



**Planning Committee**

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

**Tuesday, June 7, 2016  
4:00 p.m.**

Pg. #      ITEM

MINUTES

- PLN-4**      *Motion to adopt the minutes of the meeting of the Planning Committee held on May 17, 2016.*

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NEXT COMMITTEE MEETING DATE

June 21, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

COUNCILLOR LINDA McPHAIL

1.      **REZONING IN THE STEVESTON AREA**  
         (File Ref. No.)

**PLN-16**

See Page **PLN-16** for correspondence from Richmond Child Care  
Development Advisory Committee

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ENGINEERING AND PUBLIC WORKS DIVISION

2.    **ENERGY POLICIES FOR NEW PRIVATE BUILDINGS UPDATE**  
(File Ref. No. 10-6125-07-02) (REDMS No. 4995257 v. 12)

PLN-18

[See Page PLN-18 for full report](#)

*Designated Speakers: Brendan McEwen and Peter Russell*

STAFF RECOMMENDATION

*That the report “Energy Policies for New Private Buildings Update” dated May 12, 2016, from the Director, Engineering, be received for information.*



PLANNING AND DEVELOPMENT DIVISION

3.    **APPLICATION BY SANSAAR INVESTMENTS LTD. FOR REZONING AT 11680 SEALORD ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**  
(File Ref. No. RZ 15-701821) (REDMS No. 4994767)

PLN-24

[See Page PLN-24 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That the application for the rezoning of 11680 Sealord Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone be denied.*



4.    **APPLICATION BY TRENDSETTER HOMES LTD. FOR REZONING AT 4800 DUNCLIFFE ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/A)**  
(File Ref. No. 12-8060-20-009559; RZ 15-711639) (REDMS No. 4982970)

PLN-42

[See Page PLN-42 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, for the rezoning of 4800 Duncliffe Road from “Single Detached (RS1/E)” to “Single Detached (RS2/A)”, be introduced and given first reading.*



5.    **APPLICATION BY NEW HORIZON DEVELOPMENT LTD. FOR REZONING AT 5411/5431 CLEARWATER DRIVE FROM TWO-UNIT DWELLINGS (RD1) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009560; RZ 15-700420) (REDMS No. 4992243)

PLN-58

[See Page PLN-58 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, for the rezoning of 5411/5431 Clearwater Drive from “Two-Unit Dwellings (RD1)” to “Single Detached (RS2/B)”, be introduced and given first reading.*



6.    **APPLICATION BY GURSHER RANDHAWA FOR REZONING AT 3611/3631 LOCKHART ROAD FROM SINGLE DETACHED (RS1/E) TO SINGLE DETACHED (RS2/B)**

(File Ref. No. 12-8060-20-009565; RZ 16-723604) (REDMS No. 4977805 v. 2)

PLN-74

[See Page PLN-74 for full report](#)

*Designated Speaker: Wayne Craig*

STAFF RECOMMENDATION

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, for the rezoning of 3611/3631 Lockhart Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, be introduced and given first reading.*



7.    **MANAGER’S REPORT**

ADJOURNMENT





## Planning Committee

Date: Tuesday, May 17, 2016

Place: Anderson Room  
Richmond City Hall

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

Also Present: Councillor Derek Dang  
Councillor Alexa Loo

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 April 19, 2016, be adopted as circulated.*

**CARRIED**

### NEXT COMMITTEE MEETING DATE

June 7, 2016, (tentative date) at 4:00 p.m. in the Anderson Room

### COUNCILLOR DEREK DANG

1. **COMMUNICATION TOOL FROM RICHMOND COMMUNITY SERVICES ADVISORY COMMITTEE ON CHANGES IN VANCOUVER COASTAL HEALTH MANAGEMENT IN RICHMOND**  
(File Ref. No.)

## Planning Committee

### Tuesday, May 17, 2016

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A revised Communication Tool from the Richmond Community Services Advisory Committee, dated April 5, 2016, was distributed (attached to and forming part of these minutes as Schedule 1).

Lesley Sherlock, Planner 2, spoke on the management changes in Vancouver Coastal Health (VCH) with respect to mental health programs, noting that the management restructuring reflects budget constraints and it is anticipated that service levels will be maintained. She added that other communities in the province, such as Vancouver and the coastal region have seen similar restructuring.

It was moved and seconded

*That a letter be sent to the Province that outlines the City's concern regarding mental health and request that funding be increased for mental health programs in Richmond.*

**CARRIED**

## COMMUNITY SERVICES DIVISION

2. **HOUSING AGREEMENT BYLAW NO. 9556 TO PERMIT THE CITY OF RICHMOND TO SECURE AFFORDABLE HOUSING UNITS LOCATED AT 10780 NO. 5 ROAD AND 12733 STEVESTON HIGHWAY (TOWNLINE GARDENS)**

(File Ref. No. 08-4057-01) (REDMS No. 4995445 v. 9)

Joyce Rautenberg, Affordable Housing Coordinator, spoke on the affordable housing units in Townline Gardens, noting that the City has negotiated for more three-bedroom units and the resulting number of 16 affordable housing units is reflected in the total square area allocated for affordable housing.

It was moved and seconded

*That Housing Agreement (10780 No. 5 Road and 12733 Steveston Highway) Bylaw No. 9556 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement substantially in the form attached hereto, in accordance with the requirements of section 483 of the Local Government Act, to secure the Affordable Housing Units required by the Development Permit Application DP 15-708397.*

**CARRIED**

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**PLANNING AND DEVELOPMENT DIVISION**

**3. APPLICATION BY MADAN L. & CHALINDER K. AHEER AND KHAL CHAND & HARBAKHAS AHEER FOR REZONING AT 10726/10728 RIVER DRIVE FROM SINGLE DETACHED (RS1/D) TO TWO-UNIT DWELLINGS (RD1)**

(File Ref. No. 12-8060-20-009538; RZ 16-723542; SC 15-713515) (REDMS No. 4963332)

Wayne Craig, Director, Development, reviewed the proposed development, noting that the proposed lot coverage of 18% reflects the modest size of the existing building on-site.

It was moved and seconded

- (1) That Richmond Zoning Bylaw 8500, Amendment Bylaw 9538, for the rezoning of 10726/10728 River Drive from "Single Detached (RS1/D)" to "Two-Unit Dwellings (RD1)", be introduced and given first reading;*
- (2) That the application for a Strata Title Conversion by Madan L. & Chalinder K. Aheer and Khial Chand & Harbakhas Aheer for the property located at 10726/10728 River Drive be approved on fulfillment of the following conditions:*
  - (a) adoption of Bylaw No. 9538, rezoning subject property from "Single Detached (RS1/D)" to "Two-Unit Dwellings (RD1)";*
  - (b) payment of all City utility charges and property taxes up to and including the year 2016; and*
  - (c) submission of appropriate plans and documents for execution by the Approving Officer within 180 days of the date of this resolution; and*
- (3) That the City, as the Approving Authority, delegate the Approving Officer, the authority to execute the strata conversion plan on behalf of the City, as the Approving Authority, on the basis that the conditions set out in Recommendation 2 have been satisfied.*

**CARRIED**

**4. APPLICATION BY KENNETH JARMANA FOR REZONING AT 7671 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS26) – SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-009548; RZ 16-728740) (REDMS No. 4977565)

Mr. Craig briefed Committee on the application, noting that a rezoning application is required to retain an existing shed on-site and that the proposed lot coverage is 42%.

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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9548, to create the "Single Detached (ZS26) – South McLennan (City Centre)" zone, and to rezone 7671 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS26) – South McLennan (City Centre)", be introduced and given first reading.*

**CARRIED**

**5. APPLICATION BY SANDHILL DEVELOPMENTS LTD. FOR REZONING AT 5660, 5680 AND 5700 WILLIAMS ROAD FROM SINGLE DETACHED (RS1/E) TO TWO-UNIT DWELLING (ZD5) – STEVESTON/WILLIAMS**

(File Ref. No. 12-8060-20-009551/9553/9562; RZ 15-693220) (REDMS No. 4971655 v. 3)

Mr. Craig reviewed the application, noting that (i) there are examples of similar developments in the city, (ii) the application was reviewed by Transportation staff to ensure adequate vehicle maneuvering space on-site, (iii) potential alternative developments for the site could include single-family homes or townhouses, although a previous rezoning proposed for townhouse development was withdrawn, and (iv) the application is consistent with the draft Arterial Road Strategy and was submitted prior to consideration of the draft Arterial Road Strategy.

Discussion ensued with regard to the proposed density of the subject site.

In reply to queries from Committee, Edwin Lee, Planner 1, advised that the applicant has consulted with neighbouring property owners, and as a result, will not pursue second floor balconies on the dwellings and has agreed to plant trees at the back of the site to provide screening to adjacent properties. Mr. Craig added that the proposed subdivision would facilitate the development of two units on each lot.

Dan Rusen, 10079 Lawson Drive, offered comments on the application and expressed concern with respect to (i) the density of the proposed development, (ii) the proposed parking and vehicle turning radius, and (iii) the site's drainage.

In reply to queries from Committee, Mr. Craig noted that the proposed development would be required to meet the City's Floodplain Bylaw and perimeter drainage would be required.

Sherryl Sutherland, 10077 Lawson Drive, spoke on the proposed development and expressed concern with regard to (i) the proposed setbacks, (ii) potential overlook and privacy, (iii) the proposed number of vehicle parking spaces, and impact to their property's fencing.

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In reply to queries from Committee, Mr. Craig noted that (i) the proposed setback is consistent with single-family lot requirements, (ii) the applicant is proposing two vehicle parking spaces per unit with an additional visitor parking space at the end of the common drive aisle, (iii) should the application proceed, details of architectural form and character, along with landscaping design and site fencing would be provided during the Development Permit process, (iv) the applicant will no longer pursue balconies on the proposed dwelling's second floor, and (v) the City typically has a servicing right-of-way along property lines and such rights-of-way do not typically permit permanent concrete retaining walls in those areas.

It was moved and seconded

- (1) *That Official Community Plan Amendment Bylaw 9553, to redesignate 5660, 5680 and 5700 Williams Road from "Single-Family" to "Duplex" on the Steveston Area Land Use Map attached to Schedule 2.4 of Official Community Plan Bylaw 7100 (Steveston Area Plan), be introduced and given first reading;*
- (2) *That Bylaw 9553, 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 program and plans, in accordance with Section 882(3)(a) of the Local Government Act;*
- (3) *That Bylaw 9553, having been considered in accordance with OCP Bylaw Preparation Consultation Policy 5043, is hereby found not to require further consultation;*
- (4) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9551 to create the "Two-Unit Dwelling (ZD5) – Steveston/Williams" zone, and to rezone 5660, 5680 and 5700 Williams Road from "Single Detached (RS1/E)" and "Land Use Contract 149" to "Two-Unit Dwelling (ZD5) – Steveston/Williams", be introduced and given first reading; and*
- (5) *That Richmond Land Use Contract 149 Discharge Bylaw No. 9562, to discharge "Land Use Contract 149" from the title of 5700 Williams Road, be introduced and given first reading.*

The question on the motion was not called as discussion ensued with regard to (i) potential alternative developments for the subject site, (ii) the simultaneous development of all three lots, and (iii) options for affordable housing.

The question on the motion was then called and it was **CARRIED** with Cllr. Day opposed.

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**6. APPLICATION BY DA ARCHITECTS + PLANNERS ON BEHALF OF LINGYEN MOUNTAIN TEMPLE FOR REZONING AT 10060 NO. 5 ROAD FROM ROADSIDE STAND (CR), ASSEMBLY (ASY) AND AGRICULTURE (AG1) TO RELIGIOUS ASSEMBLY – NO. 5 ROAD (ZIS7)**

(File Ref. No. 12-8060-20-009557; RZ 13-641554) (REDMS No. 4933595 v. 6)

Mr. Craig reviewed the application noting that (i) the proposed area of development and proposed building height has been reduced from the initial submission, (ii) a Traffic Impact Assessment has been provided and a minimum of 385 parking spaces are proposed for the site, (iii) during special events, Lingyen Mountain Temple (LMT) would be required to apply for the City's special event permitting process and the LMT has a good record of managing special events in the past, and (iv) staff are recommending that the Public Hearing notification area be expanded and that all public consultation materials are available online.

Discussion ensued with respect to the proposed building height in comparison to other buildings in the area.

In reply to queries from Committee, Mr. Craig added that monks and nuns reside on-site and any expansion of the facility to accommodate more resident monks and nuns than currently identified in the rezoning bylaw would require an application to the City.

In reply to queries from Committee, Donna Chan, Manager, Transportation Planning, advised that there would be dedicated left turn lanes along No. 5 Road for the site and that a frontage road parallel to No. 5 Road requires a certain distance from the perimeter. Mr. Craig added that traffic queuing is accommodated on-site and that traffic personnel are on-duty during special events.

Discussion ensued with regard to (i) forgoing the requirement for a north-south farm road on-site, (ii) options to secure a statutory right-of-way for potential future farm road development, (iii) potential effect of the proposed George Massey Tunnel Replacement project on the subject site's riparian management area, and (iv) potential increase in traffic.

In reply to queries from Committee, Randy Knill, DA Architects + Planners, noted that (i) current projections of the number of resident monks and nuns and retreat participants are less compared to the projections in the original application and there are no plans for off-site accommodation for the monks and nuns, (ii) LMT has a good relationship with neighbouring institutions, and (iii) farm produce produced on-site are donated to the community.

Discussion ensued with regard to options for a potential grass farm access road in the future to connect adjacent farms.

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It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9557 to create the "Religious Assembly – No. 5 Road (ZIS7)" zone, and to rezone 10060 No. 5 Road from "Roadside Stand (CR)", "Assembly (ASY)" and "Agriculture (AG1)" to "Religious Assembly – No. 5 Road (ZIS7)", be introduced and given first reading;*
- (2) *That staff investigate the implications of a statutory right-of-way for the site at 10060 No. 5 Road, and report back to the Regular Council meeting on May 24, 2016; and*
- (3) *That the Public Hearing notification area be expanded to include all properties within the area bounded by Francis Road, Steveston Highway, No. 4 Road and Sidaway Road.*

**CARRIED**

**7. APPLICATION BY PLATFORM PROPERTIES (STEVESTON) LTD. FOR REZONING AT 3471 MONCTON STREET, 12060 AND 12040 3RD AVENUE, 3560, 3580 AND 3600 CHATHAM STREET FROM STEVESTON COMMERCIAL (CS2) AND STEVESTON COMMERCIAL (CS3) TO COMMERCIAL MIXED USE (ZMU33) – STEVESTON VILLAGE AND A RELATED HERITAGE ALTERATION PERMIT**

(File Ref. No. 12-8060-20-009558; RZ 15-710852; HA 16-727260) (REDMS No. 4992205)

Mr. Craig reviewed the application, advising that proposed development is consistent with the Steveston Area Plan and that the proposed development includes frontage improvements and off-site pedestrian path improvements.

Kyle Shury, Platform Properties Ltd., offered comments on the proposed development, noting that (i) extensive consultation was conducted, (ii) there is opportunity for a grocery store to be located on-site, and (iii) the proposed development provides opportunity for Steveston residents to stay in the community.

With the aid of a PowerPoint presentation (copy on file, City Clerk's Office), Patrick Cotter, ZGF Cotter Architects, briefed Committee on the project's (i) urban design, (ii) architectural form and character, and (iii) landscape and open space design.

*Cllr. Au left the meeting (5:45 p.m.) and returned (5:46 p.m.).*

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In reply to queries from Committee, Mr. Cotter noted that (i) the proposed development will include a rooftop garden, (ii) access to the townhouses on the second floor are via elevator and stairs, (iii) there is opportunity to examine options for street-level retail space, (iv) there is no elevator access to the rooftop garden, however options for a stair lift may be incorporated, (v) the proposed development will have good walking and public parking access.

It was moved and seconded

- (1) *That Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, to create the "Commercial Mixed Use (ZMU33) – Steveston Village" zone, and to rezone 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street from "Steveston Commercial (CS2)" and "Steveston Commercial (CS3)" to "Commercial Mixed Use (ZMU33) – Steveston Village", be introduced and given first reading;*
- (2) *That a Heritage Alteration Permit be issued subject to Council granting third reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 9558, to authorize the following alterations and works at 3471 Moncton Street, 12060 and 12040 3rd Avenue, 3560, 3580 and 3600 Chatham Street for the proposed redevelopment:*
  - (a) *demolition and removal of any existing structures and buildings;*
  - (b) *land clearing, excavation and any necessary site preparation activities;*
  - (c) *site investigation and preparation activities, City servicing and infrastructure works and placement of temporary buildings on the site related to the proposed redevelopment; and*
  - (d) *deposit of a consolidation plan at the Land Title Office for the consolidation of the six lots into one development parcel.*

**CARRIED**

**8. APPLICATION BY PAUL ATWAL FOR REZONING AT 7651 BRIDGE STREET FROM SINGLE DETACHED (RS1/F) TO SINGLE DETACHED (ZS14) - SOUTH MCLENNAN (CITY CENTRE)**

(File Ref. No. 12-8060-20-009561; RZ 16-721609) (REDMS No. 4973714 v. 3)

*Cllr. Steves left the meeting (5:50 p.m.) and returned (5:51 p.m.).*

**Planning Committee**  
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It was moved and seconded

*That Richmond Zoning Bylaw 8500, Amendment Bylaw 9561, for the rezoning of the west portion of 7651 Bridge Street from "Single Detached (RS1/F)" to "Single Detached (ZS14) - South McLennan (City Centre)", be introduced and given first reading.*

**CARRIED**

**9. AGRICULTURAL LAND RESERVE APPLICATION BY DAGNEAULT PLANNING CONSULTANTS LTD. FOR NON-FARM USE AND SUBDIVISION AT 9500 NO. 5 ROAD**

(File Ref. No. AG 13-646237) (REDMS No. 4994281)

Mr. Craig briefed Committee on the proposed application, noting that the backlands portion of the site will undergo agricultural remediation prior to being transferred to the City.

Discussion ensued with regard to the reclamation work schedule and the Williams Road right-of-way.

It was moved and seconded

- (1) That the Agricultural Land Reserve Application by Dagneault Planning Consultants Ltd. at 9500 No. 5 Road to allow subdivision of the existing lot into five 0.8 ha (2 acre) lots fronting No. 5 Road and one 8.2 ha (20.3 acre) backland lot and non-farm uses for the development of community institutional facilities and supporting uses on the five 0.8 ha (2 acre) lots on the westerly 110 m (361 ft.) of the site, as outlined in the report dated May 5, 2016 from the Director of Development, be endorsed and forwarded to the Agricultural Land Commission; and*
- (2) That the Agricultural Land Reserve Transportation Application to dedicate a 20 m (66 ft.) wide portion of land from No. 5 Road to Highway 99 as road (Williams Road – Unopened Allowance), as outlined in the report dated May 5, 2016 from the Director of Development, be endorsed and forwarded to the Agricultural Land Commission.*

**CARRIED**

**10. MANAGER'S REPORT**

*(i) Tree Bylaw Update*

Discussion ensued with regard to (i) updates to *Richmond Tree Bylaw 8057*, (ii) the process for tree removal in the city, and (iii) public correspondence received regarding tree removal.

As a result of the discussion, staff were directed to increase public awareness of the City's policies on tree removal.

9.

## **Planning Committee**

### **Tuesday, May 17, 2016**

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In reply to queries from Committee, Joe Erceg, General Manager, Planning and Development, advised that the Tree Bylaw referral includes a review on tree replanting and tree size requirements.

#### ***(ii) Getting to Groundbreaking Survey***

Mr. Craig advised that the City will be declining to participate in the Getting to Groundbreaking Survey administered by Simon Fraser University and the Greater Vancouver Home Builders Association.

#### ***(iii) Arterial Road Strategy Public Consultation***

Mr. Craig noted that the public consultation for the Arterial Road Strategy has concluded and that the City hosted five open houses, consultation meetings with stakeholders and discussion in Let's Talk Richmond online. He added that staff will bring a report to Council once the public input has been analyzed.

#### ***(iv) Landsdowne and Richmond Centre Development***

Mr. Erceg briefed Committee on preliminary information on proposed developments in the Landsdowne and Richmond Centre sites, noting that it is anticipated that an information memorandum on the matter will be provided in the second quarter.

#### ***(v) RCG Group Proposal Related to the Richmond Chinese Community Society (RCCS)***

Kim Somerville, Manager, Community Social Develop, advised that the amenity contribution provided by the RCG Group to the RCCS is a private contribution between the developer and the possible service provider and that staff will report to Council when more information on the matter is received.

#### ***(vi) Affordable Housing Strategy***

Ms. Somerville advised that the City has started the public consultation for the Affordable Housing Strategy, noting that online surveys are available at Let's Talk Richmond and that public pop-up events are scheduled in various locations in the City. She added that stakeholder meetings are scheduled in June 2016.

#### ***(vii) New Westminster Official Community Plan (OCP) for Queensborough***

Terry Crowe, Manager, Policy Planning, advised that the City of New Westminster has invited the City to comment on proposed changes to their OCP for the Queensborough area. Mr. Crowe added that it is anticipated that the proposed changes will not affect the City and will advise the City of New Westminster that no formal Council comment is necessary.

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**(viii) Land Use Contracts**

Discussion ensued with respect to the number of submitted applications related to Land Use Contracts and Mr. Craig noted that Land Use Contracts will expire later in the year and the deadline to appeal the Land Use Contract termination to the City's Board of Variance will occur this month.

**ADJOURNMENT**

It was moved and seconded

***That the meeting adjourn (6:14 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, May 17, 2016.

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Councillor Linda McPhail  
Chair

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Evangel Biason  
Legislative Services Coordinator



# **RCSAC | Richmond Community Services Advisory Committee**

To: Mayor Brodie and Councillors  
From: Daylene Marshall & Alex Nixon, RCSAC Co-Chairs  
CC: Cathy Carlile, Lesley Sherlock & Kim Somerville  
Date: April 5, 2016  
Re: **Changes in VCH Management in Richmond and the potential impact for the community.**

<b>Purpose</b>			
<p>The purpose of this Communication Tool (CT) is to inform City Council of Vancouver Coastal Health (VCH) Mental Health staff reductions that may impact services to Richmond residents. VCH-funded agencies will monitor the situation and provide further information as deemed appropriate. RCSAC suggests City Staff meet with VCH Management to learn more about these changes in Richmond and that City Council advocate to the Provincial Government to stop reductions in Mental Health funding for our community. The CT supports:</p> <ul style="list-style-type: none"> <li>• Council Term Goals: #1. A Safe Community; 1.4 Effective interagency relationships and partnerships.</li> <li>• RCSAC 2016 Work Plan Actions: “Advise Council if changes in social service programs and corresponding funding structures will impact the City of Richmond” and “Support initiatives that reduce barriers to accessing services in the community”.</li> </ul>			
<b>Issue</b>	<b>Potential impact</b>	<b>Agency or individuals affected</b>	<b>Advice</b>
There have been several changes to mental health managerial positions; VCH has reduced the number of senior managers from 4 to 2. The Manager of the Child and Adolescent with Mental Health Issues Program and the Program Manager of the Adult Mental Health and Addictions Program have been reassigned. Two other managers that were already working in Richmond have taken over these portfolios.	RCSAC members are concerned that these reductions in managerial positions may cause strain to an already underfunded system due to the increased workload assumed by the managers that have picked up the open portfolios.	All VCH funded agencies and their clients may be potentially impacted by these changes.	<p>For City Staff to meet with VCH Management team to inquire about changes in Richmond and its impact on our community.</p> <p>To send a letter to the Province respectfully requesting that consideration be given to stopping reductions in mental health funding for our community.</p>

TO: MAYOR & EACH  
COUNCILLOR  
FROM: CITY CLERK'S OFFICE

File: R2 16-723761

May 12, 2016

Mayor and Councillors  
City of Richmond  
6911 No. 3 Road  
Richmond, BC V6Y 2C1

**RE: REZONING IN THE STEVESTON AREA**

On April 5, 2016, there was an article in the Richmond News regarding the plight of Generation Daycare, located in Steveston at 12320 Trites Road. The new landlord has submitted a rezoning application to redevelop the property into housing units and subsequently served eviction notices to all their tenants. One of those tenants is Generation Out of School Care which provides out of school care for 50 children who attend Homma Elementary School.

The article discussed the feelings of the child care business owner and the parents/clients. Since then there has been a lot of discussion in the media, in community meetings and on community chat boards about family services being eliminated to accommodate more and more housing.

This topic was addressed at the Child Care Development Advisory Committee on April 13, 2016. The members of the Committee along with the Council Liaison, Councillor Alexa Loo, discussed how to address the displacement of this child care program given that the City of Richmond is committed in its Official Community Plan to providing accessible child care for all its citizens.

It has also come to our attention that there is another industrial complex on the east side of No.2 Road and just north of London Road that has been vacated and is up for rezoning. It is dismal to see areas within Steveston that are cited for industrial land use being rezoned, resulting in businesses having to relocate to other parts of the city and the community losing its services.

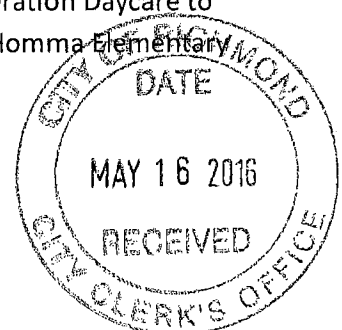
It is also becoming increasingly challenging finding affordable lease space in Steveston. Consequently businesses that serve this community, especially child care which is one of the City's priorities, are forced to shut their doors leaving the working parents with no alternatives. This is the scenario that has now befallen the community that relies on Generation Daycare to provide their children with safe, affordable care, walking them to and from Homma Elementary school whilst their parents are at work.

PHOTOCOPIED

MAY 16 2016

PLN - 16

& DISTRIBUTED



**Child Care Development Advisory Committee**

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**Re: Rezoning in Steveston Area**

The Child Care Development Advisory Committee therefore recommends the following be considered by Council when an application for rezoning is made in an industrial area, especially where there is a child care center:

1. Assess and re-evaluate the Steveston Area Plan to ensure existing child care programs are not displaced or ensure their services can be accommodated in another Steveston location.
2. Make some allowances to accommodate the displaced children within the vicinity so that they do not have to commute or be transported from one area to another when rezoning.
3. Give close consideration to rezoning applications that would result in the loss of child care spaces.
4. Be aware of all existing child care programs that could be displaced as a result of implementing the Steveston Area Plan so that this does not become an issue in future rezoning and building applications.

The Child Care Development Advisory Committee would truly appreciate your consideration in this matter.

Should you have any questions, please contact me at 604-619-1772.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read "Linda Shirley".

Linda Shirley

Chair

City of Richmond Child Care Development Advisory Committee

CC: Generation Out of School Care



# City of Richmond

## Report to Committee

**To:** Planning Committee  
**From:** John Irving, P.Eng. MPA  
Director, Engineering  
**Date:** May 12, 2016  
**File:** 10-6125-07-02/2016-  
Vol 01  
**Re:** Energy Policies for New Private Buildings Update

### Staff Recommendation

That the report "Energy Policies for New Private Buildings Update" dated May 12, 2016, from the Director, Engineering, be received for information.

John Irving, P.Eng. MPA  
Director, Engineering  
(604-276-4140)

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

## Staff Report

### Origin

The inclusion of solar energy and other energy efficiency measures in new private developments has been frequently discussed as part of a number of development applications at Planning Committee. This report reviews solar and other renewable energy and energy efficiency building technologies, and provides an update on development of energy policy for new private developments in Richmond.

This report supports Council's 2014-2018 Term Goal #4 Leadership in Sustainability:

*Continue advancement of the City's sustainability framework and initiatives to improve the short and long term livability of our City, and that maintain Richmond's position as a leader in sustainable programs, practices and innovations.*

*4.1. Continued implementation of the sustainability framework.*

### Background

#### Community Energy & Emissions

In 2010, Council adopted targets in Richmond's Official Community Plan to reduce community greenhouse gas (GHG) emissions 33% below 2007 levels by 2020, and 80% below 2007 levels by 2050. The 2041 Official Community Plan also includes a target to reduce energy use 10% by 2020 below 2007 levels. Richmond's 2014 Community Energy and Emissions Plan (CEEP) outlines an array of strategies and actions for the City to take to reduce community energy use and GHG emissions, including:

#### **Strategy 2:** Increase Energy Efficiency in New Developments

- **Action 4:** Promote energy efficiency in all rezoning.
- **Action 5:** Develop incentives for new development to exceed the building code energy requirements.

#### **Strategy 10:** Utilize Local Energy Sources

- **Action 26:** Promote building scale renewable energy - explore opportunities to implement education, incentives and requirements.

Modeling undertaken as part of the CEEP indicates that in order for Richmond to meet its emissions targets, all new buildings would need to be constructed to achieve zero carbon emissions by 2025. Thus, pursuing Carbon Zero Buildings is one of the "Big Breakthroughs" called for in the CEEP.

### Current Energy-Related Requirements in Private Developments

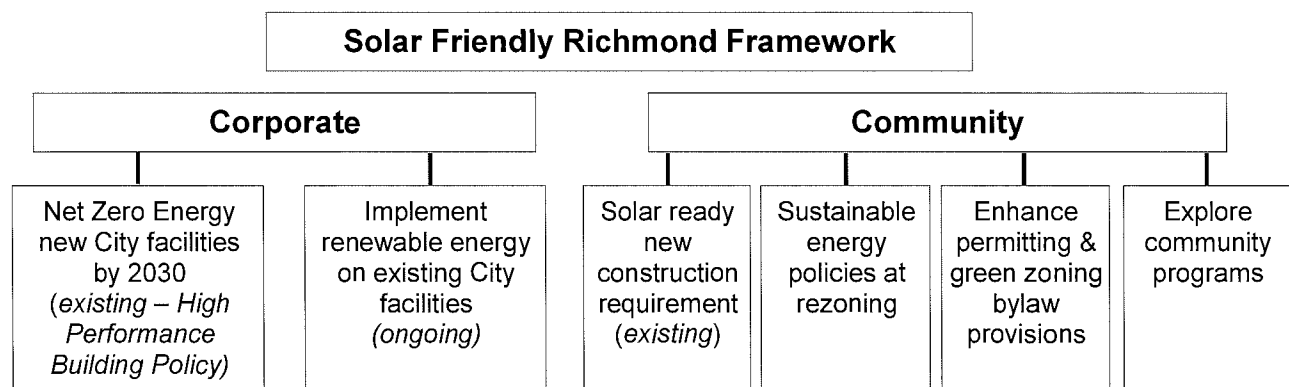
A variety of existing City policies support energy performance in new developments, including:

- The “Sustainability Package” in the City Centre Area Plan
  - Leadership in Energy and Environmental Design (LEED™) Silver in City Centre – The 2009 City Centre Area Plan includes a policy that new developments over 2000m<sup>2</sup> undergoing rezoning achieve a minimum of LEED™ Silver performance.
  - District Energy Ready – New mixed use and residential developments located in areas of the City Centre where district energy systems may be established are expected to be developed with mechanical system that can connect into these systems. This requirement allows for provision of heating, cooling and domestic hotwater energy to developments using low-carbon sources.
- Townhouse Energy Efficiency and Renewable Energy policy – In 2014, Council adopted a policy in the Official Community Plan that new townhome developments undergoing rezoning achieve Energuide 82. In 2015, adherence to the Energy Star for Homes rating system was added as an additional compliance option.
- Solar Ready Homes Requirement – In 2010, Council opted into the provincial Solar Hot Water Ready Regulation for new single family homes. This regulation requires new homes to be constructed so that rooftop solar systems may be installed in the future.
- LEED™ Silver referenced in Green Roof Bylaw 8385 – In 2008, Council adopted Bylaw No. 8385 Green Roofs & Other Options Involving Industrial & Office Buildings Outside the City Centre. The bylaw applies to industrial or office buildings greater than 2000m<sup>2</sup>. LEED™ Silver is a compliance option.

There are currently no energy related requirements or policies applicable to large developments outside of the City Centre Area Plan.

### Solar Friendly Richmond Framework

In February 2016, Council received a report regarding the Solar Friendly Richmond Framework, outlined in the diagram below:



Staff are currently working on implementing this Framework and an update will be provided in the next Community Energy & Emissions Plan update. This report pertains to the “Sustainable energy policies at rezoning” component of the Framework.

## Analysis

### The Building Act and the “Stretch Code”

In 2015, the provincial government enacted the Building Act for the intended purpose of unifying building regulations and their implementation throughout British Columbia. The Building Act gives the Minister Responsible for Housing sole authority for developing building regulations. Section 5 of the Building Act stipulates that as of December 2017, local government building requirements will have no effect to the extent that they relate to provincial building regulations, such as the BC Building Code.

Provincial staff have stated that the *Building Act* will not impact local government policies, nor negotiated agreements at time of rezoning. Thus, policies applying to rezoning may be unaffected by the Building Act. Determination of the extent and effect of the Building Act is expected to evolve as provincial regulations are developed.

City staff are participating in an Energy Efficiency Working Group (Working Group) convened by the provincial Building and Safety Standards Branch. The Working Group is providing recommendations on “Stretch Code” energy standards, which the Province may endorse as an energy standard that local governments can adopt in bylaw, as well as reference in policies and negotiated agreements. Representatives on the Working Group include local governments, utilities, design professional associations (the Architectural Institute of BC and the Association of Professional Engineers and Geoscientists of BC), the Urban Development Institute, Canadian Home Builders Association, Greater Vancouver Home Builders Association and others.

The Stretch Code is intended to more consistently realize low energy and emissions buildings than current green building rating systems. It is envisioned to have increasingly stringent tiers of energy performance, ultimately leading to “zero energy ready” buildings of similar performance to the world’s most efficient buildings. The structure of these tiers for houses and residential buildings three stories or less and more than 600m<sup>2</sup> (“Part 9” construction) is under development. For larger construction, each tier will involve:

- Adherence to an “Enhanced Compliance Package”, involving:
  - Energy modeling for all projects.
  - Whole building air-tightness testing.
  - Energy commissioning requirements.
  - Building energy reporting.
- Exceeding minimum energy and emission targets. Targets that are anticipated include:
  - Thermal energy demand intensity (kWh/m<sup>2</sup>/year) – The annual modeled thermal energy required to provide space heating for a development, assuming 100%

equipment efficiency. This target supports energy efficient building envelop and passive design features.

- Total energy use intensity (kWh/m<sup>2</sup>/year) – The total annual modeled energy demand of a development. This target encourages all building systems to be energy efficient.
- Option for consideration: Greenhouse gas intensity (kg CO<sub>2</sub>e/m<sup>2</sup>/year) – The total annual greenhouse gas emissions from a development. This metric encourages efficiency, and low-carbon energy sources, including renewable energy.

Staff continue to engage with the Working Group to finalize the proposed Stretch Code.

#### High Performance Policy for New Private Buildings

To fulfill the CEEP's Action 4 to "Promote energy efficiency in all rezoning", staff are in the process of developing a High Performance Policy for New Private Buildings for Council's consideration. As currently conceived, this policy is intended to apply to all rezonings across the City. The intent of this new policy is to replace LEED Silver energy requirements in the City Centre Area Plan and Green Roof Bylaw 8385.

Benefits for implementing a policy for new private buildings include:

- Decreased carbon emissions.
- Reduced energy spending.
- Improved comfort and interior air quality (due improved ventilation).
- More durable buildings due to improved envelopes.

Further development of the High Performance Policy for New Private Buildings and the Stretch Code is required before they are presented to Council for consideration. Staff intend to bring forward a report on the policy in 2016 for consideration for the purposes of stakeholder consultation. The report will recommend how energy efficiency performance standards, including the Stretch Code, may be referenced as part of rezoning applications and other policy mechanisms.

#### Sustainable Energy Technologies and Costs

Building scale renewable energy systems, particularly solar photovoltaics (solar PV) which produce electricity, have been decreasing in price. Solar PV is projected to become increasingly viable in coming years, and rooftop solar installations are increasing in BC. Staff estimates that using solar PV to meet 10% of the total energy demand of a new multiunit residential building constructed to the energy requirements of the BC Building Code would cost approximately \$6,000 per unit.

Notwithstanding solar PV's increasing viability, energy efficiency can realize lower cost energy resources above and beyond minimum BC Building Code requirements. Analysis of a recent development proposal in Richmond suggests a cost of approximately \$2500 per housing unit to

reduce energy consumption 20% below the energy requirements of the BC Building Code through common energy efficiency technologies. Likewise, modeling completed to inform the Stretch Code development process suggests that investing \$4,000 to \$11,000 per housing unit can realize 40-60% energy savings through more efficient building design, depending on building systems. Other recent studies reach similar conclusions. The development industry has also communicated that investing in building efficiency can be more cost effective and realize greater total energy resources.

The High Performance Policy for New Private Buildings will focus predominantly on energy efficiency. Developments will continue to be free to incorporate renewable energy systems, such as solar, to meet or exceed prescribed performance standards. Additionally, provisions will continue to be applied mandating that new developments are “solar ready”.

### **Financial Impact**

None.

### **Conclusion**

This report provides an update regarding renewable energy and energy efficiency building technologies, and the development of a High Performance Policy for New Private Buildings that is currently under development.



Brendan McEwen  
Sustainability Manager  
(604-247-4676)



Peter Russell  
Sr. Manager, Sustainability & District Energy  
(604-276-4130)

BM:bm



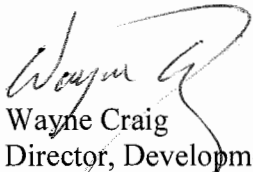
# City of Richmond

## Report to Committee Planning and Development Division

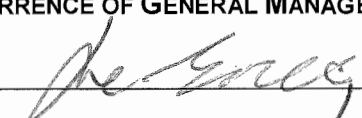
**To:** Planning Committee  
**From:** Wayne Craig  
Director, Development  
**Date:** May 16, 2016  
**File:** RZ 15-701821  
**Re:** Application by Sansaar Investments Ltd. for Rezoning at 11680 Sealord Road  
from Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

That the application for the rezoning of 11680 Sealord Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone be denied.

  
Wayne Craig  
Director, Development

CL:blg  
Att.

<b>REPORT CONCURRENCE</b>
<b>CONCURRENCE OF GENERAL MANAGER</b> 

## **Staff Report**

### **Origin**

Sansaar Investments Ltd. has applied to the City of Richmond for permission to rezone the property at 11680 Sealord Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site currently contains a single-family dwelling, which is proposed to be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the north and south, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.
- To the east, are single-family dwellings on lots that each front Seabrook Crescent and Seacliff Road, both of which are zoned “Single Detached (RS1/E)”.
- To the west, immediately across Sealord Road, are single-family dwellings on lots zoned “Single Detached (RS1/E)”.

### **Related Policies & Studies**

#### **Official Community Plan**

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

#### **Single-Family Lot Size Policy 5434**

The subject site is located within the area governed by Single-Family Lot Size Policy 5434, which is generally bounded by Shell Road to the west, Williams Road to the north, No. 5 Road to the east, and Steveston Highway to the south (Attachment 4). Single-Family Lot Size Policy 5434 was adopted by City Council on February 19, 1990.

The intent of a Lot Size Policy is to provide consistent guidance to staff and City Council on the creation of smaller lot sizes in established residential neighbourhoods in the City, as well as to provide stability for residents in those neighbourhoods on the size of new lots that may be considered.

Once adopted, a Lot Size Policy remains in place for a minimum of five (5) years, unless amended by Council in accordance with the Zoning Bylaw amendment procedures. Single-Family Lot Size Policy 5434 was amended in 1991 and 2006.

Single-Family Lot Size Policy 5434 restricts lot sizes within the interior portion of the neighbourhood to the “Single Detached (RS1/E)” zone, and allows redevelopment to smaller lots through rezoning and subdivision along portions of Shell Road, Williams Road, No. 5 Road, and Steveston Highway (i.e., “Single Detached (RS2/B)”, “Compact Single Detached (RC2)”, and “Coach Houses (RCH1)”).

The Single-Family Lot Size Policy restricts redevelopment of the subject property to the “Single Detached (RS1/E)” zone. As shown in the following table, the subject property does not meet the minimum lot dimensions to subdivide in accordance with the existing “Single Detached (RS1/E)” zone:

Minimum dimensions for lots in the interior portion of the neighbourhood as per Single-Family Lot Size Policy 5434:		Proposed rezoning and subdivision at 11680 Sealord Road:
Zoning	“Single Detached (RS1/E)”	“Single Detached (RS2/B)”
Lot Width	Requirements	Proposed lot dimensions
	Min. 18 m	12.208 m
Lot Depth	Min. 24 m	36.6 m
Lot Area	Min. 550 m <sup>2</sup>	446 m <sup>2</sup>

Section 2.3 of Richmond Zoning Bylaw 8500 contains procedures for rezoning applications that are contrary to an existing Lot Size Policy adopted by City Council. The procedures require that the rezoning application be submitted to City Council, and that Council shall either direct staff to process the application in conjunction with a reconsideration of the Policy, or deny the application.

Staff are bringing forward the proposed rezoning application at 11680 Sealord Road to the Planning Committee and City Council consistent with the Zoning Bylaw Amendment procedures, as described above. Further discussion of potential options for Council’s consideration of the proposed rezoning application is provided in the “Analysis” section of this report.

### Public Consultation

A rezoning sign has been installed on the subject property. In response to the placement of the rezoning sign on the property, staff have received one (1) letter from two (2) neighbourhood residents, and an accompanying petition, representing 22 properties, expressing opposition to the proposed rezoning application (Attachment 5). A map showing the location of properties represented in the letter and the petition is included in Attachment 6. Staff provided a response to the authors of the letter, advising that their correspondence would be included in the staff report to City Council (Attachment 7).

Further opportunities to comment on this rezoning application will depend on the Planning Committee’s consideration of the application. Should the Planning Committee endorse the staff recommendation to deny this rezoning application and the recommendation is passed by City Council, further opportunities for public comment on the application would not be necessary. Should the Planning Committee wish to refer the application back to staff to process the

application in conjunction with a reconsideration of Single-Family Lot Size Policy 5434, then there would be further opportunities for the public to comment on the application, including a potential Public Hearing as part of any Lot Size Policy amendment being considered.

### **Analysis**

For the reasons described below, staff recommend the application not be considered on its own merits (which would have involved sending a letter to neighbourhood residents to obtain feedback on the proposal), and staff recommend that the rezoning application at 11680 Sealord Road be denied:

- The intent of the Lot Size Policy is to provide stability for neighbourhood residents on the size of new lots that may be considered in their area. Lot Size Policies that restrict rezoning and subdivision as per the RS1/E zone are intended to maintain the existing established lot sizes in the area and such policies are determined through neighbourhood consultation. The proposed RS2/B lots included in this proposal represent a fundamental change to lot sizes in this neighbourhood.
- Staff have received substantial correspondence from neighbourhood residents in opposition to the proposal; and
- There are no unique site characteristics that would warrant consideration of the application on its own merits (e.g. such as an abnormally large lot that would better lend itself to infill development in keeping with the existing character of the neighbourhood).

Should the Planning Committee and Council direct staff to process the application in conjunction with a reconsideration of the Lot Size Policy, the process outlined below would need to be undertaken.

### *Alternatives to Denial*

Should the Planning Committee and City Council direct staff to process the application in conjunction with a reconsideration of Single-Family Lot Size Policy 5434, a number of steps would be required, including a review of the potential impacts that an amendment to the Policy would have on the existing neighbourhood. The amendment process would require the following:

- Identifying those lots currently restricted to the “Single Detached (RS1/E)” zone, and subsequently determining the potential number of new lots that would result from an amendment to the Lot Size Policy to allow rezoning and subdivision in accordance with the “Single Detached (RS2/B)” zone (minimum 12 m wide lots).
- Reviewing whether the existing City infrastructure in the quarter section surrounding the subject site has the capacity to service the increased demand resulting from the creation of new lots, and if not, what upgrades would be required to support the increase.
- Obtaining feedback from Richmond School District No. 38 on whether existing schools in the area have the ability to accommodate a potential increase in students resulting from the creation of new lots.

- Sending a letter to all residents and property owners of land within the boundaries of the Lot Size Policy area, with details on the estimated potential increase in new lots if the Lot Size Policy were to be amended to allow rezoning to create smaller lot sizes. Depending on the nature of the public's response to the City's letter, a public information meeting in the neighbourhood may be required.
- Summarizing the results received in response to the letter, and bringing forward a staff report with a recommendation to Council that is reflective of the results.

An approximate timeframe for undertaking such a review and for reporting back to Planning Committee would be a minimum of six to eight months.

### **Financial Impact**

None.

### **Conclusion**

The purpose of this application is to rezone the property at 11680 Sealord Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

Although this rezoning application can be considered with the land use designation contained within the OCP for the subject site, it is contrary to the Single-Family Lot Size Policy 5434 that has been established for the area through a public consultation process with the neighbourhood.

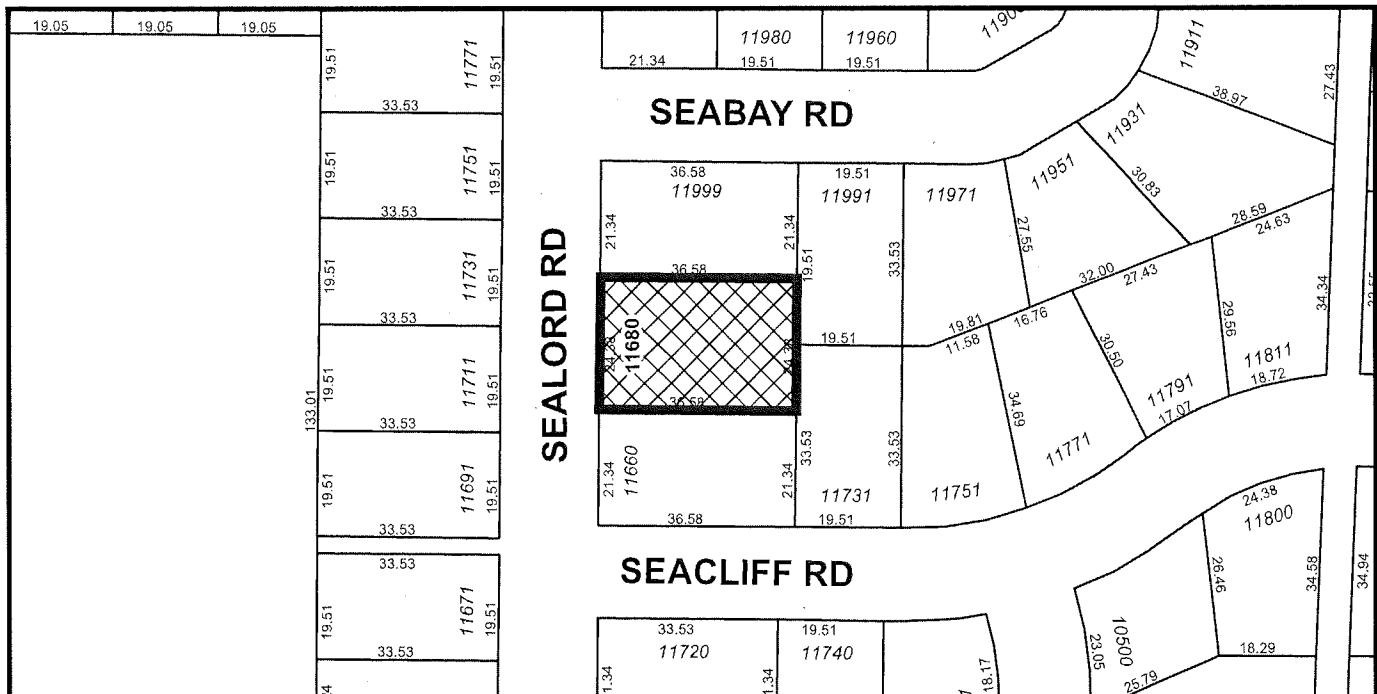
Consistent with the Zoning Bylaw Amendment procedures for rezoning applications that are contrary to a Single-Family Lot Size Policy, staff recommend that this application be denied.



Cynthia Lussier  
Planner 1  
(604-276-4108)

CL:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey showing the proposed subdivision plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Single-Family Lot Size Policy 5434
- Attachment 5: Public correspondence in opposition to the proposal
- Attachment 6: Map showing the location of properties represented in public correspondence
- Attachment 7: City Staff response letter to public correspondence

[illegible]

RZ 15-701821

Revision Date:

Note: Dimensions are in METRES



City of  
Richmond



RZ 15-701821

Original Date: 07/15/15

Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 130 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 31365

#11680 SEALORD ROAD,  
RICHMOND, B.C.  
P.I.D. 004-184-203



## NOTE:

Elevations shown are based on City of Richmond H.P.N. Benchmark network.  
Benchmark: H.P.N. #191,  
Control Monument 02H2453  
Elevation = 1.664 metres  
Benchmark: H.P.N. #194,  
Control Monument 02H2415  
Elevation: 3.337 metres

USE SITE BENCHMARK TAG FOR  
CONSTRUCTION ELEVATION CONTROL

Benchmark: Nail in  
Aluminum tag #880  
Elevation: 1.04 m

## © copyright

J. C. Tam and Associates  
Conda and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: (604) 214-8928  
Fax: (604) 214-8929

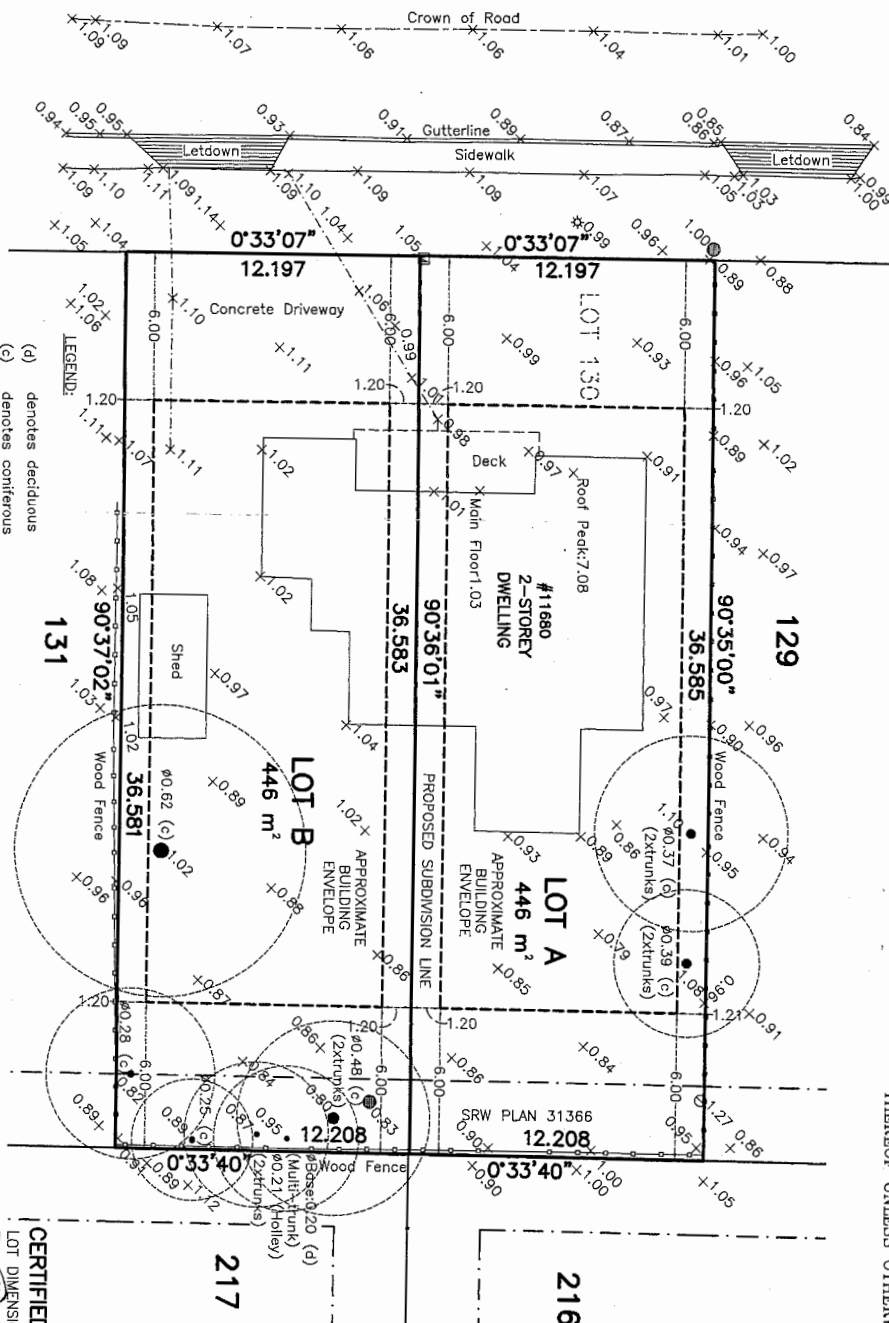
E-mail: office@jctam.com  
Website: www.jctam.com

Job No. 5943

FB-275 P30-33

Drawn By: WK

DWG No. 5943-TOPO



## LEGEND:

- (d) denotes deciduous
- (c) denotes coniferous
- denotes tree location and drip line
- denotes round catch basin
- denotes sanitary manhole
- denotes cleanout
- denotes water meter
- denotes site benchmark
- denotes lamp standard

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

PLN - 31

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO  
FIELD SURVEY.

JOHNSON C. TAM, B.C.L.S.  
MARCH 11th, 2015



**RZ 15-701821**

**Attachment 3**

Address: 11680 Sealord Road

Applicant: Sansaar Investments Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
<b>Owner:</b>	1046886 BC Ltd.	To be determined
<b>Site Size (m<sup>2</sup>):</b>	892 m <sup>2</sup> (9,601 ft <sup>2</sup> )	Each new lot – 446 m <sup>2</sup> (4,800 ft <sup>2</sup> )
<b>Land Uses:</b>	Single-family dwelling	Two (2) residential lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Single-Family Lot Size Policy 5434 Designation:</b>	Single Detached (RS1/E)"	Single Detached (RS2/B)
<b>Zoning:</b>	Single Detached (RS1/E)"	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement		Proposed	Variance
Floor Area Ratio:	Max. 0.55		Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%		Max. 45%	none
Lot Coverage – Buildings, Structures, and Non-Porous Surfaces:	Max. 70%		Max. 70%	none
Lot Coverage – Live Plant Material:	Min. 25%		Min. 25%	none
Lot Size (min. area):	Single Detached (RS1/E) consistent with Lot Size Policy 5434	550 m <sup>2</sup>	446 m <sup>2</sup>	none
	Single Detached (RS2/B) contrary to Lot Size Policy 5434	360 m <sup>2</sup>		
Setback – Front & Rear Yard (m):	Min. 6 m		Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m		Min. 1.2 m	none
Height (m):	2 ½ storeys		2 ½ storeys	none



# City of Richmond

# Policy Manual

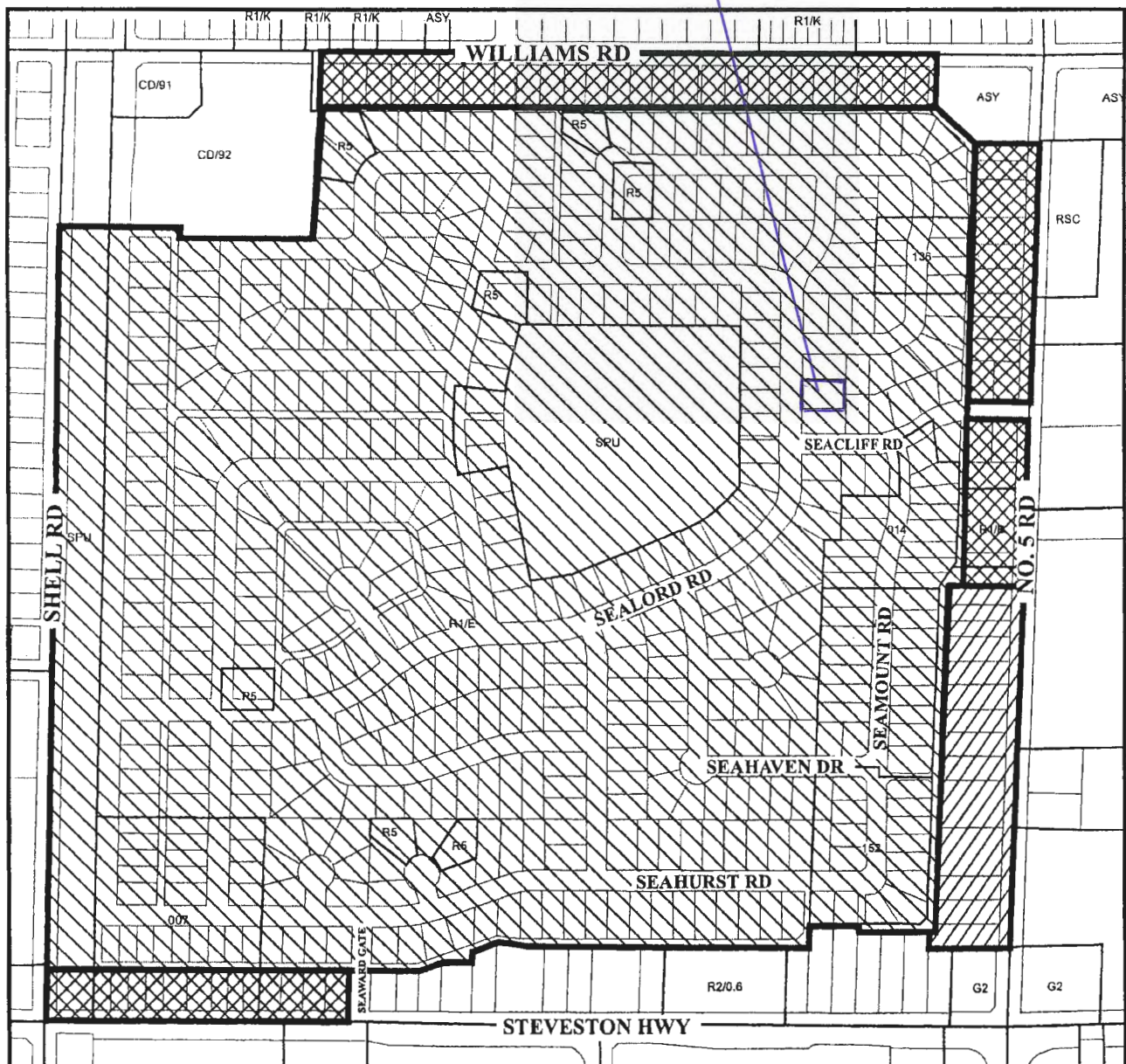
Page 1 of 2	Adopted by Council: February 19, 1990 Amended by Council: November 18, 1991 Amended by Council: October 16, 2006	<b>POLICY 5434</b>
File Ref:	SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6	

## **POLICY 5434:**

The following policy establishes lot sizes in a portion of Section 36-4-6, within the area bounded by **Steveston Highway, Shell Road, No. 5 Road, and Williams Road**:

1. That properties within the area bounded by Shell Road, Williams Road, No. 5 Road, and Steveston Highway, in a portion of Section 36-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/E), with the exception that:
  - a) Properties fronting on Williams Road from Shell Road to No. 5 Road, properties fronting on Steveston Highway from Seaward Gate to Shell Road, and properties fronting on No. 5 Road from Williams Road to approximately 135 m south of Seaclyff Road to rezone and subdivide in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R/9) provided that vehicle accesses are to the existing rear laneway only. Multiple-family residential development shall not be permitted in these areas.
  - b) Properties fronting on No. 5 Road from Steveston Highway to approximately 135 m south of Seaclyff Road be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area B (R1/B) provided that vehicle accesses are to the existing rear laneway only.
2. This policy, as shown on the accompanying plan, is to be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.

SUBJECT SITE



Subdivision permitted as per **R1/E** (18 m wide lots)



Subdivision permitted as per **R1-0.6 or R/9**  
(access to lane only) (No Multiple-family residential development  
is permitted.



Subdivision permitted as per **R1/B**



## Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

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

Richmond, October 20<sup>th</sup>, 2015

Suzana Straus and Walter Scott  
11711 Sealord Rd.  
Richmond, BC  
V7A 3K9

Mme Cynthia Lussier  
Planning & Development Dpt.  
Richmond City Hall  
6911 Road No. 3,  
Richmond, BC  
V6Y 2C1

**RE: Rezoning application RZ-15-701821, 11680 Sealord Rd.**

Dear Madam,

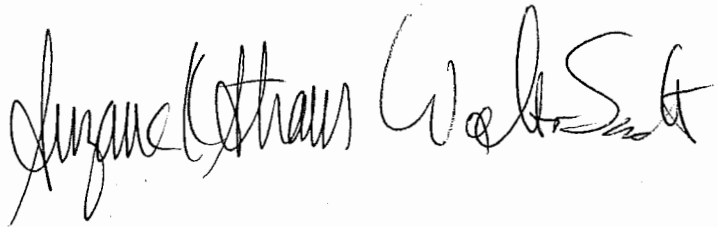
We, and the undersigned below, are writing to you today to express our opposition to planning application RZ-15-701821, in which Sansaar Investments Inc. has applied to the City of Richmond for permission to rezone 11680 Sealord Rd., the property directly across from our home. It is proposed to convert the zoning from "Single Detached (RS1/E)" to "Single Detached (RS2/B)" in order to subdivide the property into 2 lots. We are opposed to the subdivision of the property into 2 lots for the following reasons:

- 1) Sealord Road is not a main thoroughfare, such as, for example, No. 5, Williams Rd. are;
- 2) There are no properties in the entire neighborhood (roads within the block defined by Shell, Williams, No. 5, and Steveston Hwy, but not including these roads) in which the lot is subdivided into 2. The subdivision of the land in question would thus create an undesirable precedent for residents in the area; and

3) Such high-density housing in our area would have a negative impact on the value of properties in the area (e.g. typical land value from BC Assessment in our area = \$700,000-800, 000; typical land value for a house on a subdivided lot on Williams Rd = \$450,000-500,000; based on values obtained on <http://evaluatebc.bcassessment.ca/Property.aspx>).


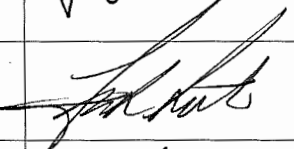
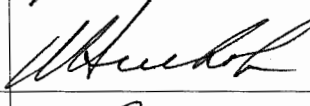
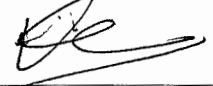
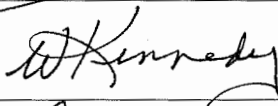
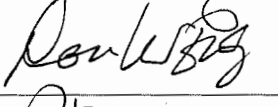
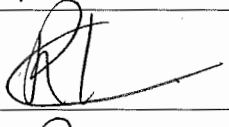

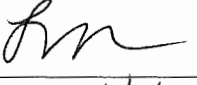

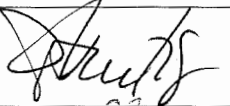
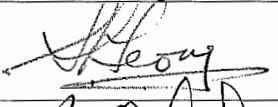
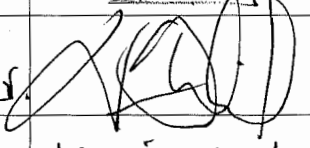
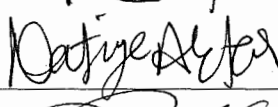

We thank you for looking into this matter and hope that our neighborhood can remain the type of area it currently is, i.e. an area with no high-density housing. We look forward to hearing back from you soon.

Sincerely,

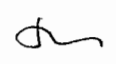

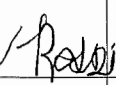

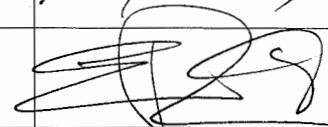
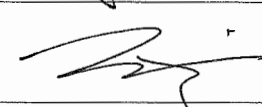
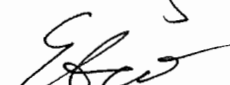
A handwritten signature in black ink, appearing to read "Suzana K. Straus and Walter Scott". The signature is written in a cursive, flowing style.

Suzana K. Straus and Walter Scott

I, hereby agree with the reasons stated above, and do not want to see a subdivision of 11680 Sealord Rd. into 2 lots.

	Name	Address	Signature	Date
1	RANDY GVOVA	11731 Sealord Road		Oct 21 2015
2	FRANK SUDO	11520 Seabay Road		Oct 21 2015
3	ROMAN HERCRAK	11540 SEABAY RD		Oct. 21 2015
4	KEITH DUAC	11551 Seabay Rd		Oct. 21 2015
5	WANDA KENNEDY	11560 SEABAY		Oct 21/ 15
6	DON WONG	11580 SEABAY		Oct 21/ 15
7	Rajesh Kung	11571 SEABAY		Oct. 21/15-
8	Patti Bonister	11591 Seabay Rd		Oct 21/15
9	Lesky Marcus	11611 Seabay Rd		Oct 21/15
10	TOM HURTING	11651 SEABAY Rd		OCT 21/15
11	Debbie Hurting	11651 Seabay		Oct 21/15
12	S.T. LEONG	11771 Sealord Rd		OCT 21/15
13	N. Dhalwal	11999 Seabrook Rd		Oct. 21/15.
14	Natye AKTAR	11691 SEALORD. RD.		Oct. 21 2015
15	DAVID KIRKWOOD	11660 Sealord Rd.		Oct. 21 2015

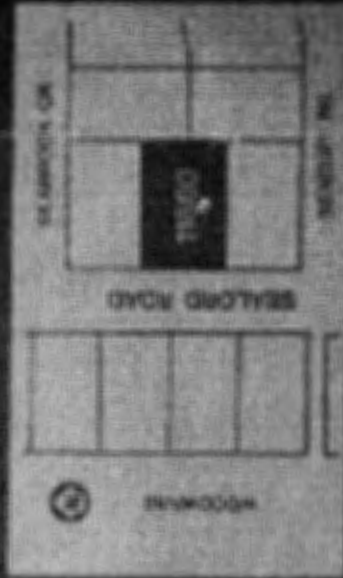
I, hereby agree with the reasons stated above, and do not want to see a subdivision of 11680 Sealord Rd. into 2 lots.

	Name	Address	Signature	Date
1	HAN Mei, Xiao	11720 Sea cliff. rd. Richmond.		20 Oct. 2015.
2	ED KELDER	11671 Sealord Rd		Oct. 21 2015
3	Brandon	11651 Sealord Rd.	Brandon 	Oct 21/2015
4	Rory Booth	11600 Sealord Rd		Oct 21 '15
5	ERIC DENNIS	11480 SEALORD RD		Oct 22/15
6	ANDY LI	11571 SEALORD RD		Oct 22/15
7	EMILY SEO	10531 Seahaven Dr.		Oct. 23/15

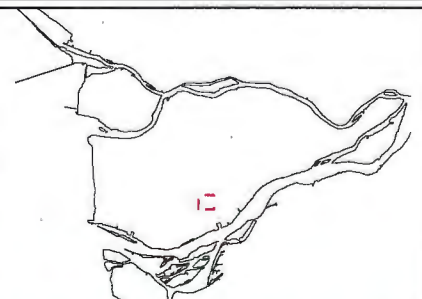
# REZONING APPLICATION

SANSAAR INVESTMENTS LTD.  
HAS APPLIED TO THE CITY OF RICHMOND  
FOR PERMISSION TO REZONE T1680  
SEALORD RD FROM "SINGLE DETACHED  
(RS1/E)" TO "SINGLE DETACHED (RS2 B)"  
TO PERMIT A SUBDIVISION TO CREATE  
TWO (2) LOTS

## FURTHER INFORMATION



MAY BE OBTAINED AT THE PLANNING & DEVELOPMENT  
DEPARTMENT, CITY HALL, 604-734-4231  
FILE NO. 02.15-201523





# City of Richmond

ATTACHMENT 7

6911 No. 3 Road,  
Richmond, BC V6Y 2C1  
[www.richmond.ca](http://www.richmond.ca)

November 2, 2015  
File: 08-4105-20-AMANDA #/2015-Vol 01

Planning and Development Division  
Development Applications  
Fax: 604-276-4052

Suzana Straus and Walter Scott  
11711 Sealord Road  
Richmond BC V7A 3K9

Dear Ms. Straus and Mr. Scott:

**Re: Rezoning Application at 11680 Sealord Road (RZ 15-701821)**

Thank you for your letter and petition dated October 20, 2015, in which you and your neighbours have expressed opposition to the proposed rezoning application at 11680 Sealord Road (RZ 15-701821).

The rezoning application at 11680 Sealord Road is currently being reviewed and has not yet been scheduled for a Planning Committee meeting. When this rezoning application is scheduled for consideration at a Planning Committee meeting, a copy of your letter and petition will be attached to the staff report that is presented to the Planning Committee.

If you have any questions, or wish to inquire about the status of the rezoning application, please contact me directly at 604-276-4108 or via email at [clussier@richmond.ca](mailto:clussier@richmond.ca).

Yours truly,

Cynthia Lussier  
*Planning Technician*

CL:cl



# City of Richmond

## Report to Committee Planning and Development Division

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

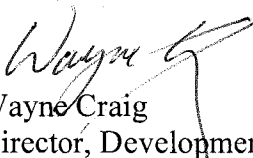
**Date:** May 11, 2016

**File:** RZ 15-711639

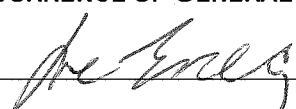
**Re:** Application by Trendsetter Homes Ltd. for Rezoning at 4800 Duncliffe Road from Single Detached (RS1/E) to Single Detached (RS2/A)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, for the rezoning of 4800 Duncliffe Road from "Single Detached (RS1/E)" to "Single Detached (RS2/A)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

WC:sd  
Att.

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

## **Staff Report**

### **Origin**

Trendsetter Homes Ltd. has applied to the City of Richmond for permission to rezone the property at 4800 Duncliffe Road from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/A)” zone, to permit the property to be subdivided to create two (2) lots, with vehicle access from Duncliffe Road (Attachment 1). The site is currently occupied by a single-family dwelling, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwellings on lots zoned “Single Detached (RS1/E)” and “Single Detached (RS1/A)” fronting Duncliffe Road.
- To the South: Single-family dwellings on lots zoned “Single Detached (ZS3) – Steveston” fronting a cul-de-sac on Branscombe Court.
- To the East: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” fronting Duncliffe Road.
- To the West: Single-family dwelling on a lot zoned “Single Detached (RS1/A)” fronting Duncliffe Road.

### **Related Policies & Studies**

#### **Official Community Plan/Steveston Area Plan**

The Official Community Plan (OCP) land use designation for the subject site is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

The Steveston Area Plan land use designation for the subject site is “Single-Family”. The redevelopment proposal would comply with this designation.

#### **Single-Family Lot Size Policy 5470/Zoning Bylaw 8500**

The subject property is located within the area governed by Single-Family Lot Size Policy 5470 (adopted by Council on July 15, 2002) (Attachment 4). The Policy permits properties along Duncliffe Road to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/A)” zone. Each lot proposed at the subject site will be approximately 10 m (33 ft) wide and approximately 369 m<sup>2</sup> (3,975 ft<sup>2</sup>) in area. The proposed subdivision would comply with the requirements of the “Single Detached (RS1/A)” zone and Lot Size Policy 5470.

**Floodplain Management Implementation Strategy**

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

**Public Consultation**

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

Should the Planning Committee endorse this application and Council grant 1<sup>st</sup> reading to the rezoning bylaw, the bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment.

**Analysis****Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way registered on Title for utilities in the front yard of the subject property, which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

**Site Access**

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

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

**Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The report assesses one (1) tree on the subject property, one (1) tree on the neighbouring property, and two (2) City trees.

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

- Retain two (2) City trees behind the subject property due to good condition (tag# B & C).
- Retain one (1) tree off-site located on the adjacent neighbouring property due to good condition (tag# A).
- Remove one (1) tree on-site due to poor form and condition (tag# 001).

### *Tree Protection*

The proposed Tree Management Drawing is shown in Attachment 5, which outlines the protection of three (3) trees off-site, including two (2) City trees.

To ensure the protection of the three (3) trees off-site (tag# A, B, & C), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work to be undertaken, including the number of monitoring inspections, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$6,420 for the two (2) City trees. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping works are completed.

### *Tree Replacement*

For the removal of the one (1) tree, the OCP tree replacement ratio goal of 2:1 requires two (2) replacement trees to be planted and maintained on the proposed lots. Policy #5032 for Tree Planting (Universal) (adopted by Council on July 10, 1995 and amended in 2015) encourages a minimum of two (2) trees to be planted and maintained on every lot. The applicant has agreed to plant and maintain a minimum of four (4) trees on-site (two (2) trees per lot). Based on the size of the tree being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057.

To ensure that four (4) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,000 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released 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 securities for a 1-year maintenance period from the date of the landscape inspection.

### **Affordable Housing Strategy**

The City's current Affordable Housing Strategy (adopted by Council on September 14, 2015) for single-family rezoning applications requires a secondary suite on 100% of new lots, or a secondary suite on 50% of new lots plus a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund for the remaining 50% of new lots, or a 100% cash-in-lieu contribution.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$2.00/ft<sup>2</sup> of total buildable area of the single-family developments (i.e. \$8,745.25) in-lieu of providing a secondary suite on 100% of the new lots.

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

At future subdivision and building permit stage, the applicant is required to complete the following:

- Frontage upgrades including, but not limited to, new landscaped boulevard and sidewalk along Duncliffe Road constructed to City design standards.
- Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage 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).

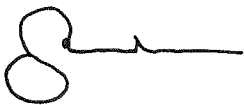
### **Conclusion**

The purpose of this rezoning application is to rezone the property at 4800 Duncliffe Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/A)" zone, to permit the property to be subdivided to create two (2) lots.

This rezoning application complies with the land use designations and applicable policies contained within the OCP and Steveston Area Plan for 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).

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9559 be introduced and given first reading.



Steven De Sousa  
Planning Technician

SDS:rg

Attachment 1: Location Map  
Attachment 2: Conceptual Development Plans  
Attachment 3: Development Application Data Sheet

May 11, 2016

- 6 -

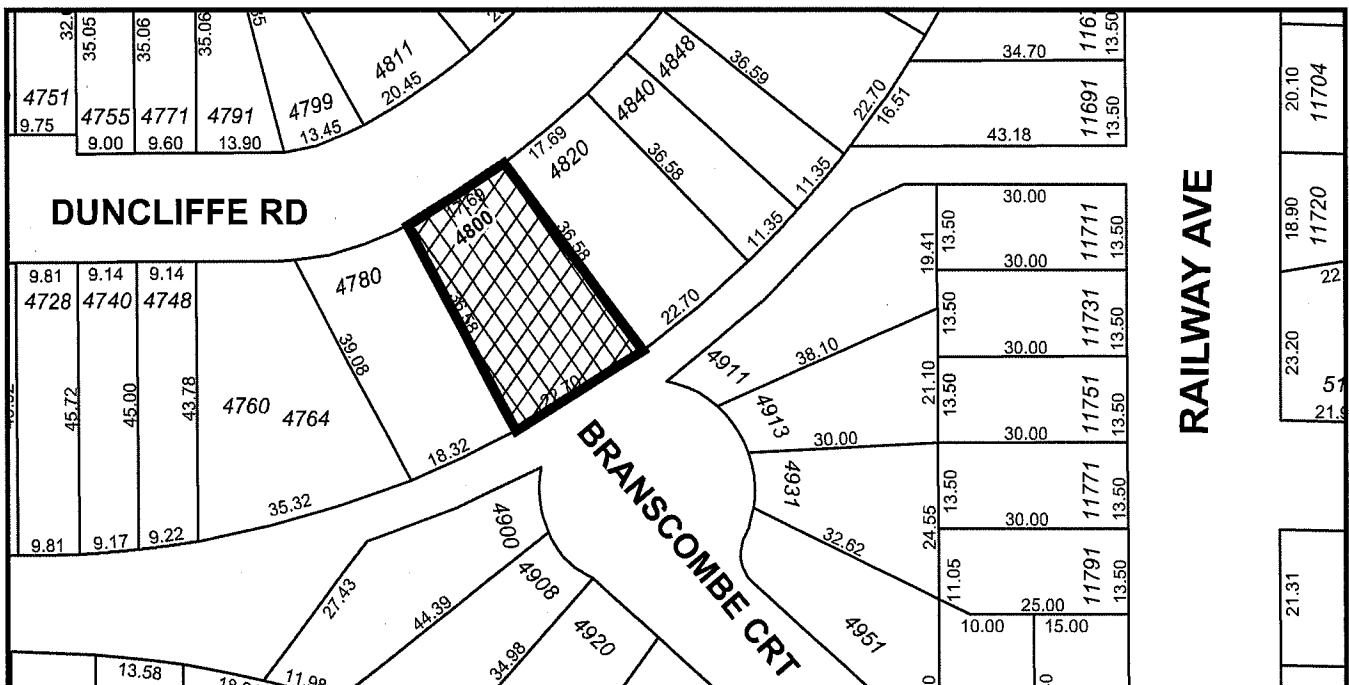
RZ 15-711639

Attachment 4: Lot Size Policy 5470

Attachment 5: Tree Management Plan

Attachment 6: Rezoning Considerations

The map displays a residential neighborhood with several streets and zoning districts. A specific parcel on Branscombe Crt is highlighted with a cross-hatch pattern and labeled "PROPOSED REZONING". The map also shows various zoning designations such as RS1/E, RS1/A, RS1/B, RS1/C, RD1, ZS3, and SI. A north arrow is located in the upper right corner.



Note: Dimensions are in METRES



# City of Richmond



**RZ 15-711639**

Original Date: 12/15/15

Revision Date:

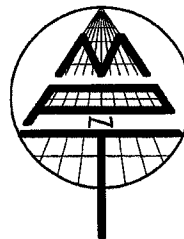
Note: Dimensions are in METRES

# SURVEY PLAN OF LOT 111 SECTION 2 BLOCK 3 NORTH RANGE 7 WEST NWD PLAN 40395

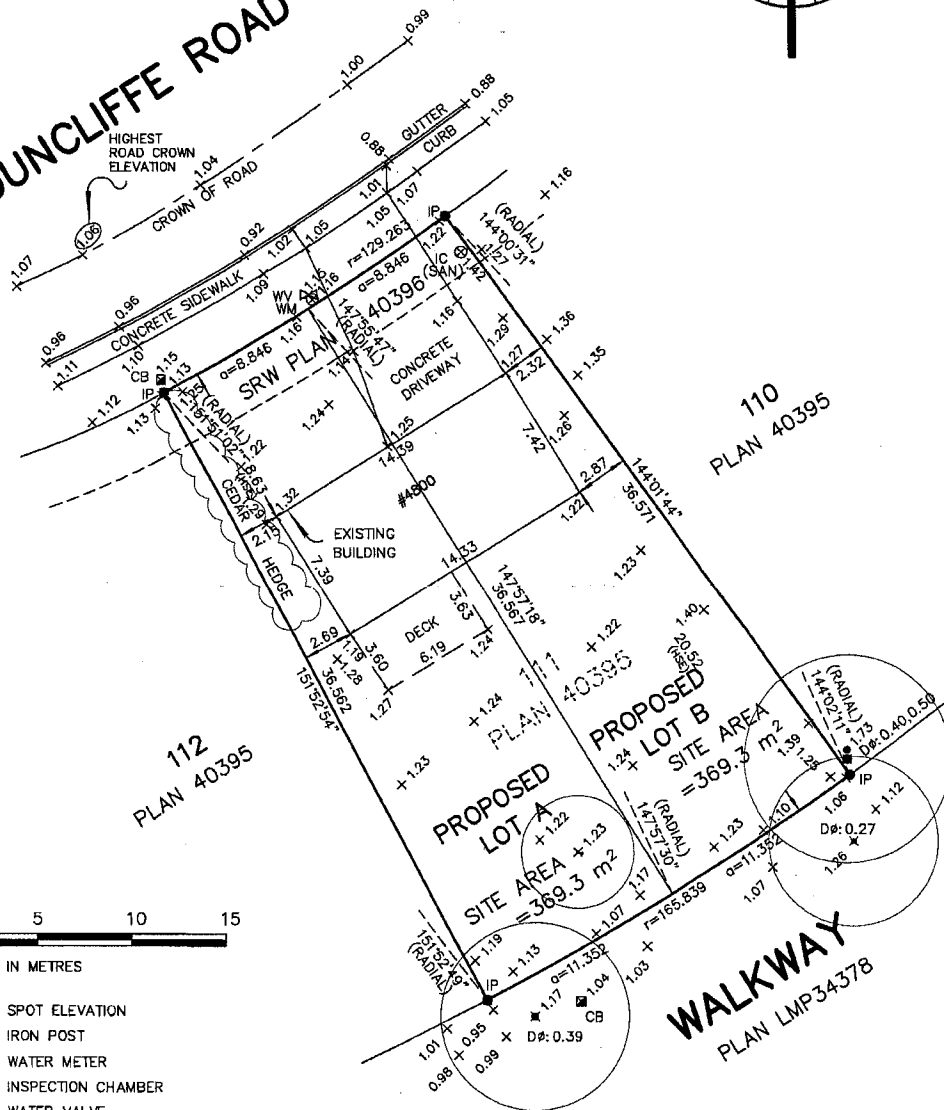
PARCEL IDENTIFIER (PID): 005-234-166

## CIVIC ADDRESS

#4800 DUNCLIFFE ROAD  
RICHMOND, B.C.



**DUNCLIFFE ROAD**



## LEGEND

SCALE 1:250

5 0 5 10 15

ALL DISTANCES ARE IN METRES

- +1.13 INDICATES SPOT ELEVATION
- IP INDICATES IRON POST
- WM INDICATES WATER METER
- IC INDICATES INSPECTION CHAMBER
- ⊗ WV INDICATES WATER VALVE
- CB INDICATES CATCH BASIN
- D INDICATES DECIDUOUS TREE
- φ INDICATES TREE TRUNK DIAMETER

## NOTES:

ELEVATIONS ARE IN METRES AND ARE DERIVED FROM CITY OF RICHMOND HPN MONUMENT #205 (77H4827) WITH AN ELEVATION 1.044 METRES.

PROPERTY LINE DIMENSIONS ARE DERIVED FROM LAND TITLE OFFICE PLAN RECORDS AND LEGAL FIELD SURVEYS.

BUILDING DIMENSIONS ARE MEASURED TO THE OUTSIDE FACE OF WALLS.

DATE OF SURVEY: SEPTEMBER 11, 2015

*W.P. Wong*  
WILLIAM P. WONG  
B.C. LAND SURVEYOR (#697)

\* SEALED \*

"THIS DOCUMENT IS NOT VALID  
UNLESS ORIGINALLY SIGNED  
AND SEALED."

## MATSON PECK & TOPLISS

SURVEYORS & ENGINEERS

#320 - 1112D HORSESHOE WAY

RICHMOND, B.C., V7A 5H7

PH: 604-270-9331

FAX: 604-270-4137

CADFILE: 17963-001-TPG-000.DWG

R-15-17963-TPG

CLIENT REF: TRENDSETTER HOMES

**PLN - 50**



**RZ 15-711639**

**Attachment 3**

Address: 4800 Dunccliffe Road

Applicant: Trendsetter Homes Ltd.

Planning Area(s): Steveston

	Existing	Proposed
<b>Owner:</b>	Trendsetter Homes Ltd	To be determined
<b>Site Size (m<sup>2</sup>):</b>	738.6 m <sup>2</sup> (7,950 ft <sup>2</sup> )	Each lot: 369.3 m <sup>2</sup> (3,975 ft <sup>2</sup> )
<b>Land Uses:</b>	One (1) single family dwelling	Two (2) single family lots
<b>OCP Designation:</b>	Neighbourhood Residential	No change
<b>Area Plan Designation:</b>	Single-Family	No change
<b>702 Policy Designation:</b>	Lot Size Policy 5470 permits Single Detached (RS1/A)	No change
<b>Zoning:</b>	Single Detached (RS1/E)	Single Detached (RS2/A)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270.0 m <sup>2</sup>	Each lot: 369.3 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: July 15, 2002

**POLICY 5470**

File Ref: 4045-00

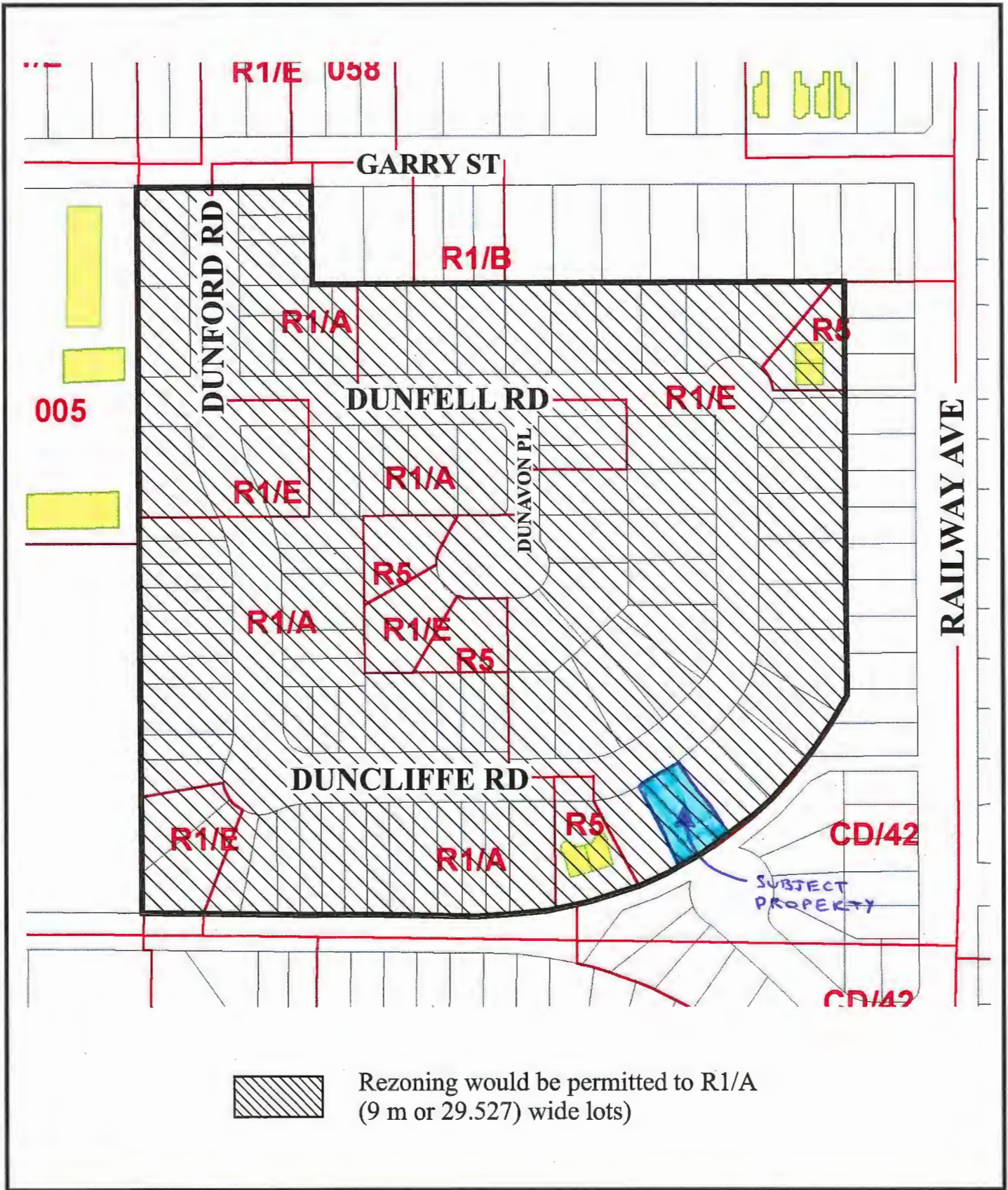
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 2-3-7

## **POLICY 5470:**

The following policy establishes lot sizes for properties within the area located along **Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place**, in a portion of Section 2-3-7:

That properties located along Dunfell Road, Dunford Road, Duncliffe Road, and Dunavon Place, in the south-east quadrant of Section 2-3-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area A (R1/A) zoning of the Zoning and Development Bylaw 5300.

This policy is to be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.



Rezoning would be permitted to R1/A  
(9 m or 29.527) wide lots)



# Policy 5470 Section 02, 3-7

PLN - 53

Adopted Date: 07/15/02

Amended:

Note: Dimensions are in METRES

- Tag #** denotes the log affixed to the tree for reference in report and on drawings.  
**DBH** denotes the diameter of the trunk, measured at 1.4 m above grade or at per abscuticulated standards (i.e., for multi-trunk trees).  
**Can** denotes health and structural rating using Visual Health Assessment (VHA) procedures.  
**Can condition** – a tree in very poor condition that is deemed not viable for retention in active land use area due to pre-existing advanced health decline or significant structural defects.  
**M denote Marginal** – a tree in poor condition that has a pre-existing moderate rated defect that may affect its viability considering the proposed land use but is considered for retention.  
**Good** – a tree in good or excellent condition with no overt or identifiable significant defects, and is well suited for consideration of retention if the proposed design can accommodate the proposed treatment of the tree within the current development design. See report and drawing for more details.  
**Action** denotes the proposed treatment of the tree within the current development design. See report and drawing for more details.

Tag #	Dbh (cm)	Tree Type	Cand U	Observations	Action
001	22	Pear		<ul style="list-style-type: none"> <li>This tree has been permanently damaged from pruning.</li> <li>The snail stature of this tree, combined with the poor condition makes it a poor candidate for retention in this development.</li> <li>We recommend this tree be removed and replaced with a new tree that will grow to maturity with appropriate scale and in a location more suited to the development.</li> </ul>	REMOVE
A	40/50 (estimated)	Tulipree	Good	<ul style="list-style-type: none"> <li>This off-site tree is located on the neighbouring private property and has no apparent significant defect.</li> <li>Protection measures are required within the development site to assist in avoidance of root damage to this tree during construction activities.</li> <li>Any future road widening or other earthwork and construction related activities, since there is not a significant grade change required on this site, the root protection zone can be implemented without impacting the project.</li> </ul>	PROTECT
B	30	Red maple-	Good	<ul style="list-style-type: none"> <li>This City Street tree requires protection within the development site with similar restrictions as noted for tree A above.</li> </ul>	PROTECT
C	40	Red maple	Good	<ul style="list-style-type: none"> <li>This City Street Tree requires protection within the development site with similar restrictions as noted for tree A above.</li> </ul>	PROTECT

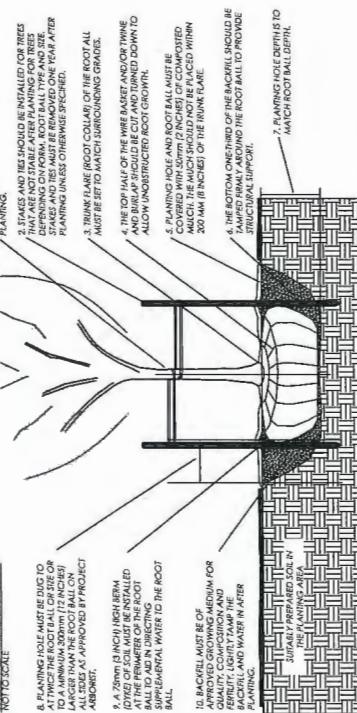
### **TREE PROTECTION GUIDELINES:**

- [illegible]

### TREE PLANTING GUIDELINES:

- [illegible]

**TREE PLANTING DETAIL**



DEV #	DATE	COMMENTS
1	MAY 24, 2016	ADDED 2 MORE REPLACEMENT TREES
0	NOV 16, 2015	INITIAL SUBMISSION

<b>TREE MANAGEMENT DRAWING</b>	
PROJECT:	TWO LOT SUBDIVISION
ADDRESS:	4800 DUNCLIFFE RD RICHMOND BC
CLIENT:	KEN YOSHIKAWA
ACI FILE:	15362
	SHEET: 1 OF

SEE SHEET 2 FOR DRAWING DETAILS

acigroup.ca

**ARBORTECH CONSULTING**

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4

p 604 275 3484





# City of Richmond

## Rezoning Considerations

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

**Address:** 4800 Duncliff Road

**File No.:** RZ 15-711639

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9559, the developer is required to complete the following:**

1. Submission of a Landscaping Security in the amount of \$2,000 to ensure that a total of four (4) replacement trees are planted and maintained on the proposed lots (minimum size of 6 cm deciduous caliper or 3.5 m high conifer). The City may retain a portion of the security for a 1-year maintenance period.
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 \$6,420 for the two (2) City trees to be retained. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff. The City may retain a portion of the security for a 1-year maintenance period.
4. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$8,745.25) to the City's Affordable Housing Reserve Fund.

**Prior to Tree Removal\* stage, the applicant is required to:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Payment of current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the cost associated with the completion of the required servicing works and frontage improvements.
2. 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.
3. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- a) Using the OCP Model, there is 187 L/s of water available at a 20 psi residual at the Duncliff Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 120 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:

**PLN - 56**

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

- Install a new water service connection with meter and meter box.
- Install a new water meter at the existing water service connection.

*Storm Sewer Works:*

- d) The Developer is required to:
  - Utilize existing storm service connection at the northwest corner of the lot.
- e) At Developers cost, the City is to:
  - Install one new storm service connection along the Dunccliffe Rd frontage at the north east corner of the lot. The IC should be positioned to allow future connection by lot 4820 Dunccliffe Rd.

*Sanitary Sewer Works:*

- f) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service in the north east corner of the lot, IC to remain.
  - Install a new sanitary service connection complete with IC and two service leads at proposed subdivision lot line along the Dunccliffe Rd frontage.

*Frontage Improvements:*

- g) The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc).
- h) Frontage upgrades include new landscaped boulevard and sidewalk constructed to City design standards in order to match subdivided properties to the west.

*General Items:*

- h) The Developer is required to enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

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

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

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

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

[signed copy on file]

Signed

Date  
PLN - 57



# City of Richmond

## Report to Committee Planning and Development Division

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

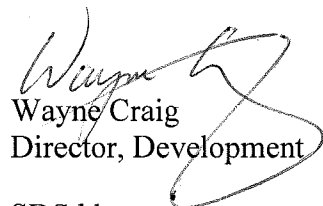
**Date:** May 19, 2016

**File:** RZ 15-700420

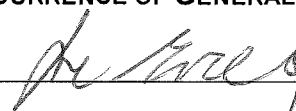
**Re:** Application by New Horizon Development Ltd. for Rezoning at  
5411/5431 Clearwater Drive from Two-Unit Dwellings (RD1) to Single Detached  
(RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, for the rezoning of 5411/5431 Clearwater Drive from "Two-Unit Dwellings (RD1)" to "Single Detached (RS2/B)", be introduced and given first reading.

  
Wayne Craig  
Director, Development

SDS:blg  
Att.

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

## **Staff Report**

### **Origin**

New Horizon Development Ltd. has applied to the City of Richmond for permission to rezone the property at 5411/5431 Clearwater Drive from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/B)” zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The site is currently occupied by a duplex, which will be demolished. A site survey showing the proposed subdivision plan is included in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the subject site is as follows:

- To the North: Single-family dwelling on a lot zoned “Single Detached (RS1/E)” and a duplex on a lot zoned “Two-Unit Dwelling (RD1)” fronting Blundell Road.
- To the South: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Cathay Road.
- To the East: Vacant land zoned “Single Detached (RS1/E)”.
- To the West: Single-family dwellings on lots zoned “Single Detached (RS1/E)” fronting Clifton Road.

### **Related Policies & Studies**

#### **Official Community Plan**

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential”. The proposed rezoning and subdivision would comply with this designation.

#### **Single-Family Lot Size Policy 5453/Zoning Bylaw 8500**

The subject site is located within the area governed by Single-Family Lot Size Policy 5453 (adopted by Council on November 15, 1993 and amended in 2001 and 2003) (Attachment 4). The Policy permits lots with an existing duplex to be rezoned and subdivided in accordance with the provisions of the “Single Detached (RS1/B)” zone. The proposed east and west lots will be approximately 14 m (46 ft.) and 20 m (66 ft.) wide and approximately 634 m<sup>2</sup> (6,824 ft<sup>2</sup>) and 575 m<sup>2</sup> (6,189 ft<sup>2</sup>) in area respectively. The proposed subdivision would comply with the requirements of the “Single Detached (RS1/B)” zone and Single-Family Lot Size Policy 5453.

**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.

**Analysis****Existing Legal Encumbrances**

There is an existing 3.0 m wide statutory right-of-way registered on Title for utilities in the rear yard of the subject property; which will not be impacted by the proposed development. The applicant is aware that encroachment into the statutory right-of-way is not permitted.

There is also an existing restrictive covenant registered on Title, restricting the use of the subject property to a duplex (Document No. AE11709). The covenant must be discharged from Title as a condition of rezoning.

**Site Access**

Vehicle access to the proposed lots will be limited to a single shared driveway from Clearwater Drive. Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that upon subdivision of the property, vehicle access to the proposed lots is through a shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line. No obstructions are permitted within the shared driveway.

As a condition of rezoning, the applicant is required to register a cross-access easement on Title; centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties, and allow on-site vehicle maneuvering.

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

### **Tree Retention and Replacement**

A Certified Arborist's Report was submitted by the applicant, which identifies tree species, assesses tree structure and condition, and provides recommendations for tree retention and removal related to the proposed development. The report assesses three (3) trees on the subject property, one (1) hedgerow on-site, and one (1) tree on the neighbouring property.

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

- Retain one (1) tree located in the rear yard due to fair condition (tag# 234).
- Retain one (1) tree on the neighbouring property to the south due to its good condition (tag# A).
- Remove two (2) trees on-site due to historical topping and poor condition (tag# 232 & 233).
- Remove one (1) hedgerow (labelled "North Cedar Hedge") located in the rear yard and within the existing statutory right-of-way. The Engineering Department has confirmed this hedge will need to be removed due to required sanitary sewer works for the proposed lots.

### *Tree Protection*

The proposed Tree Management Drawing is shown in Attachment 5; which outlines the protection of one (1) tree on-site and one (1) tree off-site.

To ensure the protection of the two (2) trees (tag# 234 & A), the applicant is required to complete the following items prior to final adoption of the rezoning bylaw:

- Submission of a contract with a Certified Arborist for supervision of all works conducted within close proximity to tree protection zones. The contract must include the scope of work; including the number of monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the Arborist to submit a post-construction impact assessment report to the City for review.
- Submission of a survival security in the amount of \$1,000. The security will not be released until an acceptable impact assessment report by the Certified Arborist is submitted and a landscaping inspection has been passed by City staff.

Prior to demolition of the existing dwelling on the subject site, the applicant is required to install tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03 prior to any works being conducted on-site, and must remain in place until construction and landscaping on-site is completed.

### *Tree Replacement*

For the removal of the two (2) trees, the Official Community Plan (OCP) tree replacement ratio goal of 2:1 requires four (4) replacement trees to be planted and maintained on the proposed lots. The City's Tree Preservation Coordinator recommends an additional one (1) replacement tree for the removal of the hedgerow; which the applicant has agreed to, resulting in a total of five (5) replacement trees. The applicant has proposed to plant and maintain five (5) trees on-site in the proposed lots; two (2) trees on the west lot with the existing protected tree and three (3) trees on the east lot. Based on the size of the trees being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057.

To ensure that five (5) replacement trees are planted on-site at development stage, the applicant is required to submit a Landscaping Security in the amount of \$2,500 (\$500/tree) prior to final adoption of the rezoning bylaw. Securities will not be released 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 securities for a one-year maintenance period from the date of the landscape inspection.

### **Affordable Housing Strategy**

The Affordable Housing Strategy for single-family rezoning applications received prior to September 14, 2015 requires a secondary suite or coach house on 50% of new lots, or a cash-in-lieu contribution of \$1.00/ft<sup>2</sup> of total buildable area towards the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a voluntary contribution to the Affordable Housing Reserve Fund based on \$1.00/ft<sup>2</sup> of total buildable area of the single-family developments (i.e. \$6,403.99) in-lieu of providing a secondary suite on 50% of the new lots.

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

At future subdivision and Building Permit stage, the applicant is required to complete the required service connection works as described in Attachment 6.

Prior to subdivision, the applicant must discharge the existing Strata Plan (BCS1029).

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

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

### **Conclusion**

The purpose of this rezoning application is to rezone the property at 5411/5431 Clearwater Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

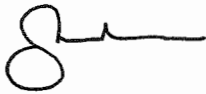
## **Conclusion**

The purpose of this rezoning application is to rezone the property at 5411/5431 Clearwater Drive from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9560 be introduced and given first reading.



Steven De Sousa  
Planning Technician - Design  
(604-276-8529)

SDS:blg

- Attachment 1: Location Map
- Attachment 2: Conceptual Development Plans
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5453
- Attachment 5: Tree Management Plan
- Attachment 6: Rezoning Considerations

**PROPOSED REZONING**

RS1/E RD1 RS1/E CC 128

BLUNDELL RD

RD1 RCH RD1 RC1 RTM1

CHETWYND AVE

CLIFTON RD

RD1

CLEARWATER DR

RTM1

CRANBROOK AVE

RS1/B RD1

RD2

CHEMAINUS DR

RS1/E

RTM1

CC

RS2/B

RS1/B

CLIFTON RD

CANTLEY RD

CATHAY RD

NO-2-RD

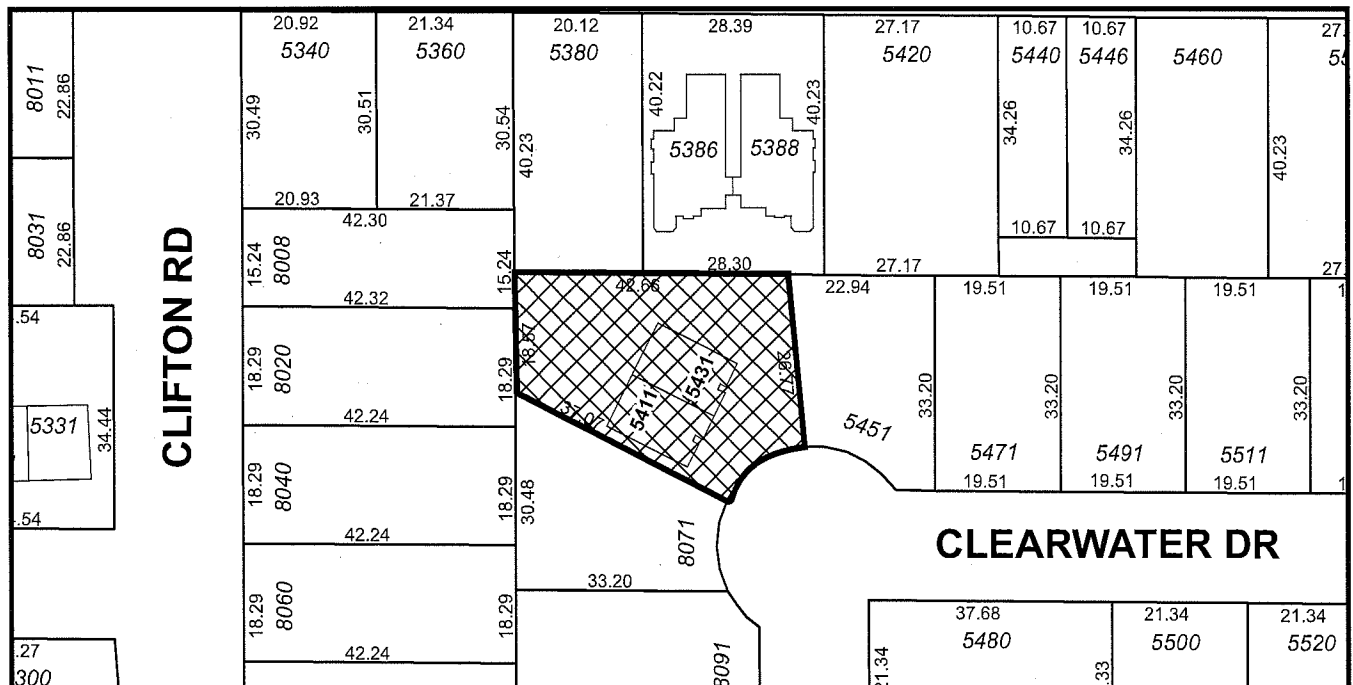
RD1

RTM1

RD1

COLBECK RD

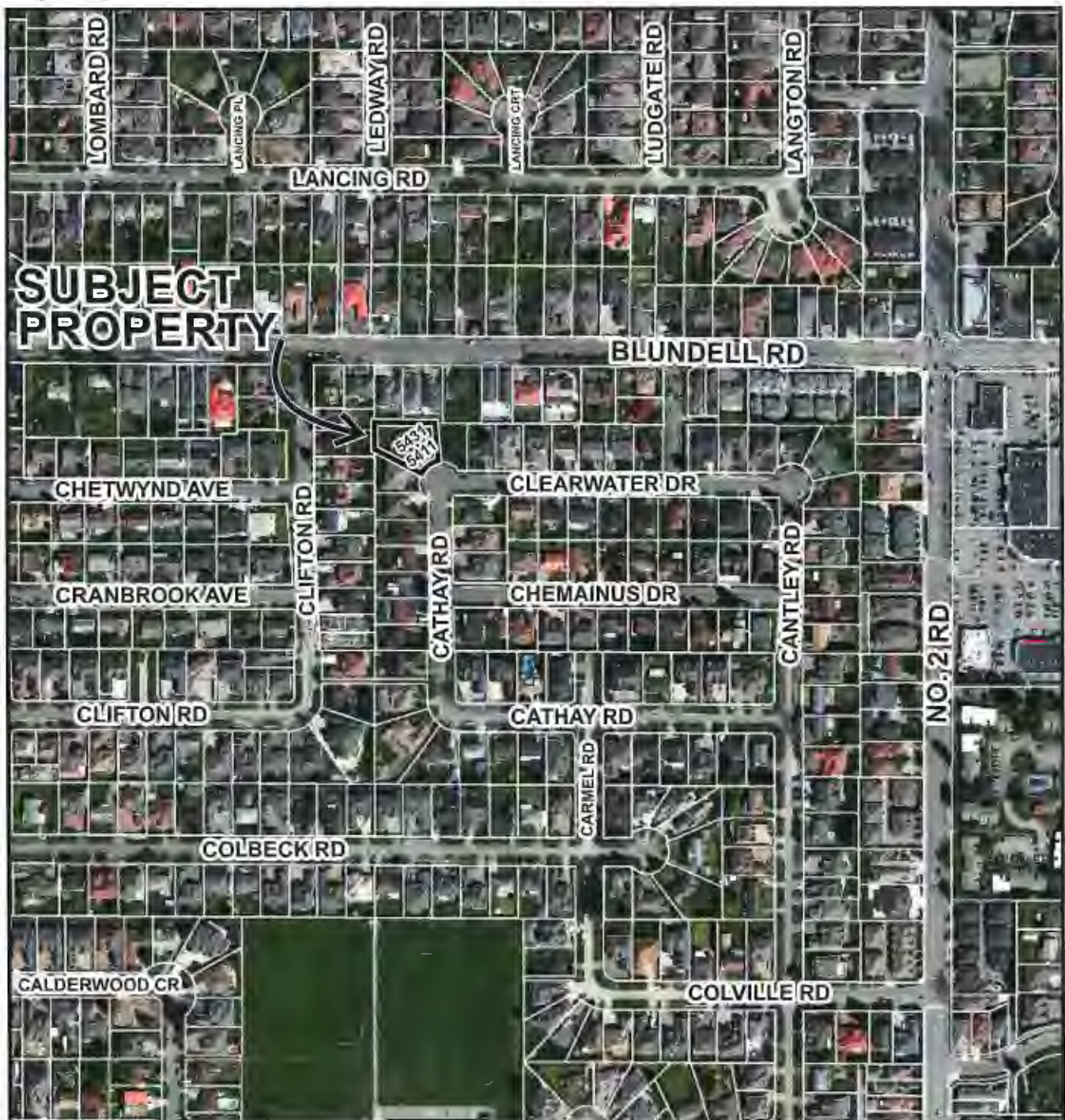
010



Note: Dimensions are in METRES



# City of Richmond



RZ 15-700420

Original Date: 07/09/15

Revision Date: 05/25/16

Note: Dimensions are in METRES

CERTIFIED CORRECT:  
LOT DIMENSIONS ACCORDING TO  
FIELD SURVEY.

*John C. Tam*  
JOHNSON C. TAM, B.C.L.S.  
MAY 12th, 2015.

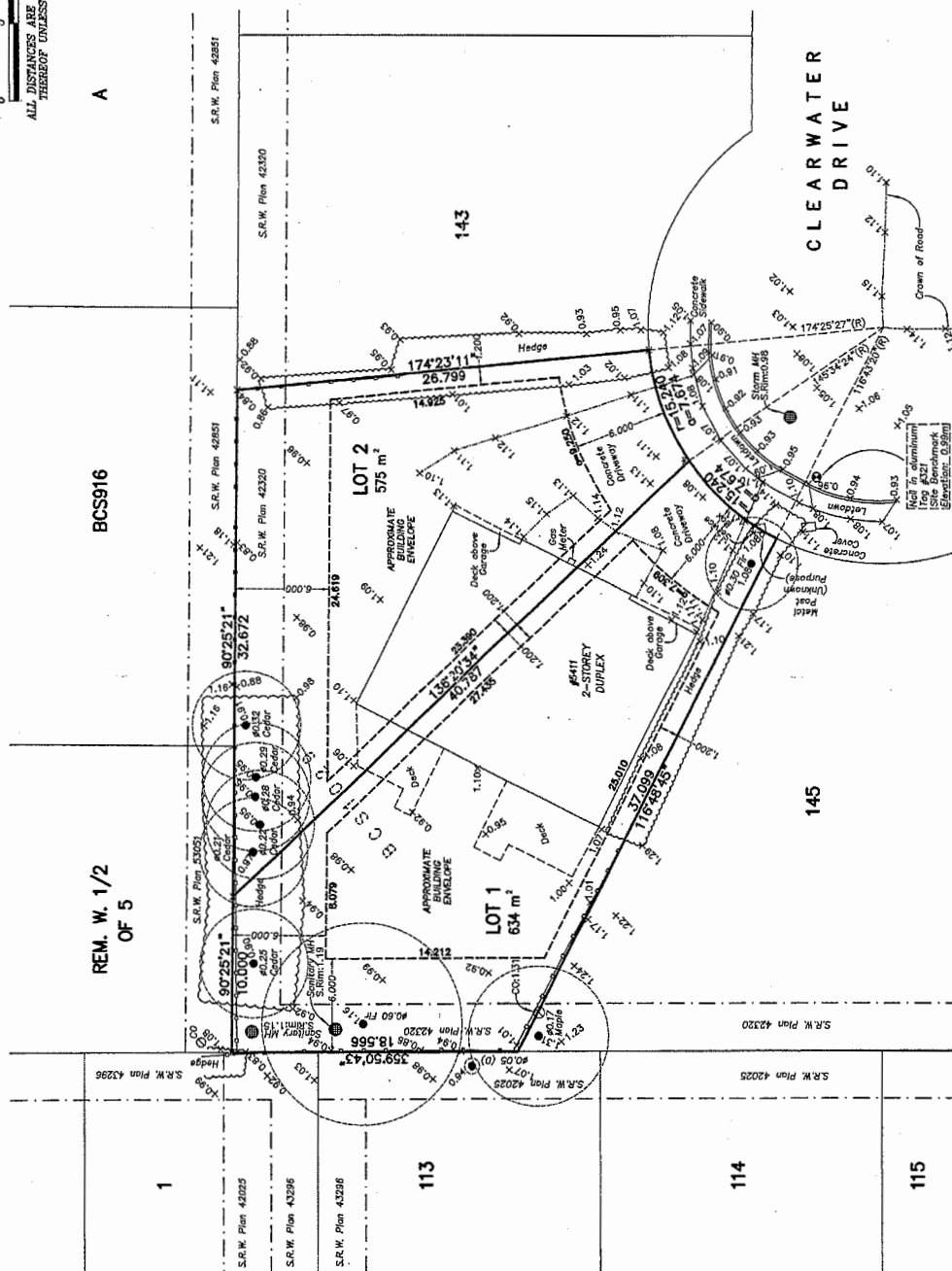


SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN BCS1029**  
**SECTION 24 BLOCK 4 NORTH RANGE 7 WEST**  
**NEW WESTMINSTER DISTRICT**

#5411 CLEARWATER DRIVE,  
RICHMOND, B.C.  
P.L.D. 026-085-933  
#5431 CLEARWATER DRIVE,  
RICHMOND, B.C.  
P.L.D. 026-085-944



LEGEND:  
(O) denotes deciduous  
we denotes water valve  
● denotes manhole  
○ denotes cleanout

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6003  
PB-280 P17-20  
Drawn By: 10

NOTE:  
Elevations shown are based on City of  
Richmond HPM Benchmark network.  
Benchmark: HPN #202  
Control Monument 77H4823  
Elevation: 1.452m  
Benchmark: HPN #234  
Control Monument 77H4891  
Elevation: 1.125m

NOTE:  
Use the Benchmark Tag #321 for  
construction elevation control.

DWG No. 6003-Topo



**RZ 15-700420**

**Attachment 3**

Address: 5411/5431 Clearwater Drive

Applicant: New Horizon Development Ltd.

Planning Area(s): Blundell

	Existing	Proposed
Owner:	New Horizon Development Ltd.	To be determined
Site Size (m <sup>2</sup> ):	1,209 m <sup>2</sup> (13,013 ft <sup>2</sup> )	East lot: 634 m <sup>2</sup> (6,824 ft <sup>2</sup> ) West lot: 575 m <sup>2</sup> (6,189 ft <sup>2</sup> )
Land Uses:	One (1) two-family dwelling	Two (2) residential lots
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Lot Size Policy 5453 permits Single Detached (RS1/B) for lots with existing duplexes	No change
Zoning:	Two-Unit Dwellings (RD1)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55	Max. 0.55	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360 m <sup>2</sup>	East lot: 634 m <sup>2</sup> West lot: 575 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6.0 m	Min. 6.0 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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



# City of Richmond

# Policy Manual

Page 1 of 2

Adopted by Council: November 15, 1993

**POLICY 5453**

Amended by Council: January 15, 2001 \*  
October 20<sup>th</sup>, 2003

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 24-4-7

## **POLICY 5453:**

The following policy establishes lot sizes in Section 24-4-7, located in the area generally **bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road** as shown on the attached map:

That properties located within the area generally bounded by Francis Road, Blundell Road, Railway Avenue and No. 2 Road in Section 24-4-7, as shown on the attached map, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw No. 5300, with the following exceptions:



- (i) That lots with existing duplexes be permitted to subdivide as per Single-Family Housing District, Subdivision Area B (R1/B); and

and that this policy be used to determine the disposition of future rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw 5300.

\* Original Adoption Date In Effect

1081046

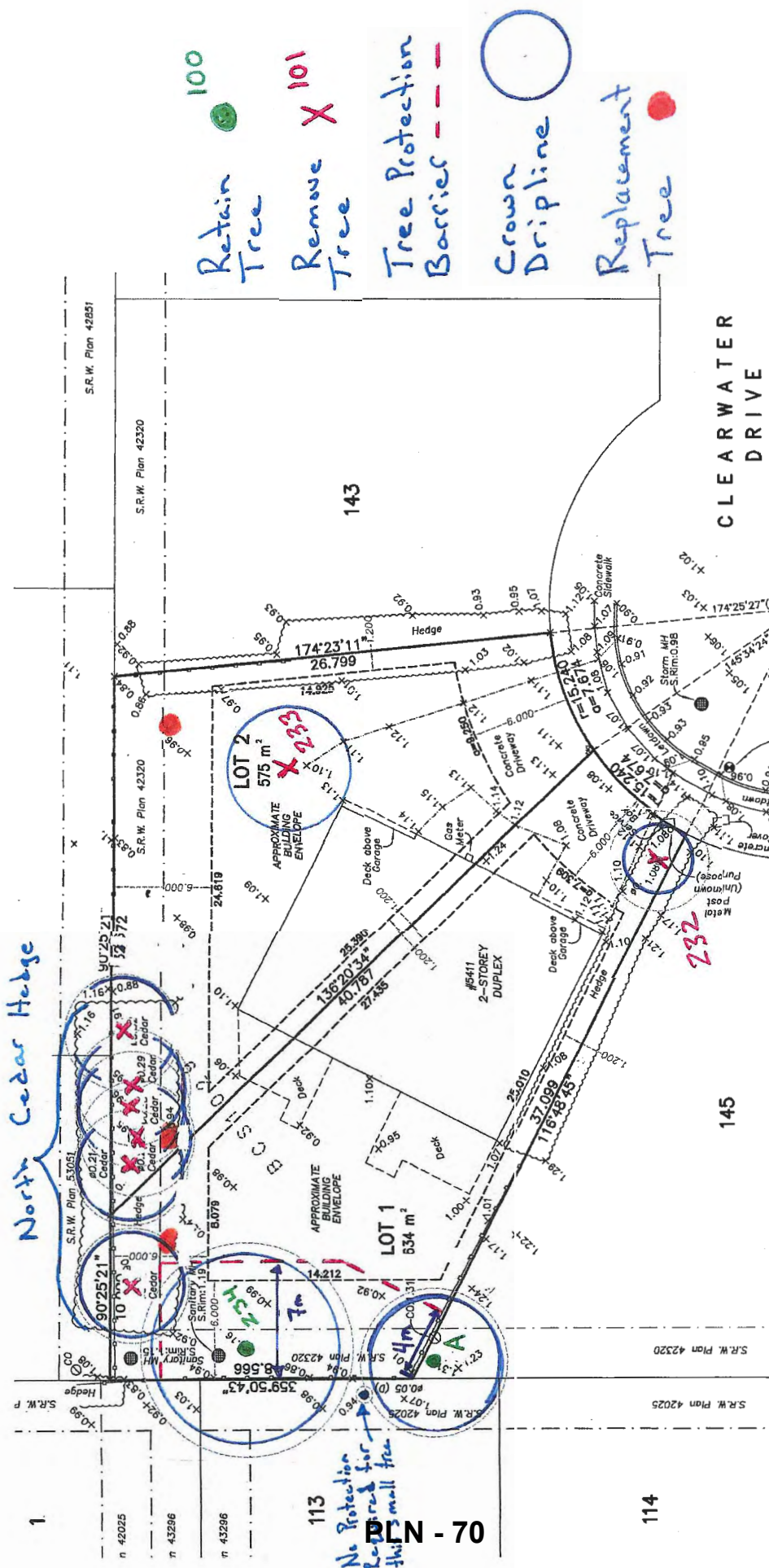


-  Subdivision Permitted as Per **R1/E**
-  Subdivision of Duplexes Permitted as Per **R1/B**



**Policy 5453**  
**Section 24-4-7**  
**PLN - 69**

**Adopted Date: 11/15/93**  
**Amended Date: 10/20/03**





**Address:** 5411/5431 Clearwater Drive

**File No.:** RZ 15-700420

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9560, the developer is required to complete the following:**

1. Submission of a landscaping security in the amount of \$2,500 (\$500/tree) to ensure that the five (5) required replacement trees are planted and maintained on the proposed lots (minimum size of 6 cm deciduous caliper or 3.5 m high conifer). The landscaping security will not be released until construction and landscaping on the subject site is completed and a landscape inspection has been passed by City staff. The City may retain a portion of the security for a one-year maintenance period from the date of the landscape inspection to ensure that the replacement trees survive. If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$500/tree to the City's Tree Compensation Fund for off-site planting is required.
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 \$1,000 for the one (1) tree to be retained on-site.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title to ensure that upon subdivision of the property, vehicular access to the proposed lots is via a shared driveway crossing (6 m wide at the property line), centered on the proposed shared property line. No obstructions are permitted within the shared driveway.
6. Registration of a cross-access easement on Title prior to subdivision centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the proposed lots.
7. The City's acceptance of the applicant's voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$6,403.99) to the City's Affordable Housing Reserve Fund.
8. Discharge of the existing covenant registered on Title of the subject property (i.e. AE11709), which restricts the use of the property to a duplex.

**At Demolition Permit\* stage, the applicant is required to:**

1. Installation of appropriate tree protection fencing around all trees to be retained as part of the development in accordance with the City's Tree Protection Information Bulletin TREE-03, prior to any construction activities, including building demolition, occurring on-site, and must remain in place until construction and landscaping on-site is completed.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management plan should include location for parking 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. Discharge of the existing Strata Plan (BCS1029).
3. The following servicing works and off-site improvements may be completed through either a) a Servicing Agreement\* entered into by the applicant to design and construct the works to the satisfaction of the Director of Engineering; or b) a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- a) Using the OCP Model, there is 135.0 L/s of water available at a 20 psi residual at the Clearwater Drive frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.
- b) The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage and Building designs.
- c) At Developers cost, the City is to:
  - Cut and cap the existing water service connection along the Clearwater Road frontage.
  - Install 2 new water service connections complete with meters and meter boxes away from driveways.

*Storm Sewer Works:*

- d) At Developers cost, the City is to:
  - Cut and cap the existing storm service connection at the south corner of the development site.
  - Install a new storm service connection complete with IC with dual connections at the adjoining property line of the newly subdivided lots.

*Sanitary Sewer Works:*

- e) At Developers cost, the City is to:
  - Cut and cap the existing sanitary service connection at the southwest corner of the development site.
  - Install one (1) new sanitary service connection complete with new IC and dual connections at the adjoining property line of the newly subdivided lots along the north property line within the existing SRW. All sanitary works to be completed prior to any on-site building construction.

*Frontage Improvements:*

- f) Developer is required to:
  - to coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).
- g) Complete other frontage improvements as per Transportation's requirements.

*General Items:*

- h) Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

**Note:**

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

[signed copy on file]

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Signed

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Date



# City of Richmond

## Report to Committee Planning and Development Division

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

**Date:** May 16, 2016  
**File:** RZ 16-723604


**Re:** Application by Gursher Randhawa for Rezoning at 3611/3631 Lockhart Road  
from Single Detached (RS1/E) to Single Detached (RS2/B)

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, for the rezoning of 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

  
Wayne Craig  
Director of Development

JR:blg  
Att.

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

## **Staff Report**

### **Origin**

Gursher Randhawa has applied to the City of Richmond for permission to rezone 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots (Attachment 1). The proposed subdivision plan is shown in Attachment 2.

### **Findings of Fact**

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

### **Surrounding Development**

Development immediately surrounding the site is as follows:

- To the North: Single-family homes on two (2) lots in the "Single Detached (RS1/B)" zone fronting Granville Avenue.
- To the South, East, and West: Single-family homes on lots in the "Single Detached (RS1/B)" zone fronting Lockhart Road.

### **Related Policies & Studies**

#### **Official Community Plan**

The subject property is located in the Quilchena neighbourhood of the Seafair planning area (Attachment 4). The Official Community Plan land use designation for the subject property is "Neighbourhood Residential." The proposed rezoning is compliant with this designation.

#### **Single-Family Lot Size Policy 5447**

The subject property is located within the area governed by Single-Family Lot Size Policy 5447, adopted by Council on September 16, 1991 and subsequently amended in 1998 and 2003 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the "Single Detached (RS2/B)" zoning bylaw. The proposed rezoning and subdivision would allow for the creation of two (2) lots, each 12.2 m in width and 579 m<sup>2</sup> (6232 ft<sup>2</sup>) in area, consistent with the requirements of the "Single Detached (RS2/B)" zoning 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.

## **Analysis**

### **Existing Legal Encumbrances**

There is an existing covenant registered on each strata title; which restricts the property use as duplex only (registration number RD44050). This covenant must be discharged from each strata title prior to subdivision approval.

Cancellation of the existing strata plan (NW790) is required prior to subdivision approval.

There is an existing 3.0 m-wide statutory right-of-way (ROW) registered on Title within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment into the ROW is not permitted.

### **Transportation and Site Access**

Vehicle access is proposed to be from Lockhart Road via separate driveway crossings to each new lot.

### **Tree Retention and Replacement**

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses six (6) bylaw-sized trees on the subject property and two (2) trees on neighbouring properties.

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

- One (1) multi-stemmed Laurel (Tree # 196) located on the development site is in moderate condition, but in direct conflict with the proposed development. Laurel is typically grown as an ornamental shrub, and this tree has become overgrown. It is not a significant tree or valued species. Remove and replace.
- Five (5) trees (Trees # 197, 198, 199, 200 & 201) located on the development site all exhibit poor form from topping cuts and are in poor condition. Remove and replace.
- Two (2) trees (Trees # A & E) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

### *Tree Replacement*

The applicant wishes to remove all six (6) on-site trees. The 2:1 replacement ratio would require a total of twelve (12) replacement trees. The applicant has agreed to plant four (4) trees on each lot proposed; for a total of eight (8) trees. Based on the size of the trees being removed, replacement trees shall be a minimum size of 6 cm deciduous caliper or 3.5 m high conifer, as per Tree Protection Bylaw No. 8057. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$2,000 to the City's Tree Compensation Fund in lieu of the remaining four (4) trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

Two (2) trees (Trees # A & E) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission 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**

As per the City's Affordable Housing Strategy, single-family rezoning applications received after September 15, 2015 require a secondary suite or coach house on 100% of new lots, a cash-in-lieu contribution of \$2.00/ft<sup>2</sup> of total buildable area toward the City's Affordable Housing Reserve Fund, or a combination thereof.

The applicant proposes to contribute \$12,478.00 toward the City's Affordable Housing Reserve Fund. This is equivalent to \$2.00/ft<sup>2</sup> of the total buildable area of each lot to be created, and is consistent with the Affordable Housing Strategy.

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

The applicant is required to pay to the City, in keeping with the Subdivision and Development Bylaw 8751, a \$30,231.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out in Attachment 7. The applicant must also provide payment of \$12,650 to the

City, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections; each complete with meter and meter box, prior to subdivision. This money will be used to pre-service the lots by a City watermain replacement project currently underway, scheduled for completion in the summer of 2016.

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

### **Financial Impact**

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

### **Conclusion**

The purpose of this rezoning application is to rezone 3611/3631 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two (2) lots.

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

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

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 9565 be introduced and given first reading.



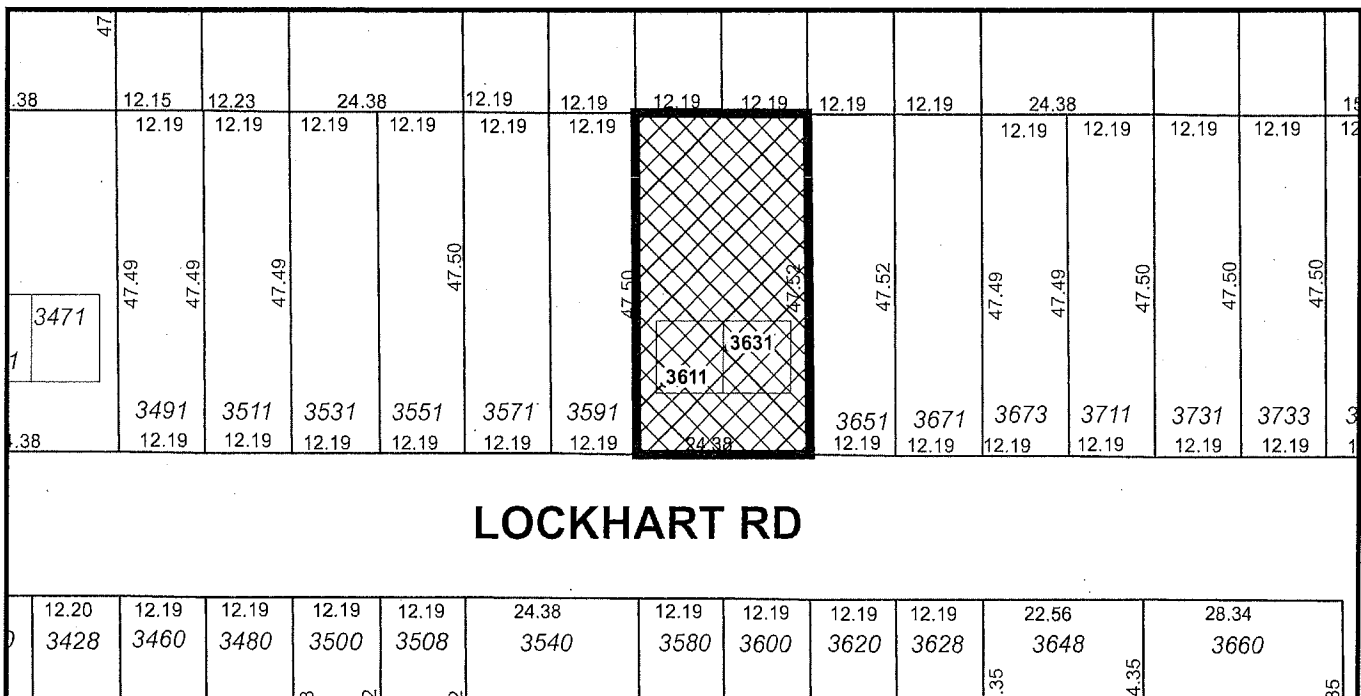
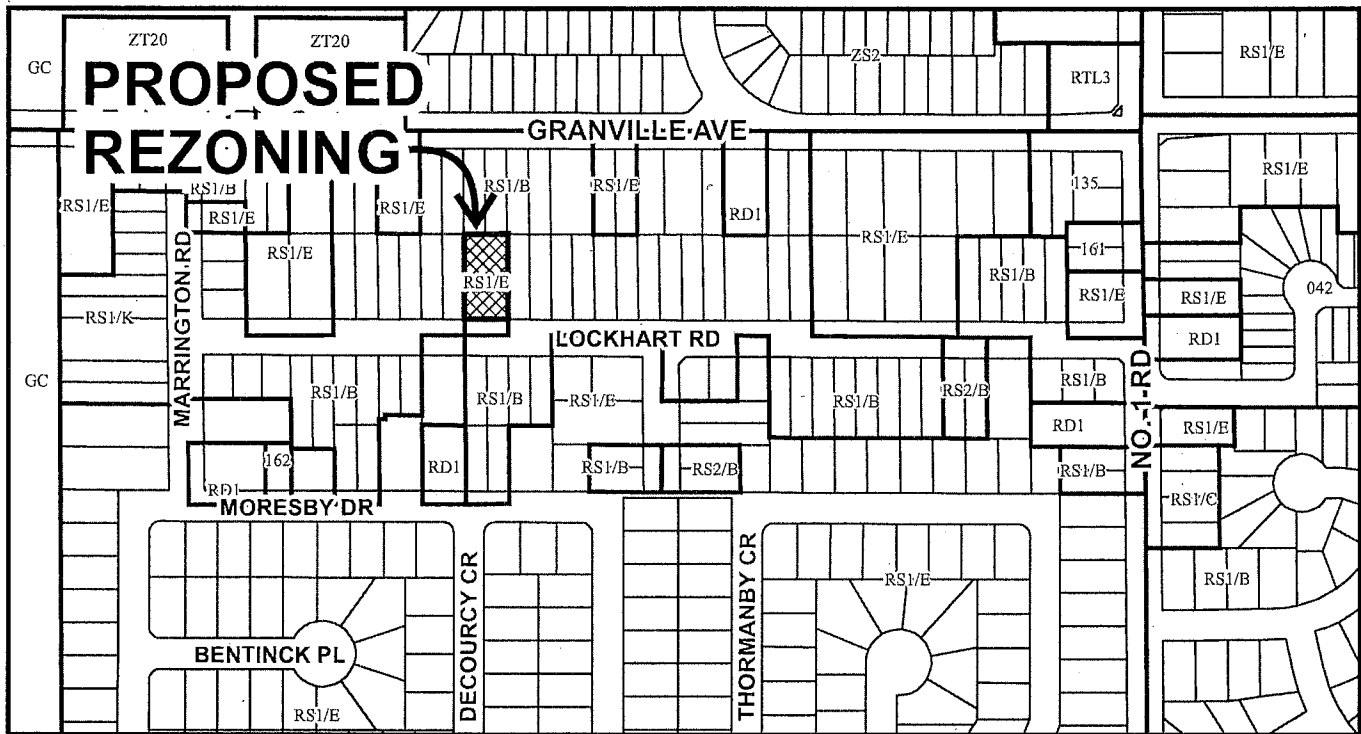
Jordan Rockerbie  
Planning Technician  
(604-276-4092)

JR:blg

- Attachment 1: Location Map and Aerial Photo
- Attachment 2: Conceptual Development Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Seafair Planning Area Land Use Map
- Attachment 5: Lot Size Policy 5447
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations



# City of Richmond



## RZ 16-723604

Original Date: 02/15/16

Revision Date:

Note: Dimensions are in METRES



# City of Richmond



RZ 16-723604

Original Date: 02/15/16

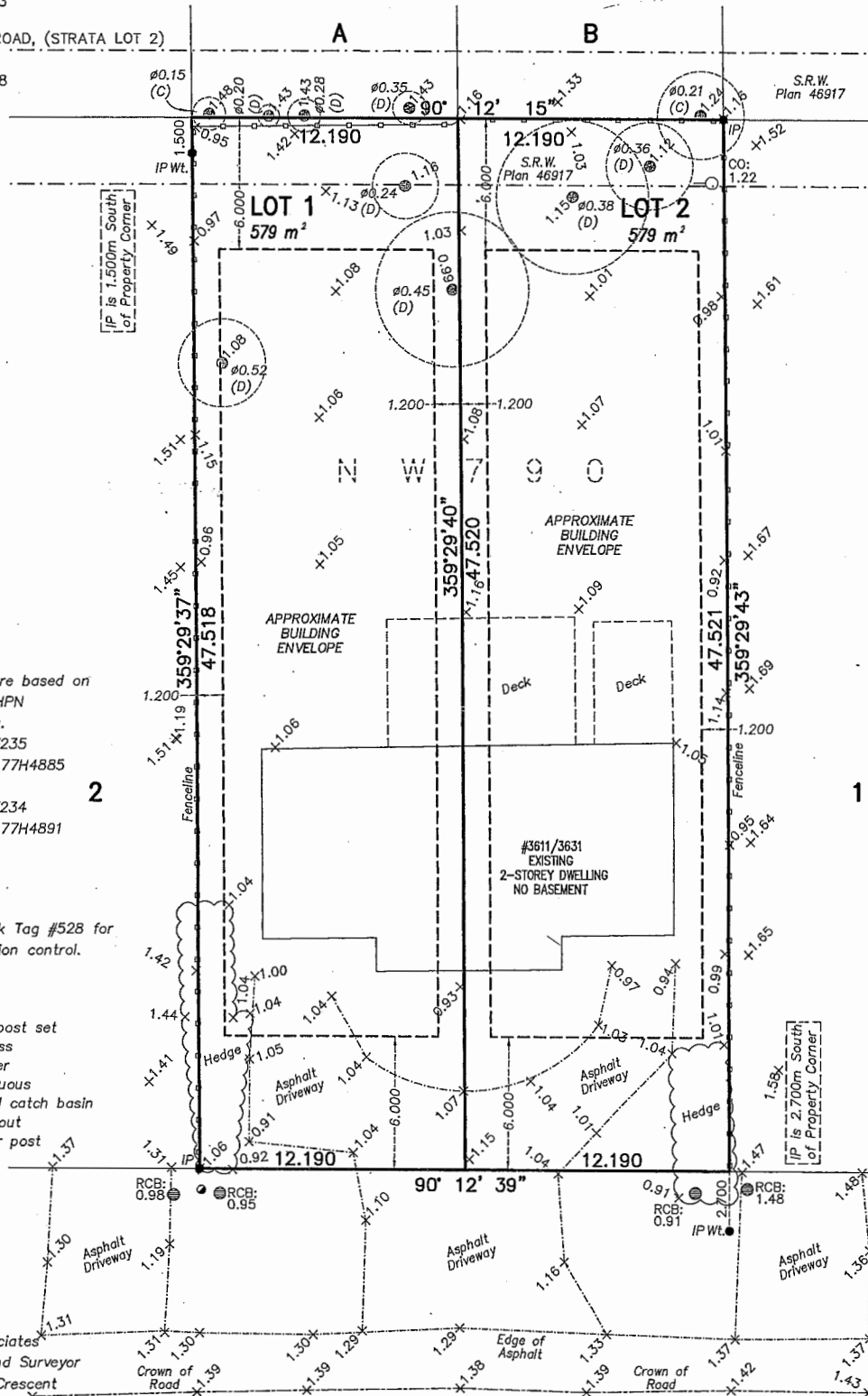
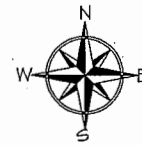
Revision Date:

Note: Dimensions are in METRES

# TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF STRATA PLAN NW790 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST NEW WESTMINSTER DISTRICT

#3611 LOCKHART ROAD, (STRATA LOT 1)  
RICHMOND, B.C.  
P.I.D. 001-523-023

#3631 LOCKHART ROAD, (STRATA LOT 2)  
RICHMOND, B.C.  
P.I.D. 001-523-058



## NOTE:

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

## NOTE:

Use site Benchmark Tag #528 for  
construction elevation control.

## LEGEND:

- IP ● denotes iron post set
- Wt. denotes witness
- (C) denotes conifer
- (D) denotes deciduous
- denotes round catch basin
- denotes cleanout
- denotes power post

© copyright  
J. C. Tam and Associates  
Canada and B.C. Land Surveyor  
115 - 8833 Odlin Crescent  
Richmond, B.C. V6X 3Z7  
Telephone: 214-8928  
Fax: 214-8929  
E-mail: office@jctam.com  
Website: www.jctam.com  
Job No. 6334  
FB-297 P48-49  
Drawn By: IO

Nail in aluminum  
Tag #528  
Site Benchmark  
Elevation: 1.37m

**LOCKHART  
ROAD**

SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND FEET  
THEREOF UNLESS OTHERWISE INDICATED

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

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

DECEMBER 12th, 2015.

DWG No. 6334-Topo



**RZ 16-723604**

**Attachment 3**

Address: 3611/3631 Lockhart Road

Applicant: Gursher Randhawa

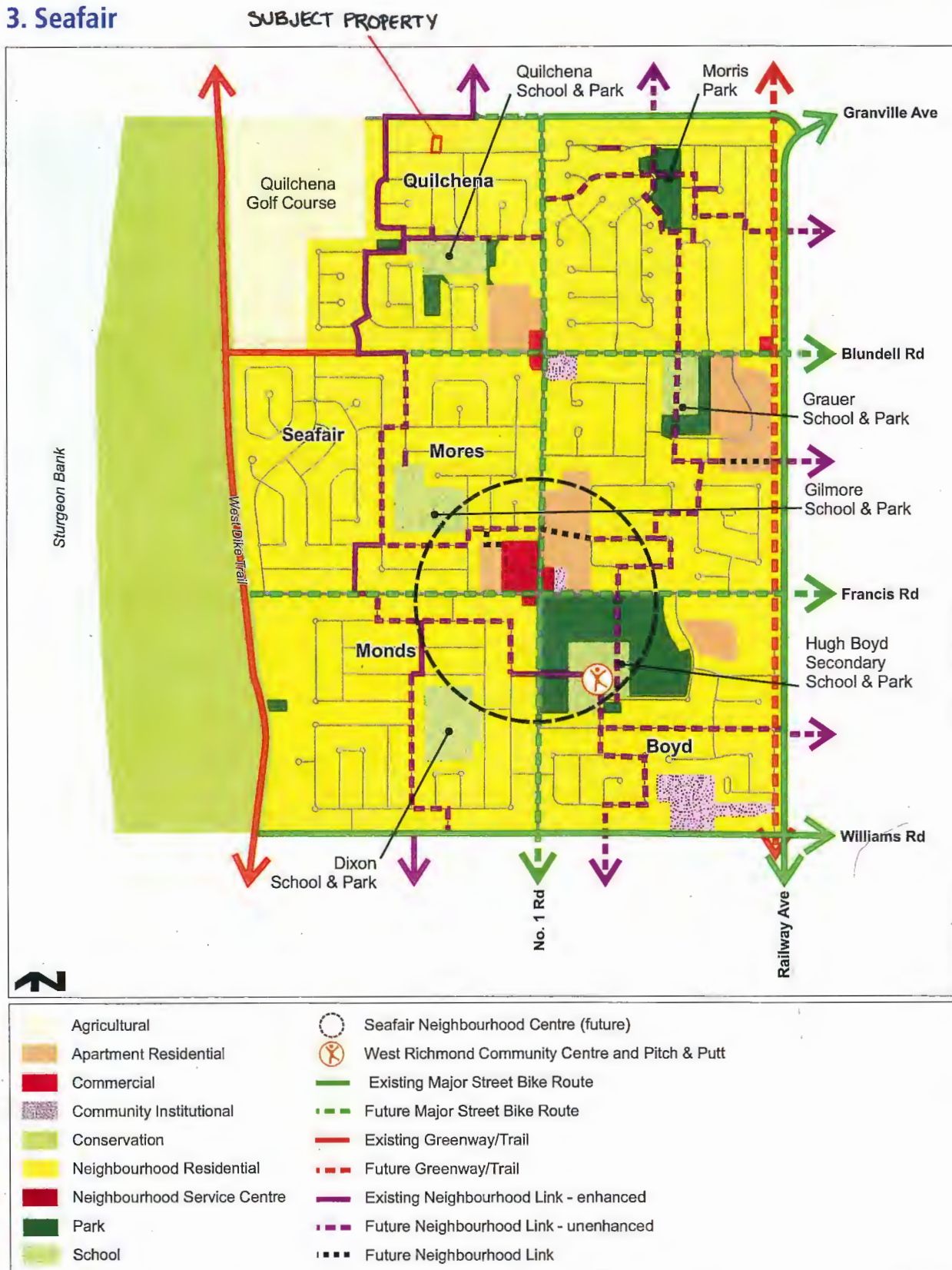
Planning Area(s): Seafair

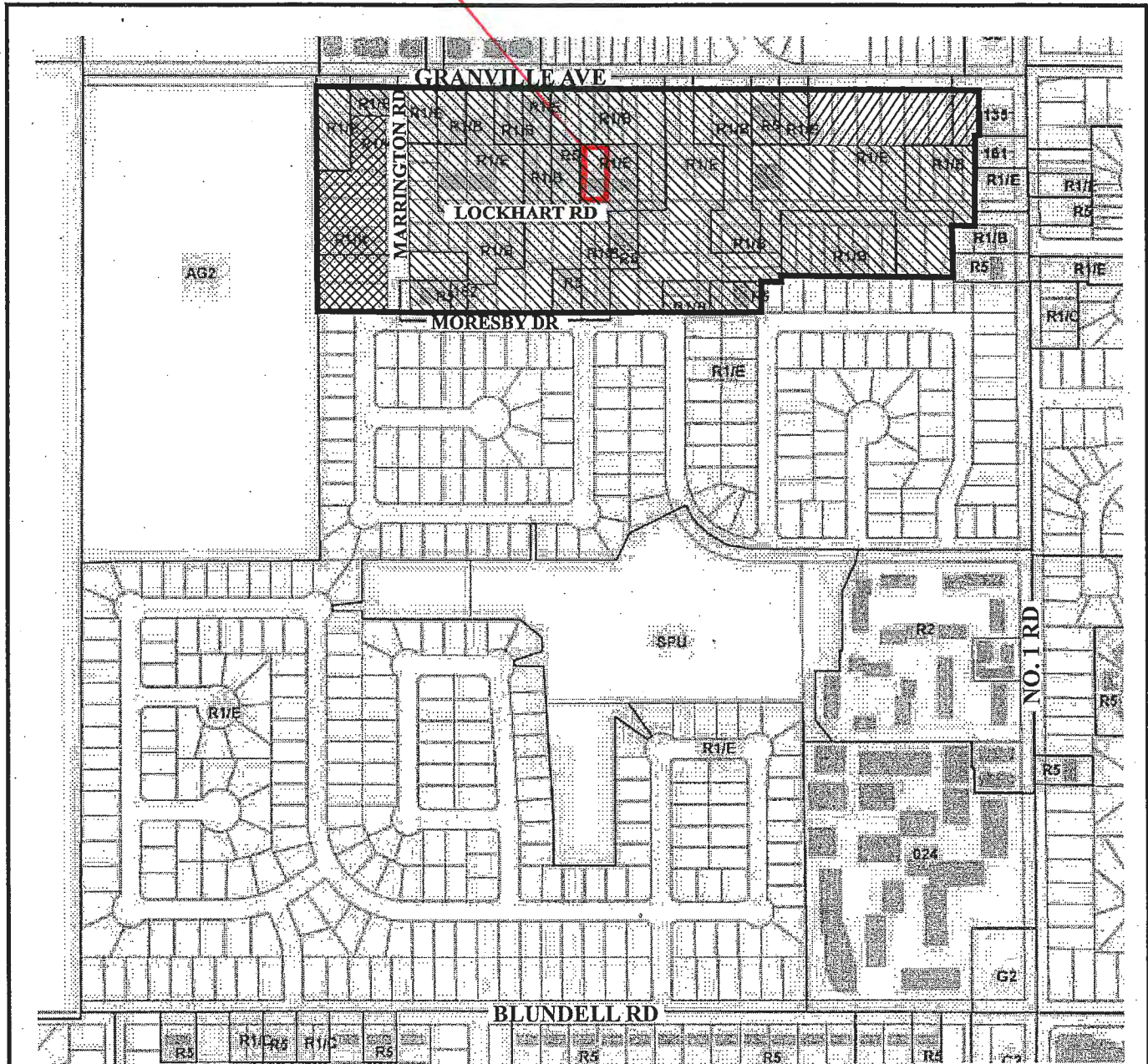
	Existing	Proposed
Owner:	1071416 BC Ltd., Inc.	To be determined
Site Size (m <sup>2</sup> ):	1,158 m <sup>2</sup>	Two (2) lots, each 579 m <sup>2</sup>
Land Uses:	One (1) non-conforming duplex	Two (2) single-family homes
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Detached (R1/B)	Single Detached (RS2/B)
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 applied to 464.5 m <sup>2</sup> of the lot area together with 0.30 applied to the balance	Max. 0.55 applied to 464.5 m <sup>2</sup> of the lot area together with 0.30 applied to the balance	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	360.0 m <sup>2</sup>	West lot: 579 m <sup>2</sup> East lot: 579 m <sup>2</sup>	none
Setback – Front & Rear Yard (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yard (m):	Min. 1.2 m	Min. 1.2 m	none
Height:	Max. 2 ½ Storeys	Max. 2 ½ Storeys	none

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

### 3. Seafair





Subdivision permitted as per R1/B with the following provisions:



1. Between 3620 and 3780 Granville Avenue R1/C.



2. Between 7151 and 7031 Marrington Road R1/K.



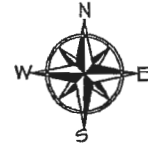
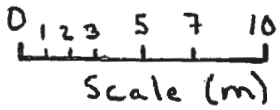
## Policy 5447 Section 15-4-7

Adopted Date: 09/16/91  
Amended Date: 07/20/98  
Amended Date: 10/20/03

Note: Dimensions are in METRES

# Tree Management Plan - 3611/3631 Lockhart Rd.

Jan 15, 2016 D.A.



Retain Tree



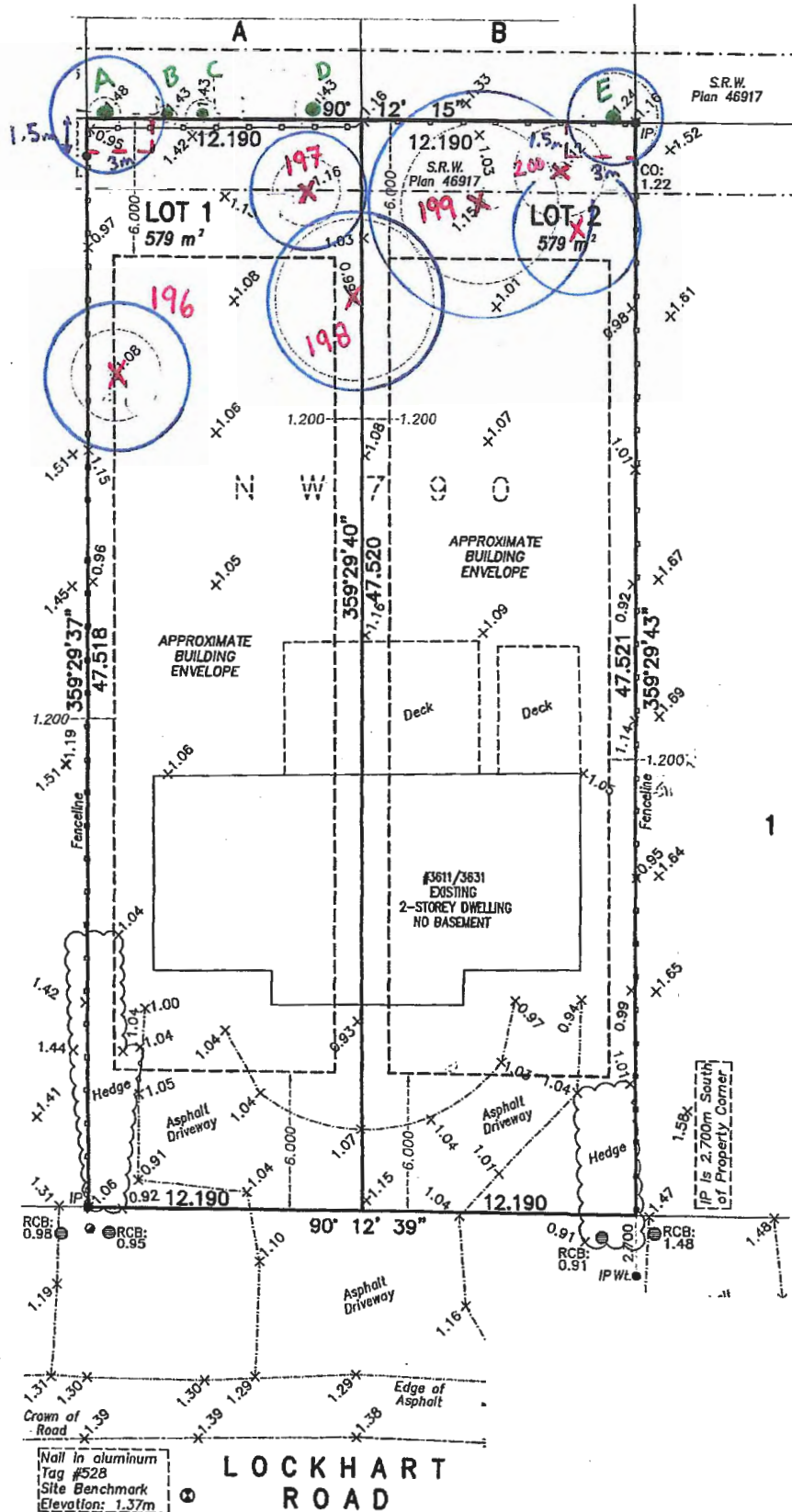
Remove Tree



Crown Dripline



Tree Protection Barrier





**City of  
Richmond**

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

**Address:** 3611/3631 Lockhart Road

**File No.:** RZ 16-723604

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9565, the applicant is required to complete the following:**

1. City acceptance of the developer's offer to voluntarily contribute \$2,000.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City
2. Submission of a Landscape Security in the amount of \$4,000.00 (\$500/tree) to ensure that a total of four (4) replacement trees are planted and maintained on each lot proposed (for a total of 8 trees; minimum 6 cm deciduous caliper or 3 m high conifers).
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. Registration of a flood indemnity covenant on title.
5. The City's acceptance of the applicant's voluntary contribution of \$2.00 per buildable square foot of the single-family developments (i.e. \$12,478.00) to the City's Affordable Housing Reserve Fund.

**Note:** Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a proposal to build a secondary suite on both of the future lots at the subject site, or on one (1) of the two (2) future lots with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$2.00 per buildable square foot of the second lot at the subject site. To ensure that a secondary suite is built to the satisfaction of the City in accordance with the Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title as a condition of rezoning, stating that no final Building Permit inspection will be granted until a secondary suite is constructed to the satisfaction of the City, in accordance with the BC Building Code and the City's Zoning Bylaw. A legal agreement ensuring that the principle dwelling and any secondary suite cannot be stratified must also be registered on Title if any secondary suites are built as a result of the Affordable Housing Strategy.

**Prior to Subdivision\*, the applicant must complete the following requirements:**

1. Payment to the City of \$12,650.00, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections, each complete with meter and meter box. This money will be used to pre-service the two (2) lots by a City watermain replacement project currently underway, scheduled for completion in summer 2016.
2. Discharge of covenant RD44050 from the title of the strata lots, which restricts the property to a duplex.
3. Cancellation of the existing strata plan (NW790).

**Prior to Demolition\* stage, the applicant 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\* and Building Permit\* stage, the applicant must complete the following requirements:**

1. Pay to the City, in keeping with the Subdivision and Development Bylaw No. 8751, a \$30,231.20 cash-in-lieu contribution for the design and construction of frontage upgrades as set out below:
  - Concrete Curb and Gutter (EP.0641) \$4876.00
  - Concrete Sidewalk (EP.0642) \$7070.20
  - Pavement Widening (EP.0643) \$8533.00
  - Roadway Lighting (EP.0644) \$2681.80
  - Boulevard Landscape/Trees (EP.0647) \$7070.20
2. Complete the following servicing works and off-site improvements. These must be completed through a cash contribution (based on the City's cost estimate for the works) for the City to undertake the works at development stage:

*Water Works:*

- Using the OCP Model, there is 119.0 L/s of water available at a 20 psi residual at the Lockhart Road frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- The Developer is required to:
  - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm the development has adequate fire flow for on-site fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage Building designs.
  - Provide \$12,650, as per Richmond Waterworks and Water Rates Bylaw No. 5637, for two (2) new 25 mm water service connections each complete with meter and meter box, prior to adoption of rezoning. This money will be used to pre-service the two lots by a City watermain replacement project scheduled for construction in the summer of 2016.
- At Developers cost, the City is to:
  - Cut and cap at main the existing water service connection along the Lockhart Road frontage.
  - Install two (2) new water service connections complete with meter and meter box along the Lockhart Road frontage.

*Storm Sewer Works:*

- The Developer is required to retain the existing storm service connection at the southeast and southwest corners of the development site.

*Sanitary Sewer Works:*

- The Developer is required to retain existing sanitary service connection at the northeast and northwest corners of the development site.
- At Developers cost, the City is to remove cap on existing sanitary service connection at the northwest corner of the development site.

*Frontage Improvements:*

- The Developer is required to:
  - Coordinate with BC Hydro, Telus and other private communication service providers:
    - To underground Hydro service lines.
    - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
    - To determine if above ground structures are required and coordinate their locations on-site (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.).

*General Items:*

- The Developer is required to:
  - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Submit a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include the location/s for parking for services, deliveries, workers, and loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by BC Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- Obtain a Building Permit 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 Division 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.

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Signed

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Date