



Planning Committee

Anderson Room, City Hall
6911 No. 3 Road

Tuesday, November 17, 2015
4:00 p.m.

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 3, 2015.*



NEXT COMMITTEE MEETING DATE

December 8, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY PACIFIC LAND RESOURCE GROUP INC. FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL RETAIL (IR1) ZONE TO PERMIT RETAIL SALE OF AUTOMOTIVE PARTS AND ACCESSORIES AT 2760 SWEDEN WAY**
(File Ref. No. 12-8060-20-009503; ZT 15-710920) (REDMS No. 4777031)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9503, for a Zoning Text Amendment to the “Industrial Retail (IR1)” zone to permit “Retail, general uses, limited to retail sale of automotive parts and accessories” at 2760 Sweden Way, be introduced and given first reading.



2. **APPLICATION BY CIS HOMES LTD. FOR REZONING AT 10340 ODLIN ROAD FROM SINGLE DETACHED (RS1/B) TO SINGLE DETACHED (RS1/K)**

(File Ref. No. 12-8060-20-009504; RZ 15-693376) (REDMS No. 4795912)

PLN-21

See Page PLN-21 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9504, for the rezoning of 10340 Odlin Road from “Single Detached (RS1/B)” to “Single Detached (RS1/K),” be introduced and given first reading.



3. **APPLICATION BY MARYEM AHBIB FOR REZONING AT 9131 STEVESTON HWY FROM SINGLE DETACHED (RS1/E) TO COMPACT SINGLE DETACHED (RC2)**

(File Ref. No. 12-8060-20-009505; RZ 15-703150) (REDMS No. 4797211)

PLN-40

See Page PLN-40 for full report

Designated Speaker: Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9505, for the rezoning of 9131 Steveston Hwy from “Single Detached (RS1/E)” to “Compact Single Detached (RC2),” be introduced and given first reading.



4. **MANAGER’S REPORT**

ADJOURNMENT





Planning Committee

Date: Tuesday, November 3, 2015

Place: Anderson Room
Richmond City Hall

Present: Councillor Linda McPhail, Chair
Councillor Bill McNulty
Councillor Carol Day
Councillor Harold Steves

Absent: Councillor Chak Au

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 October 20, 2015, be adopted as circulated.

CARRIED

NEXT COMMITTEE MEETING DATE

November 17, 2015, (tentative date) at 4:00 p.m. in the Anderson Room

DELEGATION

Daylene Marshall and De Whalen, representing the Richmond Community Services Advisory Committee (RCSAC), and Michael Khoo, representing Richmond School District No. 38, spoke of the Provincial Government's decision to eliminate funding covering Adult Basic Education (ABE) for graduated adults and made a request for Committee to write a letter to the Premier of British Columbia to consider reinstating the funding for the ABE program.

Planning Committee

Tuesday, November 3, 2015

Discussion ensued with regard to (i) potential action that City and Richmond School District No. 38 can take to address the changes to the ABE program, (ii) the relationship between education advancement and poverty reduction, and (iii) the potential impact of the funding changes to low-income and new immigrants utilizing the ABE program to transition into post-secondary education.

In reply to queries from Committee regarding action taken by Richmond School District No. 38, Mr. Khoo noted that the District has not taken an advocacy role with respect to the elimination of Provincial funding for the ABE program. He added that the ABE program was introduced in 2008 as a way for adults to upgrade skills and increase skilled workers in the province.

Discussion ensued regarding the role of Richmond School District No. 38 on addressing the issues related to funding changes to the ABE program.

Discussion further ensued with regard to addressing related issues such as poverty in conjunction with adult education.

In reply to queries from Committee, Mr. Khoo noted that there has been a noticeable reduction in Richmond Continuing Education Program enrollment to six graduated adult students in 2015 from 26 graduated adult students in the year preceding the funding changes. He added that some students may qualify for financial assistance at post-secondary institutions, however; it is difficult to determine what percentage of graduated adult students enrolled in the Continuing Education Program are considered to be low-income individuals.

Discussion took place regarding immigrant settlement programs, and in reply to queries from Committee, Mr. Khoo advised that Richmond School District No. 38 partners with the Federal Government to provide programs to assist new immigrants with settlement in Canada and language training.

Discussion then ensued with respect to (i) action taken by Richmond School District No. 38 on the matter, (ii) alternative options to address funding changes to the ABE program, and (iii) the need for more information on the matter.

As a result of the discussion, the following **referral motion** was introduced:

It was moved and seconded

That the matter be referred to staff and to the Council/School Board Liaison Committee and that information be provided on:

- (1) funding changes to the Adult Basic Education Program; and***
 - (2) action taken by Richmond School District No. 38 to address funding changes to the Adult Basic Education Program; and***
- report back to Planning Committee.***

CARRIED

Planning Committee
Tuesday, November 3, 2015

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY CITY OF RICHMOND FOR A ZONING TEXT AMENDMENT TO THE INDUSTRIAL BUSINESS PARK (IB1, IB2) ZONE TO PERMIT AN INDOOR SHOOTING RANGE AT 7400 RIVER ROAD

(File Ref. No. 12-8060-20-009500; ZT 15-710092) (REDMS No. 4731741 v. 4)

Wayne Craig, Director, Development, briefed Committee on the proposed application, noting that the proposed zoning text amendment would facilitate the relocation of Richmond Rod and Gun Club into a City-owned building and would restrict the proposed indoor shooting range to utilize only air pistols.

In reply to queries from Committee, Mr. Craig advised that the Richmond RCMP has expressed no concerns with respect to the proposed application.

Discussion ensued with regard to a business license application submitted earlier in the year for an airsoft facility that was not approved by the City. Mr. Craig noted that the proposed indoor shooting range would have activities related to target practice using air pistols, compared to the previously proposed airsoft facility that would have activities related to combat simulation. Mr. Craig further noted that the proposed airsoft facility operator was advised they could submit a rezoning application for their proposed facility but the applicant has not pursued a rezoning application to date.

In reply to queries from Committee, Serena Lusk, Senior Manager, Recreation and Sport Services, noted that the Richmond Rod and Gun Club is still working towards the development of their property on Mitchell Island and could potentially utilize the site once their proposed lease of 7400 River Road has expired.

Discussion ensued regarding the safety precautions taken and the equipment used by the Richmond Rod and Gun Club.

In reply to queries from Committee, Mr. Craig noted that the Richmond Rod and Gun Club's site on Mitchell Island was zoned industrial but a rezoning application for the site was considered by Council and has cleared the Public Hearing stage. He added that the Richmond Rod and Gun Club intends to pursue development of the Mitchell Island site once funding issues are resolved.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9500, for a Zoning Text Amendment to the "Industrial Business Park (IB1, IB2)" zone to permit an indoor shooting range at 7400 River Road, be introduced and given first reading; and**

3.

Planning Committee
Tuesday, November 3, 2015

- (2) *That Council, subject to adoption of Zoning Text Amendment Bylaw No. 9500, approve a Permit to operate an Indoor Shooting Range at 7400 River Road, in accordance with Bylaw 4183.*

CARRIED

2. APPLICATION BY ANWER KAMAL FOR REZONING AT 6571/6573 NO. 4 ROAD FROM SINGLE DETACHED (RS1/F) TO TOWN HOUSING (ZT60) – NORTH MCLENNAN (CITY CENTRE)

(File Ref. No. 12-8060-20-009491; RZ 11-578758) (REDMS No. 4643140)

Edwin Lee, Planning Technician – Design, briefed Committee on the proposed application, noting that (i) the site of the proposed development is on a single orphaned lot along No. 4 Road, (ii) vehicle access will be from the adjacent property north of the subject site, (iii) the applicant has notified surrounding property owners of the proposed development, (iv) the proposed development will consist of two and three storey townhomes, and (v) the proposed development will be designed to achieve EnerGuide 82 standards and provide pre-ducting for solar hot water.

In reply to queries from Committee, Mr. Craig noted that vehicle access will be from the adjacent property to the north through an access easement arrangement. Also, he noted that the proposed development will have a stand-alone amenities area. He added that a shared amenity area would require legal agreements to secure a share arrangement and could introduce liability concerns related to the use of play equipment.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9491, for the rezoning of 6571/6573 No. 4 Road from “Single Detached (RS1/F)” to “Town Housing (ZT60) – North McLennan (City Centre),” be introduced and given first reading.

CARRIED

3. APPLICATION BY LANDCRAFT HOMES LTD. FOR REZONING AT 7180 RAILWAY AVENUE FROM SINGLE DETACHED (RS1/E) TO COACH HOUSES (RCH1)

(File Ref. No. 12-8060-20-009291; RZ 14-674043) (REDMS No. 4740452)

Cynthia Lussier, Planning Technician, briefed Committee on the proposed application, noting that (i) the proposed rezoning application would allow for a coach house on-site with vehicle access from the rear lane, (ii) the proposed application would require a lot size policy amendment, and (iii) the proposed application will include a servicing agreement for off-site improvements to the boulevard on Railway Avenue.

4.

Planning Committee
Tuesday, November 3, 2015

In reply to queries from Committee, Mr. Craig advised that the proposed coach house will not include sundecks facing the rear lane. Also, he noted that staff are recommending that a cherry tree on-site be removed and replaced as the condition and species of the existing tree do not make it an ideal candidate for retention.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9291, for the rezoning of 7180 Railway Avenue from "Single Detached (RS1/E)" to "Coach Houses (RCH1)," be introduced and given first reading.

CARRIED

4. MANAGER'S REPORT

(i) Row Houses

Discussion ensued with regard to the popularity of row houses in other municipalities.

In reply to queries from Committee, Mr. Craig noted that row houses appear similar to the design of townhouses, however; each row house would have individual service connections and would require a different fire rating for the shared walls. As a result of the different requirements, row houses would be built at an additional cost compared to townhouses. He added that row houses would be individually owned and that the row house development would not stratified.

Discussion then ensued with regard to alternative developments, such as split-level townhomes, to increase ownership opportunities.

(ii) Land Use Contract Information Meeting

Mr. Craig briefed Committee on the upcoming Land Use Contract Information Meeting scheduled for November 5, 2015 at City Hall, noting that staff will be available at the event to answer public queries and that information displays and a frequently asked questions brochure will be available to the public. He added that staff will update Council regarding the outcome of the Land Use Contract Information Meeting.

Discussion ensued with regard to the ownership of houses and the levels of poverty in the City.

In reply to queries from Committee, Cathryn Volkering Carlile, General Manager, Community Services, noted that current data is insufficient to accurately gauge the number of individuals living below the poverty line in the city, however; staff can continue reviewing available data and report findings to Council.

5.

Planning Committee
Tuesday, November 3, 2015

Discussion ensued with regard to newspaper reports claiming that some owners of high-value properties and businesses declare to be low-income. Joe Erceg, General Manager, Planning and Development, advised that the said newspaper reports can be circulated to Council.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (4:38 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, November 3, 2015.

Councillor Linda McPhail
Chair

Evangel Biason
Legislative Services Coordinator (Aux.)



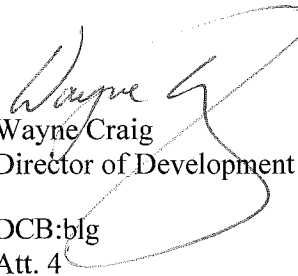
City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee
From: Wayne Craig
Director of Development
Date: November 9, 2015
File: ZT 15-710920
Re: Application by Pacific Land Resource Group Inc. for a Zoning Text Amendment to the Industrial Retail (IR1) Zone to Permit Retail Sale of Automotive Parts and Accessories at 2760 Sweden Way

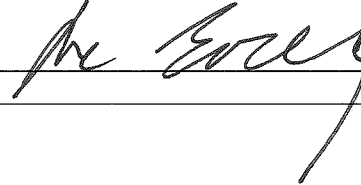
Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9503, for a Zoning Text Amendment to the "Industrial Retail (IR1)" zone to permit "Retail, general uses, limited to retail sale of automotive parts and accessories" at 2760 Sweden Way, be introduced and given first reading.


Wayne Craig
Director of Development
DCB:blg
Att. 4

REPORT CONCURRENCE

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Pacific Land Resource Group Inc. has applied for permission to amend zoning district “Industrial Retail (IR1)” of Zoning Bylaw 8500 to add “Retail, general uses, limited to retail sale of automotive parts and accessories” as a site specific permitted use at 2760 Sweden Way (Attachment 1). The intent of the amendment is to accommodate the relocation of Lordco Auto Parts warehouse and retail sales operation.

Findings of Fact

Lordco Auto Parts currently operates from a facility at 5355 No. 3 Road, but needs to relocate as the owners of that site are demolishing the existing structures and have applied to the City for a rezoning from Auto-oriented Commercial (CA) to a zone for mixed-use commercial and residential development (RZ 15-692485). This application is currently under staff review and will be presented to Planning Committee at a later date upon completion of the application review. Lordco has advised staff that they need to relocate and start operating by the end of January, 2016.

The proposed site is occupied by two (2) existing buildings; one (1) stand-alone building with an existing 330 m² (3,555 ft²) McDonald’s outlet, and a larger 5,443 m² (58,580 ft²) building with an existing Staples Business Depot retail store; 2,330 m² (25,080 ft²) and a currently vacant 3,113 m² (33,510 ft²) space previously occupied by Future Shop. Lordco proposes to the former Future Shop unit.

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

Surrounding Development

Surrounding development is as follows:

To the North: A Home Depot retail store on a 3.55 ha (8.78 ac) site zoned “Industrial Retail (IR1)”.

To the South: Bridgeport Road; then two (2) lots of approximately equal size 0.39 ha (0.97 ac) and both are zoned “Industrial Retail (IR1)”.

To the East: A 0.4 ha (0.98 ac) strata lot zoned Light Industrial (IL) and a larger 0.89 ha (2.2 ac) site owned by SW BC Properties Inc. and zoned “Light Industrial (IL)”.

To the West: Along the west side of Sweden Way are two (2) large lots (1.75 ha/4.33 ac, 0.71 ha/1.76 ac respectively), both of which are zoned “Industrial Retail (IR1)”. The shops located on these lots are retail operations; selling home lighting, carpet and flooring, home furnishings, etc.

Related Policies & Studies

Official Community Plan/Bridgeport Area Plan

The subject property is designated in the Official Community Plan (OCP) for “Mixed Employment”. This designation applies *where the principal uses are industrial and stand-alone office development, with a limited range of support services. In certain areas, a limited range of commercial uses are permitted; such as the retail sale of building and garden supplies, household furnishings and similar warehouse goods.* The proposed automotive parts retail and warehouse operation conforms to the OCP designation.

The site is within the Bridgeport Road Corridor identified in the Bridgeport Area Plan; which designates this location primarily for light industrial and certain retail uses, noting that this corridor has developed mainly as an automobile-oriented commercial strip. The proposed Lordco retail and industrial facility will conform to the Area Plan’s land use designation.

Zoning Amendment

Under the City’s Zoning Bylaw (No. 8500), the subject site is currently zoned “Industrial Retail (IR1)”. The proposed use is regulated under two (2) Zoning Bylaw defined uses, “industrial, general” and “retail, general”. “Industrial, general” is already permitted in the IR1 zone and accommodates the warehouse and wholesale component of the Lordco operation. The addition of “Retail, general, limited to retail sale of automotive parts and accessories” is being requested by the applicant to permit the retail sales portion of their operation. As proposed, this amendment will be a site specific amendment applying solely to the subject site. Additionally, retail sales will be restricted to the sale of automotive parts and accessories only.

If approved, the Lordco Auto Parts facility will utilize approximately 1,114 m² (12,000 ft²) of the 3,112 m² (33,500 ft²) unit for retail sales of auto parts. The remaining 1,997 m² (21,500 ft²) will be dedicated to wholesaling and warehouse sales. Exterior changes to the facades of the building are proposed to include updating of exterior signage and new painting on portions of the facades. Updating to a segment of the free-standing sign is also proposed.

The main building has suitable loading areas typical of larger retail operations and the combined uses on the site share approximately 250 parking spaces for clients and staff – The available parking is sufficient to accommodate a large customer base and will exceed the Zoning Bylaw (No. 8500) requirements for the overall site.

Floodplain Management Implementation Strategy

The proposed redevelopment must meet the requirements of the Richmond Flood Plain Designation and Protection Bylaw 8204. A flood indemnity covenant is currently registered on Title for this site and conforms to the bylaw requirements.

Aircraft Noise

The subject site is located within Richmond's Aircraft Noise Sensitive Land Use Area 1A, which indicates an area with a Noise Exposure Forecast rating greater than 35 NEF. The subject site will not contain aircraft noise sensitive land uses (e.g. residential, school, daycare or hospital uses) and no specific measures are required to accommodate the proposed retail/warehouse uses.

Public Consultation

As an Official Community Plan (OCP) amendment is not required for the proposed Zoning Text Amendment, no additional public consultation beyond the standard Public Hearing is required or warranted. To time of writing, no comments have been received from the public.

Analysis**Built Form and Architectural Character**

As noted earlier, Lordco is proposing only minor changes to the unit's exterior facades including updating of exterior signage and new painting on portions of the facades. Updating to a segment of the free-standing sign is also proposed.

The proposed changes to the exterior of the building are not anticipated to be significantly different than those of other retail/industrial buildings in the surrounding area and are oriented toward establishing the Lordco Auto Parts branding and colors. Staff anticipate that the unit's appearance will be compatible with the existing retail stores in the area. If the exterior changes are less than \$75,000, then a Development Permit may not be required as per the Official Community Plan's Development Permit Guidelines.

Transportation and Site Access

No changes are required to either the number of parking stalls or site accesses to accommodate the proposed uses at the subject site. The overall client base for Lordco is anticipated to be less than that over the previous tenant Future Shop. Transportation staff have, however, identified a need for a minor land dedication along the southern property boundary to facilitate future improvements to the turning lane off Bridgeport Road. The area of the "sliver" of land to be dedicated is approximately 20 m² (215 ft²). This dedication requirement is included in the Rezoning Considerations (Attachment 4) and is to be addressed prior to final adoption.

Landscaping Enhancements

The applicant has agreed to provide landscaped islands using planters or in-ground area at the ends of the rows of parking in the site's parking lot. These new planting areas will provide a minimum of 15 new trees and shrubs on the site. The Rezoning Considerations includes a requirement for the submission of an acceptable landscape plan and associated landscape security prior to Bylaw adoption.

Site Servicing and Frontage Improvements

Engineering and Building Approvals staff have not identified any needed servicing requirements for the proposed project. The existing services in the area have been determined to be sufficient to accommodate the proposed development.

Financial Impact or Economic Impact

None.

Conclusion

The purpose of the Zoning Text Amendment is to amend zoning district "Industrial Retail (IR1)" of Zoning Bylaw 8500 to add "Retail, general uses, limited to retail sale of automotive parts and accessories" as an Additional Use to permit retail sales at 2760 Sweden Way.

The proposed amendment will allow Lordco Auto Parts Ltd. to relocate from their existing facility at 5355 No. 3 Road to the subject site, thereby keeping their operation within Richmond. The proposed retail sales limited to automotive parts and accessories and warehousing uses are seen by staff to be reasonably compatible fit to the existing uses in the area, while at the same time, not inserting a new competitive use to the existing businesses.

Staff recommend support for the proposed Zoning Text Amendment that will permit general retail uses at 2760 Sweden Way and that Zoning Bylaw 8500 Amendment Bylaw 9503 be introduced and given first reading.



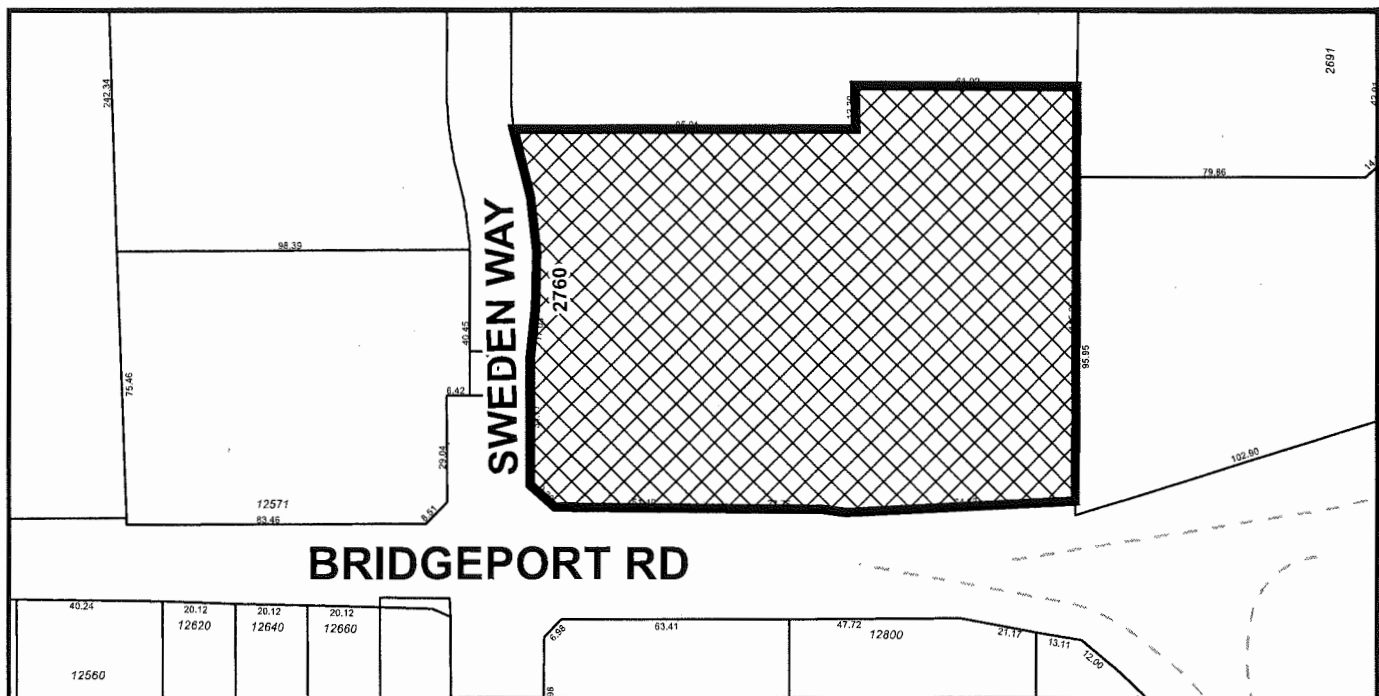
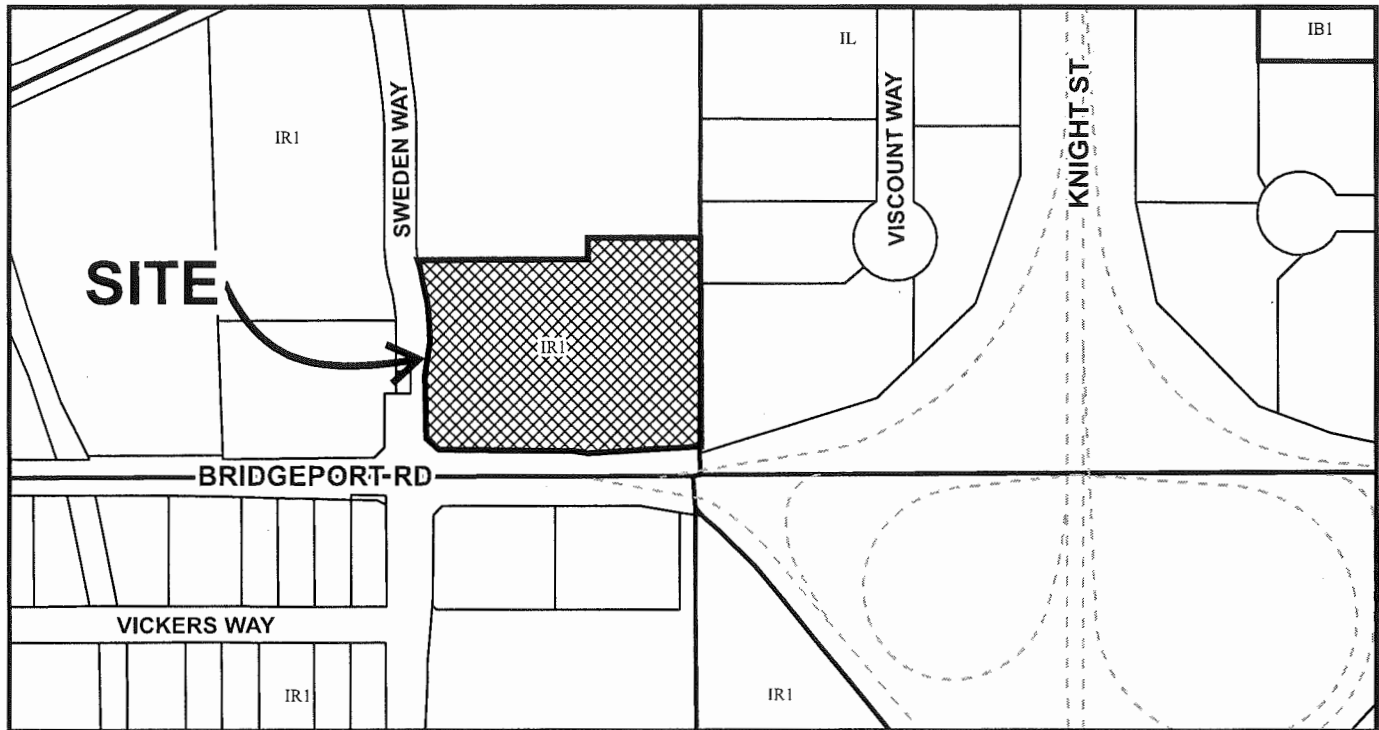
David Brownlee
Planner 2

DCB:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Rezoning Considerations



City of
Richmond



ZT 15-710920

Original Date: 10/13/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



ZT 15-710920

Original Date: 10/13/15

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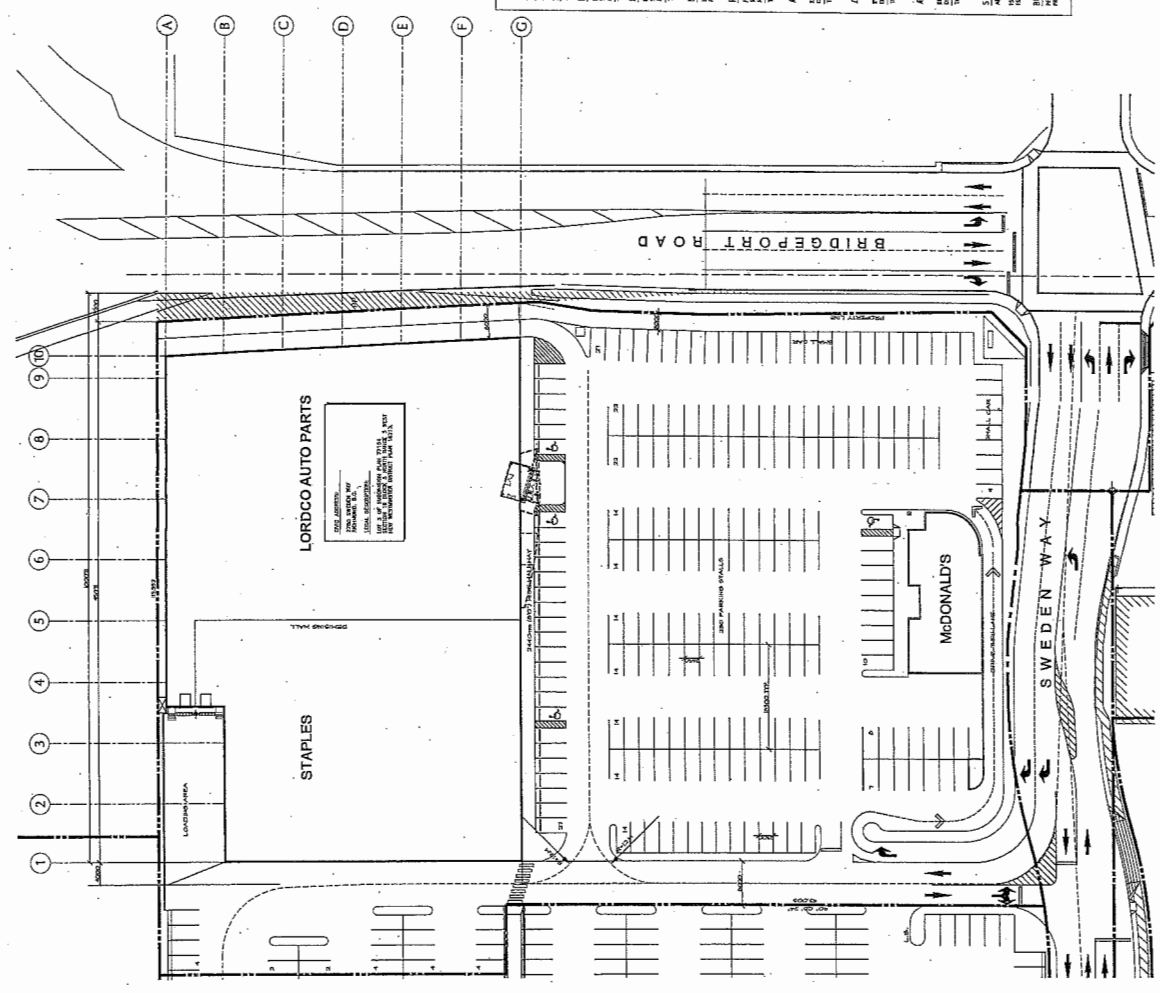
OMICRON
TOTAL BUILDING SOLUTIONS
10000 14th Avenue S.W.
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Tel: 604.291.1000
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www.omicron.ca

Project: Lordco Auto Parts
Client: Dayhu Investments Ltd.
Date: 10/10/12
Scale: 1:1000
Drawing: PLN-16

Dayhu Investments Ltd.
LORDCO AUTO PARTS
2780 Sweden Way

Scale: 1:1000
Date: 10/10/12
Drawing: PLN-16

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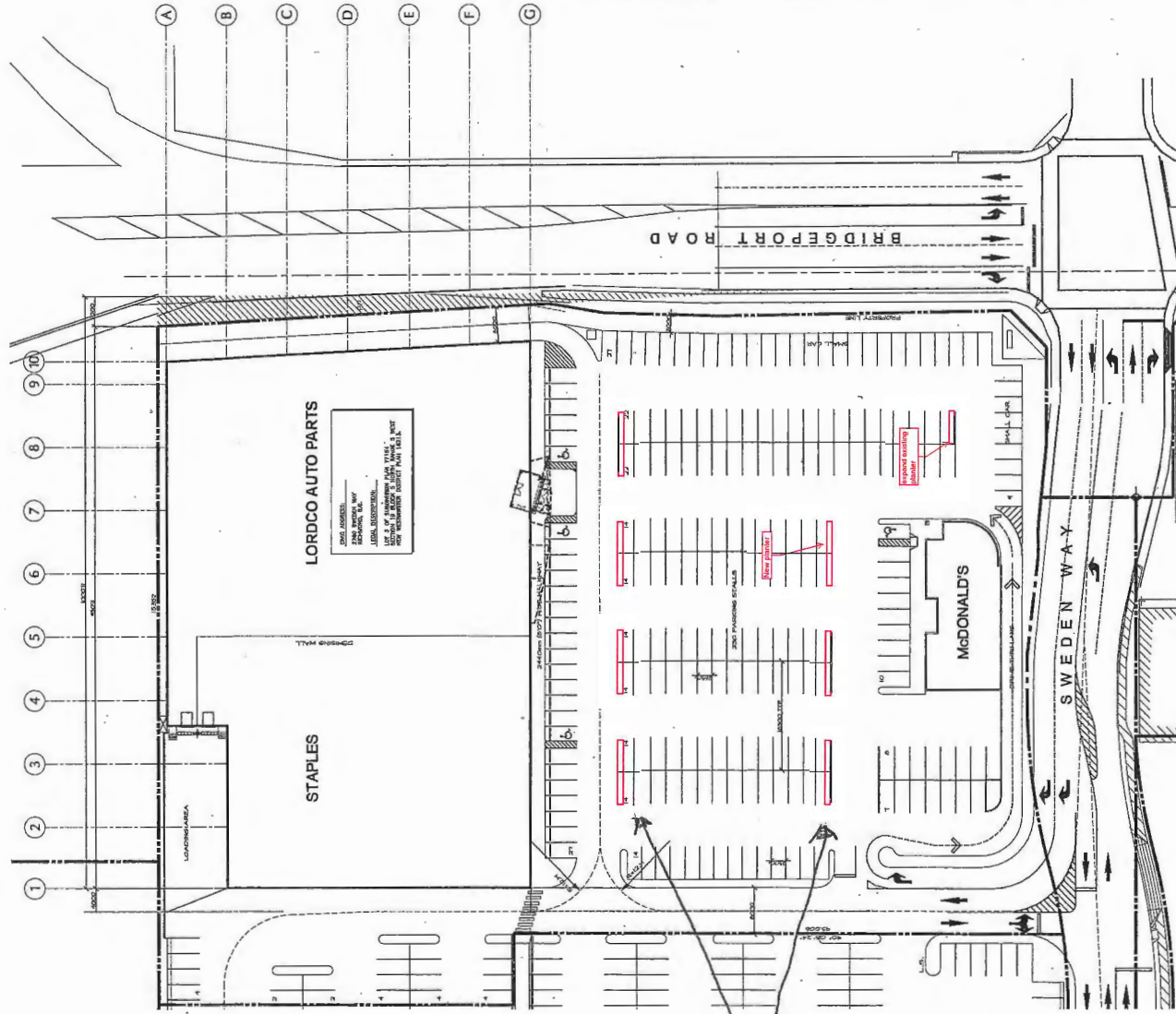


PROPERTY STATISTICS

SECTION	AREA (SQ. FT.)	AREA (SQ. M.)	PERMITS	DATE
BUILDING AREA - EXISTING				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
BUILDING AREA - PROPOSED				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
CONCRETE				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
PARKING				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
PERMITS				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
LEASE REQUIREMENTS				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
RESTRICTIVE COVENANT RELEASES (NOTES 1-5)				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
STAPLES				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		
BUILDING HEIGHT				
STAPLES	13,100	1,220	1998	10/10/12
LORDCO AUTO PARTS	13,100	1,220	1998	10/10/12
TOTAL	26,200	2,440		

PRELIMINARY

ENLARGED SITE PLAN



PROPERTY STATISTICS

ZONING		BRIDGEPORT - M20	
ITEM	VALUE	ITEM	VALUE
SITE AREA			
LOT AC. (TAX MAP)	1.14	LOT AC. (TAX MAP)	1.14
BUILDING AREA - EXISTING			
FOOTPRINT	3,118	FOOTPRINT	3,118
PERMITS	3,118	PERMITS	3,118
TOTAL	3,118	TOTAL	3,118
BUILDING AREA - PROPOSED			
FOOTPRINT	3,118	FOOTPRINT	3,118
PERMITS	3,118	PERMITS	3,118
TOTAL	3,118	TOTAL	3,118
DENSITY			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
PARKING			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
TOTAL	2.73	TOTAL	2.73
RECOMMENDED PARKING PLAN			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
TOTAL	2.73	TOTAL	2.73
LEASE REQUIREMENTS			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
TOTAL	2.73	TOTAL	2.73
RESTRICTIVE COVENANT (REAR) (40' x 100')			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
TOTAL	2.73	TOTAL	2.73
SCENIC			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
TOTAL	2.73	TOTAL	2.73
RESTRICTIVE COVENANT (FRONT) (40' x 100')			
EXISTING	2.73	EXISTING	2.73
PROPOSED	2.73	PROPOSED	2.73
TOTAL	2.73	TOTAL	2.73



PRELIMINARY

ENLARGED SITE PLAN

PLN - 17

Proposed landscaped islands

ENLARGED SITE PLAN

OMICRON ARCHITECTURE ENGINEERING CONSTRUCTION LTD.
10000 Highway 100, Suite 100, Edmonton, Alberta T6E 4E1
Tel: (780) 443-1111, Fax: (780) 443-1112
www.omicronarchitect.com



ZT 15-710920

Attachment 3

Address: 2760 Sweden Way

Applicant: Pacific Land Resource Group Inc.

Planning Area(s): Bridgeport

	Existing	Proposed
Owner:	Dayhu Investments Ltd	No Change
Site Size (m²):	1.6754 ha (16,754 m ²)	1.6754 ha (16,734 m ²) net of road dedication along Bridgeport Road
Land Uses:	Industrial and Retail	No Change
OCP Designation:	Mixed Employment	No Change
Area Plan Designation:	Light industrial and certain retail uses	No Change
Zoning:	Industrial Retail (IR1)	Industrial Retail (IR1) with amendment to add "Retail, general uses, limited to retail sale of automotive parts and accessories" as a site specific use
Other Designations:	NEF Area 1 A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 1.0	0.35	none permitted
Lot Coverage – Building:	Max. 60%	Approx. 35%	none
Lot Size (min. dimensions):	No Minimum	N/A	none
Setback – Front and Exterior Side Yards (m):	Min. 3.0 m	More than 3.0 m.	none
Setback – Interior Side Yards (m):	No minimum	N/A	none
Height (m):	12 m	10 m	none
Off-street Parking Spaces	237 (full site)	250	none
Tandem Parking Spaces:	permitted	None	none
HC Parking Spaces (for unit only)	3	3	none
Loading Stalls	1 large / 2 medium	1 large / 2 medium	none
Bicycle Parking: (for unit only)	Class 1: 9 Class 2: 10	Class 1: 9 Class 2: 10	none



City of
Richmond

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

Address: 2760 Sweden Way

File No.: ZT 15-710920

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9503, the developer is required to complete the following:

1. Dedication of a narrow sliver of land of approximately 20 m² (215 ft²) along a portion of the southern property line adjacent to Bridgeport road to facilitate future road improvements.
2. Submit a Landscape Security to the satisfaction of the Director of Development. The Security is to be based on 110% of the cost estimate covering materials and installation costs provided by the Landscape Architect related to the installation of landscaping islands at the ends of the vehicle parking rows.

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

1. Submit proof that a minimum of 9 Class One and 10 Class 2 bicycle spaces have been installed in compliance with Zoning Bylaw 8500.

Note:

- 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 9503 (ZT 15-710920)
2760 Sweden Way

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

1. Richmond Zoning Bylaw 8500 is amended by inserting the following clauses and renumbering Section 12.4.11 Other Regulations in the Industrial Retail (IR1) zone accordingly;
 - “6. Notwithstanding Section 12.4.11.5, **Retail, general uses, limited to retail sale of automotive parts and accessories** shall be permitted only at the following site(s):

2760 Sweden Way
P.I.D. 024-886-271
Lot 3 Section 19 Block 5 North Range 5 West New Westminster District Plan LMP47838”
2. This Bylaw may be cited as “**Richmond Zoning Bylaw 8500, Amendment Bylaw 9503**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by <i>AB</i>
APPROVED by Director or Solicitor <i>BL</i>



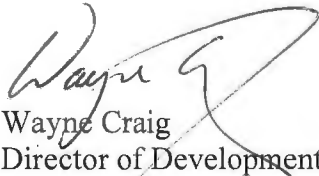
City of Richmond

Report to Committee Planning and Development Division

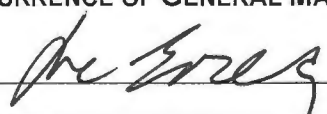
To: Planning Committee
From: Wayne Craig
Director of Development
Date: November 4, 2015
File: RZ 15-693376
Re: Application by CIS Homes Ltd. for Rezoning at 10340 Odlin Road from Single Detached (RS1/B) to Single Detached (RS1/K)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9504, for the rezoning of 10340 Odlin Road from "Single Detached (RS1/B)" to "Single Detached (RS1/K)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

CIS Homes Ltd has applied to the City of Richmond for permission to rezone the property at 10340 Odlin Road from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North, East, and West, are dwellings on lots zoned “Single Detached (RS1/B)”.
- To the South, is a dwelling on a lot zoned “Single Detached (RS1/B)”, which fronts Hayne Court.

Related Policies & Studies

Official Community Plan/West Cambie Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”.

The subject property is located in the Odlinwood Neighbourhood of the West Cambie Area Plan (Attachment 4). The Area Plan land use designation for the subject property is “Residential (Single-Family only)” (Attachment 5).

The Odlinwood Neighbourhood was primarily developed during the 1990’s and into the early 2000’s, and includes both multi-family and single-family housing at a range of densities and lot sizes (e.g., from 0.55 to 0.78 FAR; and, with lots of 9.0 m in width and 270 m² in area). The Area Plan provides for infill residential development that is compatible with the character of existing development in the neighbourhood. This proposal to rezone the subject property to the “Single Detached (RS2/K)” zone is consistent with policies and land use designation contained in the Area Plan, as well as with the character of existing development in the surrounding neighbourhood, as it would permit the creation of two (2) lots each approximately 10 m wide and 357 m² in area.

Aircraft Noise Sensitive Development Policy

The subject site is located within the Aircraft Noise Area 2. In accordance with the Aircraft Noise Sensitive Development Policy (ANSND) in the OCP, applications involving rezoning from one (1) single-family sub-zone to another may be considered in this aircraft noise sensitive area [e.g., “Single Detached (RS1/B)” to “Single Detached (RS2/K)”]. Prior to final adoption of the rezoning bylaw, the applicant is required to register an aircraft noise sensitive use covenant on Title to address public awareness and to ensure aircraft noise mitigation is incorporated into dwelling design and construction.

Floodplain Management Implementation Strategy

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

Ministry of Transportation and Infrastructure Approval

As the subject site is located within 800 m of an intersection of a Provincial Limited Access Highway and a City road, this redevelopment proposal was referred to the Ministry of Transportation and Infrastructure (MOTI). Confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment and that preliminary approval has been granted for a period of one year. Final approval from MOTI 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 should Council grant 1st reading to the rezoning bylaw, a Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site, with instructions on how to participate in the public process.

Analysis**Site Planning and Vehicle Access**

A conceptual site plan for the proposed lots is included in Attachment 6.

Vehicle access to the proposed lots is from Odlin Road via separate driveway crossings located at either end of the frontage to facilitate tree retention and maximize opportunities for on-street parking on Odlin Road.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant; which identifies tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 19 trees on-site and two (2) trees off-site.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted visual tree assessment, and concurs with the Arborist's recommendations to:

- Retain seven (7) trees on-site along the north property line and in the rear yard due to their good condition and location outside of the proposed building footprints (Trees # 601, 602, 603, 604, 605, 616, 617).
- Retain off-site Tree "A", due to its location to the northeast of the subject site, away from proposed development, and to retain off-site Tree "B", located on the neighbouring property to the south at 10251 Hayne Court, due to its good condition.
- Remove (9) trees from the subject site due to either poor condition or conflict with the proposed development (Trees # 607, 610, 611, 612, 613, 614, 615, 618, and 619).
- Remove (3) trees from the subject site (Trees # 606, 608, and 609). Although these trees are in fair condition, they are in conflict with proposed vehicular access to the subject site and should be removed and replaced.

The proposed Tree Management Drawing is shown in Attachment 7.

For the removal of the 12 trees from the subject site, the OCP tree replacement ratio goal of 2:1 requires 24 replacement trees. Due to the size of the proposed lots and the effort required to be taken by the applicant to retain seven (7) trees on-site, staff recommend that only 10 replacement trees be required. The applicant's Arborist has indicated that a total of three (3) replacement trees can be accommodated on the proposed lots in the rear yards (as shown in Attachment 7); therefore, the applicant has agreed to plant and maintain three (3) replacement trees and provide a contribution of \$3500 prior to final adoption of the rezoning bylaw to the City's Tree Compensation Fund in-lieu of planting the balance of replacement trees on-site.

To ensure that the three (3) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$1,500 (\$500/tree) prior to final adoption of the rezoning bylaw.

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for 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 report to the City for review.

- Submission of a survival security in the amount of \$8,300. The security will not be released until an acceptable impact assessment report is submitted and a landscaping inspection has been passed by City staff. The City will release 70% of the security after construction and landscaping on-site has been completed, and the remaining 30% of the security retained for a 1-year maintenance period to ensure that the trees have survived.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install 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.

Existing Legal Encumbrances

There is an existing statutory right-of-way for utilities registered on Title of the subject property. Encroachment into the right-of-way is not permitted. The owner is aware of the charge on Title and the preliminary concept plans for the dwellings do not encroach into the right-of-way.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. 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 suite is 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. 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

At future development stage, the applicant must pay 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 and frontage improvements as described in Attachment 8.

Financial Impact

This redevelopment proposal 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 rezoning application is to rezone the property at 10340 Odlin Road from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" 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.

The list of rezoning considerations is included in Attachment 8, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9504 be introduced and given first reading.



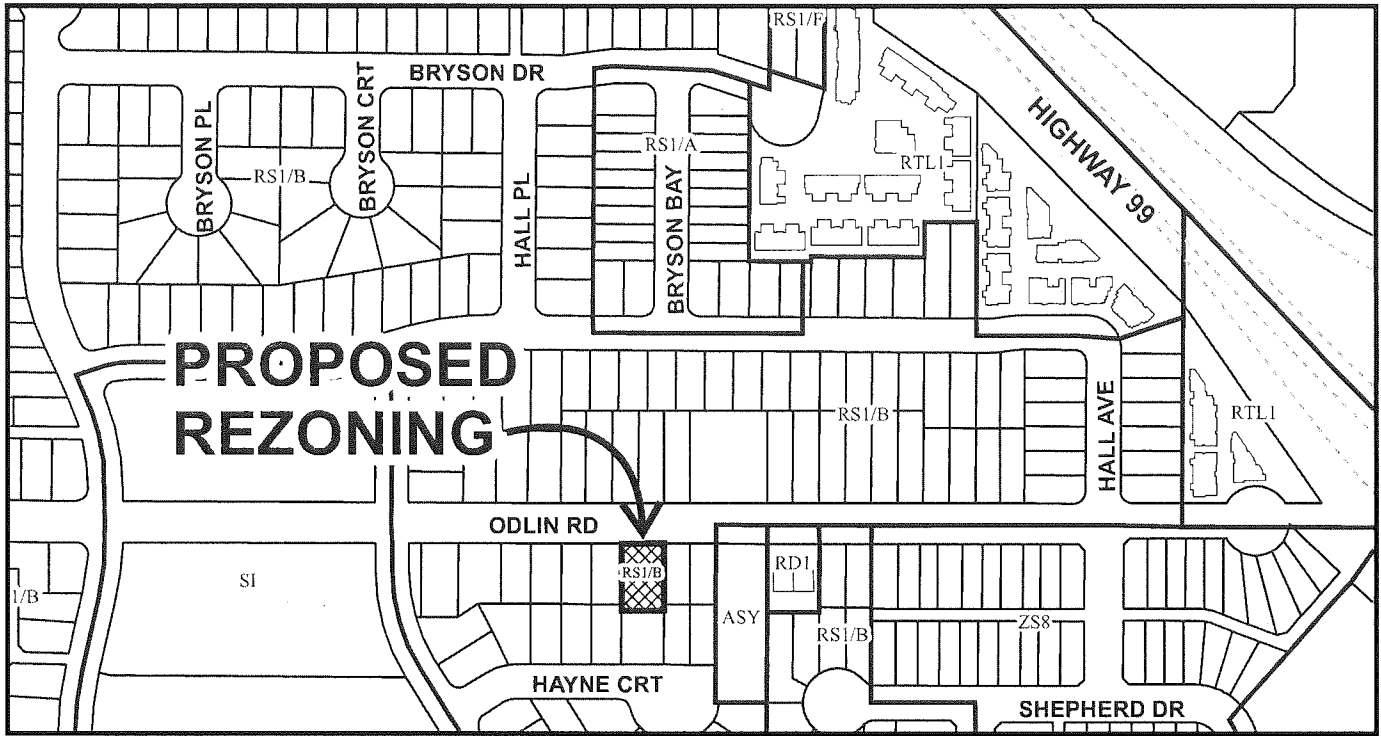
Cynthia Lussier
Planning Technician

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey and proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: West Cambie Neighbourhood Map
- Attachment 5: West Cambie Land Use Map
- Attachment 6: Conceptual Site Plan
- Attachment 7: Proposed Tree Management Drawing
- Attachment 8: Rezoning Considerations



City of Richmond



15.24	12.2	35.72	35.72	35.72	35.72	45.7		45.72	45.72	45.72		45.7	45.7	45.7
10251	10271	10291	10311	10315	10331	10351	10377	10391	10411	10431	10451			
16.24	16.24	16.24	12.30	13.43	12.87	12.87	12.84	38.53	12.87	12.87	12.85			
ODLIN RD														
8	21.68	15.00	15.00	15.00	15.00	21.34	12.87	12.87	25.72	25.73	12.87			
10260	10280	10300	10320	10326	10340	10360	10366	10380	10420	10440	10462			
36.58	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	34.00	34.00	31.48	31.48		
	15.00	15.00	15.00	15.00	15.00	12.87	12.87				12.87			
26.34									25.73					
15.06	33.93	30.00	30.00	30.00	30.00	26.50	30.00	30.00	12.87	12.87	30.33	32.88	30.72	
31.72	18.87	10233	10235	10237	10239	10251	10271	10275	4.71	32.61			10393	



RZ 15-693376

Original Date: 06/22/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-693376

Original Date: 06/22/15

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 1 SECTION 35 BLOCK 5 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN LMP10584

#10340 ODLIN ROAD,
RICHMOND, B.C.
P.I.D 018-267-645

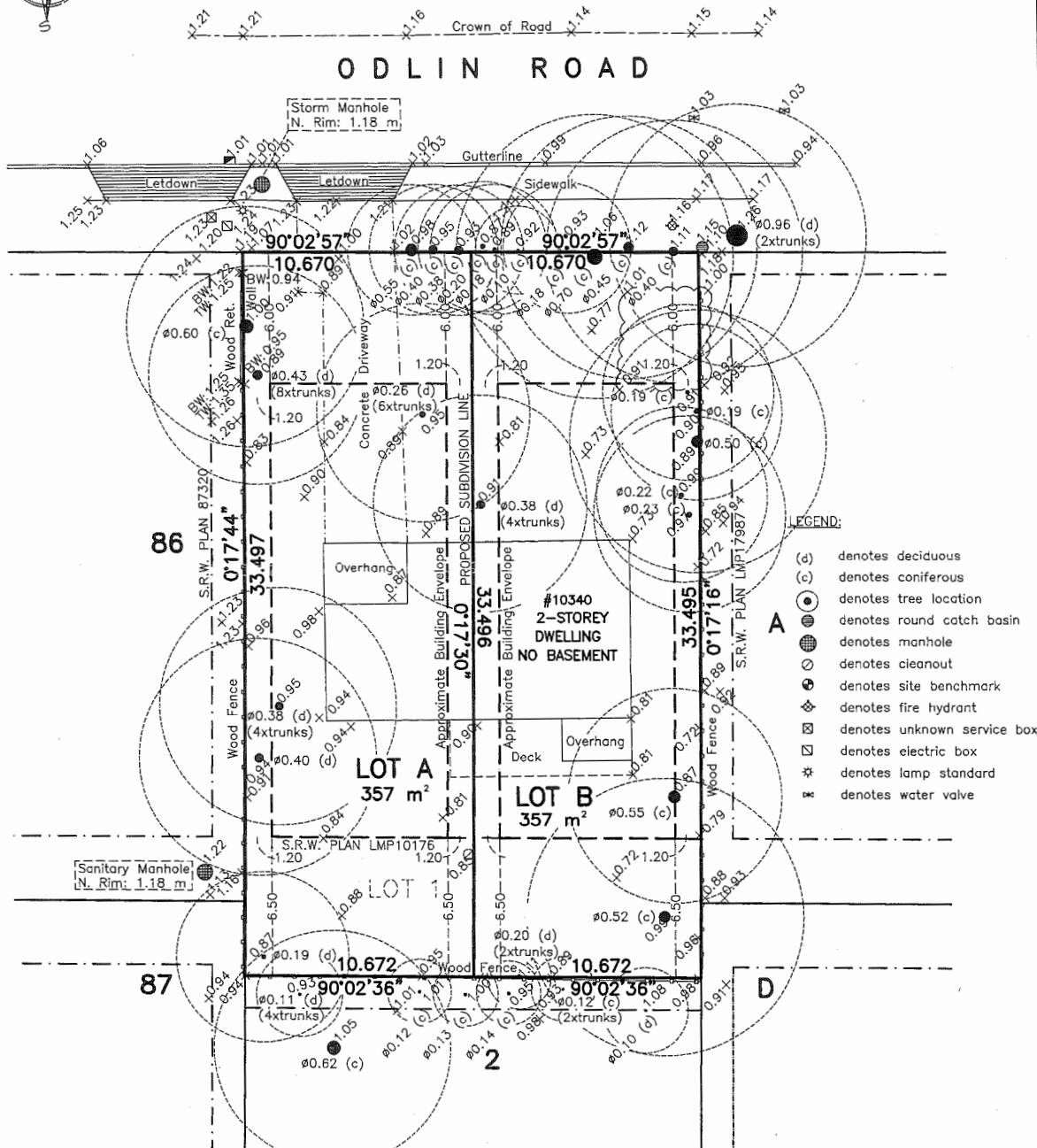
SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



Benchmark: Nail in
Aluminum Tag #331
Elevation: 1.04 m



LEGEND:

- (d) denotes deciduous
- (c) denotes coniferous
- denotes tree location
- denotes round catch basin
- ⊙ denotes manhole
- ⊕ denotes cleanout
- ⊗ denotes site benchmark
- ⊛ denotes fire hydrant
- ⊞ denotes unknown service box
- ⊟ denotes electric box
- ⊠ denotes lamp standard
- ⊡ denotes water valve

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5907
FB-273 P71-75
Drawn By: WK

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #202,
Control Monument 77H4623
Elevation = 1.452 metres
Benchmark: HPN #196,
Control Monument: 77H4970
Elevation: 1.793 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.

DWG No. 5907-TOPO

USE SITE BENCHMARK TAG #331
PLN - 29
CONSTRUCTION ELEVATION CONTROL

FEBRUARY 23rd, 2015

NTS



RZ 15-693376

Attachment 3

Address: 10340 Odlin Road

Applicant: CIS Homes Ltd.

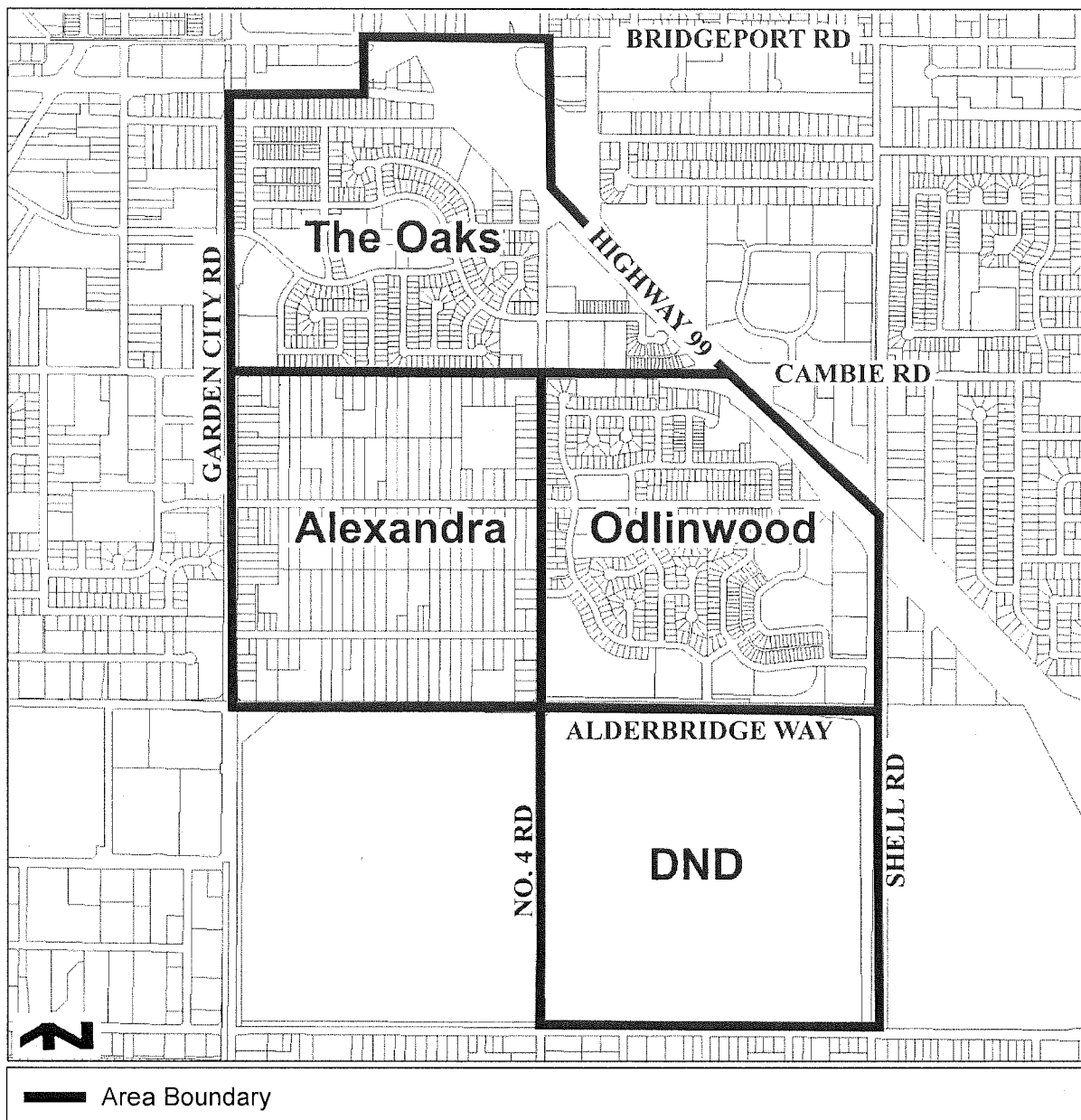
Planning Area(s): West Cambie (Odlinwood Neighbourhood)

	Existing	Proposed
Owner:	Guo J Li Shan S. Ruan	To be determined
Site Size (m ²):	714 m ² (7,685 ft ²)	Two (2) lots, 357 m ² each
Land Uses:	One (1) single detached dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Residential (Single Family only)	No change
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	315 m ²	357 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ Storeys	2 ½ Storeys	none

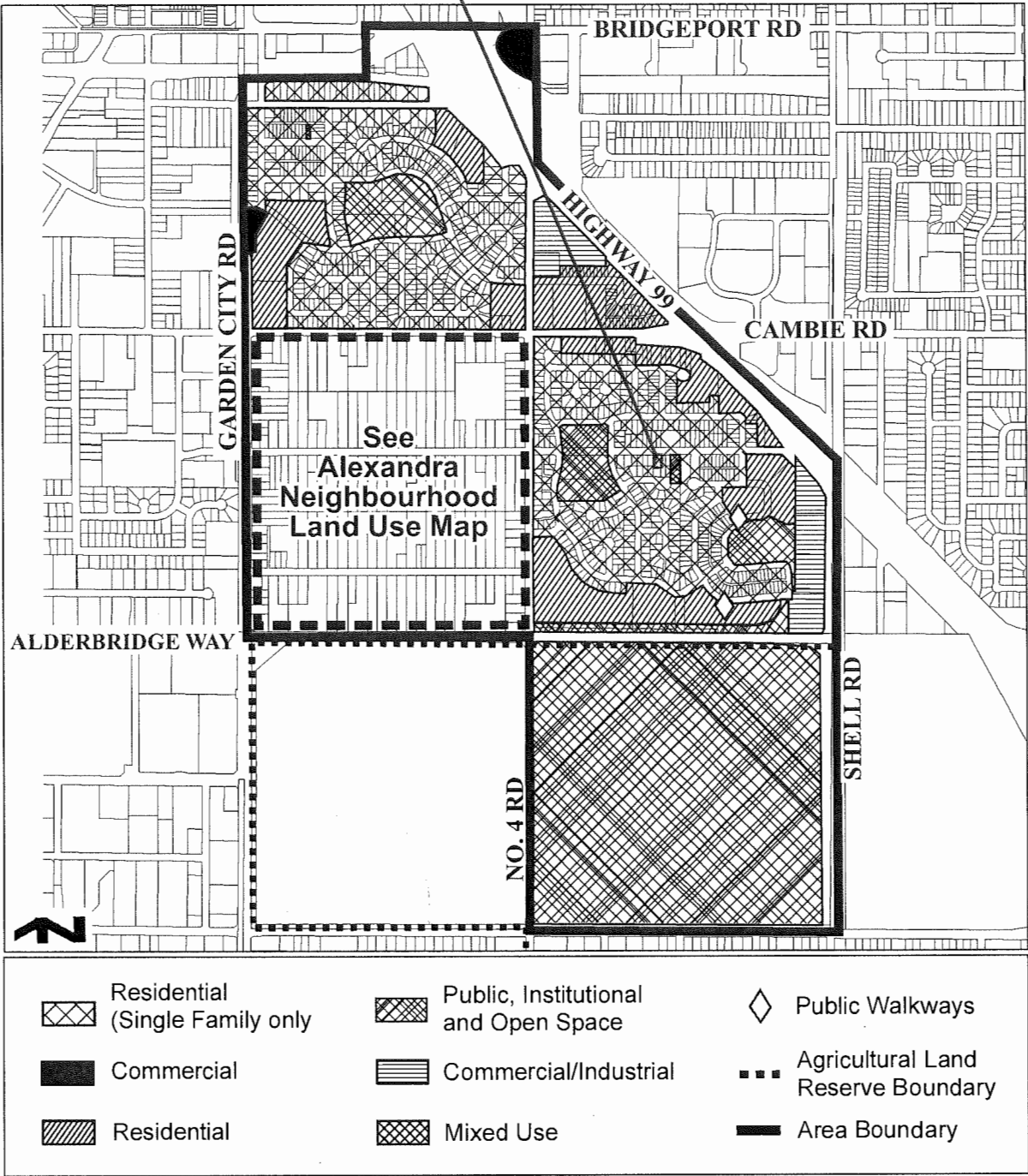
Other: Tree replacement compensation required for loss of bylaw-sized trees.

West Cambie Neighbourhood Map



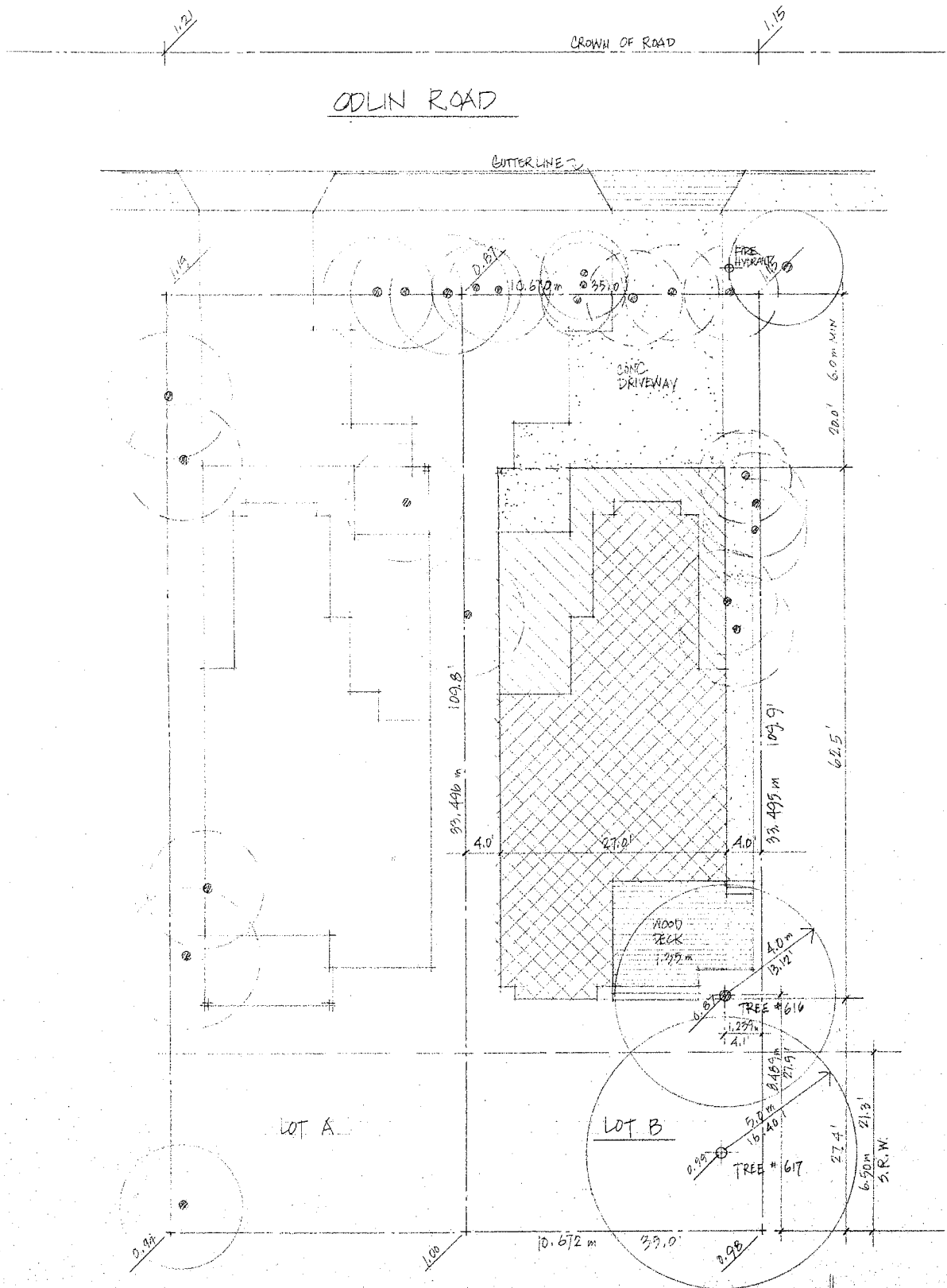
City of Richmond

Land Use Map



CONCEPTUAL SITE PLAN

ATTACHMENT 6



CROWN OF ROAD: 1.21m
 MAIN FLOOR SLAB: 1.51m
 FINISH GRADE: 1.31m
 AVERAGE EXISTING GRADE: 1.00m
 AVERAGE GRADE: 1.15m

SITE PLAN LOT B
 1/8" = 1'-0"

PLN - 33

PROPOSED RESIDENCE
 10340 ODLIN RD
 RICHMOND, BC

SCALE AS NOTED
 SEPT '15

PLAN NOTE:
The plan is based on drawings supplied by the project engineer (PE), Engineer (P) and/or other Design Professionals. The plan is not a final design and is not intended to be used for construction or management of the project. The plan is not a final design and is not intended to be used for construction or management of the project. The plan is not a final design and is not intended to be used for construction or management of the project.

NOTE: TREES 601 TO 604:
• HATCHED AREA DENOTES THE TREE PROTECTION ZONE (REMOVAL AND REPLACEMENT)
• THE NEW DRIVEWAY WILL NEED TO HAVE A RETAINING WALL BUILT WITH A NO-EXCAVATION STANDARD ALONG ITS EAST EDGE.
• THE REMAINING TPZ WILL BE REQUIRED TO BE LEFT AT EXISTING GRADE AND MAINTAINED AS A SOFT LANDSCAPE FINISH.

NOTE TREE A:
• ROOT PRUNING BY ARBORIST WILL BE REQUIRED FOR NEW DRIVEWAY, AND RETAINING WALL AT THE ALIGNMENT OF THE TREE PROTECTION ZONE.
• THIS TREE WILL BE RE-ASSESSED FOR STRUCTURAL CONDITION AT THE TIME OF THE REMOVAL OF ON-SITE TREES AND ANY TREATMENTS REQUIRED WILL BE COORDINATE THROUGH PARKS DEPT. THROUGH TPZ WILL REQUIRE AIR-SPADE, STORM CONNECTION DEPT. THROUGH TPZ WILL REQUIRE AIR-SPADE, HYDRO-VAC OR OTHER LOW IMPACT TRENCH TO BE DIRECTED BY THE PROJECT ARBORIST AT THE TIME OF INSTALLATION.

GENERAL NOTES:
DEMOLITION WILL REQUIRE SUPERVISION BY THE PROJECT ARBORIST.

IN ORDER TO AVOID DAMAGE TO RETAINED TREES, THE REMOVAL OF TREES AND STUMPS FROM WITHIN OR FROM WITHIN 2 M AWAY FROM TPZ'S, WILL REQUIRE THE EXPERTISE OF A QUALIFIED TREE SERVICE CONTRACTOR (I.E. NOT TO BE REMOVED BY MACHINERY PULLING THE TREES DOWN AND DIGGING THE STUMPS OUT).
• PRUNING OF ANY RETAINED TREES MUST BE COMPLETED BY A QUALIFIED TREE SERVICE CONTRACTOR WORKING UNDER THE DIRECTION OF THE PROJECT ARBORIST.
• ALL LANDSCAPE FINISHING WITHIN TPZ'S WILL REQUIRE SUPERVISION BY THE PROJECT ARBORIST.

LEGEND:

- denotes TAG NUMBER or ID REFERENCE.
- denotes PRIORITY RANKING for treatment planning consideration.
- denotes DRIFTLINE (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-BYLAWS underize 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).

NOTE TREE 616:
• THE FOOTINGS FOR THE NEW HOUSE ARE TO BE "L-SHAPED" TO MINIMIZE OVER-EXCAVATION NEEDS.
• THE EXCAVATION FOR THE FOUNDATION AND THE PERIMETER DRAINAGE IS TO BE SUPERVISED AND ROOT PRUNED BY THE PROJECT ARBORIST.

NOTE TREE 6161:
• THE TPZ IS TO BE KEPT INTACT THROUGH ENTIRE CONSTRUCTION PHASE UNTIL WOOD DECK CONSTRUCTION IS STARTED.
• THE POSTS FOR THE WOOD DECK ARE TO BE HAND DUG UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
• THE WOOD DECK CONSTRUCTION IS TO BE SUPERVISED BY THE PROJECT ARBORIST, AND WITH BEST MANAGEMENT PRACTICES FOR LOW IMPACT TO THE ROOTS OF THE TREE.

SCALE 1:200
ALL DISTANCES ARE IN METRES

Aluminum 10g #331
Elevation 104 m

10

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49.0

49.2

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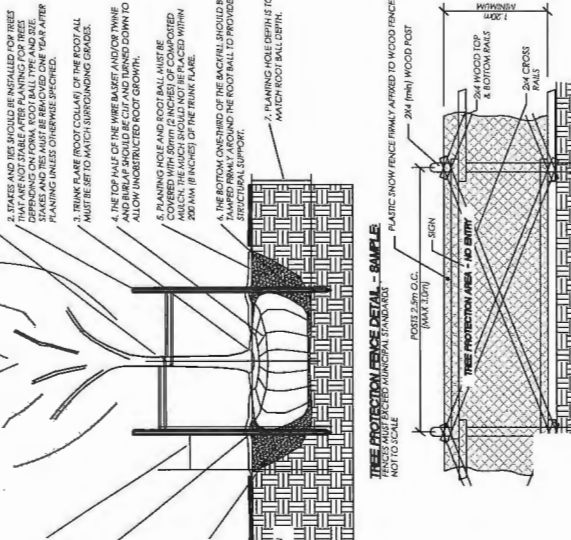
51.2

51.4

TREE PLANTING GUIDELINES:

1. **CONCEPTUAL DESIGN:**
 - The planting location and species selection should be based on the site plan and the project goals.
 - The planting location should be based on the site plan and the project goals.
2. **PLANTING:**
 - The planting should be done in the spring or fall.
 - The planting should be done in the spring or fall.
3. **PLANTING:**
 - The planting should be done in the spring or fall.
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10. **PLANTING:**
 - The planting should be done in the spring or fall.
 - The planting should be done in the spring or fall.

TREE PLANTING DETAIL



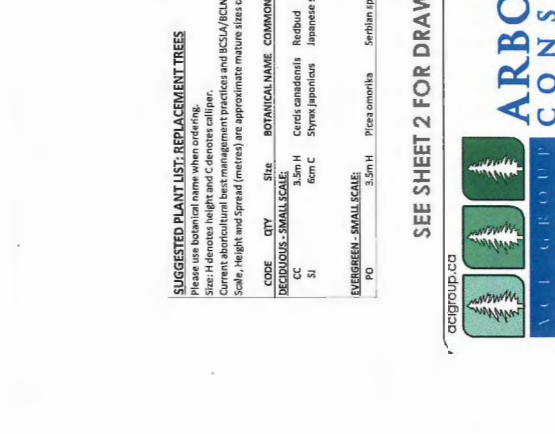
TREE PROTECTION GUIDELINES:

1. **TREE PROTECTION ZONE (TPZ) ESTABLISHMENT:**
 - The TPZ should be established based on the tree's size and species.
 - The TPZ should be established based on the tree's size and species.
2. **TREE PROTECTION ZONE (TPZ) ESTABLISHMENT:**
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10. **TREE PROTECTION ZONE (TPZ) ESTABLISHMENT:**
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TREE INVENTORY AND ASSESSMENT:

Tree ID	Tree Species	Tree Size	Tree Health	Tree Location	Tree Notes
1	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
2	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
3	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
4	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
5	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
6	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
7	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
8	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
9	Western Red Cedar	10' x 10"	Good	10' x 10"	Good
10	Western Red Cedar	10' x 10"	Good	10' x 10"	Good

TREE PROTECTION DETAIL - SAMPLE



TREE PROTECTION GUIDELINES:

1. **TREE PROTECTION ZONE (TPZ) ESTABLISHMENT:**
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 - The TPZ should be established based on the tree's size and species.



Address: 10340 Odlin Road

File No.: RZ 15-693376

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9504, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscaping Security in the amount of \$1,500.00 to ensure that a total of three (3) replacement trees are planted and maintained on the proposed lots (minimum 6 cm deciduous calliper or 3 m high conifers).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of all works conducted within, or in close proximity to, the tree protection zone of Trees # 601, 602, 603, 604, 605, 616, 617, and off-site Trees A and B. The Contract must include the scope of work to be undertaken, 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.
4. Submission of a Tree Survival Security to the City in the amount of \$8,300.00 for the seven (7) trees to be retained on-site and for Tree A off-site in the boulevard on City-owned property.
5. City acceptance of the developer's offer to voluntarily contribute \$3,500.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
6. Registration of an aircraft noise sensitive use covenant on title to address public awareness and to ensure aircraft noise mitigation is incorporate into dwelling design and construction.
7. Registration of a flood indemnity covenant on title.
8. 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) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

At Demolition Permit* stage, the following requirements must be completed:

- Installation of tree protection fencing around all trees to be retained, i.e., on-site Trees # 601, 602, 603, 604, 605, 616, 617, and off-site Trees A and B. 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.

At Subdivision* and Building Permit *stage, the following requirements must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and costs associated with completion of the following servicing works and frontage improvements:

Water Works:

- Using the OCP Model, there is 507.2 L/s of water available at a 20 psi residual at the Odlin Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- At Building Permit stage, the applicant 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 the applicant's cost, the City is to:
 - Cut and cap the existing water service connection at the watermain along the Odlin Road frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Odlin Road frontage.

Storm Sewer Works:

- The applicant is required to retain the existing storm service connections at the northeast and northwest corners of the subject site.
- At the applicant's cost, the City is to assess the existing storm service connections and upgrade as required to City standards.

Sanitary Sewer Works:

- At the applicant's cost, the City is to upgrade the existing sanitary service connection and inspection chamber complete with new inspection chamber and dual service connections, located within the statutory right-of-way along the south property line of the subject site.

Frontage Improvements:

- To maximize opportunities for on-street parking, provide two 4.0 m wide driveways (one for each lot proposed), either located next to each other or at either end (similar to the driveways at 10462/10468 Odlin Road).
- The applicant is to coordinate with BC Hydro, Telus and other private communication service providers.
 - To underground proposed 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:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any 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.
- 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.

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 9504 (RZ 15-693376)
10340 Odlin 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/K)"**.

P.I.D. 018-267-645

Lot 1 Section 35 Block 5 North Range 6 West New Westminster District Plan LMP10584

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9504"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED
by

APPROVED
by Director or Solicitor


MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Division

To: Planning Committee

Date: November 5, 2015

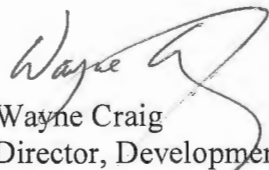
From: Wayne Craig
Director, Development

File: RZ 15-703150

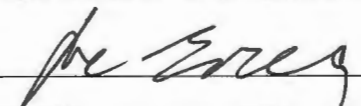
Re: Application by Maryem Ahbib for Rezoning at 9131 Steveston Hwy from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9505, for the rezoning of 9131 Steveston Hwy from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director, Development

WC:cl
Att.

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

Staff Report

Origin

Maryem Ahbib has applied to the City of Richmond for permission to rezone the property at 9131 Steveston Hwy from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from Steveston Hwy via an established lane system to the west that must be extended to service the subject site (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

- To the North are two (2) dwellings on lots zoned “Single Detached (RS1/E)”, which front Ryan Crescent.
- To the South, immediately across Steveston Hwy, is the International Buddhist Society Temple on a lot that is split-zoned “Agriculture (AG1)” and “Assembly (ASY)”, and is in the Agricultural Land Reserve.
- To the East, is a dwelling on a lot zoned “Single Detached (RS1/E)”.
- To the West, are four (4) dwellings on lots zoned “Compact Single Detached (RC1)”, which were created through rezoning and subdivision in 2004, and which have vehicle access to/from a lane connecting to Steveston Hwy.

Related Policies & Studies

Official Community Plan

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

Arterial Road Policy

The subject property is undesignated on the Arterial Road Policy Development Map. The Arterial Road Policy allows the consideration of a rezoning application to permit subdivision of an undesignated lot subject to dedication and construction of a fully operational municipal lane.

The proposed redevelopment is consistent with the Arterial Road Policy because it involves dedication and construction of a rear lane to connect to a lane system that is already established to the west of the subject site. The applicant intends to access the established lane from

Steveston Hwy via a statutory right-of-way (SRW) for utilities and public-right-of-passage (BW406323) that is registered on title of the lots at 9093 and 9097 Steveston Hwy.

The SRW at 9093 and 9097 Steveston Hwy was secured through the redevelopment proposal that created four (4) lots at 9091, 9093, 9097, and 9099 Steveston Hwy in 2004 (RZ 04-268084/SD 03-232827). The SRW was designed and constructed as a vehicle lane as part of a Servicing Agreement (SA 04-287038), and includes an asphalt driving surface and lane lighting (Attachment 4).

During the application review process for the 2004 proposal, it was identified that the purpose of the SRW was to provide the City with access to utility infrastructure to be located within that portion of the lands, and to provide temporary public vehicle access to adjacent lots created through rezoning and subdivision in that block of Steveston Hwy until an alternative permanent public vehicle access was established. Over time, it is envisioned that redevelopment of this block of Steveston Hwy will occur in accordance with the Arterial Road Policy and that the dedicated east-west City rear lane that runs parallel to Steveston Hwy will be extended to Mortfield Gate.

The proposed redevelopment at 9131 Steveston Hwy is in keeping with what was envisioned for the redevelopment of this block of Steveston Hwy, and will provide for an extension of the existing City rear lane further east through a 6 m lane dedication prior to final adoption of the rezoning bylaw.

Agricultural Land Reserve (ALR) Buffer

Consistent with the OCP guidelines, the applicant is required to register a covenant on title prior to rezoning to secure a 4.0 m wide landscaped ALR buffer (as measured from the south property line) along the Steveston Hwy frontage to ensure that landscaping planted within the ALR buffer is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.

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.

As part of the rezoning application review process, staff advised the applicant to discuss their intent to use the SRW that is registered on title of the lots at 9093 and 9097 Steveston Hwy for vehicle access to proposed lots at the subject site. The property owners at 9093 and 9097

Steveston Hwy have indicated that they are not supportive of the applicant using the SRW for access, citing concerns with the potential amount of vehicle traffic over the lane that would be generated by the proposed development.

Staff from the City's Transportation department have reviewed the rezoning application at the subject site and provide the following comments regarding vehicular access:

- As Steveston Hwy is a major arterial road, vehicular access to the subject site via the established lane system is intended to reduce vehicle conflicts, and frontage improvements along Steveston Hwy are intended to provide for a more pedestrian-oriented public realm. Frontage improvements required with redevelopment include permanently closing the existing driveway crossings to the subject site through removal and replacement with a barrier curb and gutter, and installation of a treed and grass boulevard, and a sidewalk connecting to the existing sidewalk east and west of the site.
- Vehicular access to the subject site is required to be provided via the driveway crossing and lane between 9093 and 9097 Steveston Highway. The rezoning applicant is required to enter into a legal agreement with the City to be registered on title prior to final adoption of the rezoning bylaw to acknowledge that:
 - they wish to make use of the statutory right-of-way agreement (BW406323) that is registered on title at 9093/9097 Steveston Highway for vehicular access to the subject site until an alternative exists; and,
 - that use of the lane is subject to the terms and conditions of the statutory right-of-way agreement (BW406323).

Should the Planning Committee endorse this application and should Council grant 1st reading to the rezoning bylaw, a Notice of Public Hearing will be sent to all residents and property owners of land within 50 m of the subject site, with instructions on how to participate in the public hearing process.

Analysis

Existing Legal Encumbrances

There is an existing statutory right-of-way on title for utilities located along the north property line of the subject site. The applicant is required to dedicate a 6.0 m wide portion of land along the entire north property line prior to final adoption of the rezoning bylaw to provide a lane to connect to an established rear lane to the west. Following lane dedication, the utilities will be located within the City's road network and the right-of-way will not be applicable to the subject site.

Site Access and Frontage Improvements

Consistent with the City's Transportation department requirements, vehicle access to the subject site is proposed via an established lane system that must be extended eastbound to service the subject site.

Access to the established east-west lane is proposed from Steveston Hwy via a SRW for utilities and a public-right-of-passage that is registered on title of the lots at 9093 and 9097 Steveston Hwy (BW406323). The applicant is required to register a legal agreement on title prior to final adoption of the rezoning bylaw to acknowledge that they wish to make use of the statutory right-of-way agreement (BW406323) registered on title at 9093/9097 Steveston Highway for vehicular access to the subject site.

Lane improvements

The applicant is required to dedicate a 6.0 m wide portion of land along the entire north property line to the City prior to final adoption of the rezoning bylaw for the design and construction of a rear lane to current City standards. The lane design is to connect to and match the lane works completed to the west as part of the Servicing Agreement associated with redevelopment of 9091, 9093, 9097, and 9099 Steveston Hwy (SA 04-287038). The rear lane design is to include (but is not limited to), rollover curb and gutter, asphalt paving, drainage, and lane lighting. The scope of works is to be determined through the Servicing Agreement design review process required prior to subdivision.

Road improvements

Required frontage improvements along Steveston Highway include, but are not limited to:

- Permanent closure and removal of the existing driveway crossings providing access to the subject site from Steveston Highway.
- Removal of the existing sidewalk located at the curb along the entire site frontage and backfilling of the area to provide a minimum 1.5 m wide grass/treed boulevard (width of the boulevard is exclusive of the 0.15 m wide top of curb).
- Construction of a new 1.5 m wide concrete sidewalk behind the new boulevard along the entire site frontage, connecting to the existing sidewalk east and west of the subject site.
- Street lighting and other utility requirements may be required as part of the frontage improvements, as determined through the Servicing Agreement design review process.

Tree Retention and Replacement

A Certified Arborist's Report was submitted by the applicant, which identifies on-site and off-site tree species, assesses their structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses four (4) trees on the subject property, one (1) tree along the front property line that is shared with the City, and two (2) trees and a shrub on the adjacent property to the east.

The City's Tree Preservation Coordinator and Parks Department Arborist have reviewed the Arborist's Report, conducted visual tree assessment, and provide the following comments:

- Four (4) fruit trees located on the subject site have all been previously topped and are not good candidates for retention (tag # 1, 5, 6 & 7).
- One (1) fruit tree (tag # 2) along the front property line that is shared with the City is in poor condition, is not suitable for retention, and is in conflict with the required frontage improvements along Steveston Hwy.
- Two (2) trees (tag # 3 and 4) and a Rhododendron shrub (tag # 8) located on the neighbouring property to the east at 9151 Steveston Hwy are identified by the applicant's Arborist to be in poor condition. If the applicant wishes to seek the removal of these

neighbouring trees, they must first obtain written permission from the adjacent property owner(s) and then obtain a valid tree removal permit (under the address on which the trees are located). If permission to remove the trees is not granted, the applicant is required to retain and protect the trees to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03.

The proposed Tree Retention Plan is included in Attachment 5.

To ensure protection of the off-site trees and shrub at 9151 Steveston Hwy (tag # 3, 4, and 8), the applicant must submit a contract with a Certified Arborist for supervision of all on-site works conducted within close proximity to tree protection zones. The contract must include the scope of work, including the number of proposed monitoring inspections at specified stages of construction, any special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.

For the removal of the four (4) trees from the subject site (tag # 1, 5, 6, and 7), the OCP tree replacement ratio of 2:1 requires eight (8) replacement trees. Due to the compact size of the proposed lots, staff recommends that the applicant plant and maintain a total of six (6) replacement trees on the subject site [i.e., two (2) trees in the front yard and one (1) tree in the rear yard of each lot proposed], and provide a contribution in the amount of \$1,000.00 to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw in-lieu of planting the balance of replacement trees on-site.

For the removal of the tree along the front property line that is shared with the City (tag # 2), the Parks Department requires the applicant to submit a contribution to the City's Tree Compensation Fund in the amount of \$650 prior to final adoption of the rezoning bylaw, for the planting of trees in the City. The applicant is required to contact the City's Parks Department four (4) business days prior to tree removal to enable proper signage to be posted.

To ensure that the required replacement trees are planted and maintained, and that the front yards of the proposed lots are enhanced, the applicant is required to submit a Landscape Plan prepared by a Registered Landscape Architect along with a Landscaping Security based on 100% of a Cost Estimate prepared by the Landscape Architect for the works (including all materials, installation, and a 10% contingency). The Landscape Plan, Cost Estimate, and Security are required to be submitted prior to final adoption of the rezoning bylaw. The Security will be reduced by 70% after construction and landscaping at the subject site is completed and a landscaping inspection has been passed by City staff. The City will retain 30% of the Security for a 1-year maintenance period to ensure that the landscaping survives.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015, requires a secondary suite or a coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft² of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) lots proposed at the subject site. 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 suite is 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. 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

There are no servicing concerns with the proposed rezoning. Prior to subdivision, the applicant is required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, and Address Assignment Fees.
- Enter into a Servicing Agreement for the design and construction of water, storm, and sanitary service connections, lane drainage, and upgrades described in Attachment 6.
- Pay servicing costs associated with the water, storm, and sanitary works identified in Attachment 6.

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 9131 Steveston Hwy from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two (2) lots with vehicle access to/from an established lane system that must be extended to service the subject site.

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

The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicant (signed concurrence on file).

On this basis, it is recommended that Zoning Bylaw 8500, Amendment Bylaw 9505 be introduced and given first reading.



Cynthia Lussier
Planning Technician

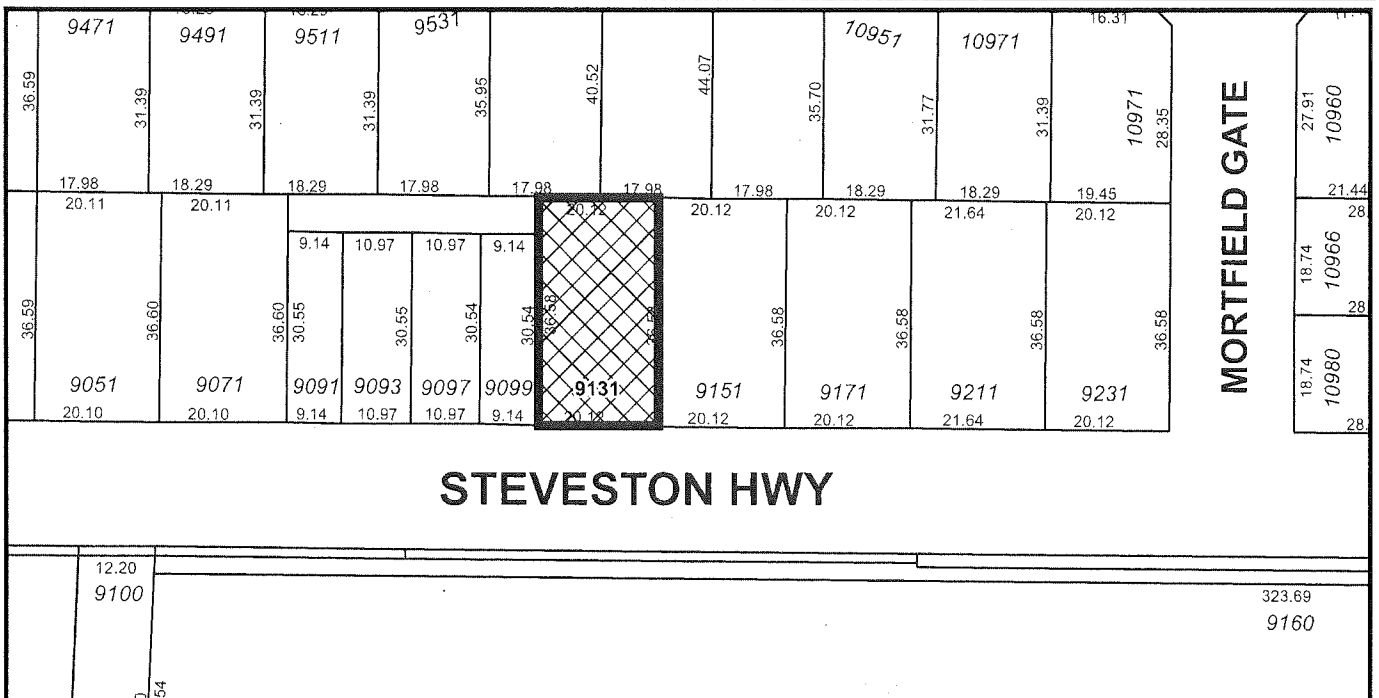
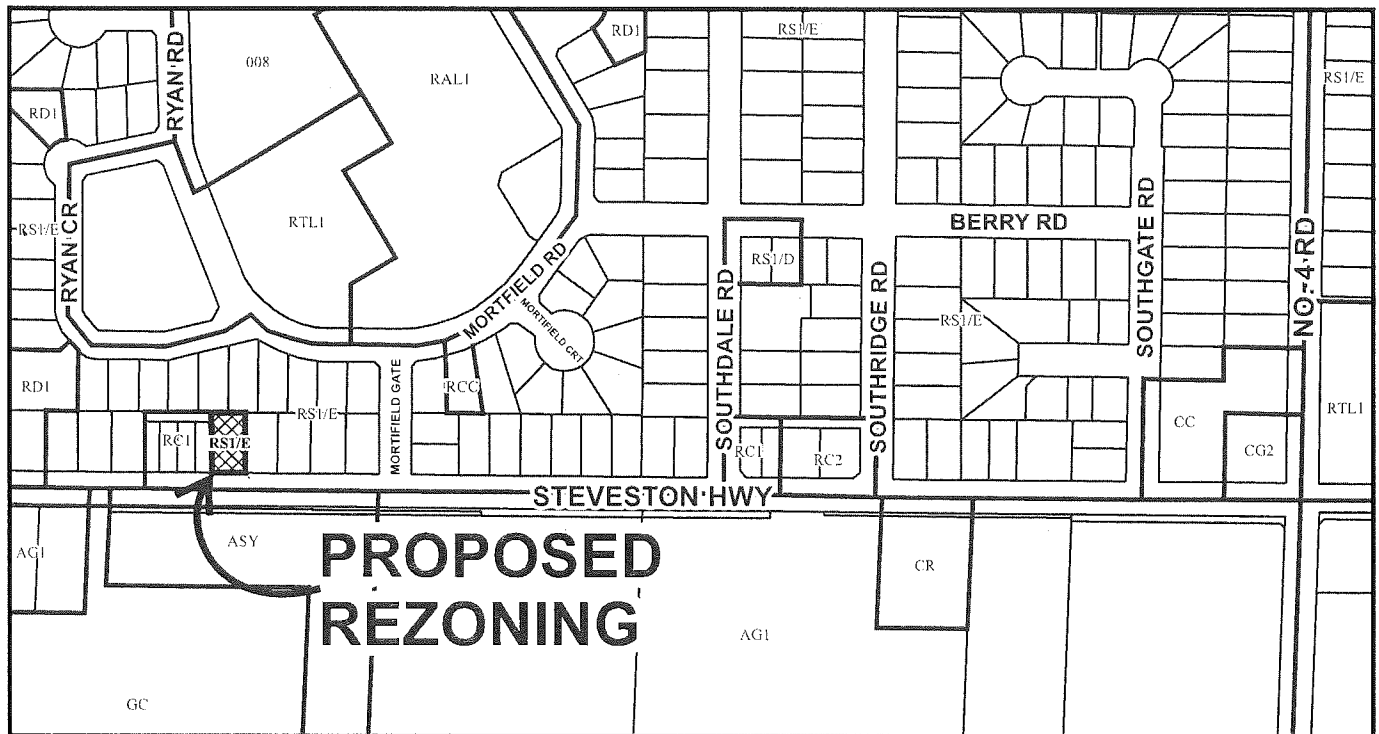
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site survey and proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Plans illustrating established lane system
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Rezoning Considerations



City of Richmond



RZ 15-703150

Original Date: 07/21/15

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 15-703150

Original Date: 07/21/15

Revision Date:

Note: Dimensions are in METRES

**SURVEY PLAN OF LOT 10 SECTION 34
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 16935**
PARCEL IDENTIFIER (PID): 001-270-800

CIVIC ADDRESS:
9131 STEVESTON HIGHWAY
RICHMOND, B.C.

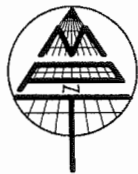
SCALE 1:125

ALL DISTANCES ARE IN METRES

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM
CITY OF RICHMOND HPN MONUMENT #204 (02H2452)
WITH AN ELEVATION OF 1.559 METRES.

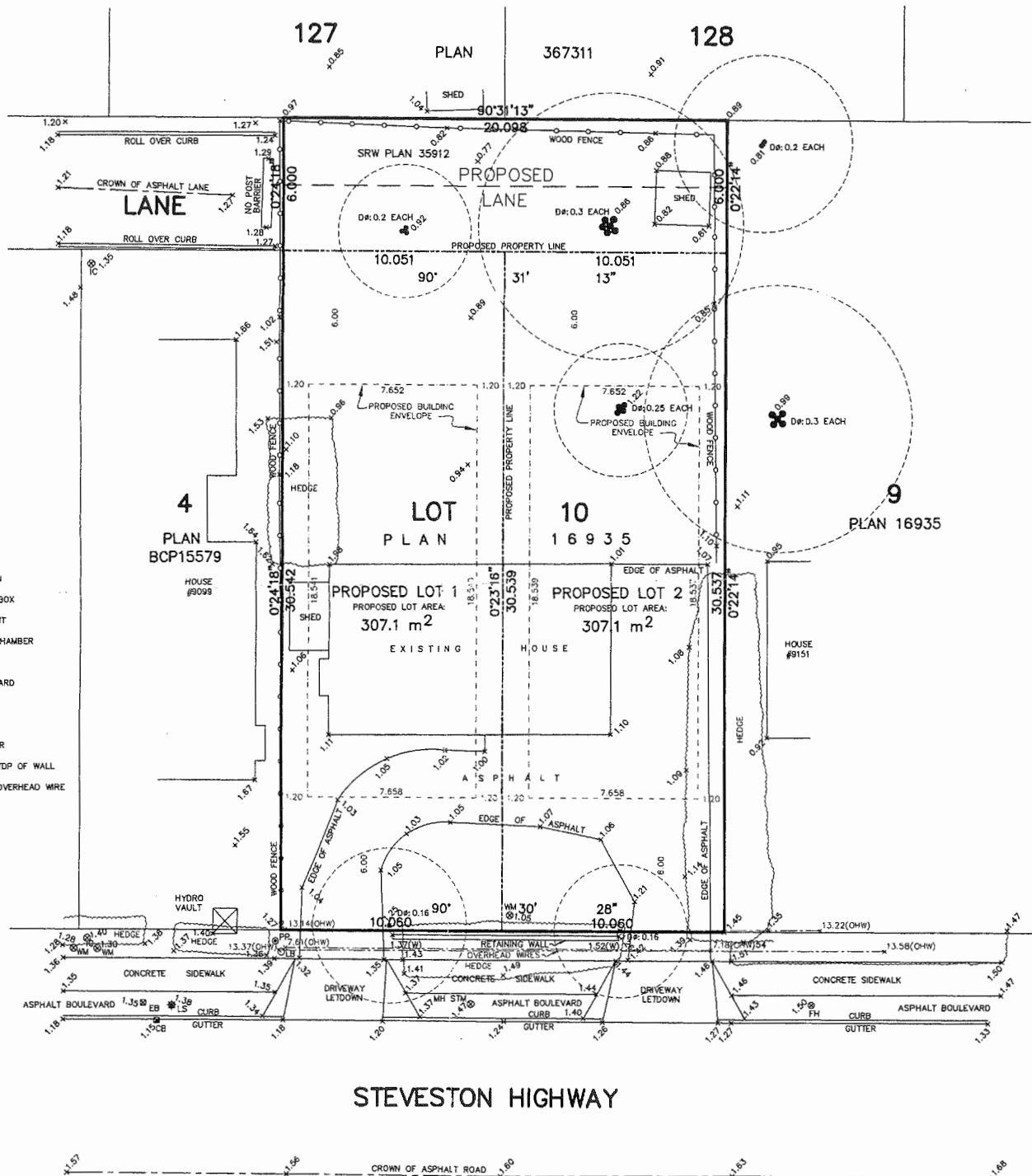
PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND
TITLE AND SURVEY AUTHORITY OF BC RECORDS AND
LEGAL FIELD SURVEYS.

ALL DESIGNATED TREES AS DEFINED BY CITY OF
RICHMOND BYLAW NO. 8057, ARE SHOWN HEREON.



LEGEND:

- CB DENOTES CATCH BASIN
- EB DENOTES ELECTRICAL BOX
- FH DENOTES FIRE HYDRANT
- IC DENOTES INSPECTION CHAMBER
- LB DENOTES LAWN BASIN
- LS DENOTES LAMP STANDARD
- MH DENOTES MANHOLE
- PP DENOTES POWER POLE
- WM DENOTES WATER METER
- (W) DENOTES ELEVATION TDP OF WALL
- (OHW) DENOTES ELEVATION OVERHEAD WIRE



STEVESTON HIGHWAY

© COPYRIGHT

MATSON PECK & TOPLISS
SURVEYORS & ENGINEERS
#320 - 11120 HORSESHOE WAY
RICHMOND, B.C.

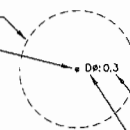
V7A 5H7
PH: 604.270.9331
FAX: 604.270.4137

CADFILE:17872-1-TPG.DWG

R-15-17872-1-TPG

TREE SYMBOLOLOGY

TREE CROWN
TREE TRUNK



DENOTES TRUNK DIAMETER
MEASURED 1.2 TO 1.5 METRES
ABOVE GRADE AT BASE OF TREE
DENOTES TREE TYPE
D DENOTES DECIDUOUS TREE

PLN - 50

CERTIFIED CORRECT
THIS 6th DAY OF JUNE, 2015

[Signature]
S.C.L.S.

DATE OF SURVEY: JUNE 2, 2015



RZ 15-703150

Attachment 3

Address: 9131 Steveston Hwy

Applicant: Maryem Ahbib

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Jacqueline Wanda D'Odorico	To be determined
Site Size (m²):	Approximately 735 m ² (7,911 ft ²)	Two (2) lots, each approximately 307 m ² , after road dedication
Land Uses:	Single-detached dwelling	Two (2) residential lots, each with a single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy permits the consideration of rezoning and subdivision applications along this block Steveston Highway subject to dedication, design, and construction of a fully operational lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material:	Min. 20 %	Min. 20 %	none
Lot Size (min. dimensions):	270 m ²	307 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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

- [illegible]

CONTRACTOR TO SUPPLY COMPLETE AS-BUILT INFORMATION TO DS LEE ENGINEERING UPON CONSTRUCTION SUBSTANTIAL COMPLETION.

BC GAS SERVICES

NOTE: EIC GAS REQUIRES 10 DAYS NOTICE PRIOR TO THE COMMENCEMENT OF ANY WORK.

NOTES:

ALL ELEVATIONS ARE TO GEODETIC DATUM AND REFER TO RICHMOND BENCHMARK NUMBER:

ELEVATION 2.301 METRES

ALL MATERIALS AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE CURRENT 'MASTER MUNICIPAL CONSTRUCTION DOCUMENTS (MMCD)' AND THE CURRENT CITY OF RICHMOND 'SUPPLEMENTARY SPECIFICATIONS AND DETAIL DRAWINGS', UNLESS OTHERWISE NOTED.

DS Lee Engineering

0 - 8171 COOK ROAD RICHMOND, BC TEL: 276-2555

TAYLOR AND SON'S CONSULTING

DS Lee Project No. 731
DWG. No. 3 OF 8



THE CITY OF RICHMOND
IS NOT RESPONSIBLE
FOR ERRORS NOR OMISSIONS

City of Richmond

ROADWORKS

9091 STEVESTON HWY

CITY FILE: SA 04-287038

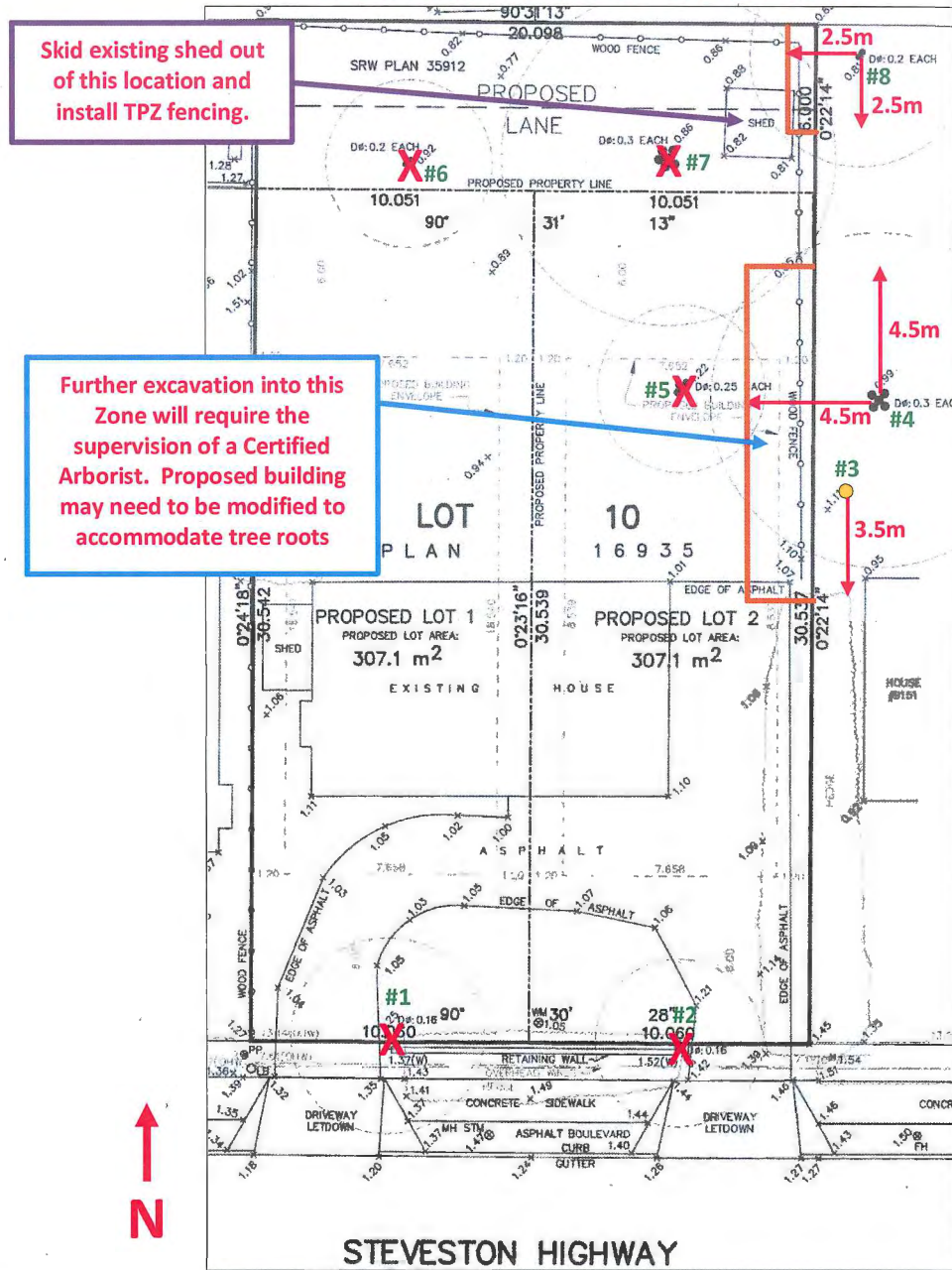
OWING. No.: 287038-04-05

SCALE: 1:200	DATE:
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SEC. No.: 34-4-6 SHT

100

Tree Retention & Removal Plan, Scale 1:250



SUITABLE REPLACEMENT TREES (Botanical name)
Stewartia (<i>Stewartia pseudocamellia</i>)
Dik's Weeping Cypress (<i>Chamaecyparis lawsoniana</i> 'Dik's Weeping')
Purple Fountain European Beech (<i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')
Globe Norway maple (<i>Acer platanoides</i> 'Globosum')

TREE #	TREE SPECIES (Botanical name)	DBH (cm)	SPREAD (m) Radius
1	Plum (<i>Prunus sp.</i>)	16	3.5
2	Plum (<i>Prunus sp.</i>)	15	3.5
3	Cedar (<i>Thuja plicata</i>)	59	4
4	Cherry (<i>Prunus sp.</i>)	95 comb.	6
5	Cherry (<i>Prunus sp.</i>)	80 comb.	3
6	Pear (<i>Pyrus sp.</i>)	45 comb.	2.75
7	Apple (<i>Malus sp.</i>)	101 comb.	5.5
8	Rhododendron (<i>Rhododendron sp.</i>)	49 comb.	3.75



Address: 9131 Steveston Hwy

File No.: RZ 15-703150

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9505, the developer is required to complete the following:

1. 6.0 m wide lane dedication along the entire north property line.
2. 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 installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the six (6) required replacement trees (minimum 6 cm deciduous caliper or 3 m high conifer).
3. City acceptance of the developer's offer to voluntarily contribute \$1,000 to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. City acceptance of the developer's offer to voluntarily contribute \$650 to the City's Tree Compensation Fund for the removal of the tree along the front property line that is shared with the City (tag # 2).
5. 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 (off-site tree tags# 3, 4, and 8). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections at specified stages of construction, any special measures to ensure tree protection, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement on title to ensure that landscaping planted along a 4.0 m wide ALR buffer (as measured from the south property line) along the Steveston Hwy frontage is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and indicate that the property is potentially subject to impacts of noise, dust, and odour resulting from agricultural operations since it is located across from a lot which is in the ALR.
8. 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) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Registration of a legal agreement on title to acknowledge that the applicant wishes to make use of the statutory right-of-way agreement (BW406323) registered on title at 9093/9097 Steveston Highway for vehicular access to the subject site until an alternative exits.

Prior to removal of the tree on the boulevard in City-owned property (tag # 2), the applicant is required to:

- Contact the City's Parks Department (604-244-1208 ext 1314) four (4) business days prior to tree removal to enable proper signage to be posted.

At demolition* stage, the following is required:

- Installation of tree protection fencing on-site around the dripline of the off-site trees to be retained (tags # 3, 4, and 8). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 and must remain in place until construction and landscaping on-site is completed.

At subdivision* stage, the following is required:

- Entrance into a Servicing Agreement* for the design and construction of off-site servicing and road improvements, including (but not limited to):
 - A rear lane along the north property line to current City standards, to connect to and match the lane works completed to the west as part of the Servicing Agreement associated with redevelopment of 9091, 9093, 9097, and 9099 Steveston Hwy (SA 04-287038). The rear lane design is to include (but is not limited to), rollover curb and gutter, asphalt paving, drainage, and lane lighting. The scope of works is to be determined through the Servicing Agreement design review process.
 - Permanent closure and removal of the existing driveway crossings providing access to the subject site from Steveston Highway.
 - Removal of the existing sidewalk located at the curb along the entire site frontage and backfilling of the area to provide a minimum 1.5 m wide grass/treed boulevard (note: the width of the boulevard is exclusive of the 0.15 m wide top of curb).
 - Construction of a new 1.5 m wide concrete sidewalk behind the new boulevard along the entire site frontage, connecting to the existing sidewalk east and west of the subject site.
 - Street lighting and other utility requirements may be required as part of the frontage improvements, as determined through the Servicing Agreement design review process.

Water Works:

- Using the OCP Model, there is 1029.0 L/s of water available at a 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 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 and Building designs.
- At the developer's cost, the City is to:
 - Cut and cap the existing water service connection at the watermain, along the Steveston Hwy frontage.
 - Install two (2) new 25 mm water service connections complete with meters and meter boxes along the Steveston Hwy frontage.

Storm Sewer Works:

- The developer is required to extend the existing 200 mm storm sewer east approximately 20 m within the proposed lane complete with inspection chambers as required.
- At the developer's cost, the City is to:
 - Cut and cap the existing storm service connections at the southwest and southeast corners of the development site.
 - Upgrade the existing storm service connection complete with inspection chamber and dual connections at the adjoining property line of the proposed lots.

Sanitary Sewer Works:

- The developer is required to provide a 1.5 m x 1.5 m statutory right-of-way (SRW) for the location of a sanitary inspection chamber at the adjoining property line of the newly subdivided lots.
- At the developer's cost, the City is to:
 - Cut and cap the existing sanitary service connection at the northeast corner of the development site.
 - Install (one) 1 new sanitary inspection chamber and dual connections at the adjoining property line of the newly subdivided lots, within the proposed statutory right-of-way (SRW).

General Items:

- The developer is required to coordinate with BC Hydro, Telus and other private communication service providers:
 - To underground Hydro service lines (if applicable).
 - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages (if applicable).
 - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc, if applicable).
- 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.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any 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
PLN - 56



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9505 (RZ 15-703150)
9131 Steveston Hwy**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **"COMPACT SINGLE DETACHED (RC2)"**.

P.I.D. 001-270-800

Lot 10 Section 34 Block 4 North Range 6 West New Westminster District Plan 16935

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9505"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

MAYOR

CORPORATE OFFICER

