



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road
Tuesday, November 7, 2023
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on October 17, 2023.*



NEXT COMMITTEE MEETING DATE

November 21, 2023, (tentative date) at 4:00 p.m. in the Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY TERRA 8120 NUMBER 1 ROAD LIMITED PARTNERSHIP FOR REZONING AT 8120 AND 8140 NO. 1 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**
(File Ref. No. RZ 21-945869) (REDMS No. 7401059)

PLN-7

See Page PLN-7 for full report

Designated Speakers: Cynthia Lussier and Suzanne Smith

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, be introduced and given first reading.

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2. APPLICATION BY NAVREET GILL FOR REZONING AT 11831/11833 SEABROOK CRESCENT FROM THE "SINGLE DETACHED (RS1/E)" ZONE TO THE "SINGLE DETACHED (RS2/B)" ZONE

(File Ref. No. RZ 22-010976) (REDMS No. 7409688)

PLN-39

See Page PLN-39 for full report

Designated Speakers: Laurel Eyton and Joshua Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/ 11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.

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3. MANAGER’S REPORT

ADJOURNMENT

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Planning Committee

Date: Tuesday, October 17, 2023

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo (joined the meeting at 3:33 p.m. by teleconference)
Councillor Carol Day
Councillor Andy Hobbs

Absent: Councillor Chak Au

Also Present: Councillor Laura Gillanders (by teleconference)
Councillor Michael Wolfe (by teleconference)

Call to Order: The Chair called the meeting to order at 3:30 p.m.

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on October 4, 2023, be adopted as circulated.

CARRIED

AGENDA ADDITIONS & DELETIONS

The Chair noted that Short Term Rentals be added to the agenda as item 2A and Increasing Duplex Housing Stock being added as item 2B.

Councillor Loo entered the meeting (3:33 p.m.)

PLANNING AND DEVELOPMENT DIVISION

1. APPLICATION BY PATI YIK OF KENNON CONSTRUCTION FOR REZONING AT 10840/10860 BONA VISTA GATE FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SINGLE DETACHED (RS2/C)” ZONE

(File Ref. No. RZ 22-011063) (REDMS No. 7349947)

Staff provided a brief overview of the application noting that (i) the rezoning application is to facilitate the subdivision of the existing duplex into two-single family lots, (ii) a minimum one bedroom secondary suite is proposed on Lot B and a two bedroom secondary suite is proposed on Lot A, for a total of two suites, and (iii) seven on-site bylaw sized trees will be retained.

In response to queries from Committee, staff advised that (i) each unit of the existing duplex is owner-occupied, and (ii) the current zoning for this property would permit construction of a duplex.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10497, for the rezoning of 10840/10860 Bonavista Gate from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone, be introduced and given first reading.

CARRIED

2. HOUSING AGREEMENT BYLAW NO. 10490 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS AT 10140, 10160, 10180 NO. 1 ROAD AND 4051 CAVENDISH DRIVE

(File Ref. No. 08-4057-05) (REDMS No. 7280785)

In response to queries from Committee, staff advised that (i) the maximum monthly rent charged will be \$1480 and the maximum allowable yearly household income for rental is \$58,000, (ii) the city undertakes a statutory declaration process where the property manager of the affordable housing units is responsible for collecting information to confirm rent and incomes from the tenants and provide it to the City for verification, (iii) as these are privately owned units there are limits to what the City can do as it is operating under the terms of the housing agreement, and (iv) when the last statutory declaration process was undertaken it was found that the vast number of units were in compliance.

It was moved and seconded

2.

Planning Committee
Tuesday, October 17, 2023

That Housing Agreement (10140, 10160, 10180 No. 1 Road and 4051 Cavendish Drive) Bylaw No. 10490 to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with requirements of Section 483 of the Local Government Act, to secure the affordable housing units required by Rezoning application RZ 18-820669 and Development Permit DP 21-940028 be introduced and given first, second and third readings.

CARRIED

COUNCILLOR BILL MCNULTY

2A. SHORT TERM RENTALS

(File Ref. No.) (REDMS No.)

It was moved and seconded

That staff review the status of the City's short term rental agreements and provide background information on the regulations with respect to compliance regarding the existing zoning.

The question on the referral motion was not called as background information was provided noting the discrepancy in the registered short term rental business licences versus the advertised short term rental availability.

The question on the **referral motion** was then called and it was **CARRIED**.

COUNCILLOR LAURA GILLANDERS

2B. INCREASING DUPLEX HOUSING STOCK

(File Ref. No.) (REDMS No.)

It was moved and seconded

Staff examine ways to increase the housing stock of duplexes in Richmond, including how to maintain or increase the zoning of side by side duplexes inside neighborhoods, not just front to back duplexes on arterial roads.

The question on the referral motion was not called as discussion ensued with respect to (i) maintaining existing duplexes as an affordable way to create more housing stock, (ii) pending Provincial government legislation that is regarding multi-plexes, (iii) this referral being reviewed as part of the Official Community Plan (OCP) review, (iv) as part of the referral looking at the current stock, location and zoning of duplexes, and if there is an opportunity to create new zones for duplexes and integrating them into the OCP and how this relates to the 702 policy.

The question on the **referral motion** was then called and it was **CARRIED**.

Planning Committee
Tuesday, October 17, 2023

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (3:51 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, October 17, 2023.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: October 25, 2023
File: RZ 21-945869

Re: Application by Terra 8120 Number 1 Road Limited Partnership for Rezoning at 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" Zone to the "Low Density Townhouses (RTL4)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, for the rezoning of 8120 and 8140 No. 1 Road from the "Single Detached (RS1/E)" zone to the "Low Density Townhouses (RTL4)" zone, be introduced and given first reading.

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

WC:cl
Att. 6

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

Staff Report

Origin

Terra 8120 Number 1 Road Limited Partnership (on behalf of Cliff Chun and Kai Shen Hsiung of 1296168 BC Ltd. and Yi Jen Wang and Kai Shen Hsiung of Terra West Properties Ltd.) has applied to the City of Richmond for permission to rezone 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the development of nine townhouse units, with vehicle access from No. 1 Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

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

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site consists of two lots located on the east side of No. 1 Road, between Blundell Road and Coldfall Road.

Subject Site Existing Housing Profile

The subject site consists of two lots, each containing a single-family dwelling that is tenant occupied. The existing dwellings are proposed to be demolished. The applicant has indicated that the tenants are aware of the redevelopment proposal and the applicant will ensure compliance with the Residential Tenancy Act.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Are three lots, two with newer construction zoned “Compact Single Detached (RC1)” and one zoned “Single Detached (RS1/E)”, each containing a single-family dwelling.

To the South: Is a lot zoned “Single Detached (RS1/E)”, containing a single-family dwelling. Beyond that is a large lot zoned “Low Density Townhouses (RTL4)”, containing 28 townhouses.

To the East: Are lots zoned “Single Detached (RS1/B)”, each containing a single-family dwelling fronting Corless Place.

To the West: Across No. 1 Road are compact lots zoned “Single Detached (RS1/K)” and “Compact Single Detached (RC1)”, each containing a single-family dwelling.

Related Policies & Studies

Official Community Plan

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

Arterial Road Land Use Policy

Land Use Designation

The Arterial Road Land Use Policy designation for the subject properties is “Arterial Road Townhouse”, subject to the development criteria in the Policy. This redevelopment proposal is consistent with this designation.

Lot Width and Residual Lots

The development criteria for townhouses in the Arterial Road Land Use Policy call for land assembly with a minimum 50 m frontage on a major arterial road and avoiding the creation of residual sites with less than a 50 m frontage. The Policy also recognizes that land assembly with existing narrow lots or on lots containing newer dwellings will be difficult to redevelop. The Policy provides flexibility for the minimum frontage in these circumstances provided the application can meet other guidelines and requirements. This includes the ability to consolidate vehicle access points and securing shared access by means of a Statutory Right-of-Way (SRW) agreement to adjacent properties to enable their potential redevelopment in the future.

Although this redevelopment proposal involves land assembly with a frontage less than 50 m on No. 1 Road (i.e., 40 m), staff support the application for the following reasons:

- The applicant has provided documentation indicating that efforts have been made in 2021 and 2023 to acquire the property to the south at 8180 No. 1 Road in order to achieve the minimum arterial road frontage width of 50 m, but that the owner is not interested in redeveloping their property at this time.
- Due to existing newer development and unique lot geometry immediately north of the subject site, the applicant has indicated that it is not financially feasible to pursue land assembly with those properties as part of this redevelopment proposal.
- The applicant has submitted a preliminary concept plan to show how the neighbouring properties to the north and south could redevelop in the future with shared vehicle access through the subject site (a copy of which is on file).
- Prior to final adoption of the rezoning bylaw, the applicant must register a SRW agreement on Title for public right-of-passage over the entire drive-aisle and on-site truck turnaround area opposite the site entry to secure future shared access to sites to the south and north. The SRW agreement is to contain language to indicate that the on-site truck turnaround area opposite the site entry can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped for townhouses and on-site truck turnaround is accommodated by creating a T-intersection of the drive-aisles on the lots.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City's *Zoning Bylaw 8500*.

Analysis

Site Planning and Open Space

The proposed development consists of nine townhouse units on a site that would be approximately 1,801.3 m² (19,389 ft²) in area after the required 0.91 m wide road dedication along No. 1 Road. Conceptual development plans proposed by the applicant are included in Attachment 4.

The proposed site layout consists of:

- One three-storey building along the west side of the site facing No. 1 Road, which steps down to two-storeys at its north end along the interface with existing single-family housing to the north.
- Two two-storey duplex buildings along the east side of the site along the interface with existing single-family housing fronting Corless Place.
- An internal drive-aisle that runs north-south between the front and rear buildings.

Consistent with the design guidelines for Arterial Road Townhouses, a wider setback is proposed from the east property line along the interface with existing single-family housing.

All units have an east-west orientation, with the main unit entries facing either No. 1 Road or the internal drive-aisle.

Private outdoor space for the units fronting No. 1 Road is proposed primarily in the form of front yards at ground level with secondary decks on the upper levels facing either No. 1 Road or the internal drive-aisle. Private outdoor space for the two-storey units is proposed primarily in the form of rear yards at ground level with secondary decks on the second floor facing the internal drive-aisle.

Additional design development is to be undertaken as part of the Development Permit (DP) application review process to refine the location of the secondary upper decks consistent with the townhouse design guidelines.

Common outdoor amenity space is proposed in the southeast corner of the site opposite the main site entry and its preliminary size meets the minimum guidelines in the OCP. Opportunities exist to further examine the design of the common outdoor amenity space on-site as part of the DP application review process. In addition, the opportunity exists for the common outdoor amenity space to be expanded for use by the subject development when the adjacent property to the south is redeveloped for townhouses and the truck turnaround area immediately adjacent to the amenity area could be removed from the subject site as a result of the T-intersection of the drive-aisles on the lots.

Consistent with the OCP, the applicant proposes to submit a contribution to the City prior to final adoption of the rezoning bylaw in lieu of providing common indoor amenity space on-site. The current rate for this nine-unit townhouse proposal is \$2,066.00/unit for a total contribution of \$18,594.00 to the City's Leisure Facilities Reserve Fund. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically and published in a City bulletin.

Existing Legal Encumbrances

There is a City Statutory Right-of-Way (SRW) registered on Title of the subject properties for the sanitary sewer. The applicant has been advised that encroachment into the SRW is not permitted.

Housing Type and Tenure

This proposal is for nine townhouse units that are intended to be strata-titled. Consistent with the OCP policy respecting townhouse development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to final adoption of the rezoning bylaw, prohibiting: (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

Site Access and Parking

Vehicle access to the subject site is proposed off No. 1 Road. As identified previously in this report, the applicant must register a SRW agreement on Title for public-right-of-passage prior to rezoning bylaw adoption to enable potential future shared access to sites to the south and north upon their redevelopment.

Pedestrian access from the public sidewalk along No. 1 Road to each of the street-fronting units is proposed via individual pathways, and pedestrian access to the internal units is proposed from the drive-aisle. The opportunity exists to further refine pedestrian connectivity on-site as part of the DP application review process.

On-site parking is proposed consistent with the requirements in Richmond Zoning Bylaw 8500, as follows:

- Resident parking spaces are proposed to be provided within each unit's garage (in either a side-by-side or tandem arrangement). For the spaces proposed in a tandem arrangement, the applicant is required to register a restrictive covenant on Title prohibiting the conversion of the tandem parking area into a habitable space.
- Two visitor surface parking spaces are proposed off of the internal drive-aisle at the north end of the site.
- Resident bike parking is proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common outdoor amenity space.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report, which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses:

- 13 bylaw-sized (Trees #233-235 and 238-247) and two undersized trees (Trees # 236 and 237) on the subject property.
- One tree located in the unconstructed lane to the east of 8100 No. 1 Road on City-owned property (Tree # N02).
- Six trees located on neighbouring lots to the north and east (Trees # N01, N03-N07).

Undersized hedges are also identified on-site and on the neighbouring lots to the north and east (Tree # H01 at 8100 No. 1 Road, # H02 at 8131 Corless Place, and # H03 on-site).

Although not assessed in the Arborist's Report, two undersized fig trees (unnumbered) were also identified by the Arborist and the Surveyor, which are proposed for removal.

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

- The project Arborist has confirmed that two bylaw-sized trees on-site are in an advanced state of decline with 10 to 20 per cent dieback in the crown, respectively (Trees # 234 and 235). The Arborist has indicated that recovery of these trees is not expected. On this basis, these trees should be removed and replaced.
- 11 bylaw-sized trees (Tree #233 and 238-247) and two undersized trees (Tree #236 and 237) located on-site are either dead, dying, in very poor condition with fungal blight infection or exhibiting structural defects such as cavities at the main branch union and co-dominant stems with inclusions. These trees are not good candidates for retention and should be removed and replaced.
- One undersized hedge on-site is in conflict with the required frontage improvements and vehicle access to the site, and is proposed to be removed (Tree # H03).

- The six trees and two hedges on neighbouring properties to the north and east are to be retained and protected (Trees # N01, N03-N07 and H01-H02).
- Tree # N02 in the unconstructed City lane dedication is not in conflict with the proposed development and must be retained as per the project Arborist's recommendation and to City standard.
- Replacement trees are required at a 2:1 ratio as per the OCP and the City's Tree Protection Bylaw 8057.

Tree Protection

To summarize, the following trees are required to be retained and protected:

- Six trees and two hedges on neighbouring properties to the north and east (Trees # N01, N03-N07 and H01-H02); and
- One tree in the unconstructed City lane dedication to the north (Tree # N02).

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

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of:
 - A contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
 - A tree survival security in the amount of \$5,000.00 for Tree # N02. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Tree Replacement

A total of 13 bylaw-sized trees on-site are proposed to be removed (Trees # 233-235 and 238-247). In accordance with the 2:1 replacement ratio in the OCP and Tree Protection Bylaw 8057, 26 replacement trees are required to be planted and maintained on-site for the 13 bylaw-sized trees removed (minimum 8 cm caliper deciduous or 4 m high conifer).

The applicant's preliminary Landscape Plan illustrates that 17 trees of a variety of species and sizes are proposed. The Landscape Plan will be reviewed further as part of the DP application review process. To satisfy the 2:1 replacement ratio, the applicant proposes to contribute \$6,750.00 (\$750/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw in-lieu of planting the remaining nine replacement trees that cannot be accommodated on the subject property with redevelopment.

To ensure that the replacement trees and landscaping is planted and maintained on-site, the applicant is required to submit a Landscaping Security prior to DP issuance in the amount of 100 per cent of a cost estimate for the works prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency).

Variance Requested

The conceptual development plans are generally in compliance with the "Low Density Townhouses (RTL4)" zone of Richmond Zoning Bylaw 8500, with the exception that variance requests will be sought to:

- reduce the minimum required lot width from 50.0 m to 40.0 m; and
- allow six small vehicle parking spaces.

Staff is supportive of the variance requests for the following reasons:

- The variance to the minimum required lot width is a technical variance as the redevelopment proposal involves a land assembly with a 40.23 m frontage. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal, and as identified previously in this report the opportunity exists for the remaining residential lots to the north and south to redevelop in the future with the potential for shared vehicle access via the subject site to be secured through a SRW agreement for public-right-of-passage that is to be registered on Title of the subject site prior to final adoption of the rezoning bylaw.
- The Zoning bylaw permits small vehicle parking spaces on a site where the total resident parking requirement is 31 or more spaces. Due to the small size of the proposed development (i.e., nine townhouse units), the total on-site resident parking requirement is only 18 spaces. The variance request to allow six small vehicle parking spaces (i.e., approximately 33 per cent) enables the majority of the spaces to be provided within the garages of each unit in a side-by-side arrangement, as well as providing for a more functional and efficient use of the livable space on the ground floor of those units. The City's Transportation Department has reviewed this redevelopment proposal and is in support of the variance request. They are also supportive of the applicant's proposal to increase the amount of resident bike parking spaces from 1.25 spaces/unit to 2.00 spaces/unit for a total of 18 resident bike parking spaces as a Transportation Demand Management measure.

Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$139,601.03 prior to final adoption of the rezoning bylaw.

Market Rental Housing Policy

The City's Market Rental Housing Policy requires that all townhouse rezoning applications of five or more units (and less than 60 units) provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Policy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$2.65 per buildable square foot (for sites outside of the City Centre Area Plan) for a total contribution of \$30,828.56 prior to final adoption of the rezoning bylaw.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with the use of a Low Carbon Energy System. Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles, and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes one Convertible Unit in the building fronting No. 1 Road. Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Frontage Improvements and Site Servicing

Prior to BP issuance, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of a frontage improvements, including (but not limited to) a new 2.0 m wide concrete sidewalk and 1.5 m wide treed/grass boulevard along No. 1 Road, complete with transitions to the existing conditions to the north and south. To accommodate the frontage improvements, the applicant is required to provide a 0.91 m road dedication prior to final adoption of the rezoning bylaw.

The applicant is also required to design and construct the required site servicing works, including (but not limited to) providing new site servicing connections for water, storm and sanitary services and removing of the existing driveway letdowns.

Complete details on the scope of the frontage improvements and site servicing requirements are included in Attachment 6.

Future Development Permit Application Considerations

A DP application is required to be processed to a satisfactory level prior to final adoption of the rezoning bylaw. The DP application will involve further review the of form and character of the proposed development to ensure it is consistent with the design guidelines for multi-family development contained within the OCP and further refinements may be made to the drawings as part of the review. This includes, but is not limited to:

- Refining the Site Plan and Landscape Plan to minimize the visual impact of the hydro kiosk, to optimize the location of the visitor bike rack within the common outdoor amenity space and to explore opportunities to improve pedestrian connectivity and spacing between buildings on-site.
- Refining the Architectural Plans to clarify the proposed lot grading.
- Investigating alternate locations for the secondary decks on upper floors of the buildings, consistent with the townhouse design guidelines in the OCP.
- Refining the Landscape Plan to explore additional planting opportunities throughout the site and to explore potential improvements to the design of the common outdoor amenity space, including illustrating a concept for how the expanded space can be treated in the future when the adjacent on-site truck turnaround area is able to be removed.
- Refining the third-storey setback of the building along No. 1 Road to reduce the apparent building mass consistent with the guidelines for Arterial Road Townhouses in the OCP.
- Reviewing and finalizing the proposed exterior building material and colour palette, and exploring improvements to the architectural design and details to ensure consistency with the townhouse guidelines in the OCP.
- Confirming that all Aging-in-Place and Convertible Unit Features have been incorporated into dwelling design.
- Reviewing the applicant's design response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Refinement of the environmental sustainability features to be incorporated into the project, and confirmation of compliance with the applicable Energy Step Code.

Additional items may be identified as part of the DP application review process.

Financial Impact

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

Conclusion

This application is to rezone the properties at 8120 and 8140 No. 1 Road from the “Single Detached (RS1/E)” zone to the “Low Density Townhouses (RTL4)” zone, to permit the property to be developed for nine townhouse units with vehicle access to No. 1 Road.

This rezoning application complies with the land use designations and applicable policies for the subject site that are 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).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10498 be introduced and given first reading.



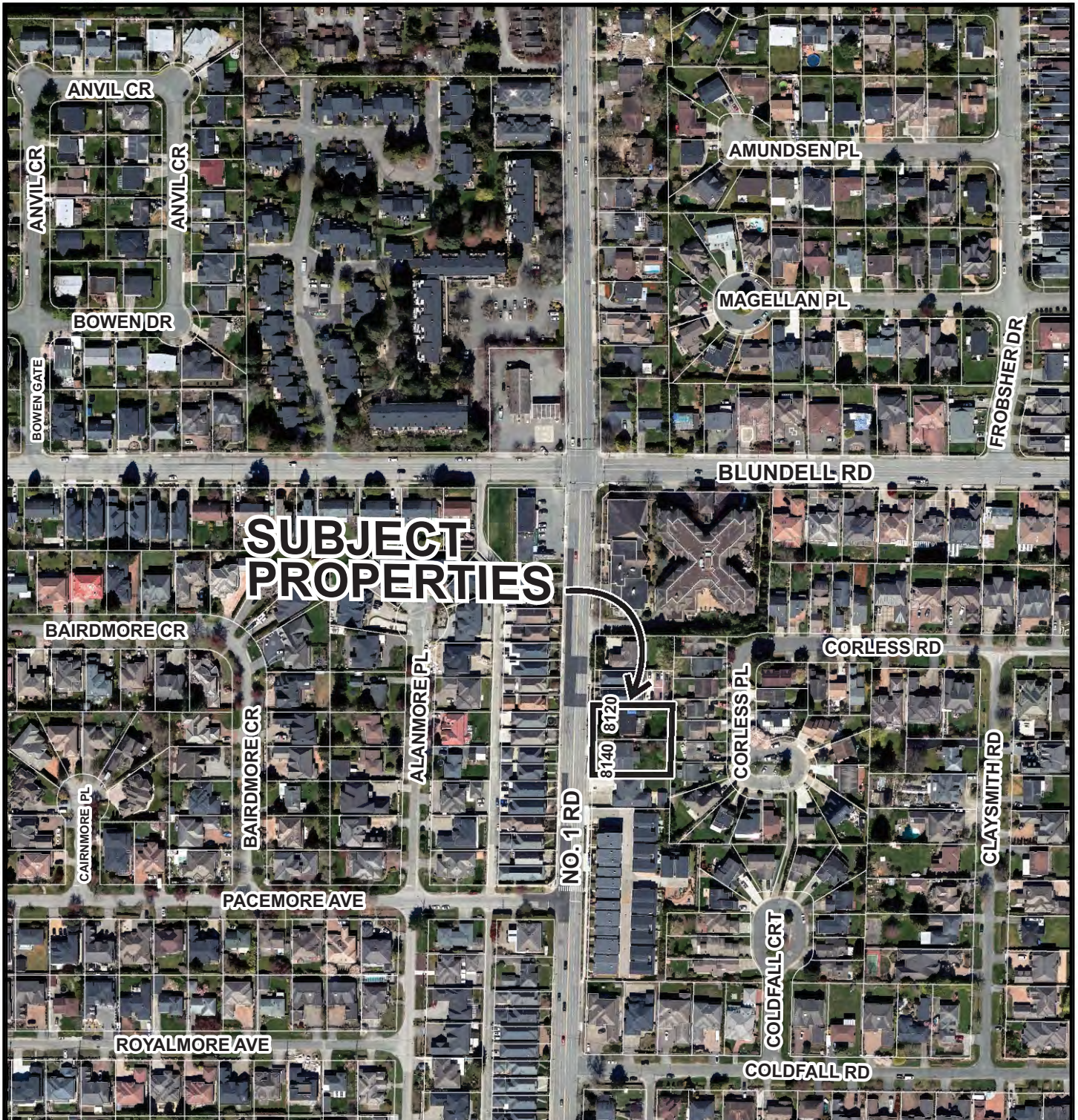
Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

- Att. 1: Location Map/Aerial Photo
 2: Development Application Data Sheet
 3: Site Survey
 4: Conceptual Development Plans
 5: Tree Management Drawing
 6: Rezoning Considerations



City of
Richmond



RZ 21-945869

PLN - 19

Original Date: 01/25/22

Revision Date:

Note: Dimensions are in METRES



Development Application Data Sheet
Development Applications Department

RZ 21-945869

Address: 8120 and 8140 No. 1 Road

Applicant: Terra 8120 Number 1 Road Limited Partnership

Planning Area(s): Seafair

	Existing	Proposed
Owner:	1296168 BC Ltd.	To be determined
Site Size (m²):	1,838 m ²	1,801.3 m ²
Land Uses:	Single-family housing	Townhousing
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	2	9

On FutureLot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.60	None permitted
Buildable Floor Area:	1,080.78 m ² (11,633.41 ft ²)	1,080.70 m ² (11,633 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 40%	37.4%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 65%	58.4%	None
Lot Coverage – Live Landscaping:	Min. 25%	25.1%	None
Setback – Front Yard:	Min. 6.0 m	6.0 m	None
Setback – North Interior Side Yard:	Min. 3.0 m	3.0 m	None
Setback – South Interior Side Yard:	Min. 3.0 m	7.7 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m to ground floor 6.0 m to second floor	None
Lot Dimensions:	Min. Width: 50 m Min. Depth: 35 m	Width: 40.22 m Depth: approximately 44.78 m	Variance Requested
Building Height:	Max. 12.0 m (3 storeys)	West Buildings – 11.19 m East Buildings – 7.31 m to 8.77 m from average finished site grade	None

On FutureLot	Bylaw Requirement	Proposed	Variance
Parking Spaces – Resident:	Min. 2/unit (Min. 18 spaces)	18 spaces	None
Parking Spaces – Visitor:	Min. 0.2/unit (Min. 2 spaces)	2 spaces	None
Total:	20 spaces	20 spaces	None
Tandem Parking Spaces:	Max. 50% (9 spaces)	33% (6 spaces)	None
Standard Parking Spaces:	100%	Approx. 67% (12 spaces)	Variance Requested
Small Parking Spaces:	Not permitted	Approx. 33% (6 spaces)	
Bike Parking Spaces:	1.25 spaces/unit (12 spaces)	2 spaces/unit (18 spaces)	None
Common Amenity Space – Indoor:	Min. 50 m ² or Cash-in-lieu	Cash-in-lieu	N/A
Common Amenity Space – Outdoor:	Min. 6 m ² /unit (54 m ²)	80 m ² (with potential future expansion up to 142 m ²)	N/A
Private Outdoor Space:	Min. 30 m ² /unit	32 m ² to 41 m ²	N/A

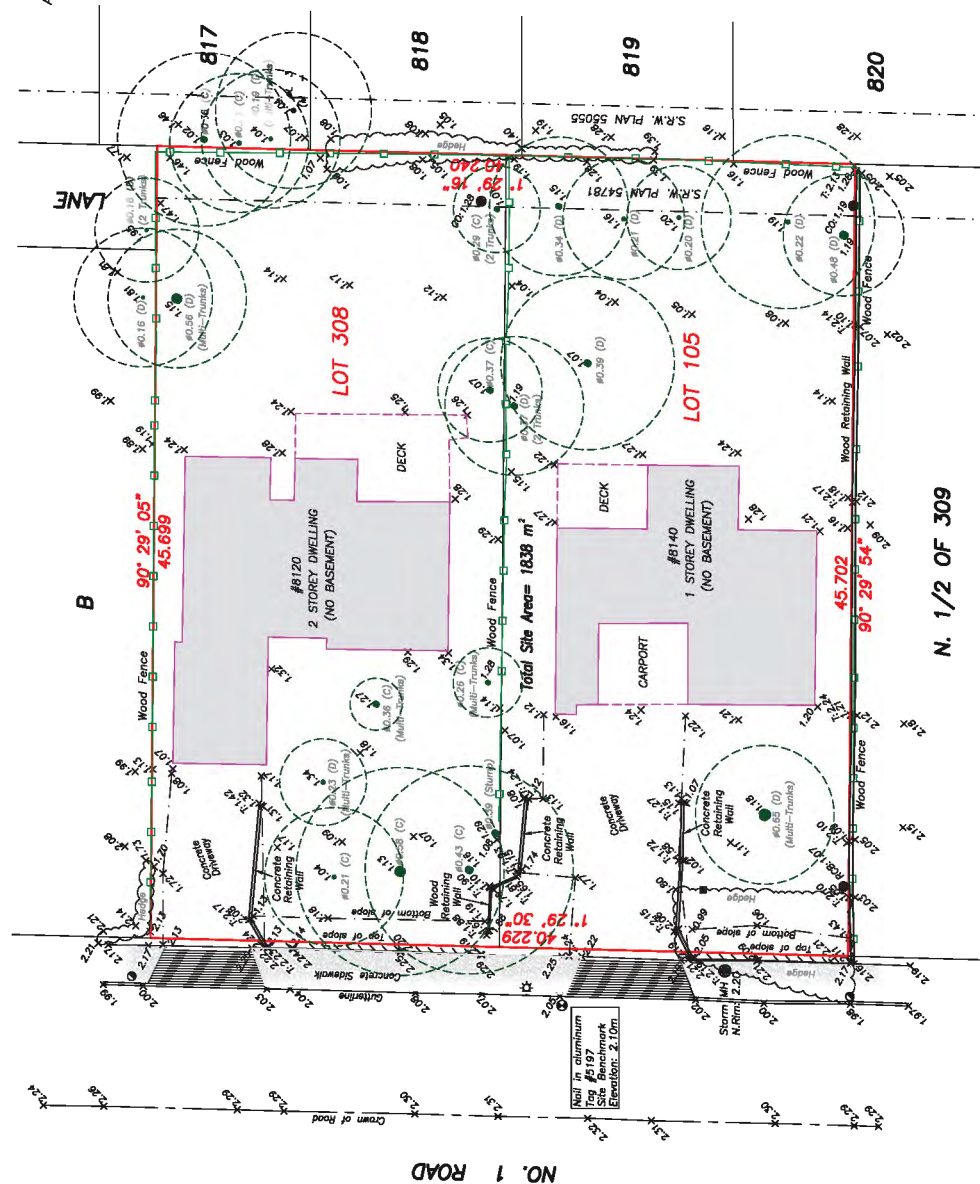
TOPOGRAPHIC SURVEY OF LOT 308 PLAN 52748 AND LOT 105 PLAN 39706 BOTH OF SECTION 23 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

#8120 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D. 003-629-708 (LOT 308)
#8140 NO. 1 ROAD,
RICHMOND, B.C.
P.I.D. 008-652-007 (LOT 105)



SCALE: 1:200

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



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

LEGEND:
(c) denotes corner
(w) denotes ditch
(d) denotes lamp standard
(M) denotes manhole
(P) denotes power post
(M) denotes water meter
(C) denotes catchment basin
(R) denotes top of retaining wall

CERTIFIED CORRECT:
IN ACCORDANCE WITH THE
FIELD SURVEY
Johnson Tam
U8489
Date: 2021.05.13 14:25:59
JOHNSON C. TAM, B.C.L.S., C.L.S.
APRIL 22nd, 2021.

NOTE:
Use site Benchmark Tag #5197 for construction elevation control.

Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8933 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 7689
PS-400 P75-60
Drawn By: KA

DWG No. 7689-TOPO

REZONING FOR PROPOSED TOWNHOUSE DEVELOPMENT AT 8120-8140 NO. 1 ROAD, RICHMOND, BC

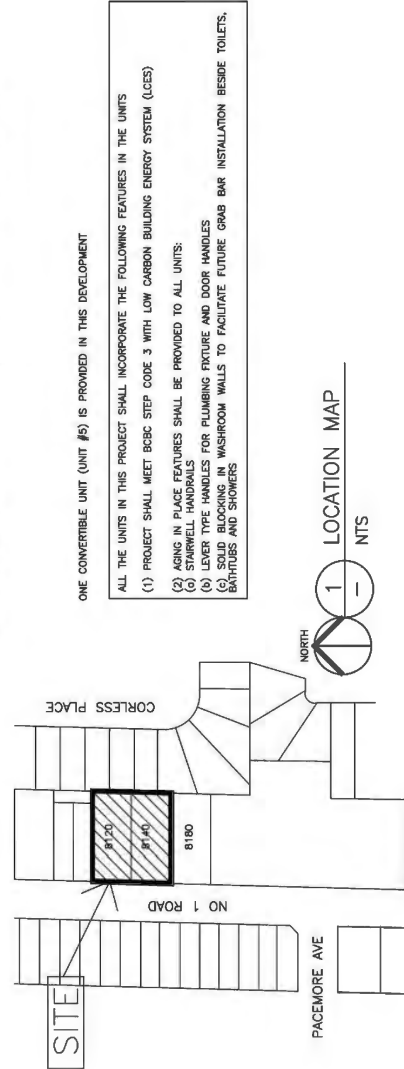
DEVELOPMENT DATA

(A) CIVIC ADDRESS: 8120 & 8140 NO 1 ROAD, RICHMOND, BC
(B) LEGAL DESCRIPTION: LOT 308 PLAN 52748 AND LOT 105 PLAN 39706, BOTH OF SECTION 23, BLOCK 4 NORTH, RANGE 7 WEST, NWD BEFORE ROAD DEDICATION 1,838 SM (19,784 SF), AFTER ROAD DEDICATION: APPROX 1801.3 SM (19,359 SF)
(C) LOT AREA: CURRENT: RS1/E, PROPOSED: RT1.4
(D) ZONING USE: CURRENT: RS1/E, PROPOSED: RT1.4

	CURRENT ZONING (RT1.4)	PROPOSED ZONING (RT1.4)	PROPOSED DEVELOPMENT
(E) FLOOR AREA RATIO	0.55 TO 454.5 SM 0.3 TO REST OF SITE AREA	0.60 TOTAL FAR FLOOR AREA 0.60 X 1801.3 SM = 1080.7 SM (11,633 SF)	0.60 1080.7 SM (11,633 SF) FAR FLOOR AREA
(F) LOT SIZE	1 PER LOT MAX - 45%	MINIMUM 50M WIDE MAX - 40% (7842 SF)	40.22M [VARIANCE REQUIRED] 9 UNITS 37.4% (674.4 SM 7261 SQ. FT.)
(G) NUMBER OF UNIT:			
(H) BUILDING COVERAGE:			

(I) BUILDING HEIGHT:	MAX HEIGHT - 9M	MAX MAIN BUILDING HEIGHT - 12M	BUILDING HEIGHT - 11.19M
(J) SETBACK:	FRONT YARD - 6M SIDE YARD - 2M REAR YARD - 6M	FRONT YARD FACING NO. 1 - 6M SIDE YARD - 3M REAR YARD - 3M	FRONT YARD FACING NO. 1 RD - 6.02M (19'9") NORTH SIDE YARD - 3.00M (9'10") SOUTH SIDE YARD - 7.76M (25'6") EAST REAR YARD - 4.50M (14'9")
(K) PARKING:	2 PER DWELLING UNIT	2 PER DWELLING UNITS X 9 = 18 0.2 VISITOR PARKING / UNIT X 9 = 2 TOTAL = 20 REQUIRED	RESIDENTIAL PARKING: 6 REGULAR 6 SMALL [VARIANCE REQUIRED] 6 REGULAR IN TANDEM ARRANGEMENT 2 REGULAR VISITOR PARKING:

(L) BICYCLE	1.25 PER DWELLING UNIT X 9=12 0.2 PER DWELLING UNIT X 9= 2 VISITOR	BICYCLE VISITOR BIKE RACK 2	18 (2 BIKE PER DWELLING)
(M) OPEN SPACE	OPEN AMENITY SPACE= 6 SM PER UNIT X 9= 54 SM (581 SF)	OUTDOOR AMENITY PROVIDED:	80.8 SM (870 SQ. FT.)



ONE CONVERTIBLE UNIT (UNIT #6) IS PROVIDED IN THIS DEVELOPMENT

- ALL THE UNITS IN THIS PROJECT SHALL INCORPORATE THE FOLLOWING FEATURES IN THE UNITS
- (1) PROJECT SHALL MEET BCCBC STEP CODE 3 WITH LOW CARBON BUILDING ENERGY SYSTEM (LCES)
 - (2) ASKS IN PLACE FEATURES SHALL BE PROVIDED TO ALL UNITS:
 - (a) STAIRWELL HANDRAILS
 - (b) LEVER TYPE HANDLES FOR PLUMBING FIXTURE AND DOOR HANDLES
 - (c) SOLID BLOCKING IN WASHROOM WALLS TO FACILITATE FUTURE GRAB BAR INSTALLATION BESIDE TOILETS, BATHUBS AND SHOWERS



NTS

ERIC LAW
ARCHITECT

1000 WEST 10TH AVENUE, SUITE 100
V6H 1A1
TEL: (604) 500-3000

CONTACT: ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW
ARCHITECT, MR. ERIC LAW

1. 1000 WEST 10TH AVENUE, SUITE 100
2. 1000 WEST 10TH AVENUE, SUITE 100
3. 1000 WEST 10TH AVENUE, SUITE 100
4. 1000 WEST 10TH AVENUE, SUITE 100

1. 1000 WEST 10TH AVENUE, SUITE 100
2. 1000 WEST 10TH AVENUE, SUITE 100
3. 1000 WEST 10TH AVENUE, SUITE 100
4. 1000 WEST 10TH AVENUE, SUITE 100

TOWNHOUSE
AT 8120-8140
NO. 1 ROAD
RICHMOND BC
DEVELOPMENT SUMMARY

PROJECT NUMBER: 21-11
ISSUED: 10/24/2023
DRAWN BY: EL
CHECKED BY: EL
FILENAME: 21-11-1000-1004-1004-1004

A1

REZONE

RZ 21-945869

ERIC LAW ARCHITECT

1000 WEST 10TH AVENUE, SUITE 200
 VANCOUVER, BC V6H 1T5
 TEL: (604) 552-2000

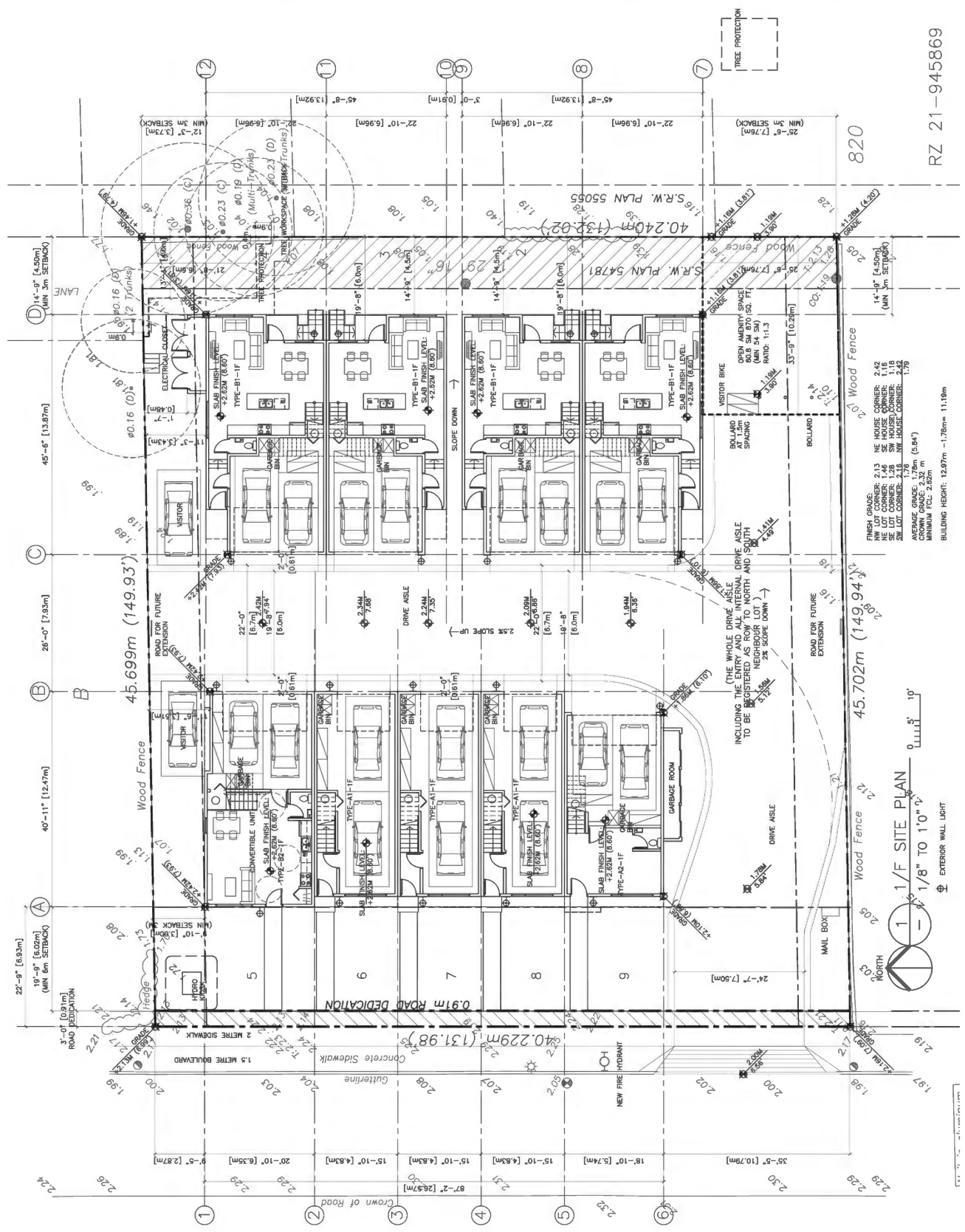
PROJECT: 21-11-0001-001-001
 DATE: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11-0001-001-001.dwg

1. PREPARE FOR REVIEW APPLICATION
2. PREPARE FOR REVIEW APPLICATION
3. PREPARE FOR REVIEW APPLICATION
4. PREPARE FOR REVIEW APPLICATION

TOWNHOUSE
AT 8120-8140
NO.1 ROAD
RICHMOND BC
1/F SITE PLAN

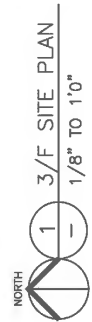
PROJECT NUMBER: 21-11
 ISSUED: 10/24/2023
 DRAWN BY: EL
 CHECKED BY: EL
 FILENAME: 21-11-0001-001-001.dwg

A2
 REZONE

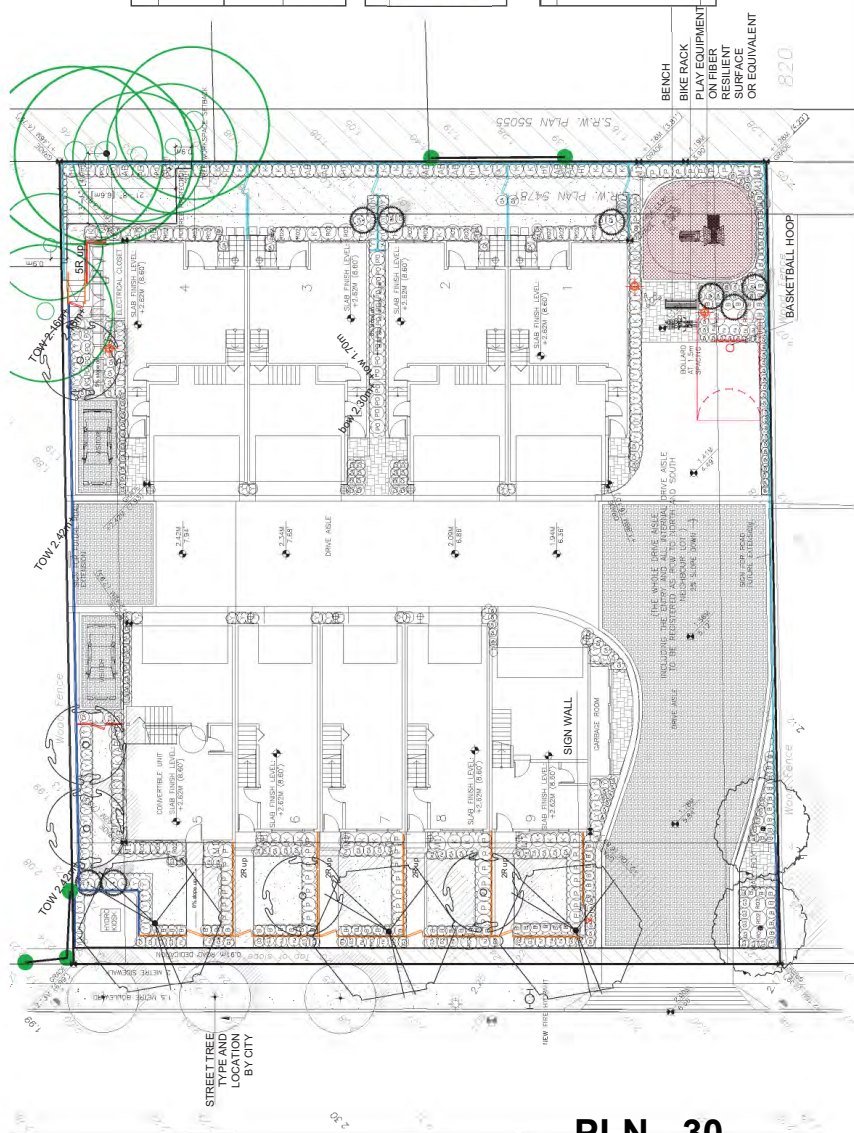


NO. 1 ROAD
PLN - 24

RZ 21-945869



RZ 21-945869



PLN - 30

FURNITURE LEGEND



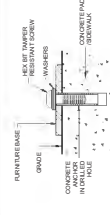
SLIDE -J3-23031-B BY JAMBETTE
BY PARKWORKS

NOTE:
Age category 18 months to 5 years old
Maximum capacity 8 children



MAGLIN BENCH -SCB1600

NOTE:
ALL BENCHES AND BIKE RACKS TO BE INSTALLED TO MANUFACTURER'S SPECIFICATION ON 3" THICK CONCRETE PAD.



NOTE:

TE FURNISHINGS TO BE INSTALLED TO
MANUFACTURERS SPECIFICATIONS

8 SITE FURNITURE MOUNTING

HARDSCAPE LEGEND



OVERS OF MOTOCAL WATER/ALCO
HERRINGBONE PATTERN;
HARVEST BLEND
INSTALLED DER MANUFACTURED

BY MUTUAL MATERIALS
HOLLAND COMBINATION2
PATTERN: CASCADE BLEND

REFERENCE | LEGEND



AND GATES



6" HT. WOOD FENCE



RETAINING AWALL



LIGHTING LEGEND

FIGHTING LEGEND

BOLLARD 36 FT
LITHONIA RADEAN
LEO BOLLARD

LED BOLLARD

[illegible]

PLANT SCHEDULE			END USER NAME		COMMON NAME	PLANTED SIZE / REMARKS	END USER NUMBER: 21-191
TREE	QTY	REMARKS					
5	9	GOLDEN STAVAGATA SHAWGON GOLD	GOLDEN PAVANIA BEECH	80 CM LTM TO 100 CM			
5	9	GOLDEN STAVAGATA SHAWGON GOLD	GOLDEN PAVANIA BEECH	4.00 FT LTM			
5	3	GOLDEN STAVAGATA SHAWGON GOLD	BROWN SERRANI SPALICE	4.00 FT LTM			
5	3	STYKAM JAPANESE TREE CHIMES	PINK FLOWERED JAPANESE SNOWMILL	80 CM LTM TO 100 CM			
14	1	ABELIA EDWARD GOUCHER	PINK ABELIA	42 POT 30 CM			
17	4	BALUS MICROPHYLLOA WINTER GEM	LITTLE LEAF BOOBY	42 POT 25 CM			
17	4	BALUS MICROPHYLLOA WINTER GEM	LITTLE LEAF BOOBY	42 POT 25 CM			
46	46	KALINA LAFOLIA YELF	DAWNY MOUNTAIN LAUREL	43 POT 50 CM			
21	21	PERSIAN JAPANESE VALLEY FIRE	VALENT FIRE PERSIAN	43 POT 50 CM			
21	21	PERSIAN JAPANESE VALLEY FIRE	VALENT FIRE PERSIAN	43 POT 50 CM			
96	96	TAULIS X MEDIA HOSEFER	HOT'S TEW	1.50 FT LTM			
GRASS	107	FESTUCA OVINA GRASS	BLUFF FESCUE	41 POT			
GRASS	107	FESTUCA OVINA GRASS	BLUFF FESCUE	41 POT			
PREMEXAL	10	MISCANTHUS SINEGISIS LITTLE KITTEN	COMPACT MARIEN GRASS	41 POT			
PREMEXAL	10	MISCANTHUS SINEGISIS LITTLE KITTEN	COMPACT MARIEN GRASS	41 POT			
12	24	LAURELIA ANGIOLATA FLOVIA	ENGLISH LAVENDER	15 CM POT			
12	24	LAURELIA ANGIOLATA FLOVIA	ENGLISH LAVENDER	15 CM POT			
24	24	RUBRODIA FLUGRA VAR. BULLIVANTII	GOLDEN ORCHIDEEA YELLOW ORANGE	15 CM POT			
24	24	RUBRODIA FLUGRA VAR. BULLIVANTII	GOLDEN ORCHIDEEA YELLOW ORANGE	15 CM POT			
24	24	POT VETCHIA MAHARAJA	WESTERN WINDOR BERN	41 POT 25 CM			

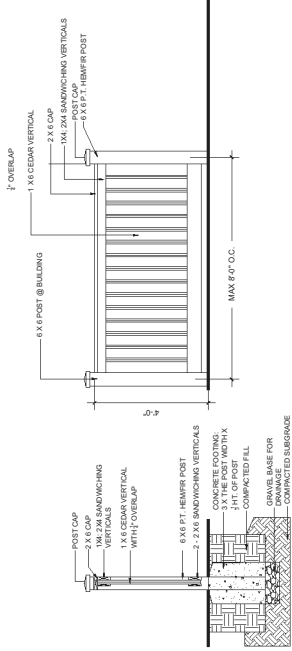
* PLANT USE: IN THE LIST, PLANT SPECIES ARE GROUPED TO THE LEFT OF EACH PLANT AND COMMON LANDSCAPE STANDARDS (LST) TO THE RIGHT. COPIES ARE BEING SPORED AS PER USE ON A STANDARD. WITH PLANT SIZE AND CONTAINER SIZE, ARE THE MINIMUM ACCEPTABLE SIZES. * REFERS TO SPECIFICATIONS FOR ORDERED CONTAINERS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL, UNIMPROVED SUBSTITUTIONS WILL BE ACCEPTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BIC LANDSCAPE STANDARDS. DEFINITION OF CONDITIONS OF * PLANT MATERIAL: ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED BUREAU NURSERY. * BIC-505: NOT PERMITTED IN GROWING MEDIA NOT AUTHORIZED BY LANDSCAPE

NOTE:
PROVIDE DESIGNED BUILD HIGH EFFICIENCY AUTOMATIC IRRIGATION SYSTEM TO ALL SOFT LANDSCAPE AREAS.
FOR DRAWINGS TO BE REVIEWED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

NOTE:

NOTES:

1. POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
5. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/8".

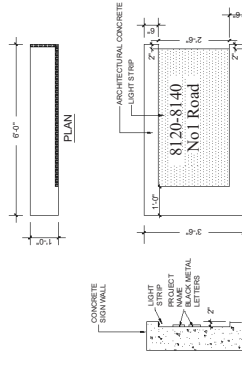


2 4'-0" HEIGHT WOOD FENCE

1/2" = 1'-0"

NOTES:

1. LETTERS TO BE GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.

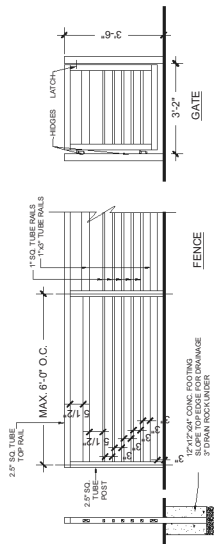


4 42" HT SIGN WALL

1/2" = 1'-0"

NOTES:

1. METAL GALVANIZED ALUMINUM PICKETS.
2. SMOOTH WELD ALL JOINTS.
3. GALVANIZED METAL AND POWDER COATED WITH BLACK FINISH.
4. ALL HARDWARE HOT DIPPED GALVANIZED.

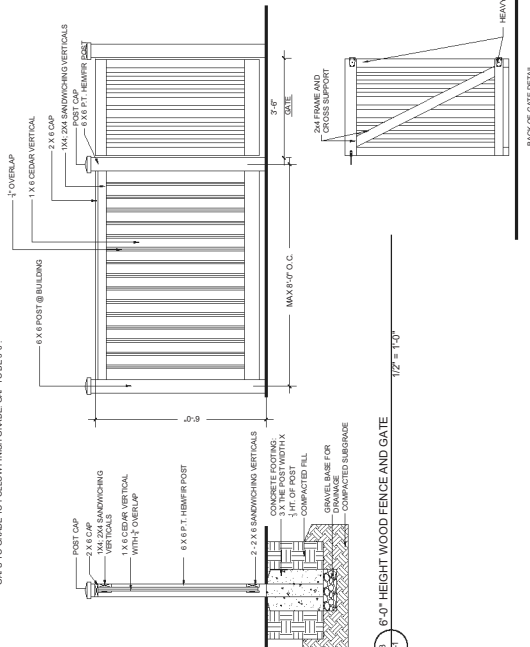


1 42" HT ALUMINUM FENCE AND GATE

1/2" = 1'-0"

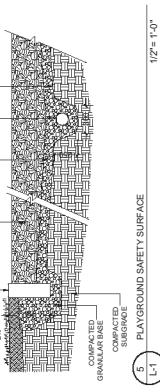
NOTES:

1. ALL POSTS PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVE.
2. ALL OTHER MEMBERS TO BE CEDAR #2 CONSTRUCTION GRADE MINIMUM.
3. ALL HARDWARE HOT DIPPED GALVANIZED.
4. APPLY 2 COATS EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION.
5. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
6. ALL FENCES TO BE LEVEL, CHANGES IN GRADE TO BE IN 12"-18" STEPS (MAX). GAPS TO GRADE TO FOLLOW FINISH GRADE GAP TO BE 3/8".



3 6'-0" HEIGHT WOOD FENCE AND GATE

1/2" = 1'-0"



5 PLAYGROUND SAFETY SURFACE

1/2" = 1'-0"

PROJECT:	TOWNHOUSE DEVELOPMENT		
ADDRESS:	8120-8140 NO 1 ROAD RICHMOND BC		
CLIENT:	<div style="text-align: center;"> PLN - 32 TERRA WEST PROPERTIES </div>		
CITY REF:		ACL FILE:	21222
PLOT SIZE:	22'X34'	REV #:	3
		DATE:	OCT 25, 2023



Address: 8120 and 8140 No. 1 Road

File No.: RZ 21-945869

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10498, the applicant is required to complete the following:

1. Approximately 0.91 m wide road dedication along the entire No. 1 Road frontage. The exact measurement of the required road dedication is to be confirmed through legal surveys as part of the Servicing Agreement (SA) design review process.
2. Consolidation of all the lots into one development parcel (which will require the demolition of the existing dwellings).
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained (Trees # N01-N07 and H01-H02 located off-site). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the retention of Tree # N02 located in the City-owned unconstructed lane dedication to the north of the site. The City may release up to 90% of the security following substantial completion of construction and landscaping subject to a landscape inspection to the City's satisfaction, and may release 10% of the security following a one-year maintenance period if the tree has survived. The applicant must also enter into a legal agreement to accompany the tree survival security, which sets the terms for use and release of the security.
5. City acceptance of the applicant's voluntary contribution in the amount of \$6,750.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
6. City acceptance of the applicant's voluntary contribution in the amount of \$2,066.00 per dwelling unit (e.g. \$18,594.00) to the City's Leisure Facilities Reserve Fund in-lieu of the provision of on-site indoor amenity space. Note: the rate will be adjusted for inflation using the Stats Can Vancouver Construction Cost Index – Institutional rate with revised rates to be published in a City Bulletin. In the event that the contribution is not paid to the City within one year of the rezoning bylaw having received third reading by Council (i.e., Public Hearing), the contribution shall be recalculated based on the rate in effect at the time of payment, as per the Bulletin.
7. City acceptance of the applicant's voluntary contribution in the amount of \$14.65 per buildable square foot (e.g. \$170,429.46) to the City's Affordable Housing Reserve Fund (i.e., \$12.00/ft² consistent with the City's Affordable Housing Strategy and \$2.65/ft² consistent with the City's Market Rental Policies).
8. Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
9. Registration of a flood indemnity covenant on title.
10. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. Registration of a Statutory Right-of-Way (SRW) agreement, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle and truck turnaround area to provide potential shared access to properties to the north and south of the subject site, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.

The SRW agreement is to contain language to indicate that the on-site truck turnaround area opposite the site entry can be removed from the SRW area and used as additional outdoor amenity space for the sole use of the subject development when the adjacent property to the south is redeveloped for townhouses and truck turnaround would be accommodated by way of the resulting T-intersection of the drive-aisles on the lots. The SRW agreement is also to contain language indicating that maintenance and liability within the SRW area are the responsibility of the property owner.

Any works essential for public access within the required SRW area are to be included in the SA and the maintenance & liability responsibility by the property Owner is to be clearly noted. The design must be prepared in accordance with good engineering practice with the objective to optimize public safety and after completion of the works, the Owner is required to provide a certificate of inspection for the works, prepared and sealed by the Owner's Engineer in a form and content acceptable to the City, certifying that the works have been constructed and completed in accordance with the accepted design.

12. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
13. The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.

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

- Installation of tree protection fencing around all trees to be retained as per the Arborist's Report and tree management drawing. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed

Prior to Building Permit (BP)* issuance, the applicant must complete the following requirements:

- Enter into a SA* for the design and construction of frontage improvements along No. 1 Road and the required water, storm, and sanitary service works. A Letter of Credit or cash security for the value of the SA works, as determined by the City, will be required as part of entering into the SA. The works are to include (but are not limited to) the following:

Frontage Improvements

- Across the entire No.1 Road frontage, construct new 2.0 m wide concrete sidewalk at the new property line after road dedication and a minimum 1.5 m wide treed/grass boulevard over the remaining width between the sidewalk and the east curb of No. 1 Road. The cross-section of the frontage improvements (east to west) is to include:
 - New east property line of the subject site.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide landscaped boulevard with street trees.
 - 0.15 m wide curb.
- The new sidewalk and boulevard are to have a transition section to connect to the existing frontage conditions immediately north and south of the subject site. The suggested sidewalk ramp connections to the north and south show grades of 7.09% and 6.99% respectively. Per TAC standards, the maximum permitted grade for wheelchair accessibility is set at 6%. The sidewalk transitions are to be redesigned as follows:
 - To the north: On the subject site's side of the common property line, construct the sidewalk connection based on a reverse curve design (e.g. 3 m x 3 m).
 - To the south: Put the top of ramp as far back into the subject site's side of the common property line to meet the maximum permitted grade of 6%.
- All existing driveway crossing along the subject site's No. 1 Road frontage are to be closed permanently. The Applicant is responsible for the removal of the existing driveway crossings and replacement with barrier curb/gutter, treed/grass boulevard and concrete sidewalk as per the frontage upgrade standards described above. Site vehicular access is to be provided via a single driveway at the site's No. 1 Road frontage, to be constructed to meet the following City standards (refer to Engineering Design Specifications R-9-DS):

- Driveway is to be a minimum of 7.5 m wide at the property line (plus 0.35 m on either side of the drive-aisle).
- 0.9 m flares at the curb.
- 45° offsets to meet existing grade of sidewalk/boulevard.
- Maximum 2.0 m deep letdown.
- Maximum 8% letdown grade.
- Continuous sidewalk is to be provided at the back of the driveway letdown and at the new property line after road dedication.
- Per Engineering Design Specifications, a minimum separation of 1.0 m (flare to flare at the curb) between two adjacent residential driveways is required.
- All aboveground hydro/telephone kiosks and other third party equipment must not be placed within any frontage. On-site third party SRWs are to be secured for the placement of this equipment.
- At the Applicant's cost, the Applicant is to:
 - Coordinate with BC Hydro, Telus and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires along the frontages and within the proposed site.
 - Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:
 - BC Hydro Vista – confirm dimensions with BC Hydro.
 - BC Hydro PMT – 4.0 x 5.0 m
 - BC Hydro LPT – 3.5 x 3.5 m
 - Street light kiosk – 1.5 x 1.5 m
 - Traffic signal kiosk – 2.0 x 1.5 m
 - Traffic signal UPS – 1.0 x 1.0 m
 - Shaw cable kiosk – 1.0 x 1.0 m
 - Telus FDH cabinet – 1.1 x 1.0 m
 - Review street lighting levels along all road and lane frontages, and upgrade as required.

Water Works

- Using the OCP Model, there is 448.0 L/s of water available at a 20 psi residual at the No 1 Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- At the Applicant's cost, the Applicant is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on BP stage building designs.
 - Provide a SRW for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the BP process (or via the SA process, if one is required).
 - Review hydrant spacing on all frontages and install new fire hydrants as required to meet City spacing requirements for multi-family land use. The existing fire hydrants are located at the west side of No. 1 Road. This project (located at the east side of No. 1 Road) requires a hydrant at its frontage to service the proposed development. Subject to the approval of the City's fire department, a new fire hydrant is required at the development's frontage on the east side of No. 1 Road.

- At the Applicant's cost, the City will:
 - Complete all tie-ins for the proposed works to existing City infrastructure.
 - Cut and cap the two existing water service connections along No 1 Road.
 - Install a new water service connection complete with water meter and water meter box to service the lot as per standard City specifications.

Storm Sewer Works

- At the Applicant's cost, the City will:
 - Cut and cap all existing storm service connections located at the No 1 Road frontage.
 - Install a new storm service connection complete with inspection chamber to service the lot. Tie-in shall be to the existing manhole. Sizing of the new storm service connection to be finalized during the SA process.

Sanitary Sewer Works

- The Applicant is required to not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- At the Applicant's cost, the City will:
 - If required, replace the portions of the existing AC sanitary force main at No 1 Road that may be exposed and impacted to facilitate installation of water service connection and fire hydrant connection.
 - Complete all tie-ins for the proposed works to existing City infrastructure.
 - Cut and cap the two existing sanitary service connections located at the southeast corner of 8120 No. 1 Road and southeast corner of 8140 No 1 Rd respectively.
 - Install a new sanitary service connection complete with inspection chamber to service the lot. Location of sanitary service connection to be finalized during the SA process. Note: existing on-site trees near the location of the proposed service connection are proposed to be removed as per the Tree Management Drawing included as Attachment 5 to the Rezoning Staff Report (i.e., Trees # 238-246).

General Items

- At the Applicant's cost, the Applicant is to not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Incorporate accessibility measures in BP plans as determined via the Rezoning and/or Development Permit processes (e.g., Aging-in-Place Features in all units, and Convertible Unit Features in the north unit of the building along No. 1 Road).
- If applicable, pay latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a 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.

Notes:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10498 (RZ 21-945869)
8120 and 8140 No. 1 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 **“LOW DENSITY TOWNHOUSES (RTL4)”**.

P.I.D. 003-629-708

Lot 308 Section 23 Block 4 North Range 7 West New Westminster District Plan 52748

P.I.D. 008-652-007

Lot 105 Section 23 Block 4 North Range 7 West New Westminster District Plan 39706

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10498”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee

Date: October 23, 2023

From: Wayne Craig
Director, Development

File: RZ 22-010976

Re: Application by Navreet Gill for Rezoning at 11831/11833 Seabrook Crescent from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, for the rezoning of 11831/11833 Seabrook Crescent from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:le
Att. 6

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

Staff Report

Origin

Navreet Gill has applied on behalf of the property owners, 1303287 B.C. Ltd. (Balraj Singh Sanghera and Rajbir Kaur Chatha), to rezone 11831/11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family lots, each with vehicle access from Seabrook Crescent. A location map and aerial photo are provided in Attachment 1. The proposed subdivision plan and draft site plan are provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site contains an existing un-stratified non-conforming duplex (two-unit dwelling), which will be demolished prior to subdivision. Both dwelling units are currently tenant occupied and do not contain any secondary suites. The applicant has indicated that the tenants are aware of the redevelopment proposal and the applicant will ensure compliance with the Residential Tenancy Act.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: A single-family houses on a lot zoned “Single Detached (RS1/E)”.

To the South: A single-family houses on a lot zoned “Single Detached (RS1/E)”.

To the East: Across the lane, an existing duplex on a lot zoned “Single Detached (RS1/E)” fronting onto No. 5 Road. There is a Rezoning application and Development Permit (RZ 22-019002/DP 23-028942) at 10111/10113 No. 5 Road to permit the development of three front-back duplex lots. The rezoning application received third reading on October 16, 2023.

To the West: Across Seabrook Crescent, an existing duplex on a lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan

The subject site is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). This proposal is consistent with this OCP designation.

Single-Family Lot Size Policy 5434/ Zoning Bylaw 8500

The subject property is located within the area covered by Lot Size Policy 5434, adopted by City Council in 1990, amended in 1991 and 2006 (Attachment 4). The Policy permits a majority of lots within the Policy Area (including the subject property) to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/E)” zone.

The subject site is currently occupied by a legal duplex. Section 2.3.7 of Richmond Zoning Bylaw 8500 provides that the Lot Size Policy does not apply to a rezoning that a legal duplex and which are intended to be subdivided into no more than two single-family lots. The proposed rezoning and subdivision complies with Section 2.3.7 and would result in the creation of two single-family lots being 444.9 m² and 450.2 m² in area. Further, the proposed rezoning and subdivision would comply with the minimum lot dimensions and size applicable to the “Single Detached (RS2B)” zone.

Ministry of Transportation & 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) for review and comment. Preliminary confirmation has been received from MOTI indicating that they have no objections to the proposed redevelopment. Final approval from MOTI is required prior to final adoption of the rezoning bylaw.

Floodplain Management Implementation Strategy

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

Public Consultation

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City’s *Zoning Bylaw 8500*.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide it into two single-family lots, each with a secondary suite, with access from Seabrook Crescent. The proposed subdivision plan and site plan are shown in Attachment 2.

Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) for City sanitary service services, BC Hydro and the BC Telephone Company that extends 3.0 m from the southern property line of the subject site. The applicant has been advised that no encroachment of buildings, trees or obstructions into the SRW is permitted. The applicant has been provided an opinion that the proposed development does not conflict with the legal encumbrances on Title.

Transportation and Site Access

Vehicle access is proposed to be from Seabrook Crescent for both of the proposed lots. The existing driveways will be removed and new driveways will be constructed as detailed in the Site Servicing and Frontage Improvements sub-section of this report.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 5). The Report assesses two bylaw-sized trees on the subject property and two trees on neighbouring properties. There are no street trees on City property adjacent to the subject property.

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

- One tree (tag# 892 – 40 cm caliper crab apple) is in poor condition (large limb removed and a cavity is visible at the historic removal site). In addition, there is evidence of a second cavity developing on the other co-dominant limb, just above an inclusion seam joining the two limbs together. Removal and replacement is recommended.
- One tree (tag# 893 – 40 cm caliper crab apple) is in poor condition (historically topped) and in conflict with the proposed development. Topping results in structural defects in the upper canopy. Removal and replacement is recommended.
- Two trees (tag# os1 & os2) located on neighbouring property will not be impacted by development.
- Replacement trees to be provided at 2:1 ratio as per the OCP (Min 4 m high conifer or 8 cm caliper deciduous).

Tree Replacement

The applicant wishes to remove two on-site trees (Trees # 892 and 893). The 2:1 replacement ratio would require a total of four replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

To ensure that the three new trees are planted and maintained on each new lot, the applicant is required to submit a Landscaping Security in the amount of \$4,500.00 (\$750/tree) prior to the final adoption of the rezoning bylaw. Securities will be held until a landscaping inspection has been passed by City staff after construction and landscaping has been completed. The City may retain a portion of the security for a one-year maintenance period to ensure that the landscaping survives. To accompany the landscaping security, a legal agreement that sets the terms for release of the security must be entered into between the applicant and the City.

Tree Protection

Two trees (Tree tags # os1 and os2) on neighbouring properties are to be retained and protected. The applicant has submitted a tree management plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5).

To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of the

total buildable area of the remaining lots; or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite in each of the dwellings to be constructed on the new lots, for a total of two suites. The applicant proposes to build a minimum one-bedroom secondary suite with a minimum size of 37 m² [400 ft²] on proposed Lot A and a minimum one-bedroom secondary suite with a minimum size of 39 m² [422 ft²] on proposed Lot B.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of 37 m² [400 ft²] is constructed on proposed Lot A and a minimum one-bedroom secondary suite of 39 m² [422 ft²] is constructed on proposed Lot B to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At Subdivision stage, the applicant must enter into a servicing agreement for the design and construction of the required site servicing and off-site improvements, as described in Attachment 6, including:

- Providing new site servicing connections for water, sanitary, and storm sewer servicing for each new lot.
- Removal of the existing sidewalk and installation of a new 1.5 m concrete sidewalk and landscaped boulevard. The new sidewalk is to be connected to the existing sidewalks to the north and south of the subject site with a transition section based on a reverse curve design.

At the Subdivision stage, the applicant is also required to pay:

- \$25,421.22 for cost recovery of rear lane drainage upgrades previously constructed by the City as part of a City Capital Works Program in accordance with Works and Services Cost Recovery Bylaw 8752.

Note: Cost recovery contributions are subject to interest rates as set out in Bylaw No. 8752. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the interest rate.

- The current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, Address Assignment Fees and the costs associated with the completion of the site servicing and other improvements as described in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

Navreet Gill has applied on behalf of the property owners, 1303287 B.C. Ltd. (Balraj Singh Sanghera and Rajbir Kaur Chatha), to rezone 11831/11833 Seabrook Crescent from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to permit the property to be subdivided into two single-family lots, each with vehicle access from Seabrook Crescent.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10510 be introduced and given first reading.



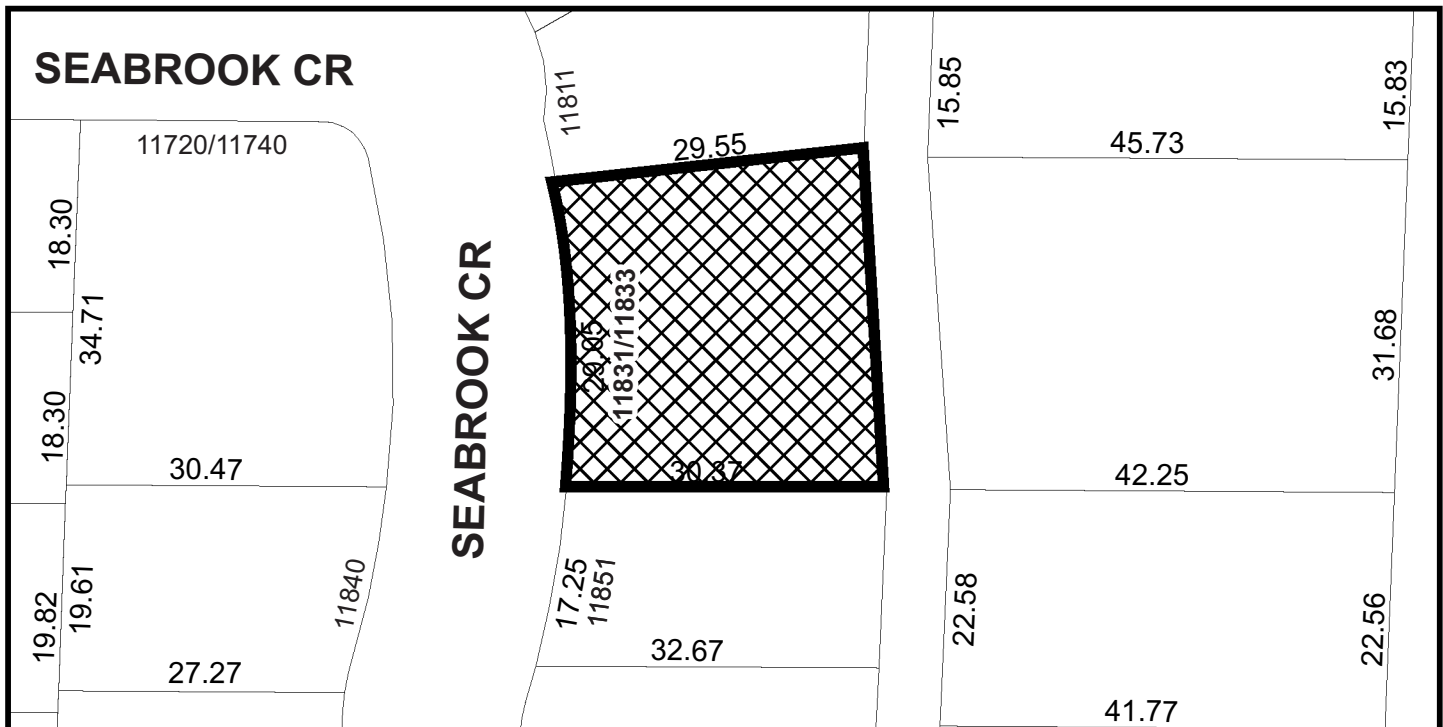
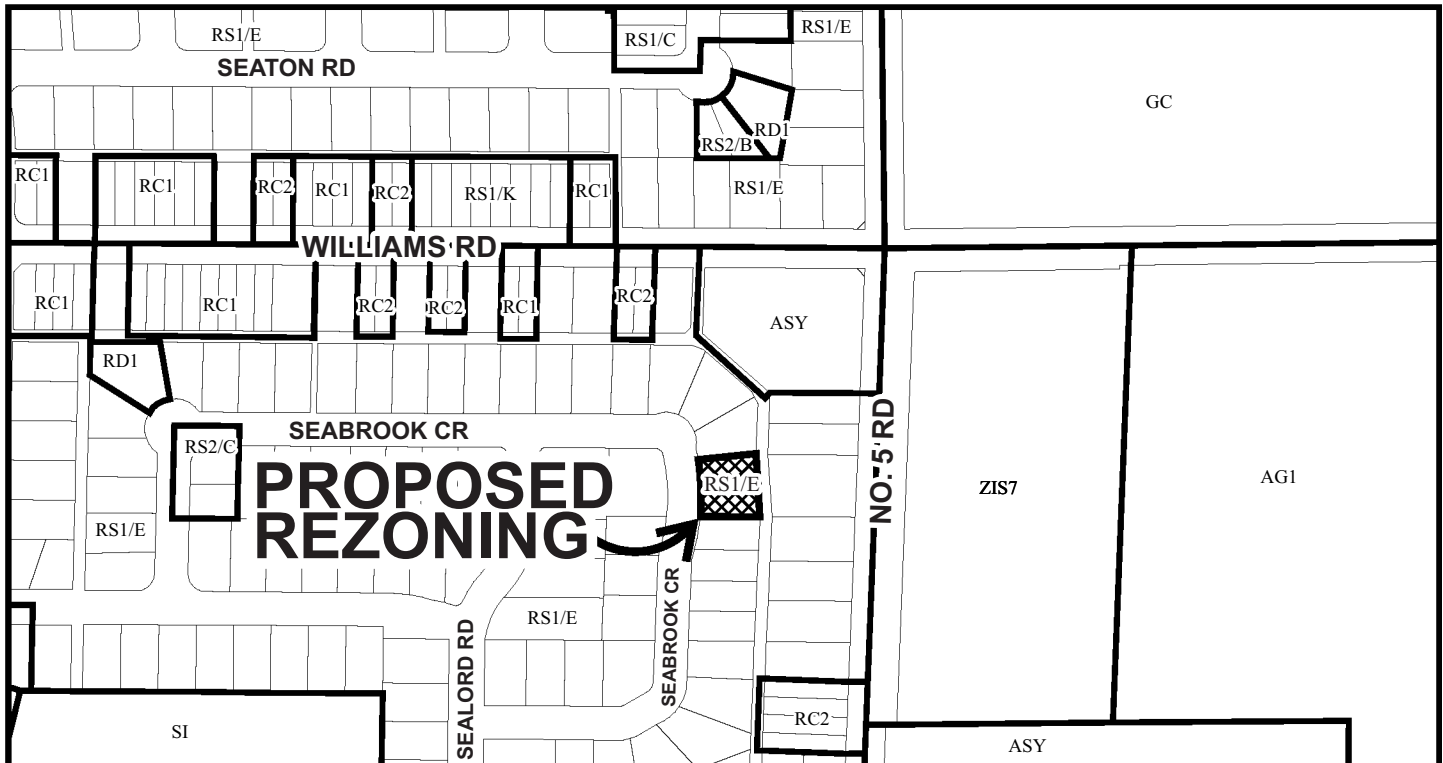
Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

- Att.
- 1: Location Maps
 - 2: Subdivision Plan and Site Plan
 - 3: Development Application Data Sheet
 - 4: Single Family Lot Size Policy
 - 5: Tree Management Plan
 - 6: Rezoning Considerations



City of Richmond



RZ 22-010976

PLN - 46

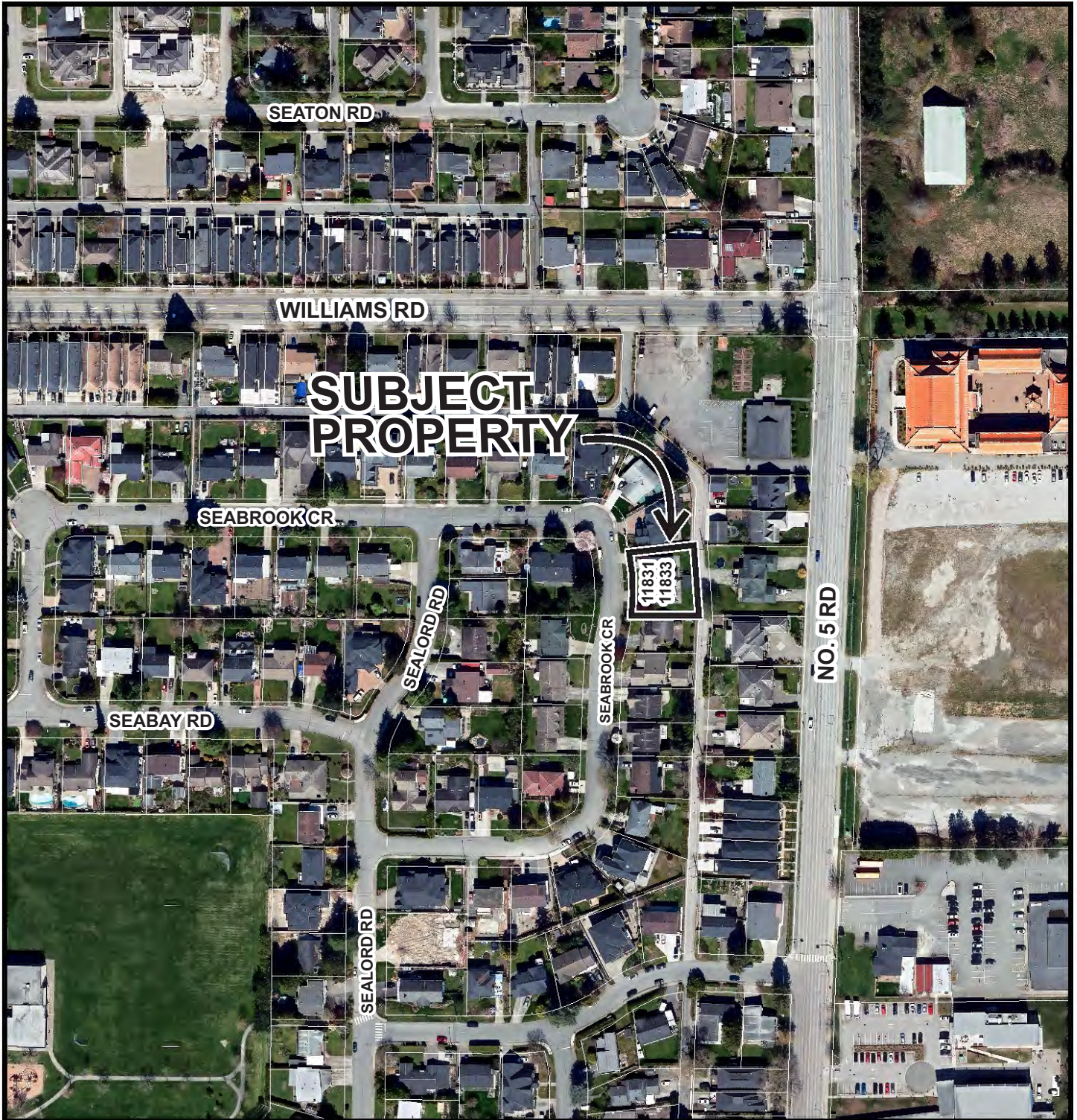
Original Date: 05/06/22

Revision Date

Note: Dimensions are in METRES



City of
Richmond



RZ 22-010976

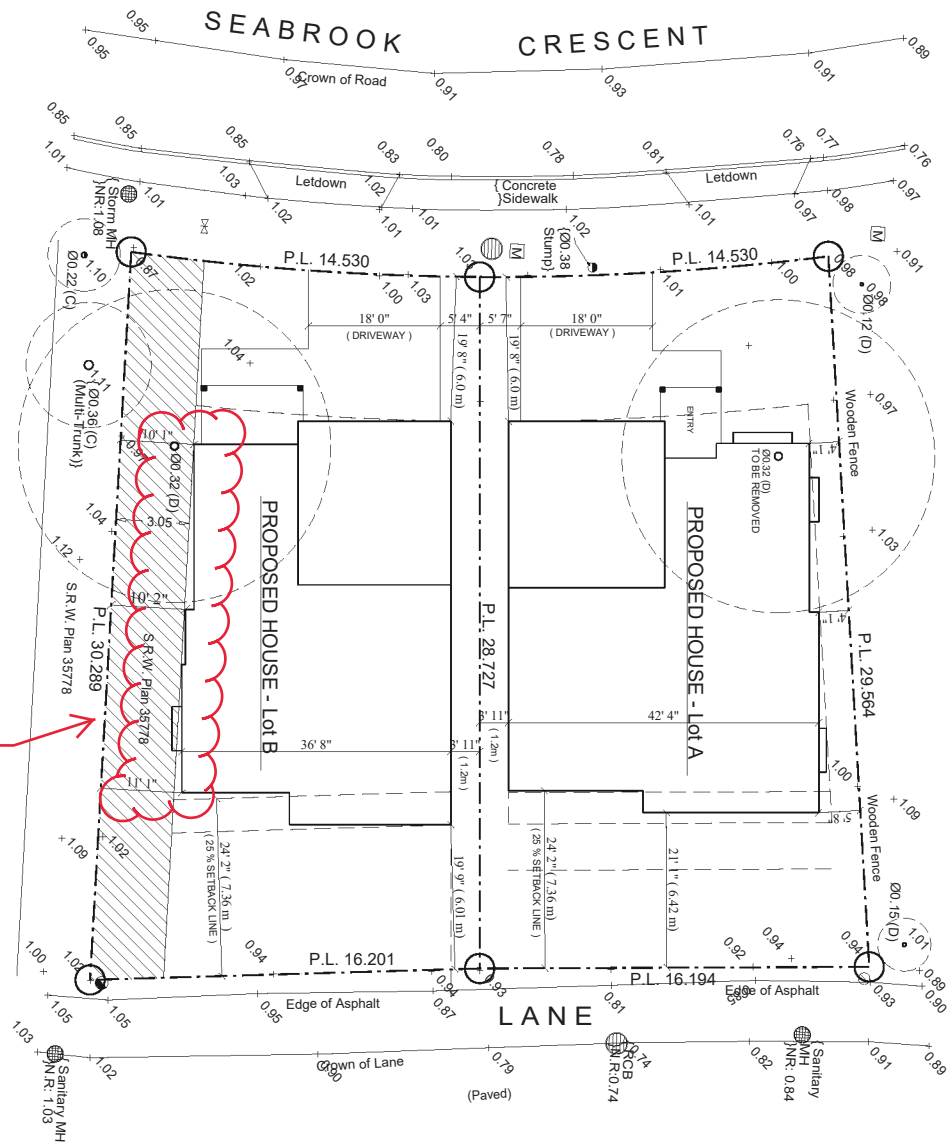
PLN - 47

Original Date: 05/06/22

Revision Date:

Note: Dimensions are in METRES

SITE PLAN



Projection into the
S.R.W. is not permitted.
Final building plans
must comply.



Lot A, 444.9 m² = 4789.0 SF

ZONE: RS 1/E

LOT AREA = 4789.0 S.F. (444.90 m²)
PER. F.A.R. 55 % = 2634.0 S.F. (244.69 m²)
PLUS 2 % BONUS 53.0 sf (4.92 m²) FOR 2 x 8 WALLS
TOTAL FAR ALLOWED = 2687.0 SF (249.62 m²)
PLUS 25.0 SF (2.32 m²) FOR AC UNIT CLOSET
PLUS 538.0 S.F. (50.0 m²) FOR GARAGE
PROPOSED F.A.R.

MAIN FLOOR AREA = 1614.0 S.F. (149.94 m²)
SECOND FLOOR AREA = 1066.0 S.F. (99.03 m²)

TOTAL = 2680.0 S.F. (248.97 m²)

PLUS 25.0 S.F. (2.32 m²) OF AC UNIT
PLUS 485.0 S.F. (45.05 m²) OF GARAGE

Lot B, 450.2 m² = 4846.0 SF

ZONE: RS 1/E

LOT AREA = 4846.0 S.F. (450.20 m²)
PER. F.A.R. 55 % = 2665.0 S.F. (247.57 m²)
PLUS 2 % BONUS 53.0 sf (4.92 m²) FOR 2 x 8 WALLS
TOTAL FAR ALLOWED = 2718.0 SF (252.50 m²)
PLUS 25.0 SF (2.32 m²) FOR AC UNIT CLOSET
PLUS 538.0 S.F. (50.0 m²) FOR GARAGE
PROPOSED F.A.R.

MAIN FLOOR AREA = 1409.0 S.F. (130.89 m²)
SECOND FLOOR AREA = 1308.0 S.F. (121.50 m²)

TOTAL = 2717.0 S.F. (252.40 m²)

PLUS 18.0 S.F. (1.67 m²) OF AC UNIT
PLUS 452.0 S.F. (42.00 m²) OF GARAGE

THESE PLANS CONFORM TO
B.C. B.C. 2018 EDITION

ASTONISH DESIGN & DETAILING LTD.
19732-718 Ave, Langley BC
V3A 0G1
TEL: 604 728 0389 FAX: 604 539 1741
EMAIL: info@astonishdesign.com
www.astonishdesign.com

TITLE: SITE PLAN

DATE: 11/8/21 - 11/8/21 - Seabrook Crescent, Richmond BC

BY: KAMAL NATHI

SCALE: 1/8" = 1'-0" (1/4" = 1'-0")

Sept 08 2023



RZ 22-010976

Attachment 3

Address: 11831/ 11833 Seabrook Crescent

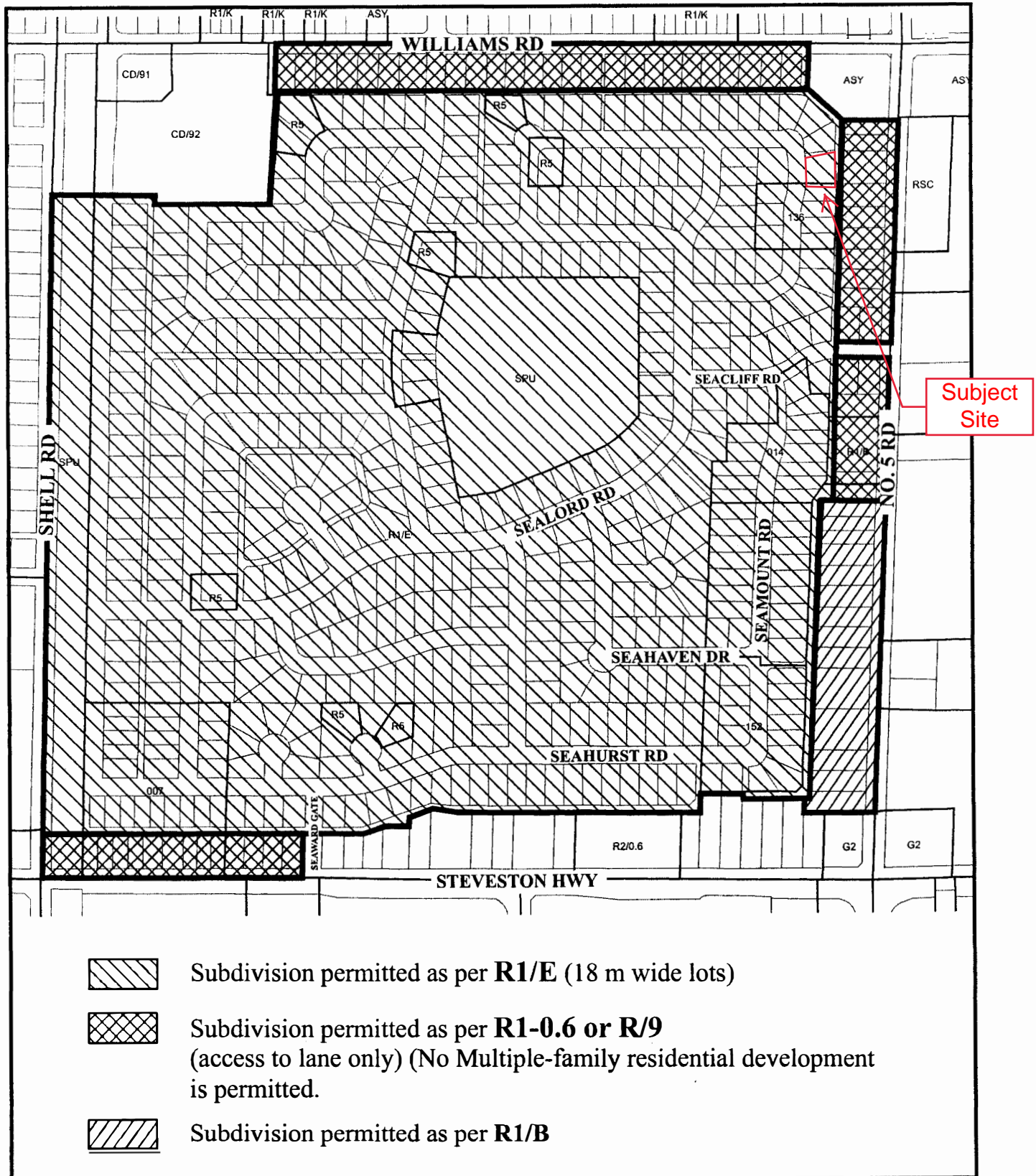
Applicant: Navreet Gill

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	1303287 B.C. Ltd.	Lot A: TBD Lot B: TBD
Site Size (m²):	895.1 m ²	Lot A: 444.9 m ² Lot B: 450.2 m ²
Land Uses:	Duplex	Two single family dwellings
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Duplex lots can be subdivided	No change
Zoning:	RS1/E	RS2/B
Number of Units:	2 dwelling units	2 single detached houses, each with a secondary suite

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 244.7 m ² (2633.9 ft ²) Lot B: Max. 247.6 m ² (2665.1 ft ²)	Lot A: Max. 244.7 m ² (2633.9 ft ²) Lot B: Max. 247.6 m ² (2665.1 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 25%	none
Lot Size:	Min. 360 m ²	Lot A: 444.9 m ² Lot B: 450.2 m ²	none
Lot Dimensions (m):	Min. Width: 12.0 m Min. Depth: 24.0 m	Lot A Width: 15.4 m Lot A Depth: 29.2 m Lot B Width: 15.4 m Lot B Depth: 29.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m 1 st storey; 25% lot depth 2 nd storey Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m 1 st storey; 25% lot depth 2 nd storey Side: Min. 1.2 m	none
Height (m):	Max 2.5 storeys	Max 2.5 storeys	none

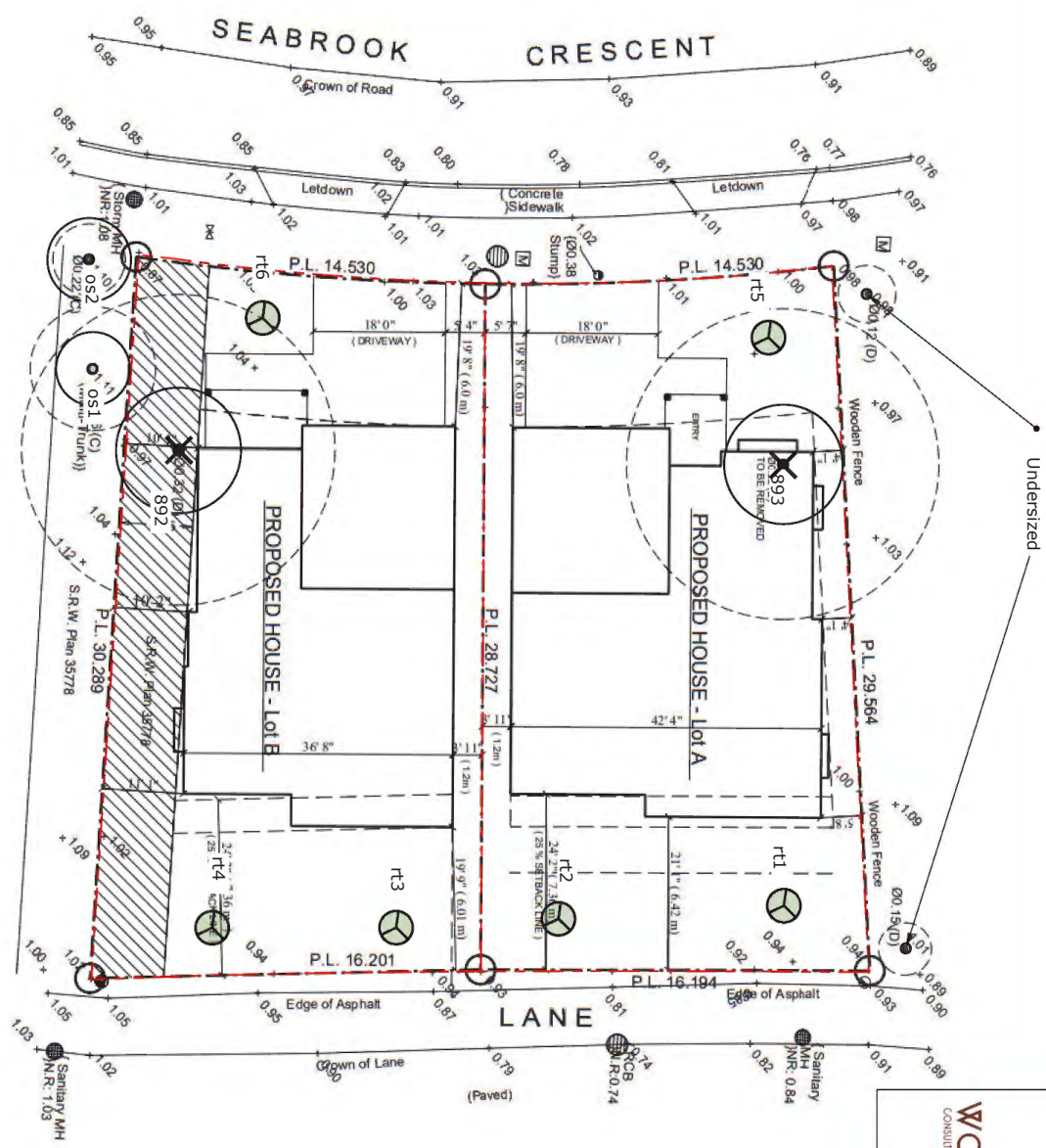
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

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



Tree Management Plan for
11831 11833 Seabrook
Crescent, Richmond

Updated October 11, 2023

Tree Inventory		
Tag	Species	DBH (cm) (m)
892	Crabapple	40 2.40
893	Crabapple	38 2.28
os1	Cypress	25 1.50
os2	Blue Spruce	27 1.62

Replacement Trees

Tag	Species	Size
rt1	Pinus strobus	4m
rt2	Nyssa sylvatica	8cm
rt3	Pinus strobus	4m
rt4	Nyssa sylvatica	8cm
rt5	Magnolia 'Elizabeth'	8cm
rt6	Magnolia 'Elizabeth'	8cm

Legend

Legend

- = existing tree
- = replacement tree
- x = remove tree
- Tree Barrier

1m 1:200 10m



Address: 11831/11833 Seabrook Crescent

File No.: RZ 22-010976

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10510, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. Submission of a Landscape Security in the amount of \$4,500.00 (\$750/tree) to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees); minimum 8 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections; and, a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
5. Registration of a flood indemnity covenant on title.
6. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite with a minimum size of 37 m² [400 ft²] on proposed Lot A, and a minimum one-bedroom secondary suite with a minimum size of 39 m² [422 ft²] on proposed Lot B; to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Pay property taxes up to the current year, Development Cost Charges (City, TransLink and Metro Vancouver), School Site Acquisition Charges, Address Assignment Fees, etc., and any other fees or costs identified via the subdivision application process.
2. Pay \$25,421.22 towards a cost recovery contribution for the laneway drainage and asphalt improvements previously installed consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.
Note: Cost recovery contributions are subject to interest rates as set out in Bylaw No. 8752. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the interest rate.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 160.0 L/s of water available at a 20 psi residual at the Seabrook Cr frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Cut and cap the existing water service connection
 - ii) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the north lot as per standard city specifications.
 - iii) Install a new 25mm diameter water service connection complete with water meter and water meter box to service the south lot as per standard city specifications.

- iv) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - v) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
- c) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
- i) Cut and cap the existing storm service connection along Seabrook Crescent.
 - ii) Install a new 100mm storm service connection complete with inspection chamber to service the north lot.
 - iii) Install a new 100mm storm service connection complete with inspection chamber to service the south lot.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii) Confirm the condition and capacity of the existing sanitary service connection located at the north east corner of the lot. Reuse if in good condition to service the north lot.
 - iii) Confirm the condition and capacity of the existing storm service connection located near the middle PL. Reuse if in good condition to service the south lot.
- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

General Items:

- h) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements:
 - ii) The existing 1.2m wide concrete sidewalk (at the curb) is to be widened to 1.5m across the subject site's entire road frontage to meet minimum design standards.
 - iii) The remaining width between the sidewalk and the road fronting property line is to be treated as a landscaped boulevard with street trees.
 - iv) All existing driveways at the subject site's Seabrook Road frontage are to be closed permanently and backfilled with barrier curb/gutter, sidewalk and boulevard per standards described above. Two new driveways, one for each subdivided lot, are to be provided.
 - v) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

- * This requires a separate application.
- Where the Director of Development deems appropriate, the preceding agreements are to be drawn not only as personal covenants of the property owner but also as covenants pursuant to Section 219 of the Land Title Act.

All agreements to be registered in the Land Title Office shall have priority over all such liens, charges and encumbrances as is considered advisable by the Director of Development. All agreements to be registered in the Land Title Office shall, unless the Director of Development determines otherwise, be fully registered in the Land Title Office prior to enactment of the appropriate bylaw.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable/rent charges, letters of credit and withholding permits, as deemed necessary or advisable by the Director of Development. All agreements shall be in a form and content satisfactory to the Director of Development.

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10510 (RZ 22-010976)
11831/ 11833 Seabrook Crescent**

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

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

P.I.D. 007-179-405

Lot 292 Section 36 Block 4 North Range 6 West New Westminster District Plan 35777

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10510”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

ADOPTED

MAYOR

CORPORATE OFFICER

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 