



**Planning Committee
Electronic Meeting**

**Council Chambers, City Hall
6911 No. 3 Road**

**Tuesday, December 6, 2022
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-3 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on November 22, 2022.*



NEXT COMMITTEE MEETING DATE

January 10, 2023, (tentative date) at 4:00 p.m. in Council Chambers.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY LORRAINE S TSOI FOR REZONING AT 11431 WILLIAMS ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “COMPACT SINGLE DETACHED (RC2)” ZONE**
(File Ref. No. RZ 22-014680) (REDMS No. 7028810)

PLN-9

See Page PLN-9 for full report

Designated Speakers: Alex Costin & Wayne Craig

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10432, for the rezoning of 11431 Williams Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, be introduced and given first reading.



Planning Committee Agenda – Tuesday, December 6, 2022

Pg. #

ITEM

2. MANAGER'S REPORT

ADJOURNMENT





Planning Committee

Date: Tuesday, November 22, 2022

Place: Council Chambers
Richmond City Hall

Present: Councillor Bill McNulty, Chair
Councillor Alexa Loo
Councillor Chak Au
Councillor Carol Day
Councillor Andy Hobbs

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

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

MINUTES

It was moved and seconded

That the minutes of the meeting of the Planning Committee held on November 9, 2022, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

1. REFERRAL RESPONSE ON LAND USES ALONG THE STEVESTON WATERFRONT AND PROPOSED AMENDMENTS TO THE STEVESTON AREA PLAN AND ZONING BYLAW

(File Ref. No. 08-4060-05-01/2022-Vol 01) (REDMS No. 6920288 v. 5)

Staff summarized the report noting that (i) the proposed amendments apply only to the waterfront for the lots on the south side of Bayview Street between 3rd Avenue and No 1 Road, (ii) the proposed changes are for removing the allowance for residential use and development to occur along the waterfront and the introduction of a waterfront, commercial industrial designation for this area, (iii) minor amendments are also proposed to remove a small group of non-residential uses from existing zoning in the area, and (iv) Steveston Area Plan and zoning amendments are proposed to establish a maximum building height of 9 metres for this area.

In response to queries from Committee, staff advised that amendments were made to the Steveston Area plan in 2017 reducing height and density along the south side of Bayview Street as a result of Council direction.

It was moved and seconded

- (1) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10371, to revise the land use policies to no longer permit residential uses in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10372, which revises the:*
 - (a) *“Steveston Commercial (CS2)” zoning district to not permit residential and related land uses on a site-specific basis at 3866 and 3900 Bayview Street;*
 - (b) *“Light Industrial (IL)” zoning district to not permit a residential security/operator unit on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road; and*
 - (c) *“Steveston Commercial and Pub (ZMU10)” zoning district to remove residential and related land uses from the zone, be introduced and granted first reading;*

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- (3) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10394, which revises the “Steveston Commercial (CS2)” , “Light Industrial (IL)” and “Steveston Commercial and Pub (ZMU10)” zoning districts to not permit certain uses on a site specific basis at 3540, 3800, 3866, 3880, 3900 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (4) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaw 10392, to revise the permitted height of buildings to 9 m in the Steveston Village Riverfront area contained in Section 2.4 of the Official Community Plan (Steveston Area Plan), be introduced and granted first reading;*
- (5) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10393, which revises the “Light Industrial (IL)” zoning district to implement a 9 m maximum permitted building height on a site-specific basis at 3540 and 3880 Bayview Street and 12551 No. 1 Road, be introduced and granted first reading;*
- (6) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in conjunction with:*
 - (a) *the City’s Financial Plan and Capital Program; and*
 - (b) *the Greater Vancouver Regional District Solid Waste and Liquid Waste Management Plans, is hereby found to be consistent with said programs and plans, in accordance with Section 477(3) (a) of the Local Government Act; and*
- (7) *That Richmond Official Community Plan Bylaw 7100, Amendment Bylaws 10371 and 10392, having been considered in accordance with Section 475 of the Local Government Act and the City’s Official Community Plan Bylaw Preparation Consultation Policy 5043, is found not to require further consultation.*

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The question on the motion was not called as discussion ensued regarding (i) public access to the boardwalk and the objective of providing a continuous walkway over the long term in this area, (ii) residential uses permitted in most zones in Steveston including the waterfront, (iii) the historical plan to have consistency along the waterfront in terms of design and height guidelines (e.g., the Cannery building), (iv) currently there are no 20 m height buildings along the waterfront, (v) most properties along the waterfront are owned by the Steveston Harbour Authority or have lease and ownership through Department of Fisheries and Oceans (DFO), (vi) rationale for not permitting residential uses, (vii) concerns about residential use being built on these small lots successfully, and (viii) this area has had commercial uses, without any residential use, for many years.

Brian Veljacic, Richmond resident, owner of lease property 3900 Bayview Street expressed his concerns about the proposed amendment to remove residential use as he has an active application for a text amendment in the area. He requested that his application be grandfathered allowing for his application to be approved under the current zoning.

Evan Dunfee, Richmond resident expressed his opposition to the recommendations and noted that Steveston's mixed use designation should be encouraged not eliminated and that one floor of residential space will not restrict waterfront access.

Further discussion ensued regarding (i) encouraging mixed commercial/residential use on waterfront lots, (ii) maintaining the character of the Steveston waterfront, and (iii) the need for a linear walkway along the waterfront.

As a result of the discussion, as there was agreement to deal with Parts (1), (2) (a) and (2)(b), (2)(c) separately.

The question on Part 1 was then called and was **DEFEATED** with Cllrs. Au, Hobbs and Loo opposed.

The question on Part 2(a) was then called and was **DEFEATED** with Cllrs. Au, Hobbs and Loo opposed.

The question on Parts 2(b) and 2(c) was then called and was **DEFEATED** with Cllrs. Au, Hobbs and Loo opposed.

The question on Parts (3) - (7) was then called and **CARRIED**.

Planning Committee
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2. APPLICATION BY RICK BOWAL FOR REZONING AT 8220 GILBERT ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “ARTERIAL ROAD TWO-UNIT DWELLINGS (RDA)” ZONE

(File Ref. No. RZ 21-926304) (REDMS No. 7020591)

Staff provided an overview of the application, and in response to queries, staff advised (i) that the entire stretch of Gilbert Road will be reviewed as part of the Official Community Plan (OCP) review; (ii) under current policy the applicants option would be to construct a single-family home, (iii) public consultations on the OCP review will occur in 2023, (iv) a memorandum is forthcoming updating Council on the OCP review timeline and scope, (v) Mirabel Court residents were actively involved in the lot size policy amendments and their concerns were that the west side of Gilbert Road and all of Mirabel Court remain single-family, and (vi) Crime Prevention through Environmental Design (CPTED) refers to an urban design technique, where sites are designed to promote safety and discourage criminal activity.

It was moved and seconded

(1) *That the following recommendation be forwarded to a Public Hearing:*

(a) *That Single-Family Lot Size Policy 5442 for the area generally bounded by Mirabel Court, Blundell Road, Gilbert Road and Lucas Road, in a portion of Sections 19 and 20 Block 4 North Range 6 West, be amended to exclude 8220 Gilbert Road from the Policy, as shown in the proposed draft Single-Family Lot Size Policy 5442 (Attachment 5).*

(2) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 10428, for the rezoning of 8220 Gilbert Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Two-Unit Dwellings (RDA)” zone, be introduced and given first reading.*

CARRIED

Opposed: Cllr. Day

3. APPLICATION BY RICK BOWAL FOR REZONING AT 10851/10871 BIRD ROAD FROM “SINGLE DETACHED (RS1/E)” ZONE TO “SINGLE DETACHED (RS2/B)” ZONE

(File Ref. No. RZ 22-009258) (REDMS No. 7017339)

Staff summarized the report noting that (i) the proposed rezoning application will allow for subdivision of one single detached lot into two single detached lots, (ii) one two bedroom secondary suite is proposed on each of the new lots; (iii) two cedar trees located on the adjacent property will be retained and protected, and (iv) the applicant has agreed to plant four new trees on each proposed lot.

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Discussion ensued regarding (i) existing uses of the property, and (ii) tree retention and replacement.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10425, for the rezoning of 10851/10871 Bird Road from “Single Detached (RS1/E)” zone to “Single Detached (RS2/B)” zone, be introduced and given first reading.

CARRIED

4. MANAGER’S REPORT

Lulu Awards Ceremony

Staff advised that the Lulu Awards Reception that will be held on November 28th prior to the Council Meeting in meeting room 1.004. The Lulu Awards will be presented at the Council meeting.

ADJOURNMENT

It was moved and seconded

That the meeting adjourn (5:06 p.m.).

CARRIED

Certified a true and correct copy of the Minutes of the meeting of the Planning Committee of the Council of the City of Richmond held on Tuesday, November 22, 2022.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



City of Richmond

Report to Committee

To: Planning Committee

Date: November 22, 2022

From: Wayne Craig
Director, Development

File: RZ 22-014680

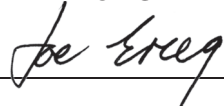
Re: **Application by Lorraine S Tsoi for Rezoning at 11431 Williams Road from "Single Detached (RS1/E)" Zone to "Compact Single Detached (RC2)" Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10432, for the rezoning of 11431 Williams Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.

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

WC:ac
Att. 6

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

Staff Report

Origin

Lorraine S Tsoi has applied on behalf of the owners, Lorraine S Tsoi, Danny F Leung and Chi L Lau, to the City of Richmond for permission to rezone 11431 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit the property to be subdivided to create two single-family lots, each with vehicle access from the rear lane (Attachment 1). The proposed subdivision is shown in Attachment 2. The proposed site plan and preliminary landscape plan are shown in Attachment 3.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 4).

Subject Site Existing Housing Profile

There is an existing owner-occupied single-family dwelling containing a secondary suite on the subject property, which is proposed to be demolished. The applicant has confirmed that the secondary suite is not occupied.

Surrounding Development

Development immediately surrounding the subject site is as follows:

- To the North: Across the lane, a single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Seaton Road.
- To the South: Single-family dwellings on lots zoned “Compact Single Detached (RC1)”, fronting Williams Road with vehicle access from the rear lane. An application for rezoning at 11460 Williams Road (RZ 21-940331) from the “Single Detached (RS1/E)” to the “Compact Single Detached (RC2)” zone to subdivide into two compact single-family lots with vehicle access from the rear lane received 3rd reading at the Public Hearing on July 18, 2022.
- To the East: Single-family dwellings on lots zoned “Compact Single Detached (RC1)”, fronting Williams Road with vehicle access from the rear lane.
- To the West: Single-family dwellings on lots zoned “Compact Single Detached (RC1)”, fronting Williams Road and Seacote Road with vehicle access from the rear lane.

Related Policies & Studies

Official Community Plan/Shellmont Area Plan

The subject property is located in the Shellmont planning area, and is designated “Neighbourhood Residential” in the Official Community Plan (OCP). This designation provides for a range of housing including single-family and townhouses. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject property is designated “Arterial Road Compact Lot Single Detached” on the Arterial Road Housing Development Map. The Arterial Road Land Use Policy requires all compact lot developments to be accessed from the rear lane only. The proposed rezoning is consistent with this Policy.

Prior to final adoption of the rezoning bylaw, the applicant must submit a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director, Development, and deposit a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should comply with the guidelines of the OCP’s Arterial Road Policy and include any required replacement trees identified as a condition of rezoning. A preliminary Landscape Plan is provided in Attachment 3.

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

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear lane. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between Shell Road and No. 5 Road.

Existing Legal Encumbrances

None

Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Residential Lot (Vehicular) Access Bylaw No. 7222 and therefore will be restricted to the rear lane only. A new sidewalk and landscaped boulevard is to be installed along Williams Road as part of a Servicing Agreement outlined in the Site Servicing and Frontage Improvements section.

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 indicates there are no bylaw sized trees on the subject property and assesses one (1) tree on neighbouring properties and two (2) street trees on City 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#A (Red maple, 21 cm caliper) located on the neighbouring property is in good condition and is to be protected as per the arborist report recommendations.
- Two boulevard trees tag#986 (Sweetgum, 29cm caliper) and tag#987 (Sweetgum, 31cm caliper) located on adjacent City property are identified to be retained and protected. The applicant is required to provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03. A tree survival security of \$15,000.00 will be required for the City trees.

Tree Protection

Two (2) trees on City property (tag# 986 and 987) and the one (1) tree on the neighbouring property (tag# A) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 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 \$15,000.00 for two trees located on City property (tag# 986 and 987). The security will be held until construction and landscaping on the subject site is completed and landscape inspection has been passed by City staff.

- 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 Planting and Landscaping

Consistent with Zoning Bylaw regulations and the landscape guidelines for compact lots in the Arterial Road Land Use Policy, the applicant must plant and maintain two new trees per lot (a total of four trees). The City's Tree Preservation Coordinator has identified that the new trees must be a minimum 6 cm caliper for deciduous trees or 3.5 m high for coniferous trees.

To ensure that the two new required trees are planted and maintained on each lot proposed and that the front yards of the proposed lots are enhanced, the applicant is required to complete the following prior to final adoption of the rezoning bylaw:

- Submit a Landscape Plan for the front yards prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development. The Landscape Plan must comply with the guidelines of the Arterial Road Land Use Policy in the OCP.
- Submit a Landscaping Security based on 100% of a cost estimate for the proposed Landscape Plan works provided by the Landscape Architect (including materials, installation, and a 10% contingency). This security should include \$3,000.00 (\$750.00/tree) to ensure two new trees are planted and maintained on each proposed lot.

Affordable Housing Strategy

The City's Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50% of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of 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. 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 is constructed on each of the two future lots, 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:

- 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 east and west of the subject site with a transition section based on a reverse curve design.
- Rear lane is to be upgraded with approximately 0.6 m lighting strip, 0.15 m wide roll-over curb, 5.1 m wide driving surface, and a 0.15 m wide roll-over curb (from north to south). Final design to be confirmed through the Servicing Agreement process.

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

- \$17,647.57 plus applicable interest 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.
- 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

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

Conclusion

The purpose of this application is to rezone 11431 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, to permit the property to be subdivided to create two single-family lots with vehicle access from the rear lane.

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

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 10432 be introduced and given first reading.



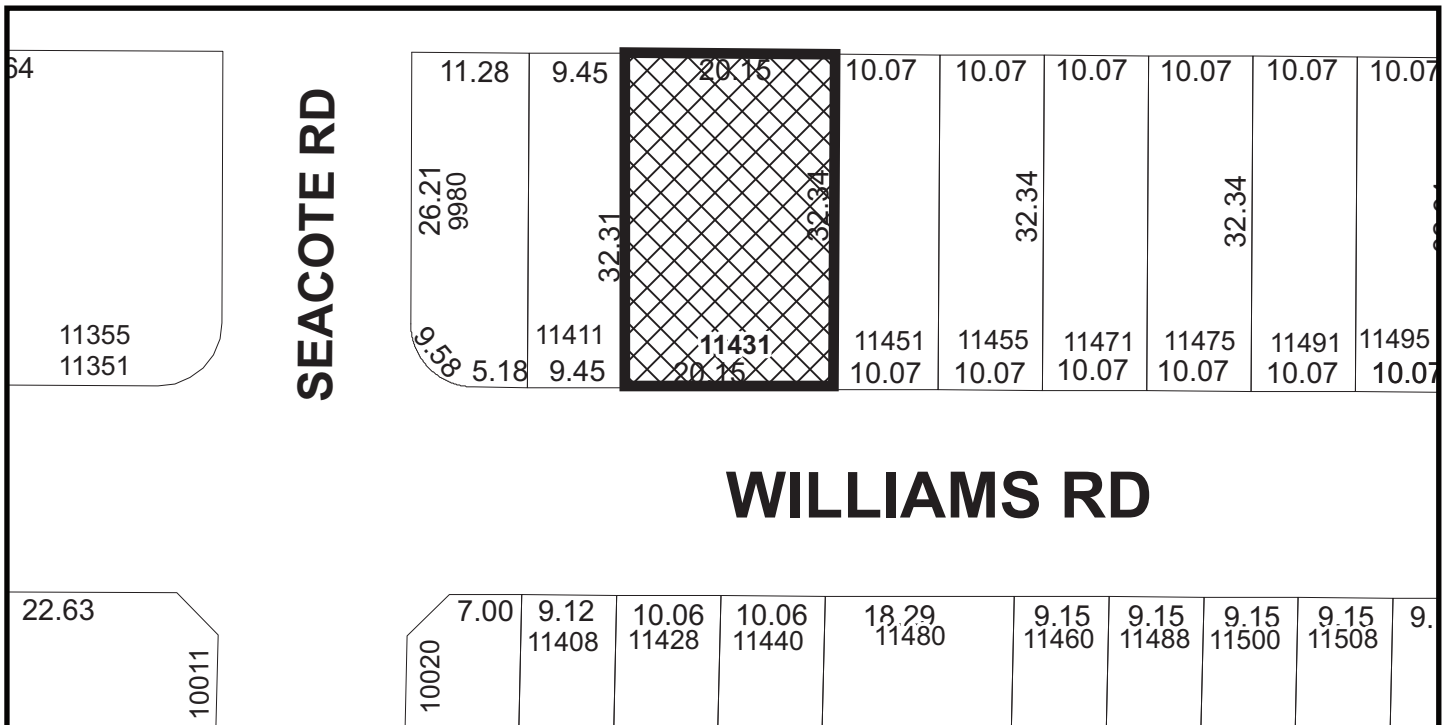
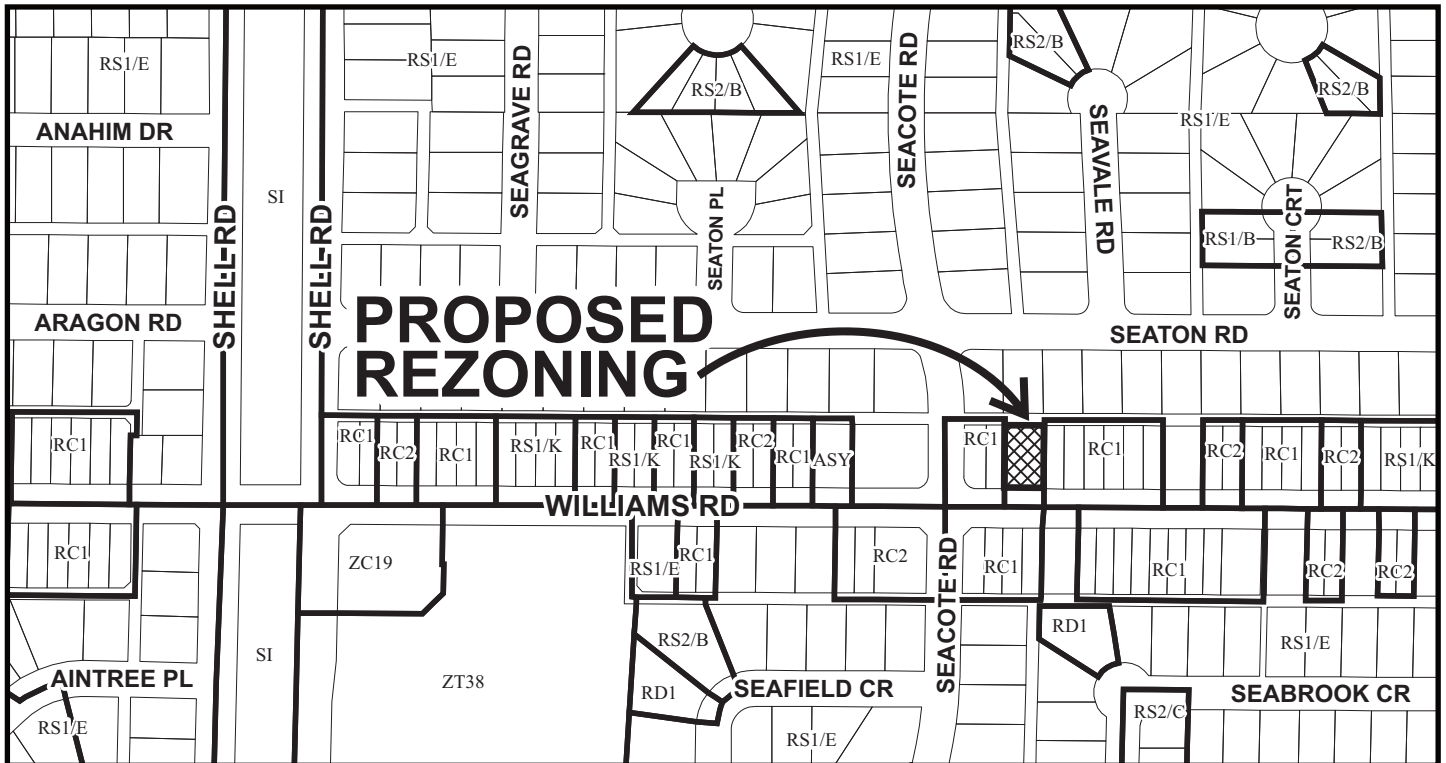
Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:js

- Att.
- 1: Location Map/Aerial Photo
 - 2: Site Survey and Proposed Subdivision Plan
 - 3: Site Plan and Landscape Plan
 - 4: Development Application Data Sheet
 - 5: Tree Retention Plan
 - 6: Rezoning Considerations



City of Richmond



RZ 22-014680

PLN - 16

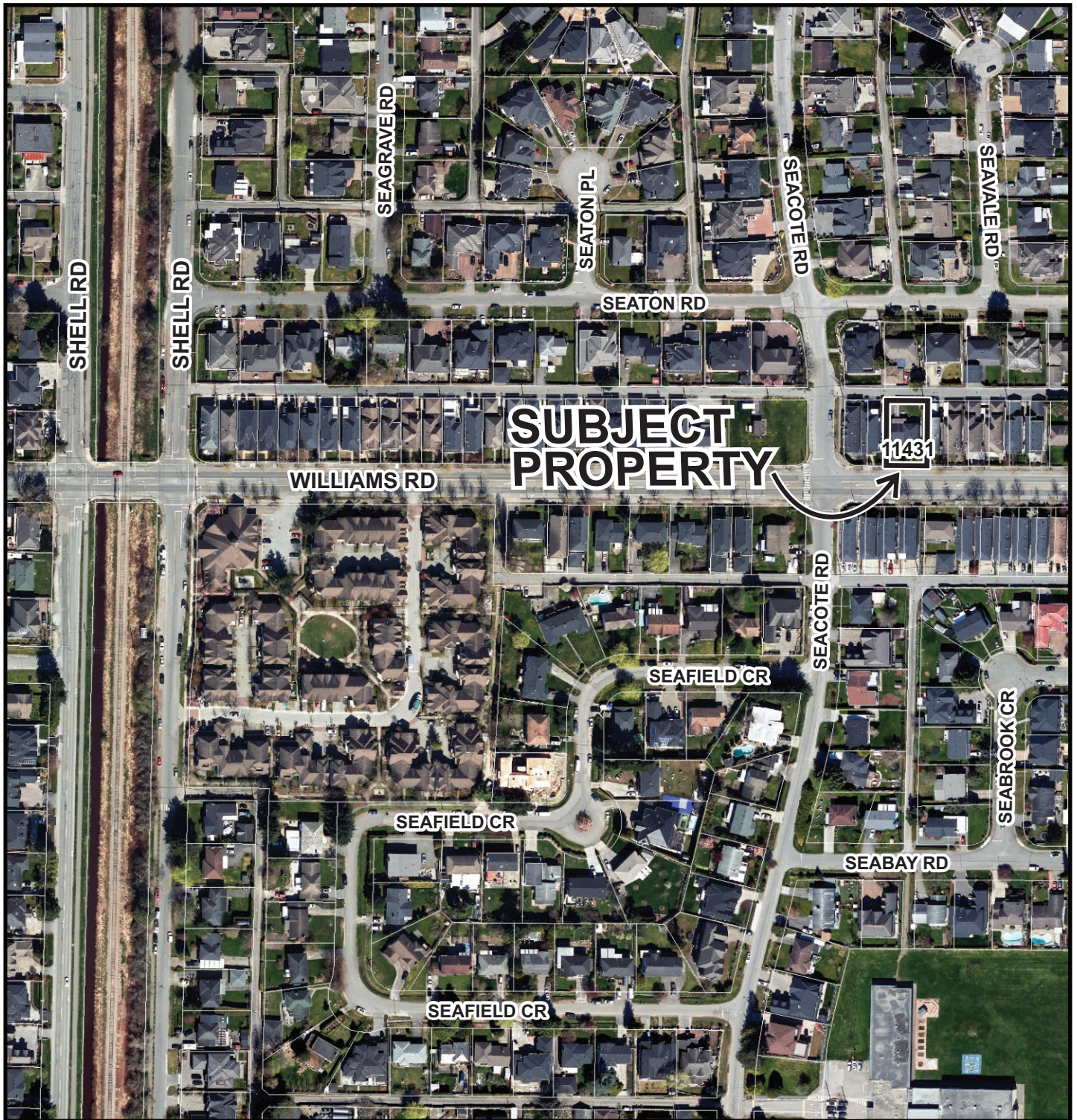
Original Date: 06/16/22

Revision Date: 11/02/22

Note: Dimensions are in METRES



City of Richmond



RZ 22-014680

PLN - 17

Original Date: 06/16/22

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 14
SECTION 25 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18935

#11431 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 004-009-126
 ZONING: RS1/E

NOTE:

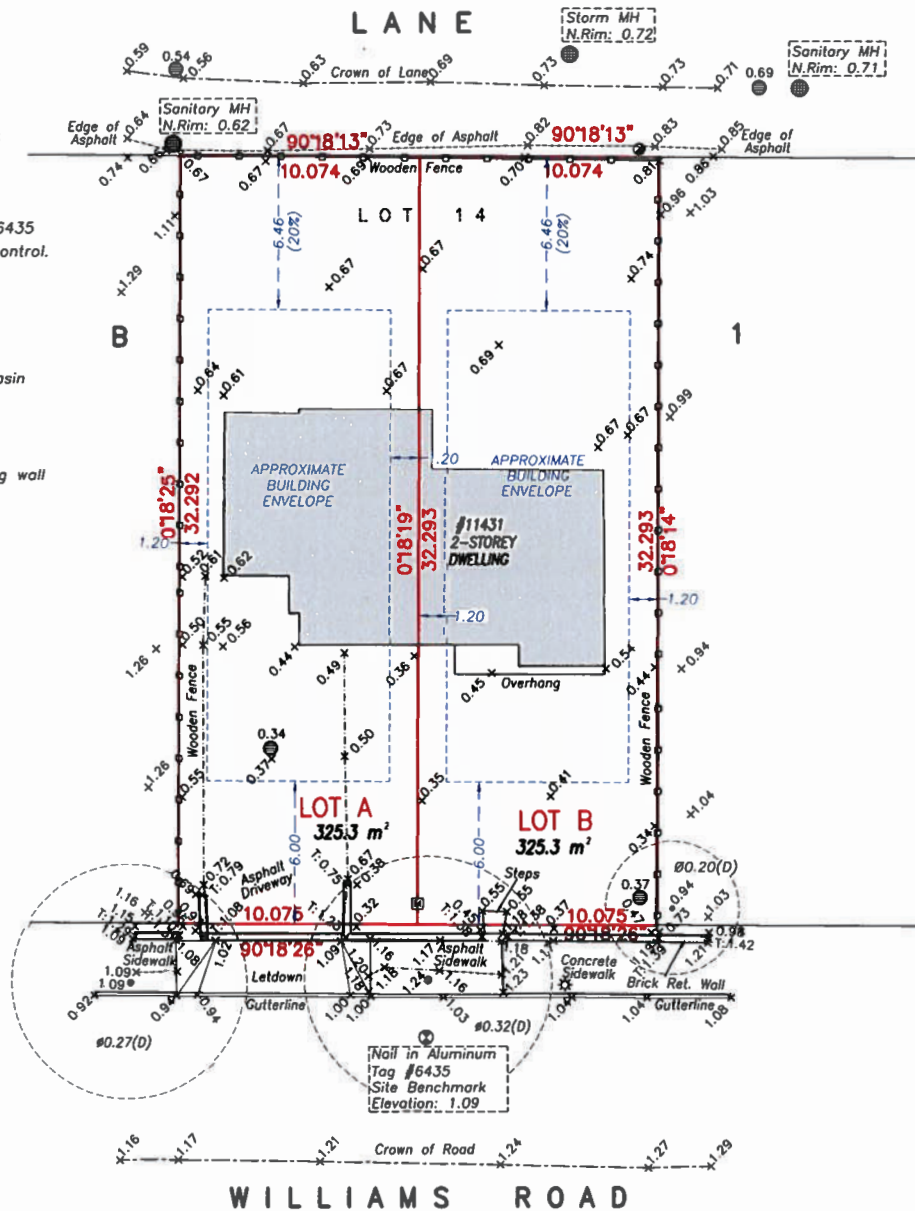
Elevations shown are based on
 City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #190
 Control Monument 94H1624
 Elevation: 2.339m
 Benchmark: HPN #191
 Control Monument 02H2453
 Elevation: 1.663m

NOTE:

Use site Benchmark Tag #6435
 for construction elevation control.

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- ⊕ denotes water meter
- denotes manhole
- ⊕ denotes power post
- T denotes top of retaining wall
- ☆ denotes lamp standard



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 J. C. Tam and Associates
 Canada and B.C. Land Surveyor
 115 - 8833 Odlin Crescent
 Richmond, B.C. V6X 3Z7
 Telephone: (604) 214-8928
 Fax: (604) 214-8929
 E-mail: office@jctam.com
 Website: www.jctam.com
 Job No. 7854
 FB-406 P76-77
 Drawn By: TH

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED

DWG No. 7854-TOPO

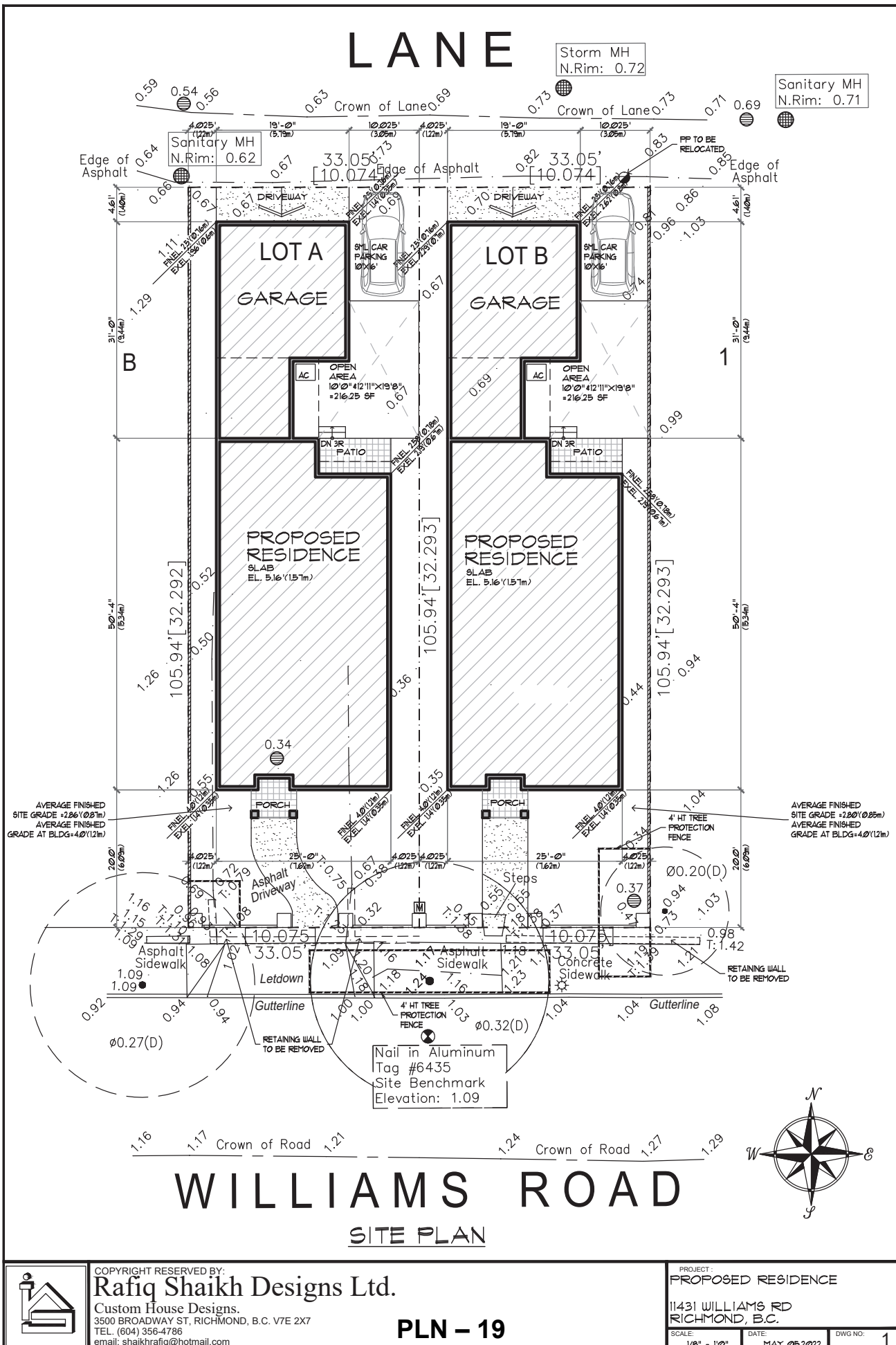
PLN - 18

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
 FIELD SURVEY.
 Johnson Tam U81489
 Date: 2022.02.08
 08:43:52 -08'00'

JOHNSON C. TAM, B.C.L.S., C.L.S.

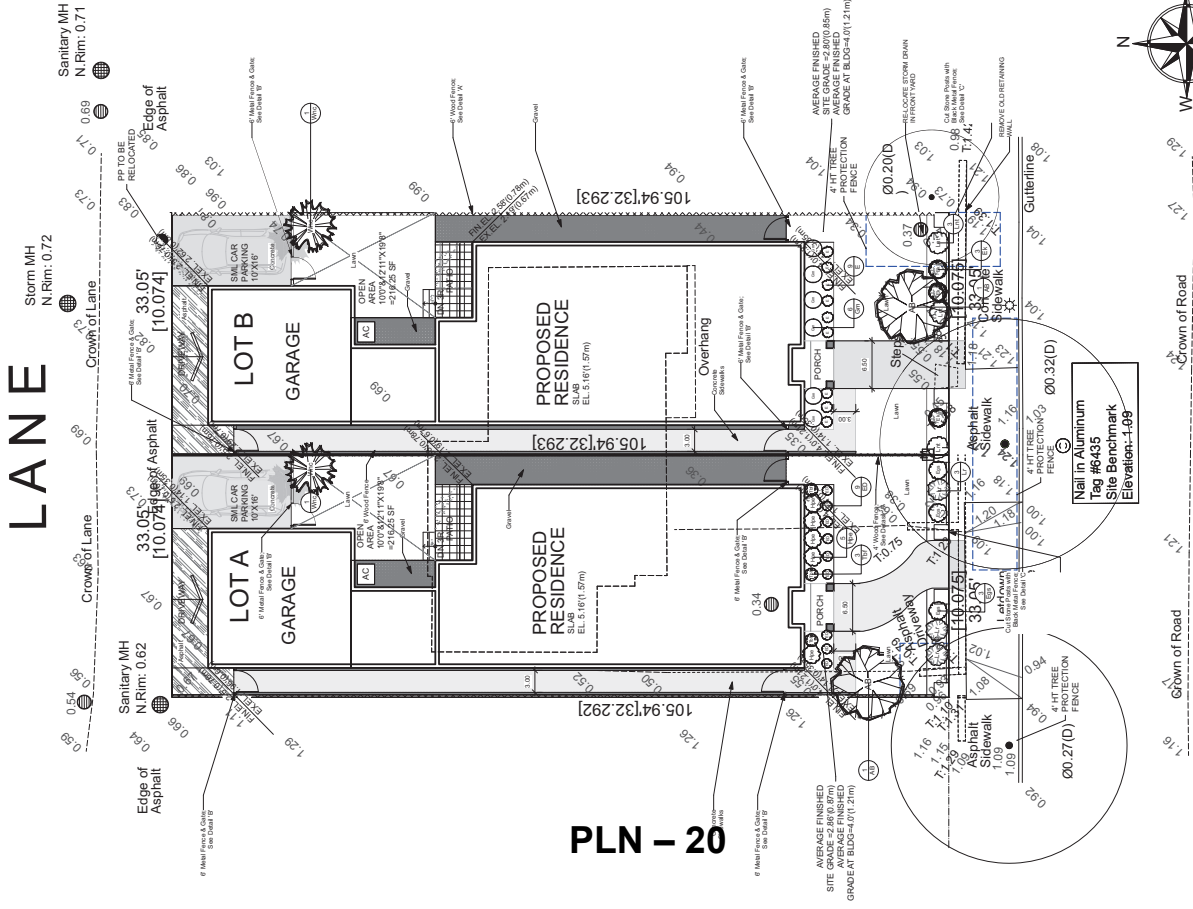
JANUARY 31st, 2022.



LANE

Storm MH
N Rim: 0.72

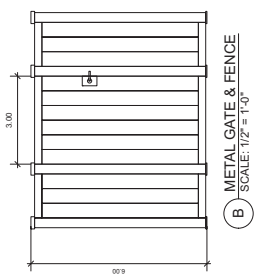
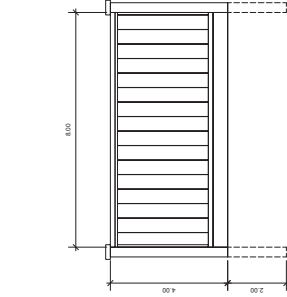
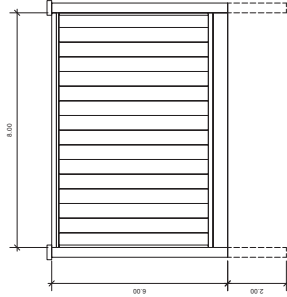
Sanitary MH
N Rim: 0.71



PLN - 20

PLANT LIST - 11431 WILLIAMS ROAD, LOT A				
ID	Qty	Latin Name	Common Name	Scheduled Size
Trees				
AB	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6cm
WC	1	Chamaecyparis nodosissima 'Pendula'	Weeping Nothofagus	3.5m, BAB
Shrubs				
ED	9	Erica x darleyensis 'Mediteranean Peak'	Mediteranean Peak Heath	#2
EP	3	Eucalyptus japonica 'Green Spire'	Green Spire Eucalyptus	#5
LR	3	Laubmoos 'Intrinsica' 'Rainbow'	Rainbow Drooping Fern	#5
TR	3	Taxus baccata 'fastigata'	Upright Japanese Yew	1.5m, BAB

PLANT LIST - 11431 WILLIAMS ROAD, LOT B				
ID	Qty	Latin Name	Common Name	Scheduled Size
Trees				
AB	1	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	6cm
WC	1	Chamaecyparis nodosissima 'Pendula'	Weeping Nothofagus	3.5m, BAB
Shrubs				
ED	9	Erica x darleyensis 'Mediteranean Peak'	Mediteranean Peak Heath	#2
EP	3	Eucalyptus japonica 'Green Spire'	Green Spire Eucalyptus	#5
LR	3	Laubmoos 'Intrinsica' 'Rainbow'	Rainbow Drooping Fern	#5
TR	3	Taxus baccata 'fastigata'	Upright Japanese Yew	1.5m, BAB



A 4' WOOD FENCE
SCALE: 1/2" = 1'-0"

A 6' WOOD FENCE
SCALE: 1/2" = 1'-0"

B METAL GATE & FENCE
SCALE: 1/2" = 1'-0"

GENERAL NOTES:

All plant and construction materials and landscape workmanship shall be to CSA/CMA standards latest edition. Soil depths and subgrade preparation, soil quality and plant size to meet or exceed that standard.

Growing medium shall have physical and chemical properties as described in the standards for:

- Turf Grass
- Planting beds
- Container Plants
- Green Roofs

Proposed growing medium shall be tested by a recognized laboratory. The landscape contractor shall guarantee that the soil submitted for testing is a sample representative of the soil to be used at the site.

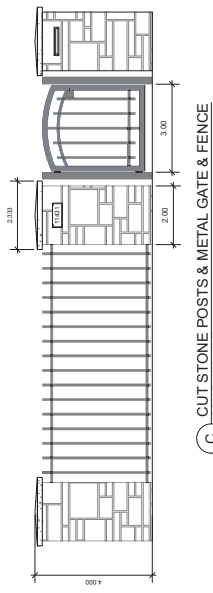
All work shall satisfy the requirements of the standards for growing medium. Soils shall be submitted free of plants or their roots, building materials, invasive or noxious plants and their reproductive parts non-composted wood or wood waste plus all toxic materials that are detrimental to the proposed plants health.

All planting beds are to receive minimum 50mm thick composted bark mulch.

The Landscape contractor shall maintain clean working conditions, remove all refuse and debris and provide the site in a safe and clean condition upon completion of all work.

All plant material to be warranted for one year from date of substantial completion.

Landscape Designer is not responsible for the accuracy of measurements provided. Landscape contractor is to verify all measurements and dimensions on site and notify designer if any discrepancies.



C CUT STONE POSTS & METAL GATE & FENCE
SCALE: 1/2" = 1'-0"

WILLIAMS ROAD
SITE PLAN



Larry Fiddler, Certified Landscape Designer
891 - 8288 207A St.
Richmond, B.C. V6V 0A6
604.616.7172. larry.fiddler@telus.net

Rafiq Shakh Design Ltd.
Richmond, B.C. V7E 2X7

PRIVATE RESIDENCE
11431 WILLIAMS ROAD
RICHMOND, B.C.

LANDSCAPE PLAN

Sheet No. 1 of 1

Date: 2022-11-21

Scale: 1/8" = 1'-0"

Project No. 2122



RZ 22-009258

Attachment 4

Address: 11431 Williams Road

Applicant: Lorraine S Tsoi

Planning Area(s): Shellmont

	Existing	Proposed
Owner(s):	Lorraine S Tsoi, Danny F Leung, Chi L Lau	To be determined.
Site Size (m²):	651 m ²	Lot A: 325.3 m ² Lot B: 325.3 m ²
Land Uses:	One single-detached lot	Two single detached lots
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	Arterial Road Compact Lot Single Detached	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 195.2 m ² (2,101 ft ²) Lot B: Max. 195.2 m ² (2,101 ft ²)	Lot A: Max. 195.2 m ² (2,101 ft ²) Lot B: Max. 195.2 m ² (2,101 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	270 m ²	Lot A: 325.3 m ² Lot B: 325.3 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.1 m Depth: 32.3 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m (Min. 1.2 to garage) Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m (Min. 1.2 to garage) Side: Min. 1.2 m	none
Height (m):	Max. 2 ½ Storeys (9.0 m)	Max. 2 ½ Storeys (9.0 m)	none
On-site Vehicle Parking with Secondary Suite:	Min. 3 per lot	Lot A: Min. 3 Lot B: Min. 3	none

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

Attachment 5

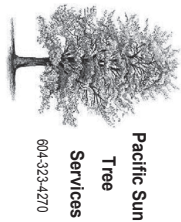
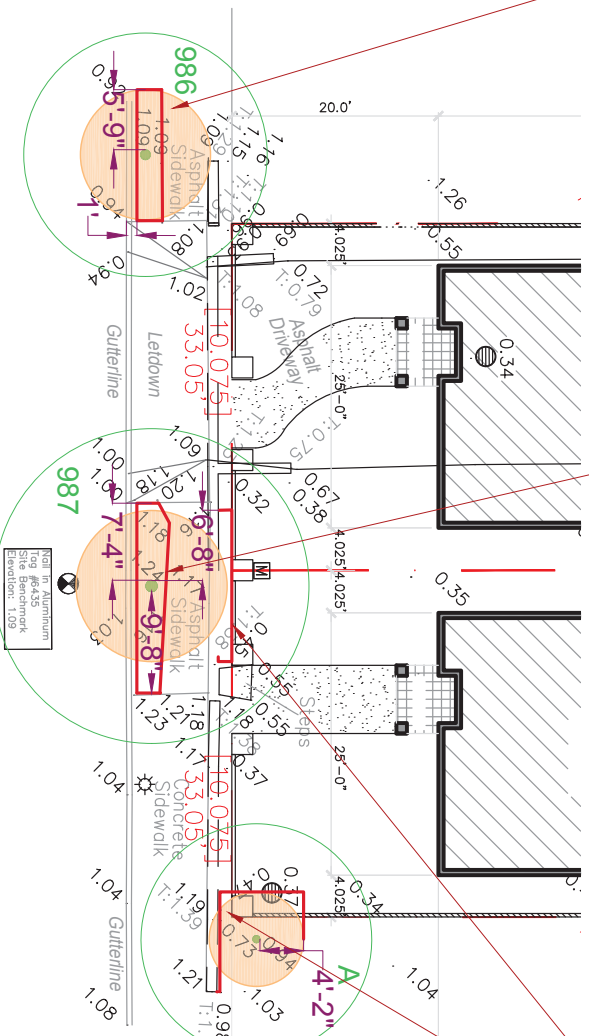
Tree Barriers located along south side of small grass boulevard area and 1 foot from the road curb due to constrained space.

Tree Barriers to be as per standard city specifications and remain in place until city approval to remove.

Details of new retaining wall construction not available at the time of this report. Any construction works including site preparation for the new wall that is up to 5 feet from the Tree Barriers or Critical Root Zone to be under Arborist Supervision.

Removal of retaining wall within/adjacent to the Tree Barriers to be under Arborist Supervision.

WILLIAMS ROAD



Dave@pacificsuntree.com
pacificsuntree.com
Mailbox #460
Unit 130 - 1959 152 Street
Surrey, B.C.
V4A 0C4

Tree Management Plan Amendment #1

Date: November 17, 2022
Client: Lorraine So-Ling Tsai
Project: Townhomes
Project Address: 11431 Williams Rd
Richmond, B.C.

PLN - 22

- Tree Recommended for Retention:
 - Tree Recommended for Removal:
 - Undersized Tree:
 - Crown Deline by:
 - Retain Tree:
 - Remove Tree:
 - Tree Protection Barrier (Outlines Tree Protection Zone):
 - Critical Root Zone:
- Notes:
- Where trees are densely clustered the crown deline may not be shown for some trees to provide legibility.
 - Trees recommended for retention are illustrated with DBH to scale (except for trees with numerous small stems). Calculations and measurements for trees with numerous small stems are based on the outside trunk of the subject tree.



Address: 11431 Williams Road

File No.: RZ 22-014680

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10432, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. 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. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include the 2 required trees (minimum 6 cm deciduous caliper or 3.5 m high conifers) to be planted on each new lot
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. 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.
3. Submission of a Tree Survival Security to the City in the amount of \$15,000.00 for the two trees to be retained. To accompany the tree survival security, a legal agreement that sets the terms for release of the security must be entered into between the Applicant and the City.
4. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. 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.

Prior to a Demolition Permit* being issued, the developer must complete the following requirements:

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

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

1. Lane upgrades completed previously by the City are to be paid in the amount of \$17,647.57 plus applicable interest as per the Works and Services Cost Recovery Bylaw 8752.
2. Payment of the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges, and Address Assignment Fees.
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 737 L/s of water available at a 20 psi residual at the Williams Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

- b) At Developer's cost, the Developer is required to:
 - i) 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.
 - ii) Cut and cap all existing water service connections and remove all existing water meters.
 - iii) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #1 as per City specifications to service the site.
 - iv) Install a new 25 mm diameter water service connection, complete with water meter and water meter box to service proposed lot #2 as per City specifications to service the site.
 - 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.
- c) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- a) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Cut and cap all existing storm sewer service connections and inspection chambers servicing the proposed site.
 - iii) Install a new storm sewer service connection to service lot #1, complete with inspection chamber and a service lead.
 - iv) Install a new storm sewer service connection to service lot #2, complete with inspection chamber and a service lead.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- a) 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) Cut and cap all existing sanitary sewer service connections servicing the proposed site.
 - iii) Install a new sanitary sewer service connection to service lot #1, complete with inspection chamber and a service lead.
 - iv) Install a new sanitary sewer service connection to service lot #2, complete with inspection chamber and a service lead.
- b) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.

General Items

- a) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - (1) Frontage Improvements (Williams Road)
 - (a) Sidewalk
 - The existing sidewalk is to be removed as it is significantly substandard and too close to an existing tree identified for protection (Tree #987). A new 1.5 m wide concrete sidewalk is to be built next to the subject site's south property line.
 - The new sidewalk is to be connected to the existing sidewalks to the east and west of the subject site. These sidewalk connections are to be constructed with a transition section based on a reverse curve design (3 m x 3 m or shorter).
 - (b) Boulevard

- The space between the new sidewalk and the existing north curb of the subject site's fronting section of Williams Road (+/- 1.4 m) is to be treated as a landscaped boulevard.
- (2) Frontage Improvements (Rear Lane)
 - (a) Rear lane is to be upgraded with approximately 0.6m lighting strip, 0.15m wide roll-over curb, 5.1m wide driving surface, and a 0.15m wide roll-over curb (from north to south).
 - ii) 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.
 - iii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (3) To underground overhead service lines.

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 _____

Date _____

(Signed copy on file)



**Richmond Zoning Bylaw 8500
Amendment Bylaw (RZ 22-014680)
11431 Williams Road**

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

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

P.I.D 004-009-126

Lot 14 Block 1 Section 25 Block 4 North Range 6 West New Westminster Plan 18935

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10432”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>Ac</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER