



Public Notice is hereby given of a Regular Council Meeting for Public Hearings being held on:

**Public Hearing Agenda
Electronic Meeting**

Monday, October 16, 2023 – 7 p.m.

**Council Chambers, 1st Floor
Richmond City Hall
6911 No. 3 Road
Richmond, BC V6Y 2C1**

OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10475
(RZ 22-019002)**

(File Ref. No. RZ 22-019002) (REDMS No. 7255616)

PH-4

See Page PH-4 for full report

Location: 10111 & 10113 No. 5 Road

Applicant: Avtar Bhullar

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Arterial Road Compact Two-Unit Dwellings (RCD)”, in order to create three duplex lots with access via the rear lane.

First Reading: September 11, 2023

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.

Page

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10475.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10485 (RZ 23-014545)**

(File Ref. No. RZ 23-014545) (REDMS No. 7278914)

PH-37

See Page PH-37 for full report

Location: 9371 Dolphin Avenue

Applicant: Gurjit Pooni

Purpose: To rezone the subject property from “Single Detached (RS1/B)” to “Single Detached (RS2/K)”, to permit the property to be subdivided to create two single-family lots with access from Dolphin Avenue.

First Reading: September 25, 2023

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10485.



3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10491 (RZ 22-021110)**

(File Ref. No. RZ 22-021110) (REDMS No. 7065366)

PH-56

See Page PH-56 for full report

Location: 7560 Ash Street

Applicant: Lung Designs Ltd. (Danny Lung)

Page

Purpose: To rezone the subject property from “Single Detached (RS1/F)” to “Single Detached (RS2/E)”, to allow the property to be subdivided into two single-family lots with one lot fronting Ash Street and one lot fronting Armstrong Street.

First Reading: September 25, 2023

Order of Business:

1. Presentation from the applicant.
2. Acknowledgement of written submissions received by the City Clerk since first reading.
3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10491.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee

To: Planning Committee

Date: August 21, 2023

From: Wayne Craig
Director, Development

File: RZ 22-019002

Re: **Application by Avtar Bhullar for Rezoning at 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” Zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” Zone**

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.

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

WC:ak
Att. 6

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

Staff Report

Origin

Avtar Bhullar, on behalf of 1364803 B.C. LTD. (Director: Salidran Kaur Bhullar), has applied to the City of Richmond for permission to rezone 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone. This rezoning would permit the property to be subdivided to create three lots each containing a front-to-back duplex with vehicle access from the existing rear lane. A location map of the subject site is provided in Attachment 1.

A Development Permit application is required prior to rezoning adoption to address the form and character of the proposed duplexes.

Findings of Fact

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

Subject Site Existing Housing Profile

The subject site consists of a single lot containing a strata-titled non-conforming two-unit dwelling. The existing Strata Plan NW424 must be discharged from the Title prior to subdivision.

Both units in the two-unit dwelling are currently tenant-occupied. The applicant has indicated that the two-unit dwelling also contains an unauthorized secondary suite in each unit, which are both being rented out. The applicant has notified the tenants of the proposed development and has not received any concerns to date. The existing dwelling is proposed to be demolished.

Surrounding Development

Existing development immediately surrounding the subject site is as follows:

To the North: One single-family dwelling on property zoned “Single Detached (RS1/E)”.

To the South: One single-family dwelling on property zoned “Single Detached (RS1/E)”.

To the East: Across No 5 Road, a temple on property zoned “Agriculture (AG1)” and “Religious Assembly (ZIS7)”.

To the West: Across the lane, a two-family dwelling on property zoned “Single Detached (RS1/E)”. The property is currently the subject of a rezoning application (RZ 22-010976) to create two single family lots with access from Seabrook Crescent. The application is under staff review. This application will be the subject of a separate staff report.

Related Policies & Studies

Official Community Plan (OCP Designation)

The Official Community Plan (OCP) Land Use Map designation for this property is “Neighbourhood Residential”. The proposed rezoning and subdivision is consistent with this designation.

Arterial Road Policy

The subject site is identified as “Arterial Road Compact Lot Duplex” on the Arterial Road Housing Development Map. The proposed rezoning is consistent with this designation and complies with the “Arterial Road Compact Lot Duplex Development Requirements” under the Arterial Road Policy.

Lot Size Policy 5434

The subject site is located within the area governed by Single-Family Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No 5 Road in accordance with compact lot single-family or coach house zoning (i.e. minimum width of 9.0 m with a maximum of two dwelling units per lot), provided that vehicle accesses are to be from rear lane only (Attachment 3).

The Single-Family Lot Size Policy framework in general provides guidance with respect to the creation of new lots based on lot size and vehicle access. Lot Size Policy 5434 allows for the subdivision of the property to create new lots with the minimum lot width of 9 m, provided that vehicle access is from the rear lane only. This application will create three lots with vehicle access from the rear lane, consistent with the minimum subdivision standards in the Lot Size Policy.

The OCP Arterial Road Land Use Policy provides direction on the use of the subject property for residential duplexes on the same size lots as permitted under Lot Size Policy 5434. Compact lot duplexes will result in the same number of dwelling units as achieved via a rezoning to coach houses. As such, the proposed rezoning is consistent with Lot Size Policy 5434.

Agricultural Land Reserve (ALR) Buffer Zone

A landscape buffer is required along the No. 5 Road frontage of this site. The buffer is intended to mitigate land use conflicts between the residential uses on the subject site and any agricultural land uses on the east site, across from No. 5 Road. The applicant is proposing a 4.0 m wide ALR buffer on the site along the entire east property line (Attachment 4).

In addition to the landscape buffer, a restrictive covenant will be registered on Title, indicating that the landscaping within the ALR buffer cannot be removed or modified without the City’s approval. The covenant would also identify that the landscape planting is intended to be a buffer to mitigate the potential impacts of noise, dust and odour generated from typical farm activities.

Floodplain Management Implementation Strategy

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

Public Consultation

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

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

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

Analysis

Site Planning and Architectural Character

The applicant proposes one duplex on each of the three lots to be created through rezoning and subdivision, for a total of six dwelling units. The duplexes are proposed to be in a “front-back” configuration with each unit having access to a detached garage, accessed from the existing rear lane. Private outdoor space will be provided at the front yard or rear yard of each dwelling unit.

The development proposal for duplexes is consistent with the land use designations in the Official Community Plan and contributes to a greater variety of ground-oriented homes. In keeping with the architectural character of nearby single-family homes, the duplexes will be two storeys and will feature a peaked roof.

A site plan and preliminary architectural plans showing the proposed subdivision and development are provided in Attachment 4. Further details of the architectural form and character of the proposed development and landscape design will be reviewed and finalized through the Development Permit application process.

Transportation and Site Access

In accordance with the Arterial Road Policy and Residential Lot (Vehicular) Access Regulation Bylaw No. 7222, vehicle access to the proposed lots are to be from the rear lane only. All existing driveways at the No. 5 Road frontage are to be closed permanently. The applicant is responsible for removing the existing driveway and let-downs, and provide frontage improvements to the satisfaction of the City.

A 0.6 m wide dedication across the subject site's entire No. 5 Road frontage is required in order to meet minimum arterial road frontage improvement standards. Frontage improvements along No 5. Road will be provided through the required Servicing Agreement.

Each dwelling unit is proposed to have two vehicle parking spaces provided by a single-vehicle garage and an additional surface parking space located on the driveway in front of each garage. Upgrades to the portion of the lane that abuts the subject site will be completed as part of future construction by the City at a later date. Cash-in-lieu contribution for the future works including construction of the curb, gutter and installation of lighting on the lane will be required at subdivision stage as per the Works and Services Cost Recover Bylaw No. 8752 (Attachment 6).

British Columbia Ministry of Transportation and Infrastructure (MOTI) Referral

The subject site is located within 800 m of a controlled access highway. The rezoning application was referred to MOTI and preliminary approval of the subject rezoning was granted. Prior to final adoption of the rezoning bylaw, final approval from MOTI is required.

Tree Retention and Replacement

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

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

- One tree (tag# 739) located on-site exhibits multiple inclusions seams at the main branch unions, which is a significant structural defect where main limb failure typically occurs. As a result of the structural defect in the main limb, this tree is not a good candidate for retention.
- Replacement trees should be specified at 2:1 ratio as per the OCP.

There is a hedge located along the north property line, which is proposed to be trimmed and retained. A Tree Management Plan is attached (Attachment 5).

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 is required. The contract must include the scope of work, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure protection of the hedges and a provision for the arborist to submit a post-construction impact assessment to the City for review. Installation of appropriate tree protection fencing around the hedge to be retained as part of the development prior to any demolition and construction activities is required.

Tree Replacement

The applicant wishes to remove one bylaw sized tree on-site (Tree #739). The 2:1 replacement ratio would require a total of two replacement trees. The required replacement trees are to be of the following minimum size, 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
2	8 cm	4 m

The applicant has submitted a preliminary Landscape Plan illustrating that 10 trees of a variety of species are proposed. The Landscape Plan will be further reviewed and considered through the future Development Permit. To ensure that the replacement trees and additional trees are planted and maintained on-site, the applicant is required to submit a Landscaping Security in the amount of 100 per cent of a cost estimate prepared by the Registered Landscape Architect prior to Development Permit issuance.

Affordable Housing Strategy

Consistent with the City's Affordable Housing Strategy and as a requirement as per the proposed "Arterial Road Compact Two-Unit Dwellings (RCD)" zone, the applicant proposes to provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund in the amount of \$8.50 per buildable square foot, for a total contribution of \$75,597.30 prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

At the applicant's cost, prior to Subdivision, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of servicing works and frontage improvements to the satisfaction of the City.

Prior to subdivision, the applicant will be required to:

- Enter into a Servicing Agreement (SA) to construct the servicing works and frontage improvements on No. 5 Road including a new 2.0 m wide sidewalk and 1.5 m wide landscaped boulevard as outlined in Attachment 6.
- Provide a cash-in-lieu contribution in the amount of \$14,978.40 for future upgrades to the rear lane where it abuts the subject property to the City's Engineering Design Specifications standard, as per the Subdivision and Development Bylaw No. 8751.
- Pay a cost recovery contribution of \$30,847.23 for the laneway drainage and asphalt improvements previously installed, consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.
- Pay property taxes up to the current year, Development Cost Charges (City, Translink, and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees and any other fees or costs identified through the subdivision application process.

Development Permit Application

A Development Permit application is required to address the form and character of the proposed duplexes and must be processed to a satisfactory level prior to final adoption of the rezoning bylaw.

Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for Arterial Compact Lot Development and Duplexes.
- The architectural character, scale and massing to ensure that the proposed duplexes comply with CPTED principles, are accessible and are well designed to fit into the neighbourhood.
- Review of aging-in-place features in all units and the provision of convertible units.
- Refinement of landscape design and ALR buffer, to achieve an acceptable mix of conifer and deciduous trees on site and to ensure proper transition between residential and agricultural uses.

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).

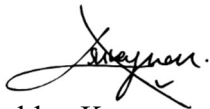
Conclusion

This application is to rezone the property at 10111 & 10113 No. 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone to facilitate the development of three front-to-back duplexes (for a total of six units), with vehicle access from the rear lane.

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

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 10475 be introduced and given first reading.



Ashley Kwan
Planner I
(604-276-4173)

AK:he

- Att.
- 1: Location Map
 - 2: Development Application Data Sheet
 - 3: Single-Family Lot Size Policy 5434
 - 4: Conceptual Development Plans
 - 5: Tree Management Plan
 - 6: Rezoning Considerations



RZ 22-019002

Attachment 2

Address: 10111 & 10113 No 5 Road

Applicant: Avtar Bhullar

Planning Area(s): Shellmont

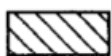
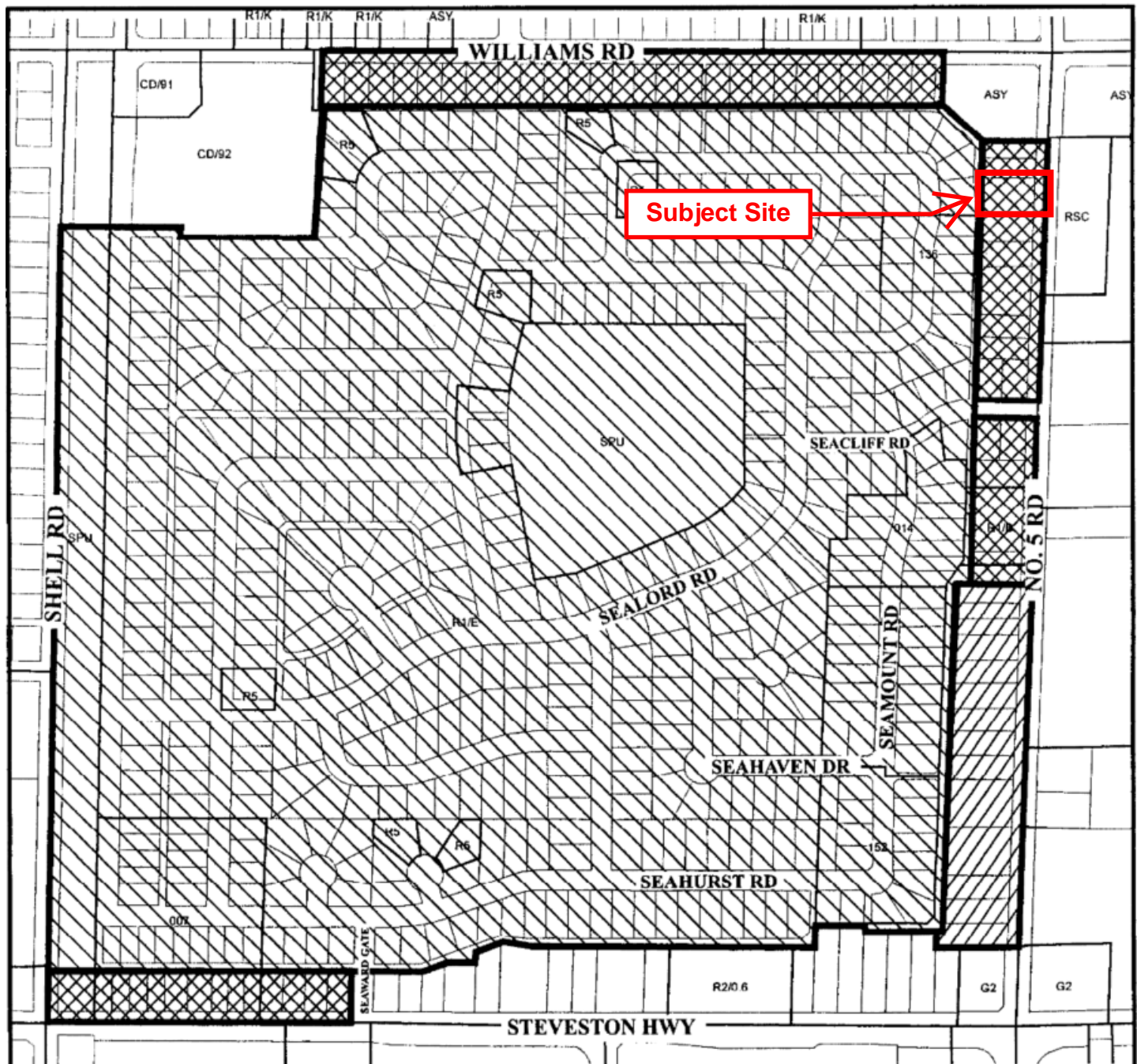
	Existing	Proposed
Owner:	1364803 B.C. LTD.	No change
Site Size (m²):	1,399.2 m ²	Total after road dedication: 1,381.61 m ² Lot 1: 447.45 m ² Lot 2: 460.70 m ² Lot 3: 473.46 m ²
Land Uses:	Two-family residential	Compact two-family residential
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Arterial Road Compact Lot Duplex (RCD)
Number of Units:	2	6
Other Designations:	Arterial Road Compact Lot Duplex	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Lot 1: 0.6 Lot 2: 0.6 Lot 3: 0.59	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Live Landscaping: Max. 20%	none
Lot Size:	Min. 360.0 m ²	Lot 1: 447.45 m ² Lot 2: 460.70 m ² Lot 3: 473.46 m ²	none
Lot Dimensions (m):	Width: Min. 9.0 m Depth: Min. 40.0 m	Width: Min. 10.5 m Depth: Min. 42 m	none
Setbacks – Principal Building (m):	Front: Min. 6.0 m Rear: Min. 10.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 15.5 m Side: 1.2 m	none
Setbacks – Accessory Building (m):	Front: Min. 1.2 m from the rear lot line Rear: Min. 12.5 m from the rear lot line Side: Min. 1.2m	Front: Min. 5.5 m from the rear lot line Rear: Min. 12.5 m from the rear lot line Side: 1.2 m	none
Height – Principal Building (m):	Max. 2 1/2 storeys of 9.0 m, whichever is less	Lot 1: 8.0 m Lot 2: 8.05 m Lot 3: 8.1 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Height – Accessory Building (m):	Max. 9.0 m	Max. 4.05 m	none
Off-street Parking Spaces:	2 per dwelling unit	2 spaces per dwelling unit (12 spaces total)	none
Tandem Parking Spaces:	Permitted	2 spaces per dwelling unit (12 spaces total)	none

Other: _____

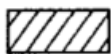
* Preliminary estimate; not inclusive of garage; exact building size to be determined through zoning bylaw compliance review at Building Permit stage.



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



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



Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

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

AWANA GROUP

Email: Talvinder19@gmail.com
Phone: (778) 862-5563

GENERAL NOTES:

THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AMANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. THE GENERAL CONTRACTOR AND SUB-TENDERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. ANY ERRORS, DISCREPANCIES, OMISSIONS SHALL BE IMMEDIATELY REPORTED TO AMANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. AMANA GROUP DOES NOT WARRANT THAT THE DRAWINGS ARE TO SCALE. THE DRAWINGS SHALL NOT BE SCALED. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

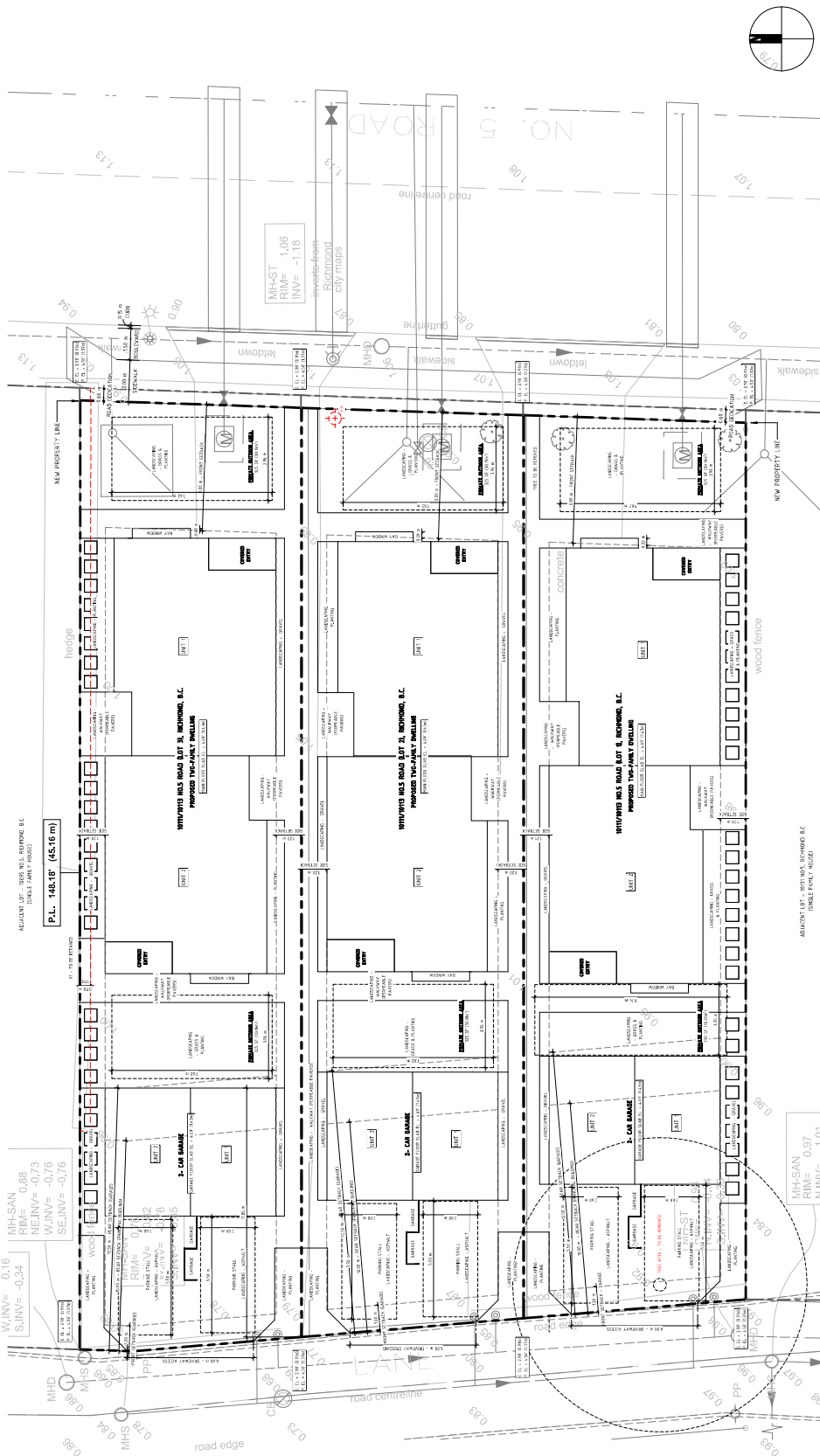
PROJECT SUMMARY - LOT 3

[illegible]

PROJECT SUMMARY - LOT 2

SUBJECT: PROSECUTION TAX ADDRESS CASE DESCRIPTION COMING PHYSICAL	10/15/2013 ME LOT A, SETBACK INTERIOR, BLDG THE CORNER OF	10/15/2013 ME LOT A, SETBACK INTERIOR, BLDG THE CORNER OF	10/15/2013 ME LOT A, SETBACK INTERIOR, BLDG THE CORNER OF
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PROJECT SUMMARY - LOT 1

[illegible]

1 OVERALL SITE PLAN
1/8" = 1'-0"

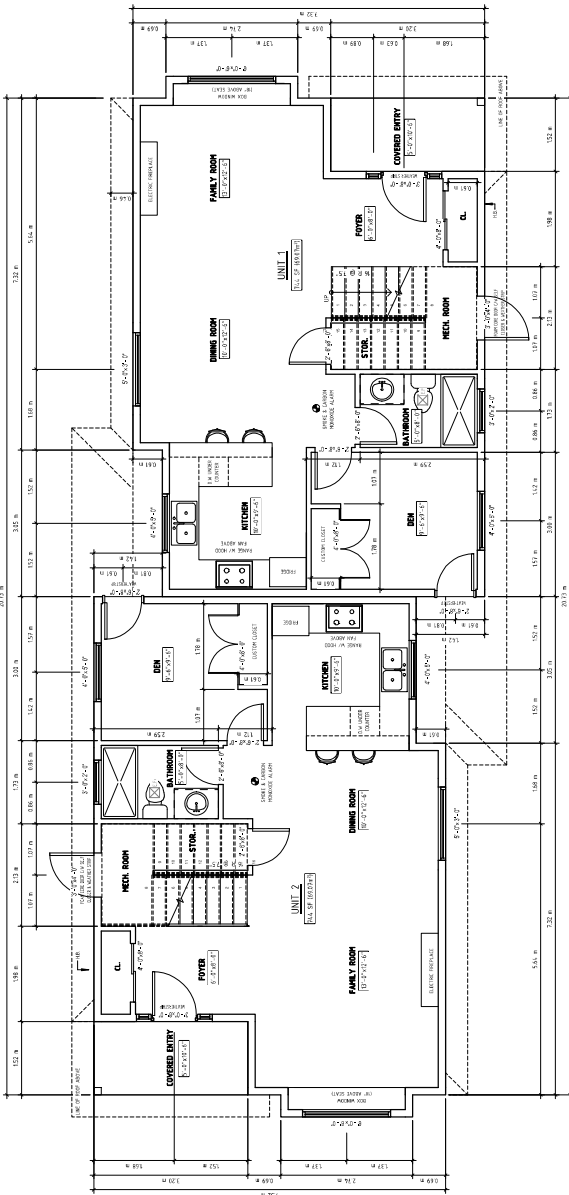
PH - 15

AWANA GROUP

Project: 19-001-001-001
Phone: (779) 862-5663

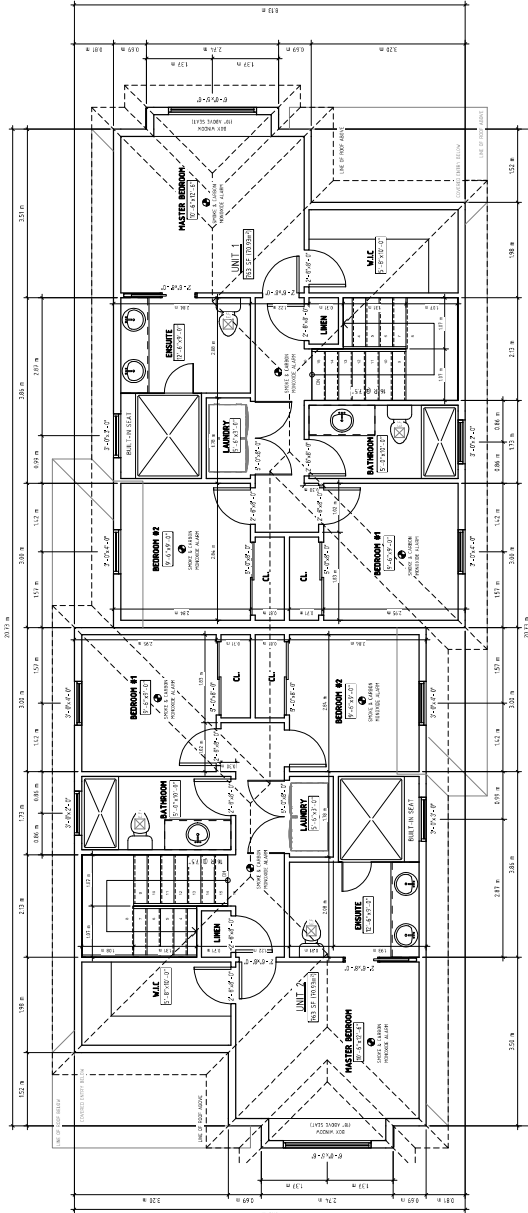
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CEILING HEIGHT = 9'-0"
MAIN FLOOR AREA = 1488 SF (138.14m²)
COVERED PATIO AREA = 106 SF (9.76m²)

1 MAIN FLOOR PLAN
1/4" = 1'-0"



CEILING HEIGHT = 9'-0"
UPPER FLOOR AREA = 1526 SF (141.86m²)

2 UPPER FLOOR PLAN
1/4" = 1'-0"



A1.00

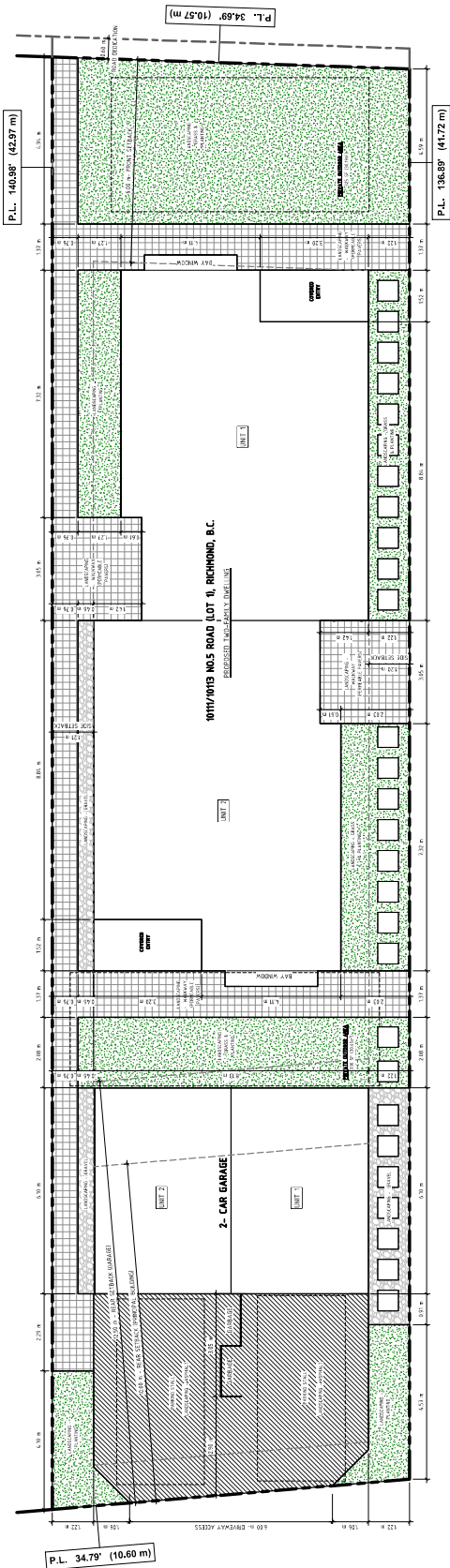
PROJECT	LOT 1
PROJECT NUMBER	10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.
DRAWING TYPE	FLOOR PLANS
DRAWN	TJ
CHECKED	AS INDICATED
DATE	AUGUST 9TH, 2023
SCALE	As Indicated
DRAWING NO.	A1.00

AWANA GROUP

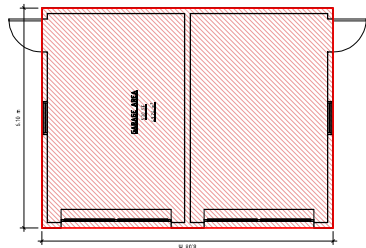
awana@shawmutdesign.com
Phone: (779) 862-5463

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1 IMPERMEABLE SURFACES PLAN
3/16" = 1'-0"



PH - 18

IMPERMEABLE SURFACES PLAN - LEGEND

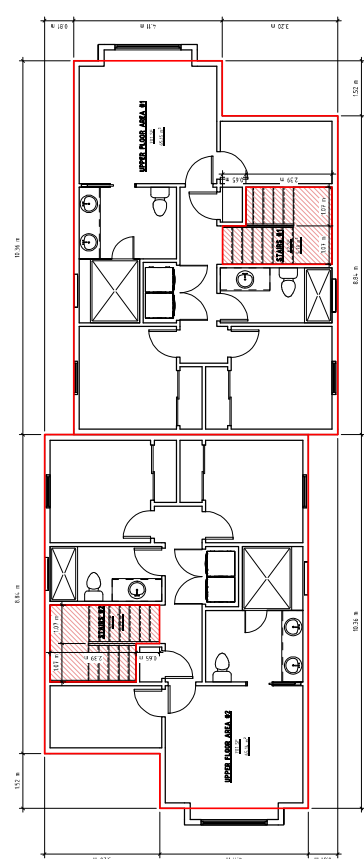
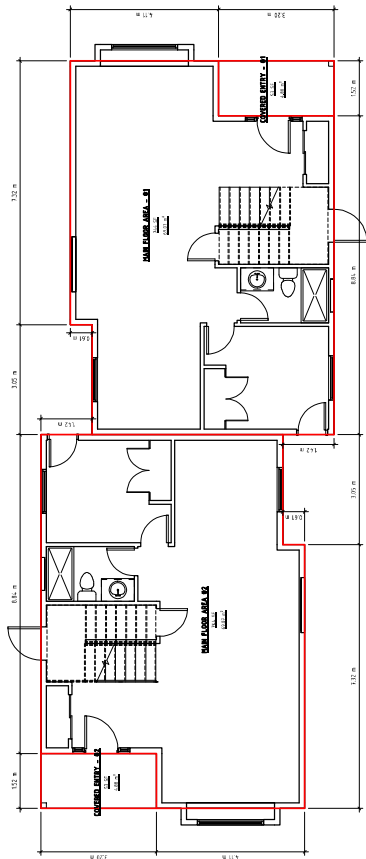
- ASPHALT DRIVEWAY (NON - PERMEABLE) - 507 SF (47.10m²), 10.5%
- PROPOSED BUILDING OUTLINE (NON-PERMEABLE) - 2704 SF (997.14m²), 44.1%
- LIVE LANDSCAPING (PERMEABLE) - 1043 SF (115.41m²), 25.8%
- GRAVEL (PERMEABLE) - 174 SF (16.16m²), 3.6%
- PAVERS (IMPERMEABLE) - 768 SF (71.34m²), 15.9%

AREA CALCULATION

ITEM	AREA	PERCENTAGE
ASPHALT DRIVEWAY	507 SF (47.10m ²)	10.5%
PROPOSED BUILDING OUTLINE	2704 SF (997.14m ²)	44.1%
LIVE LANDSCAPING	1043 SF (115.41m ²)	25.8%
GRAVEL	174 SF (16.16m ²)	3.6%
PAVERS	768 SF (71.34m ²)	15.9%

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GRAVEL	174 SF (16.16m ²)	3.6%
PAVERS	768 SF (71.34m ²)	15.9%



HATCHED AREA DENOTES EXCLUDED AREA FROM GFA CALCULATIONS

2 MAIN FLOOR AREA PLAN
3/16" = 1'-0"

3 UPPER FLOOR AREA PLAN
3/16" = 1'-0"

LOT 1

10111 & 10113 NO.5 ROAD, RICHMOND, B.C.

AREA PLANS

PROJECT NUMBER

2225

DRAWN

TJ

DATE

AUGUST 9TH, 2023

SCALE

As Indicated

DRAWING NO

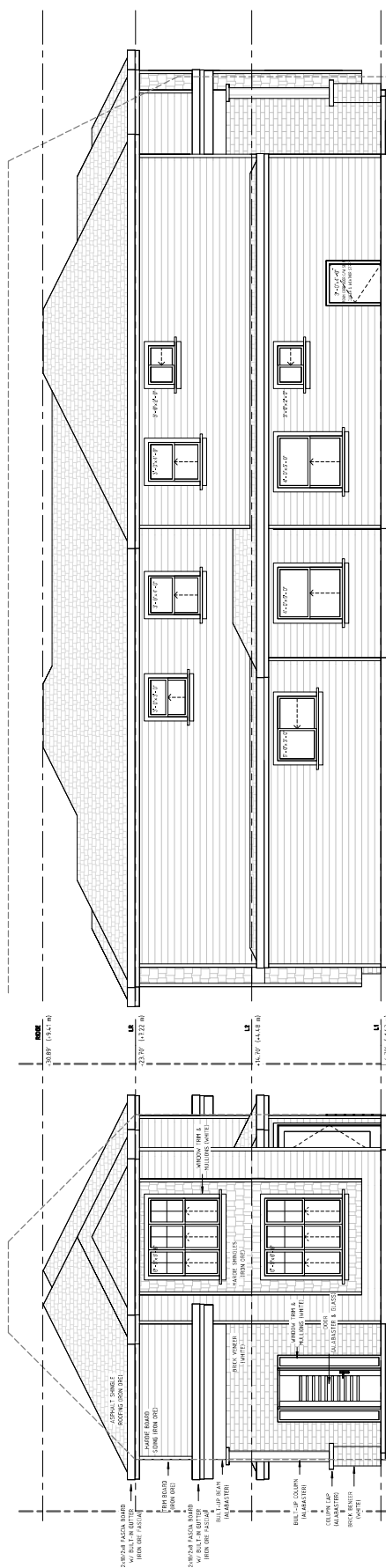
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AWANA GROUP

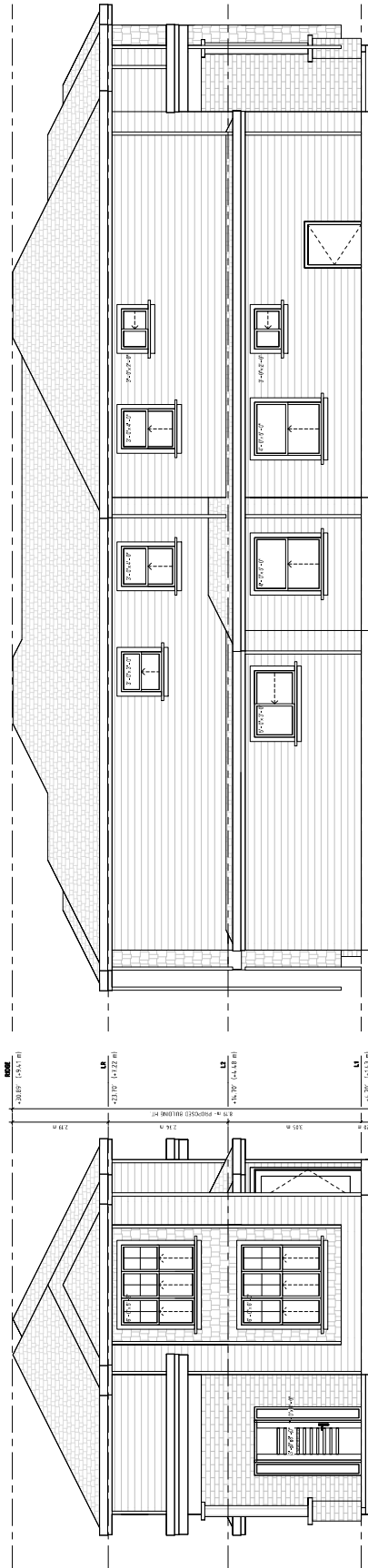
Email: Talvinderj19@gmail.com
Phone: (778) 862-5563

GENERAL NOTES:

- THE DOCUMENTS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF ANAMA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT.
- THE GENERAL CONTRACTOR AND SUB-TENDERS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE.
- ANY ERRORS, DISCREPANCIES, OMISSIONS SHALL BE IMMEDIATELY REPORTED TO ANAMA GROUP BEFORE COMMENCEMENT OF WORKS ON SITE.
- ANAMA GROUP DOES NOT WARRANT THAT THE DRAWINGS ARE TO SCALE. THE DRAWINGS SHALL NOT BE SCALED.
- ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



② RIGHT (NORTH) ELEVATION
1/4" = 1'-0"



4 LEFT (SOUTH) ELEVATION
1/4" = 1'-0"

③ REAR (WEST) ELEVATION
1/4" = 1'-0"

LOT 1

10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

ELEVATIONS

PROJECT NUMBER

DRAWN

DATE

SCALE

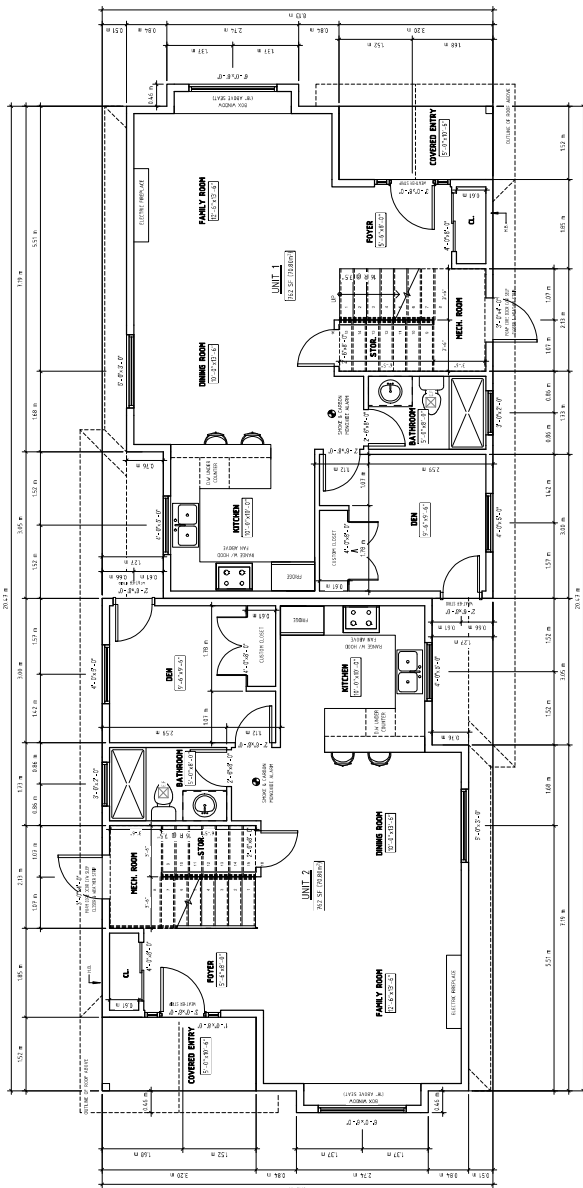
DRAWING NO.

AWANA GROUP

Project: 17-001-001-001-001
 Project: 17-001-001-001-001

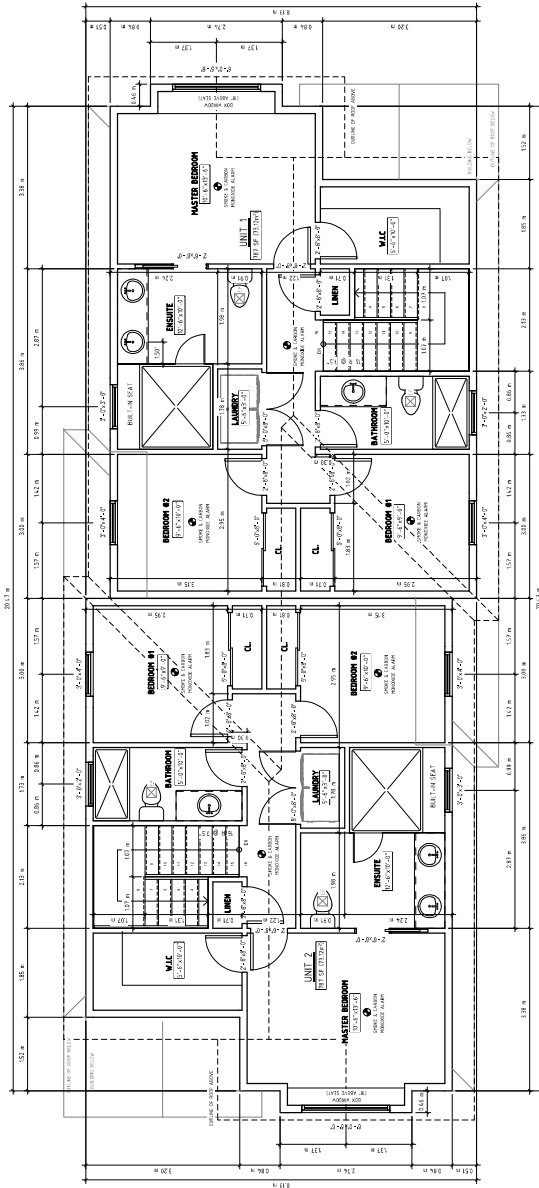
GENERAL NOTES

1. THE DIMENSIONS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. IMMEDIATELY REPORT TO AWANA GROUP REFERENCE TO ANY DISCREPANCY OR CONFLICT WITH THE DIMENSIONS OF WORK ON SITE. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



① MAIN FLOOR PLAN
 1/4" = 1'-0"

CEILING HEIGHT = 9'-0"
 MAIN FLOOR AREA = 1514 SF (141,60m²)
 COVERED PATIO AREA = 106 SF (9,86m²)



② UPPER FLOOR PLAN
 1/4" = 1'-0"

CEILING HEIGHT = 9'-0"
 UPPER FLOOR AREA = 1514 SF (141,60m²)



LOT 2

PROJECT
 10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

FLOOR PLANS

PROJECT NUMBER
 2226

DRAWN
 TJ

DATE
 AUGUST 9TH, 2023

SCALE
 As Indicated

DRAWING NO.

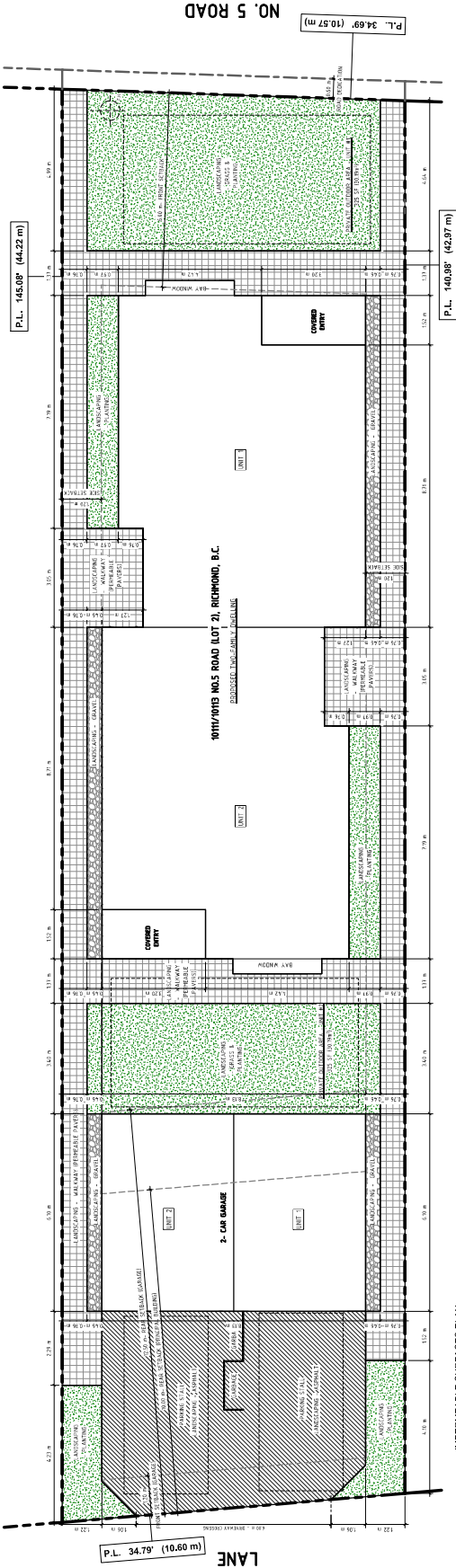
A2.00

AWANA GROUP

Project: 10111 & 10113 NO. 5 ROAD
Phone: (779) 862-5453

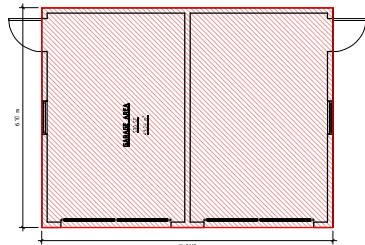
GENERAL NOTES

THE DRAWINGS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF AWANA GROUP. THE CLIENT AGREES TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. AWANA GROUP SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IMMEDIATELY REPORTED TO AWANA GROUP BEFORE COMMENCEMENT OF WORK ON SITE. THE CLIENT AGREES TO SCALE THE DRAWINGS SHALL NOT BE SCALED. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



PH - 22

1 IMPERMEABLE SURFACES PLAN
3/16" = 1'-0"



2 MAIN FLOOR AREA PLAN
3/16" = 1'-0"



3 UPPER FLOOR AREA PLAN
3/16" = 1'-0"

HATCHED AREA DENOTES EXCLUDED AREA FROM SFA CALCULATIONS

IMPERMEABLE SURFACES PLAN - LEGEND



ASPHALT DRIVEWAY (NON - PERMEABLE) - 519 SF (48.21m²), 10.4%

PROPOSED BUILDING OUTLINE (NON-PERMEABLE) - 2405 SF (220.60m²), 43.5%

LIVE LANDSCAPING (PERMEABLE) - 1070 SF (99.40m²), 21.5%

GRAVEL (PERMEABLE) - 163 SF (15.05m²), 3.3%

PAVERS (PERMEABLE) - 1047 SF (97.17m²), 21.1%

AREA CALCULATION

TOTAL LOT AREA: 5005 SF (464.00m²)

PERMEABLE SURFACES: 1239 SF (114.71m²)

NON-PERMEABLE SURFACES: 3766 SF (349.29m²)

SECOND FLOOR: 915 SF (84.84m²)

GROUND FLOOR: 2851 SF (264.45m²)

TOTAL: 5005 SF (464.00m²)

PERMEABLE: 1239 SF (114.71m²)

NON-PERMEABLE: 3766 SF (349.29m²)

SECOND FLOOR: 915 SF (84.84m²)

GROUND FLOOR: 2851 SF (264.45m²)

TOTAL: 5005 SF (464.00m²)

PERMEABLE: 1239 SF (114.71m²)

NON-PERMEABLE: 3766 SF (349.29m²)

SECOND FLOOR: 915 SF (84.84m²)

GROUND FLOOR: 2851 SF (264.45m²)

TOTAL: 5005 SF (464.00m²)

PERMEABLE: 1239 SF (114.71m²)

NON-PERMEABLE: 3766 SF (349.29m²)

SECOND FLOOR: 915 SF (84.84m²)

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TOTAL: 5005 SF (464.00m²)

PERMEABLE: 1239 SF (114.71m²)

NON-PERMEABLE: 3766 SF (349.29m²)

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TOTAL: 5005 SF (464.00m²)

PERMEABLE: 1239 SF (114.71m²)

NON-PERMEABLE: 3766 SF (349.29m²)

SECOND FLOOR: 915 SF (84.84m²)

GROUND FLOOR: 2851 SF (264.45m²)

TOTAL: 5005 SF (464.00m²)

PERMEABLE: 1239 SF (114.71m²)

NON-PERMEABLE: 3766 SF (349.29m²)

SECOND FLOOR: 915 SF (84.84m²)

GROUND FLOOR: 2851 SF (264.45m²)

TOTAL: 5005 SF (464.00m²)

AREA PLANS

PROJECT NUMBER

2226

DRAWN

TJ

DATE

AUGUST 9TH, 2023

SCALE

As indicated

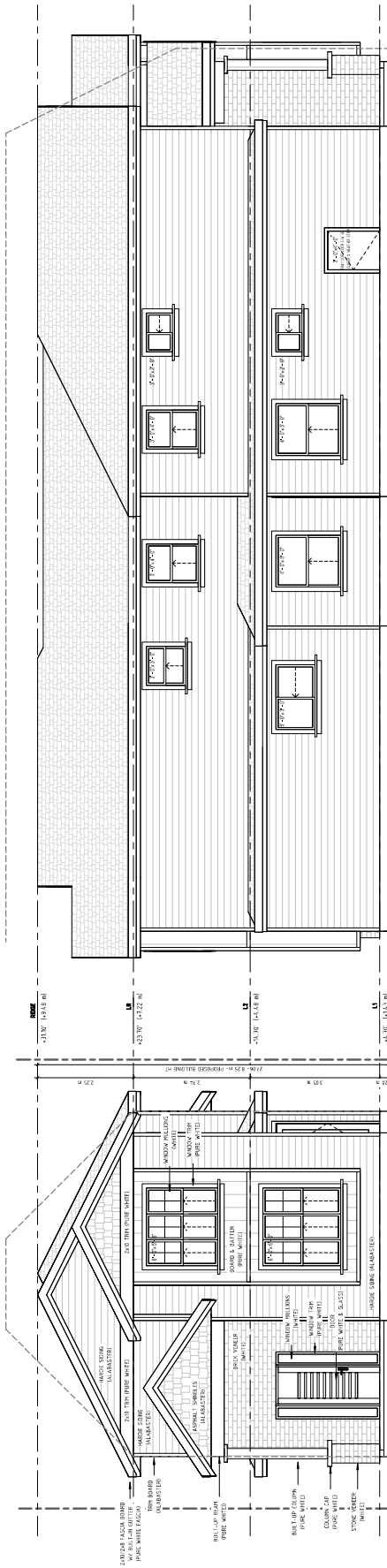
A2.02

AWANA GROUP

Project: 17-00000000000000000000
Phone: (779) 862-5663

GENERAL NOTES

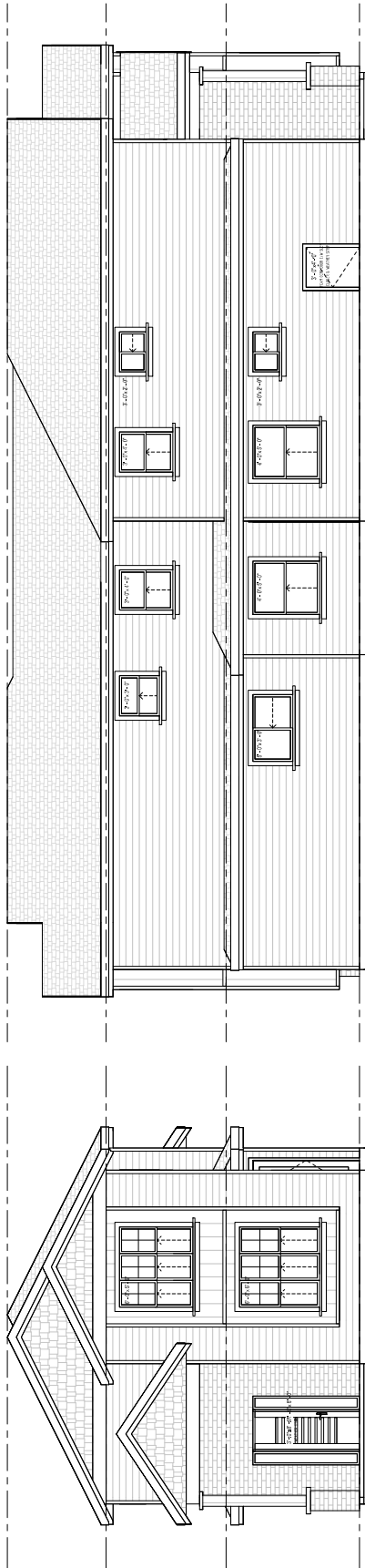
THE DIMENSIONS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL DIMENSIONS SHALL BE VERIFIED BY THE ARCHITECT PRIOR TO CONSTRUCTION OF WORK ON SITE. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP. REFERENCE TO ANY OTHER DRAWING SHALL BE TO THE DRAWING NOTED OTHERWISE. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



1' FRONT (EAST) ELEVATION
1/4" = 1'-0"

2' RIGHT (NORTH) ELEVATION
1/4" = 1'-0"

PH - 23



2' LEFT (SOUTH) ELEVATION
1/4" = 1'-0"

3' FRONT (EAST) ELEVATION
1/4" = 1'-0"

LOT 2

PROJECT: 10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

DRAWING TITLE: ELEVATIONS

PROJECT NUMBER: 2226

DRAWN: TJ

DATE: AUGUST 9TH, 2023

SCALE: 1/4" = 1'-0"

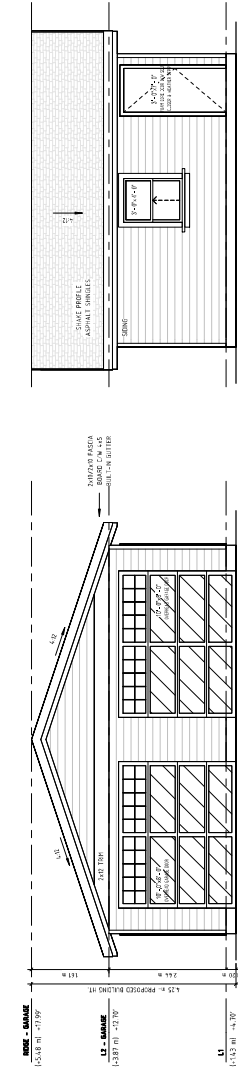
DRAWING NO: A2.03

AWANA GROUP

Project: 19-00000000000000000000
Phone: (779) 862-5663

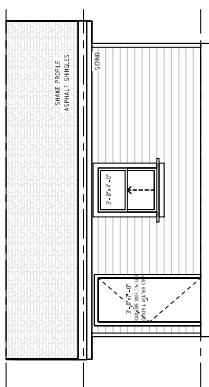
GENERAL NOTES

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③ RIGHT (SOUTH) ELEVATION - DETACHED GARAGE
1/4" = 1'-0"

② FRONT (WEST) ELEVATION - DETACHED GARAGE
1/4" = 1'-0"



⑤ LEFT (NORTH) ELEVATION - DETACHED GARAGE
1/4" = 1'-0"

④ REAR (EAST) ELEVATION - DETACHED GARAGE
1/4" = 1'-0"

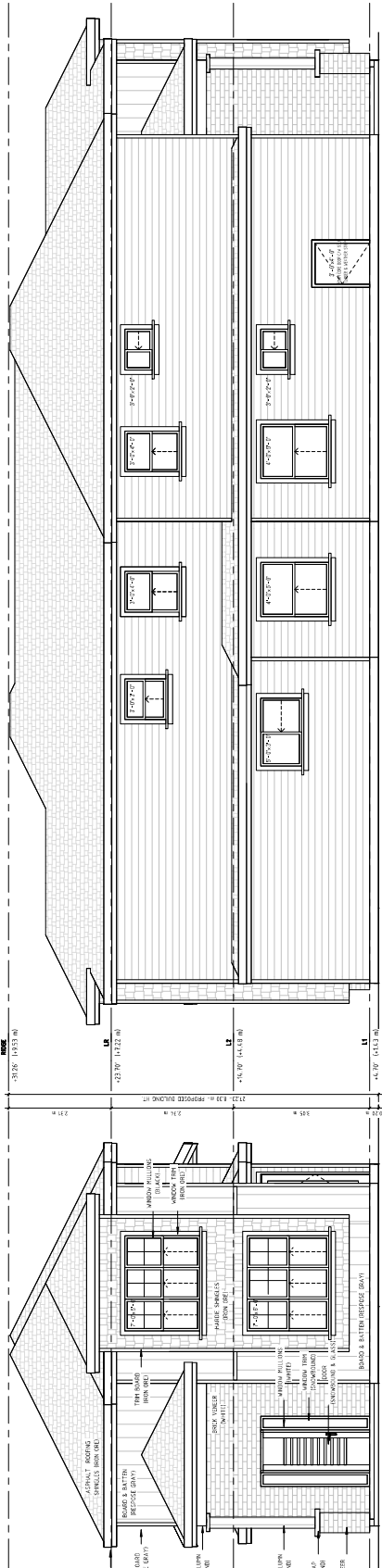
CEILING HEIGHT = 8'-0"
GARAGE FLOOR AREA = 530 SF (49.24m²)

AWANA GROUP

Project: 17-00000000000000000000
Project: 17-00000000000000000000

GENERAL NOTES

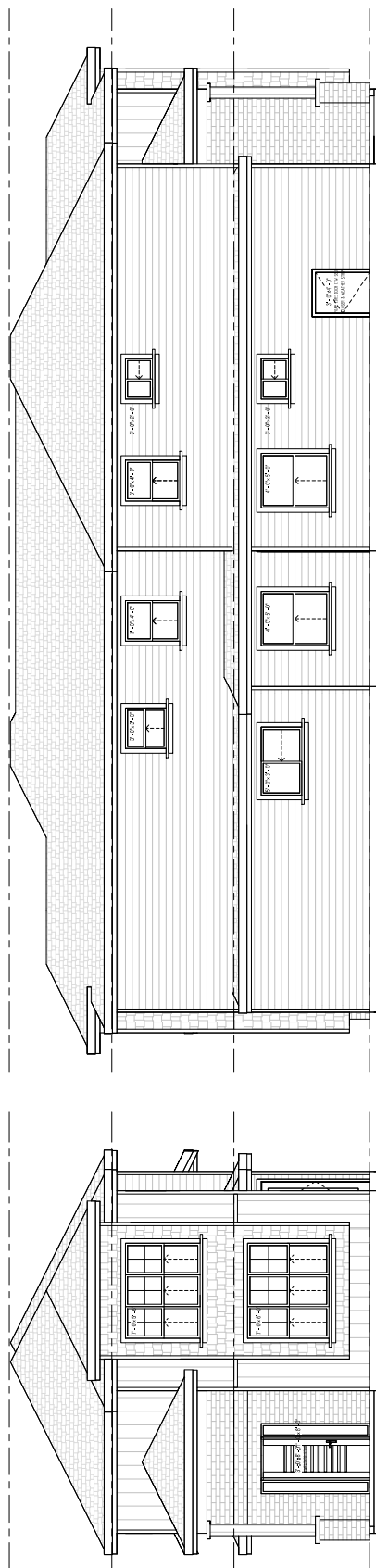
THE DRAWINGS AND DESIGN ARE AT ALL TIMES THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT WRITTEN CONSENT. ALL LEVELS SHALL BE VERIFIED AND BE RESPONSIBLE FOR ALL DEFENSES AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. IMMEDIATELY REPORT TO AWANA GROUP REFUSE CONSIDERATION OF WORK ON SITE. DRAWINGS ARE TO SCALE. THE DRAWINGS SHALL NOT BE SCALED. DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.



① FRONT (EAST) ELEVATION
1/4" = 1'-0"

② RIGHT (NORTH) ELEVATION
1/4" = 1'-0"

PH - 27



③ REAR (WEST) ELEVATION
1/4" = 1'-0"

④ LEFT (SOUTH) ELEVATION
1/4" = 1'-0"

LOT 3

10111 & 10113 NO. 5 ROAD, RICHMOND, B.C.

ELEVATIONS

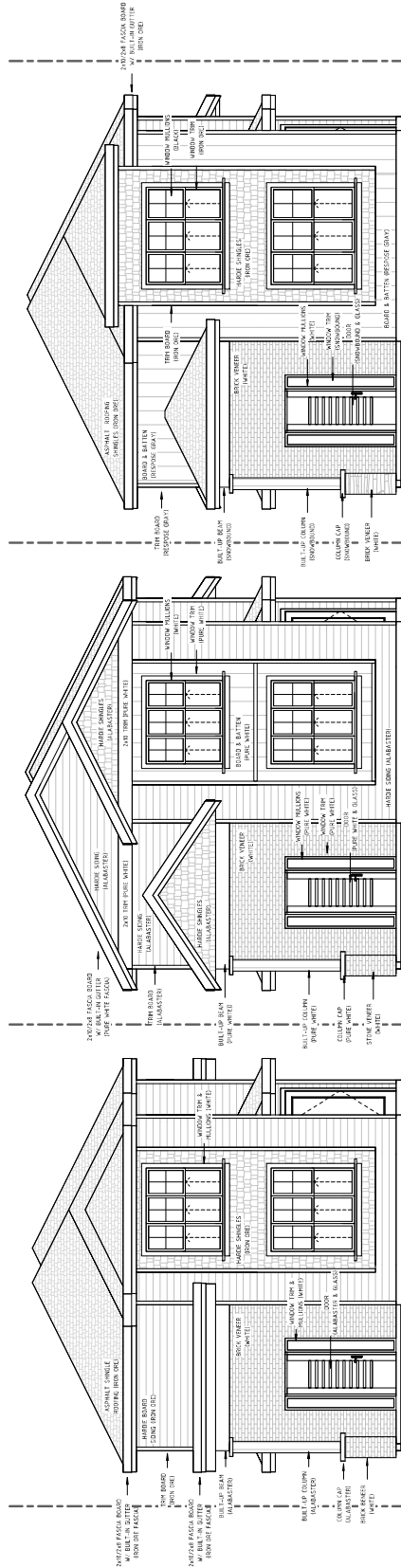
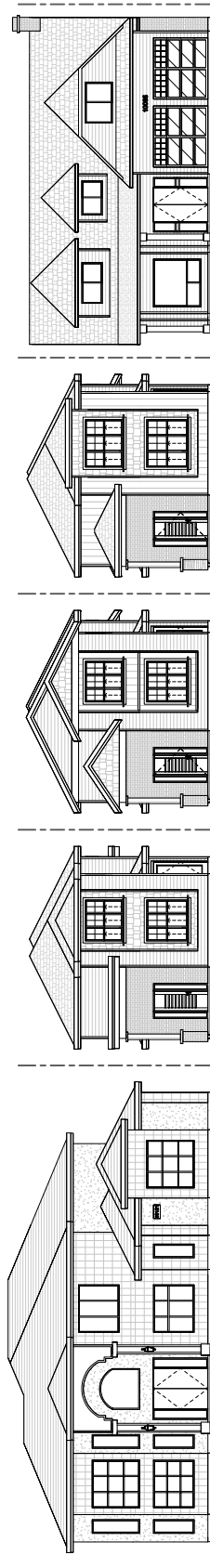
PROJECT NUMBER: 2221

DRAWN: TJ

DATE: AUGUST 9TH, 2023

SCALE: 1/4" = 1'-0"

A3.03



② FRONT ELEVATION - PROPOSED BUILDINGS
1/4" = 1'-0"

<p>AWANA GROUP</p> <p>Yusuf T. Al-Hadi, President Phone: (770) 862-5663</p>	<p>PROJECT</p> <p>NEW DUPLEXES</p> <p>10111 & 10113 NO 5 ROAD, RICHMOND, B.C.</p>	<p>PROJECT NUMBER</p> <p>2225, 2226, 2227</p>
	<p>DRAWING TITLE</p> <p>STREETSCAPES</p>	<p>DATE</p> <p>TJ</p>
<p>GENERAL NOTES</p> <ul style="list-style-type: none"> - THE DOCUMENTS AND DESIGN ARE, AT ALL TIMES, THE EXCLUSIVE PROPERTY OF AWANA GROUP AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT. - ANY CHANGES TO THE DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. - ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK ON SITE. - ANY ERRORS, OMISSIONS OR AMBIGUOUS SHALL BE IMMEDIATELY REPORTED TO AWANA GROUP. - AWANA GROUP DOES NOT WARRANT THAT THE DRAWINGS ARE TO SCALE. - DRAWINGS SHALL NOT BE SCALED. - ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE. 	<p>SCALE</p> <p>As indicated</p>	<p>DATE</p> <p>JULY 10TH, 2023</p>
	<p>DRAWING NO.</p> <p>A4.00</p>	



Address: 10111 & 10113 No 5 Road

File No.: RZ 22-019002

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, the developer is required to complete the following:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 0.6 m road dedication along the entire east frontage.
3. The submission and processing of a Development Permit* completed to a level deemed acceptable by the Director of Development.
4. 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 hedges 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. Installation of appropriate protection fencing around all hedges to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
6. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
7. Registration of cross-access easements, statutory right-of-way, and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, over the proposed internal walkways in favour of the future abutting lot(s) as required, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
8. Registration of a legal agreement on title to ensure that landscaping planted within the ALR buffer area along the No. 5 Road frontage (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. The legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations and is subject to the impacts of noise, dust, and odour.
9. City acceptance of the developer's offer to voluntarily contribute \$8.50 per buildable square foot (e.g. \$75,597.30) to the City's Affordable Housing Reserve Fund.
10. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

Prior to a Development Permit* being forwarded to the Development Permit Panel for consideration, the developer is required to:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including all materials, installation, and 10% contingency. The Landscape Plan should:
 - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
 - include a mix of coniferous and deciduous trees;
 - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and;

- include the 2 required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
2	8 cm		4 m

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

- Dissolution of Strata Plan NW424.
- Modify and/or replace the cross-access easement, statutory right-of-way and/or other legal agreements or measures, as determined to the satisfaction of the Director of Development, providing for the internal walkways (RZ Consideration #7) as required.
- Provide a cash in-lieu contribution in the amount of \$14,978.40 for the design and construction of future lane upgrades as set out below:

Concrete Curb and Gutter (EP.0638)	\$ 9,480.00
Lighting (EP.0639)	\$ 5,498.40

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

- Pay \$30,847.23 towards a cost recovery contribution for the laneway drainage and asphalt improvements previously installed consistent with the City's Works and Services Cost Recovery Bylaw No. 8752.

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

- Pay property taxes up to the current year, Development Cost Charges (City, TransLink and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees, etc., and any other fees or costs identified via the subdivision application process.
- Enter into a Servicing Agreement* for the design and construction of engineering infrastructure and frontage 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

- Using the OCP Model, there is 716 L/s of water available at a 20 psi residual at the No 5 Rd frontage. Based on the proposed development, the site requires a minimum fire flow of 95 L/s.
- At Developer's cost, the Developer is required to:
 - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
 - Install new fire hydrants as required to meet City spacing requirements for the proposed land use.
 - Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.
 - Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City specifications to service lot 3.
 - Confirm the condition and size of the existing water service connection at the East Pl of the proposed site. If not adequate, cut and cap the existing water service connection and replace with a new 25mm water sewer service connection, complete with water meter and water meter box as per City specifications to service lot 2.
 - Install a new 25mm diameter water service connection, complete with water meter and water meter box as per City specifications to service lot 1.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works

- At Developer's cost, the Developer is required to:
 - 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.
 - Confirm the condition and size of the existing storm service lead connection at the Northeast Pl of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 3.
 - Confirm the condition and size of the existing storm service lead connection at the East Pl of 10111 No 5 Rd, if adequate, cut and cap one of the leads and utilize the other. If not adequate, cut and cap the existing storm service connection and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 2.
 - Confirm the condition and size of the existing storm service lead connection at the Southeast Pl of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 1.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works

- At Developer's cost, the Developer is required to:
 - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
 - Confirm the condition and size of the existing sanitary service lead connection at the Northwest Pl of 10111 No 5 Rd. If not adequate, cut and cap the existing storm service connection lead and replace with a new storm sewer service connection, complete with an inspection chamber as per City specifications to service lot 3.
 - Install a new sanitary sewer dual service connection to service lots 1 and 2 of 10111 No 5 Rd, complete with inspection chamber and a service lead as per City specifications.
- At Developer's cost, the City will complete all tie-ins for the proposed works to existing City infrastructure.

Frontage Improvements

- At Developer's cost, the Developer is required to:
 - Review street lighting levels along all road and lane frontages, and upgrade as required.
 - Review the configuration of the existing street light fronting 10111 No 5 Rd. Relocate the existing street light if required to meet Engineering standards after meeting Transportation's comments.
 - Design and construct frontage improvements which are to include (measured west to east):
 - New east property line of the subject line (established 0.6 m west of the existing property line to account for road dedication)
 - 2.0 m wide concrete sidewalk (as per arterial sidewalk standards)
 - Minimum 1.5 m wide landscaped boulevard with street trees
 - Permanently close all existing driveways at the No. 5 Road site frontage. All driveway let-downs are to be removed and replaced with barrier curb/gutter, boulevards, and concrete sidewalk as per standard described above.
 - The new sidewalk is to be connected to the existing sidewalk to the north and south of the subject site. A short transition section (eg. 3 m x 3 m reverse curb at both end of the new sidewalk) is required to transition the new sidewalk from the next to the property line to the existing sidewalk at the curb.

General Items

- At Developer's cost, the Developer is required to:
 - Coordinate with BC Hvdro, 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.
 - 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.
 - Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.
- Right-of-way(s) in favour of the City may be required to accommodate the works which cannot be located within the dedicated road allowance, to be identified via the Servicing Agreement design process.

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. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
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:

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

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

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

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

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

Signed _____

Date _____



Regular Council
Monday, September 11, 2023

11. **APPLICATION BY AVTAR BHULLAR FOR REZONING AT 10111 & 10113 NO. 5 ROAD FROM THE “SINGLE DETACHED (RS1/E)” ZONE TO THE “ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)” ZONE**

(File Ref. No. 12-8060-20-010475, RZ 22-019002) (REDMS No. 7255616, 7328557, 7328547)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10475, for the rezoning of 10111 & 10113 No 5 Road from the “Single Detached (RS1/E)” zone to the “Arterial Road Compact Two-Unit Dwellings (RCD)” zone, be introduced and given first reading.

ADOPTED ON CONSENT



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10475 (RZ 22-019002)
10111 & 10113 No. 5 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 **“ARTERIAL ROAD COMPACT TWO-UNIT DWELLINGS (RCD)”**.

P.I.D. 001-323-725

Strata Lot “A” Section 36 Block 4 North West New Westminster District Plan NW424 together with an interest in the common property

P.I.D. 001-323-873

Strata Lot “B” Section 36 Block 4 North West New Westminster District Plan NW424 together with an interest in the common property

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10475”**.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 11 2023



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 28, 2023
File: RZ 23-014545

Re: Application by Gurjit Pooni for Rezoning at 9371 Dolphin Avenue from "Single Detached RS1/B" Zone to "Single Detached (RS2/K)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from "Single Detached (RS1/B)" zone to "Single Detached (RS2/K)" zone, be introduced and given first reading.

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

WC:ac
Att.6

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

Staff Report

Origin

Gurjit Pooni has applied on behalf of the owners, Gurjit Pooni, Sahib Bath, Lakhbir Bath and Dilbag Bath, to the City of Richmond for permission to rezone 9371 Dolphin Avenue from the “Single Detached (RS1/B)” zone to the “Single Detached (RS2/K)” zone, to permit the property to be subdivided to create two single-family lots with access from Dolphin Avenue. A map and aerial photograph showing the location of the subject site is included in Attachment 1. The proposed subdivision is provided in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is an existing tenant-occupied single-family dwelling on the subject property with vehicular access from Dolphin Avenue, which is proposed to be demolished. The applicant has confirmed that there are no existing secondary suites in the dwelling. The applicant has notified the tenants of the proposed development.

Surrounding Development

Development immediately surrounding the subject site is as follows:

To the North: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Boyd Court.

To the South: Across Dolphin Avenue, single-family dwellings on lots zoned “Single Detached (RS1/B)” and “Single Detached (RS1/K)”.

To the East: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Dolphin Avenue.

To the West: A single-family dwelling on a property zoned “Single Detached (RS1/B)”, accessed from Dolphin Avenue.

Related Policies & Studies

Official Community Plan/Broadmoor Planning Area – Ash Street Sub Area Plan

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP) and is located in the Broadmoor Planning Area and is designated for “Low-Density Residential” in the Broadmoor Area – Ash Street Sub-Area Plan (Attachment 4). The proposed rezoning and subdivision is consistent with this designation.

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

In accordance with the City's Early Public Notification Policy No. 1316, notice of the development proposal was provided to residents within 100 metres of the subject site. In addition, 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 early public notification or placement of the rezoning sign on the property.

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

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

Analysis

This redevelopment proposes to rezone and subdivide an existing single-family lot into two new single-family lots with vehicular access for both new lots off Dolphin Avenue. This rezoning and subdivision is consistent with the emerging lot fabric and vehicular access along Dolphin Avenue. The potential exists to continue this lot fabric on the adjacent lot to the west along Dolphin Avenue. Similar applications to rezone and subdivide properties in close proximity to the site have been approved in recent years along both Dolphin Avenue and Heather Street.

Existing Legal Encumbrances

None.

Transportation and Site Access

The subject site currently has vehicular access from a driveway letdown along Dolphin Avenue. In accordance with the Residential Lot (Vehicular) Access Regulation Bylaw 7222, vehicle access to proposed Lot A and proposed Lot B will be from Dolphin Avenue. The existing driveway to the site from Dolphin Avenue is to be closed permanently. The applicant will be responsible for the removal of the existing driveway letdown and the replacement with barrier curb, gutter and boulevard. Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications. This work is to be designed and constructed as part of the required Servicing Agreement to be entered into prior to subdivision.

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. There are no bylaw sized trees on the site. The Arborist Report assesses two (2) trees on neighbouring property to the east (8595 Ash Street).

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

- One tree tag#472 (Lodgepole pine, 55 cm caliper) located on the adjacent property has been aggressively topped and pruned leading to an altered structure. This tree is recommended for removal with replacement at a 2:1 ratio.
- The applicant has been unable to make contact and obtain authorization to remove tree 472 from the neighbouring property owner. As a result, prior to rezoning the owner of the subject property shall:
 - Enter into an agreement to modify the building setback on Lot 2 and/or use appropriate building construction methods to accommodate the required Tree protection zone for Tree #472 as identified by a qualified arborist to the satisfaction of the Director of Development, in consultation with the City's Tree Preservation Officer; or,
 - Where the neighbouring property owner has provided the City with written authorization for the removal of the tree, the neighbouring property owner shall submit a tree removal permit for Tree 472 and the applicant for the subject rezoning shall plant two trees on the neighbouring property or pay the sum of \$1,500.00 to the City's Tree Fund.
- One tree tag#OS-1 (Western Red cedar, 39 cm caliper) located on the adjacent property is identified as being in good condition and will be retained and protected.

While there are no bylaw sized trees on the site, there are cedar hedges present along the west property line that are proposed to be removed to allow for site development.

The City's Tree Preservation Coordinator conducted a site visit of the as part of the application review process and noted that two bylaw sized trees on the subject property (a 14" fruit tree and multi-stemmed hazel nut tree) had recently been removed without City authorization. An \$8,000.00 fine was issued and paid by the property owners on April 23, 2023. The applicant is required to plant replacement trees at a ratio of 2:1 as per the Official Community Plan (OCP). The applicant has voluntarily agreed to plant at a ratio of 4:1 to further compensate for the trees removed without authorization.

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

The applicant will submit a Landscape Security of \$6,000.00 (\$750.00/tree) to ensure that a total of eight (8) trees (four on each lot) are planted and maintained.

Affordable Housing Strategy

The City of Richmond's Affordable Housing Strategy 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 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 based on 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 construct a minimum of one one-bedroom secondary suite in each of two the new dwellings, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant is required to register a legal agreement on Title stipulating that no final Building Permit inspection will be granted until the minimum of one one-bedroom secondary suites is constructed on each of the two future lots to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing

At subdivision stage, the applicant is required to complete the following:

- Payment of the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees;
- Provide a cash-in-lieu contribution in the amount of \$21,715.20 for future upgrades to the Dolphin Avenue frontage where it abuts the subject property to the City's Engineering Design Specifications standard, as per the Subdivision and Development Bylaw No. 8751; and,
- Enter into a servicing agreement for the design and construction of the servicing works (water, sanitary and drainage), removal of the existing driveway crossing and installation of two new driveway crossings, as outlined in Attachment 6.

Financial Impact or Economic Impact

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

Conclusion

This rezoning application is to rezone the property at 9371 Dolphin Avenue from the "Single Detached (RS1/B)" zone to the "Single Detached (RS2/K)" zone, to permit the property to be subdivided to create two single-family lots with both lots to be accessed from Dolphin Avenue.

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 5, which has been agreed to by the applicant (signed concurrence on file).

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10485 be introduced and given first reading.



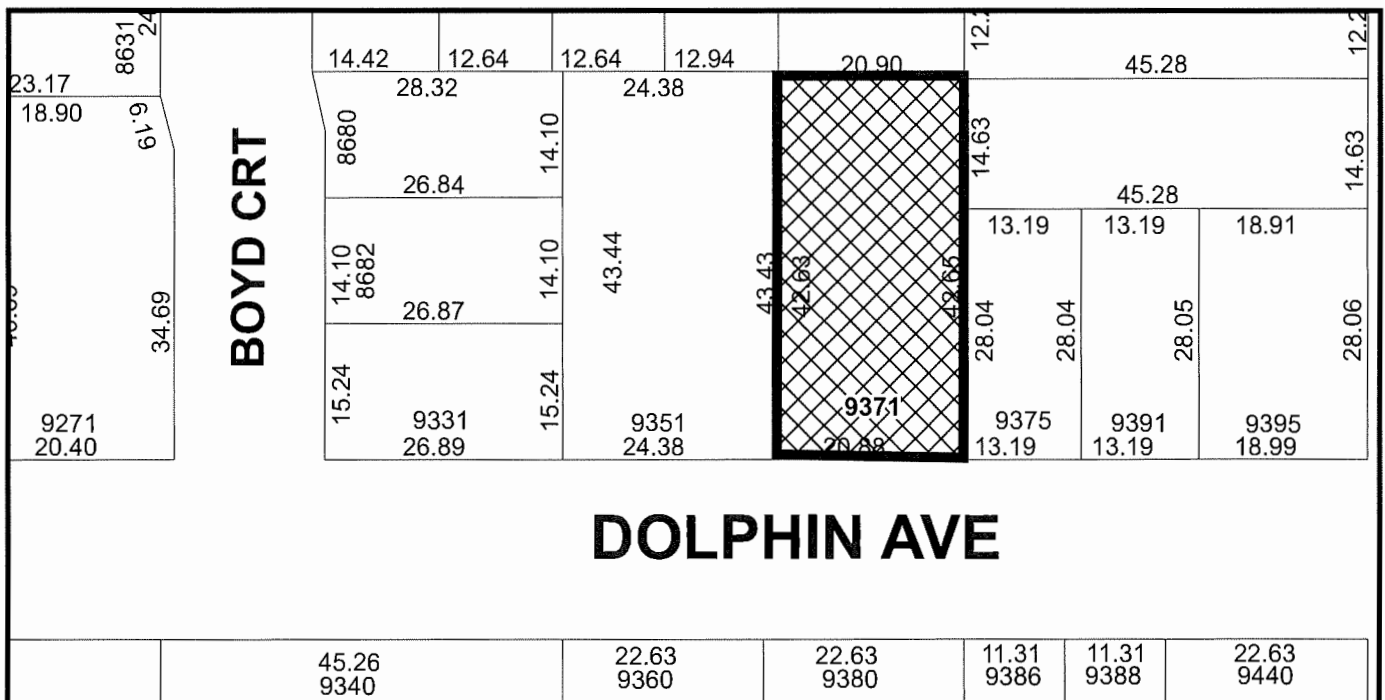
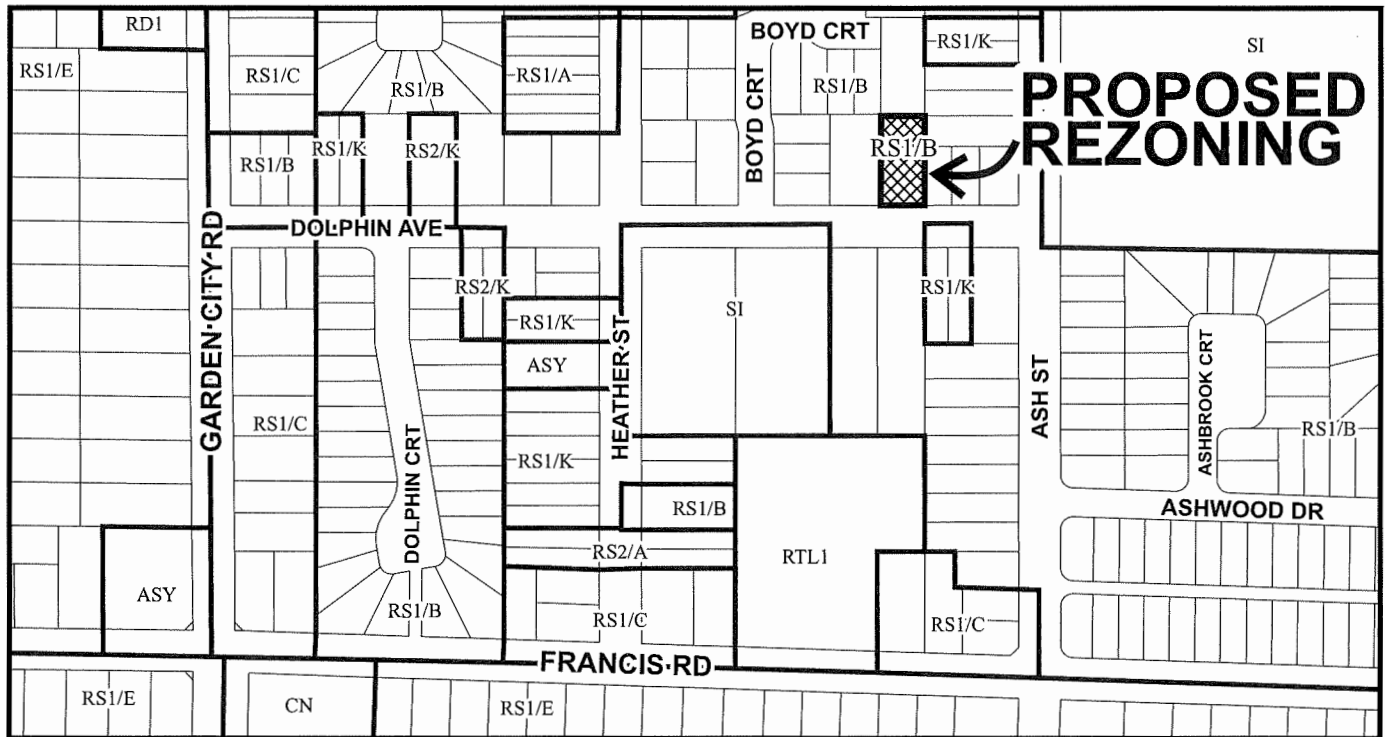
Alexander Costin
Planning Technician – Design
(604-276-4200)

AC:he

- Att.
- 1: Location Map/Aerial Photo
 - 2: Survey and Proposed Subdivision Plan
 - 3: Development Application Data Sheet
 4. Ash Street Sub-Area Plan Bylaw 7100
 5. Tree Retention Plan
 - 6: Rezoning Considerations



City of
Richmond



RZ 23-014545

Original Date: 04/17/23

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 23-014545

Original Date: 04/17/23

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 180 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48137

#9371 DOLPHIN AVENUE,
RICHMOND, B.C.
P.I.D. 004-918-428



SCALE: 1:200

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

LEGEND:

- (c) denotes conifer
- (s) denotes stump
- ☐ denotes catch basin
- ⊙ denotes round catch basin
- ⊞ denotes water meter
- denotes cleanout
- TW denotes top of wall

NOTE:

Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: GCM#51649
Control Monument 77H4983
Elevation: 1.001m
Benchmark: GCM#258442
Control Monument 77H4686
Elevation: 0.844m

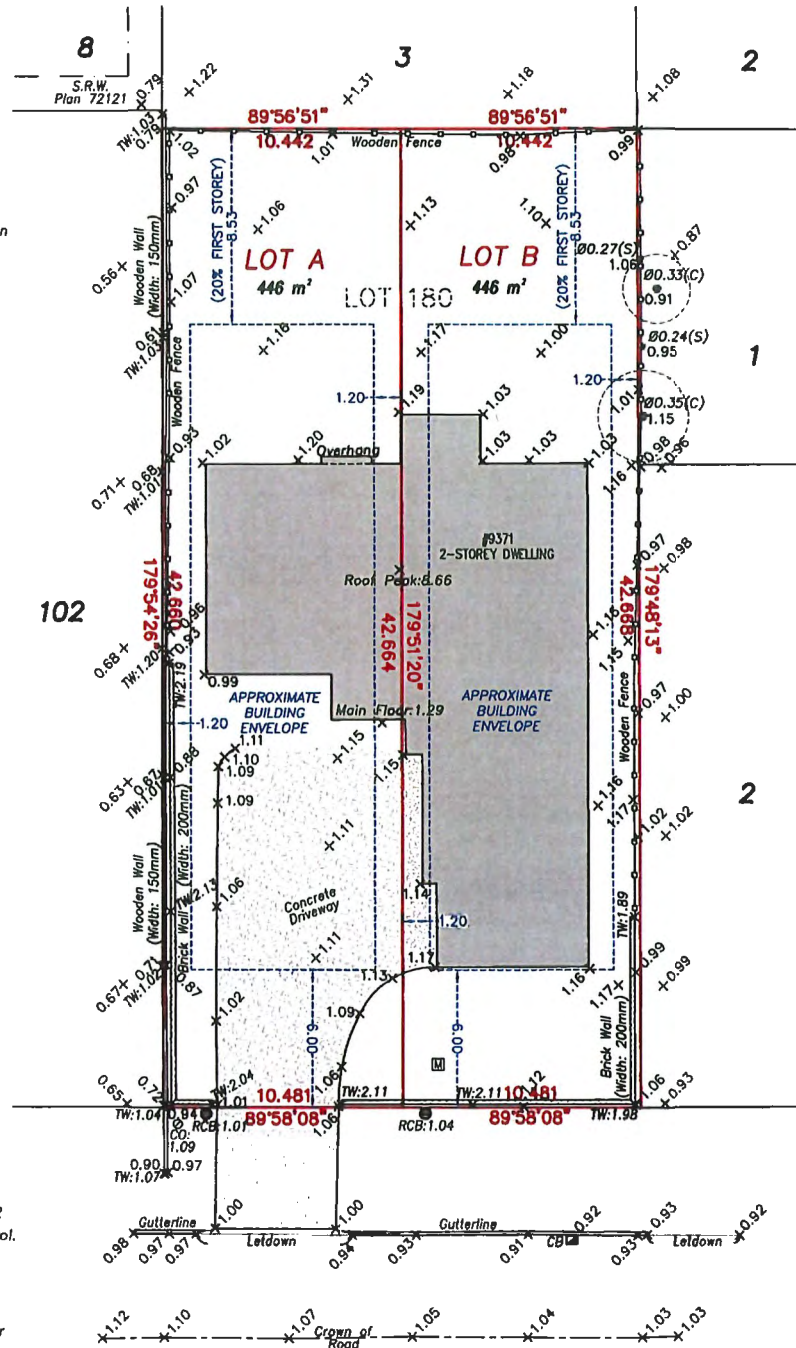
NOTE:

Use site Benchmark Tag #7072
for construction elevation control.

© 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. 8000
FB-420 P149-151; FB-422 P10-12
Drawn By: LK

DWG No. 8000-Topo



DOLPHIN AVENUE

Nail in aluminum
Tag #7072
Site Benchmark
Elevation: 0.95

CERTIFIED CORRECT:

LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam
JQQ5M3

Digitally signed by
Johnson Tam JQQ5M3
Date: 2022.12.15
11:57:22 -0800

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

December 12th, 2022.



RZ 23-014545

Attachment 3

Address: 9371 Dolphin Avenue

Applicant: Gurjit Pooni

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Sahib S Bath Lakhbir S Bath Dilbag S Bath Gurjit Pooni	To be determined
Site Size (m²):	890 m ²	Lot A: 446m ² Lot B: 446 m ²
Land Uses:	Single-family home	Two single-family homes
OCP Designation:	Neighbourhood Residential	No Change
Area Plan Designation:	Low Density Residential	No Change
702 Policy Designation:	N/A	N/A
Zoning:	Single Detached (RS1/B)	Single Detached (RS2/K)
Number of Units:	1	2

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 area up to 464.5 m ² plus 0.3 for area in excess of 464.5m ²	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 245.3 m ² (2640.4 ft ²) Lot B: Max. 245.3.m ² (2640.4 ft ²)	Lot A: Max. 245.3 m ² (2640.4 ft ²) Lot B: Max. 245.3 m ² (2640.4 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	Building: Max. 45% Non-porous Surfaces: Max. 70% Total: Max. 20%	none
Lot Size:	315 m ²	Lot A: 446m ² Lot B: 446 m ²	none
Lot Dimensions (m):	Width: 10 m Depth: 24 m	Lot A Width: 10.5 m Depth: 42.7 m Lot B Width: 10.5 m Depth: 42.7 m	none

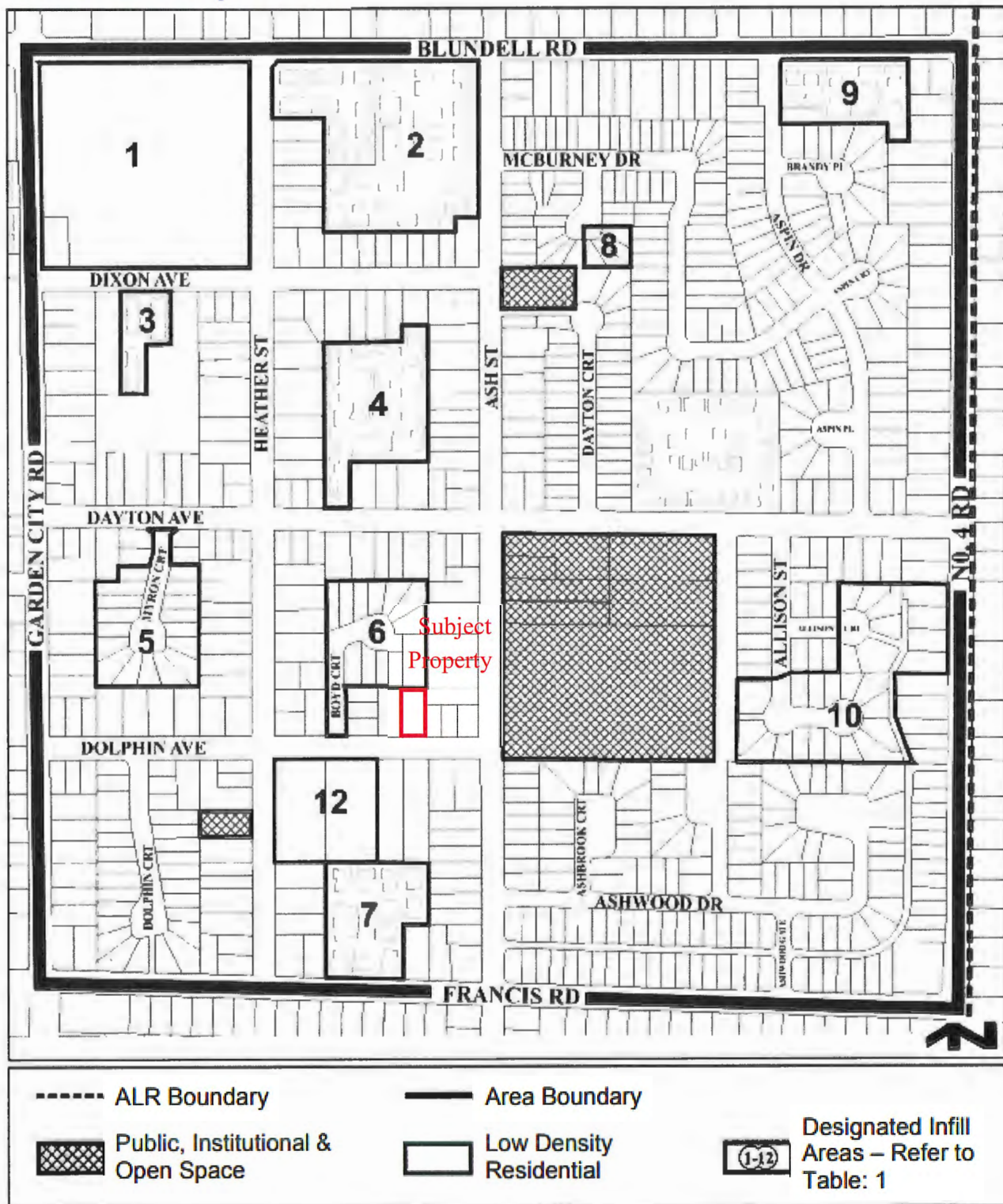
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	<p>Front: Min. 6.0 m</p> <p>Rear: Min. Greater of 6.0 m or 20% of the total lot depth, for a maximum of 60% of the rear wall of the first storey; and 25% of the total lot depth for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above, up to a maximum required setback of 10.7 m</p> <p>Note: Min. Rear Yard setback is 6.0 m if the lot area is less than 372 m²</p> <p>Side: Min. 1.2 m</p>	<p>Front:</p> <p>Min. 6.12 m</p> <p>Rear: Min. 8.58 m for a maximum width of 60% of the rear wall of the first storey; and Min. 10.66 m for the remaining 40% of the rear wall of the first storey and any second storey, or half (½) storey above.</p> <p>Side: Min. 1.2 m</p>	none
Height (m):	Max 2½ storeys or 9.0 m	Max 2½ storeys or 9.0 m	none
Off-street Parking Spaces – Total:	2	2	none

Other: _____

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

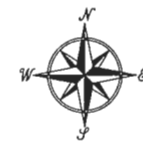
Broadmoor Area – Ash Street Sub-Area Plan

Land Use Map Bylaw 9489
2016/07/18



TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 180 SECTION 22 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 48137

#9371 DOLPHIN AVENUE,
RICHMOND, B.C.
P.I.D. 004-918-428



SCALE: 1:200

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

LEGEND:

- (C) denotes conifer
- (S) denotes stump
- ☐ denotes catch basin
- ⊙ denotes round catch basin
- ⊞ denotes water meter
- denotes cleanout
- TW denotes top of wall

The following is a timeline of our mandatory Arborist Inclusion 'Trigger Points':

1. Pre-Construction Impact Assessment (Report/Lou document), which the developer/consultant and general contractor shall familiarize themselves with and sign off on.
2. Pre-Construction Meeting with the general contractor and any subtrades responsible for work within or near the TPB or Arborist Inclusion Zones prior to the commencement of any work. The Project Arborist shall inform all trades of any arborist-specific required design and/or methodologies within the Lou that will be required in order to maintain compliance to tree protection.
3. During the Course of Construction/Landscaping, unannounced from time to time, to ensure that both the General as well as the Site-Specific Arborist Inclusion activities listed in the Arborist Report/Lou are either performed by the Project Arborist or to the satisfaction of the Project Arborist.
4. Post-Construction Assessment Report shall be required to be drafted and submitted to the City by the Project Arborist, confirming that all specified Arborist Inclusion/Involvement within the Lou was satisfactory to the Lou terms.

Project Title:
**Gurjit - Dolphin Ave
Rezoning**

Document Title:
Tree Management Plan v1

Date: August 15th 2023

Address: 9371 Dolphin Ave, Richmond

Project Arborist: Mike Winkelman, Alpine
Tree Care

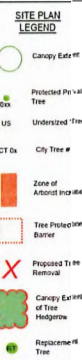
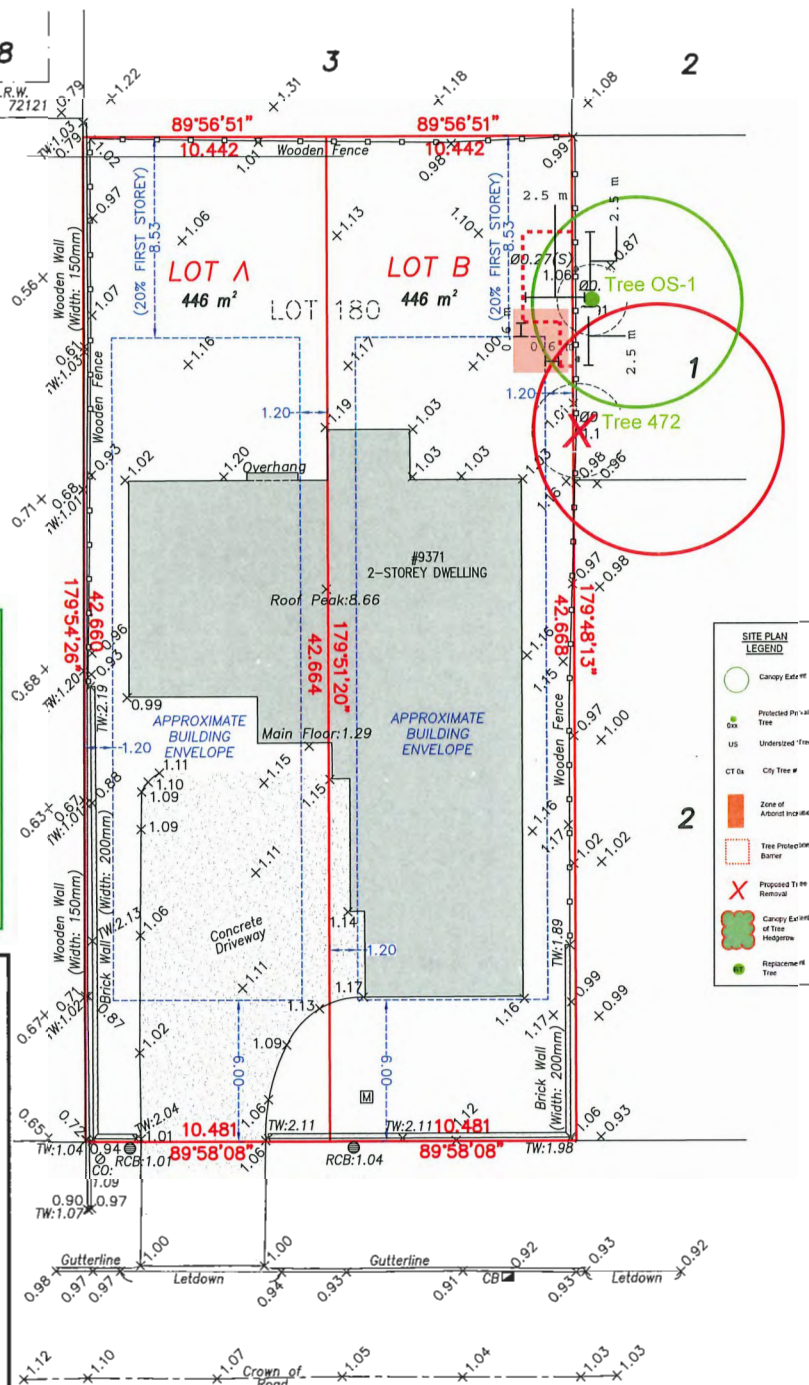
Project Arborist Contact: Call or Text 24/7
@ 604-334-7566 or mwinkem@alpine-tree.com



FB-420 P149-151; FB-422 P10-12

Drawn By: LK

DWG No. 8000-Topo



DOLPHIN AVENUE

Nail in aluminum
Tag #7072
Site Benchmark
Elevation: 0.95

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

Johnson Tam JQ05M3
Digitally signed by
Johnson Tam JQ05M3
Date: 2022.12.15
11:57:22 -08'00'

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

December 12th, 2022.

PH - 49



Address: 9371 Dolphin Ave

File No.: RZ 23-014545

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$6,000.00 (\$750/tree) to ensure that three (4) four on proposed Lot B and four (4) trees on proposed Lot A for a total of eight (8) trees are planted and maintained on each; minimum 8 cm deciduous caliper or 4 m high conifers).
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Enter into an agreement to modify the building setback on Lot 2 and/or use appropriate building construction methods to accommodate the required Tree protection zone for Tree #472 as identified by a qualified arborist to the satisfaction of the Director of Development, in consultation with the City's Tree Preservation Officer; or,
Where the neighbouring property owner has provided the City with written authorization for the removal of the tree, the neighbouring property owner shall submit a tree removal permit for Tree 472 and the applicant for the subject rezoning shall plant two trees on the neighbouring property or pay the sum of \$1,500.00 to the City's Tree Fund.
4. Registration of a flood indemnity covenant on title (2.9 m GSC – Area A).
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until at minimum a one-bedroom secondary suite is constructed on both of the future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

1. At Subdivision stage, the applicant is required to pay the current year's taxes, Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the required servicing and other improvements.
2. 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 190.0 L/s of water available at a 20 psi residual at the frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- a) At the 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 via the servicing agreement process.
 - iv) Upgrade the existing 150mm water main on Dolphin Ave to 200mm. The upgrade shall be approximately 21 m along the entire proposed site's frontage.
 - v) Cut, cap and remove at main the existing water service connection fronting the south property line.
 - vi) Install two new water service connections complete with water meters. Each service connection shall service one of the newly proposed lots.
- c) At Developers cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
 - ii) Upgrade the existing storm sewer located on Dolphin Ave from a newly proposed manhole fronting the proposed site's west property line to a newly proposed manhole fronting the proposed site's east property line to 600mm. The upgrade shall be approximately 21 m.
 - iii) Confirm that the horizontal clearance from the existing storm service connections and inspection chambers to the proposed driveway meet the City standards.
 - iv) Confirm the capacity and condition of the two existing storm connections and inspection chambers through a video inspection. If the existing storm connections and inspection chambers are adequate to serve the proposed development, the existing connections and inspection chambers may be retained to serve the proposed development sites.
- a) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

- a) At Developer's cost, the Developer is required to:
- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- b) At Developer's cost, the City will:
- i) Complete all tie-ins for the proposed works to existing City infrastructure.
 - ii) Confirm the capacity and condition of the existing sanitary connection and inspection chamber located at the south-west corner of the proposed lot through a video inspection. If the existing sanitary connection and inspection chamber are adequate to serve the proposed development, the existing connection and inspection chamber may be retained to serve the proposed development sites.
 - iii) Install a new sanitary connection complete with an inspection chamber to serve the proposed lot B.

Frontage Improvements

- a) The following frontage upgrades will be required at the applicant's cost as part of the Servicing Agreement:
- o The existing driveway to the site from Dolphin Avenue is to be closed permanently. The applicant is responsible for the removal of the existing driveway letdown and the replacement with barrier curb and gutter and boulevard.
 - o Two new driveway crossings are to be constructed to meet the requirements of the City of Richmond's Engineering Design Specifications. Width of a single family driveway shall be no more than 4 m.
- b) Pay in keeping with the Subdivision and Development Bylaw No. 8751, a \$21,715.20 cash-in-lieu of construction for the design and construction of frontage as set out below:
- | | |
|-----------------------------------|------------|
| (1) Concrete curb and gutter | \$6,890.40 |
| (2) Concrete sidewalk | \$6,264.00 |
| (3) Roadway lighting | \$4,489.20 |
| (4) Boulevard landscape and trees | \$4,071.60 |

Note: Cash-in-lieu rates are updated yearly to adjust for inflation and fluctuations in actual construction costs. The City will re-assess the required contribution when the cash-in-lieu is paid, based on the cash-in-lieu rate that is in effect at that time.

General Items

- a) 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) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - vi) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

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

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

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

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

Signed

Date

(Signed copy on file)



Regular Council
Monday, September 25, 2023

CONSIDERATION OF MATTERS REMOVED FROM THE
CONSENT AGENDA

8. **APPLICATION BY GURJIT POONI FOR REZONING AT 9371 DOLPHIN AVENUE FROM “SINGLE DETACHED RS1/B” ZONE TO “SINGLE DETACHED (RS2/K)” ZONE**

(File Ref. No. 12-8060-20-010485, RZ 23-014545) (REDMS No. 7278914, 7011173, 7322207, 7278914)

R23/16-5

It was moved and seconded

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10485, for the rezoning of 9371 Dolphin Avenue from “Single Detached (RS1/B)” zone to “Single Detached (RS2/K)” zone, be introduced and given first reading.

CARRIED

Opposed: Cllr. Wolfe



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10485 (RZ 23-014545)
9371 Dolphin Avenue**

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

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

P.I.D 004-918-428

Lot 180 Section 22 Block 4 North Range 6 West New Westminster Plan NWP48137

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10485”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 25 2023

CITY OF RICHMOND
APPROVED by <i>Ac</i>
APPROVED by Director or Solicitor <i>R</i>

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: Planning Committee
From: Wayne Craig
Director, Development

Date: August 28, 2023
File: RZ 22-021110

Re: Application by Lung Designs Ltd. for Rezoning at 7560 Ash Street from "Single Family (RS1/F)" Zone to "Single Family (RS2/E)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, for the rezoning of 7560 Ash Street from the "Single Family (RS1/F)" zone to the "Single Family (RS2/E)" zone, be introduced and given first reading.

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

WC:le

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

Staff Report

Origin

Danny Lung of Lung Designs Ltd. has applied on behalf of the owners, Frederico Collaco and Nancy Collaco, to the City of Richmond for permission to rezone 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone, to allow the property to be subdivided into two single-family lots (Attachment 1). Vehicle access to the west lot (Lot 1) is proposed from Ash Street. Vehicle access to the eastern lot (Lot 2) is proposed from a new extension of Armstrong Street. The site is currently occupied by an existing single-family dwelling on the western portion of the lot, which will remain on proposed Lot 1. The proposed subdivision plan is 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 existing single detached house is currently owner-occupied and does not contain a secondary suite.

Surrounding Development

Development immediately surrounding the site is as follows:

To the North: Two single-family lots zoned “Single Detached (RS2/E)” one lot fronts onto Ash Street while the other lot fronts onto Armstrong Street which were rezoned and subdivided (RZ 09-500671 and SD 09-500672).

To the South: Two single-family lots, one zoned “Single Detached (RS2/E)” fronting onto Ash Street and one zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Armstrong Street, which were rezoned and subdivided (RZ 16-732500 and SD 16-732501).

To the East: Across Armstrong Street, a single-family dwelling zoned “Single Detached (ZS14) – South McLennan (City Centre)” fronting onto Breden Avenue.

To the West: Across Ash Street, the City-owned Paulik Park.

Related Policies & Studies

Official Community Plan/City Centre Area Plan

The Official Community Plan (OCP) land use designation for the subject property is “Neighbourhood Residential” (NRES). The City Centre Area – McLennan South Sub-Area Plan land use designation for the subject property is “Residential, Historic Single Family” (Attachment 4). The Plan identifies minimum lot sizes along Ash Street (minimum 18 m [59 ft.] frontage and 550 m² [5,920 ft²] area) and along Armstrong Street (minimum 11.3 m [37 ft.] frontage and 320 m² [3,444 ft²] area).

The proposed lot along Ash Street (Lot 1) will be approximately 19.2 m (63 ft.) wide and 1,031.2 m² (11,099.7 ft²) in area. The proposed lot along Armstrong Street will be approximately 19.2 m (63 ft.) wide and 566.9 m² (6,102.1 ft²) in area. The proposed rezoning and subdivision would comply with these designations and lot configuration requirements.

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 properties.

Should the Planning Committee endorse this application and Council grant first reading to Richmond Zoning Bylaw 8500, Amendment Bylaw 10472 (the “Rezoning Bylaw”), the Rezoning Bylaw will be forwarded to a Public Hearing, where any area resident or interested party will have an opportunity to comment. Public notification for the Public Hearing will be provided as per the *Local Government Act* and the City’s *Zoning Bylaw 8500*.

Analysis

Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, to retain the existing single-family dwelling on the western portion of the site (proposed Lot 1) and to construct a new single detached house with a secondary suite on the eastern portion of the site (proposed Lot 2). The applicant has provided a review by a qualified professional confirming that the existing dwelling meets all of the requirements of the proposed zone upon rezoning and subdivision. There is an existing unauthorized carport in the front yard of proposed Lot 1, which the applicant must remove prior to final adoption of the rezoning bylaw.

This development proposal is consistent with the redevelopment along this block of Ash Street, including the adjacent properties, 7540 Ash Street to the north (RZ 09-500671) and 7580 Ash Street to the south (RZ 16-732500).

Transportation and Site Access

Vehicle access to the western lot (Lot 1) is proposed to be from Ash Street and vehicle access to the eastern lot (Lot 2) is proposed to be from Armstrong Street.

Tree Retention and Replacement

There are no bylaw-sized trees on the subject property or on adjacent City property. Any existing bylaw-sized trees on neighbouring properties are to be retained and protected. The applicant has agreed to plant a minimum of two trees in the front yard and two trees in the back yard of each of the proposed lots (for a total of eight trees). The proposed trees are to meet the minimum size requirements of a minimum 8 cm deciduous caliper or 4 m high conifers.

The current landscaping on proposed Lot 1 does not meet the proposed zone's requirements for live landscaping. To ensure that the future landscaping on Lot 1 meets the City's Zoning Bylaw requirements, the applicant must:

- 1) Submit a Landscape Plan for the subject site that includes: the proposed landscaping on Lot 1 and the eight trees to be planted on the subject site, an associated cost estimate and deposit of a Landscaping Security based on 100 per cent of the cost estimate (including hard and soft landscaping, installation costs and a 10 per cent contingency) and;
- 2) Enter into a legal agreement with the City that sets the terms for use and release of the Landscaping Security (e.g. the release of 90 per cent of the security after landscape inspection and the release of the remaining 10 per cent of the security after a one-year maintenance period).

Affordable Housing Strategy

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

The existing single detached dwelling which will be retained on the proposed western lot (Lot 1), does not contain a secondary suite. Consistent with the Affordable Housing Strategy, the applicant has agreed to the registration of a covenant on Title that stipulates that any future construction of a new dwelling unit on Lot 1 must include a minimum one-bedroom secondary suite. Registration of this legal agreement will be required prior to final adoption of the rezoning bylaw.

On the proposed eastern lot (Lot 2), the applicant proposes to provide a minimum two-bedroom 46 m² [500 ft²] secondary suite. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a minimum two-bedroom 46 m² [500 ft²] secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the developer is required to provide a 9.0 m wide road dedication along the entire east property line of the subject property for the widening of Armstrong Street.

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 5. Frontage improvements include, but are not limited to, the following:

- Install a new storm service connection, complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

- Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- Ash Street: pavement widening, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.

Also at subdivision stage, the developer is required to pay Property Taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements as described in Attachment 5.

Financial Impact

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

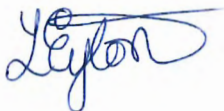
Conclusion

The purpose of this rezoning application is to rezone the property at 7560 Ash Street from the “Single Detached (RS1/F)” zone to the “Single Detached (RS2/E)” zone to permit the property to be subdivided into two single-family lots.

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

The list of rezoning considerations is included in Attachment 5, which has been agreed to by the applicant (signed concurrence on file).

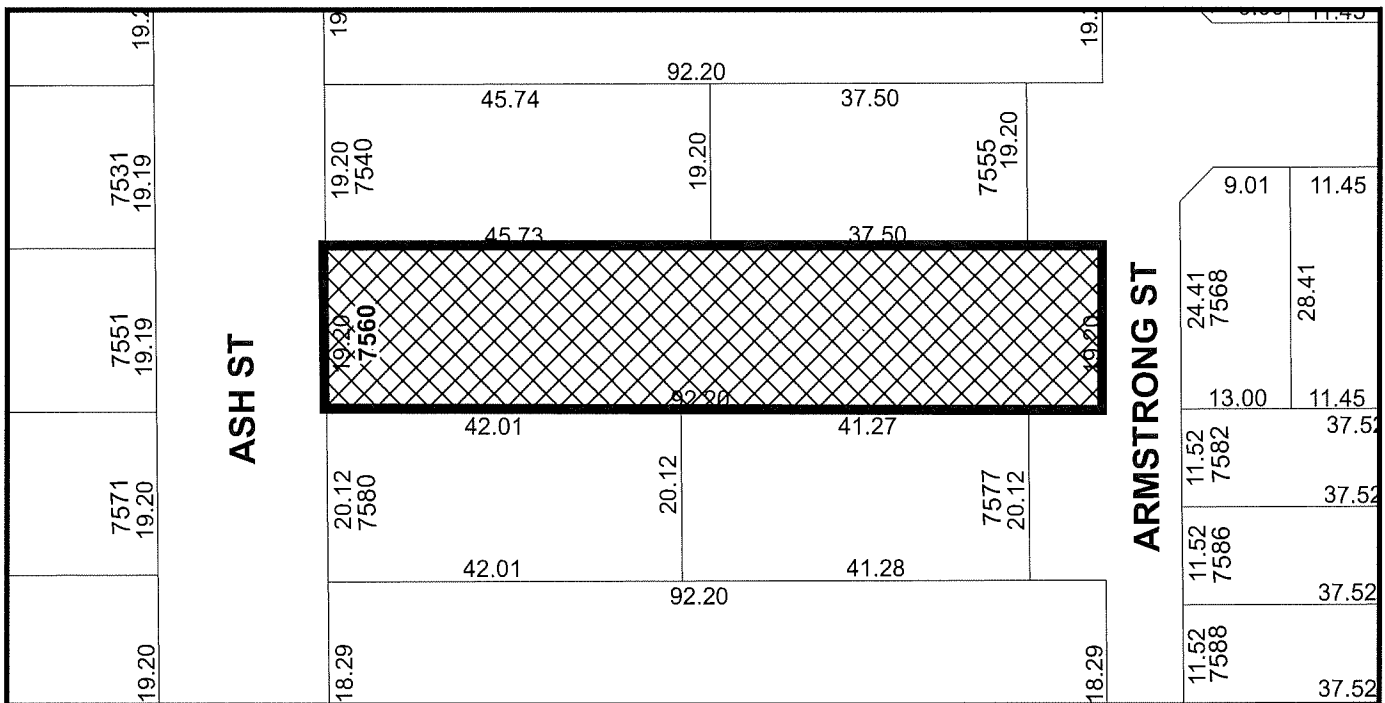
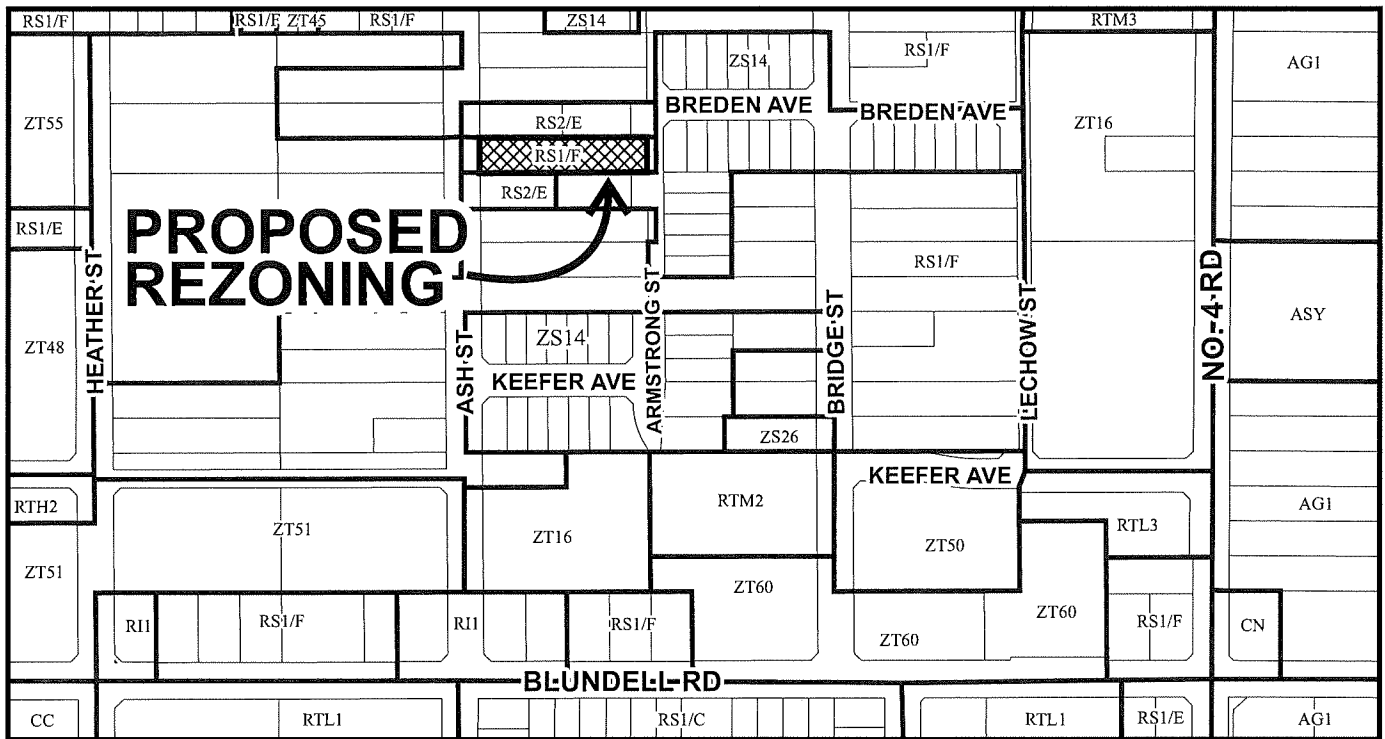
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10491 be introduced and given first reading.



Laurel Eyton Planning
Technician
(604-276-4262)

LE:js

- Att.
- 1: Location Maps
 - 2: Subdivision Plan
 - 3: Development Application Data Sheet
 - 4: South McLennan Sub Area Plan
 - 5: Rezoning Considerations



RZ 22-021110

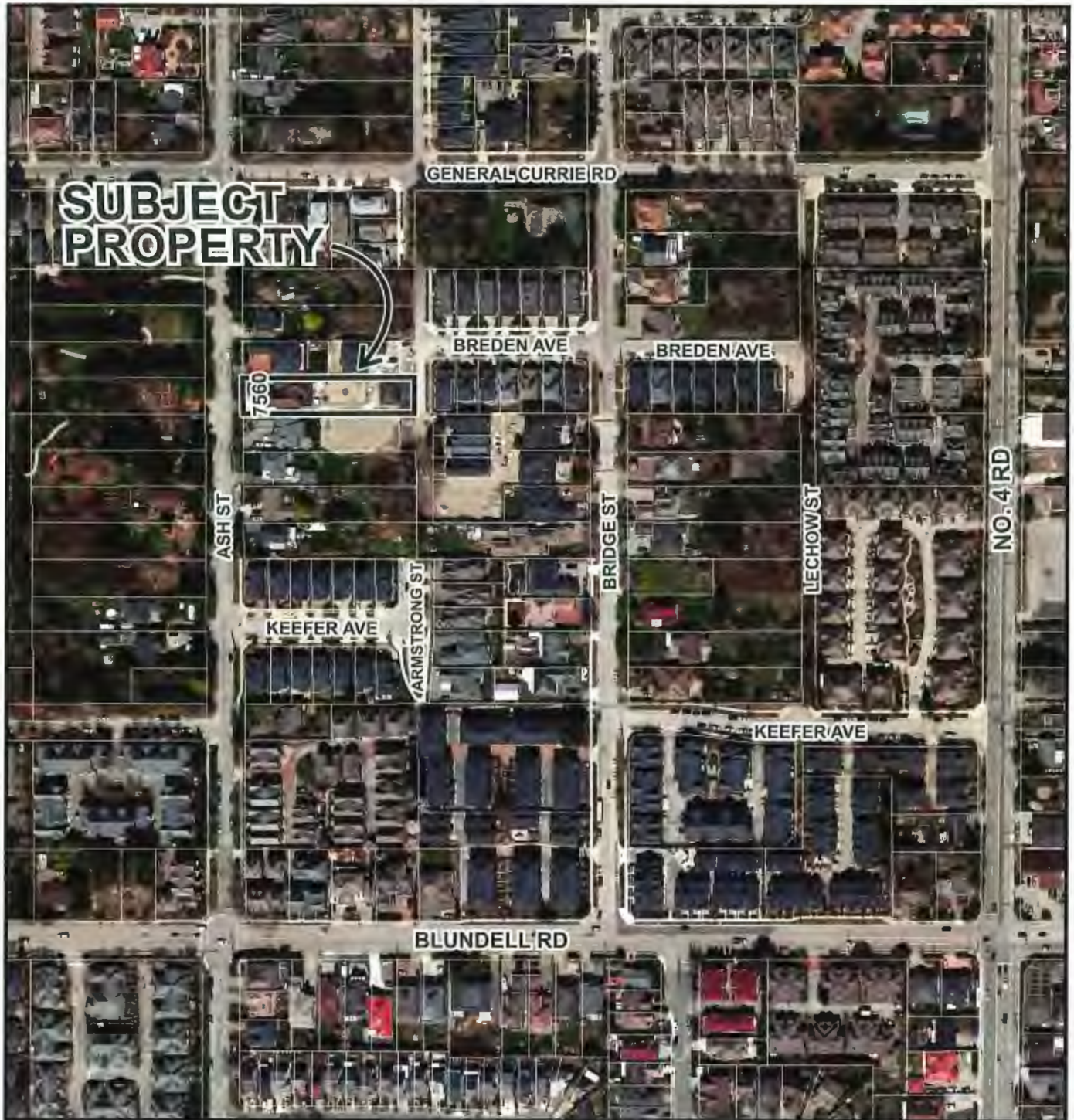
Original Date: 09/22/22

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 22-021110

Original Date: 09/22/22

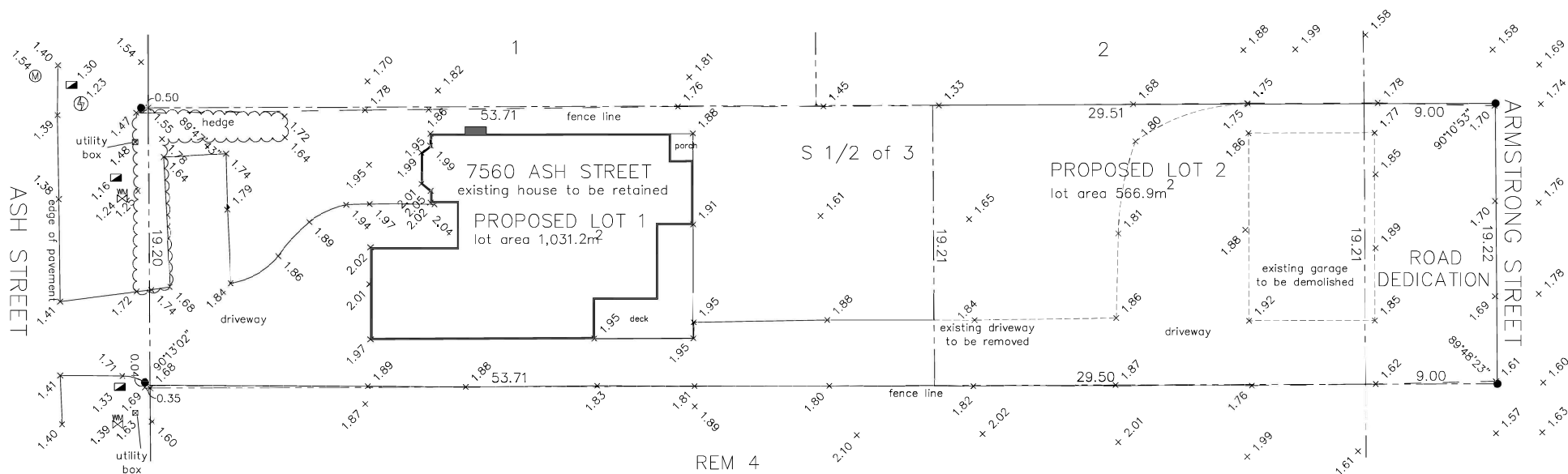
Revision Date:

Note: Dimensions are in METRES

ASH STREET

Copyright reserved. This plan and design are, and at all times remain the exclusive property of Luna Design Group Ltd. The General Contractor shall verify all dimensions and be responsible for all conditions on the job site. He shall request clarification of errors and discrepancies on the contract drawings. Failure to obtain such clarification renders the Contractor responsible for any resulting improper work and costs of rectification.

Revisions		
No.	Description	Date



Lung Designs Group Ltd. building design & interior
268 - 2633 Viking Way, Richmond, B.C., V6V 3B6 Tel: 604-278-7492 E-MAIL: LOG@TELUS.NET



Project For:
REZONING AND SUBDIVISION
FOR THE COLLAGO
RESIDENCE

7560 ASH STREET
RICHMOND, B.C.

Drawing Title:
SUBDIVISION PLAN

Date: AUGUST 2023

Drum DL.

Scale: $\frac{3}{8}'' = 1'-0''$

Job No. 25K080Z

i	c
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2

7



RZ 22-021110

Attachment 3

Address: 7560 Ash Street

Applicant: Danny Lung, Lung Designs Group Ltd.

Planning Area(s): City Centre – McLennan South

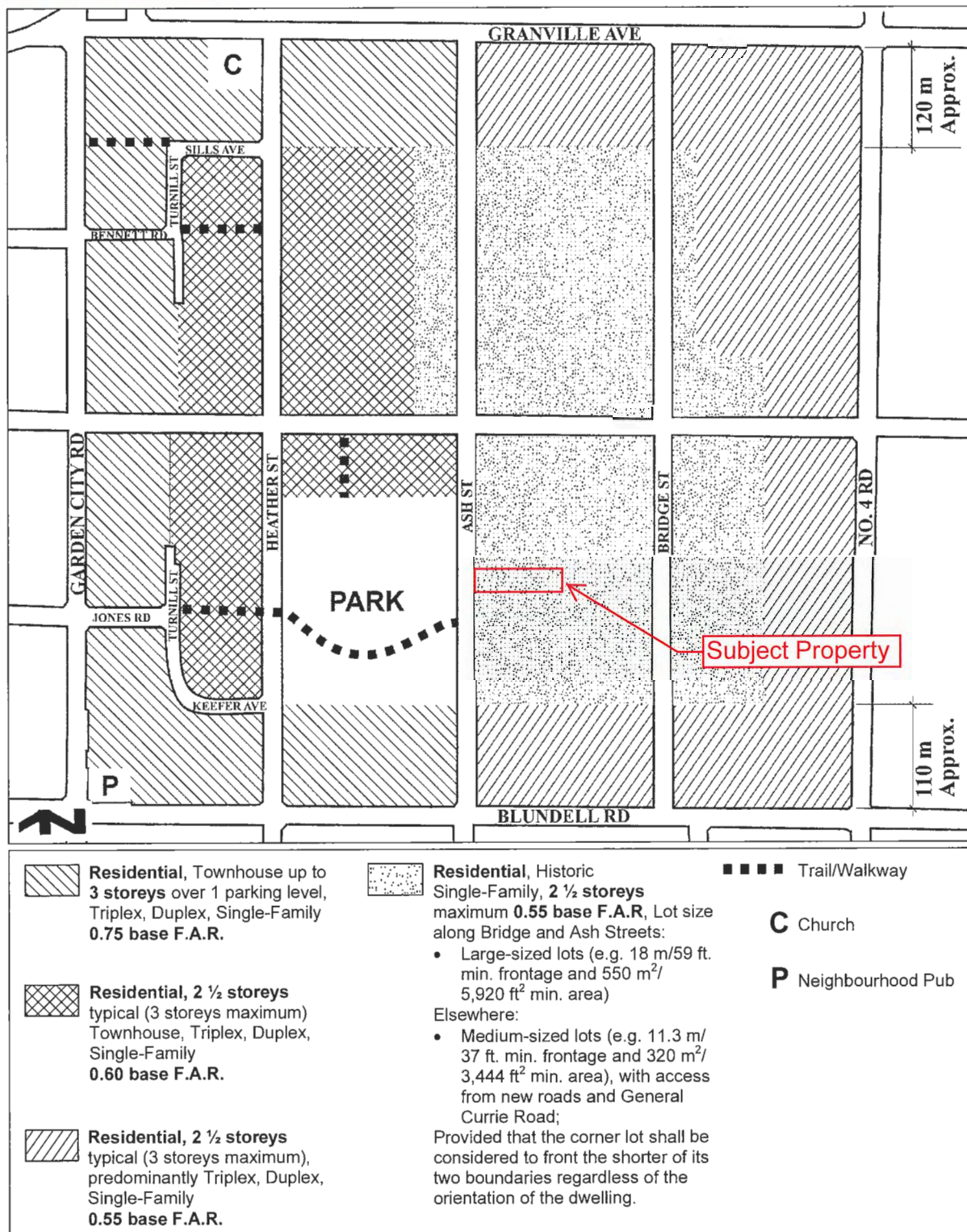
	Existing	Proposed
Owners:	Frederico and Nancy Collaco	Lot 1: No change Lot 2: To be determined
Site Size (m²):	1771.00 m ²	Lot 1: 1031.2 m ² Lot 2: 566.9 m ²
Land Uses:	Single-family residential	No change
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	Single Family	No change
Zoning:	Single Detached (RS1/F)	Single Detached (RS2/E)
Number of Units:	One existing Single Family Dwelling	2 Single Family Dwellings

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. 425.5 m ² (4580.0 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²)	Lot 1: Existing House 412.7 m ² (4442 ft ²) Lot 2: Max. 286.2 m ² (3080.6 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 30%	none
Lot Size:	Min. 550 m ²	Lot 1: 1031.2 m ² Lot 2: 566.9 m ²	none
Lot Dimensions (m):	Width: Min. 18.0 m Depth: Min. 24.0 m	Lot 1 Width: 19.20 m Lot 1 Depth: 53.71 m Lot 2 Width: 19.20 m Lot 2 Depth: 29.50 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 8.32 m (1 st storey) /10.40m (2 nd storey) Side: Min. 1.8 m	Lot 1 Front: 15.13 m Lot 1 Rear: 16.47 m Lot 1 Side : 1.81 m (north); 3.30m (south) Lot 2 Front: 6.04 m Lot 2 Rear: 6.09 m (60%); 7.38 m (40%) Lot 2 Side : 1.89 m (north); 1.86 m (south)	none
Height (m):	Max. 2 ½ storeys	Max. 2 ½ storeys	none

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

Land Use Map

Bylaw 9106
2015/09/14

Note: Sills Avenue, Le Chow Street, Keefer Avenue, and Turnill Street are commonly referred to as the “ring road”.



Address: 7560 Ash Street

File No.: RZ 22-021110

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, the developer is required to complete the following:

1. Removal of unauthorized structure (carport) on proposed Lot 1.
2. Road dedication along the entire east property line measuring 9.0 m wide for the extension of Armstrong Street.
3. 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 hard and soft landscaping, installation costs, and a 10% contingency). The Landscape Plan should:
 - comply with the requirements of the zone regarding lot coverage, non-porous surfaces, and live landscaping percentages.
 - include the required four trees to be planted and maintained on each proposed lot (for a total of eight trees); minimum 8 cm caliper deciduous and 4 m high conifers. A minimum security of \$6,000.00 (\$750/tree) for these new trees must be included in the Landscape Cost Estimate. **NOTE: minimum size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
4. Registration of a flood indemnity covenant on title.
5. Registration of a legal agreement on Title to ensure that no final Building Permit inspection for a new dwelling unit is granted until a minimum one-bedroom secondary suite is constructed on Lot 1, and a minimum two-bedroom 46 m² (500 ft²) secondary suite is constructed on Lot 2, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. The legal agreements will need to be modified at the time of subdivision to ensure that each subdivided lot has the correct legal agreement attached.
6. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
2. 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:
 - a) *Water Works:*
Using the OCP Model, there is 400 L/s of water available at a 20 psi residual at the Ash Street frontage and 210 L/s of water available at a 20 psi residual along the Armstrong Street frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

At Developer's cost, the Developer is required to:

- b) 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.
- c) Inspect and retain existing water service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the water service connection via the Servicing Agreement.
- d) Install a new water service connections complete with water meters per City standards near the Armstrong Street frontage to service proposed Lot 2.
- e) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).

At Developer's cost, the City will:

- f) Complete all tie-ins for the proposed works to existing City infrastructure.

Storm Sewer Works:

At Developer's cost, the Developer is required to:

- g) 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.
- h) Inspect and retain existing storm service connections near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the storm service connections via the Servicing Agreement.
- i) Install a new storm service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

- i) Complete all tie-ins for the proposed works to existing City infrastructure.

Sanitary Sewer Works:

At Developer's cost, the Developer is required to:

- j) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- k) Inspect and retain existing sanitary service connection near the Ash Street Frontage if in good condition to service proposed Lot 1. If damaged or no longer suitable for further use replace the sanitary service connection via the Servicing Agreement.
- l) Install a new sanitary service connections complete with inspection chambers near the Armstrong Street frontage to service proposed Lot 2.

At Developer's cost, the City will:

- m) Complete all tie-ins for the proposed works to existing City infrastructure.

Street Lighting:

At Developer's cost, the Developer is required to:

- n) Review street lighting levels along all road and lane frontages, and upgrade as required.
- o) Replace the Hydro lease light on Ash Street with a new City street light, and provide street lighting conduit along the development frontage.

Frontage Improvements

At Developer's cost, the Developer is required to:

- p) Complete other frontage improvements as per Transportation requirements, e.g.:

- (1) Armstrong Street: pavement widening, new 1.5 m wide concrete sidewalk at the new property line, 1.5 m wide treed/grassed boulevard and 0.15 m wide curb and gutter. The road widening is to include +/- 6.35 m wide new pavement to meet the existing edge of pavement.
- (2) Ash Street: road widening to meet existing pavement for a total width of 8.5m, new 1.75 m wide concrete sidewalk at the property line, 3.1 m wide treed/grassed boulevard and 0.15 m wide curb and gutter.
- (3) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.

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

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

Note:

* This requires a separate application.

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

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

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

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

Signed

Date



Regular Council
Monday, September 25, 2023

**7. APPLICATION BY LUNG DESIGNS LTD. FOR REZONING AT 7560
ASH STREET FROM “SINGLE FAMILY (RS1/F)” ZONE TO
“SINGLE FAMILY (RS2/E)” ZONE**

(File Ref. No. 12-8060-20-010491, RZ 22-021110) (REDMS No. 7065366, 3218459, 7341578,
7065366)

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10491, for the rezoning of 7560 Ash Street from the “Single Family (RS1/F)” zone to the “Single Family (RS2/E)” zone, be introduced and given first reading.

ADOPTED ON CONSENT



**Richmond Zoning Bylaw 8500
Amendment Bylaw 10491 (RZ 22-021110)
7560 Ash Street**

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

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

P.I.D. 003-936-538

The South Half Lot 3 Block "F" Section 15 Block 4 North Range 6 West New Westminster District Plan 1207

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10491"**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

SEP 25 2023

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER