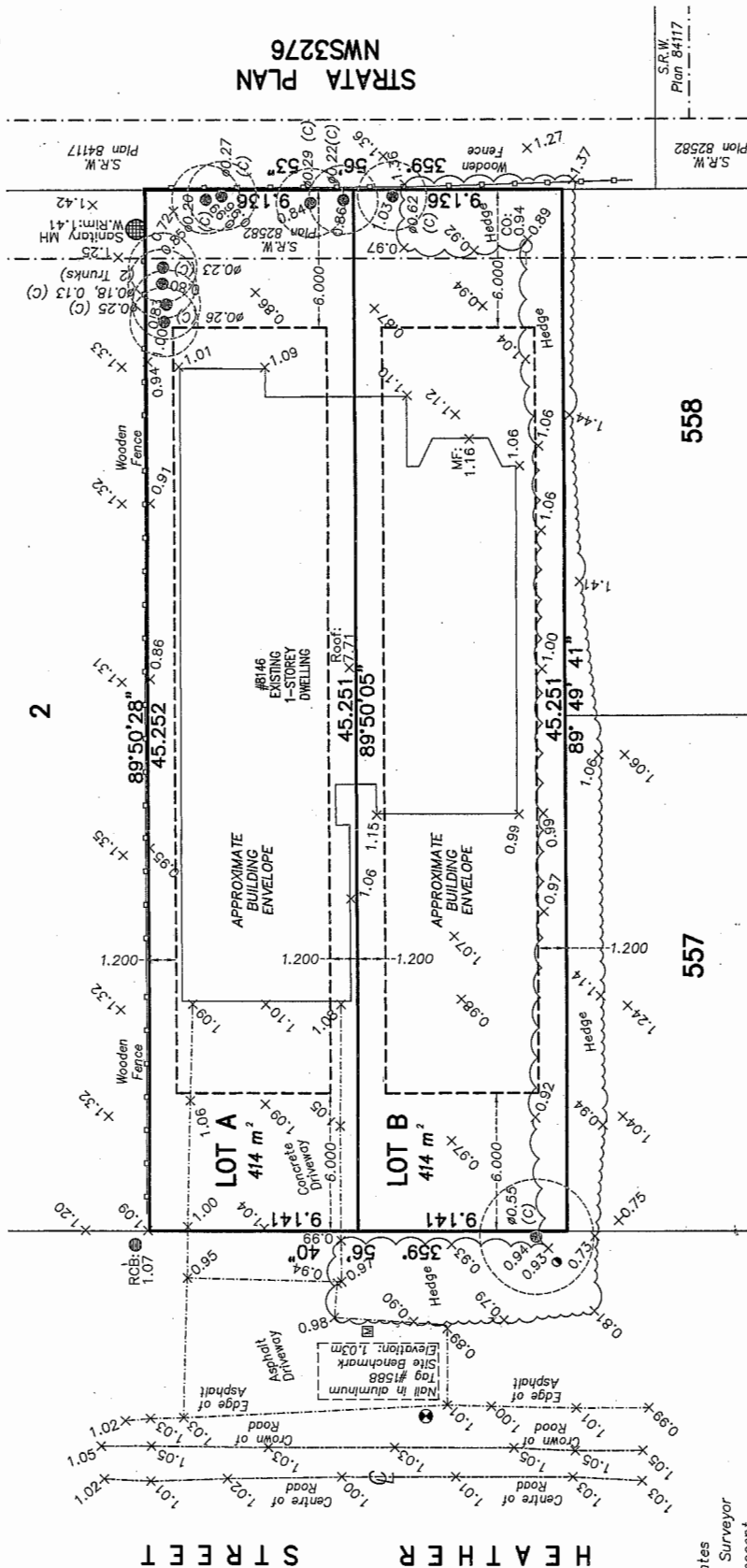
**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 556  
SECTION 22 BLOCK 4 NORTH RANGE 6 WEST  
NEW WESTMINSTER DISTRICT PLAN 60575**

#8140 HEATHER STREET,  
RICHMOND, B.C.  
P.I.D. 002-551-381



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED



NOTE:  
Elevations shown are based on  
City of Richmond HPN  
Benchmarks:  
Benchmarks: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m  
Benchmarks: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m

LEGEND:

- (C) denotes conifer
- denotes round catch basin
- denotes water meter
- denotes manhole
- denotes cleanout
- denotes power post
- MF denotes main floor

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. 6341  
FB-299 P7-10  
Drawn By: IO

**DWG No. 6341-Topo**

CERTIFIED CORRECT:  
LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

*Johnson C. Tam*  
JOHNSON C. TAM, B.C.L.S.  
JANUARY 13th, 2015.

NOTE:  
Use site Benchmark Tag #1588 for  
construction elevation control.

**PLN - 67**





**RZ 16-737446**

**Attachment 3**

Address: 8140 Heather Street

Applicant: Anuvir Dehal

Planning Area(s): Broadmoor – Ash Street Sub-Area

	Existing	Proposed
<b>Owner:</b>	Narinderjit Singh Dehal Paramjit Kaur Dehal Anuvir Singh Dehal	To be determined
<b>Site Size (m<sup>2</sup>):</b>	828 m <sup>2</sup>	Lot A: 414 m <sup>2</sup> Lot B: 414 m <sup>2</sup>
<b>Land Uses:</b>	One (1) single-family home	Two (2) single-family homes
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Low density residential	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	None permitted
Buildable Floor Area (m <sup>2</sup> ):*	Lot A: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> ) Lot B: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> )	Lot A: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> ) Lot B: Max. 227.7 m <sup>2</sup> (2,450.94 ft <sup>2</sup> )	None permitted
Lot Coverage (% of lot area)	Building: Max. 45% Non-porous Surfaces: Max. 70%	Building: Max. 45% Non-porous Surfaces: Max. 70%	None
Lot Size:	Min. 270.0 m <sup>2</sup>	414.0 m <sup>2</sup>	None
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 24.0 m	Width: 9.14 m Depth: 45.25 m	None
Setbacks (m):	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	Front: Min. 6 m Rear: Min. 6 m Side: Min. 1.2 m	None
Height (m):	Max. 9.0 m	Max. 9.0 m	None

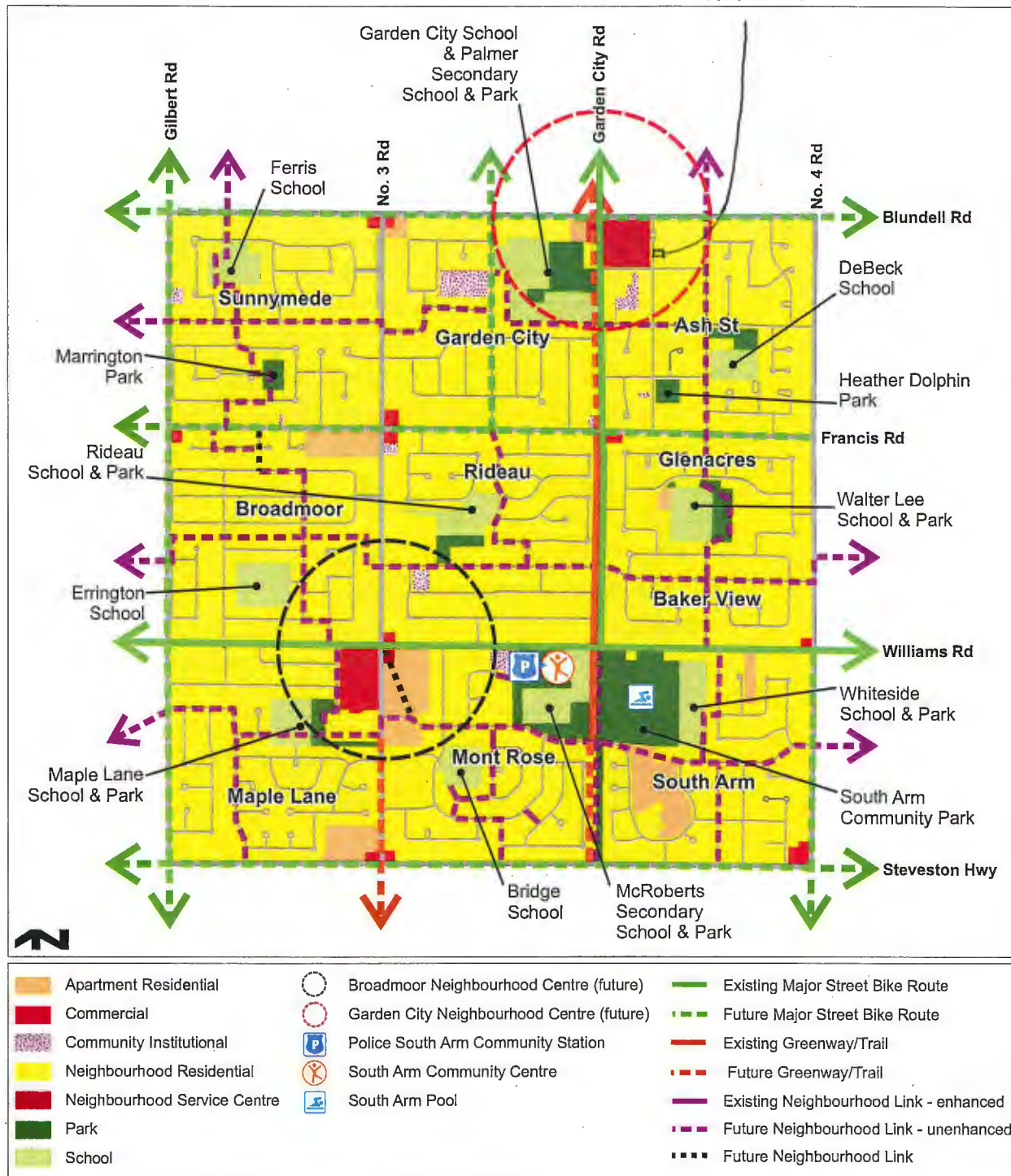
Other: Tree replacement compensation required for loss of significant trees.

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



## 6. Broadmoor

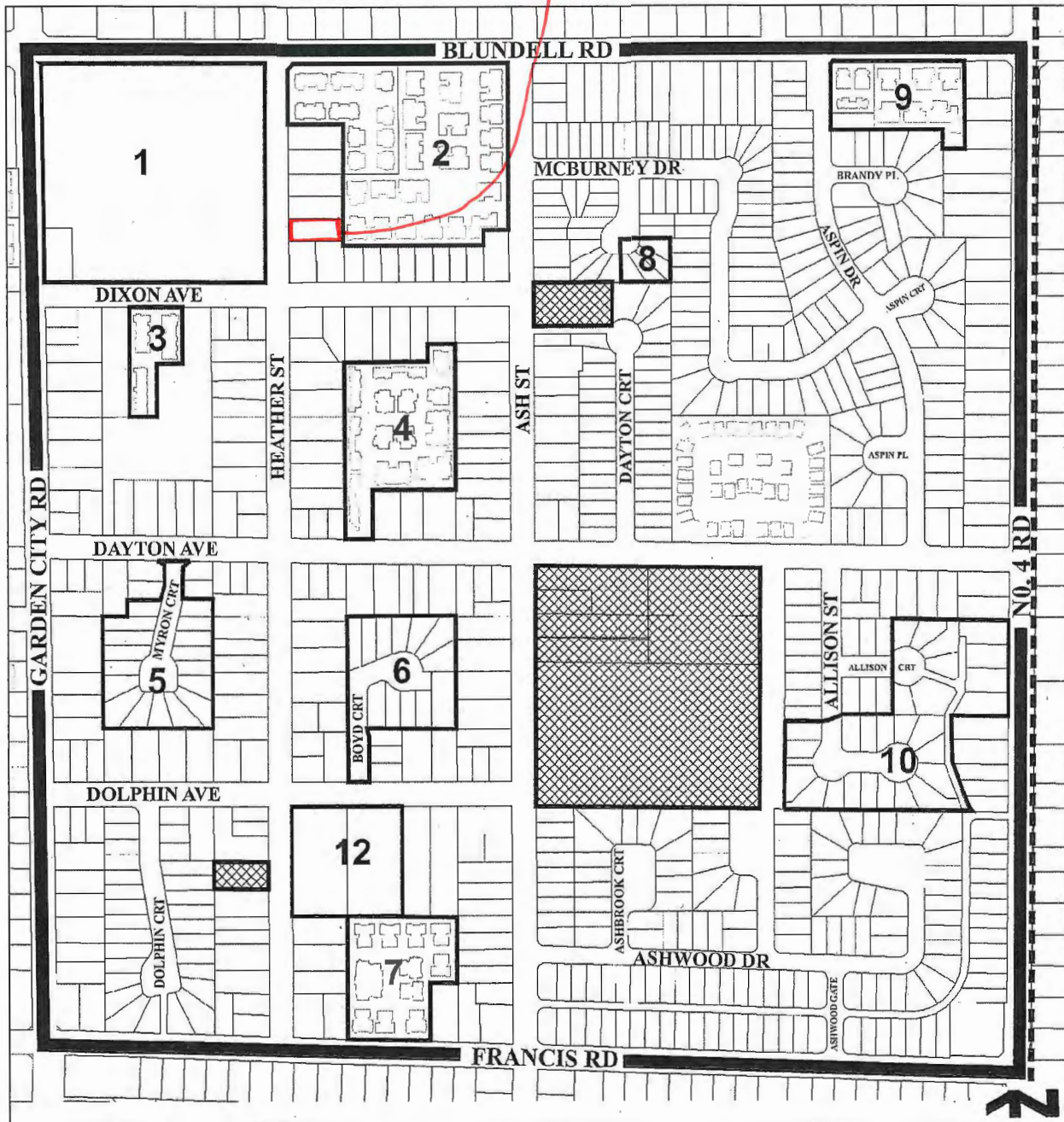
SUBJECT  
PROPERTY





City of Richmond

## Land Use Map

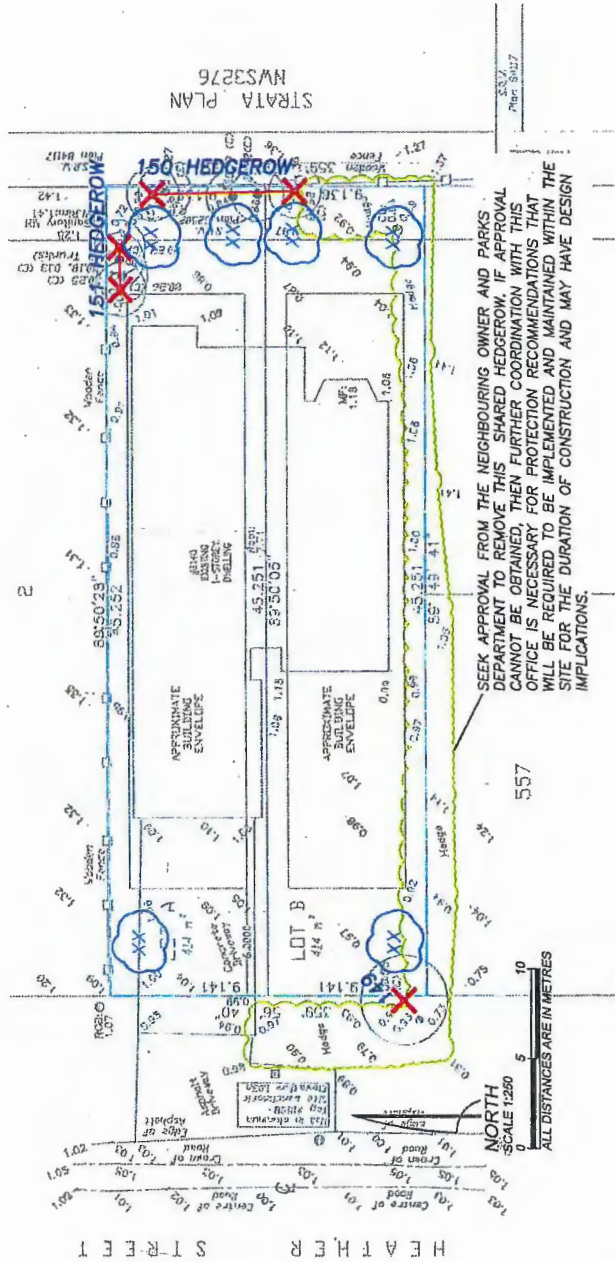
Bylaw 9489  
2016/07/18SUBJECT  
PROPERTY

----- ALR Boundary












— Area Boundary

Public, Institutional &  
Open SpaceLow Density  
ResidentialDesignated Infill  
Areas – Refer to  
Table: 1

PLN - 70



**LEGEND:**

-  denotes TAG NUMBER or ID REFERENCE.
-  denotes ALDER or COTTONWOOD TREE (untagged by/low sized).
-  denotes DRIFLINE (spread of the branches and foliage) of the tree.
-  denotes RETENTION tree [proposed].
-  denotes REMOVAL tree [proposed].
-  denotes HIGH RISK REMOVAL tree [proposed].
-  denotes OFF-SITE tree (to be protected and/or owner contacted as noted).
-  denotes NON-BUYLAW undersize tree (as measured by project arborist).
-  denotes SITE or STUDY AREA BOUNDARY.
-  denotes TREE PROTECTION ZONE (TPZ) setback alignment as specified by project arborist.
-  denotes REPLACEMENT TREE proposed (conceptual location - see plant list for details).

**PLAN NOTES:**  
This project is based on drawings prepared by the project engineer (PE), Engineer of Design Professionals (EDP), and is subject to the current code of ethics and the Engineering and Professional Survey of the State of California. The EDP shall not be held responsible for the accuracy of the information provided. The EDP shall not be held responsible for the accuracy of the information provided. The EDP shall not be held responsible for the accuracy of the information provided.

SEE SHEET 1 FOR TREE DATA AND SPECIFICATIONS

0	MAX 25, 2016	INITIAL SUBMISSION
REV #1	DATE	COMMENTS

**TREE MANAGEMENT DRAWING**

**PROJECT:** PROPOSED 2-LOT SUBDIVISION

**ADDRESS:** 8140 HEATHER STREET, RICHMOND

**CLIENT:** ANUVIR DEHAL

**ACL FILE:** 16142

**SHEET: 2 OF 2**



**ARBORTECH**  
CONSULTING

**SUITE 145 • 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4** ☎ 604 275 3484



**Address:** 8140 Heather Street

**File No.:** RZ 16-737446

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9623, the applicant is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$3,000 (\$500/tree) to ensure that a total of three (3) replacement trees are planted and maintained on each lot proposed (for a total of six (6) trees). Replacement trees should result in a mix of coniferous and deciduous trees on each lot, and must be of the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
Four (4)	6 cm	3.5 m
Two (2)	10 cm	5.5 m

2. City acceptance of the developer's offer to voluntarily contribute \$4,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
3. City acceptance of the Developer's \$1,300 payment as compensation for the one (1) City-owned tree to be removed, so that the City may plant two (2) trees at or near the development site.
4. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$9,803.76) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on each of the two (2) future lots at the subject site; or on one (1) of the two (2) future lots with a \$4,901.88 contribution to the City's Affordable Housing Reserve Fund. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw.

**Prior to Building Permit Issuance, the applicant must complete the following requirements:**

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

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

1. Complete the following servicing works and off-site improvements. These may be completed through a Servicing Agreement\* or a City work order:

*Water Works:*

- Using the OCP Model, there is 260 L/s of water available at a 20 psi residual at the Heather Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- The Developer is required to:



- Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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.
- At Developer's cost, the City is to:
  - Cut and cap, at main, existing water service connection.
  - Install 2 new water service connections, complete with meter and meter box, off of the existing 150 mm water main along the west property line.

*Storm Sewer Works:*

- The Developer is required to:
  - Retain the existing storm service connection at the northeast corner of the lot.
- At Developer's cost, the City is to:
  - Install a new storm service connection, complete with inspection chamber, off of the existing 450 mm storm sewer along the west property line.

*Sanitary Sewer Works:*

- The Developer is required to:
  - Not start onsite foundation construction prior to completion of rear yard sanitary works by City crews.
- At Developer's cost, the City is to:
  - Install 2 new sanitary service connections, complete with inspection chambers, off of the existing 250 mm PVC sanitary sewer main along the west property line.
  - Cut, cap, and remove, at main, existing sanitary service connection and inspection chamber SIC15280 at southeast corner of the subject site.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro to underground Hydro service lines.
  - Coordinate with BC Hydro, Telus and other private communication service providers
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite.
  - Pay, in keeping with the Subdivision and Development Bylaw No. 8751, a \$22,679.60 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:

• Concrete Curb and Gutter (EP.0641)	\$3,658.00
• Concrete Sidewalk (EP.0642)	\$5,304.10
• Pavement Widening (EP.0643)	\$6,401.50
• Roadway Lighting (EP.0644)	\$2,011.90
• Boulevard Landscape/Trees (EP.0647)	\$5,304.10

*General Items:*

- The Developer is required to:
  - 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.

---

Signed

---

Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 9623 (RZ 16-737446)  
8140 Heather Street**

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/A)"**.

P.I.D. 002-551-381

Lot 556 Section 22 Block 4 North Range 6 West New Westminster District Plan 60575

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9623"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

_____
_____
_____
_____
_____
_____

CITY OF RICHMOND
APPROVED by <b>BK</b>
APPROVED by Director or Solicitor <i>il</i>

\_\_\_\_\_  
MAYOR

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



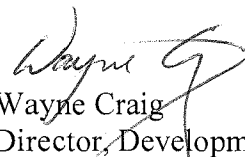
# City of Richmond

## Report to Committee Planning and Development Division

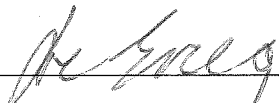
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** October 3, 2016  
**File:** RZ 15-712886  
**Re:** Application by Mukhtiar Sian for Rezoning at 3760/3780 Blundell Road from Two-Unit Dwellings (RD1) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, for the rezoning of 3760/3780 Blundell Road from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:cl  
Att:6

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

## **Staff Report**

### **Origin**

Mukhtiar Sian has applied to the City of Richmond for permission to rezone the property at 3760/3780 Blundell Road from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road (Attachment 1). A survey of the subject site is included in Attachment 2. The site currently contains a duplex, which will be demolished at future development stage.

### **Findings of Fact**

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

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

- To the North, immediately across Blundell Road, is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 3651 Blundell Road, and a multi-family complex on a lot under LUC 024 at the corner of Blundell Road and No. 1 Road at 7871 No. 1 Road.
- To the South, fronting Bairdmore Crescent is a single-family dwelling on a lot zoned “Single Detached (RS1/E)” at 8820 Bairdmore Crescent.
- To the East are two (2) new single-family dwellings on lots zoned “Single Detached (RS2/B)” at 3800 and 3820 Blundell Road.
- To the West is an existing duplex on a lot zoned “Two-Unit Dwellings (RD1)” at 3720/3740 Blundell Road.

### **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 5474**

The subject property is located within the area covered by Single-Family Lot Size Policy 5474, adopted by City Council in 2008 (Attachment 4). The Lot Size Policy permits existing duplexes to rezone and subdivide into two (2) equal lots. This redevelopment proposal is consistent with Lot Size Policy 5474, and would result in a subdivision to create two (2) lots, each approximately 12 m wide and 446 m<sup>2</sup> in area.

**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 1<sup>st</sup> 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**

Vehicle access to the proposed lots is to be from Blundell Road via separate driveway crossings.

**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 seven (7) bylaw-sized trees and two (2) undersized trees on the subject property.

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

- Four (4) trees on-site are in good condition and should be retained and protected (Trees # 33, 35, 37, and 38).
- Five (5) trees on-site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions [Trees # 34 (undersized), 36 (undersized), 39, 40, and 41]. As a result, these trees are not good candidates for retention and should be removed and replaced. Replacement trees for the removal of bylaw-sized trees are specified at a 2:1 ratio as per the OCP.
- A total of five (5) trees located on the adjacent neighbouring properties at 3720/3740 Blundell Road and at 8820 Bairdmore Crescent are identified to be retained and protected.

*Tree Protection*

A total of four (4) trees on-site and five (5) trees on neighbouring properties are to be retained and protected as per City of Richmond Tree Protection Information Bulletin TREE-03. The applicant has submitted a tree retention plan showing the trees to be retained and the measures 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 Trees # 33, 35, 37, and 38. 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 survival security in the amount of \$15,000 for Trees # 33, 35, 37, and 38. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained, as shown in the Tree Retention Plan included in Attachment 5 to this report. 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 three (3) bylaw-sized trees on-site (Trees # 39, 40, 41), and two (2) undersized trees on-site (Trees # 34, 36). The 2:1 replacement ratio for bylaw-sized trees would require a total of six (6) replacement trees. Due to the size of the future lots, the effort required by the applicant to retain four (4) on-site trees, and the requirement that replacement trees cannot be planted within on-site utility rights-of-ways, staff recommend that only four (4) replacement trees be required. The applicant has agreed to plant and maintain a total of two (2) replacement trees on each lot proposed; for a total of four (4) trees (minimum 10 cm deciduous caliper or 5.5 m high conifers, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057).

To ensure that the four (4) replacement trees are planted and that the front yards of the proposed lots are enhanced, the applicant is required to submit the following prior to final adoption of the rezoning bylaw:

- A Landscape Plan and cost estimate, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan should:

- Not include hedges along the front property line;
- Include a mix of deciduous and coniferous replacement trees (which must be planted outside of any rights-of-way registered on title);
- Include the dimensions of tree protection fencing as identified in the Tree Retention Plan attached to this report;
- A Landscaping Security based on 100% of the cost estimate for the landscape works, prepared by the Registered Landscape Architect (including all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency).

### **Affordable Housing Strategy**

The City's Affordable Housing Strategy for single-family rezoning applications requires:

a) secondary suite(s) on 100% of new lots proposed; b) secondary suite(s) on 50% of new lots proposed and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of the total buildable area on the remaining lots; or c) in cases where a secondary suite cannot be accommodated, a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of the total buildable area on 100% of new lots proposed.

Consistent with the Affordable Housing Strategy, the applicant proposes a secondary suite on one (1) of the two (2) lots proposed and a cash-in-lieu contribution based on \$2.00/ft<sup>2</sup> of the total buildable area on the remaining lot (e.g. \$5,280). Prior to rezoning, the applicant is required to register a legal agreement on title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. This agreement will be discharged from title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

### **Site Servicing and Frontage Improvements**

There are no servicing concerns with rezoning.

At future Subdivision stage, the applicant is required to pay the costs associated with the future service connections and boulevard improvements as described in Attachment 5.

Adjacent to the Blundell Road frontage, there are four (4) trees on-site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of required frontage improvements, which include widening of the sidewalk and boulevard (as described in Attachment 5). At future Subdivision stage, the applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

### **Existing Legal Encumbrances**

There is an existing covenant registered on title of each strata lot, which restrict the use of the property to a duplex (i.e., BF103199, BF103201), which must be discharged from title by the applicant prior to subdivision approval.



There are also existing City and third-party rights-of-ways registered on title (e.g., BC Hydro and Telus). Encroachment into rights-of-ways is not permitted. The owner is aware of the charges on title and no encroachment into the rights-of-ways are anticipated as they are located outside of the building envelope.

### **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**

The purpose of this application is to rezone the property at 3760/3780 Blundell Road from the "Two-Unit Dwelling (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Blundell Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are contained within the OCP and Single-Family Lot Size Policy 5474.

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 9627 be introduced and given first reading.



Cynthia Lussier  
Planner 1

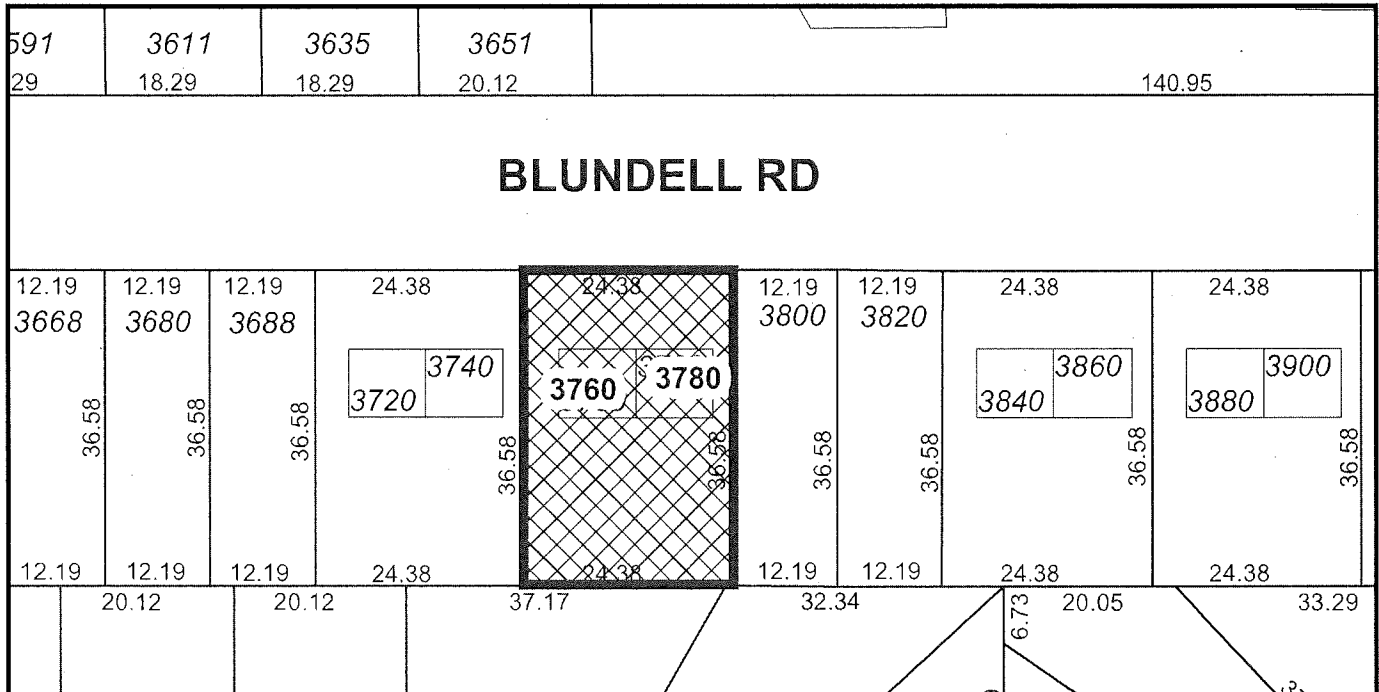
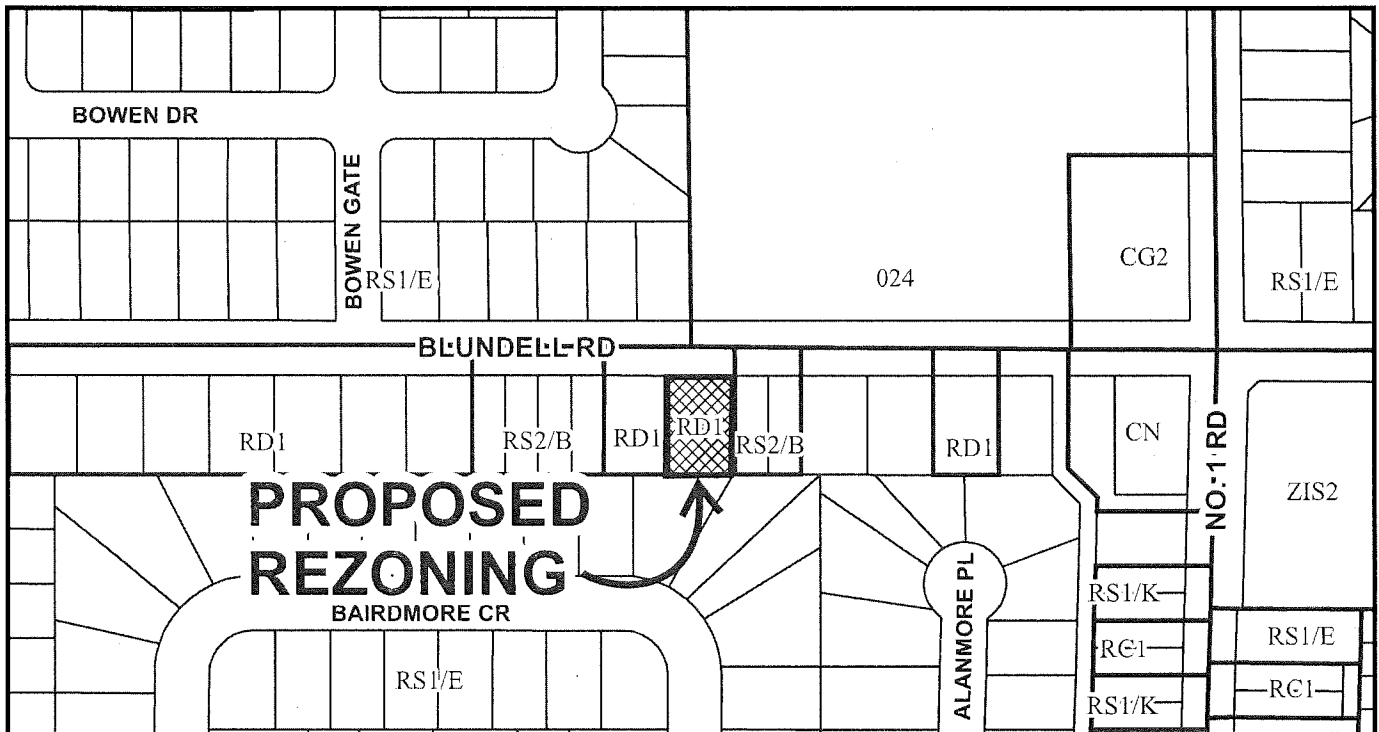
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- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5474
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



# City of Richmond

ATTACHMENT 1



## RZ 15-712886

Original Date: 12/11/15

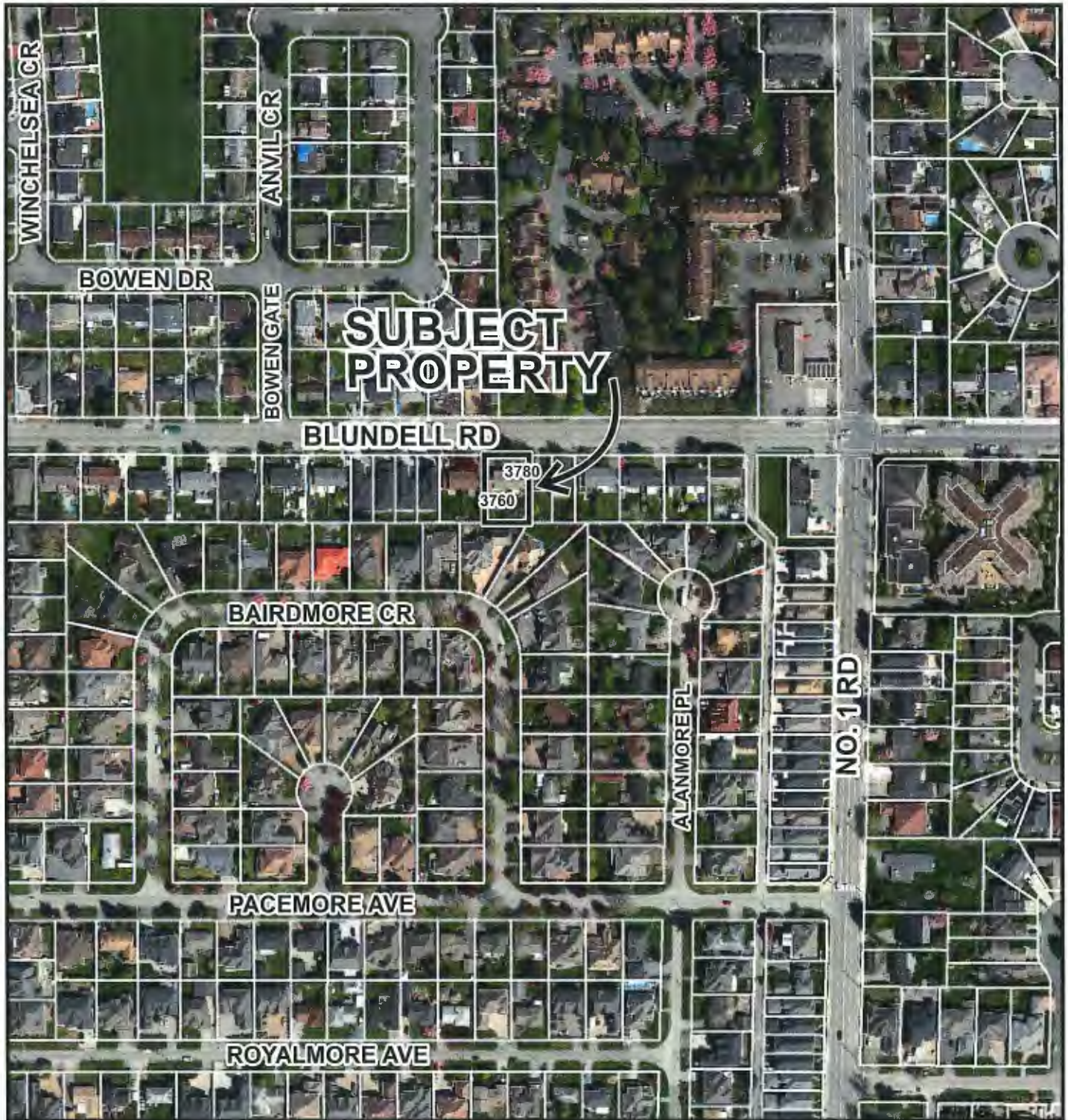
Revision Date: 10/11/16

Note: Dimensions are in METRES





# City of Richmond



**RZ 15-712886**

**PLN - 83**

Original Date: 12/11/15

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN

NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST

NEW WESTMINSTER DISTRICT

#3760 BLUNDELL ROAD, P.I.D. 001-124-251

#3780 BLUNDELL ROAD, P.I.D. 001-124-269

RICHMOND, B.C.

SCALE: 1:200

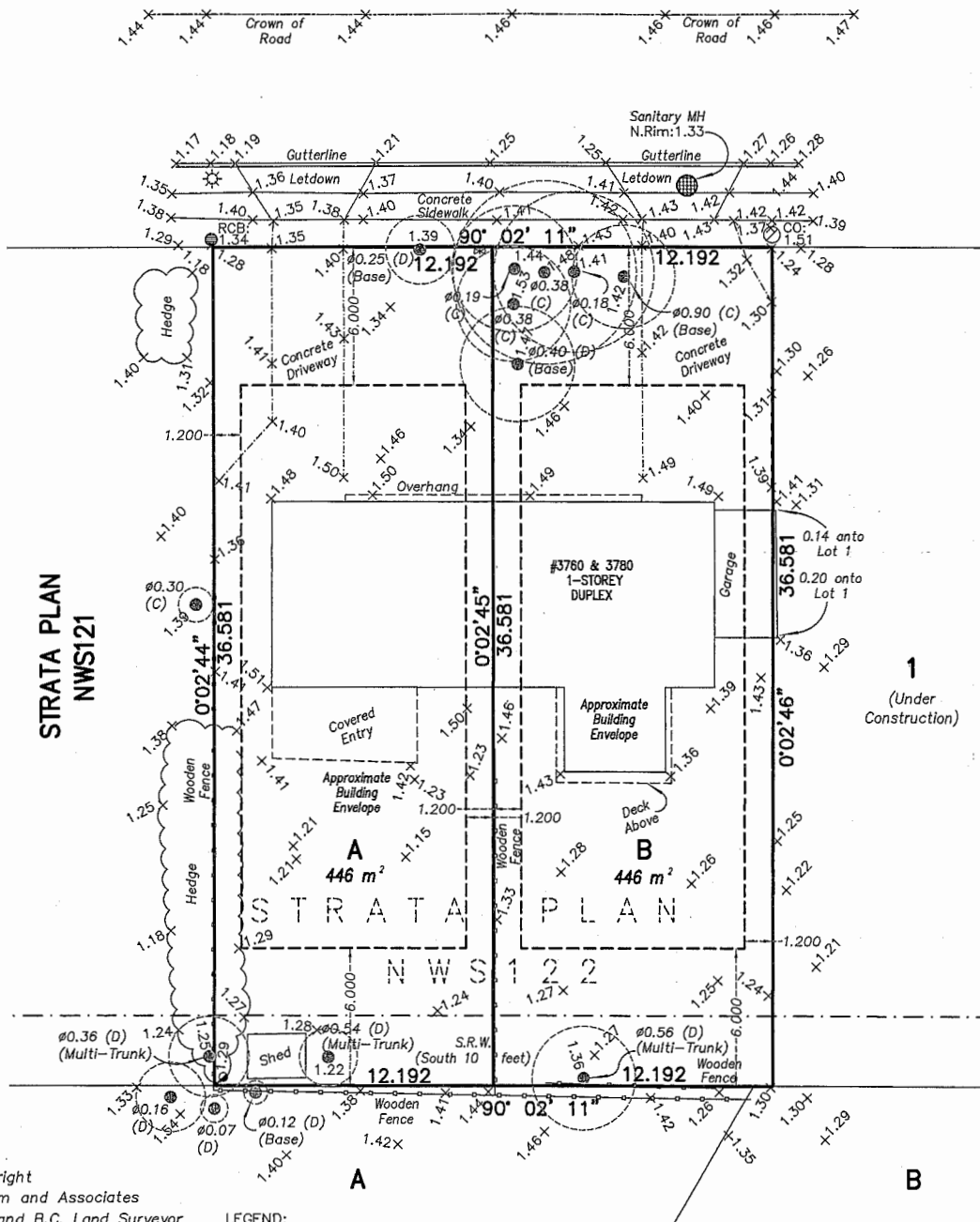


ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED

Nail in aluminum  
Tag #458  
Site Benchmark  
Elevation: 1.41m



BLUNDELL ROAD



© 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. 6195  
FB-287 P93-96  
Drawn By: IO

## LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- denotes round catch basin
- ⊕ denotes water valve
- ⊙ denotes manhole
- denotes cleanout
- ⊙ denotes lamp standard
- denotes power post

## NOTE:

Use site Benchmark Tag #458 for construction elevation control.

## NOTE:

Elevations shown are based on City of Richmond HPN Benchmark network.  
Benchmark: HPN #231  
Control Monument 19713  
Elevation: 3.419m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 3.103m

## CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO FIELD SURVEY

JOHNSON C. TAM, B.C.L.S.  
SEPTEMBER 4th, 2015.

DWG No. 6195-Topo

PLN 84





# City of Richmond

## Development Application Data Sheet

Development Applications Department

**RZ 15-712886**

**Attachment 3**

Address: 3760/3780 Blundell Road

Applicant: Mukhtiar Sian

Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Mukhtiar Sian Resham Singh Sian	To be determined
<b>Site Size (m<sup>2</sup>):</b>	892 m <sup>2</sup> (9,601 ft <sup>2</sup> )	Two (2) lots, each approximately 446 m <sup>2</sup>
<b>Land Uses:</b>	Duplex	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Single-Family Lot Size Policy Designation:</b>	Single-Family Lot Size Policy 5474 allows properties with existing duplexes to rezone and subdivide into two (2) equal lots.	No change
<b>Zoning:</b>	Two-Unit Dwellings (RD1)	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> ):*	245.3 m <sup>2</sup> (2,640 ft <sup>2</sup> ) per lot	245.3 m <sup>2</sup> (2,640 ft <sup>2</sup> ) per lot	none permitted
Lot Coverage (% of lot area):	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	Buildings: Max. 45% Non-porous Surfaces: Max. 70% Live Plant Material: Min. 25%	none
Lot Size:	360 m <sup>2</sup>	446 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 12 m Depth: 24 m	Width: 12.192 m Depth: 36.581 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	2 ½ storeys (max. 9.0 m, peaked roof; max. 7.5 m, flat roof)	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.

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

**Policy 5474:**

The following policy establishes lot sizes in Sections 21-4-7 & 22-4-7, in the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail as shown on the attached map:

1. That properties within the area generally bounded by Blundell Road, No. 1 Road, Francis Road, and West Dyke Trail in Section 21-4-7 & 22-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300 with the following exceptions:

That lots with existing duplexes be permitted to rezone and subdivide into two (2) equal halves lots;

and that this policy 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 amended according to Zoning and Development Bylaw No. 5300.

2. Multiple-family residential development shall not be permitted.

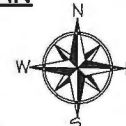


**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN  
NWS122 SECTION 22 BLOCK 4 NORTH RANGE 7 WEST  
NEW WESTMINSTER DISTRICT**

#3780 BLUNDELL ROAD, P.I.D. 001-124-251  
#3780 BLUNDELL ROAD, P.I.D. 001-124-269  
RICHMOND, B.C.

SCALE: 1:200

0 5 10 15



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**\*TREE REMOVALS AND STUMP GRIND  
TO BE COMPLETED BY MONKEY TREE SERVICES  
TO ENSURE CONTINUITY OF THE  
SCOPE OF WORK**

**ARBORIST LEGEND**

- # - TREE ID  
□ - TPB AREA  
# - TPB SIZE  
RADIAL SPAN

**TREE #36  
(TO BE REMOVED)**

BLUNDELL ROAD

**TREE #37  
RETAIN**

**TREE #35  
RETAIN**

**TREE #33  
RETAIN**

2.5 METERS  
OR  
8.5 FEET  
RADIAL SPAN

TPB TO BE SET UP  
WITH A SET BACK FROM THE  
EAST PROPERTY LINE,  
3.65 METERS OR 12 FEET

**TREE #38  
RETAIN**

**TREE #34  
(TO BE REMOVED)**

**ARBORIST TRIGGER POINTS  
#1 AND #2**

1  
(Under  
Construction)

**TREE #39  
(TO BE REMOVED)**

**OFF-SITE  
TREES  
RETAINED**

© 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. 6195  
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Drawn By: JO

**LEGEND:**

- (c) denotes conifer  
(d) denotes deciduous  
• denotes round catch basin  
• denotes water valve  
• denotes manhole  
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• denotes lamp standard  
• denotes power post

**NOTE:**

Use site Benchmark Tag #458 for  
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**NOTE:**

Elevations shown are based on  
City of Richmond HPN  
Benchmark network.  
Benchmark: HPN #231  
Control Monument 19713  
Elevation: 3.419m  
Benchmark: HPN #235  
Control Monument 77H4885  
Elevation: 1.103m

Tree Species	Tree ID #	Tree Location	DBH	Crown spread
Cypress	#33	North side mid span of Lot B	90cm	4m
Pine	#34	North side mid span of Lot B	18cm	4m
Pine	#35	NW corner of Lot B	38cm	6m
Spruce	#36	NW corner of Lot B	19cm	3m
Golden Chain	#37	North side mid span of Lot A	25cm	2.8m
Douglas Fir	#38	NW corner of Lot B	38cm	5m
Cherry	#39	NW quadrant of Lot B	40cm	5.5m
Hazel	#40	SW corner of Lot A	54cm	3m
Birch	#41	South side mid span of Lot B	56cm	5m

PLN - 88





**Address:** 3760/3780 Blundell Road

**File No.:** RZ 15-712886

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9627, the developer is required to complete the following:**

1. 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 all trees, soft and hard materials proposed, any front yard fencing, installation costs, and a 10% contingency). The Landscape Plan should:
  - should not include hedges along the front property line;
  - include a mix of coniferous and deciduous replacement trees (which must be planted outside of any rights-of-way registered on title);
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan included in Attachment 5 to this report; and
  - include the four (4) required replacement trees with the following minimum sizes, **as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees:**

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	10 cm		5.5 m

2. 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 (Trees # 33, 35, 37, and 38). The Contract must include the scope of work required, including: 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 assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$15,000 for Trees # 33, 35, 37, 38 to be retained. The security will be held until construction and landscaping on-site is completed, the post-construction impact assessment report from the Arborist is received, and a site inspection is conducted by City staff to ensure that the tree has not been negatively impacted by the development. The City may retain a portion of the security for a one-year maintenance period to ensure the tree has survived.
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) lots proposed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. The City's acceptance of the applicant's voluntary contribution to the City's Affordable Housing Reserve Fund in the amount of \$2.00 per square foot of the total buildable area on the remaining lot proposed (e.g. \$5,280).

**Prior to Demolition Permit\* issuance, the applicant must complete the following requirements:**

- Installation of tree protection fencing around all trees to be retained (Trees # 33, 35, 37, and 38), as shown on the Tree Retention Plan included in Attachment 5 to this report. 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.

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

- Discharge of the existing covenant registered on title of the strata lots (i.e., BF103199 and BF103201), which restricts the use of the property to a duplex.
- Pay Servicing Costs for the scope of works described below, which are to be completed at future development stage (including but not limited to):

*Water Works*

- a) Using the OCP Model, there is 184.0 L/s of water available at a 20 psi residual at the Blundell Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s. At Building Permit stage, the developer is required to submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the 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 and Building designs.
- b) At the developer's cost, the City is to:
  - Cut and cap the existing water service connection along the Blundell Rd frontage.
  - Install two (2) new water service connections complete with meters and meter boxes along the Blundell Rd frontage, outside the tree protection area.

*Storm Sewer Works*

- a) At the developer's cost, the City is to:
  - Cut and cap the existing storm service connection at the northwest corner of the development site.
  - Install two (2) new storm service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

*Sanitary Sewer Works*

- a) At the developer's cost, the City is to:
  - Cut and cap the existing sanitary service connection located at the northeast corner of the development site.
  - Install two (2) new sanitary service connections each complete with inspection chambers at the eastern and western edges of the subject site, outside the tree protection area.

*General Items*

- a) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(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.
- b) The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
  - To underground Hydro service lines.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- Provide a work order for the City to complete the following boulevard improvements, which are to be completed at future development stage:
  - c) upgrading the boulevard along the Blundell Road frontage to current City standard, including but not limited to providing:
    - A minimum 1.5 m wide treed/grass boulevard (the width of the boulevard is exclusive of the 0.15 m wide top of curb) and a 1.5 m wide concrete sidewalk behind the grass boulevard.

- Driveway crossings that are constructed to current City design standard (4.0 m wide driveway at the property line, with 0.9 m flares at the curb and 45 degree offsets to meet existing grade of sidewalk/boulevard). If the existing driveways need to be reconstructed or relocated, the finished frontage works must conform to the boulevard and sidewalk standards described under item a) above.
- Tree placement including tree species and spacing in the grass boulevard is to be determined by the City's Parks Department as part of the boulevard design review process.

Note: Adjacent to the Blundell Road frontage, there are four (4) trees on the subject site that are required to be retained and protected (Trees # 33, 35, 37, and 38). The retention of these trees may have implications on the design and construction of the required frontage improvements. The applicant is required to provide a work order with sufficient funds to design and construct the sidewalk and boulevard for the purpose of tree retention, to the satisfaction of the City.

**Prior to Building Permit\* issuance, the applicant must complete the following requirements:**

- Submit a Construction Parking and Traffic Management Plan to the Transportation Department (if applicable). The 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.
- Obtain a Building Permit for any construction hoarding (if applicable). 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 9627 (RZ 15-712886)  
3760/3780 Blundell 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 **"SINGLE DETACHED (RS2/B)"**.

P.I.D. 001-124-251

Strata Lot 1 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

P.I.D. 001-124-269

Strata Lot 2 Section 22 Block 4 North Range 7 West New Westminster District Strata Plan NW122 together with an interest in the common property in proportion to the unit entitlement of the strata lot as shown on Form 1.

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9627"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by <i>BK</i>
APPROVED by Director or Solicitor <i>ll</i>

\_\_\_\_\_  
MAYOR

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