



**Planning Committee
Electronic Meeting**

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

**Wednesday, July 3, 2024
4:00 p.m.**

Pg. # ITEM

MINUTES

PLN-4 *Motion to adopt the **minutes** of the meeting of the Planning Committee held on June 18, 2024.*



NEXT COMMITTEE MEETING DATE

July 16, 2024, (tentative date) at 4:00 p.m. in the Anderson Room.

PLANNING AND DEVELOPMENT DIVISION

1. **APPLICATION BY MATTHEW CHENG ARCHITECT INC. FOR REZONING AT 8440/8460 NO. 3 ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 22-027214) (REDMS No. 7159499)

PLN-9

See Page PLN-9 for full report

Designated Speaker: Laurel Eyton and Joshua Reis

Pg. # ITEM

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, for the rezoning of 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.



2. **APPLICATION BY E-LOYAL CONSTRUCTION FOR REZONING AT 8020/8040 LUCAS ROAD FROM THE “TWO-UNIT DWELLINGS (RD1)” ZONE TO THE “SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)” ZONE**

(File Ref. No. RZ 23-023857) (REDMS No. 7635643)

PLN-34

See Page PLN-34 for full report

Designated Speaker: Laurel Eyton and Joshua Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, for the rezoning of 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi- Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.



3. **APPLICATION BY ASTERIA PROPERTIES INC. FOR REZONING AT 8240 WILLIAMS ROAD TO THE “LOW DENSITY TOWNHOUSES (RTL4)” ZONE**

(File Ref. No. RZ 21-934592) (REDMS No. 7709089)

PLN-55

See Page PLN-55 for full report

Designated Speaker: Cynthia Lussier and Joshua Reis

STAFF RECOMMENDATION

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, for the rezoning of 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.



Planning Committee Agenda – Wednesday, July 3, 2024

Pg. # ITEM

4. **HERITAGE ALTERATION PERMIT FOR 12111 3RD AVENUE
(STEVESTON HOTEL)**

(File Ref. No. 7694460) (REDMS No. HA 23-035279)

PLN-83

See Page PLN-83 for full report

Designated Speaker: Judith Mosley and Suzanne Smith

STAFF RECOMMENDATION

That a Heritage Alteration Permit which would permit exterior alterations on the identified heritage building, and associated landscaping, at 12111 3rd Avenue be issued.

5. **MANAGER’S REPORT**

ADJOURNMENT



Planning Committee

Date: Tuesday, June 18, 2024

Place: Anderson Room
Richmond City Hall

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

Absent: Councillor Chak Au

Also Present: Councillor Laura Gillanders (by teleconference entered at 4:02 p.m.)
Councillor Michael Wolfe (by teleconference)

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 May 22, 2024, be adopted as circulated.

CARRIED

PLANNING AND DEVELOPMENT DIVISION

- 1. APPLICATION BY KUSH PANATCH FOR A ZONING TEXT AMENDMENT TO THE “AGRICULTURE (AG1)” ZONE TO PERMIT A GLASS GREENHOUSE WITH CONCRETE FOOTINGS AT 12800/12910 NO. 2 ROAD**
(File Ref. No. ZT 24-035934) (REDMS No. 7657729)

Staff provided Committee with an overview of the application.

Planning Committee
Tuesday, June 18, 2024

In response to queries from Committee, staff advised that (i) since 2018 staff have received one application for a concrete footing foundation greenhouse, and (ii) the use of concrete is proposed to support the weight and size of the proposed greenhouse, the concrete foundation is comprised of a continuous concrete footing.

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10567, for a Zoning Text Amendment to the “Agriculture (AG1)” zone to permit the use of an 81 m² greenhouse with concrete footing foundations to support the farm business at 12800 / 12910 No. 2 Road be introduced and given first reading.

CARRIED

2. RICHMOND YOUTH ADVISORY COMMITTEE PROPOSED 2024 WORK PROGRAM

(File Ref. No. 07-3425-01) (REDMS No. 7695228)

In response to queries from Committee, staff advised that (i) staff will be reviewing topics of interest with the youth committee members and organizational representatives, and then prioritizing based on what is most important to the committee, (ii) staff will share information about the Planet Youth program with the Committee and ask for their thoughts and ideas on what youth enjoy doing in their free time and potential partners for youth activities, and (iii) outreach is not typically the role of committee members, but staff do share opportunities for public engagement with the youth members to participate in themselves, and share with their networks.

It was moved and seconded

That the proposed work program for the Richmond Youth Advisory Committee, as described in the staff report titled “Richmond Youth Advisory Committee Proposed 2024 Work Program”, dated May 31, 2024, from the Acting Director, Community Social Development, be approved.

CARRIED

Planning Committee
Tuesday, June 18, 2024

3. **DRAFT CHILD CARE STRATEGY 2024–2034**

(File Ref. No. 07-3070-04) (REDMS No. 7675622)

In response to queries from Committee, staff advised that (i) school age care is an on-going concern in Richmond and is one of the highest priorities identified in the Child Care Action plan that was developed in 2021, (ii) school age care was most impacted by the pandemic, as many parents took their children out of child care facilities during that time, as such; school age spaces were lost during the immediate time post pandemic, the community is in the process of rebuilding, (iii) School District 38 currently has four new child care facilities under construction that all include additional school age child care spaces, (iv) the provision of child care in residential neighbourhoods is currently possible through two different licence categories, Family Child Care and In Home Multi-Age Care, those two categories are easy to include in a typical residential home, larger facilities often require significant retrofits which may not be cost effective in the long run, (v) Richmond currently has 38 child care spaces per 100 children, and (vi) the Federal and Provincial governments have recently continued to expand the \$10 a day child care program to include part time programs, including before and after school care and preschool.

It was moved and seconded

- (1) *That the draft Child Care Strategy 2024–2034, as outlined in the staff report titled “Draft Child Care Strategy 2024–2034”, dated June 6, 2024 from the Acting Director, Community Social Development, be endorsed for public consultation; and*
- (2) *That staff report back to City Council with the final Child Care Strategy, including a summary of the public feedback received.*

CARRIED

DEPUTY CAO'S OFFICE

4. **HOUSING AGREEMENT (AFFORDABLE HOUSING) BYLAW NO. 10548, HOUSING AGREEMENT (MODERATE MARKET RENTAL) BYLAW NO. 10549 AND HOUSING AGREEMENT (MARKET RENTAL) BYLAW NO. 10550 TO PERMIT THE CITY OF RICHMOND TO SECURE LOW- END MARKET RENTAL (LEMR) UNITS, MODERATE MARKET RENTAL UNITS AND MARKET RENTAL UNITS AT 6071 AZURE ROAD**

(File Ref. No. 08-4057-05) (REDMS No. 7611426)

In response to queries from Committee, staff advised that existing tenants will be given relocation assistance, and once the development is complete first right of refusal to return to the new build.

It was moved and seconded

Planning Committee
Tuesday, June 18, 2024

- (1) *That Housing Agreement (Affordable Housing) (6071 Azure Road) Bylaw No. 10548 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Low-End Market Rental (LEMR) Units required by the Rezoning Application RZ 21-931122;*
- (2) *That Housing Agreement (Moderate Market Rental) (6071 Azure Road) Bylaw No. 10549 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Moderate Market Rental Units required by the Rezoning Application RZ 21-931122; and*
- (3) *That Housing Agreement (Market Rental) (6071 Azure Road) Bylaw No. 10550 be introduced and given first, second and third readings to permit the City to enter into a Housing Agreement in accordance with the requirements of section 483 of the Local Government Act, to secure the Market Rental Units required by the Rezoning Application RZ 21-931122.*

CARRIED

5. MANAGER'S REPORT

(i) Richmond Centre Mall Phase 2

Staff advised that they have received a Development Permit application for Phase 2 of the Richmond Centre mall development. This portion of the development is focused on the southern and eastern portion of the site. The proposal includes six 13-storey towers consisting of 9200 m² of commercial use, and 84,000 m² of residential development with approximately 1,171 residential units including affordable and market rental units.

(ii) New Planner

Staff introduced Emily Huang as the new Planner 2 in Policy Planning. She will be assisting with the OCP update and public consultation.

ADJOURNMENT

It was moved and seconded
That the meeting adjourn (4:56 p.m.).

CARRIED

Planning Committee
Tuesday, June 18, 2024

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, June 18, 2024.

Councillor Bill McNulty
Chair

Raman Grewal
Legislative Services Associate



To: Planning Committee

Date: June 20, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 22-027214

Re: **Application by Matthew Cheng Architect Inc. for Rezoning at 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” Zone to the “Small-Scale Multi-Unit Housing (RSM/M)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, for the rezoning of 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:le
Att. 8

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

Staff Report

Origin

Matthew Cheng Architect Inc. has applied on behalf of property owner, Catherine Zhang, to rezone the property at 8440/8460 No. 3 Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two small-scale multi-unit housing lots oriented north-south, with vehicle access from Lucas Road (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The dwelling currently located on the subject property is an un-stratified duplex. One of the duplex units is currently tenant-occupied, the other unit is currently vacant; and both units do not contain any secondary suites.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Lucas Road is a single detached dwelling on a lot zoned “Single Detached (RS1/E)” with vehicle access from Lucas Road.

To the South: Single detached dwellings, previously rezoned under RZ 15-697843, with shared driveway access from Bowcock Road.

To the East: An existing un-stratified duplex on a lot zoned “Two-Unit Dwellings (RD1)”, that is subject to a rezoning application (RZ 23-023857) to facilitate the subdivision of the existing property into two “Small-Scale Multi-Unit Housing (RSM/M)” zoned lots.

To the West: Across No. 3 Road, single detached 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”. The redevelopment proposal is consistent with this designation.

Single Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 5). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone or the “Single Detached (RS2/C)” zone. The proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the existing RS1/B zone. This redevelopment proposal would allow for the creation of two lots that are 13.44 m and 14.52 m in width respectively, and a minimum of 540 m² (5,812 ft²) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject site for townhouse development. Townhouse development would require the subject site and the neighbouring property at 8020/8040 Lucas Road to be rezoned and consolidated.

The proposal is being considered on the basis that both the owners, of the subject site and the adjacent property, have confirmed that they understand that these properties are identified for townhouse development but wish to separately pursue applications for single detached/ small-scale multi-unit housing development (Attachment 4). In addition, the consolidated properties would not meet the minimum 50 metre frontage consistent with the City’s policies respecting the development of townhouses on a major arterial road. Further, recent amendments to the City’s zoning bylaw to comply with the Province’s Bill 44, the proposed rezoning has the potential to create up to eight new dwelling units (four on each lot). In addition, the proposed lot pattern is consistent with the recent development immediately south of the subject properties.

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.

The Province has granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Conceptual Development Plans and Landscape Plans

As the subject property is a corner lot, the applicant has submitted conceptual plans showing the proposed architectural elevations of the dwelling on the proposed corner lot at the intersection of No. 3 Road and Lucas Road (Attachment 6). The proposed elevation plans show that the west façade is articulated through the use of window openings and building projections.

Prior to rezoning bylaw adoption, the applicant is required to submit a landscape plan that meets the guidelines outlined in the Arterial Road Land Use Policy, and a cost estimate and associated landscape security to the satisfaction of the Director, Development, prior to the final adoption of the Rezoning Bylaw.

Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title specifying that the Building Permit application and ensuing development of the corner lot must be generally consistent with the plans included in Attachment 5.

Plans submitted at Building Permit application stage must also demonstrate compliance with Richmond Zoning Bylaw 8500 and all City regulations.

Existing Legal Encumbrances

There is a Covenant on Title of the subject property (BW86382) which prohibits vehicle access to the subject property from No. 3 Road and allows vehicle access to the subject property from Lucas Road only. Upon subdivision of the subject property, this charge (BW86382) will be discharged from proposed Lot 2.

Transportation and Site Access

Prior to final adoption of the rezoning bylaw, the applicant is required to dedicate approximately 0.5 m as road along the No. 3 Road frontage; and a 4.0 m x 4.0 m corner cut; as confirmed through a functional road plan prepared by a qualified professional as part of the Servicing Agreement process.

In accordance with Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access from the proposed lots to No. 3 Road is not permitted. Vehicle access to the proposed lots are required through a single shared driveway crossing (6.0 m wide) along Lucas Road, centered on the proposed shared property line. The applicant is required to remove the existing driveway let-down on No. 3 Road and to reinstate the curb, gutter and sidewalk as part of the required servicing agreement works.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that:

- Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6.0 m wide at the back of the sidewalk at the property line and 9.0 m wide at the curb), centred on the proposed shared property line.

Prior to subdivision, the applicant will be required to register a cross-access easement, Statutory Right-of-Way, or other agreement, on Title and centred on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 7). The Report assesses eight bylaw-sized trees on the subject property and five street trees on City property.

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

- Five trees (tag# 723, 724, 725, 726 & 727) located in the south-east corner of the development site are in poor condition and either declining due to disease, i.e. visible canker (723), approaching mortality (726 & 727), or standing dead (724 & 725). These trees are not good candidates for retention and should be removed and replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- There is one tree in fair condition (tag# 722) in the north-east corner of the development site exhibiting a structural defect in its main stem as a result of previous topping for utility line clearance that is recommended for removal. Replacement trees should be specified at 2:1 ratio as per the OCP.
- There is one tree (tag# 728) that is a windrow (five co-dominant stems) in the rear yard, which is in poor structure and condition as its roots are limited by being located directly adjacent to the existing rear driveway entrance/ exit onto No. 3 Road. As the windrow is not in good health, it is recommended to remove and replace it. Replacement trees should be specified at 2:1 ratio as per the OCP.
- There is one 89 cm dbh Austrian pine tree (tag# 729) in the south-western area of the development site directly adjacent to the existing dwelling. This tree is recommended for removal as its root structure is directly adjacent to the existing foundation of the existing duplex dwelling and demolition of the existing dwelling will cause excessive root loss from which the tree will be unable to recover. Replacement trees should be specified at 2:1 ratio as per the OCP.

There are five trees (tag# CO1, CO2, CO3, CO5 & CO6) located on City property that are in poor condition (previously topped for utility clearance, suppressed due to crowding/ adjacent ditch and sidewalk), and are recommended for removal by City Parks staff, with \$7,680.00 of compensation to the Tree Compensation Fund for their removal.

Tree Replacement

The applicant wishes to remove eight on-site trees (tag# 722, 723, 724, 725, 726, 727, 728 & 729). The 2:1 replacement ratio per the OCP would require a total of 16 replacement trees. The applicant has agreed to plant four trees on each lot proposed; for a total of eight trees.

The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
8	8.0 cm	4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,144.00 (\$768.00 x 8) to the City’s Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment.

Affordable Housing Strategy

The City’s Affordable Housing Strategy for single detached dwelling rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single detached dwelling rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City’s Affordable Housing Reserve Fund of the total buildable area of the remaining lots or a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a minimum one-bedroom secondary suite of a minimum 33 m² (355 ft²) on each of proposed Lots 1 and 2. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a one-bedroom secondary suite of the minimum size specified is constructed on each of the two future lots and to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant must enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements outlined in Attachment 8, including new utility connections, the removal of the existing driveway on No. 3 Road, the removal and replacement of the driveway letdown on Lucas Road and frontage improvements on both No. 3 Road and Lucas Road.

In addition, at the subdivision stage the applicant is required to pay the current year’s taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges and Address Assignment Fees.

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

Matthew Cheng Architect Inc. has applied on behalf of property owner, Catherine Zhang, to rezone the property at 8440/8660 No. 3 Road from the “Duplex (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two small-scale multi-unit housing lots oriented north-south, with vehicle access from Lucas Road.

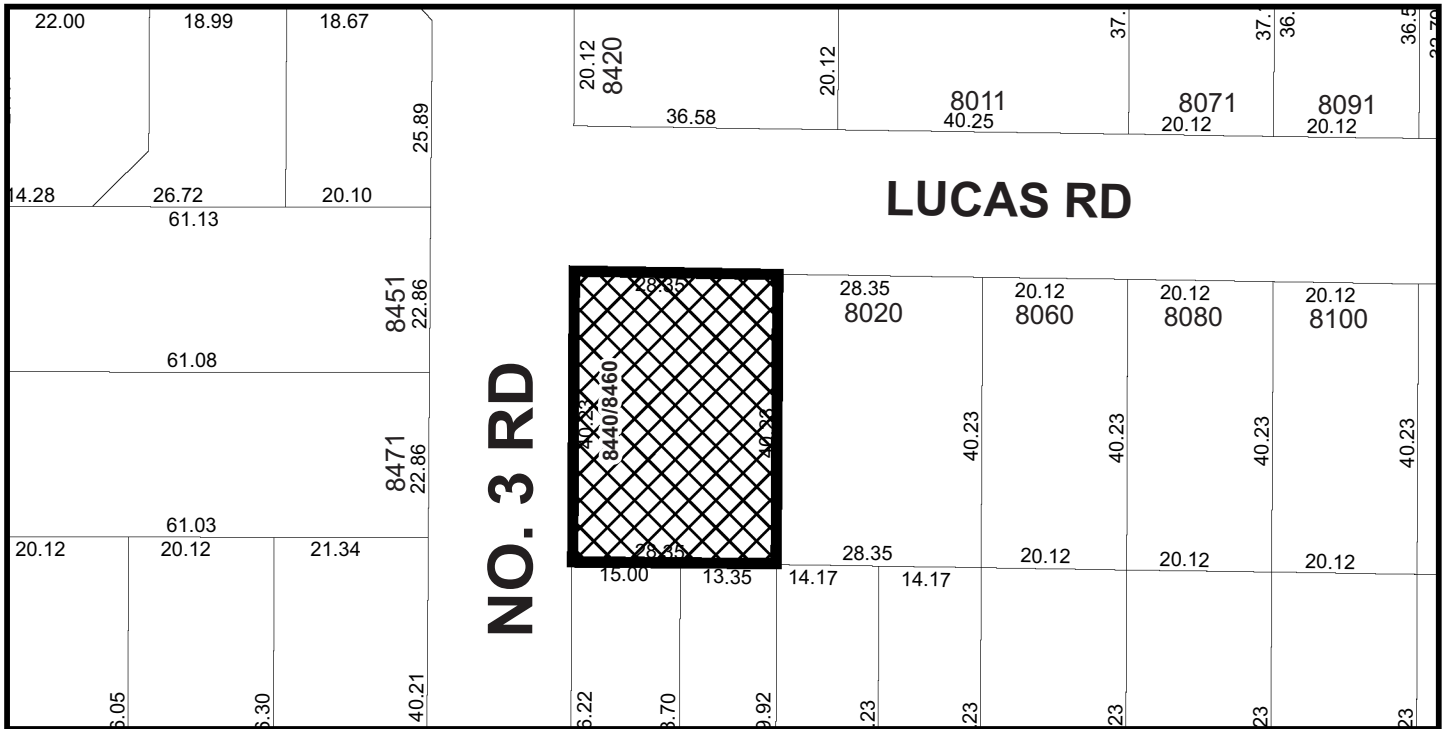
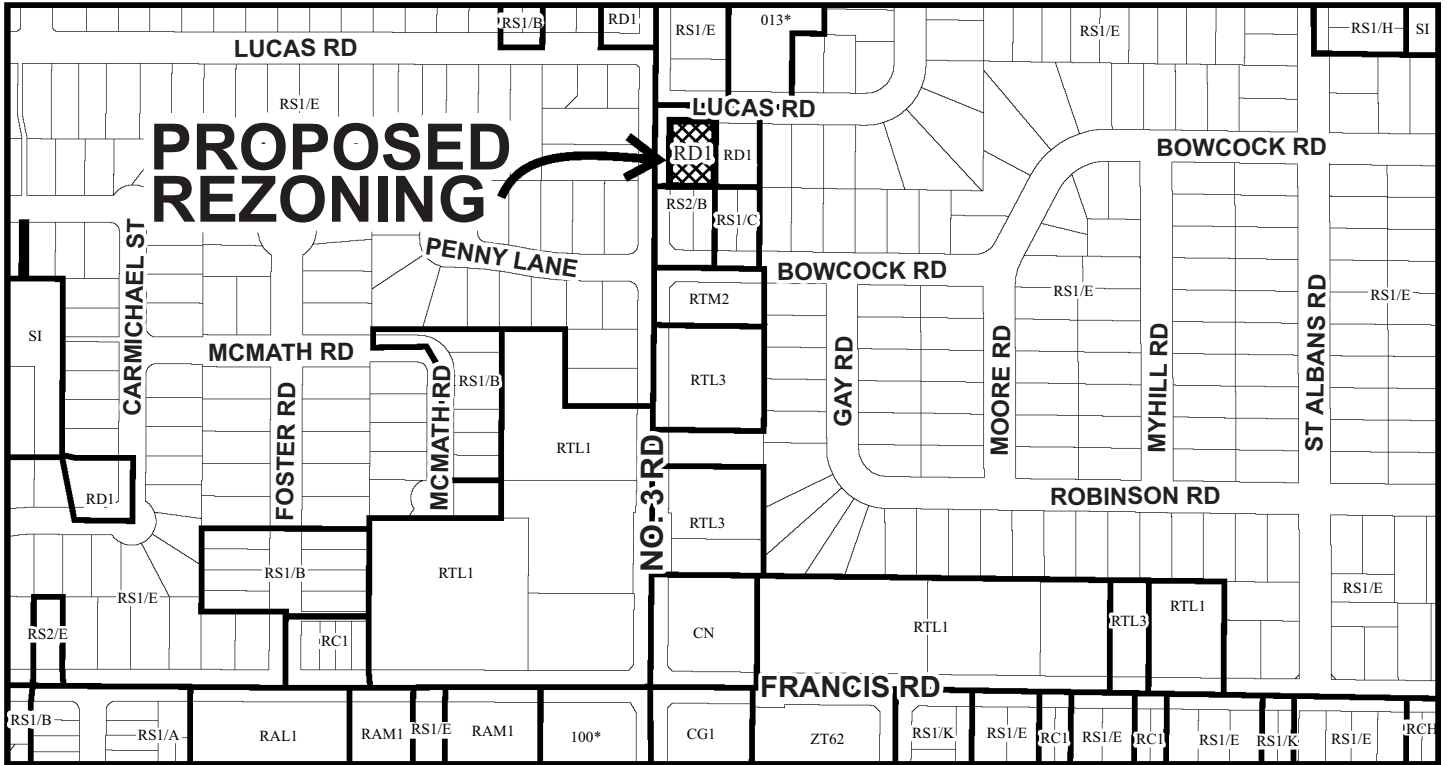
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10564 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

- Att. 1: Location Map
2: Site Survey and Subdivision Plan
3: Development Application Data Sheet
4: Signed Owner Letters
5: Single Family Lot Size Policy 5423
6: Conceptual Development Plans
7: Tree Management Plan
8: Rezoning Considerations



RZ 22-027214

PLN - 16

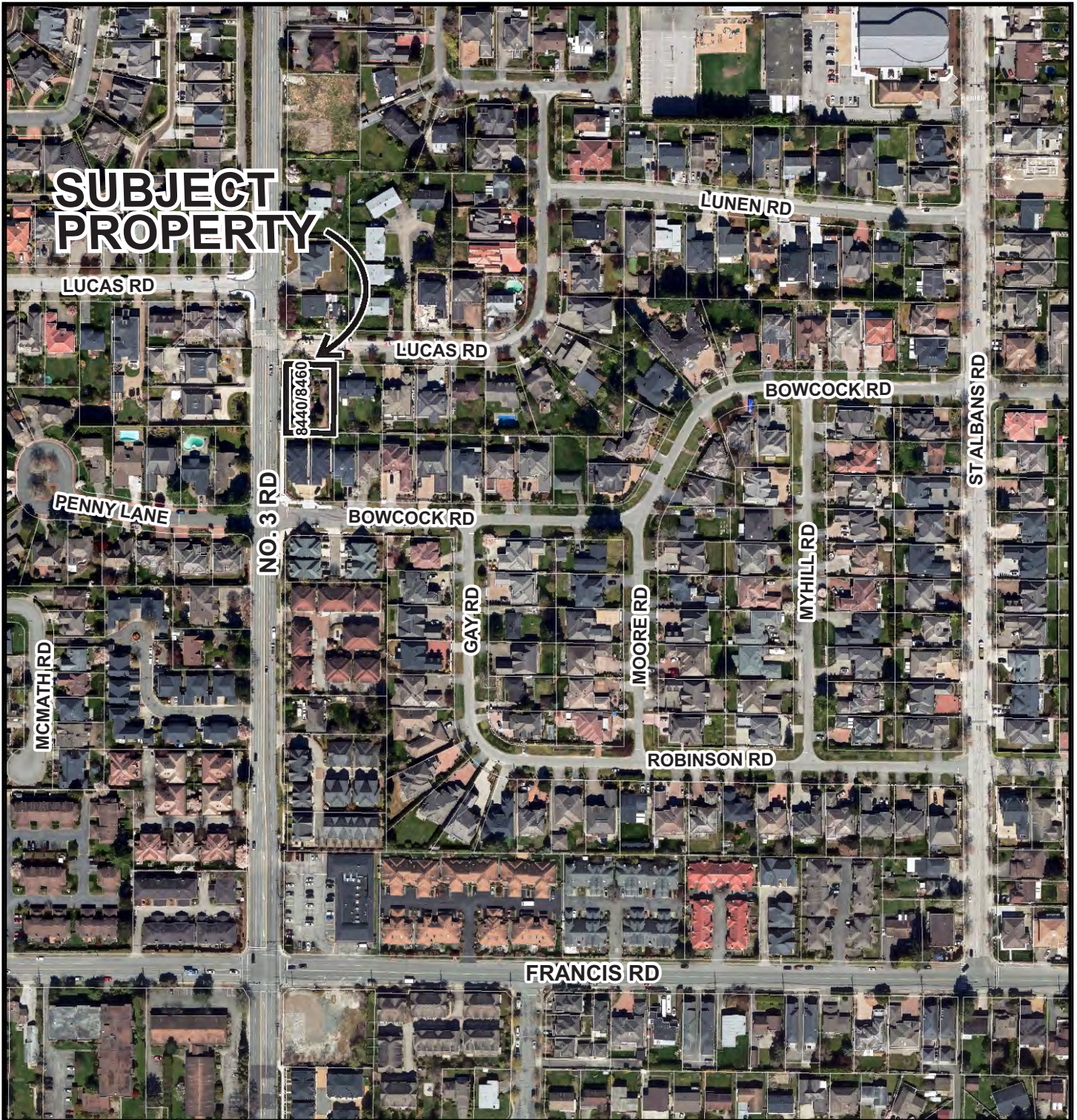
Original Date: 01/17/23

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 22-027214

PLN - 17

Original Date: 01/17/23

Revision Date:

Note: Dimensions are in METRES



MATTHEW CHENG ARCHITECT INC.

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THE INFORMATION CONTAINED ON THESE PLANS IS THE PROPERTY OF MATTHEW CHENG ARCHITECT INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF MATTHEW CHENG ARCHITECT INC. IS STRICTLY PROHIBITED. THESE PLANS ARE TO BE USED IN CONJUNCTION WITH THE CONTRACT AND ANY AMENDMENTS THEREON.

No. Date Revision

Consultants

Project Title
SUBDIVISION DEVELOPMENT
8440 & 8460 NO3 RD
RICHMOND BC

Sheet Title
SITE PLAN
GROUND FLOOR PLAN

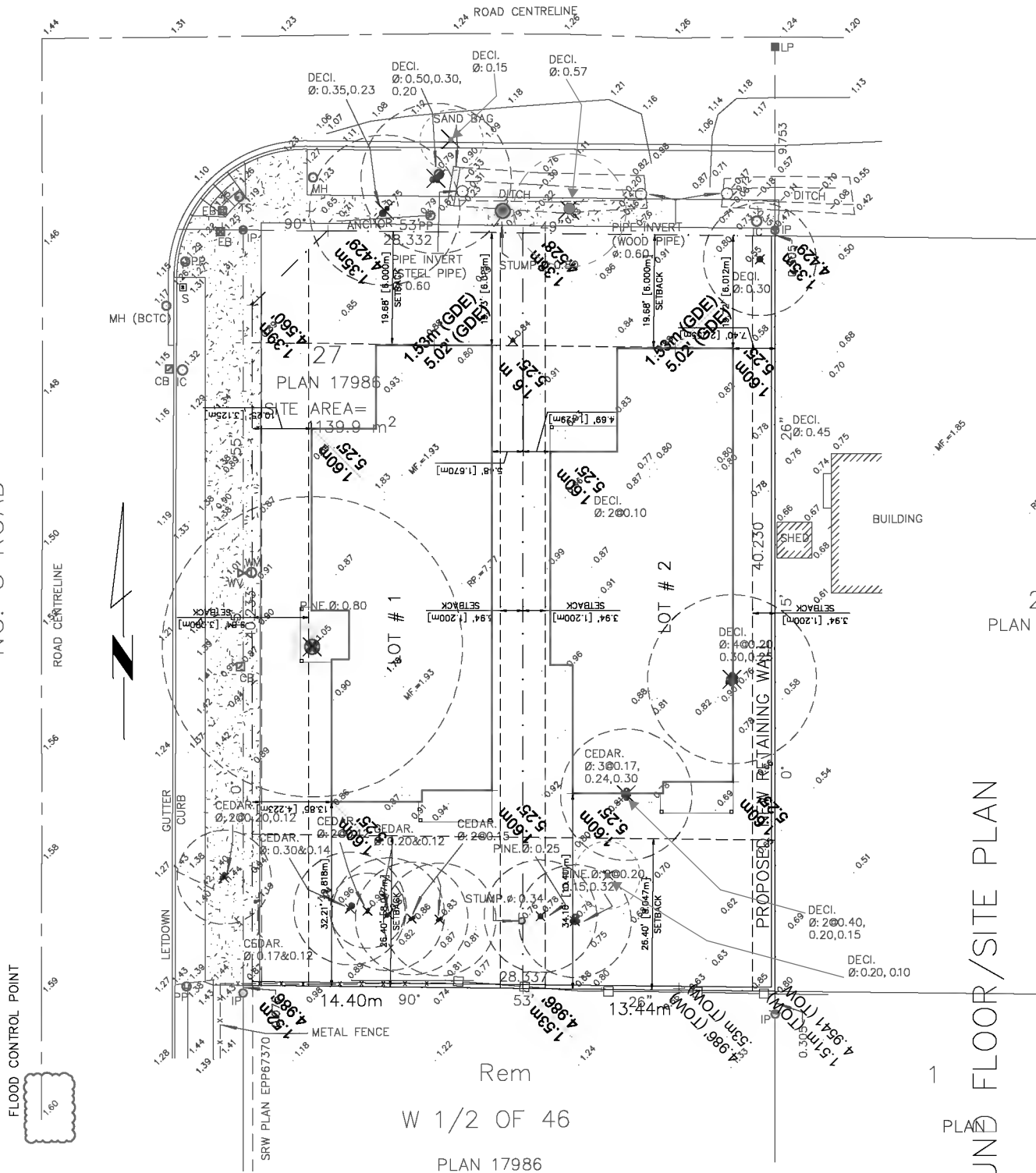
Drawn By: HC
Checked By: MC
Scale: 1/8" = 1'-0"
Project Number:

Revision Date: 11/14/2022
Revision By: MC
Revision Description: REV. 02, 2022
Dwg. No. **D01**

Attachment 2

LUCAS ROAD

NO. 3 ROAD



Rem
W 1/2 OF 46
PLAN 17986

PLN - 18

GROUND FLOOR/SITE PLAN

PLAN 1



RZ 22-027214

Attachment 3

Address: 8440/8460 No. 3 Road

Applicant: Matthew Cheng Architect Inc.

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Catherine Zhang	Lot 1: TBD Lot 2: TBD
Site Size (m²):	1139.9 m ²	Lot 1: 572.37 m ² Lot 2: 540.58 m ²
Land Uses:	Duplex Residential	Single Detached Residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Policy 5423	No change
Zoning:	Two-Unit Dwellings (RD1)	Small-Scale Multi-Unit Housing (RSM/M)
Number of Units:	Two duplex units	Two single detached dwellings, each with a secondary suite
Other Designations:	Arterial Road Policy Townhouse Designation	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot 1: Max. 287.83 m ² (3,098.17 ft ²) Lot 2: Max. 278.30 m ² (2,995.59 ft ²)	Lot 1: Max. 284.07 m ² (3,057.70 ft ²) Lot 2: Max. 276.69 m ² (2,978.26 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	none
Lot Size:	Min. 360.0 m ²	Lot 1: 572.37 m ² Lot 2: 540.58 m ²	none
Lot Dimensions (m):	Lot Width: Min. 12.0 m Corner Lot Width: Min. 14.0 m Lot Depth: Min. 24.0 m	Lot 1 Width: 14.52 m Lot 1 Depth: 40.23 m Lot 2 Width: 13.44 m Lot 2 Depth: 40.23 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m Exterior Side: Min. 3.0 m	Front: Min. 6.0 m Rear: Min. greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m Exterior Side: Min. 3.0 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

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

May 16, 2024

To Whom It May Concern:

I am the owner of 8440/8460 No. 3 Road. Our plan is to subdivide the lot and build two single houses on 8440/8460 No. 3 Road. Therefore, I don't wish to pursue townhouses.

Regards,

Catherine Zhang

A handwritten signature in black ink, appearing to be 'CZ', written over a horizontal dashed line.

March 27, 2023

To Whom It May Concern:

I am the owner of 8020-Lucas Road. I have been contacted by 8440/8460 No. 3 Road **owner's** agent. Our plan is to subdivide the lot and build two single houses on 8020-Lucas Road. Therefore, I am not prepared to sell 8020-Lucas Road or joint application to develop townhouse.

Regards,



Zhiai Lu



Page 1 of 2

Adopted by Council: November 20, 1989
Amended by Council: November 17th, 2003
Amended by Council: March 15th, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

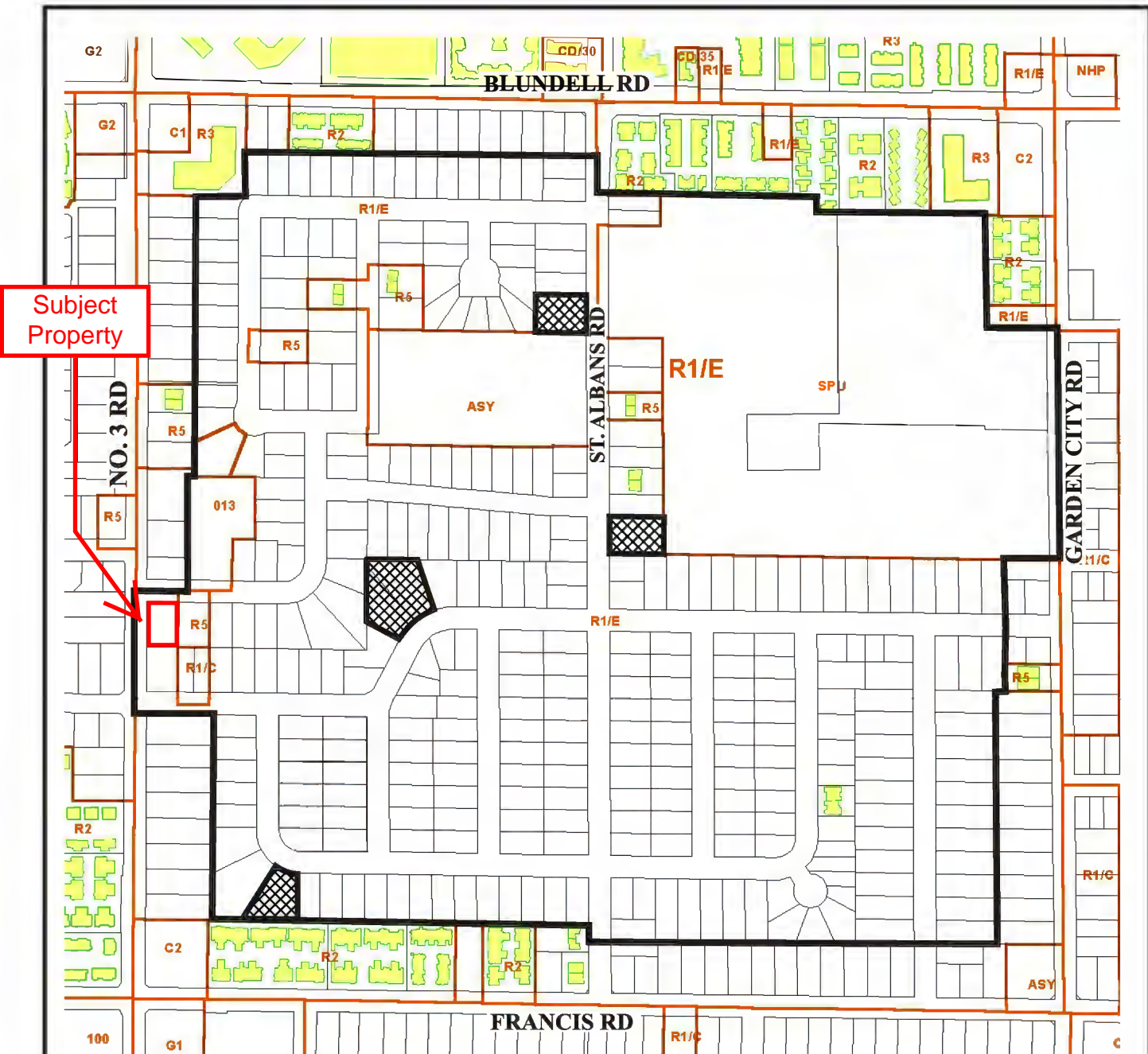
POLICY 5423:



The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):

That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

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..



-  Lots which can be subdivided under **R1/E**
(Existing Policy)
-  Lots which can subdivide under **R1/H**



Policy 5423
Section 21, 4-6
PLN - 24

Adopted Date: 11/20/89
 Amended Date: 03/15/04



MATTHEW CHENG ARCHITECT INC.
 1440-1311 YONGE STREET
 TORONTO, ONTARIO M6H 1Y5
 TEL: (416) 593-9288 FAX: (416) 593-9289
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DATE: 2022-02-22

PLN - 25

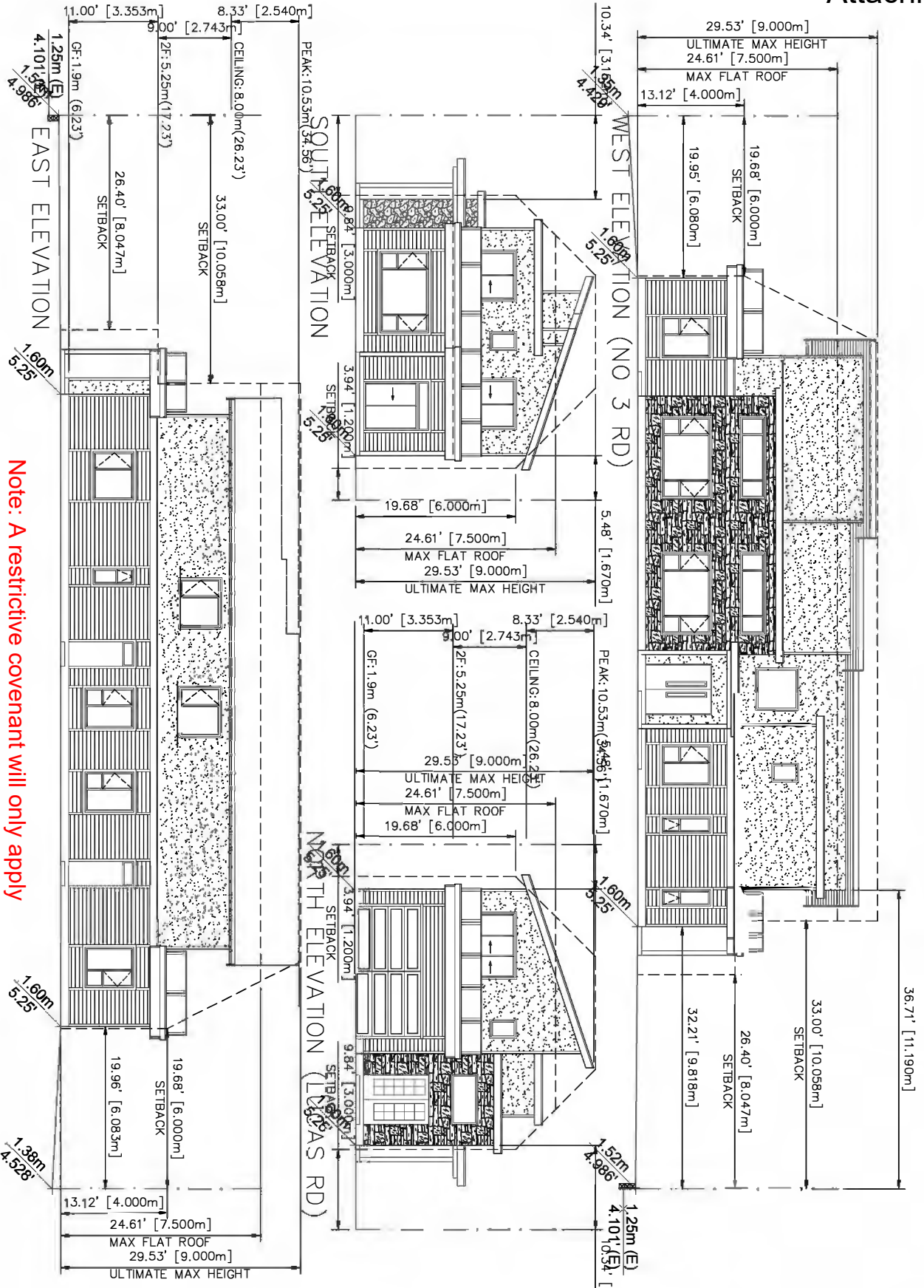
Project Title:
 SUBDIVISION DEVELOPMENT
 8440 & 8460 N03 RD
 RICHMOND BC

Sheet Title:
 CORNER LOT (LOT1)
 ELEVATIONS

Project Number:
 D04

Revision:
 1
 02/22

Note: A restrictive covenant will only apply to the west and north elevations.



Revision: 1
 02/22



City of Richmond

Rezoning Considerations

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

Address: 8440/8460 No. 3 Road

File No.: RZ 22-027214

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10564, the developer is required to complete the following:

1. **(Road Dedication)** Approximately 0.5 m road dedication along the entire No 3 Road frontage, and an approximately 4.0 m by 4.0 m corner cut at the northwest corner of the property, to be confirmed through a survey plan overlaid with a functional road plan.
2. **(Landscape Security)** Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the property line onto No. 3 Road;
 - include a private outdoor open space for private or shared use, at a minimum of 6.0 m² per dwelling unit.
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
 - include at minimum eight required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
8	8.0 cm		4.0 m

3. **(Tree Compensation Contribution)** City acceptance of the developer's offer to voluntarily contribute \$13,824.00 [\$6,144.00 (\$768 x 8 trees) + \$7,680.00 for replacement of 5 City trees] to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
5. **(Cross Access)** Registration of a legal agreement on title of the subject property to ensure that upon subdivision of the property:
 - a) Vehicle access to proposed Lots 1 and 2 is via a single shared driveway crossing centered on the proposed shared property line; and
 - b) A cross-access easement for the shared driveway area is registered on the titles of proposed Lots 1 and 2.
6. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite, minimum 33 m² is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
7. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
8. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the below-listed works. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 472.0 L/s of water available at a 20 psi residual at the Lucas Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.

PLN - 27

Initial: _____

- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process
- c) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing water service connection fronting No 3 Rd.
 - iii) Install two new water service connections off of the 200 mm water main fronting Lucas Rd complete with water meter. Each water service connection shall service one of the proposed sites.

Storm Sewer Works:

- d) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Install a new 600 mm diameter storm sewer along the subject site's fronting section of Lucas Road. Upgrade the existing ditch at the Lucas Rd frontage to minimum 600 mm diameter or sized via capacity analyses under OCP condition. Approximate length of required upgrade is 17 meters.
- e) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing storm service connection and inspection chamber fronting No 3 Rd.
 - iii) Install two new storm service connections on Lucas Road complete with inspection chambers. Each storm service connection shall service one of the proposed sites.

Sanitary Sewer Works:

- f) At Developer's cost, the Developer is required to:
- i) Extend the existing 150 mm sanitary sewer along the Lucas Rd frontage of the site with a new 200 mm sanitary sewer that spans till the front of the proposed common property line. Approximate length of required extension is 19 meters. Tie-in the newly proposed sanitary sewer to manhole SMH2447 (if the existing manhole meets City's design specs, if not upgrade SMH2447 to match City's design specs) and to a newly installed manhole fronting the common property line of the site.
- g) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing sanitary service connection and inspection chamber fronting Lucas Rd.
 - iii) Install a new sanitary service connection off of the new sanitary sewer fronting Lucas Rd complete with an inspection chamber with a dual lead at the common property line.

Street Lighting:

- h) At Developer's cost, the Developer is required to:
- i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- i) At Developer's cost, the Developer is required to:
- i) Complete other frontage improvements as per Transportation requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.

- i) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

Frontage Improvements (No. 3 Road)

Frontage improvements (cross-section)

Across the subject site's entire No. 3 Road frontage, construct a new 2.5 m wide concrete sidewalk at the property line and a 1.5 m wide landscaped boulevard with street trees next to the existing road curb. The cross-section of the frontage improvements (east to west) is to include:

- Subject site's new west property line (based on 0.5 m wide road dedication).
- 2.5 m wide concrete sidewalk.
- 1.5 m wide landscaped boulevard with street trees.
- 0.15 m wide existing road curb.

(Note 1: A 0.5 m wide road dedication across the subject site's No. 3 Road frontage is required to support the above frontage improvements).

(Note 2: The subject site's frontage improvements are to be consistent with those constructed at the immediate south neighbouring property (7971 Bowcock Road). (Refer to SA 16-744569).

(Note 3: The measurements of the above frontage improvements are to be confirmed through legal survey).

Frontage improvements (transition and continuity)

- a) The subject site's new sidewalk/boulevard is to connect directly to those along the Lucas Road development frontage and the immediate south neighbouring property (7971 Bowcock Road).
- b) In the area near and at the common property between the subject site and 7971 Bowcock Road:
 - Remove excess pavement (behind the curb line) and back-fill with frontage improvements noted above.
 - Replace existing reduced height curb/gutter with standard curb/gutter (MMCD C4) within existing driveway area and back-fill with frontage improvements noted above.

Driveway closures/back-fill

All existing driveways at the subject site's No. 3 Road frontage are to be closed permanently. Site vehicular access is to be provided via the Lucas Road development frontage. The Developer is responsible for the removal of all existing driveway let-downs and back-filling with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.

Frontage improvements (traffic signal impact)

The frontage improvements at the southeast corner of the No. 3 Road/Lucas Road intersection will have impact on existing traffic signal infrastructure (e.g. traffic signal pole at this corner may need to be relocated). The Developer is responsible for all costs associated with the relocation/upgrading/replacement of any affected traffic signal infrastructure. As part of the SA design process, the Developer is required to prepare design drawings for the required traffic signal works and submit such design to the City Traffic Signal Group for approval.

Parks/Tree Bylaw requirements

Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.

Engineering requirements

Consult Engineering on lighting and other utility requirements as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

Frontage Improvements (Lucas Road: Behind-the-Curb Treatments)

Frontage improvements (cross-section)

- Across the subject site's entire Lucas Road frontage, the following frontage improvements are required:
- Subject site's north property line.
- 1.5 m wide concrete sidewalk.
- Landscaped boulevard with street trees (minimum 1.5 m wide).
- 0.15 m wide road curb.

Driveway closures/back-fill

All existing driveways at the subject site's Lucas Road frontage are to be closed permanently. A single shared driveway is to be provided for vehicular access to both subdivided lots (refer to Item F below for comments on access requirements). The Developer is responsible for the removal of all existing driveway let-downs and back-filling with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.

Frontage improvements (transition and continuity)

- a) To the west:
Towards the No. 3 Road/Lucas Road intersection, the subject site's new sidewalk/boulevard is to connect directly to the landing area at the corner and to the sidewalk to the south.
- b) To the east:
 - The new sidewalk is to transition from next to the property line to the edge of pavement at the common property line with the immediate east neighbouring site.
 - The sidewalk transition section is to be based on a short reverse curve (e.g. 3 m x 3 m).
 - A temporary asphalt ramp (maximum 6% grade) is required to connect the new sidewalk to the edge of pavement.

Parks/Tree Bylaw requirements

Consult Parks/Tree Bylaw on the requirements for tree protection/placement including tree species and spacing as part of the frontage works. Note that the above frontage improvements may have to be realigned to meet tree protection requirements.

Engineering requirements

- Consult Engineering on lighting and other utility requirements as part of the frontage works. These requirements include but are not limited to: relocation of hydro poles, relocation of existing or placement of new hydrants, and streetlights. All such installations are to have setbacks from sidewalk/driveway/road curb per City Engineering Design Specifications.

Frontage Improvements (Lucas Road: Road Works)

City Capital Road Program (2022)

- As part of the 2022 City Capital Road Program, the east approach at the No. 3 Road/Lucas Road intersection was reconstructed. The following road works were completed:
- Construction of curb extensions at the east approach (reducing pavement width to 7.0 m).
- Road widening beyond the curb extension area (pavement widened to 10.0 m).
- Curb/gutter along the curb extension and road widening sections.

Road works to be carried out by Developer

- The above mentioned capital project covers partially the subject site's Lucas Road frontage. The Developer is required to complete the following road works over the remaining yet to be improved site frontage:
 - a) Extend curb/gutter over the remaining frontage (from the end of the curb/gutter constructed under the City Capital Project to the common property line with the immediate east development).
 - b) Widen the subject site's fronting section of Lucas Road to 5.0 m between the centreline of the road to the south curb of Lucas Road.
 - c) Construct a transition taper (20:1) from the end of the road tangent to the east to meet existing edge of pavement. The transition section is to have a 1.0 m wide gravel shoulder.

- d) The Developer is required to fill-in any existing ditches required to complete the above mentioned road works including the pavement transition taper section.

Impact on neighbouring site access

- As part of the SA process, the road design is to demonstrate that neighbouring sites' driveways would not be affected and vehicular access can be maintained during and post construction.

Vehicular Access

Requirements for development vehicular access

- a) Vehicular access: Vehicular access to the two subdivided lots is to be provided at the subject site's Locus Road frontage via a single shared driveway.
- b) Driveway location: The shared driveway is to be centred at the common property line between the two adjacent lots. (Note that the shared driveway arrangement is the same as that implemented at the two subdivided lots immediately to the south of the subject site - 7971/7977 Bowcock Road).

Driveway design standards

- Per Bylaw 7222 and Engineering Design Specifications (R-9-DS), the following design standards are to be met:
- The driveway width is to be set at 4.0 m at the property line.
- 0.9 m wide flares (at the curb) both sides of the 4.0 m wide let-down.
- Maximum 2.0 m deep let-down.
- Maximum 8% let-down grade.
- Continuous sidewalk is to be provided at the back of the driveway let-down and at the property line.

Functional Road Plan

Functional plan requirements

- A functional road plan, containing the following information, is required:
- All frontage improvements including road works as noted above.
- Road dedication and SRW/PROP.
- Driveway location with dimensions.
- Above ground utility relocation requirements (hydrants, hydro poles, etc.).
- Cross-sections (both development frontages).
- Traffic signal and pavement marking plan.

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

1. Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
2. Discharge of Covenant (BW86382) from proposed Lot 2 upon subdivision of the subject property.
3. Registration on title of the cross-access easement for the shared driveway area (centred on the shared property line) to be registered on the titles of proposed Lots 1 and 2.

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

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

Note:

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Initial: _____

- * 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.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed _____

Date _____



Richmond Zoning Bylaw 8500
Amendment Bylaw 10564 (RZ 22-027214)
8440/ 8460 No 3 Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)".

P.I.D. 009-773-037

Lot 27 Section 21 Block 4 North Range 6 West New Westminster District Plan NWP17986

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10564".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for signatures corresponding to the reading stages.

CITY OF RICHMOND APPROVED by [Signature] APPROVED by Director or Solicitor [Signature]

MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: June 20, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 23-023857

Re: Application by E-Loyal Construction for Rezoning at 8020/8040 Lucas Road from the "Two-Unit Dwellings (RD1)" Zone to the "Small-Scale Multi-Unit Housing (RSM/M)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, for the rezoning of 8020/8040 Lucas Road from the "Two-Unit Dwellings (RD1)" zone to the "Small-Scale Multi-Unit Housing (RSM/M)" zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:le
Att. 7

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

Staff Report

Origin

Joe Luo of E-Loyal Construction has applied on behalf of property owner, Zhiai Lu, to rezone the property at 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two small-scale multi-unit housing lots oriented north-south, with vehicle access through a shared driveway from Lucas Road (Attachment 1). A site survey showing the proposed subdivision plan is included in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

The dwelling currently located on the subject property is an un-stratified duplex which is proposed to be demolished. Both of the duplex units are tenant-occupied and do not contain any secondary suites.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: Across Lucas Road is a property with five duplexes previously developed under Land Use Contract 013 (which expires on June 30, 2024) and will be replaced with the underlying zoning of “Two-Unit Dwellings (ZD6) – Lucas Road (Broadmoor)”.

To the South: A single detached dwelling on a lot zoned “Single Detached (RS2/B)” with vehicle access from Bowcock Road.

To the East: A single detached dwelling on a lot zoned “Single Detached (RS1/E)” with vehicle access from Lucas Road.

To the West: An un-stratified duplex on a lot zoned as “Two-Unit Dwellings (RD1)”, that is also under application to rezone (RZ 22-027214) to facilitate the subdivision of the existing property into two “Small-Scale Multi-Unit Housing (RSM/M)” zoned lots.

Related Policies & Studies

Official Community Plan

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

Single Family Lot Size Policy

The subject site is located within the area governed by Single-Family Lot Size Policy 5423, adopted by Council on November 20, 1989, and subsequently amended in 2003 and 2004 (Attachment 5). The Single-Family Lot Size Policy permits properties with duplexes to be rezoned and subdivided into two equal halves, provided that each lot created meets the requirements of the “Single Detached (RS2/B)” zone or the “Single Detached (RS2/C)” zone. The proposed “Small-Scale Multi-Unit Housing (RSM/M)” zone is approximately equivalent to the existing RS1/B zone. This redevelopment proposal would allow for the creation of two lots that are 14.17 m (48.22 ft.) in width and 568 m² (6,113 ft²) in area, consistent with the requirements of the “Small-Scale Multi-Unit Housing (RSM/M)” zone.

Arterial Road Land Use Strategy

The Arterial Road Land Use Policy identifies the subject site for townhouse development. Townhouse development would require the subject site and the neighbouring property at 8440/8460 No. 3 Road to be rezoned and consolidated.

The proposal is being considered on the basis that both the owners of the subject site and the adjacent property have confirmed that they understand that these properties are identified for townhouse development but wish to separately pursue applications for single detached/ small-scale multi-unit housing development (Attachment 4). In addition, the consolidated properties would not meet the minimum 50 metre frontage consistent with the City’s policies respecting the development of townhouses on a major arterial road. Further, recent amendments to the City’s Zoning Bylaw to comply with the Province’s Bill 44, the proposed rezoning has the potential to create up to eight new dwelling units (four on each lot). In addition, the proposed lot pattern is consistent with the recent development immediately south of the subject properties.

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.

The Province has granted Royal Assent to Bill 44, Housing Statues (Residential Development) Amendment Act, 2023. Bill 44 prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning meets the conditions established in Bill 44 and is consistent with the OCP. Accordingly, City Council may not hold a Public Hearing on the proposed rezoning.

Analysis

Existing Legal Encumbrances

There is a Covenant on Title of the subject property (BE98677) which restricts development to duplexes only. This covenant had been registered at a time when the City had been concerned about the potential to add a secondary suite within duplex units. Accordingly, this charge is required to be discharged prior to final adoption of the rezoning bylaw.

Transportation and Site Access

Vehicle access to the proposed lots is required through a single shared driveway crossing (6.0 m wide) along Lucas Road, centred on the proposed shared property line.

Prior to rezoning, the applicant is required to register a legal agreement on Title to ensure that:

- Upon subdivision of the property, vehicular access to the proposed lots is via a single shared driveway crossing (6.0 m wide at the back of the sidewalk at the property line and 9.0 m wide at the curb), centered on the proposed shared property line.

Prior to subdivision, the applicant will be required to register a cross-access easement, Statutory Right-of-Way, or other agreement, on Title and centered on the proposed shared property line to enable vehicles to pass over the common lot line to enter and exit the properties.

Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development (Attachment 6). The report assesses five bylaw-sized trees (tag# 6, 7, 8, 9 & 10) located on the development site, six trees (tag# A2, A3, A4, A13, A12 & A11) located off-site on neighbouring properties; and, two trees (tag# C1 & C5) located on City property.

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

- Two trees (tag# 6 & 7) located in the north-east corner of the development site are identified in the Arborist Report to be in good condition and are identified to be retained and protected on-site.
- Two trees (tag# 8 & 9) located along the eastern property line of the development site are identified in fair to good condition, however, they are located adjacent to the existing principal structure such that they will conflict with the removal of the existing structure. Removal and replacement of these trees is recommended.
- One tree (tag# 10) located in the south-east corner of the development site is identified as in very poor condition (large structural basal cavities) and is recommended for removal and replacement.
- Three trees (tags# A13, A12 & A11) located off-site on the neighbouring property to the south of the subject site are all identified to be protected.

- Three trees (tags# A2, A3 & A4) are located off-site on the neighbouring property to the west (8440/8460 No. 3 Road). That site is also undergoing rezoning (RZ 22-927214), these three trees will be assessed as part of staff’s review of that application and presented to Council as part of a separate rezoning report.
- Replacement trees should be specified at 2:1 ratio and minimum 4.0 m tall coniferous or 8.0 cm caliper deciduous as per the OCP.

In addition, prior to the rezoning application, two non-development tree permits (TP 21-945739 and TP 22-023468) were issued authorizing the removal of four on-site trees which were dying or dead. As a condition of these tree removal permits, the owner must provide 2:1 compensation for the removals; however, compensation has not yet been provided.

The applicant has voluntarily agreed to compensate for the prior authorized removal at the 2:1 replacement rate in the OCP, through payment to the Tree Compensation Fund [i.e. eight x \$768/tree = \$6,144.00].

City Trees

There are two City trees growing in the grass boulevard on the north side of the ditch. Tree tag# C5 is declining with crown dieback and some decay present. City tree staff recommends removal with \$1,536.00 compensation required. Tree tag# C1 is in good condition and can be retained. Survival security of \$5,120.00 should be collected for the tree (C1) being retained.

Tree Replacement

The applicant wishes to remove three on-site trees (Trees # 8, 9, 10). The 2:1 replacement ratio would require a total of six replacement trees. The applicant has agreed to plant three trees on each lot proposed; for a total of six trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
6	8.0 cm	4.0 m

Tree Protection

Two on-site trees (tree tags# 6 & 7); one City tree (tree tag# C1); and four trees (tags# A2, A11, A12, A13) 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 the development stage (Attachment 6). To ensure that the trees identified for retention are protected at the development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of Tree Survival Security in the amounts of \$15,360.00.00 for the trees to be retained (\$5,120.00 for one City tree tag# C1 and \$10,240.00 for on-site trees tags# 6 & 7).

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

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy for single-detached rezoning applications requires a secondary suite or coach house on 100 per cent of new lots created through single-family rezoning and subdivision applications; a secondary suite or coach house on 50 per cent of new lots created and a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund based on the total buildable area of the remaining lots; or, a cash-in-lieu contribution of the total buildable area of all lots where a secondary suite cannot be accommodated in the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum of 34 m² (365 ft²) on each of the proposed subdivided lots. Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom, minimum 34 m² (365 ft²), secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

Prior to subdivision, the applicant is required to enter into a Servicing Agreement for the design and construction of the required site servicing works and improvements as outlined in Attachment 7, including frontage improvements and new utility connections:

- Tie-ins to existing City infrastructure – water, storm, sanitary – including cutting and capping old connections;
- Right of ways for water meter boxes; and,
- Upgrade the existing ditch to a minimum 600 mm diameter storm sewer.

In addition, at the subdivision stage the applicant is required to pay the current year's taxes, Development Cost Charges (City, Metro Vancouver and TransLink), School Site Acquisition Charges and Address Assignment Fees.

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

Joe Luo of E-Loyal Construction has applied on behalf of the property owner, Zhiai Lu, to rezone the property at 8020/8040 Lucas Road from the “Two-Unit Dwellings (RD1)” zone to the “Small-Scale Multi-Unit Housing (RSM/M)” zone, to permit the property to be subdivided to create two lots oriented north-south, with vehicle access from Lucas Road.

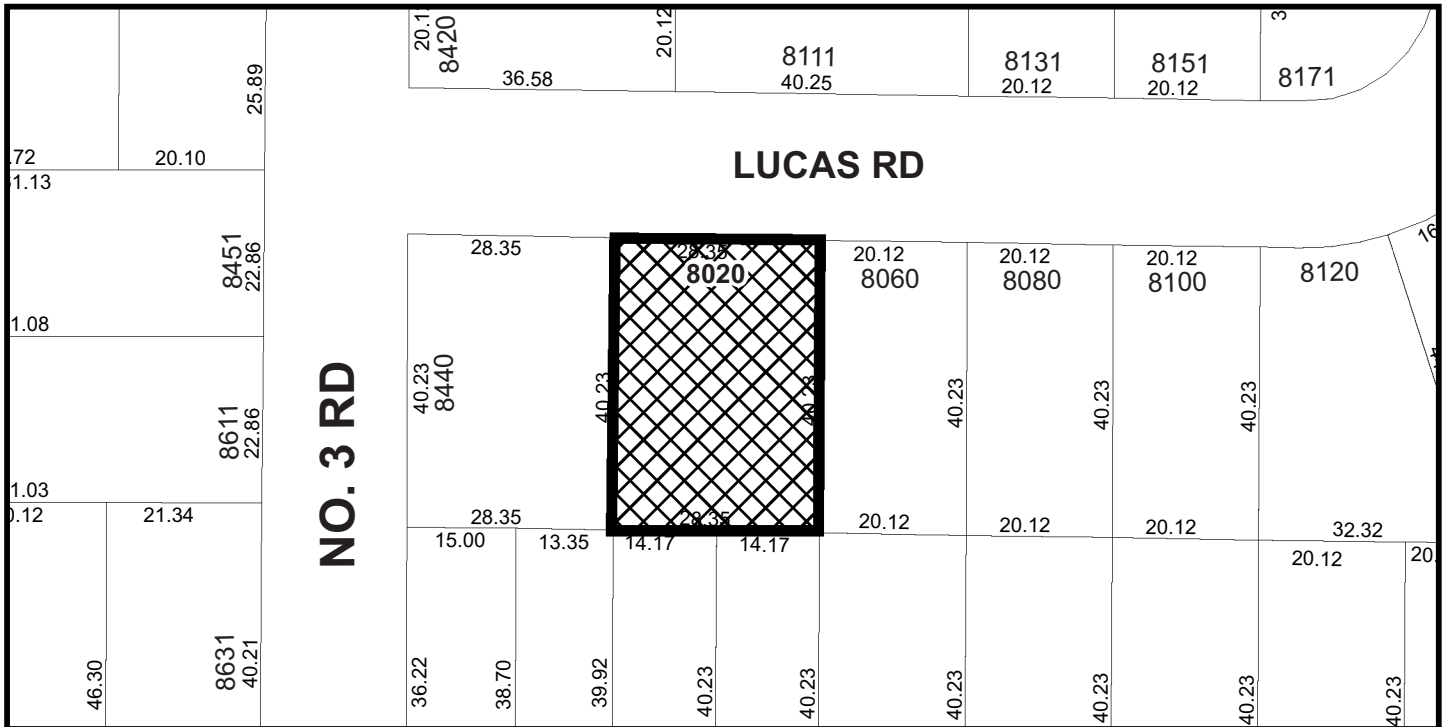
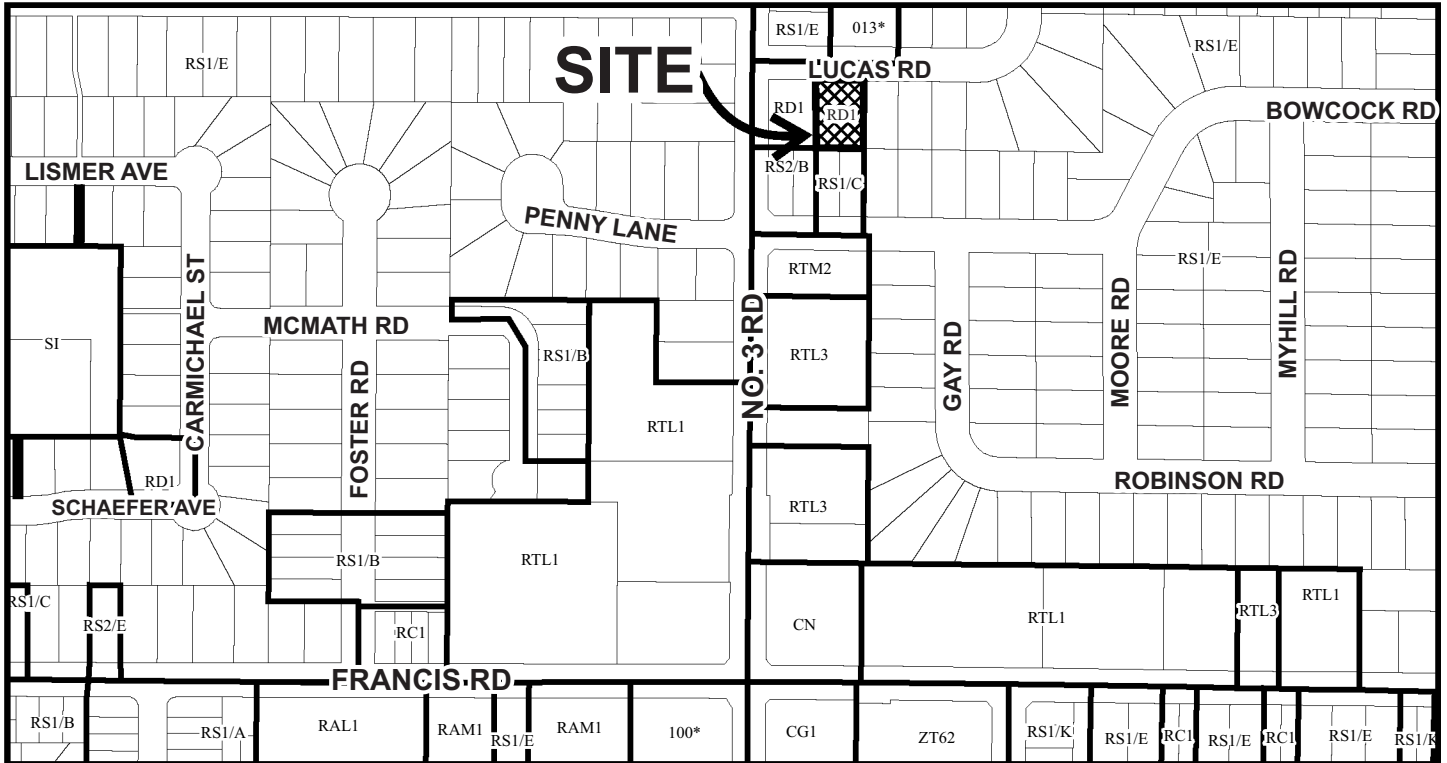
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10565 be introduced and given first, second and third reading.



Laurel Eyton
Planning Technician
(604-276-4262)

LE:js

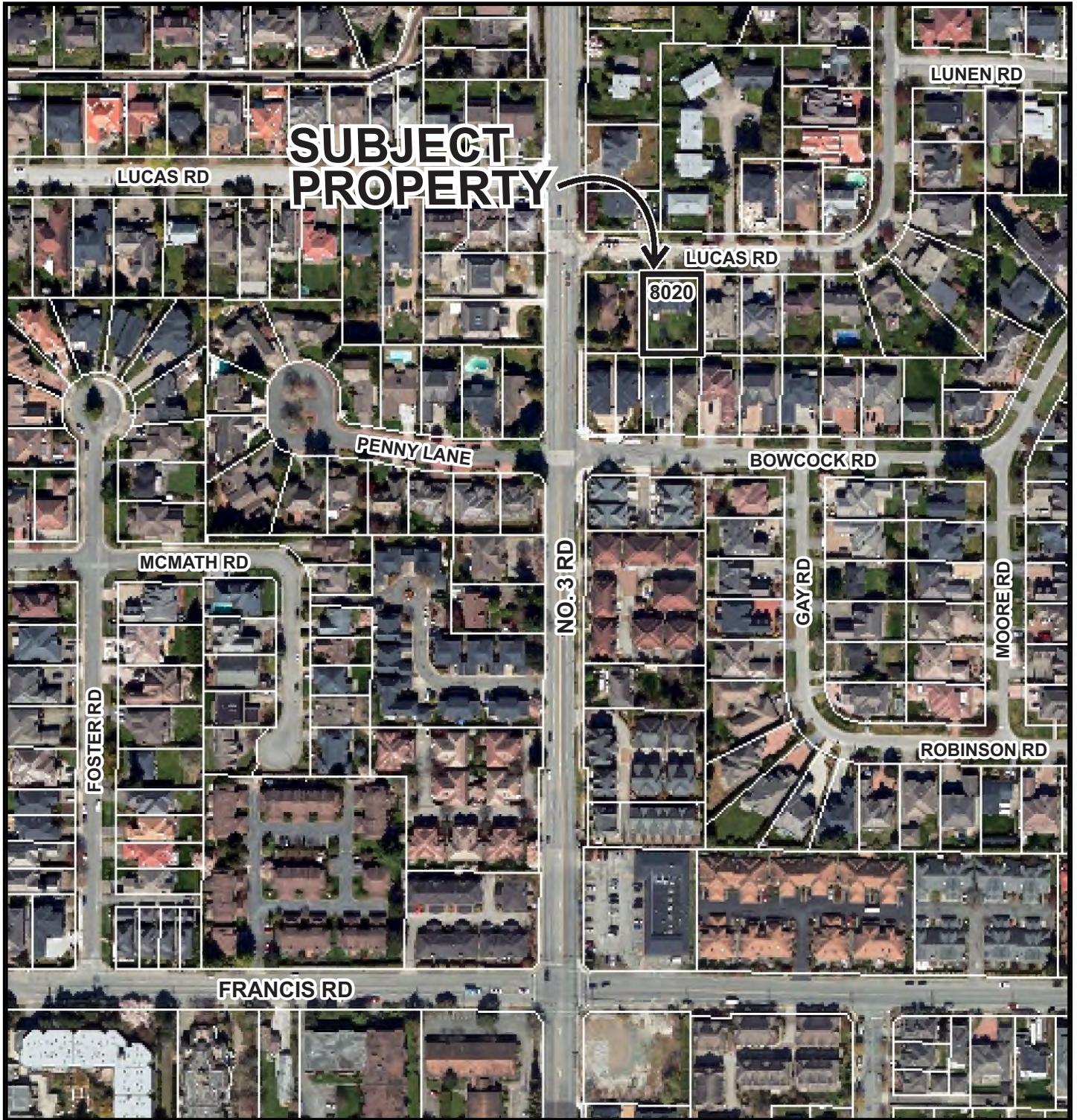
- Att. 1: Location Map
2: Subdivision Plan and Site Plan
3: Development Application Data Sheet
4: Signed Owner Letters
5: Single Family Lot Size Policy 5423
6: Tree Management Plan
7: Rezoning Considerations



	<h1>RZ 23-023857</h1>	Original Date: 08/03/23
	<h2>PLN - 41</h2>	Revision Date:
		Note: Dimensions are in METRES



City of
Richmond



RZ 23-023857

PLN - 42

Original Date: 08/03/23

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 28 SECTION 21 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 17986**

#80208&8040 LUCAS ROAD,
RICHMOND, B.C.
P.I.D. 004-305-612

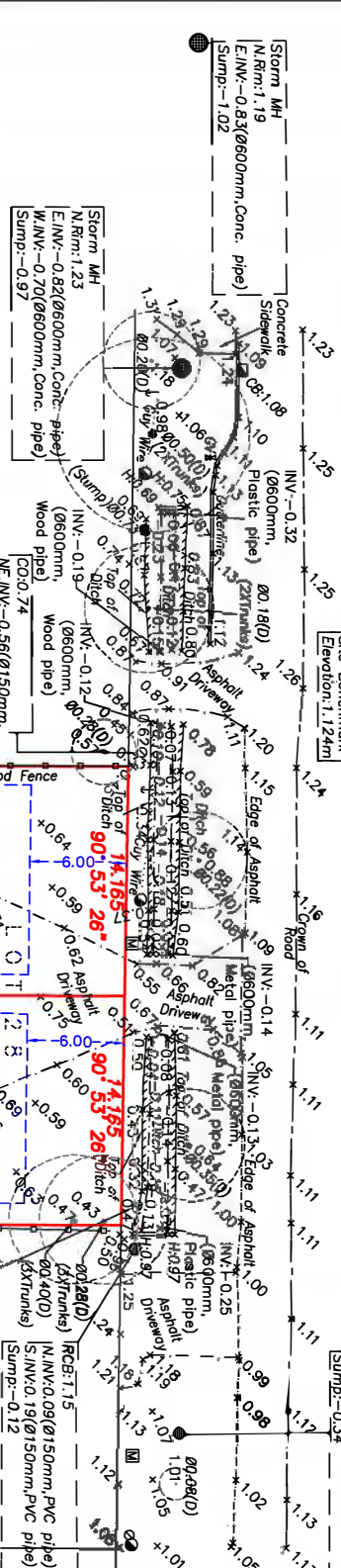
LUCAS ROAD

RCB:1.01
S.I.N.V.:0.21(Ø150mm,PVC pipe)
Sump:-0.34

SCALE: 1:300



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF UNLESS OTHERWISE INDICATED



NOTE:
Elevations shown are based on City of Richmond HFN Benchmark network.
Secondary Benchmark:
In front of West property line of #8020 Lucas road across the road in the edge of pavement.
Tag#1179 Elevation:1.124m
Secondary Temporary Benchmark:
East side of No. 3 Road and North side of Lucas Road in on the curb 84H0143 Elevation:1.306m

© copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: (604) 214-8928
Fax: (604) 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No: 8032
FB-424 P13-18
Drawn By: LK

LEGEND:
(c) denotes center
(D) denotes deciduous
 denotes catch basin
 denotes round catch basin
 denotes manhole
 denotes water meter
 denotes cleanout
 denotes power post
 denotes top of headwall
 denotes invert
 denotes gas valve
 denotes anchor

NOTE:
Use site Benchmark Tag #1179 for construction elevation control.
CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO FIELD SURVEY.
Johnson Tam
Digitally signed by Johnson Tam JOQ5M3
Date: 2023.04.12 10:11:56 -07'00'
JOHNSON C. TAM, B.C.L.S., C.L.S.
March 23rd, 2023.



RZ 23-023857

Attachment 3

Address: 8020/8040 Lucas Road

Applicant: E-Loyal Construction (Joe Luo)

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Zhiai Lu	Lot A: TBD Lot B: TBD
Site Size (m²):	1137.9 m ²	Lot A: 568.9 m ² Lot B: 568.9 m ²
Land Uses:	Duplex Residential	Single Family Residential
OCP Designation:	Neighbourhood Residential	No change
702 Policy Designation:	Single Family Lot Size Policy 5423	No change
Zoning:	Two-Unit Dwellings (RD1)	Small-Scale Multi-Unit Housing (RSM/M)
Number of Units:	Two duplex units	Two single family dwellings, each with a secondary suite
Other Designations:	Arterial Road Townhouse	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 286.7 m ² (3086 ft ²) Lot B: Max. 286.7 m ² (3086 ft ²)	Lot A: Max. 286.7 m ² (3086 ft ²) Lot B: Max. 286.7 m ² (3086 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live Landscaping: Min. 20%	Building: Max. 37.6% Non-porous Surfaces: Max. 56.8% Live Landscaping: Min. 20%	none
Lot Size:	Min. 360.0 m ²	Lot A: 568.9 m ² Lot B: 568.9 m ²	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 14.17 m Depth: 40.24 m	none
Setbacks (m):	Front: Min. 6.00 m Side: Min. 1.20 m Rear: greater of 6.0 m or 20% of lot depth	Front: Min. 6.01 m Side: Min. 1.20 m Rear: Min. 8.04 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

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

May 16, 2024

To Whom It May Concern:

I am the owner of 8440/8460 No. 3 Road. Our plan is to subdivide the lot and build two single houses on 8440/8460 No. 3 Road. Therefore, I don't wish to pursue townhouses.

Regards,

Catherine Zhang

A handwritten signature in black ink, appearing to be 'CZ', written over a horizontal dashed line.

March 27, 2023

To Whom It May Concern:

I am the owner of 8020-Lucas Road. I have been contacted by 8440/8460 No. 3 Road owner's agent. Our plan is to subdivide the lot and build two single houses on 8020-Lucas Road. Therefore, I am not prepared to sell 8020-Lucas Road or joint application to develop townhouse.

Regards,



Zhiai Lu



Page 1 of 2

Adopted by Council: November 20, 1989
Amended by Council: November 17th, 2003
Amended by Council: March 15th, 2004

POLICY 5423

File Ref: 4045-00

SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 21-4-6

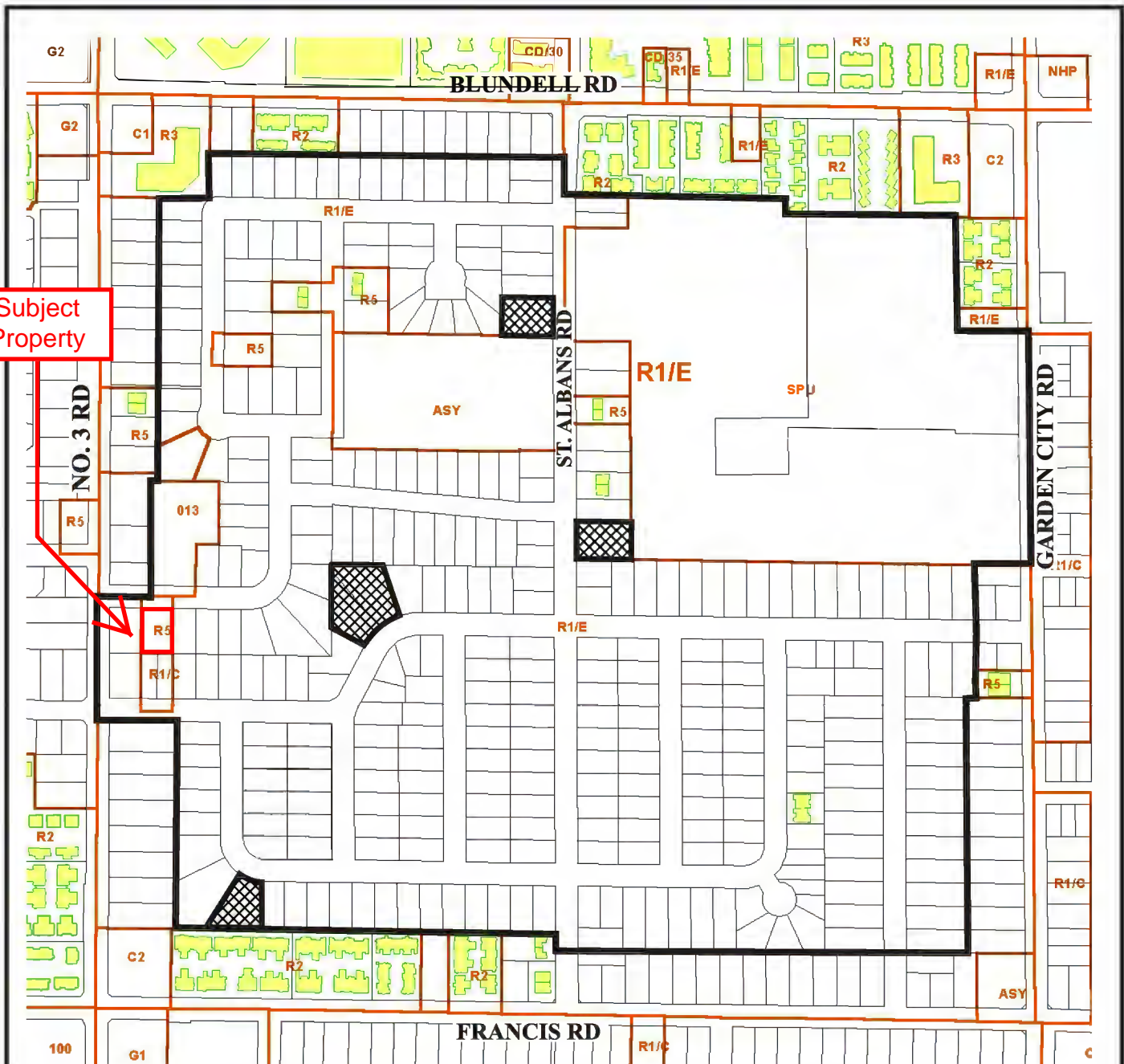
POLICY 5423:

The following policy establishes lot sizes within the area generally bounded by **Blundell Road, No. 3 Road, Francis Road and Garden City Road** (in a portion of Section 21-4-6):



That properties within the area generally bounded by Blundell Road, No. 3 Road, Francis Road and Garden City Road, in a portion of Section 21-4-6, be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area E (R1/E) in Zoning and Development Bylaw 5300, with the exception that:

- a) properties with duplexes be permitted to subdivide into two equal halves, provided that each lot created meets the requirements of the Single-Family Housing District (R1/B) or (R1/C).
- b) five properties highlighted on the map be permitted to subdivide in accordance with the provisions of Single-Family Housing District, Subdivision Area H (R1/H) in Zoning and Development Bylaw 5300.

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 Property

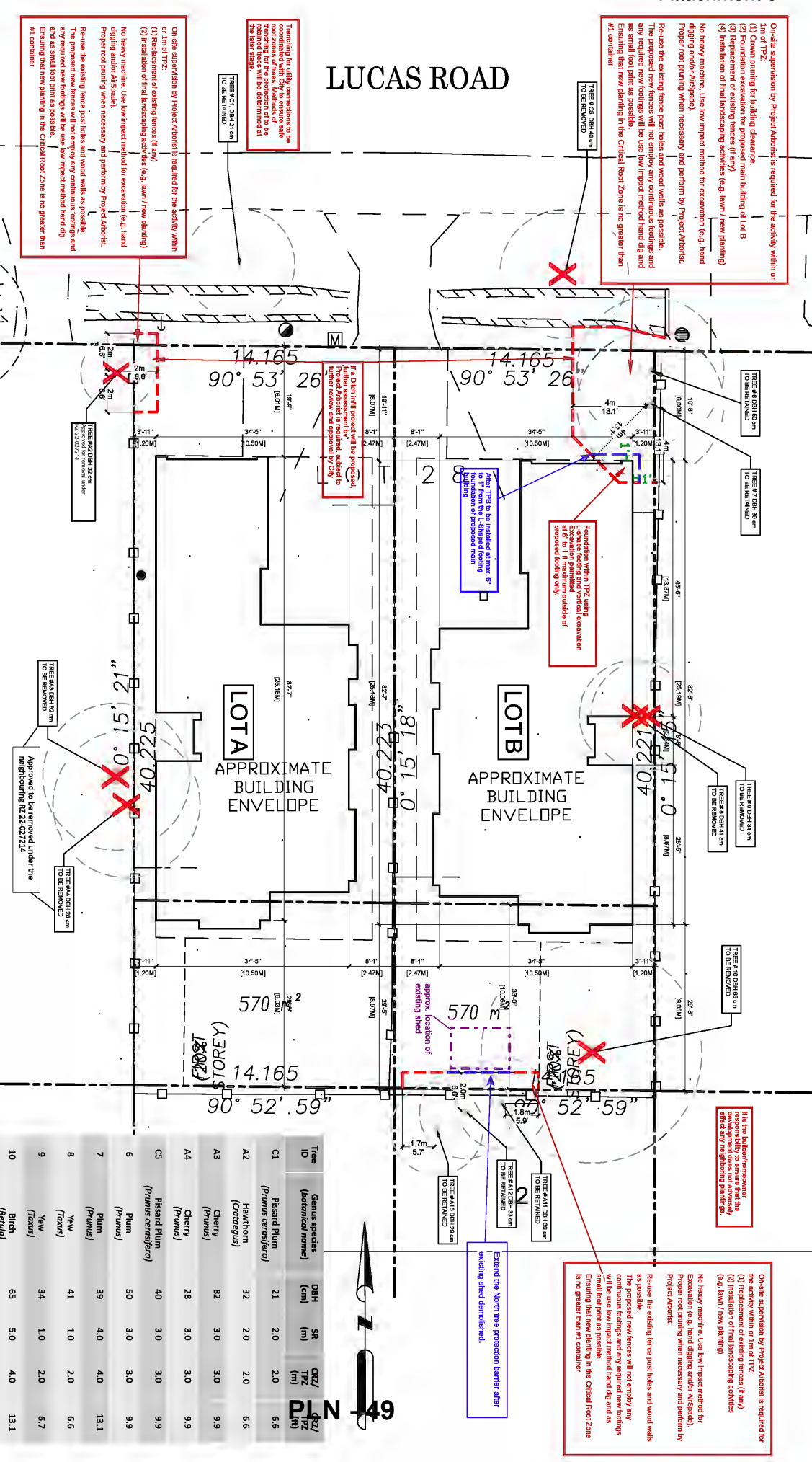
-  Lots which can be subdivided under **R1/E** (Existing Policy)
-  Lots which can subdivide under **R1/H**



Policy 5423
 Section 21, 4-6
 PLN - 48

Adopted Date: 11/20/89
 Amended Date: 03/15/04

LUCAS ROAD



On-site supervision by Project Arborist is required for the activity within or 1m of TFZ:
 (1) Crown pruning for building clearance.
 (2) Foundation excavation for proposed main building of Lot B
 (3) Replacement of existing fences (if any)
 (4) Installation of final landscaping activities (e.g. lawn / new planting)
 No heavy machines. Use low impact method for excavation (e.g. hand digging and/or A/S/Sawd).
 Proper root pruning when necessary and perform by Project Arborist.
 Re-use the existing fence post holes and wood walls as possible. The proposed new fences will not employ any continuous footings and as small foot prints as possible.
 Ensuring that new planting in the Critical Root Zone is no greater than #1 container

Trenching by utility contractors to be coordinated with City as ongoing sales proceeding for the protection of to be removed trees will be determined at a later date.

On-site supervision by Project Arborist is required for the activity within or 1m of TFZ:
 (1) Replacement of existing fences (if any)
 (2) Installation of final landscaping activities (e.g. lawn / new planting)
 No heavy machines. Use low impact method for excavation (e.g. hand digging and/or A/S/Sawd).
 Proper root pruning when necessary and perform by Project Arborist.
 Re-use the existing fence post holes and wood walls as possible. The proposed new fences will not employ any continuous footings and as small foot prints as possible.
 Ensuring that new planting in the Critical Root Zone is no greater than #1 container

If a Ditch and proposed will be proposed, Further assessment by Project Arborist is required, related to the tree removal and approval (if any)

Foundation within TFZ using L-shaped footing and vertical excavation at 5' or 1 ft maximum outside of proposed footing only.

After TFZ is established at max. 6' from the existing foundation of proposed main building.

It is the 'builder/contractor' responsibility to ensure that the development does not adversely affect any neighbouring plants/trees

On-site supervision by Project Arborist is required for the activity within or 1m of TFZ:
 (1) Replacement of existing fences (if any)
 (2) Installation of final landscaping activities (e.g. lawn / new planting)
 No heavy machines. Use low impact method for excavation (e.g. hand digging and/or A/S/Sawd).
 Proper root pruning when necessary and perform by Project Arborist.
 Re-use the existing fence post holes and wood walls as possible. The proposed new fences will not employ any continuous footings and as small foot prints as possible.
 Ensuring that new planting in the Critical Root Zone is no greater than #1 container

Extend the North tree protection barrier after existing shield demolished.



ABC QBC Tree Consulting and Services Ltd.

Project Arborist: **Matthew Wong**
 Tel: (778) 833-0348
 Email: **QBCtree@gmail.com**

Project Address: **8020 & 8040 Lucas Road, Richmond BC**

Reference Number: VAN202450
 Date of Issue: May 27, 2023

Reference Number: VAN202450-1
 Date of Issue: April 8, 2024

Reference Number: VAN202450-2
 Date of Issue: April 30, 2024

Part B - Tree Management Drawing

- - - Tree Protection Barrier
- - - Phased 2 Tree Protection Barrier
- X Tree To Be Removed

Tree ID	Genus species (botanical name)	DBH (cm)	SR (m)	CRZ/TFZ (m)	CRZ/TFZ (m)
C1	Pissard Plum (<i>Prunus cerasifera</i>)	21	2.0	2.0	6.6
A2	Hawthorn (<i>Crataegus</i>)	32	2.0	2.0	6.6
A3	Cherry (<i>Prunus</i>)	82	3.0	3.0	9.9
A4	Cherry (<i>Prunus</i>)	28	3.0	3.0	9.9
C5	Pissard Plum (<i>Prunus cerasifera</i>)	40	3.0	3.0	9.9
6	Plum (<i>Prunus</i>)	50	3.0	3.0	9.9
7	Plum (<i>Prunus</i>)	39	4.0	4.0	13.1
8	New (<i>Taxus</i>)	41	1.0	2.0	6.6
9	New (<i>Taxus</i>)	34	1.0	2.0	6.7
10	Birch (<i>Betula</i>)	65	5.0	4.0	13.1
A11	English Holly (<i>Ilex aquifolium</i>)	30	0.5	1.8	5.9
A12	English Holly (<i>Ilex aquifolium</i>)	33	0.5	2.0	6.6
A13	English Holly (<i>Ilex aquifolium</i>)	29	0.5	1.7	5.7



Address: 8020/8040 Lucas Road

File No.: RZ 23-023857

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10565, the developer is required to complete the following:

1. **(Discharge – Other)** Discharge covenant on title BE98677 restricting development to duplex-only.
2. **(Tree Replacement Security)** Submission of a Landscape Security in the amount of \$4,608.00 [\$768/ tree x six] to ensure that a total of three replacement trees are planted and maintained on each lot proposed (for a total of six trees); minimum 8.0 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
3. **(Voluntary Tree Contribution)** City acceptance of the developer's offer to voluntarily contribute \$7,680.00 [\$768/ tree for eight trees and \$1,536.00 for the removal of City tree tag# C5] to the City's Tree Compensation Fund for the planting of replacement trees within the City.
4. **(Arborists Contract)** 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.
5. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$15,360.00.00 for the three trees to be retained (\$5,120.00 for one City tree tag# C1, and \$10,240.00 for the two on-site trees tags# 6 and 7). Up to 90% of the security is refundable following receipt of a post-construction impact assessment, with the remainder held for up to one year.
6. **(Tree Protection Fencing)** 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.
7. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title.
8. **(Cross-Access)** Registration of a legal agreement on title of the subject property to ensure that upon subdivision of the property:
 - a) Vehicle access to proposed Lots A and B is via a single shared driveway crossing centered on the proposed shared property line; and
 - b) A cross-access easement for the shared driveway area is registered on the titles of proposed Lots A and B.
9. **(Secondary Suite)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom, minimum 34 m² (365 ft²) secondary suite is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
10. **(Fees - Notices)** Payment of all fees in full for the cost associated with the public notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Pay Development Cost Charges (City, GVS & DD and Translink), School Site Acquisition Charge, and Address Assignment Fees.
2. Registration on title of the cross-access easement for the shared driveway area (centred on the shared property line) to be registered on the titles of proposed Lots A and B.
3. Enter into a Servicing Agreement* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

Water Works:

- a) Using the OCP Model, there is 458 L/s of water available at a 20 psi residual at the Lucas Rd frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) The Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
- c) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- d) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing water service connection fronting Lucas Rd.
 - iii) Install two new water service connections off of the 200 mm water main fronting Lucas Rd complete with water meter. Each water service connection shall service one of the proposed sites.

Storm Sewer Works:

- e) At Developer's cost, the Developer is required to:
 - i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade the existing ditch at the entire road frontage to minimum 600 mm diameter or sized via capacity analyses under OCP condition. Approximate length of upgrade is 30m.
- f) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Install two new storm service connections on Lucas Road complete with type 3 inspection chambers to service 2 lot subdivision. The inspection chambers shall be contained in a 2m deep right of way along the entire north property line.

Sanitary Sewer Works:

- a) At Developer's cost, the City will:
 - i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Cut and cap and remove the existing sanitary service connection and inspection chamber fronting Lucas Rd.
 - iii) Install a new sanitary service connection off of the new sanitary sewer fronting Lucas Rd complete with an inspection chamber at the common property line.

Street Lighting:

- b) At Developer's cost, the Developer is required to:
 - i) Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- c) At Developer's cost, the Developer is required to:
 - i) Complete other frontage improvements as per Transportation requirements.
 - viii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
 - ix) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1st submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - (b) Pipe sizes, material and slopes.
 - (c) Location of manholes and fire hydrants.
 - (d) Road grades, high points and low points.
 - (e) Alignment of ultimate and interim curbs.
 - (f) Proposed street lights design.

Frontage Improvements

Frontage improvements (cross-section)

Across the subject site's entire Lucas Road frontage, the following frontage improvements are required:

- Construct 1.5 m wide concrete sidewalk at the subject site's north property line;
- Construct landscaped boulevard with street trees (minimum 1.5 m wide).
- Construct 0.15 m wide road curb to be aligned with the curb constructed through RZ 22-027214.
- Road pavement widening to meet the new curb.

The Developer is required to fill-in any existing ditches required to complete the above mentioned road works including the pavement transition taper section.

Driveway closures/back-fill

All existing driveways at the subject site's Lucas Road frontage are to be closed permanently. Two new driveways, one for each subdivided lot, are to be provided for vehicular access. The Developer is responsible for the removal of all existing driveway let-downs and back-filling with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above

Frontage improvements (transition and continuity)

To the west:

The subject site's new sidewalk/boulevard is to connect directly to the sidewalk and boulevard constructed through RZ 22-027214 at the west property line.

To the east:

- A temporary asphalt ramp will provide transition between the subject site's new sidewalk/boulevard and the edge of pavement fronting the neighbouring site to the immediate east (8060 Lucas Road).
- Construct a transition taper (20:1) from the end of the road tangent to the east to meet existing edge of pavement. The transition section is to have a 1.0 m wide gravel shoulder.

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

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

proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

2. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10565 (RZ 23-023857)
8020/ 8040 Lucas Road**

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

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it **“SMALL-SCALE MULTI-UNIT HOUSING (RSM/M)”**.

P.I.D. 004-305-612

Lot 28 Section 21 Block 4 North Range 6 West New Westminster District Plan NWP17986

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10565”**.

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: June 20, 2024

From: Wayne Craig
General Manager, Planning and Development

File: RZ 21-934592

Re: **Application by Asteria Properties Inc. for Rezoning at 8240 Williams Road to the
“Low Density Townhouses (RTL4)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, for the rezoning of 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone, be introduced and given first, second and third reading.

Wayne Craig
General Manager, Planning and Development

WC:cl
Att. 6

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

Staff Report

Origin

Asteria Properties Inc. has applied on behalf of 1412495 BC Ltd. (Cheng Mingh He, Xiaobo Huang, and Jian Zhao), to the City of Richmond for permission to rezone 8240 Williams Road to the “Low Density Townhouses (RTL4)” zone to permit the development of three townhouse units, with vehicle access from Williams Road. A location map and aerial photo of the subject site are provided in Attachment 1.

Findings of Fact

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

Existing Site Condition and Context

A survey of the subject site is included in Attachment 3. The subject site consists of a vacant lot located on the southeast corner of the intersection at Williams Road and Leonard Road.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: Across Williams Road, is a lot zoned “Low Density Townhouses (RTL4)”, which is currently undergoing construction of 10 townhouse units at 8233 Williams Road, as approved through rezoning (RZ 18-824503) and the Development Permit (DP 19-858783).

To the South: Is a lot zoned “Single Detached (RS1/E)”, which contains a single-family dwelling at 10020 Leonard Road.

To the East: Is a lot zoned “Single Detached (RS1/E)”, which contains a single-family dwelling at 8260 Williams Road.

To the West: Across Leonard Road, is a lot zoned “Single Detached (RS1/E)”, which contains a single-family dwelling at 10031 Leonard Road.

Related Policies & Studies

Official Community Plan

The Official Community Plan (OCP) identifies that the subject site is located in the Broadmoor planning area and that the land use designation for the site is “Neighbourhood Residential” (Attachment 4). This redevelopment proposal is consistent with this designation.

Arterial Road Land Use Policy

Land Use Designation

The Arterial Road Land Use Policy designation for the subject site is “Arterial Road Townhouse”. This proposal to develop three townhouse units is consistent with this designation.

Lot Width and Residual Lots

The development criteria for townhouses in the Arterial Road Land Use Policy call for land assembly with a minimum 40 m lot frontage on a minor arterial road and avoiding the creation of residual sites that have less than a 40 m lot frontage. The Policy also recognizes that land assembly with existing narrow lots or on lots containing newer dwellings will be difficult to redevelop. The Policy provides flexibility for the minimum frontage in these circumstances provided the application can meet design guidelines and other requirements, which includes the ability to consolidate vehicle access points and securing shared access by means of a Statutory Right-of-Way (SRW) agreement to adjacent properties to enable their potential redevelopment in the future.

Although this redevelopment proposal involves land assembly with a lot frontage less than 40 m on Williams Road (i.e., approximately 20 m frontage), staff are supportive of the application for the following reasons:

- The neighbouring property to the east at 8260 Williams Road contains a newer single detached dwelling (i.e., constructed in 2010), which makes it financially challenging to pursue land assembly with that property as part of this redevelopment proposal. The applicant has submitted documentation (a copy of which is on file) indicating that efforts have been made in 2022 and 2024 to acquire the property in order to achieve the minimum lot frontage width of 40 m under the Arterial Road Land Use Policy, but that the owner is not interested in redeveloping their property at this time.
- The applicant has submitted a preliminary concept plan to show how 8260 Williams Road could be redeveloped in the future with shared vehicle access through the subject site (a copy of which is on file).
- Prior to final adoption of the rezoning bylaw, the applicant must register a SRW agreement on Title for a Public Right-of-Passage (PROP) over the drive-aisle to secure future shared access to 8260 Williams Road.

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.

The provincial *Bill 44 – Housing Statutes (Residential Development) Amendment Act, 2023*, which came into force on December 7, 2023, prohibits a Local Government from holding a Public Hearing on a residential rezoning bylaw that is consistent with the OCP. The proposed rezoning application meets the conditions established in the Act and is consistent with the OCP. On this basis, City Council may not hold a Public Hearing on this rezoning application.

Analysis

Site Planning

The proposed development consists of three townhouse units on a site that would be approximately 782 m² (8,423 ft²) in area after the required 4 m by 4 m corner cut and 0.91 m wide road dedication along Williams Road. Conceptual development plans proposed by the applicant are included in Attachment 5.

The proposed site layout consists of a three-unit building with a north-south orientation and a drive-aisle off Williams Road along the east side of the site. The building is three storeys at its north end and steps down to two storeys along the interface with existing single-family housing to the south.

Consistent with the intent of the design guidelines for Arterial Road Townhouses, wider than minimum setbacks are proposed to the east and south property line along the interface with existing single-family housing to the east and south.

Main entries for the two southern units face Leonard Road, while two entries are proposed to the northernmost unit on both Williams Road and Leonard Road.

Private outdoor space is proposed for each unit at grade in either the south yard or the yards fronting Leonard Road and Williams Road, and small secondary outdoor spaces are proposed for the middle and south units on the third level overlooking either Leonard Road or the drive-aisle.

Common outdoor amenity space of approximately 26 m² in area, containing a playhouse, bench, hard and soft landscaping, is proposed in the southeast corner opposite the site entry, which exceeds the minimum size guidelines in the OCP.

Common Indoor Amenity Space

The applicant proposes a voluntary contribution to the City's Recreation Facilities Reserve Fund in the amount of \$2,066.00/unit for a total contribution of \$6,198.00 in-lieu-of providing common indoor amenity space on-site. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically.

Site Access, Parking and Frontage Improvements

Vehicle access to the subject site is proposed off Williams Road, as far east as possible from the intersection of Leonard Road.

The applicant must register a SRW agreement on Title for PROP over the drive-aisle prior to rezoning bylaw adoption to enable future shared access to the site to the east at 8260 Williams Road upon its redevelopment.

Pedestrian access to each unit is proposed via individual pathways from the public sidewalks along Williams Road and Leonard Road.

On-site vehicle parking is proposed consistent with the Zoning Bylaw requirements in the form of two side-by-side resident parking spaces within each unit's garage and one visitor surface parking space at the south end of the drive aisle. Resident bike parking is proposed to be located within each unit's garage and a visitor bike rack is proposed near the site's entrance. As will be discussed further in this report, additional resident bike parking beyond the Zoning Bylaw requirements is proposed as a Transportation Demand Management (TDM) measure with consideration of a variance request to allow three small vehicle parking spaces.

The applicant submitted a Traffic Impact Assessment prepared by a Professional Engineer, which assesses traffic operations along the subject site's road frontages relative to the proposed development. The assessment confirms that the proposed site plan and frontage improvements are adequate to accommodate on-site circulation of intended vehicle movements (passenger vehicles/small delivery trucks) and site-generated traffic with no impact on existing traffic. The assessment also confirms that when the adjacent property to the east at 8260 Williams Road redevelops with an eastbound extension of the drive-aisle, on-site circulation of large vehicles such as garbage and recycling trucks will be accommodated. The assessment has been reviewed and the findings are supported by City staff.

The applicant is required to enter into a Servicing Agreement (SA) for the design and construction of the improvements prior to final adoption of the rezoning bylaw, including without limitation: new treed/grass boulevards and sidewalks along both frontages and road widening on the east side of Leonard Road, all to transition to the existing boulevard conditions to the east and south of the subject site. Complete details on the scope of the frontage improvements are included in Attachment 6, and the design of the frontage improvements will be further refined through the DP and SA design review process.

To accommodate the frontage improvements, the applicant is required to provide a 4.0 m by 4.0 m corner cut road dedication at the intersection of Leonard Road and Williams Road and a 0.91 m wide road dedication along the Williams Road frontage prior to final adoption of the rezoning bylaw.

The applicant is also required to submit a contribution to the City towards the installation of a special crosswalk at the Williams Road/Leonard Road intersection prior to final adoption of the rezoning bylaw. The ultimate works are to include (but are not limited to) signal poles and cabinet, LED/luminaires, amber flashers and new standard Audible Pedestrian Signal pushbuttons.

Housing Type and Tenure

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

Affordable Housing Strategy

The City's Affordable Housing Strategy seeks cash-in-lieu contributions to the Affordable Housing Reserve Fund when considering rezoning applications with 60 or fewer dwelling units. The contributions are sought in lieu of built low-end-of-market rental (LEMR) housing units. In this case, the rezoning application proposes a three-unit townhouse development. The applicant is required to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$12.00 per buildable square foot consistent with the Affordable Housing Strategy and Section 5.15 of Richmond Zoning Bylaw 8500 for rezoning applications that propose the "Low Density Townhouses (RTL4)" zone outside of City Centre. For this proposal, the total contribution requirement is \$60,647.25 and the applicant must provide this to the City prior to final adoption of the rezoning bylaw.

Accessibility

Consistent with the OCP guidelines regarding accessible housing, the applicant proposes to provide aging-in-place features in all of the units (e.g., stairwell handrails, lever-type handles for plumbing fixtures and door handles and solid blocking in washroom walls for future grab bar installation beside toilet, bathtub and shower). In addition, the applicant proposes one Convertible Unit (Unit 3). Further review of the Convertible Unit design will be undertaken as part of the Development Permit (DP) application review process.

Tree Removal and Replacement

There are no trees on the subject property nor within close proximity to common property lines.

Eight bylaw-sized trees that were previously located on-site prior to the submission of this Rezoning application were assessed and approved for removal in December 2020 through a Tree Removal Permit associated with the Demolition Permit application for the former dwelling located on-site. Since this Rezoning application was submitted shortly after tree removal, replacement trees are to be provided at a 2:1 ratio (for a total requirement of 16 replacement trees), consistent with the OCP.

The preliminary landscape plan submitted as part of this rezoning application illustrates that eight replacement trees of a variety of species are proposed to be planted in the yards along Williams Road and Leonard Road (Attachment 5). In lieu of planting the remaining eight required replacement trees that cannot be accommodated on-site, the applicant is required to submit a contribution to the City's Tree Compensation Fund in the amount of \$6,144.00.

Through the DP application review process, the landscape plan will be further refined to provide for a mix of coniferous and deciduous tree species (minimum 8 cm caliper or 4 m high).

To ensure that the replacement trees are planted and the landscape plan is adhered to, the applicant is required to submit a Landscaping Security prior to DP issuance in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect (including installation and a 10 per cent contingency). A legal agreement is to accompany the Security, which is to set the terms for its use and release.

Variances Requested

The preliminary conceptual development plans comply with the “Low Density Townhouses (RTL4)” zone of Richmond Zoning Bylaw 8500, with the exception that variance requests will be sought as part of the Development Permit application to:

- reduce the minimum required lot width from 40.0 m to 18.11 m;
- reduce the minimum exterior side yard setback along Leonard Road from 6.0 m to 4.5 m; and
- allow three small vehicle parking spaces.

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

- The variance to the minimum required lot width is a technical variance as the redevelopment proposal involves only the subject site, which will have an average lot width of 18.11 m after the required road dedication. A functional site plan that meets the design guidelines in the OCP is achievable for this townhouse proposal and the opportunity exists for the adjacent property to the east to redevelop in the future with shared vehicle access through the subject site.
- The proposed 4.5 m exterior side yard setback along Leonard Road enables a deeper setback to be provided to the east property line, resulting in greater separation from the existing adjacent single-family house to the east at 8260 Williams Road. Although the setback is reduced, the proposal maintains consistency with the minimum private outdoor space guidelines in the OCP through provision of yards at ground level and secondary decks for two out of the three units.
- The Zoning Bylaw requires a minimum of 50 per cent of vehicle parking spaces to be standard spaces on a site where the total parking provision is 31 or more spaces. Due to the small size of the proposed development (i.e., three townhouse units), the total on-site resident parking requirement is six spaces. Were the total parking provision 31 or more spaces, the proposed percentage of small vehicle parking spaces would comply (i.e., 50 per cent). The variance request to allow three small vehicle parking spaces provides for a more functional ground floor plan.

The City’s Transportation Department has reviewed this redevelopment proposal and supports the variance request, along with the applicant’s proposal to increase the amount of resident bike parking spaces from 1.25 spaces per unit to 2.00 spaces per unit for a total of six resident bike parking spaces as a Transportation Demand Management (TDM) measure, which is to be secured through registration of a legal agreement on Title prior to rezoning bylaw adoption.

Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance target has been considered in the proposed design. The proposal is anticipated to achieve Step 3 + EL-4 of the Energy Step Code.

Further details on how the proposal will meet this commitment will be reviewed as part of the DP and Building Permit (BP) application review processes.

Site Servicing

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a SA for the design and construction of: a storm sewer upgrade to 600 mm along Williams Road; an extension of the sanitary sewer along Leonard Road to service and connect to the subject site and to cut and cap the existing sanitary sewer connection at the southwest corner of the property; and the required water, storm and sanitary service connections. As part of the SA, the applicant is also to undertake a capacity analysis of the existing and ultimate condition for the sanitary lines along the west side of Leonard Road and the downstream pipes further south to determine their adequacy, and if they are inadequate the applicant will then be required to design and upgrade the inadequate lines as part of the SA.

The SA is also to include the design and construction of the road and boulevard improvements described previously in this report (e.g., road widening on the east side of Leonard Road, as well as new treed/grassed boulevards and sidewalks along Leonard Road and Williams Road).

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

Future Development Permit Application Considerations

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

- Refinement of the site plan and landscape plan to finalize the drive-aisle design, pedestrian circulation in the south portion of the site and the location of heat pump units.
- Further examination of the floor plans to re-orient or remove the third storey deck proposed for the middle unit.
- Enhancement of the tree and plant schedule to the landscape plan to provide for a mix of deciduous and coniferous trees, as well as examination of additional planting opportunities to provide for visual interest and screening at key areas.
- Refinement of the DP drawings to illustrate a more accurate concept for the required off-site improvements along Williams Road and Leonard Road and transitions to existing conditions to the east and south.

- Reviewing and finalizing the proposed exterior building material and colour palette.
- Confirming that all aging-in-place and convertible unit features have been incorporated into dwelling design.
- Reviewing the applicant's response to the principles of Crime Prevention Through Environmental Design (CPTED).
- Further review of the environmental sustainability features to be incorporated into the project and confirmation of compliance with the applicable Energy Step Code.

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

Financial Impact

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

Conclusion

This application is to rezone the property at 8240 Williams Road to the "Low Density Townhouses (RTL4)" zone, to permit the property to be developed for three townhouse units with vehicle access to Williams Road.

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

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

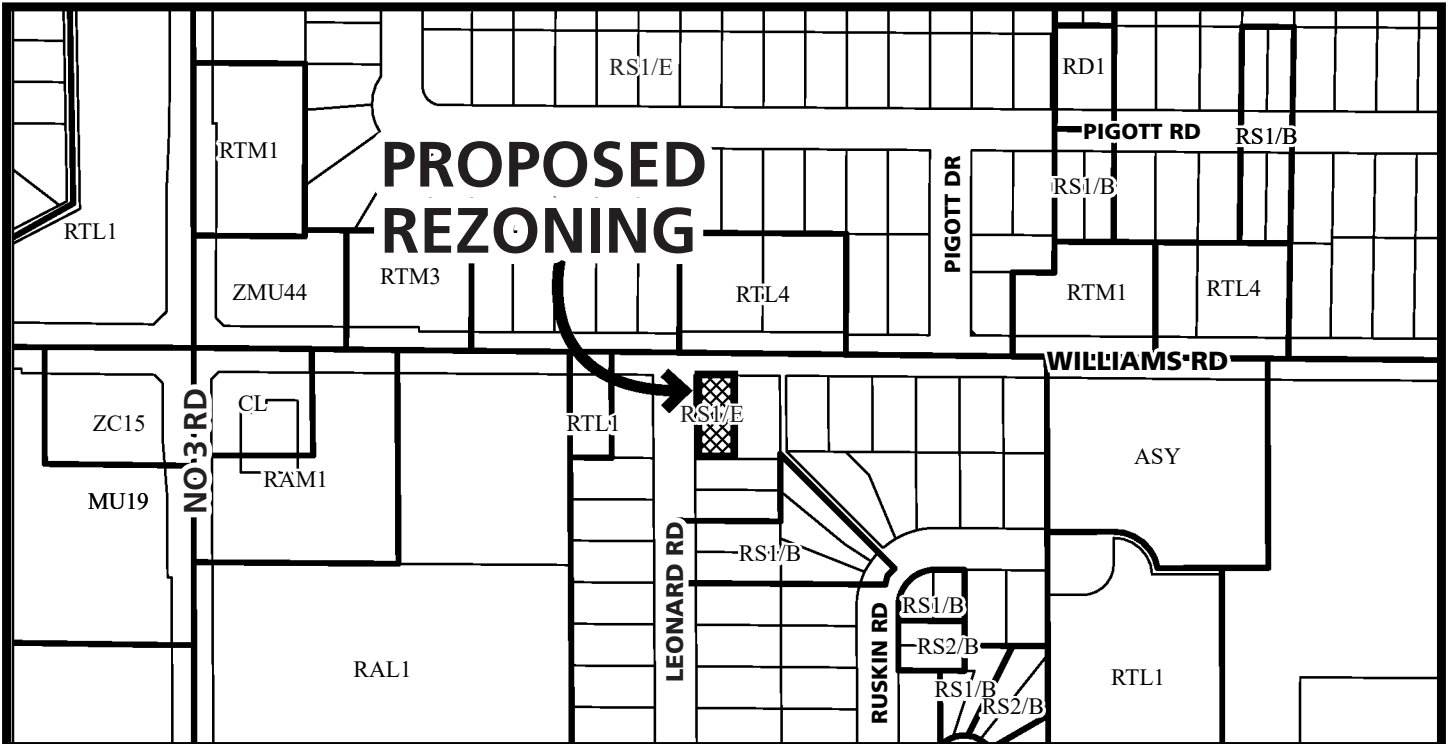
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10578 be introduced and given first, second and third reading.



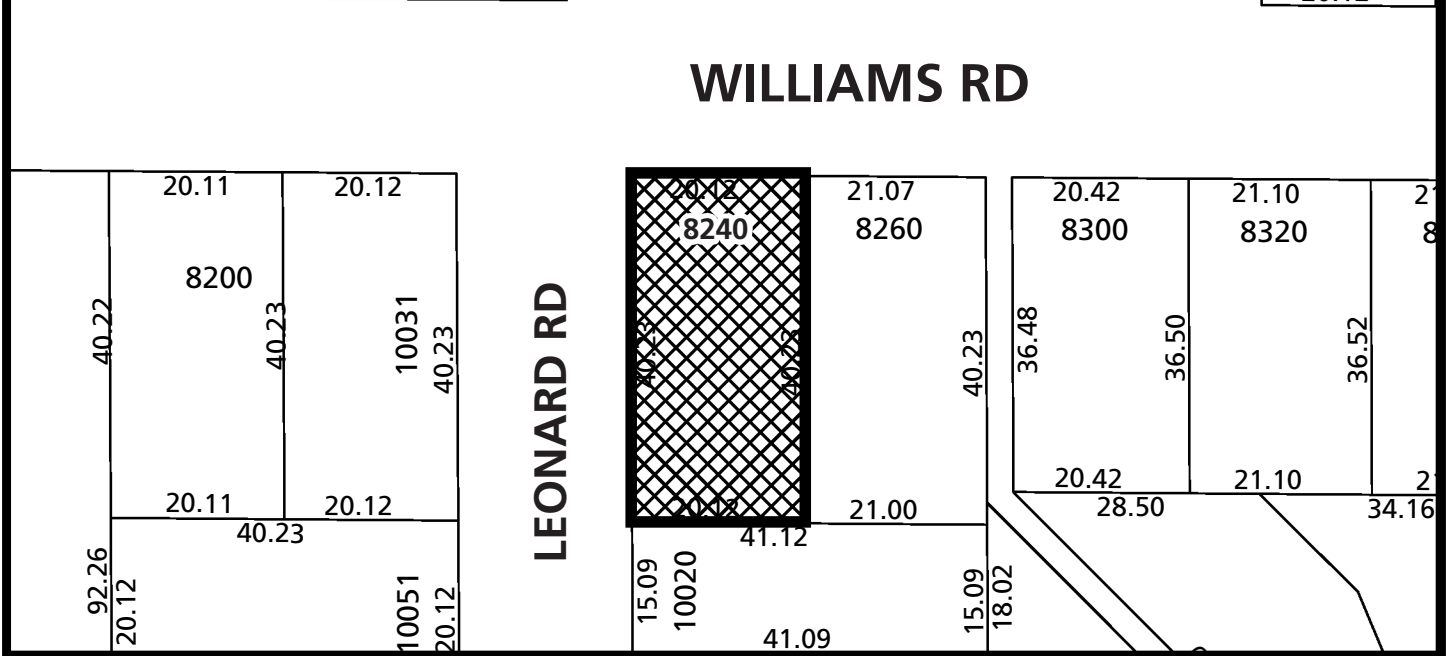
Cynthia Lussier
Planner 2
(604-276-4108)

CL:js

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



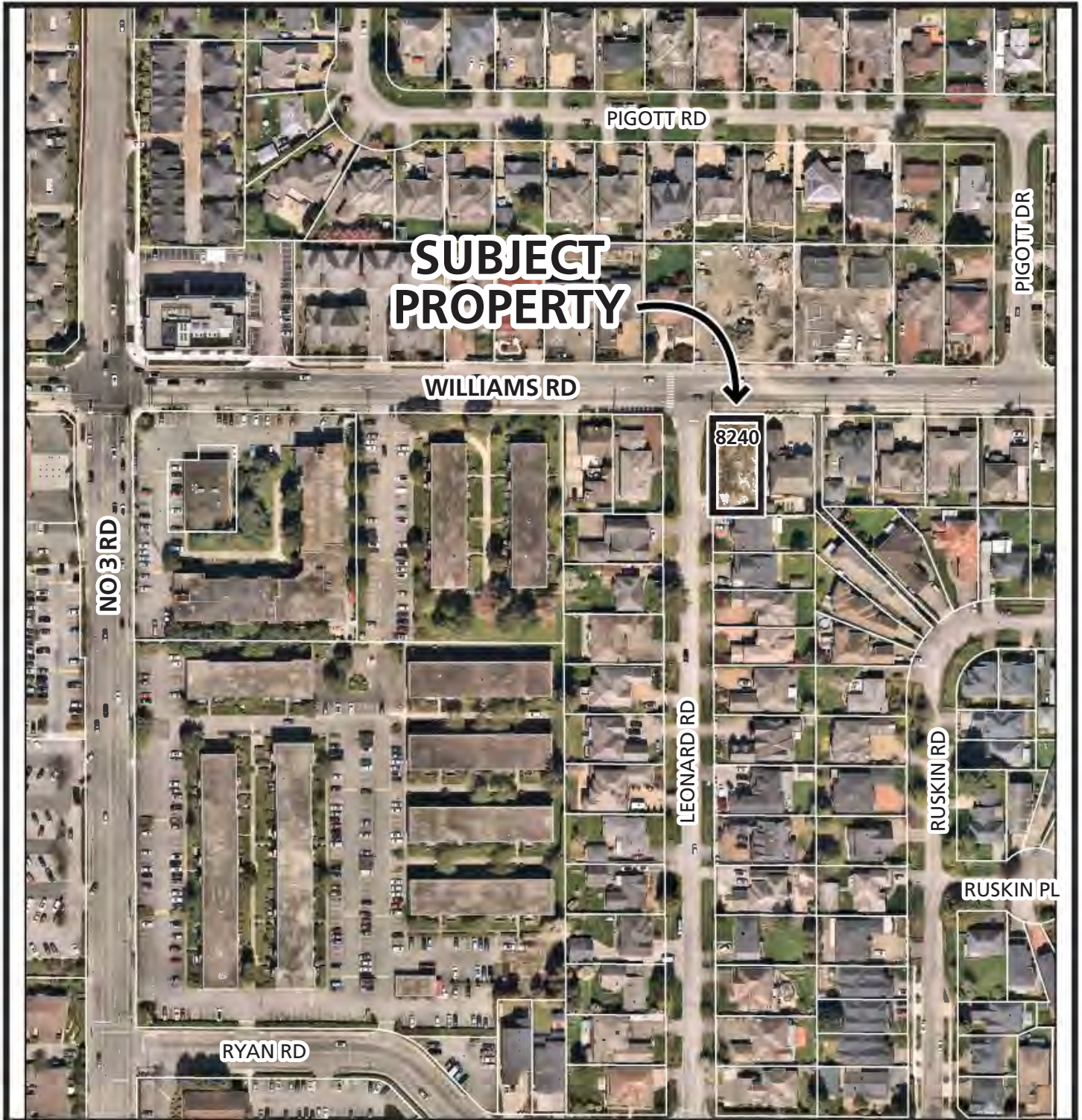
8171 20.12	8191 20.12	8211 20.12	8231 40.23	8251 40.23	8291 40.23	8311 20.12	8331 20.12
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	<h1>RZ 21-934592</h1>	Original date: 07/05/21
	<h2>PLN - 64</h2>	Revision Date: 06/17/24
		Note: Dimensions are in METRES



City of
Richmond



RZ 21-934592

PLN - 65

Original date: 07/05/21

Revision Date: 06/17/24

Note: Dimensions are in METRES



RZ 21-934592

Address: 8240 Williams Road

Applicant: Asteria Properties Inc.

Planning Area(s): Broadmoor

	Existing at the time of staff report writing	Proposed
Owner:	1412495 BC Ltd.	To be determined
Site Size:	809 m ² (8,708 ft ²)	782.54 m ² (8423 ft ²)
Land Uses:	Vacant lot	Townhouses
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Low Density Townhouses (RTL4)
Number of Units:	0	3

On Future Lot	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	0.56	None permitted
Buildable Floor Area:	469.53 m ² (5,053 ft ²)	434.80 m ² (4,680 ft ²)	None permitted
Lot Coverage – Buildings:	Max. 40%	33%	None
Lot Coverage – Buildings, Structures and Non-porous Surfaces:	Max. 65%	64%	None
Lot Coverage – Live Landscaping:	Min. 25%	28%	None
Setback – Front Yard (Williams Road):	Min. 6.0 m	6.0 m	None
Setback – Exterior Side Yard (Leonard Road):	Min. 6.0 m	4.5 m	Variance Requested
Setback – Interior Side Yard:	Min. 3.0 m	7.2 m	None
Setback – Rear Yard:	Min. 3.0 m	4.5 m (ground floor) 6.0 m (second floor)	None
Lot Dimensions:	Min. Width: 40.0 m Min. Depth: 35.0 m	Width: 18.11 m (average) Depth: 35.32 m	Variance Requested
Building Height:	Max. 12.0 m (3 storeys)	11.41 m (2 to 3 storeys)	None
Parking Spaces – Resident:	Min. 2.0/unit (Min. 6 spaces)	6 spaces	None
Parking Spaces – Visitor:	Min. 0.2/unit (Min. 1 space)	1 space	None
Total:	7 spaces	7 spaces	None

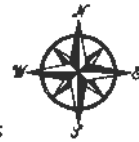
On Future Lot	Bylaw Requirement	Proposed	Variance
Tandem Parking Spaces:	Max. 50% (3 spaces)	None	None
Standard Parking Spaces:	100% (6 spaces)	50% (3 spaces)	Variance Requested
Small Parking Spaces:	Not permitted	50% (3 spaces)	

TOPOGRAPHIC SURVEY OF LOT 3
SECTION 33 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 14866

#8240 WILLIAMS ROAD,
 RICHMOND, B.C.
 P.I.D. 001-947-338

SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
 THEREOF UNLESS OTHERWISE INDICATED



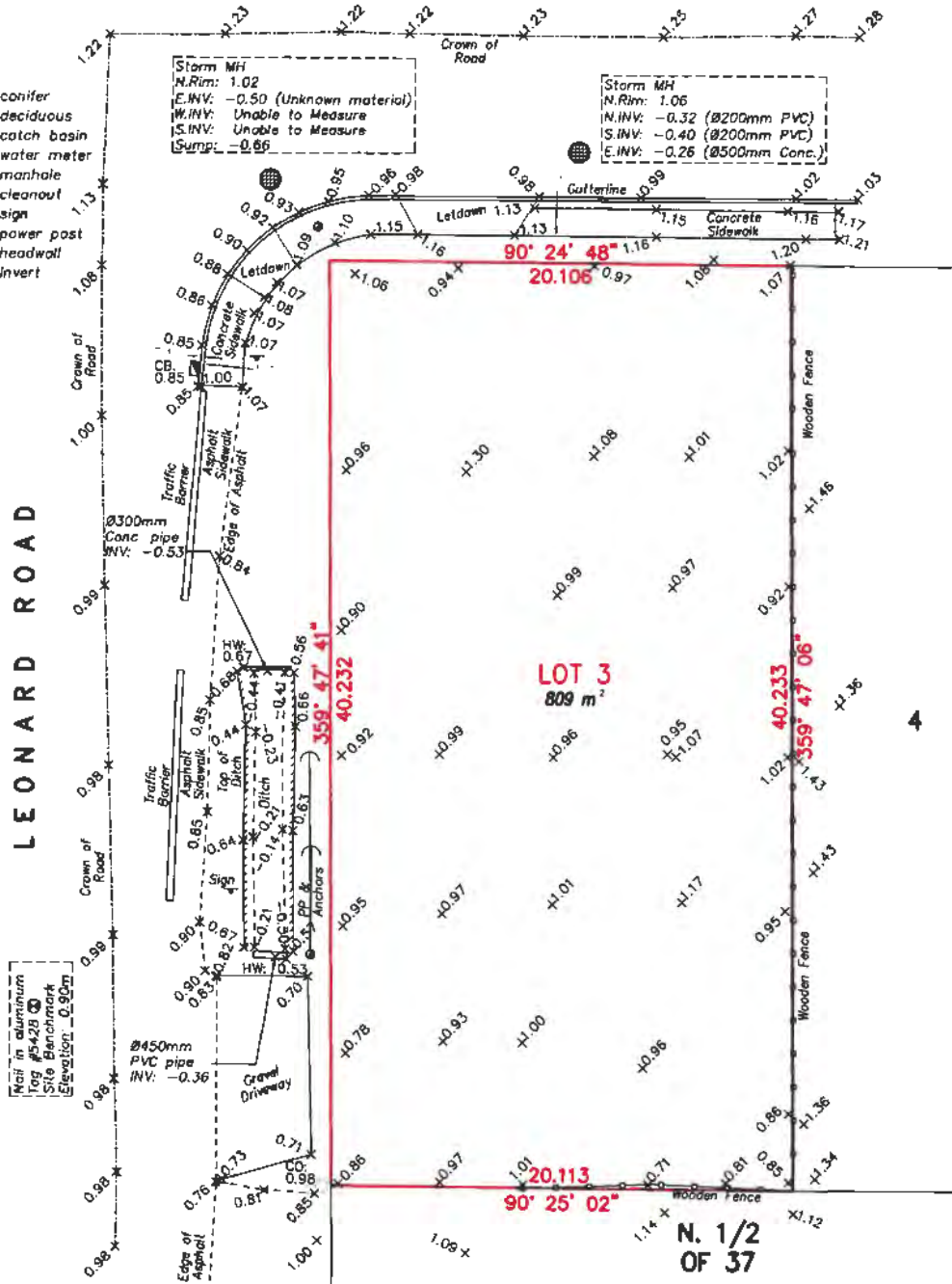
WILLIAMS ROAD

LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ☐ denotes catch basin
- ⊠ denotes water meter
- denotes manhole
- denotes cleanout
- ⚡ denotes sign
- ⊙ denotes power post
- HW denotes headwall
- INV. denotes invert

Storm MH
 N.Rim: 1.02
 E.INV: -0.50 (Unknown material)
 W.INV: Unable to Measure
 S.INV: Unable to Measure
 Sump: -0.66

Storm MH
 N.Rim: 1.06
 N.INV: -0.32 (Ø200mm PVC)
 S.INV: -0.40 (Ø200mm PVC)
 E.INV: -0.26 (Ø500mm Conc.)



Iron in aluminum
 Tag #1428
 Site Benchmark
 Elevation: 0.507

© 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. 6578
 FB-309 P37-41; FB-430 P90
 Drawn By: 10/LK

NOTE:
 Elevations shown are based
 on City of Richmond HPN
 Benchmark network.
 Benchmark: HPN #205
 Control Monument 77H4827
 Elevation: 1.044m
 Benchmark: HPN #231
 Control Monument 19713
 Elevation: 3.419m

NOTE:
 Use site Benchmark Tag #5428
 for construction elevation control.

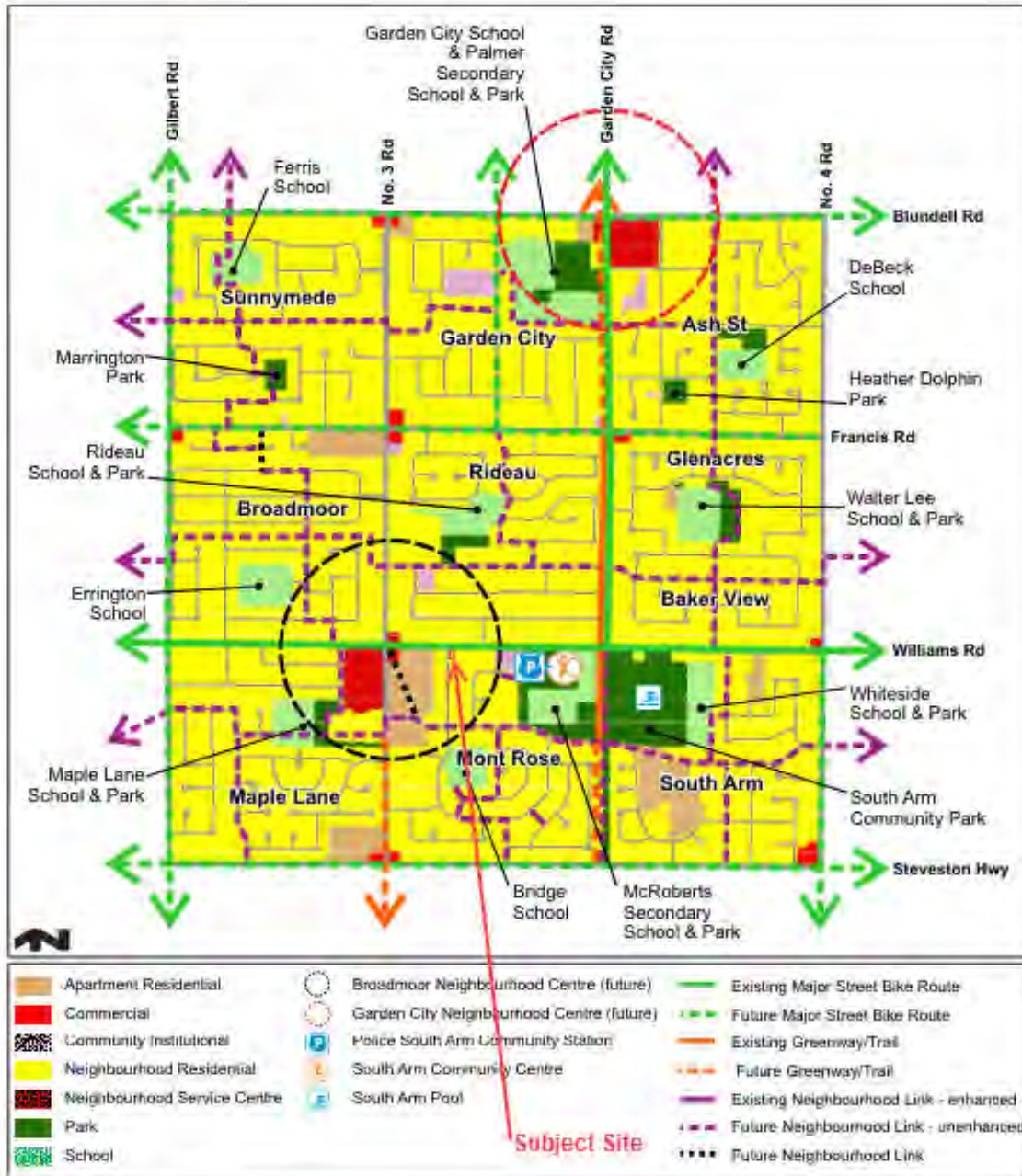
CERTIFIED CORRECT:
 LOT DIMENSION ACCORDING TO
 FIELD SURVEY.
 Digitally signed by
 Johnson Tam JQQ5M3
 Date: 2023.09.26
 08:03:46 -0700
Johnson Tam
JQQ5M3
 JOHNSON C. TAM, B.C.L.S., C.L.S.
September 25th, 2023.

DWG No. 6578-Topo-02

PLN - 68



6. Broadmoor



8240 WILLIAMS RD - 3-UNIT TOWNHOUSE DEVELOPMENT

PROJECT DATA

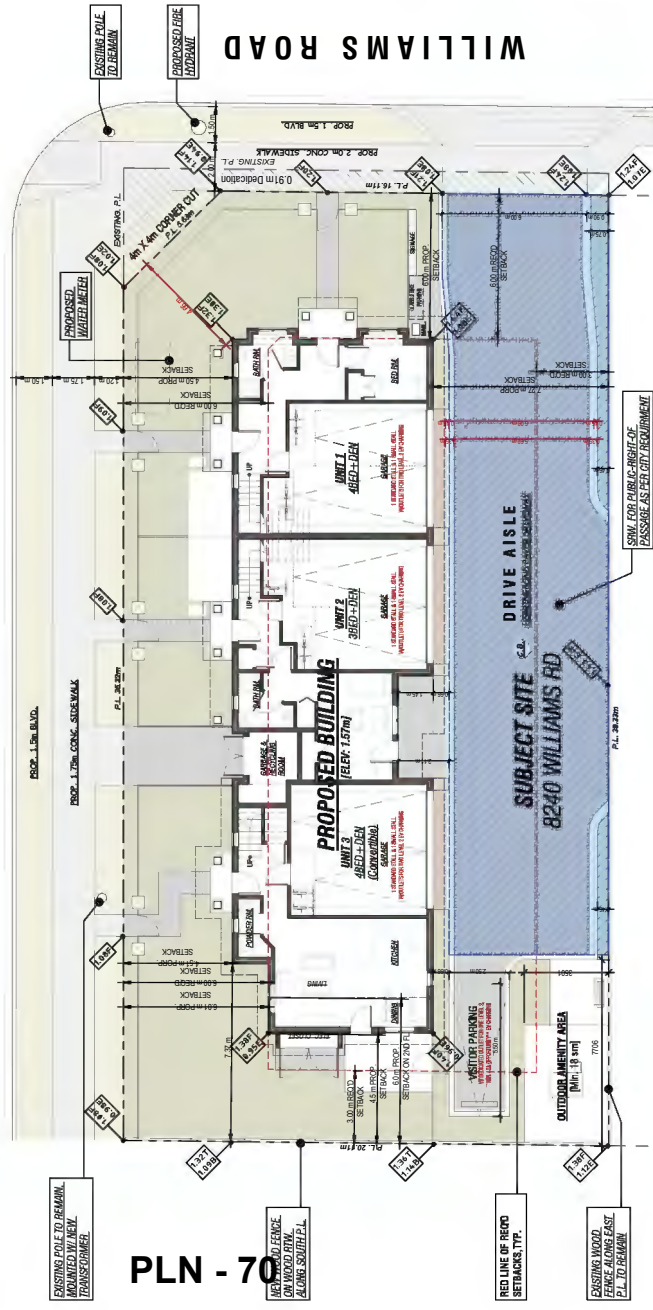
City Address	8240 Williams Rd, Richmond BC
Legal Description	LOT 3, SECTION 33 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 14866
PID	001-047-3319
Gross Site Area	180.02 sqm (8108.19 sq ft)
Designations	4m x 4m Corner Call @ 0.91m Front Road Dedication - 25.47 sqm (281.94 sq ft)
Net Site Area	154.55 sqm (1663.25 sq ft)

Land Uses	Single-family	Townhouses
DDP Designation	Neighbourhood Residential	Neighbourhood Residential
Zoning	RS1C (Single Detached)	RL1.1 (Low Density) Townhouses
Number of Units	1	3

City Planning Development Sbs	Bylaw Requirement	Proposed	Variance
Floor Area Ratio	Max. 0.60	0.65	None
Buildable Floor Area (sqm)	Max. 102.53 sqm (10953.94 sq ft)	434.60 sqm (4660.81 sq ft)	None
Lot Coverage (% of Net Site Area)	Building Max. 40%	Building 33%	None
Lot Size (sqm)	Non-porous Surface Max. 65%	Non-porous Surface 64%	None
Lot Dimensions (m)	Live Landscaping Min. 25%	Live Landscaping 28%	None
Setbacks (m)	None	Width: 20.1m	None
Height (m)	Front: Min. 6.0m	Front: 6.0m	Relaxation needed
	Rear: Min. 3.0m	Rear: 4.5m @ 1st FL, & 6.0m @ 2nd FL	Relaxation needed for Exterior Side yard
	Side: Min. 3.0m	Exterior Side: 2.5m	(please refer to Site plan where the
	Interior Side: Min. 3.0m	Interior Side: 7.25m	build location details beyond the Red
	Max. 12.0m	11.4m	line or required setbacks)
Off-street Parking	10% of Gross Floor Area + 1 Visitor	6 Residents + 1 Visitor	None
Small Parking	None if fewer than 31	3 (50%)	Relaxation needed
Tandem Parking	Max. 50%	None	None
Accessible Parking	None	None	None
EV charging	100% of resident parking spaces	100% of resident parking spaces	Visitor parking to have opportunity charging
Bicycle Parking	4 Class (11.25 per unit) + 1 Class 2 (0.2 per unit)	6 Class 1 + 1 Class 2	None
Amenity Spaces - Indoor	Min 50 sqm or 6sq-ft-lsq	Cash-In-lieu	None
Amenity Spaces - Outdoor	Min 18 sqm (60 sqm per Unit)	26.9 sqm	None

* Opportunity charging is defined as Level 2 charging (or higher) for an electric vehicle sponsored by a minimum 40A with dedicated electrical circuit for the parking space.

LEONARD ROAD



SITE PLAN
SCALE: 1/8" = 1'-0"

Kenneth Kim Architecture Inc.
1777 Hastings St. W. Suite 200
Vancouver, BC V6Z 1Y1
Tel: 604-275-1111
Fax: 604-275-1112
www.kkimarch.com

No.	Date	Revision	Consultant
1	July 9, 2021	REV EXISTENCES	
2	July 15, 2022	REV EXISTENCES	
3	Nov 9, 2023	DDP Submission	
4	Nov 30, 2023	REV EXISTENCES	
5	May 28, 2024	REV EXISTENCES	

Project Title	3-UNIT TOWNHOUSE
Sheet Title	PROJECT DATA
File number:	
Drawn:	
Checked:	
Print date:	July 26, 2024

Book:	
Cl.	
Doc. no.	
Sheet	
File name:	July 26, 2024

A0.1

SITE AERIAL PHOTO





AERIAL VIEW LOOKING WESTWARD



AERIAL VIEW LOOKING EASTWARD




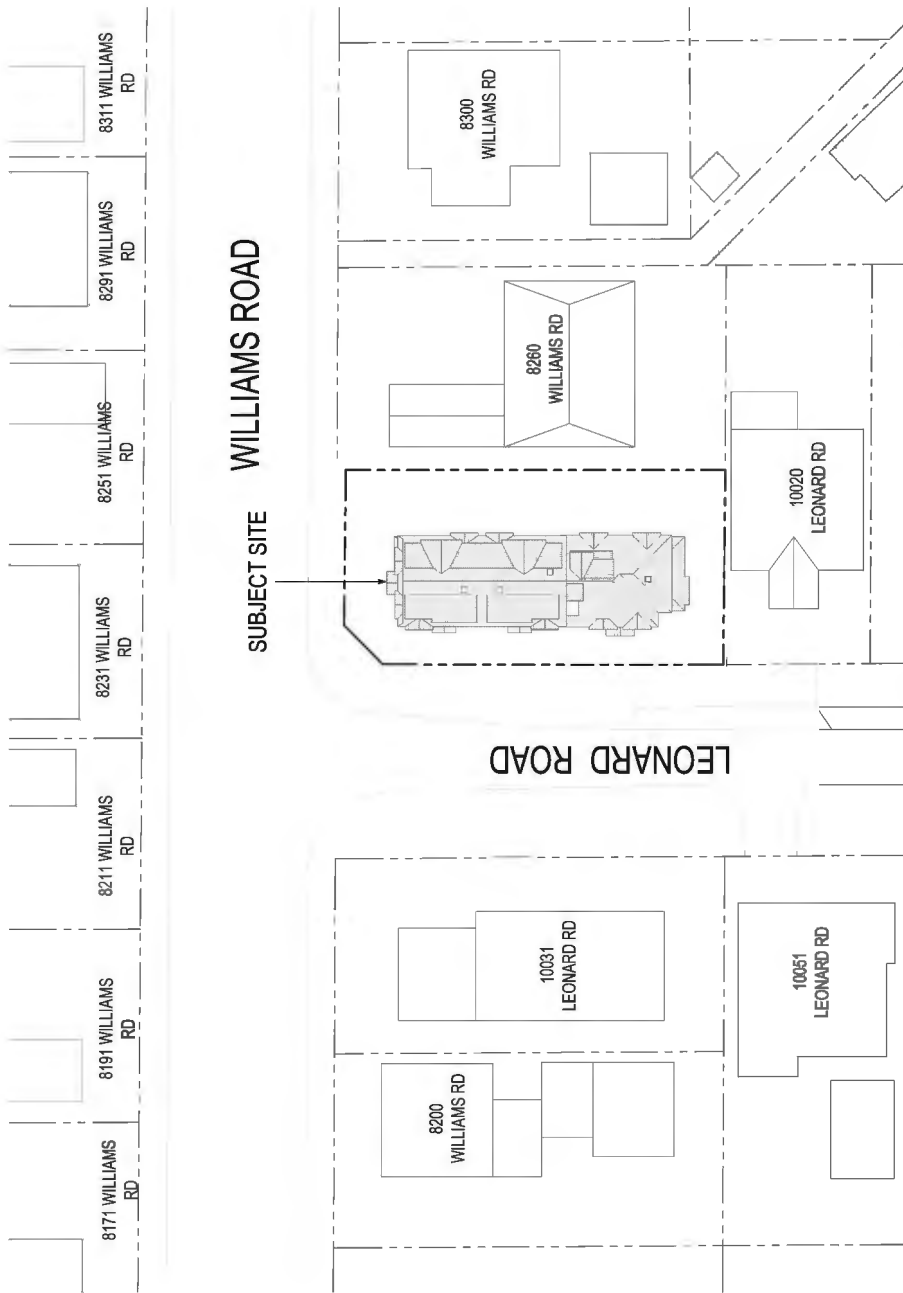
AERIAL VIEW LOOKING SOUTHWESTWARD



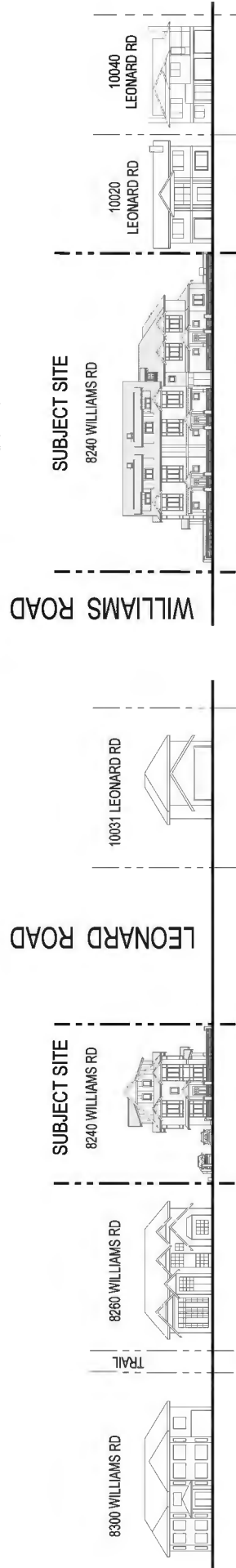
AERIAL VIEW LOOKING NORTHEASTWARD

PLN - 71

 Kenneth Kim Architecture Inc. 1774 Broadway, #100 Vancouver, BC V6J 1K1 Tel: 604-681-8877 Fax: 604-681-8878 Email: info@kka.ca	Consultants		Revision		Consultants		Project Title 3-UNIT TOWNHOUSE 8240 Williams Rd., Richmond		Sheet Title PERSPECTIVES		File number: Drawn: [blank] Cl: [blank] Checked: [blank] JOC Print date: May 28, 2024		Issue: Cl: [blank] Drawn: [blank] JOC May 28, 2024 A0.2
	THIS DRAWING WAS PREPARED BY THE ARCHITECT. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEGAL REQUIREMENTS TO BE COMPLIED WITH TO THE PROJECT. CONTRACTOR ADVISED: CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEGAL REQUIREMENTS TO BE COMPLIED WITH TO THE PROJECT. THIS DRAWING IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE ARCHITECT'S APPROVAL.	5 May 28 2024 RZ Framework 3	4 May 20 2024 RZ Framework 2	3 Nov 9 2023 DP Submission	2 Dec 15 2022 RZ Framework 1	1 July 9 2021 RZ Submission							




SITE CONTEXT PLAN
SCALE: 1" = 20'-0"



STREETSCAPE ELEVATION (LEONARD RD.)
SCALE: 1" = 20'-0"

STREETSCAPE ELEVATION (WILLIAMS RD.)
SCALE: 1" = 20'-0"

 <p>Kenneth Kim Architecture Inc. 17740 Woodloch Dr. #100-000275 2-Horseshoe Lane Farmingdale, NY 11737</p>	<p>THIS DOCUMENT IS NOT TO SCALE. THE OWNER, CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND USE OF MATERIALS. DIMENSIONS SHALL BE SUBJECT TO THE PERMITTING AGENCIES. CONSULT WITH THE PERMITTING AGENCIES FOR ALL REQUIREMENTS. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.</p>		<p>Revisions</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>May 28, 2024</td> <td>RZ Revision 3</td> </tr> <tr> <td>4</td> <td>May 20, 2024</td> <td>RZ Revision 2</td> </tr> <tr> <td>3</td> <td>May 9, 2024</td> <td>DP Submission</td> </tr> <tr> <td>2</td> <td>May 15, 2024</td> <td>RZ Revision 1</td> </tr> <tr> <td>1</td> <td>July 9, 2023</td> <td>RZ Submission</td> </tr> </tbody> </table>		No.	Date	Revision	5	May 28, 2024	RZ Revision 3	4	May 20, 2024	RZ Revision 2	3	May 9, 2024	DP Submission	2	May 15, 2024	RZ Revision 1	1	July 9, 2023	RZ Submission	<p>Consultants</p>	
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<p>Project Title 3-UNIT TOWNHOUSE 8240 Williams Rd, Richmond</p>		<p>Sheet Title SITE CONTEXT PLAN</p>		<p>File number: Drawn: _____ Checked: _____ Print date: May 28, 2024</p>																				



VIEW FROM WILLIAMS ROAD

ELEVATION NOTES

- 1 Face Brick, Charcoal
- 2 Hardie Board with Trim, Medium Grey
- 3 Board & Batten Siding, Dark Grey
- 4 Hardie Single Siding, Brown
- 5 Asphalt Shingles, Grey



PLN - 73



Kenneth Kim Architecture Inc.
 1774 Highway 7 / Unit 404-0279
 5000 West Beaver Creek Road
 Richmond, BC V6X 1S7

Consultants

No.	Date	Revision
5	May 28 2024	RZ Revisión 3
4	Nov 20 2023	RZ Revisión 2
3	Nov 9 2023	DP Submission
2	Nov 15 2022	RZ Revisión 1
1	July 9 2021	RZ Submission

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Sheet Title
ELEVATIONS

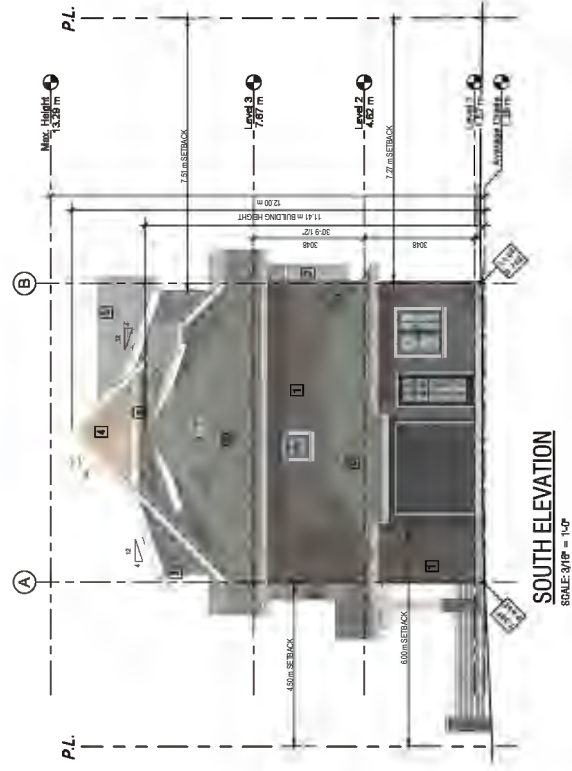
Project Title
3-UNIT TOWNHOUSE

5240 Williams Rd, Richmond

File number:

Drawn:	CL	Drawn no.:
Checked:	JOC	Check no.:
Print date:	May 28, 2024	

A3.1

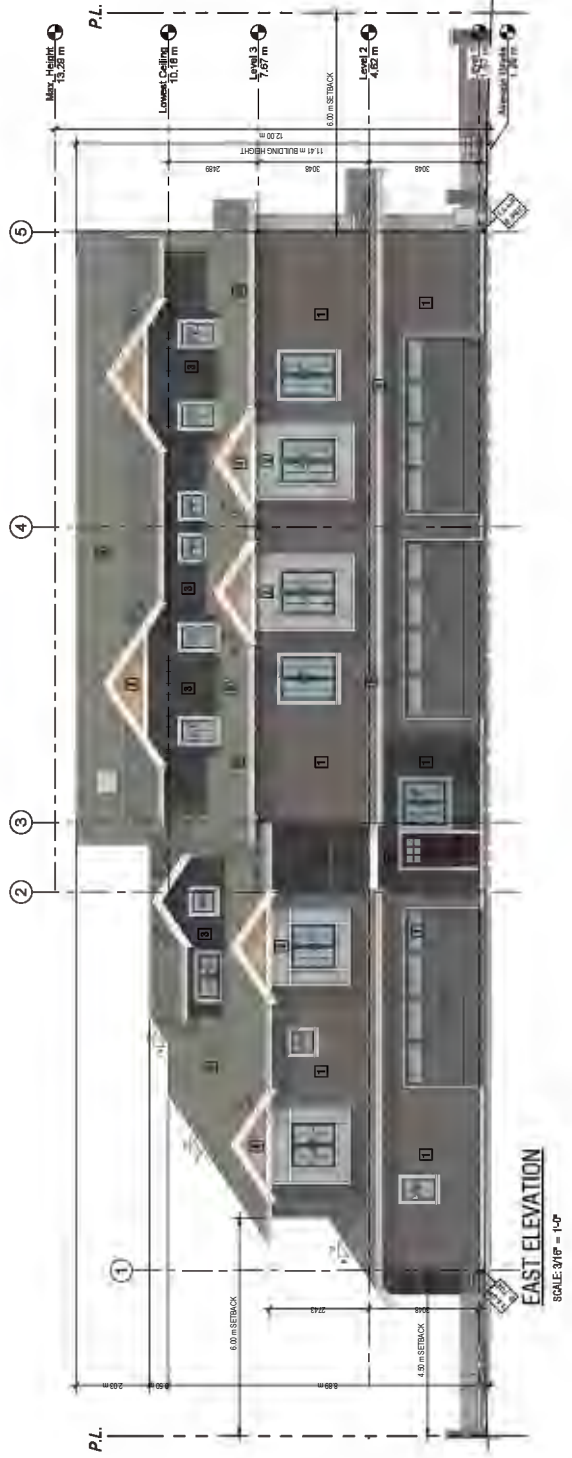


SOUTH ELEVATION
SCALE: 3/16" = 1'-0"


ELEVATION NOTES

- 1 Face Brick, Charcoal
- 2 Hardie Board with Trim, Medium Grey
- 3 Board & Batten Siding, Dark Grey
- 4 Hardie Shingle Siding, Brown
- 5 Asphalt Shingles, Grey

PLN - 74



EAST ELEVATION
SCALE: 3/16" = 1'-0"

 Kenneth Kim Architecture Inc. 1774 West 17th Avenue, Suite 100 Vancouver, BC V6L 1K7 Tel: 604-681-1111 Fax: 604-681-1112 Email: info@kka.ca	THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF KIM ARCHITECTURE INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PROJECT. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED WITHOUT THE WRITTEN PERMISSION OF KIM ARCHITECTURE INC.	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Revision</th> </tr> </thead> <tbody> <tr> <td>3</td> <td>May 28 2024</td> <td>RFZ Revise 3</td> </tr> <tr> <td>4</td> <td>Nov 20 2023</td> <td>RFZ Revise 2</td> </tr> <tr> <td>5</td> <td>Nov 9 2023</td> <td>DPF Submission</td> </tr> <tr> <td>2</td> <td>June 15 2022</td> <td>RFZ Revise 1</td> </tr> <tr> <td>1</td> <td>July 9 2021</td> <td>RFZ Submission</td> </tr> </tbody> </table>	No.	Date	Revision	3	May 28 2024	RFZ Revise 3	4	Nov 20 2023	RFZ Revise 2	5	Nov 9 2023	DPF Submission	2	June 15 2022	RFZ Revise 1	1	July 9 2021	RFZ Submission	Consultants	Project Title 3-UNIT TOWNHOUSE 5240 Williams Rd, Richmond	Sheet Title ELEVATIONS	File number: Drawn: [] Checked: [] Print date: May 28, 2024	Issue: Cl: [] DC: [] A3.2
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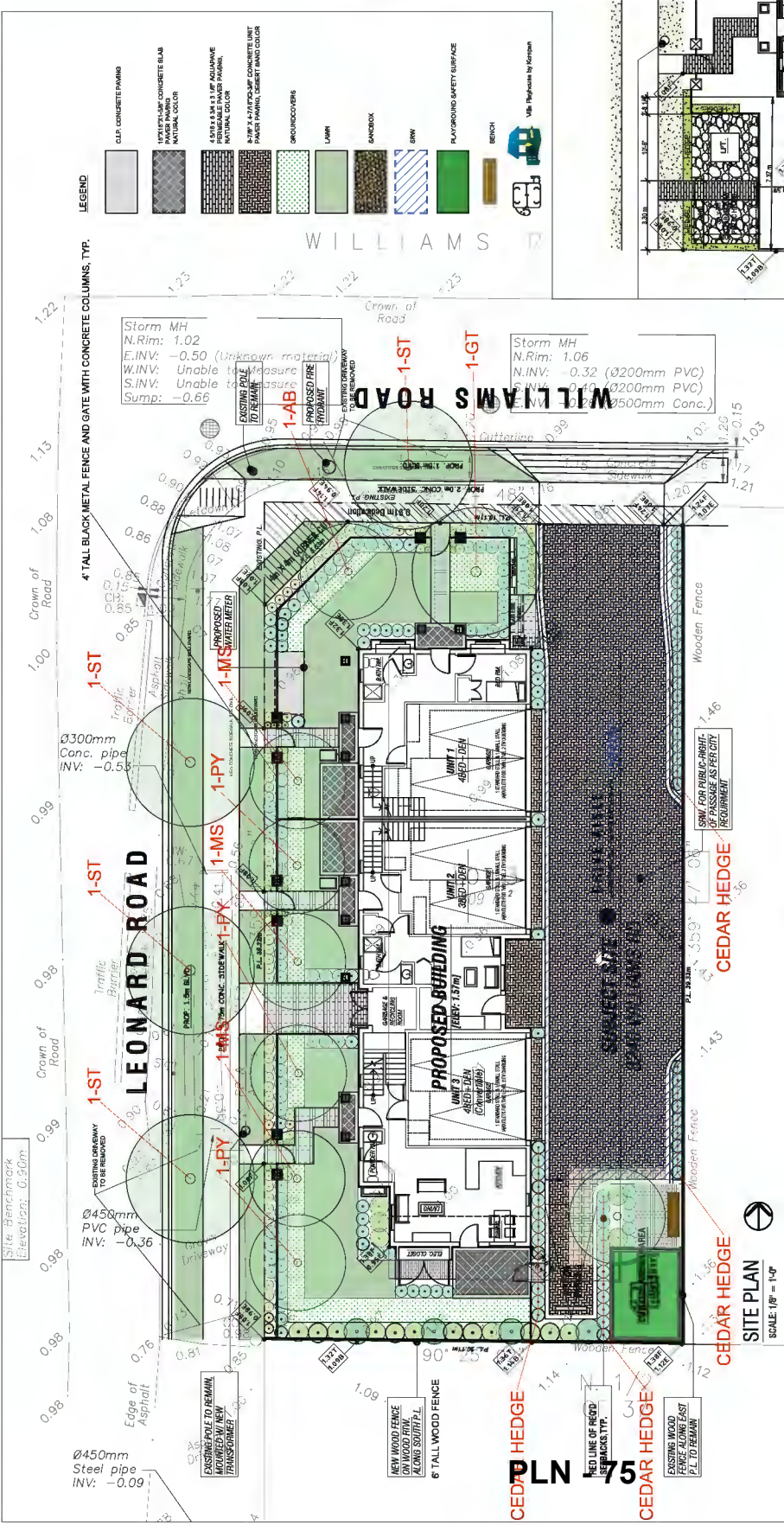
POINT LANDSCAPE STUDIO INC.

778662378
 YHL@POINTLANDSCAPE.COM
 WWW.POINTLANDSCAPE.COM

CONTRACT REFERENCE:
 This plan and design are part of a larger project of which this drawing is a separate sheet. Current contract number is 18-1-17. All dimensions and levels are to be in accordance with the contract and site plan. All materials and finishes shall be specified accordingly in the contract documents.

LEGEND

CLAY CONCRETE PAVING	FORMALINE CONCRETE SLAB	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING	FORMALINE CONCRETE PAVING
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1 SITE PLAN
 SCALE: 1/8" = 1'-0"
 SCALE: 1/8" = 1'-0"



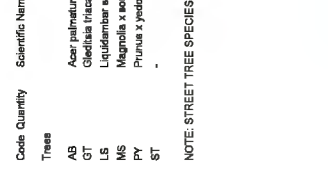
2 LPT CONCEPT PLAN (if applicable)
 SCALE: 1/8" = 1'-0"



BLACK METAL PRIVACY SCREEN BETWEEN UNITS



4 TALL BLACK METAL FENCE WITH CONCRETE COLUMNS ALONG THE WEST SIDE OF THE PROPERTY



6 TALL WOOD FENCE ALONG SOUTH PROPERTY LINE

TREE LIST

Code	Quantity	Scientific Name	Common Name	Size	Spacing	Note
AB		Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	Call. 8m	As Shown	REPLACEMENT TREE
GT		Gleditsia triacanthos	Honey Locust	Call. 8m	As Shown	REPLACEMENT TREE
LS		Liquidambar styraciflua 'Slender Silhouettes'	Slender Silhouettes Sweet Gum	Call. 8m	As Shown	REPLACEMENT TREE
MS		Magnolia x soulangeana	Magnolia	Call. 8m	As Shown	REPLACEMENT TREE
PY		Prunus x yedoensis 'Akbono'	Akbono Yoshino Cherry	Call. 8m	As Shown	STREET TREE
ST						

NOTE: STREET TREE SPECIES TO BE CONFIRMED WITH THE CITY IN DP STAGE



STREETSCAPE IMAGE (NOTE THE FENCE WOULD BE LOWER THAN THE IMAGE)



Address: 8240 Williams Road

File No.: RZ 21-934592

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10578, the applicant is required to complete the following:

1. **(Development Permit)** The submission and processing of a Development Permit* application completed to a level deemed acceptable by the Director of Development.
2. **(Road Dedication)** 4.0 m by 4.0 corner cut road dedication at the northwest corner of the subject site and 0.91 wide road dedication along the entire Williams Road frontage. Note: this may require an overlay of the proposed functional plan with the dedication plan along with signed and sealed confirmation from a Professional Engineer that the required improvements can be accommodated within the dedication area.
3. **(Access to Future Adjacent Development)** Registration of a cross-access easement, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the internal drive-aisle to enable future potential public shared access to adjacent development to the east, including the installation of wayfinding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and post signage in the initial sales centre advising purchasers of the potential for these impacts. The maintenance & liability responsibility is to be clearly noted in the legal agreement and, the design of the drive-aisle must be prepared in accordance with good engineering practice with the objective to optimize public safety.
4. **(Flood Indemnity Covenant)** Registration of a flood indemnity covenant on title (Area A).
5. **(No Rental and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
6. **(TDM] Measures)** Registration of a legal agreement to secure City acceptance of the applicant's voluntary contribution of 2.00 resident bike parking spaces per unit as a Transportation Demand Management (TDM) measure associated with the proposed parking supply.
7. **(Contribution – Indoor Amenity)** City acceptance of the applicant's voluntary contribution in the amount of \$2,066.00 per dwelling unit (e.g. \$6,198.00) in-lieu of the provision of on-site indoor amenity space to the City's Recreation Facilities Reserve Fund. In the event that the contribution is not received within one year of the rezoning bylaw receiving third reading, the contribution shall be recalculated based on the rate in effect at the time of payment, as updated periodically by the City.
8. **(Contribution – Affordable Housing)** City acceptance of the applicant's voluntary contribution in the amount of \$12.00 per buildable square foot (e.g. \$60,647.25) to the City's Affordable Housing Reserve Fund.
9. **(Voluntary Tree Replacement Contribution)** City acceptance of the applicant's voluntary contribution in the amount of \$6,144.00 to the City's Tree Compensation Fund for the planting of replacement trees within the City in-lieu of planting the balance of required replacement trees on-site.
10. **(Contribution – Pedestrian Traffic Signal)** City acceptance of the applicant's voluntary contribution in the amount of \$15,000.00 towards the installation of a special crosswalk at the Williams Road/Leonard Road intersection. The ultimate works are to include (but are not limited to): signal poles and cabinet; LED/luminaires; amber flashers; and new standard Audible Pedestrian Signal pushbuttons.
11. **(Fees - Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

12. **(Servicing Agreement)** Enter into a Servicing Agreement* for the design and construction of the servicing and frontage improvements described herein. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. The scope of works is include, but is not limited to:

Water Works:

- a) Using the OCP Model, there is 518 L/s of water available at a 20 psi residual at the 8240 Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
- b) The applicant is required to coordinate with Richmond Fire-Rescue to confirm whether fire hydrants are required along the proposed development's William Road frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by the City's Engineering Department and added to the scope of the SA design.
- c) At the applicant's cost, the applicant is required to:
 - i. Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit (BP) stage building designs.
 - ii. Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - iii. Provide a Statutory Right-of-Way (SRW) for the water meter to be located on site. Minimum SRW dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact SRW dimensions to be finalized during the SA design review process.
- d) At the applicant's cost, the City will:
 - i. Cut and cap at the main the existing water service connection and remove the existing water meter.
 - ii. Provide a new service connection complete with water meter. The water service connection shall be tied in to the existing watermain at the Leonard Rd frontage. Details will be finalized as part of the SA design review process.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- e) At the applicant's cost, the applicant is required to:
 - i. Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the SA design review process.
 - ii. Remove the manhole closest to the northwest corner of the property to allow for drainage upgrade.
 - iii. Upgrade the existing drainage on the Williams Road frontage (approximately 30 m) to 600 mm starting from the Leonard Road center line to the east property line of the subject site, complete with manholes.
 - iv. Cut and cap the east storm sewer system on Leonard Road south of the existing manhole on Williams Road and north of the southwest new manhole aligned with the existing west storm sewer on Leonard Road for decommissioning. Fill as per MMCD and abandon.
 - v. Cut and cap the existing service connection on the southwest corner of the property.
 - vi. Install a new storm sewer in the middle of Leonard Road starting from the new drainage line on Williams Road to the south of the property line, complete with manholes. Tie back to the existing east and west 300 mm storm sewers, complete with inspection chambers.
 - vii. Install new service connections on Leonard Road to service the proposed development site and the property to its west, complete with inspection chambers. Details will be determined as part of the SA design review process.
 - viii. Subject to transportation's frontage improvement requirements, developer is to upgrade the existing drainage along the Leonard Road frontage from the south property line to the new man hole on Williams Rd.
- f) At the applicant's cost, the City will:
 - i. Complete all tie-ins for the proposed works to existing City Infrastructure.

Sanitary Sewer Works:

- g) At the applicant's cost, the applicant is required to:
- i. Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - ii. Under the applicable existing conditions outlined in the OCP, the applicant is to provide a capacity analysis for the existing and the ultimate condition. If the existing sanitary lines along the west side of Leonard Road and the downstream pipes further south are inadequate as per the capacity analysis, the applicant will then be required to upgrade the inadequate lines.
 - iii. Extend the sanitary sewer 2.0 meters north from the manhole between 10051 and 10031 Leonard Road, connecting it to a new manhole. From there, extend the sewer eastward to reach the property at 8240 Williams Road.
- h) At the applicant's cost, the City will:
- i. Provide a new service connection to the proposed site. The sanitary service connection shall be tied in to the existing sanitary system at the Leonard Road frontage.
 - ii. Cut and cap the existing sanitary connection at the southwest corner of the subject site.
 - iii. Complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements:

- i) Williams Road Frontage Improvements:
- i. The existing sidewalk behind the curb is to be removed and a new 2.0 m wide concrete sidewalk is required to be constructed along the new property line after the required road dedication. A 1.5 m wide landscaped boulevard is to be placed between the curb and the new sidewalk. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the east of the subject site. The cross-section elements of the frontage improvements (from south to north), are to include:
 - The subject site's new north property line.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide grass boulevard with street trees.
 - 0.15 m wide curb.

Note: a 0.91 m wide road dedication across the entire Williams Road frontage is to be provided to support the required frontage improvements. A 4.0 m by 4.0 m corner cut road dedication is also required at the northwest corner of the subject site. The exact measurements of these dedications are to be determined as part of the road functional design process and legal surveys at SA stage.

- ii. All existing driveway crossings along the Williams Road frontage are to be closed. The applicant is responsible for the removal of the existing driveway crossings/letdowns and the replacement with barrier curb/gutter, boulevard and concrete sidewalk as per the standards described above.
 - iii. A new driveway off Williams Road is to be provided as far east within the frontage as possible.
- j) Leonard Road Frontage Improvements (Road Works):
- i. The City's Engineering Design Specifications for local roads (R-5-DS) require a pavement width of 8.5 m. The existing pavement width along the site's Leonard Road frontage is short of the established standards and is required to be widened. The Applicant is required to widen the existing pavement as per the following:
 - Measuring from the existing centreline of the road towards the site, widen the pavement to 4.25 m (one-half of the full 8.5 m pavement width).
 - Remove the existing extruded curb and construct new concrete curb/gutter along the edge of widened pavement.
 - Provide asphalt flare to meet existing edge of pavement to the south based on horizontal 1:20 taper with 1.0 m wide gravel shoulder.
 - Reconstruct the curb/gutter line at the southeast corner of the Leonard Road/Williams Road intersection based on a curb return radius of 5.5 m.

- Construct dual wheelchair ramps (R-12-SD) at the southeast corner of the Leonard Road/Williams Road intersection with landing pads per TAC standards.

Note: The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.

- k) Leonard Road Frontage Improvements (Behind-the-Curb Works):
- i. Remove the existing asphalt pathway and construct a new concrete sidewalk and landscaped boulevard. The new sidewalk and boulevard are to transition to meet the existing frontage treatments to the south of the subject site including replacement of the existing extruded curbs. The cross-section elements of the frontage improvements (from east to west), are to include:
 - The subject site's west property line.
 - 0.95 m wide boulevard.
 - 2.0 m wide concrete sidewalk.
 - 1.5 m wide grass boulevard with street trees.
 - New 0.15 m wide east curb of Leonard Road.
- Note: The exact dimensions of the above frontage improvements are to be determined as part of the road functional design process and legal surveys at SA stage.
- l) All existing driveway crossings along the Leonard Road frontage are to be closed. The applicant is responsible for the removal of existing driveway crossings/let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk as per the standards described above.
- m) Road Functional Plans:
- i. Road Functional Plans are required for approval by the City. The plans are to show:
 - All road works and behind-the-curb frontage improvements along both road frontages as per the requirements identified above.
 - The layout of the southeast corner of the Williams Road/Leonard Road intersection.
 - Complete cross-sections of the required improvements along both road frontages.
 - Pavement marking and traffic/parking signage plans.
 - ii. Consult the City's Engineering Department comments below about utility requirements and include those requirements in the Road Functional Plans.
 - iii. Consult the City's Parks Department about the requirements for tree placement and include those requirements in the Functional Plans.

Street Lighting:

- n) At the applicant's cost, the applicant is required to:
- i. Review street lighting levels along all road and lane frontages, and upgrade as required.

General Items:

- o) At the applicant's cost, the applicant is required to:
- i. Complete other frontage improvements as per the City's Transportation Department requirements.
 - ii. Coordinate with BC Hydro, Telus, and other private communication service providers:
 - To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - To underground overhead service lines.
 - iii. Locate/relocate all aboveground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all aboveground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., SRW dimensions) and the locations for the aboveground

structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown on the architectural plans/functional plan, the SA drawings, and registered prior to SA design approval:

BC Hydro PMT – 4.0 x 5.0 m
BC Hydro LPT – 3.5 x 3.5 m
Street light kiosk – 1.5 x 1.5 m
Traffic signal kiosk – 2.0 x 1.5 m
Traffic signal UPS – 1.0 x 1.0 m
Shaw cable kiosk – 1.0 x 1.0 m
Telus FDH cabinet – 1.1 x 1.0 m

- iv. Provide, prior to start of site preparation works or within the first SA submission, whichever comes first, a preload plan and geotechnical assessment of preload, dewatering, and soil preparation impacts on the existing utilities fronting the development site and provide mitigation recommendations.
- v. Submit a proposed strategy at the BP stage for managing excavation de-watering. Note that the City's preference is to manage groundwater on-site or by removing and disposing at an appropriate facility. If this is not feasible due to volume of de-watering, the applicant will be required to apply to Metro Vancouver for a permit to discharge into the sanitary sewer system. If the sanitary sewer does not have adequate capacity to receive the volume of groundwater, the applicant will be required to enter into a de-watering agreement with the City wherein the applicant will be required to treat the groundwater before discharging it to the City's storm sewer system.
- vi. Not encroach into City SRWs with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into SRWs must be reviewed by the City's Engineering Department.
- vii. If applicable, coordinate the SA design for this development with the SA for the adjacent development(s), both existing and in-stream. The applicant's civil engineer shall submit a signed and sealed letter with each SA submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the SA designs are consistent. The City will not accept the first submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
 - Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
 - Pipe sizes, material and slopes.
 - Location of manholes and fire hydrants.
 - Road grades, high points and low points.
 - Alignment of ultimate and interim curbs.
 - Proposed street lights design.
- viii. Enter into, if required, additional legal agreements, as determined via the subject development's SA(s) and/or Development Permit(s), and/or BP(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.

Prior to the Development Permit* application being forwarded to the Development Permit Panel for consideration, the applicant is required to:

- Submit written confirmation from a registered acoustic consultant that noise associated with proposed heat pump operation will comply with the City's Noise Regulation Bylaw, along with recommendations for any measures that may be used on-site to mitigate noise impacts from heat pump operation.

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

- Incorporation of accessibility measures in BP plans as determined via the Rezoning and/or Development Permit processes (e.g., Aging-in-Place Features in all units, and Convertible Unit Features in the south unit of the building).
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane

closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.

- If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
- Obtain a BP for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the BP. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

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

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

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

- Additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering may be required including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- If the development will be constructed in phases and stratified, a [Phased Strata Subdivision Application](#) is required. Each phase of a phased strata plan should be treated as a separate parcel, each phase to comply with the Richmond Zoning Bylaw 8500 in terms of minimum lot area, building setback and parking requirements. Please arrange to have the City's Approving Officer review the proposed phased boundaries in the early DP stages. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- If the development intends to create one or more air space parcels, an [Air Space Parcel Subdivision Application](#) is required. To allow sufficient time for staff review and preparation of legal agreements, the application should be submitted at least 12 months prior to the expected occupancy of development.
- Applicants for all City Permits are required to comply at all times with the conditions of the Provincial *Wildlife Act* and Federal *Migratory Birds Convention Act*, which contain prohibitions on the removal or disturbance of both birds and their nests. Issuance of Municipal permits does not give an individual authority to contravene these legislations. The City of Richmond recommends that where significant trees or vegetation exists on site, the services of a Qualified Environmental Professional (QEP) be secured to perform a survey and ensure that development activities are in compliance with all relevant legislation.

(signed concurrence on file)

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10578 (RZ 21-934592)
8240 Williams Road

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

- 1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning Bylaw 8500, is amended by repealing the existing zoning designation of the following area and by designating it "LOW DENSITY TOWNHOUSES (RTL4)".

P.I.D. 001-947-338

Lot 3 Section 33 Block 4 North Range 6 West New Westminster District Plan 14866

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10578".

FIRST READING

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

Five horizontal lines for recording readings and conditions.

Approval stamp: CITY OF RICHMOND, APPROVED by [signature], APPROVED by Director or Solicitor [signature]

MAYOR

CORPORATE OFFICER



To: Planning Committee

Date: June 19, 2024

From: Wayne Craig
General Manager, Planning and Development

File: HA 23-035279

Re: **Heritage Alteration Permit for 12111 3rd Avenue (Steveston Hotel)**

Staff Recommendation

That a Heritage Alteration Permit which would permit exterior alterations on the identified heritage building, and associated landscaping, at 12111 3rd Avenue be issued.

Wayne Craig
General Manager,
Planning and Development

Att. 4

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

Staff Report

Origin

Kanaris Demetre Lazos has applied for a Heritage Alteration Permit (HAP) to make exterior alterations to the identified heritage building known as the Steveston Hotel, located at 12111 3rd Avenue in the Steveston Village Heritage Conservation Area.

The proposal is to make exterior changes to the main floor façades of the north wing (the pub portion) in order to convert the existing pub to additional hotel suites, which are permitted under the current “Steveston Commercial (CS2)” zone. No changes are proposed on the second floor or to the south portion of the building and there is no additional floor area proposed.

A location map and an aerial photograph are provided in Attachment 1.

Background

Heritage Value

The Steveston Hotel at 12111 3rd Avenue is one of 17 identified heritage buildings in the Steveston Village Heritage Conservation Area. The hotel was constructed in 1894 and served the population of Steveston during the boom years of the fishing and canning industries. It provided a refuge following the 1918 fire and housed the post office during the rebuilding.

The addition to the north was built in 1948 which included a pub on the main floor and additional hotel units on the second floor. At the same time, the exterior of the original 1894 portion of the building was significantly altered at that time to match the new addition. The building has undergone further alterations since then, including replacement and reconfiguration of the ground floor windows and doors, and recladding with stucco and aluminum siding. The building has continued in its original hospitality use as hotel, restaurant and pub.

The heritage value of the Steveston Hotel lies in its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place. The character-defining elements of the Steveston Hotel include its landmark status and prominent location, its role as a social gathering place, and surviving elements of its two stages of construction including the flat-roof form, simple lines and upper floor window pattern.

Historic photographs of the building are included in Attachment 2. The Statement of Significance for the Steveston Hotel is included in Attachment 3.

The Steveston Hotel has seen substantial alterations to the exterior over its 130-year history. The current pub portion of the building was added 74 years ago. Since 2017 the hotel has seen the issuance of a number of minor Heritage Alteration Permits for windows, doors and exterior finishes; however the building retains the overall form, massing and upper floor window pattern of this heritage resource.

Surrounding Development

To the North: The Steveston Courthouse, a protected heritage building, as well as a non-heritage building at 12011 3rd Avenue, zoned “Steveston Commercial (CS2)”. The property is the subject of a rezoning application, currently under staff review, to permit a three-storey mixed-use building (RZ 17-794156) to be processed under separate report.

To the South and West: The Gulf of Georgia Cannery National Historic Site on a property zoned “Light Industrial (IL)”.

To the East: Across 3rd Avenue is a mixed-use building known as the Roderick, ranging one to three storeys on a property zoned “Commercial Mixed Use (ZMU33) – Steveston Village”.

Related Policies & Studies

Official Community Plan & Steveston Area Plan

Section four of the City’s Official Community Plan (OCP) provides city-wide direction and policy to preserve, promote and celebrate community heritage. The subject site is designated “Neighbourhood Service Centre” in the OCP and “Heritage Mixed-Use (Commercial-Industrial with Residential & Office Above) in the Steveston Area Plan. The proposed expansion of hotel use is consistent with the plan and the current zoning of “Steveston Commercial (CS2)”.

Steveston Village Heritage Conservation Area

Steveston Village is also designated as a Heritage Conservation Area (HCA). In the HCA, 17 buildings and some landscape features are identified as heritage resources. The subject building is one of the 17 protected heritage properties.

The Steveston Area Plan seeks to conserve significant heritage resources throughout the Steveston area and conserve the identified heritage resources within the Steveston Village Node as outlined in the Steveston Village Conservation Strategy. A Heritage Alteration Permit is required if exterior alterations are proposed to a protected heritage property within the Heritage Conservation Area to ensure the proposed changes do not negatively impact the overall heritage value. Conservation of protected heritage properties is to be guided by the Steveston Village Conservation Strategy (2009) and the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2nd edition, 2010, Parks Canada). Any new construction or addition on a site where there is a protected heritage building is to be consistent with the Development Permit guidelines in the Steveston Area Plan in addition to the above noted guidelines. The proposed changes to the facades are limited to retain the existing form and character of the building. The proposed landscaping is in keeping with the design guidelines for Steveston Village.

Public Consultation

A Heritage Alteration Permit notification sign has been installed on the subject property. Also, early notification has been mailed to residents and property owners within 100 metres of the subject site. Staff have received one phone inquiry from the public to obtain further information on the proposed scope of work.

Richmond Heritage Commission

The Heritage Alteration Permit application was presented to the Richmond Heritage Commission on May 15, 2024. The Commission supported the application subject to landscaping improvements for the area in front of the building fronting 3rd Avenue. An excerpt from the Commission meeting minutes is included in Attachment 4.

In response to the Commission's comments, updates have been made to the proposed design:

- The main floor window type has been updated to more closely coordinate with the upper floor window type, with vertical orientation and awning openings (push-out windows).
- Landscaping has been further developed to improve the interface with the public edge along 3rd Avenue and to increase privacy for hotel guests and contribute to the character of the streetscape. Planters have been increased in number and moved to the front edge of the property. The planter material has been updated to black powder-coated metal instead of concrete, the proposed plants have been specified, and irrigation has been added.

Analysis

The current proposal is to convert the existing pub to additional hotel suites without adding any additional area to the existing building, which are permitted under the current "Steveston Commercial (CS2)" zone, and make exterior changes to the main floor façades of the north wing (the pub portion) in order to accommodate the new use. No changes are proposed on the second floor or to the south portion of the building containing the original part of the hotel.

The proposed exterior alterations are limited to those required to maintain the current structure and façade, and achieve the change in internal layout to create hotel suites. The proposed arrangement of doors and windows corresponds to the interior layout proposed by the applicant to achieve five new suites, replacing the current pub use.

Details of the proposed scope of work are:

- East (front) elevation:
 - Replace the existing four fixed windows with new openable windows (fixed lower portion with awning openings above) in the same locations and dimensions;
 - Add one new window of the same size and type at south end of the façade;
 - Retain the existing wood entry doors and hardware and change glazing to clear glass;
 - Remove the metal and glass canopy over the south entry doors, and extend the railing across the opening;

- Add eleven fixed planters with plant materials at the patio edge; and,
- Replace the wording on the fascia signage, removing “Est. 1895”, “Buck & Ear” and “Bar And Grill” to replace with “Steveston Suites”.
- North (side) elevation:
 - Remove an existing exit door and install four new windows, style to match the east elevation; and,
 - Add stucco over existing concrete block walls and paint to match existing stucco.
- West (rear) elevation:
 - Replace one set of existing double doors with new glazed double doors with aluminum frame;
 - Replace one set of existing double doors with larger, glazed patio doors with a transom window;
 - Remove an existing exit door;
 - Replace one existing window, remove one existing window, and add five new windows of varying sizes, style to match east elevation; and,
 - Add stucco over existing concrete block walls and paint to match existing stucco.
- The proposed new window and door frames will match the building’s existing aluminum frames (colour and style). Wood trim is proposed to be added to frame the main floor windows.

The proposal includes some landscaping treatment along the front of the proposed new hotel suites. The Steveston Village General Guidelines (9.3.2.1) in the Steveston Area Plan provide guidance on Landscape Elements including encouraging the provision of planters, window boxes and/or other types of container gardens to provide an abundance of year-round seasonal colour. The Design Criteria for the Steveston Revitalization Area (Sakamoto Guidelines, prepared in 1987, and included in the Steveston Area Plan) also indicates the addition of landscaping in containers where space allows, such as in the front setback of a building.

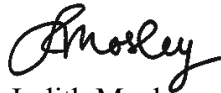
The proposed landscape plan for the patio area fronting 3rd Avenue has been refined in response to comments received from the Richmond Heritage Commission. The existing railings and paving are proposed to be retained. Planters and plant materials will be added to provide a buffer between the public sidewalk and the hotel frontage, increase privacy of hotel guests, and contribute to the streetscape character. While street trees were historically at this site, the planter program option proposed by the Commission was considered to be more closely aligned with the design guidelines for Steveston Village.

To ensure the provision of landscaping, a legal agreement and associated landscape security in the amount of \$5,742 is required prior to Building Permit issuance.

Given the limited scope of work on the exterior, heritage restoration of the building is not proposed at this time. The applicant has worked with staff to minimize changes to the facades and retain the existing form and character. The addition of landscaping in planters is in keeping with the design guidelines for Steveston Village.

Conclusion

It is recommended that the Heritage Alteration Permit (HA23-035279) for 12111 3rd Avenue be issued to permit the proposed exterior alterations and landscaping.



Judith Mosley

Planner 2 (Policy Planning) - Heritage Planner

JM:cas

- Att. 1: Location Map and Aerial Photograph
2: Historic photographs (1948 and 1951)
3: Statement of Significance
4: Excerpt from the May 15, 2024 Richmond Heritage Commission Minutes

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

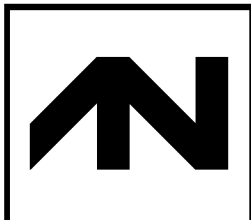
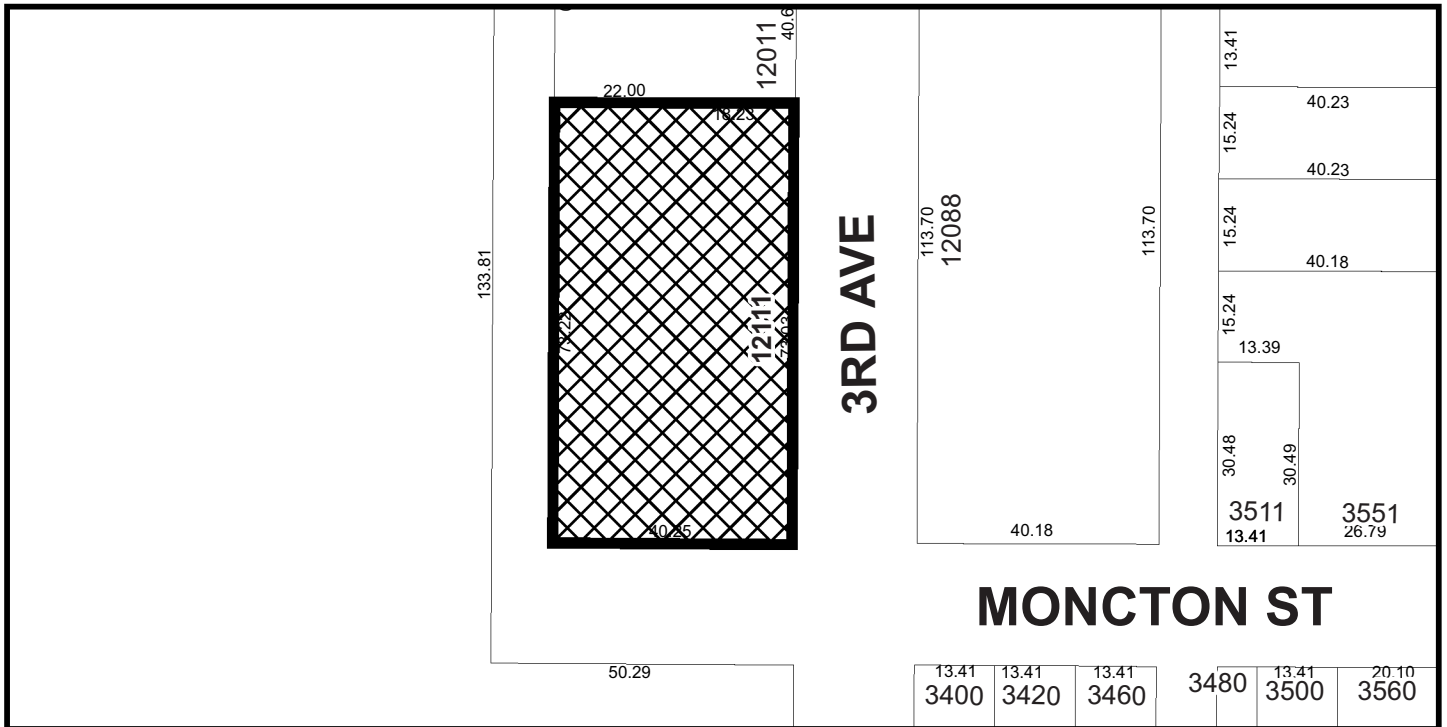
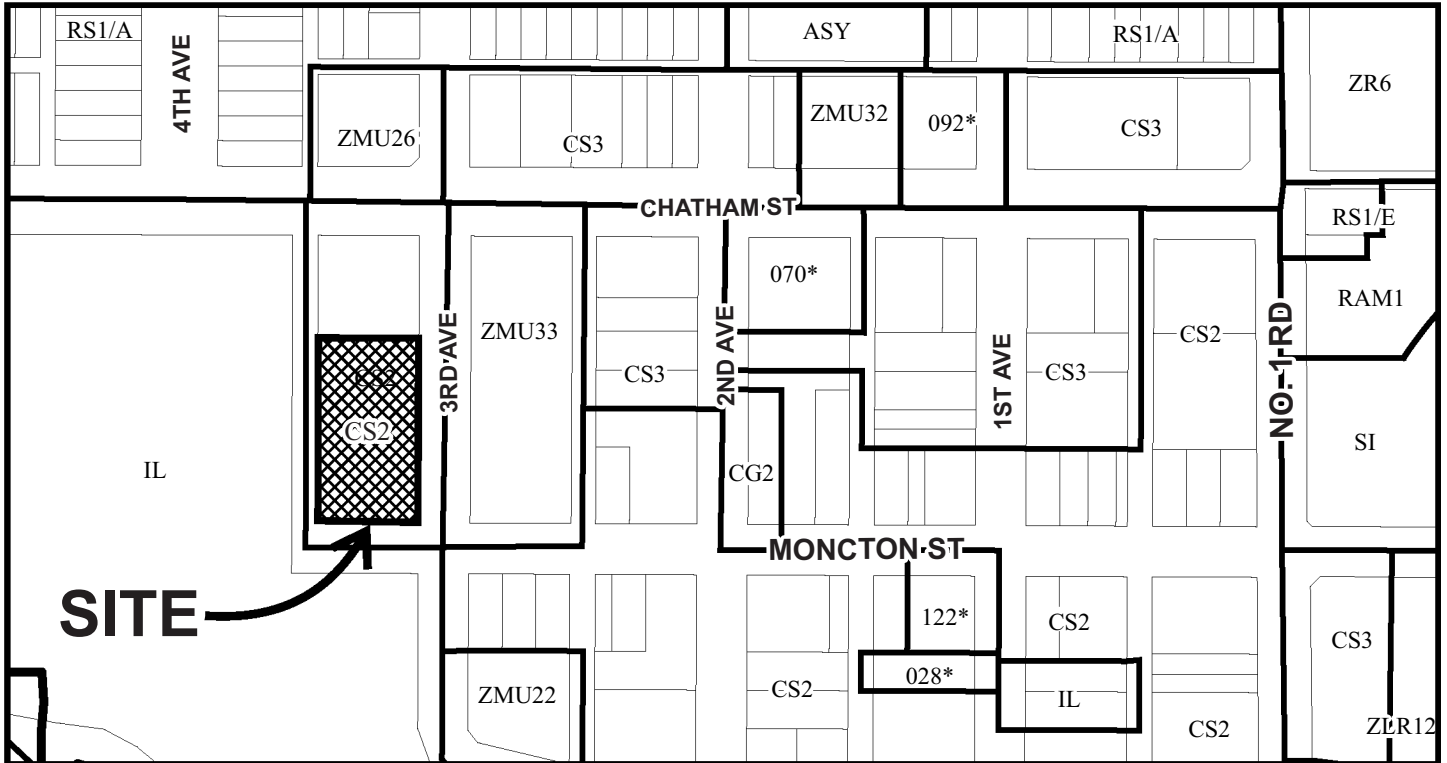
1. Submission of the landscape security in the amount of \$5,742. A legal agreement is required to accompany the Landscape Security to set the terms for the use and release of the security.
2. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management 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. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

Note:

- 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.



City of
Richmond



HA 23-035279

PLN - 89

Original Date: 01/03/24

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



HA 23-035279

PLN - 90

Original Date: 01/03/24

Revision Date:

Note: Dimensions are in METRES

**Historic Photographs (1948 and 1951)
12111 3rd Avenue (Steveston Hotel)**



Steveston Hotel addition under construction, 1948
City of Richmond Archives, Photograph 1986 58 3.



Steveston Hotel after construction of addition and exterior alterations to original facade, 1951
BC Archives, I-32961.

Steveston Village Conservation Program

Moncton Street resources



22. 12111 3rd Avenue Steveston Hotel/Sockeye Hotel

Description

The Steveston Hotel (Sockeye Hotel) takes up the west side of a full block along Third Avenue. The historic place is a two-storey, utilitarian structure with a flat, unarticulated façade and a flat roof. It directly fronts the street, without transition or landscaping.

Values

The Steveston Hotel is valued for its historic association with the development of the Steveston townsite and its social and cultural value as a community gathering place and local business. Constructed in 1894, the hotel represents the economic infrastructure which supported the local fishing and canning industries historically, and the tourism industry today. As an historic and longstanding fixture in the community, it is significant that this historic place has had continuing use as a gathering place for the town's citizens, and continues to operate in its original function today.

Architecturally, the Steveston Hotel is an excellent example of a building which predates the fire of 1918. A significant landmark building in the commercial downtown of the village, it represents the growth of Steveston as a prosperous frontier town in the late nineteenth and early twentieth centuries. It is also important to note the role of this building as a refuge for many after the fire, and its contribution to rebuilding the town seen in its temporary housing of the Steveston Post Office for a time.

Character-Defining Elements

The character-defining elements of the Steveston Hotel include:

- The hotel's landmark status at the terminus of Steveston's main street
- Its prominent location at the corner of Moncton Street and 3rd Avenue
- The liveliness and diversity the establishment lends to the street edge along 3rd Avenue
- Surviving elements of its two stages of construction, seen in such elements as its flat-roofed form and simple lines

This resource met the following criteria:

- Criterion 1: The overall contribution of the resource to the heritage value and character of Steveston
- Criterion 2: The ability of the resource to represent a certain historical process, function and style
- Criterion 3: The level of importance of associations with an era in Steveston's history and development
- Criterion 4: The intactness and evocative qualities

**Excerpt of the Minutes to
the Richmond Heritage Commission meeting
Wednesday, May 15, 2024 - 7:00 pm
Cisco Webex**

Heritage Alteration Permit for 12111 3rd Avenue (HA23-035279)

Minhee Park, Planner 3, from Policy Planning provided a presentation about the application including the heritage status of the site, a brief history of the building's construction and alterations, and an overview of the proposed exterior changes. This included the following information:

- The Steveston Hotel is a protected heritage property in the Steveston Village Heritage Conservation Area.
- It was constructed in 1894. The pub addition was built in 1948. The hotel was significantly altered at that time and there have been further alterations to the facades since then. While many of the original features have been lost, the flat roof form, overall massing and second floor window pattern remain.
- Five large hotel suites are proposed. Hotel use is permitted under the current zone. Exterior changes proposed to accommodate the new use require a Heritage Alteration Permit.
- The proposed work includes the following:

On the east (street) elevation:

- Replace the existing four fixed windows with new openable windows in the same locations and dimensions, and add a new window of same size at the south end of the façade;
- Add wood trim to frame windows;
- Retain the existing wooden entry doors in same locations and change glazing to clear glass;
- Remove the metal and glass canopy over the south entry doors;
- Add fixed planters and plant materials; and
- Replace the current wording on signage.

On the north elevation:

- Remove an existing exit door and install four new sliding windows.

On the west (rear) elevation:

- Replace one set of existing double doors with new glazed doors with aluminum frame;
- Replace one set of existing double doors with larger patio doors with transom;
- Remove existing exit door;
- Replace one existing window and remove one existing window; and
- Add five new sliding windows of varying sizes.
- Staff have requested that the windows on the north and west elevations be consistent with the quality of those proposed on the east elevation. Sliding windows are discouraged.
- The exterior changes are limited to accommodate the proposed interior layout for hotel suites. No landscape changes are proposed, except for addition of concrete planters.

In response to the Commission's questions Ms Park provided the following additional information:

- The proposed planters would be located against the building, beneath the main floor windows.
- The existing railing would remain in place.
- The applicant is to provide details of the plants proposed for the planters.
- The proposed units would be short-term rental hotel units, not apartments.

In response to the Commission's questions and comments the owner provided the following additional information:

- Due to business challenges, the owner wishes to convert the existing pub to apartment suites.
- Only the main floor windows will be changed. The new windows will be double-glazed, operable, with metal frames to match the others on the building.
- The owner wants to have larger windows on the main floor than those on the upper floor, so keeping existing window dimensions.

The Commission provided the following comments:

- It was suggested that the new windows on the main floor look like a family of windows with those on the upper floor such as having a smaller lite at the top that opens.
- The minor changes proposed to the building look acceptable.
- The historic photographs of the hotel show trees at the front. Reintroducing three or four trees could connect to the history of the site.
- The change to hotel use changes the patio area facing 3rd Avenue from a public space to a private space. The space between the railing and the building needs to be addressed to make it more of a contributor to the heritage character of the street and to provide privacy for the hotel guests. Consider removing the concrete paving and planting trees or positioning planters close to the railing to provide separation from the street.
- Instead of concrete, the materials of the planters should be more in keeping with Steveston Village. The interface with the street edge is important and should be pedestrian-friendly in design and materials. There may be modular planters that can be purchased with visual interest and detailing.
- There is opportunity in future for a larger renovation to recapture the heritage character of the building. The scope of this project is small at this time but that may be different in future.
- The applicant should work with planning staff to develop a landscaping scheme for the patio area.

It was moved and seconded:

That the Richmond Heritage Commission support the Heritage Alteration Permit application for 12111 3rd Avenue (HA23-035279) with a condition that the applicant works with staff to address the issue related to the public edge along 3rd Avenue, to improve the quality and character of the streetscape and enhance privacy of the hotel

guests, and consider the following options to improve the buffer between the sidewalk and the building façade.

- 1) Provide a comprehensive landscaping scheme including trees and planting materials; or*
- 2) Provide a more robust planter program including planter design and materials, and planting materials that are in keeping with the heritage character of Steveston Village.*

CARRIED



File No.: HA 23-035279

To the Holder: Kanaris Demetre Lazos
Property Address: 12111 3rd Avenue
Legal Description: Lot 2 Section 10 Block 3 North Range 7 West New Westminster District
Plan EPP65456

(s.617, *Local Government Act*)

1. (Reason for Permit)
 - Designated Heritage Property (s.611)
 - Property Subject to Temporary Protection (s.609)
 - Property Subject to Heritage Revitalization Agreement (s.610)
 - Property in Heritage Conservation Area (s.615)
 - Property Subject to s.219 Heritage Covenant (Land Titles Act)
2. This Heritage Alteration Permit applies to and only to those lands shown cross-hatched on the attached Schedule “A”, and any and all buildings, structures and other development thereon.
3. This Heritage Alteration Permit is issued to authorize the proposed exterior alterations and landscaping as shown in the attached Plan #1 to Plan #4 and in accordance with the specifications and maintenance plans outlined in the letter dated June 11, 2024 included in Attachment 1.
4. As a condition of the issuance of this Permit, the applicant agrees to provide a Landscape Security in the amount of \$5,742 prior to issuance of the associated Building Permit to ensure that landscaping work is carried out in accordance with this Permit.
5. This Heritage Alteration Permit is issued subject to compliance with all of the Bylaws of the City applicable thereto, except as specifically varied or supplemented by this Permit.
6. If the alterations authorized by this Heritage Alteration Permit are not completed within 24 months of the date of this Permit, this Permit lapses.
7. This is not a Building Permit.

AUTHORIZING RESOLUTION NO. <Resolution No.> ISSUED BY THE COUNCIL THE DAY OF
<Date>

DELIVERED THIS <Day> DAY OF <Month>, <Year>

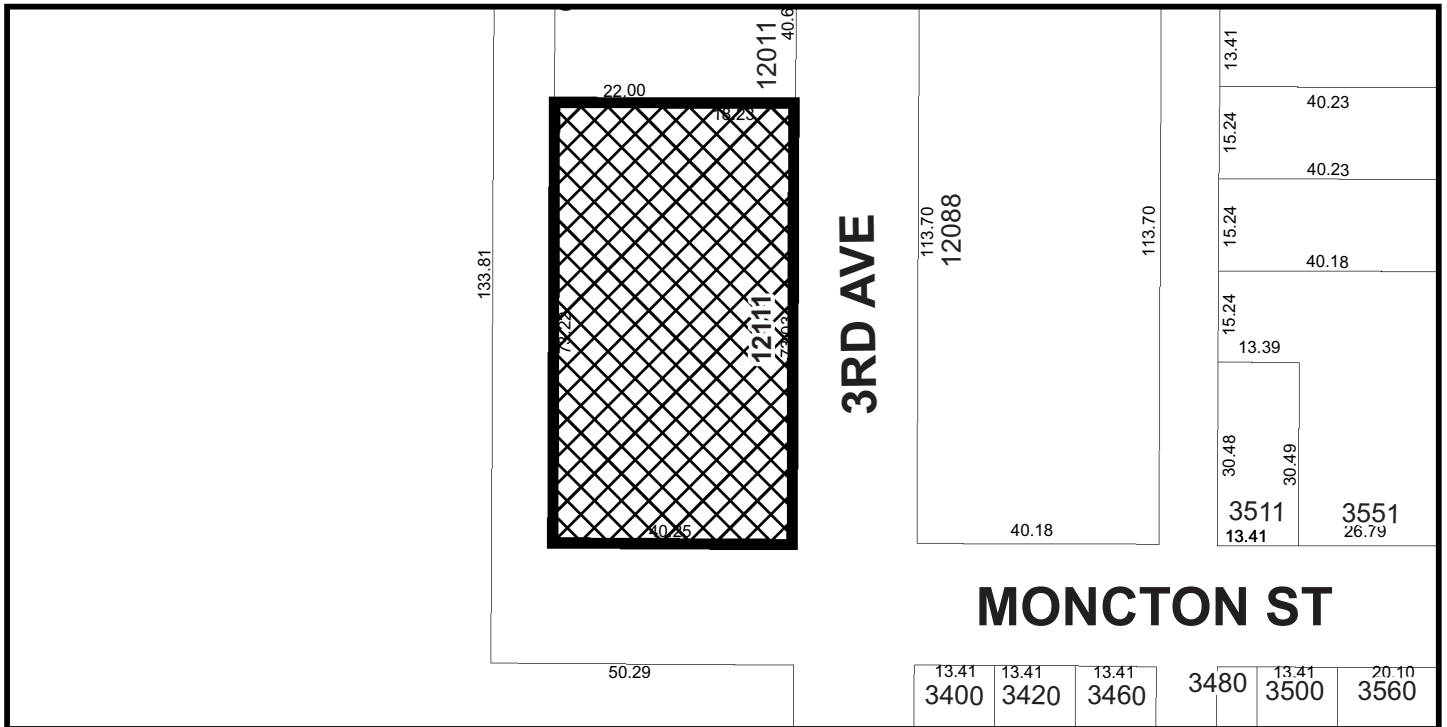
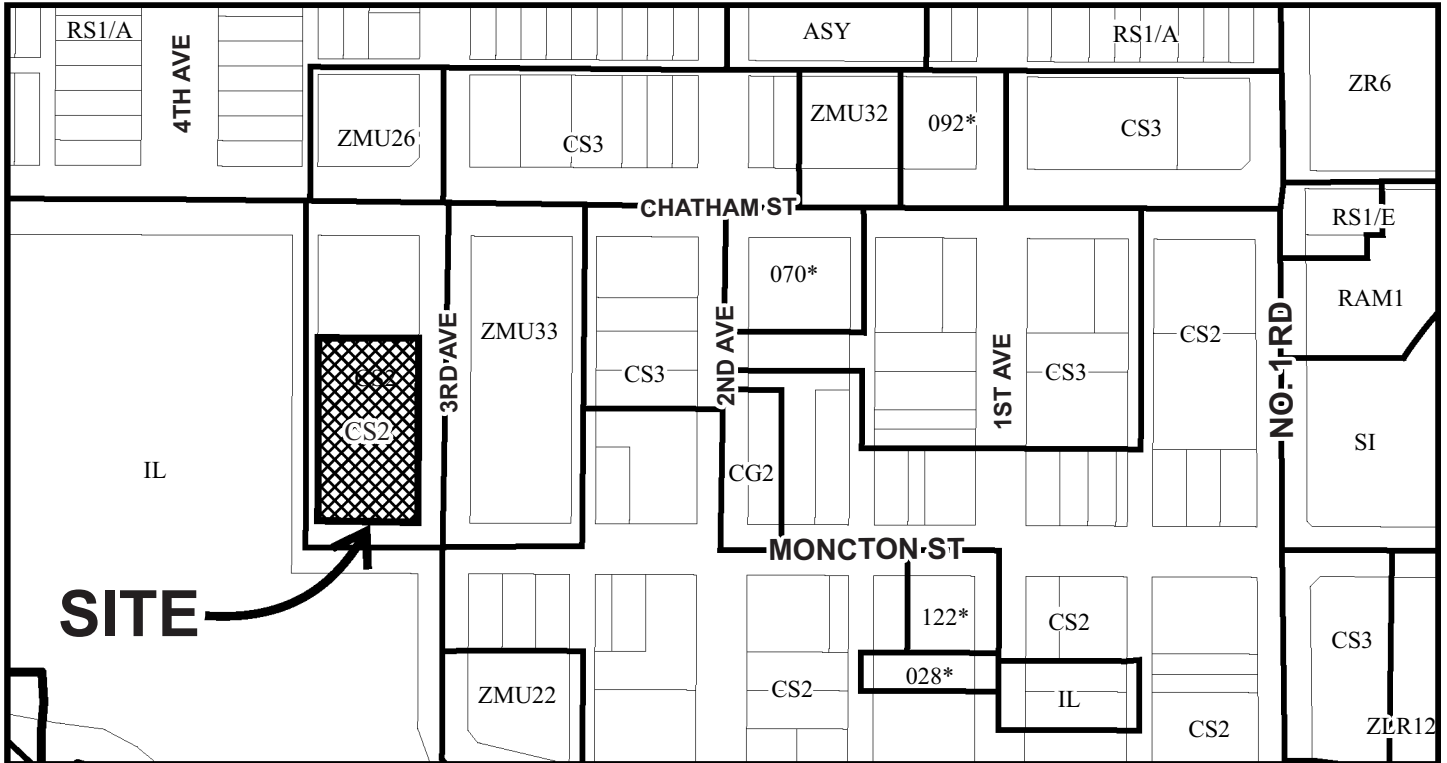
MAYOR

CORPORATE OFFICER

IT IS AN OFFENCE UNDER THE *LOCAL GOVERNMENT ACT*, PUNISHABLE BY A FINE OF UP TO \$50,000 IN THE CASE OF AN INDIVIDUAL AND \$1,000,000 IN THE CASE OF A CORPORATION, FOR THE HOLDER OF THIS PERMIT TO FAIL TO COMPLY WITH THE REQUIREMENTS AND CONDITIONS OF THE PERMIT.



City of Richmond



HA 23-035279
SCHEDULE "A"
 PLN - 98

Original Date: 01/03/24

Revision Date:

Note: Dimensions are in METRES

NO.	DATE	ISSUES / REVISIONS
1	Jan. 2023	ISSUED FOR REVIEW
2	Feb. 2023	ISSUED FOR REVIEW
3	Oct. 2023	ISSUED FOR H.A.P.
4	Dec. 2023	PREPARED FOR H.A.P.
5	Jan. 2024	ISSUED FOR BUILDING PERMIT
6	March 11, 2024	PREPARED FOR H.A.P.
7	March 15, 2024	PREPARED FOR REVIEW
8	May 2, 2024	PREPARED AS PERMITTED (SUBJECT TO PERMITS)

12111 3rd Ave.
RICHMOND, BC

LEGAL DESCRIPTION:
ALL OF SECTION 10, BLOCK 3 NORTH,
RANGE 7 WEST, GROUP 1, N.W.D.,
PLAN 68835

STEVESTON HOTEL

CIVIL ADDRESS:
12111 3rd Ave
RICHMOND, BC

PROPOSED 'CHANGE OF USE'
(PUB INTO HOTEL SUITES)

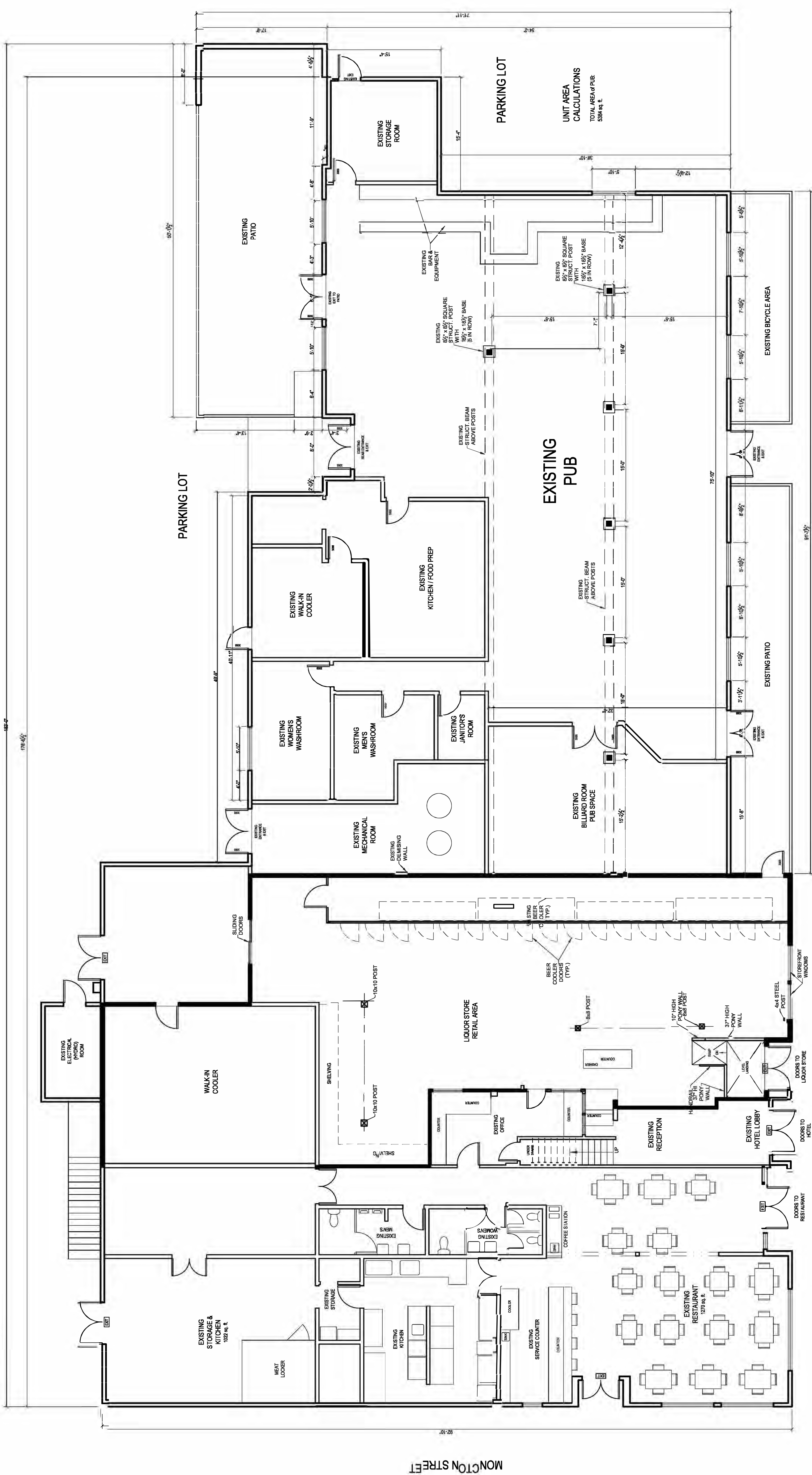
EXISTING
LOWER FLOOR PLAN

1/8"=1'-0"
Oct. 2023

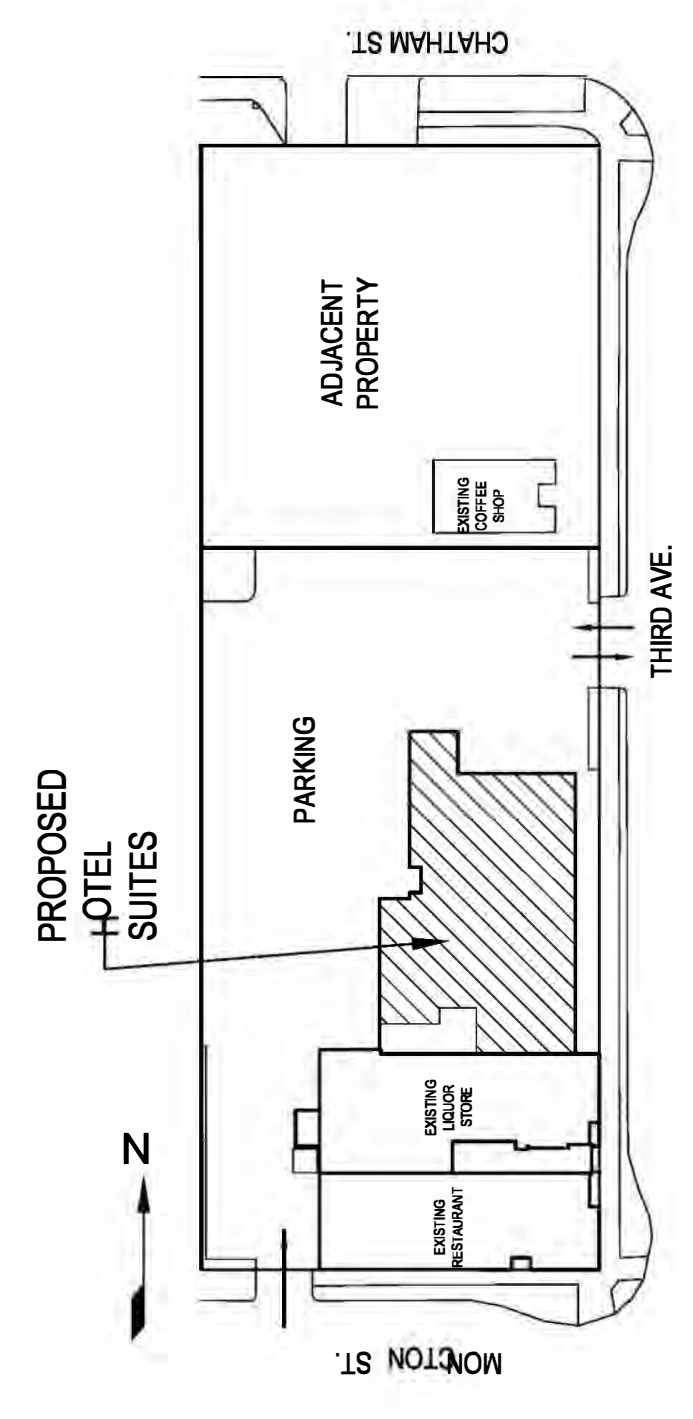
MJJ
K.D. LAZOS
604-401-8802
A-1

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PLAN #1



LOWER FLOOR PLAN - EXISTING
SCALE: 1/8"=1'-0"



KEY PLAN
SCALE: 1/8"=1'-0"

NO.	DATE	ISSUES / REVISIONS
1	Jan. 2023	ISSUED FOR REVIEW
2	Feb. 2023	ISSUED FOR REVIEW
3	Oct. 2023	ISSUED FOR H.A.P.
4	Dec. 2023	ISSUED FOR BUILDING PERMIT
5	Mar. 1, 2024	PREPARED FOR H.A.P.
6	Mar. 1, 2024	PREPARED FOR REVIEW
7	May 30, 2024	PREPARED AT PERFORMING MEETING FOR SUBMITTAL (LAMP, 15.2024)
8	May 30, 2024	PREPARED AT PERFORMING MEETING FOR SUBMITTAL (LAMP, 15.2024)

**12111 3rd AVE.
RICHMOND, BC**

LEGAL DESCRIPTION:
ALL OF SECTION 10, BLOCK 3 NORTH,
RANGE 7 WEST, GROUP 1, NWD,
PLAN 8895

STEVESTON HOTEL

CIVIL ADDRESS:
12111 3rd AVE
RICHMOND, BC

PROPOSED CHANGE OF USE:
(PUB INTO HOTEL SUITES)

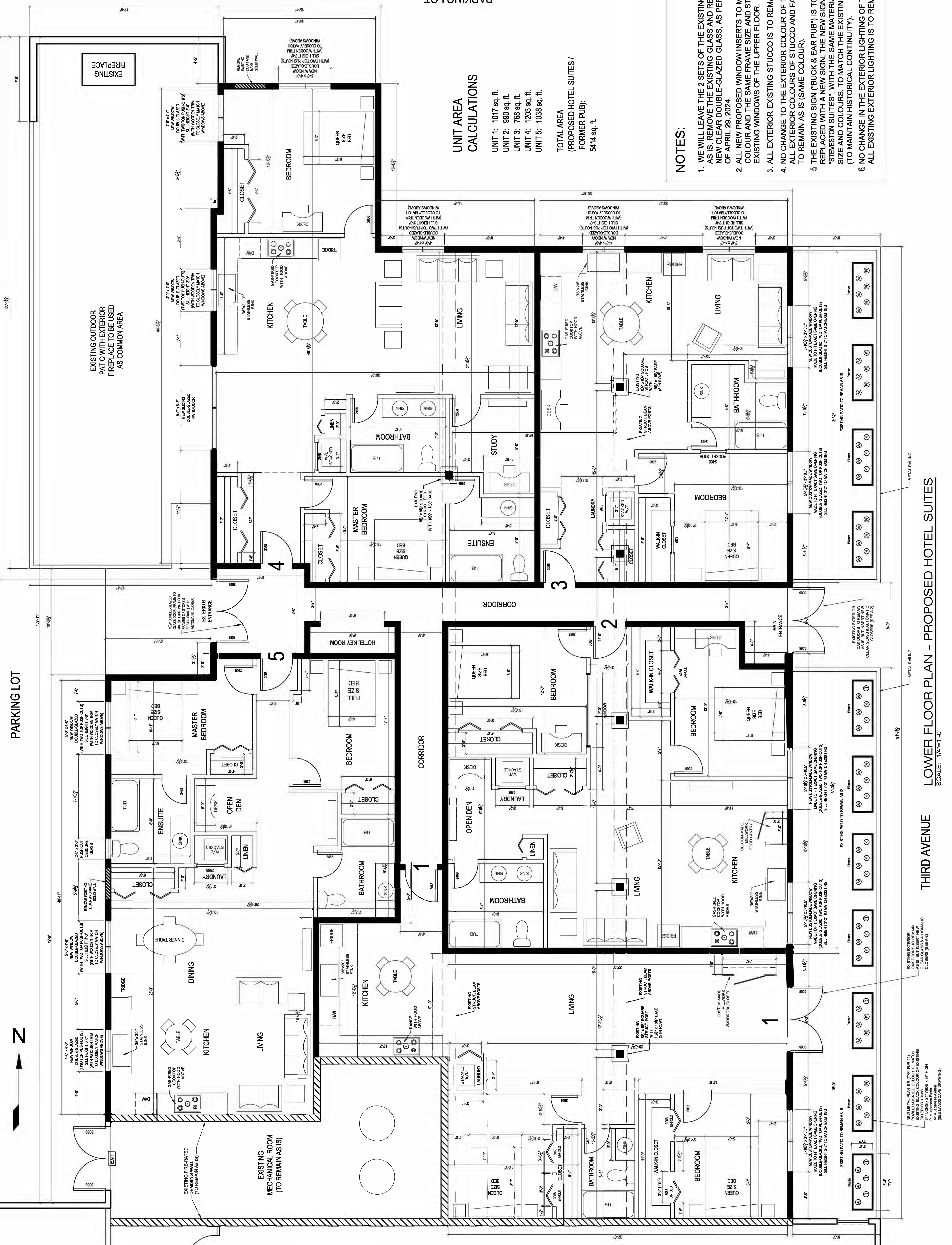
PROPOSED LOWER FLOOR PLAN

DATE: Oct. 2023
SCALE: 1/4" = 1'-0"
DESIGNER: MUJ
COMMITTEE DESIGNER: K.D. LAZOS
PROJECT NO.: 804-401-8902

A-2

The owner warrants that the information shown on this drawing was prepared by the architect or under the supervision of the architect and is true and correct to the best of their knowledge and belief. The architect does not warrant that the information shown on this drawing was prepared by the architect or under the supervision of the architect and is true and correct to the best of their knowledge and belief. The architect does not warrant that the information shown on this drawing was prepared by the architect or under the supervision of the architect and is true and correct to the best of their knowledge and belief.

PLAN #2



UNIT AREA CALCULATIONS
UNIT 1: 1017 sq. ft.
UNIT 2: 990 sq. ft.
UNIT 3: 788 sq. ft.
UNIT 4: 1203 sq. ft.
UNIT 5: 1038 sq. ft.
TOTAL AREA (PROPOSED HOTEL SUITES / FORMER PUB):
5414 sq. ft.

- NOTES:**
- WE WILL LEAVE THE 2 SETS OF THE EXISTING OAK DOORS AS IS. REMOVE THE EXISTING GLASS AND REPLACE IT WITH NEW CLEAR DOUBLE-GLAZED GLASS, AS PER INSTRUCTIONS OF APRIL 29, 2024.
 - ALL NEW PROPOSED WINDOW/INSERTS TO MATCH THE SAME COLOUR AND THE SAME FRAME SIZE AND STYLE AS THE EXISTING WINDOWS OF THE UPPER FLOOR.
 - ALL EXTERIOR EXISTING STUCCO IS TO REMAIN AS IS. ALL EXTERIOR COLOURS OF STUCCO AND FASCIA BOARDS TO REMAIN AS IS (SAME COLOUR).
 - THE EXISTING SIGN ("BUCK & EAR PUB") IS TO BE REPLACED WITH A NEW SIGN. THE NEW SIGN IS TO SAY "STEVESTON SUITES" WITH THE SAME MATERIALS, FONTS, SIZE AND COLOURS. TO MATCH THE EXISTING SIGNAGE (TO MAINTAIN HISTORICAL CONTINUITY).
 - NO CHANGE IN THE EXTERIOR LIGHTING OF THE BUILDING. ALL EXISTING EXTERIOR LIGHTING IS TO REMAIN AS IS.

LOWER FLOOR PLAN - PROPOSED HOTEL SUITES
SCALE: 1/4" = 1'-0"

THIRD AVENUE

8	May 2, 2024	PREPARED AS PERMIT SET (SUBJECT TO PERMIT)
7	March 15, 2024	PREPARED FOR REVIEW
6	March 1, 2024	PREPARED FOR H.A.P.
5	Dec. 2023	ISSUED FOR BUILDING PERMIT
4	Dec. 2023	PREPARED FOR H.A.P.
3	Oct. 2023	ISSUED FOR H.A.P.
2	Feb. 2023	ISSUED FOR REVIEW
1	Jan. 2023	ISSUED FOR REVIEW

ISSUES / REVISIONS

EXISTING EAST ELEVATION (THIRD AVE. VIEW)
SCALE: 1/8"=1'-0"

AS IS ON MAY 1st, 2024

12111 3rd AVE.
RICHMOND, BC

LEGAL DESCRIPTION:
ALL OF SECTION 10, BLOCK 3 NORTH,
RANGE 7 WEST, GROUP 1, NWD,
PLAN 88835

STEVESTON HOTEL

CIVIL ADDRESS:
12111 3rd AVE
RICHMOND, BC

PROPOSED CHANGE OF USE
(PUB INTO HOTEL SUITES)
EXISTING ELEVATIONS

1/8"=1'-0"

MJJ

Oct. 2023

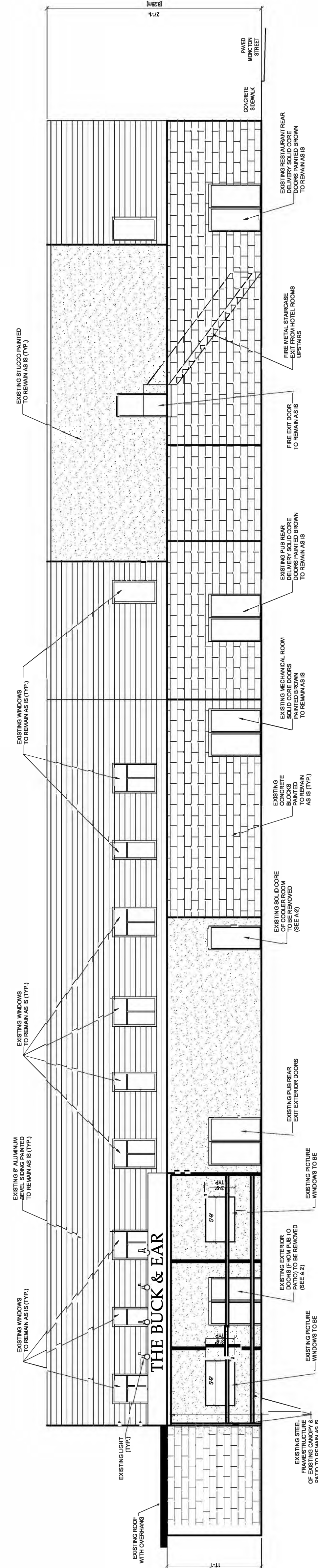
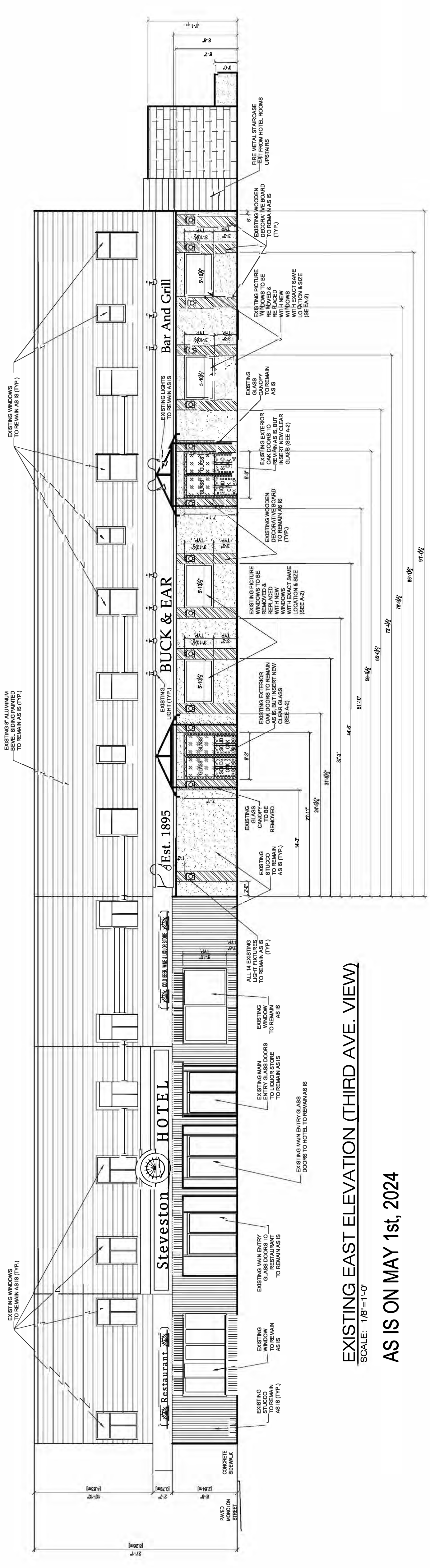
K.D. LAZOS

604-401-8802

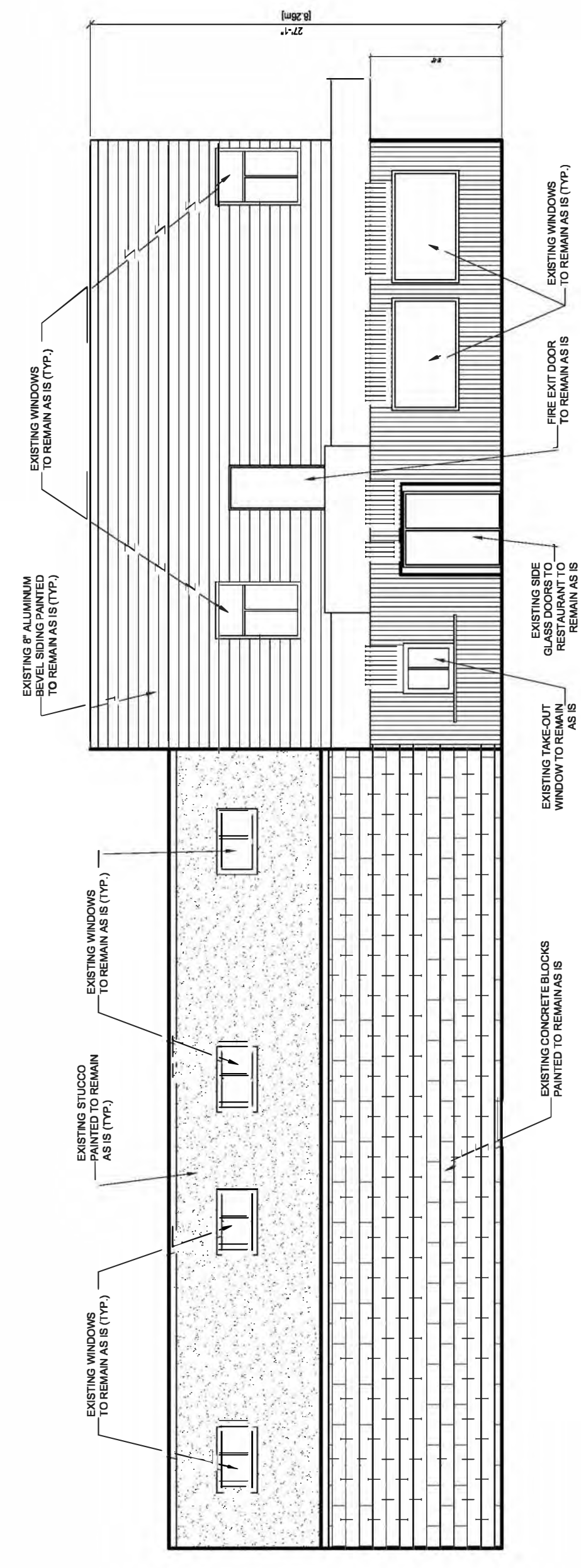
A-4

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PLAN #3

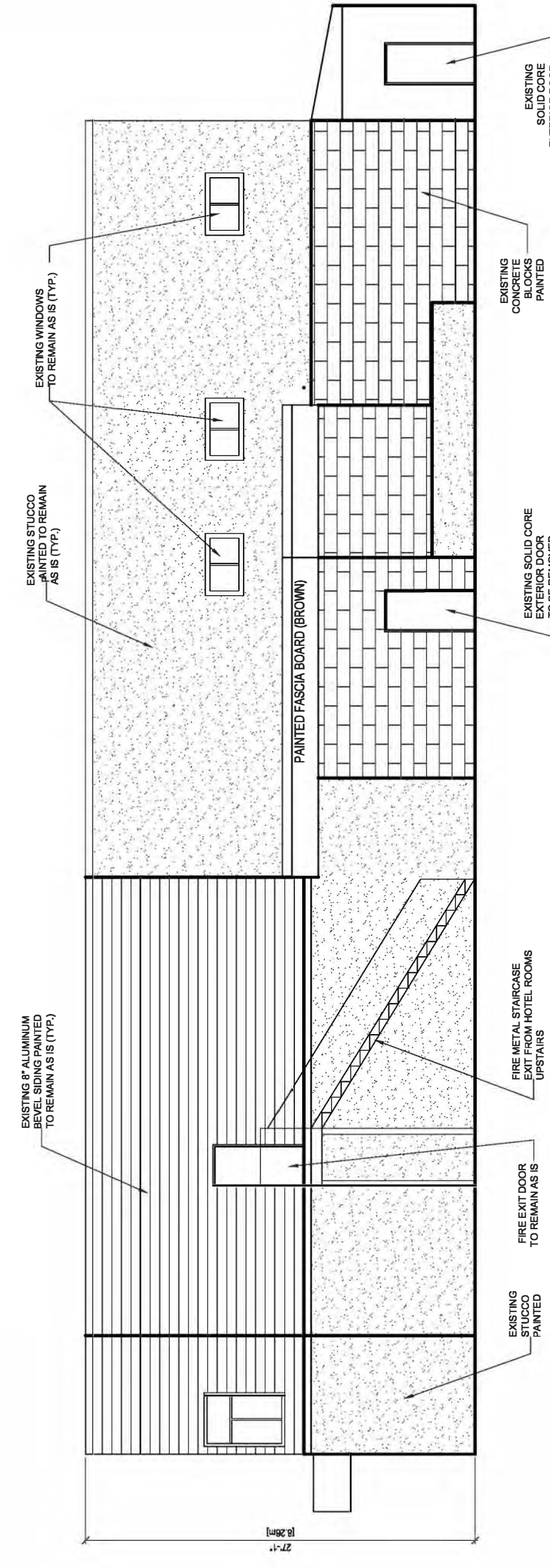


EXISTING WEST ELEVATION (REAR VIEW)
SCALE: 1/8"=1'-0"



EXISTING SOUTH ELEVATION (MONCTON ST. VIEW)
SCALE: 1/8"=1'-0"

THIS ENTIRE ELEVATION TO REMAIN AS IS



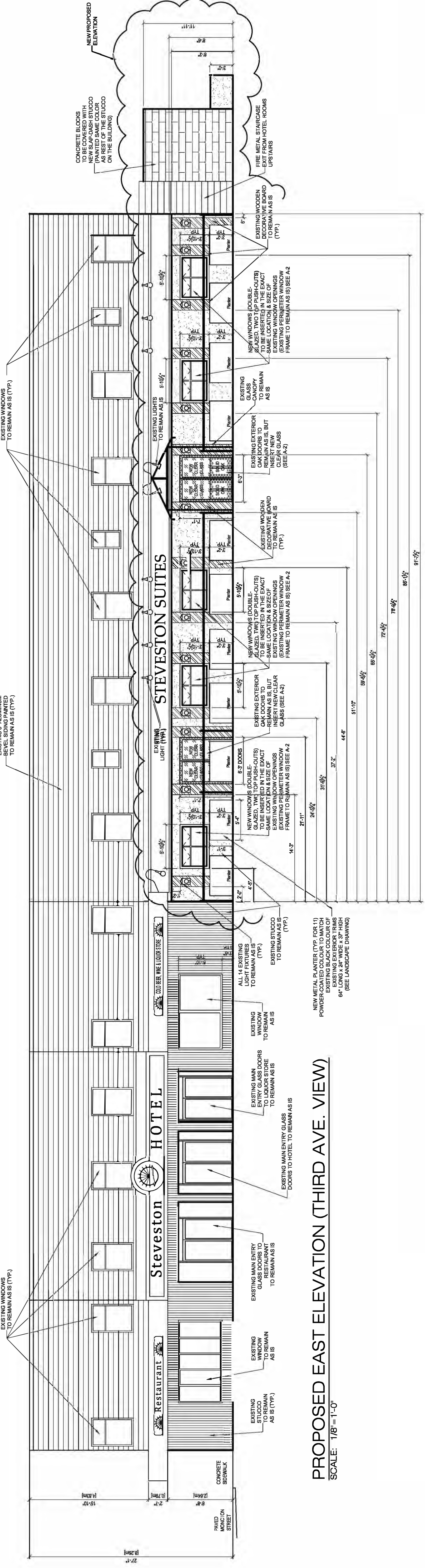
EXISTING NORTH ELEVATION (RIGHT SIDE VIEW)
SCALE: 1/8"=1'-0"

ELEVATIONS - EXISTING

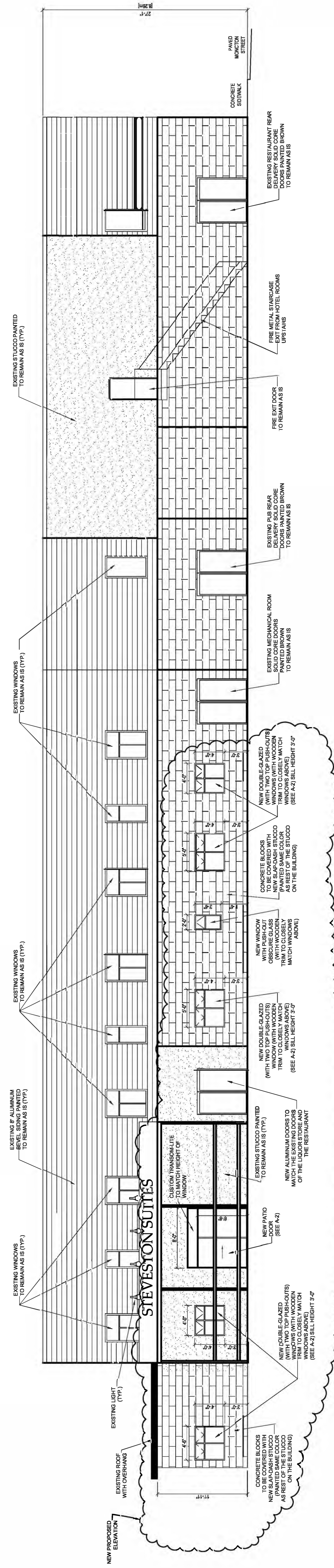
ISSUES / REVISIONS

NO.	DATE	DESCRIPTION
1	Jan. 2023	ISSUED FOR REVIEW
2	Feb. 2023	ISSUED FOR REVIEW
3	Oct. 2023	ISSUED FOR H.A.P.
4	Dec. 2023	ISSUED FOR H.A.P.
5	Nov. 1, 2024	ISSUED FOR BUILDING PERMIT
6	Nov. 1, 2024	PREPARED FOR H.A.P.
7	March 15, 2024	PREPARED FOR REVIEW
8	Nov. 30, 2024	PREPARED FOR REVIEW MEETING REQUEST (DATE: 12.28.24)

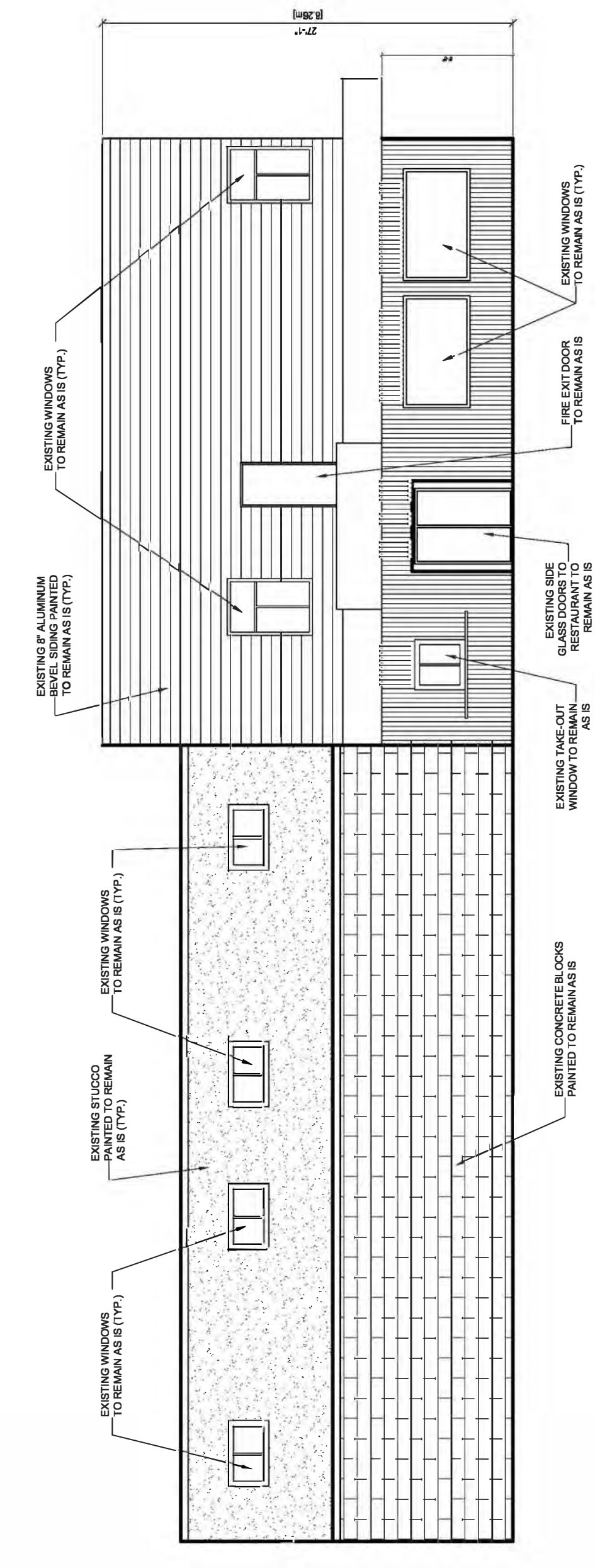
PLAN #4



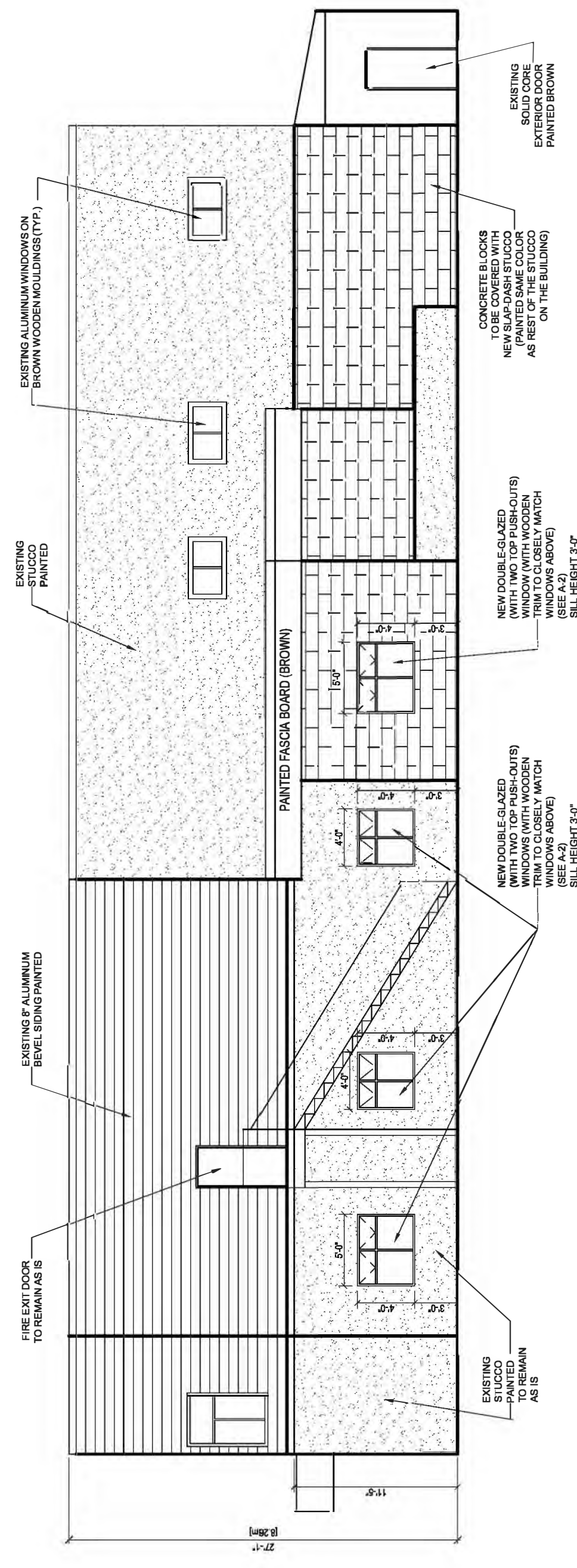
PROPOSED EAST ELEVATION (THIRD AVE. VIEW)
SCALE: 1/8"=1'-0"



PROPOSED WEST ELEVATION (REAR VIEW)
SCALE: 1/8"=1'-0"



PROPOSED SOUTH ELEVATION (MONCTON ST. VIEW)
SCALE: 1/8"=1'-0"



PROPOSED NORTH ELEVATION (RIGHT SIDE VIEW)
SCALE: 1/8"=1'-0"

THIS ENTIRE ELEVATION TO REMAIN AS IS

ELEVATIONS - PROPOSED



28415 Haverman Rd, Abbotsford BC V4X 2P2

June,11 2024

Dear City of Richmond,

I am writing to confirm that our project will meet the specified technical requirements for the planters. Below are the detailed specifications and maintenance plan that will be adhered to:

1. **Planter Dimensions:**
 - Minimum planter height: 3'-0"
 - Minimum planter width: 18"-24"
 - Minimum soil depth in each planter: 24"
2. **Plant Specifications:**
 - Minimum plant pot size: #2
 - Recommended plant spacing and number of plants per planter: approximately 18" – 24" on center 6 plants per planter
3. **Watering and Drainage:**
 - Planters will include a drip irrigation system or be self-watering to ensure consistent moisture levels.
 - Planters will be equipped with drainage holes and trays to prevent waterlogging and ensure proper drainage.
4. **Mulching:**
 - A 2" depth of organic mulch will be included to help retain soil moisture and regulate soil temperature.
5. **Maintenance Plan:**
 - As per Maintenance plan Below

We are committed to ensuring that all planters not only meet but exceed these technical requirements to achieve the desired aesthetic and functional outcomes. Should you have any further questions or require additional information, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Prubh Dosanjh', written in a cursive style.

Prubh Dosanjh, B.eng

Maintenance Plans- June,11 2024

Japanese Azalea Maintenance Plan

General Care:

- **Watering:** Keep soil consistently moist but not waterlogged. Azaleas prefer well-drained, acidic soil.
- **Fertilizing:** Fertilize in early spring with a slow-release, acid-forming fertilizer specifically formulated for azaleas and rhododendrons.
- **Mulching:** Apply a 2-3 inch layer of mulch (pine bark, pine needles, or wood chips) around the base to conserve moisture and maintain soil acidity.

Trimming:

- **Frequency:** Trim annually after blooming, typically in late spring to early summer.
- **Technique:** Remove dead or diseased branches first. Then, prune to shape the plant, cutting back to a healthy lateral branch or bud. Avoid cutting into old wood as azaleas don't regenerate well from it.
- **Purpose:** This encourages fuller growth, maintains a compact form, and ensures the plant remains healthy.

Replacement:

- **Frequency:** Replace plants that show signs of decline (e.g., significant dieback, disease, or lack of vigor) after careful assessment, typically every 10-15 years or as needed.

Japanese Pieris Maintenance Plan

General Care:

- **Watering:** Ensure soil is evenly moist, especially during dry periods. Pieris prefer well-drained, slightly acidic soil.
- **Fertilizing:** Feed in early spring with a balanced, slow-release fertilizer or one formulated for acid-loving plants.
- **Mulching:** Use a 2-3 inch layer of mulch around the base to help retain moisture and regulate soil temperature.

Trimming:

- **Frequency:** Trim annually after flowering, typically in late spring.
- **Technique:** Prune out dead or damaged wood first. Then, lightly shape the plant by cutting back to a lateral bud or branch. For rejuvenation pruning, cut back one-third of the oldest stems to the base to encourage new growth.
- **Purpose:** Promotes a denser form, controls size, and encourages healthy new growth.

Replacement:

- **Frequency:** Assess plants for health and vigor regularly, replacing those that are diseased, damaged, or no longer thriving every 10-20 years or as needed.

Additional Tips for Both Plants**Pest and Disease Control:**

- **Monitoring:** Regularly check for signs of pests such as lace bugs, spider mites, and scale insects. Also, watch for fungal diseases like powdery mildew and root rot.
- **Management:** Use appropriate organic or chemical controls as needed, and ensure good air circulation around the plants to reduce disease risk.

Winter Protection:

- **Mulching:** Ensure a good mulch layer to protect the roots from extreme temperatures.
- **Shelter:** In particularly harsh winters, consider windbreaks or burlap wraps for young or exposed plants.

By following this maintenance plan, your Japanese Azaleas and Japanese Pieris should thrive, maintaining fullness and an overall even form throughout their life span.