



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

Monday, November 16, 2020 – 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 NO. 8500, AMENDMENT BYLAW NO. 10122 (FENCE REGULATIONS)**
(File Ref. No. 08-4430-01; 12-8060-20-010122/010144) (REDMS No. 6471053; 6404835; 6399777; 6399778; 6360541; 6400503)

PH-4

[See Page PH-4 for full report](#)

Note: Bylaw 10122 received first reading on April 14, 2020 and was considered at Public Hearing on May 19, 2020, at which time it was referred back to staff to remove the use of masonry materials in the ALR within the Zoning Bylaw prior to receiving second reading. Council referred the amended bylaw to the November 16, 2020 Public Hearing for additional consideration.

Location: City-wide

Applicant: City of Richmond

Purpose: To amend Richmond Zoning Bylaw No. 8500 to amend regulations as they relate to fences, including height and materials.

First Reading: April 14, 2020

Order of Business:

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

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3. Submissions from the floor.

Council Consideration:

1. Action on third reading of Richmond Zoning Bylaw 8500, Amendment Bylaw 10122.

1. Adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10122.

1. Adoption of Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144.

2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10206 (RZ 19-881151)**

(File Ref. No. RZ 19-881151; 12-8060-20-010206) (REDMS No. 6525481; 6511125)

PH-32

See Page PH-32 for full report

Location: 10160 Williams Road

Applicant: Kulbinder Dhesi, Rajbinder Aujla, and Paulveer Aujla

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit development of two single-family lots with vehicle access from a rear lane.

First Reading: October 13, 2020

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 10206.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10211 (RZ 20-898600)**
(File Ref. No. RZ 20-898600; 12-8060-20-010211) (REDMS No. 6522282; 6526719)

PH-53

See Page PH-53 for full report

Location: 3540 Lockhart Road

Applicant: Raman Kooner

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit development of two single-family lots with vehicle access from Lockhart Road.

First Reading: October 13, 2020

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 10211.

ADJOURNMENT



City of Richmond

Report to Committee

To: General Purposes Committee
From: James Cooper, Architect AIBC
Director, Building Approvals

Date: September 21, 2020
File: 08-4430-01/2020-Vol 01

Barry Konkin
Director, Policy Planning

Re: Referral Response: Regulating Fencing Materials

Staff Recommendations

1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, respecting changes to fence regulations (including the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone), be revised as outlined in this report.
2. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, respecting changes to fence regulations (including the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone), as revised, be given second reading.
3. That staff be directed to maintain the current bylaw regulations for fence materials – including masonry – in all zones in urban areas that permit single detached residential uses.

James Cooper, Architect AIBC
Director, Building Approvals

Barry Konkin
Director, Policy Planning

BK/JC:bk
Att. 1

REPORT CONCURRENCE		
ROUTED TO: Law	CONCURRENCE <input checked="" type="checkbox"/>	CONCURRENCE OF GENERAL MANAGER
SENIOR STAFF REPORT REVIEW	INITIALS: JC	APPROVED BY CAO

Staff Report

Origin

This staff report responds to two separate Council referrals.

At the April 14, 2020 Council meeting, Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122 received first reading, and the following referral was passed:

That staff examine the use of concrete, masonry, and metal products for fencing and/or walls, including form, structure, content of materials, and report back.

At the May 19, 2020 Public Hearing for Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, the following referral was passed by Council:

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10122 be referred back to staff to remove the use of masonry materials in the ALR within the Zoning Bylaw.

This report responds to these referrals, and presents proposed amending bylaws to Richmond Zoning Bylaw No. 8500, and to the City's Building Regulation Bylaw No. 7230 to provide updated regulations regarding permitted fence construction and materials for development on lands regulated by Section 14.1 of the Richmond Zoning Bylaw No. 8500 - the Agriculture Zone. This report also recommends that no changes to fence regulations and materials in all zones in urban areas that permit single detached residential use be considered.

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

Analysis

Based on the Council referrals listed above, staff propose that Council endorse the following:

- Revised Bylaw 10122 to amend Richmond Zoning Bylaw No. 8500 to regulate fence construction and materials, with specific regulations for lots regulated under Section 14.1 of Richmond Zoning Bylaw No. 8500 - the Agriculture Zone.

This report also recommends that following a Public Hearing for revised Bylaw 10122, Council consider final adoption to Bylaw 10144 to amend Building Regulation Bylaw No. 7230 to address a number of construction and permit issues associated with fences. This Bylaw was previously given first, second and third readings, at the April 14, 2020 Council meeting. No Public Hearing is required for this bylaw amendment.

Staff have reviewed the referral from the April 14, 2020 Council meeting regarding regulation of fence materials in all zones in urban areas that allow single detached residential use, and are of

the opinion that there is little advantage in prohibiting masonry, brick, stone and stone-like materials, and decorative metal as fencing materials in all zones in urban areas that permit single detached residential use. This is largely due to fence durability of masonry fences and single detached house design trends which utilize a wide range of fence materials. It is recommended that no additional changes to fence regulations for properties in urban areas that permit single detached residential use be considered.

Should Council wish to proceed with regulations for all zones in urban areas which permit single detached residential uses, Council direction on the scope and nature of regulatory changes desired would be appropriate.

For other residential development (i.e., multi-family), the character of fencing type, form, character and height are addressed in conjunction with applicable design guidelines and Development Permit requirements as per the Official Community Plan; moreover, fence character is secured through a Rezoning application, and subsequent Development Permit. The development application review process provides the opportunity for staff to ensure that fencing is consistent with endorsed design guidelines.

Staff have conducted an environmental scan of fencing regulation in nearby municipalities (Vancouver, Burnaby, New Westminster, Surrey and Delta) and found that none of these jurisdictions currently regulate materials for fencing. This is noted in an attachment to the staff report dated March 5, 2020 (Attachment 1).

Local Government Act and Fence Regulation

As context for the discussion of fence character and materials, staff note that it is unlawful for the City to prohibit a land owner to install a fence along any property line for securing their property, but as per the *Local Government Act*, Council is able to regulate these structures, including materials, siting, height and setbacks. Further to these *Local Government Act* powers, the City can regulate fence materials, so long as regulations do not conflict with the guidance of the *BC Building Act*.

Proposed Bylaw Amendments for Agriculture Zone (Bylaw 10122)

Fencing Regulations

As directed by Council at the May 19, 2020 Public Hearing, staff have made amendments to proposed Bylaw 10122, to provide new regulations for fencing construction and materials in Section 14.1 of Richmond Zoning Bylaw No. 8500 – the Agricultural Zone. Specific amendments proposed include:

- Removal of the provision to allow masonry fencing and any associated concrete and metal decorative elements along the portion of the farm home plate that fronts onto the closest road. The use of below ground concrete (poured concrete footings) shall be limited to provision of structural stability only. This will ensure that fences in the Agriculture Zone are constructed of a limited palette of materials, which capture the agrarian character of these areas.

- Fencing for lands regulated by Section 14.1 of Richmond Zoning Bylaw 8500 – the Agriculture Zone – is limited to fencing of an agrarian character, as described in the previous staff report (Attachment 1). Masonry piers or gate posts will also not be permitted.

The recommended bylaw amendment to remove provisions regarding use of masonry for fences along the farm home plate frontage (as recommended in the staff report dated March 5, 2020 in Attachment 1) specifically addresses the comments and direction provided by Council at the May 19, 2020 Public Hearing.

As presented to Council and considered at the Public Hearing on May 19, 2020, other amendments such as limiting fences to agrarian materials, as well as height measurement for fences have been retained in revised Richmond Zoning Bylaw No. 8500 Amendment Bylaw 10122.

Additional Bylaw Amendments in all zones in urban areas that permit single detached residential use (Not Recommended)

Staff are of the opinion that there is little advantage in prohibiting masonry, brick, stone and stone-like materials, and decorative metal as fencing materials in all zones in urban areas that permit single detached residential use. It is recommended that no changes to fence regulation in all zones in urban areas that permit single detached residential use be considered.

Staff would like to provide some information that Council might bear in mind when considering regulations for fences in all zones in urban areas that permit single detached residential use.

Fence durability

There are positive attributes associated with the use of other more durable materials than wood for fencing. With the damp climate of the Lower Mainland, the life span of a wooden fence can be reduced, particularly in recent years, as first growth cedar for fencing is scarce, and the more open grain of contemporary second growth cedar products is less resilient and more susceptible to rot.

Masonry, including brick and stone, or a combination of these materials, is often used in combination with metal bars or pickets spanning between piers offers a fence with a longer lifespan, reducing long-term costs to the homeowner. With proper construction methods and detailing – including soil compaction under piers / pillars, masonry, wood and metal fences will not sag or collapse.

Single Detached House Design Trends

The use of masonry and like material for fences has become a common aspect of single detached dwelling construction. Regulation of permitted fencing materials would be a unique regulation in the Lower Mainland and would limit the range of personal choice for homeowners and the design community. This may result in less diversity and opportunity to provide innovative solutions tailored to homeowners and fence style and materials compatible with existing neighbourhood character. There may be opposition from the building community and homeowners arising from such a change, as limiting the choice of materials for fencing in single

detached zones also has potential to result in homogeneity in fence materials and streetscape, reducing the variation and character achieved by allowing a wider palette of materials.

Staff recommend that no changes to fence materials in all zones in urban areas that permit single detached residential use be considered. In order to ensure that fences – including masonry - are well built and constructed properly, staff recommend approval of Building Regulation Bylaw No. 7230, Bylaw Amendment 10144 which will require a Building Permit application for all fences and elements requiring a concrete foundation in order to validate proper construction. Currently, Building Regulation Bylaw No. 7230 does not require an application for any fence construction.

Should Council wish to consider options for regulation of fences in all zones in urban areas that permit single detached residential use, staff have identified two options for Council consideration for regulating fence materials in all zones which permit single detached residential use.

1. Status quo (*Recommended*):

Staff have reviewed the issue of materials regulation for fences in all zones in urban areas that permit single detached residential use, and are of the opinion that with better construction methods as required by application for Building Permit, the amendments provided in Building Bylaw No. 7230 Amendment Bylaw10144, unsightly fences can be avoided, while preserving the opportunity for homeowners' personal design choice.

2. Amend all zones which allow single detached residential use to prohibit masonry fences (*Not Recommended*):

Should Council wish to proceed with regulations for all zones in urban areas which permit single detached residential uses, staff would request Council direction on the scope and nature of regulatory changes desired. If so directed, staff will report back with recommended bylaw changes.

Amendments to Richmond Building Regulation Bylaw No. 7230 – Amendment Bylaw 10144

The attached Richmond Building Regulation Bylaw No. 7230, Amendment Bylaw 10144 is the same bylaw that was presented to Committee and Council previously. This bylaw received first, second, and third reading on April 14, 2020, and may be considered for final adoption, once Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, has been adopted. There are no changes proposed to Bylaw 10144, but there are aspects of this bylaw which staff feel are important to note again at this time.

Definition of Structure

The proposed Building Regulation Bylaw No. 7230, Amendment Bylaw 10144 includes a revised definition of 'structure' which captures a masonry wall or fence, ensuring that a Building Permit is required for these structures. As the recommended amendments in this report deal with fencing in those zones which allow single detached residential use, this amendment is still required to ensure that walls and fences in multi-family residential and other zones will require a Building Permit.

Building Permit Requirements

While the amendments to Richmond Zoning Bylaw No. 8500 proposed in this report will prohibit the construction of masonry fences on lands regulated by Section 14.1 of the Richmond Zoning Bylaw 8500 – the Agriculture Zone, staff recommend that a Building Permit be required for a masonry fence in all zones that allow single detached residential use. This will ensure that masonry fences in all zones in urban areas that allow single detached residential uses are constructed properly and safely.

In addition, it should be noted that if Council approves the recommended amendments to fence regulations for properties regulated under Section 14.1 of the Richmond Zoning Bylaw 8500 – the Agriculture Zone – as outlined in this report, there is still an opportunity for property owners to apply for a Development Variance Permit (DVP) for fencing regulations.

Further, if Council wishes to prohibit masonry and metal for fences in all zones in urban areas that permit single detached residential use, it would not preclude a homeowner from applying for a DVP to permit a masonry fence to be constructed.

Financial Impact or Economic Impact

None.

Conclusion

As directed by Council at the May 19, 2020 Public Hearing, staff have reviewed revisions to fencing regulations, including specific regulations for fencing for properties located within the Agriculture Zone. Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122 has been revised to remove any provisions to allow masonry fencing in this zone. All fence materials in the Agriculture Zone will be of an agrarian nature.

It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, be revised to include the prohibition of masonry as a permitted fence material for lands regulated under Section 14.1 of the Agriculture Zone, and be given second reading. Staff are of the opinion that the regulation of fencing materials in all zones in urban areas that permit single detached residential use has a number of disadvantages, and would recommend that no changes be made at this time.

Should Council wish to proceed with regulations for all zones in urban areas which permit single detached residential uses, staff would request Council direction on the scope and nature of regulatory changes desired. If so directed, staff will report back with recommended bylaw changes.

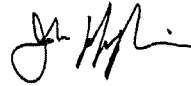
September 21, 2020

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In order to regulate the construction of fences as described in this report, it is further recommended that Building Regulation Bylaw No. 7230, Amendment Bylaw 10144, be adopted following the adoption of Richmond Zoning Bylaw No. 8500, Amendment Bylaw 10122, as revised.



Serena Trachta
Manager, Plan Review



John Hopkins
Program Manager, Policy Planning

BK/JC:bk

Attachment 1: Staff Report Dated March 5, 2020



**City of
Richmond**

To Council - Apr 14, 2020
Report to Committee
 To Planning - Apr 7, 2020

To: Planning Committee
From: James Cooper, Architect AIBC
 Director, Building Approvals
 Barry Konkin
 Director, Policy Planning

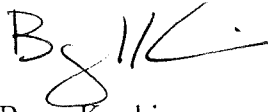
Date: March 5, 2020
File: 08-4430-01/2020-Vol
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Re: Fence Regulations Addressing Height and Materials

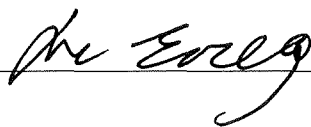


Staff Recommendation

1. That Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122, respecting changes to fence regulations, be introduced and given first reading, and
2. That Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144, requiring a permit for fences constructed with concrete foundations, be introduced and given first, second and third readings.


 James Cooper, Architect AIBC
 Director, Building Approvals
 (604-247-4606)


 Barry Konkin
 Director, Policy Planning
 (604-276-4139)

Att. 4

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Law	<input checked="" type="checkbox"/>	
Finance	<input checked="" type="checkbox"/>	
SENIOR STAFF REPORT REVIEW	INITIALS: 	APPROVED BY CAO 

Staff Report

Origin

At the November 5, 2019 Planning Committee meeting, the following referral motion was passed:

That staff review Richmond Zoning Bylaw No. 8500 to examine:

- 1) regulations for building fences and walls, including the definition of a fence and a wall;*
 - 2) materials that can be used, including the possible elimination of masonry and iron; and*
 - 3) tree planting restrictions;*
- and report back.*

This report supports Council's Strategic Plan 2018-2022 Strategy #6 Strategic and Well-Planned Growth:

Leadership in effective and sustainable growth that supports Richmond's physical and social needs.

6.1 Ensure an effective OCP and ensure development aligns with it.

The referral was a result of public concerns regarding unpermitted construction of a concrete planter along the 181 m (594 ft) frontage of a property on No. 2 Road, which is zoned "Agriculture (AG1)." This report responds to the referral by providing information on current fence regulations in the City of Richmond and presents a bylaw for Council's consideration which would amend current fence regulations.

After investigating provisions to regulate tree planting, staff have determined that there are legal issues regarding imposition of regulations for fencing in the Agricultural Land Reserve (ALR) that are more appropriately addressed by the City Solicitor in a separate memorandum to Council offering legal advice on the matter.

Findings of Fact

Current Fence Regulations

Fences and walls are different types of structures. Richmond Zoning Bylaw No. 8500 and Building Regulation Bylaw No. 7230 contains existing interpretations and regulations for fences. Currently, both Richmond Zoning Bylaw No. 8500 and Building Regulation Bylaw No. 7230 provide a definition of 'fence,' but not 'wall.'

Bylaw No. 8500 Section 3.4 defines a fence:

“Fence means a structure used as an enclosure or for screening purposes around all or part of a lot.”

Bylaw No. 7230 Section 3.4 defines a fence:

“Fence means a structure bounding an area of land designed to limit access to or from the area or to screen the area from view.”

Fence regulations are provided in Section 6 of Richmond Zoning Bylaw No. 8500 and limit fence heights along arterial roads and in residential and non-residential zones. Barbed wire, razor wire and barbed tape obstacle, and electrified wire are prohibited in residential zones and permitted in other zones under certain conditions. Other materials, including masonry and iron (ornamental metal), are not currently regulated. See Attachment 1 for an excerpt of Richmond Zoning Bylaw No. 8500 current fence regulations.

In addition, in a report to committee dated June 6, 2017, staff noted that it is unlawful for the City to prohibit front yard fences or gates, but as per the *Local Government Act*, Council is able to regulate these structures, including siting, height, materials and setbacks.

Fence Regulation Research

In examining Richmond’s fence regulations, staff have conducted an environmental scan of fence requirements in other municipalities in and around Metro Vancouver (Attachment 2). The results of the scan indicate the following:

- Some municipalities do not define ‘fence’; however, some definitions of ‘structure’ include fences.
- Most municipalities do not define ‘wall.’
- All municipalities limit fence height in residential zones.
- Some municipalities limit fence height in agricultural zones.
- Most municipalities do not regulate fence material with the exception of Coquitlam which has prohibited unadorned cast in place concrete which is termed “wall” and not fence.

Following the environmental scan, staff examined the City’s current regulations and identified a series of recommended bylaw amendments for Council’s consideration. The proposed amendments are included in Bylaw No. 10122.

Analysis

The public and Council recently raised concerns regarding concrete supported structures on agriculturally zoned properties and how such structures are regulated by existing zoning definitions. In order to address the November 5, 2019 Planning Committee referral, staff have examined existing fencing regulations and related definitions in Richmond Zoning Bylaw No. 8500, to identify areas where these regulations could be improved.

Based on the analysis, it is recommended that regulations pertaining to fence construction in agriculture zones be amended to achieve the intended agrarian character of these areas. Ornate or masonry style fences will be prohibited in agricultural zones outside of the street frontage associated with the principal dwelling. Fencing materials outside of the street frontage shall be agrarian in character consisting of materials and dimensions as defined in this report. This report also proposes amendments to clarify how the vertical height of fences is measured. Proposed Bulletins 43 and 44 (Attachments 3 and 4) have been created to clarify this information for the public.

Amendments to Richmond Zoning Bylaw No. 8500

Staff have identified opportunities to improve regulations to provide more clarity regarding fencing. The following amendments to Richmond Zoning Bylaw No. 8500 are recommended:

Amendments to Section 3.4 – Use and Term Definitions (Applicable to All Zones)

Proposed Amendments		Comments
Height, fence	Means the vertical distance between the average finished site grade measured at a point 1.0 m from both sides of the property line to the top of the fence.	<ul style="list-style-type: none"> - Replacement of 'average landscape grade' with 'average finished site grade.' Finished site grade is consistent with the language in the zoning bylaw and is defined. - Replacement of 'both sides of the fence' to 'both sides of the property line.' This accounts for fences that may be built 1.0 m or more from the property line. - This amendment will be applicable in all zones.
Agrarian Materials, fence	<p>The following are suitable materials and design for construction of agrarian fencing in the agriculture zones.</p> <ol style="list-style-type: none"> 1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m; <ol style="list-style-type: none"> a. Diagonal cross bracing permitted if bracing between posts; 2. Metal post and rail, minimum 0.3 m spacing between horizontal members; 3. Wood Post and welded wire mesh; 4. Steel Post and welded wire mesh; 5. Wood pickets, 8 cm minimum distance between pickets. 	<ul style="list-style-type: none"> - No current definition exists.

Amendments to Section 6.8 – Fence Limitations in Residential Zones

Proposed Amendments		Comments
6.8.3	Fence height shall be measured at the average finished site grade between points measured 1.0 m from both sides of the property line to the top of the fence.	- Replacement of 'measured at the point at which the fence intersects the ground' to reflect the same fence height measurements as prescribed in the definition of 'height, fence.'

Amendments to Section 6.9 – Fence Limitations in All Other Zones

Proposed Amendments		Comments
6.9.1	No fence constructed in the agricultural zones and site specific zones that govern farm businesses shall exceed 2.4 m in height, with the following exceptions: a) Fence height shall not exceed 2.0 m where the fence is located in the side yard of a single detached housing unit; b) Fence height shall not exceed 1.2 m where the fence is located in the front yard (or yard fronting a public way) of a single detached housing unit.	- Amend the height limitations from 2.0 m to 1.2 m in the front yard of a single detached housing unit on agricultural properties, to create consistency of height in the front yard.
6.9.3	Fence height shall be measured at the average finished site grade 1.0 m from both sides of the property line to the top of the fence.	- Addition of the same fence height provision in Section 6.8.3 to regulate fence height in non-residential zones as well.
6.9.4	The following are suitable materials and design for construction of agrarian fencing in the agriculture zones. a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m; i. Diagonal cross bracing permitted if bracing between posts; b) Metal post and rail, minimum 0.3 m spacing between horizontal members; c) Wood Post and welded wire mesh; d) Steel Post and welded wire mesh; e) Wood pickets, 8 cm minimum distance between pickets.	- No current definition exists.

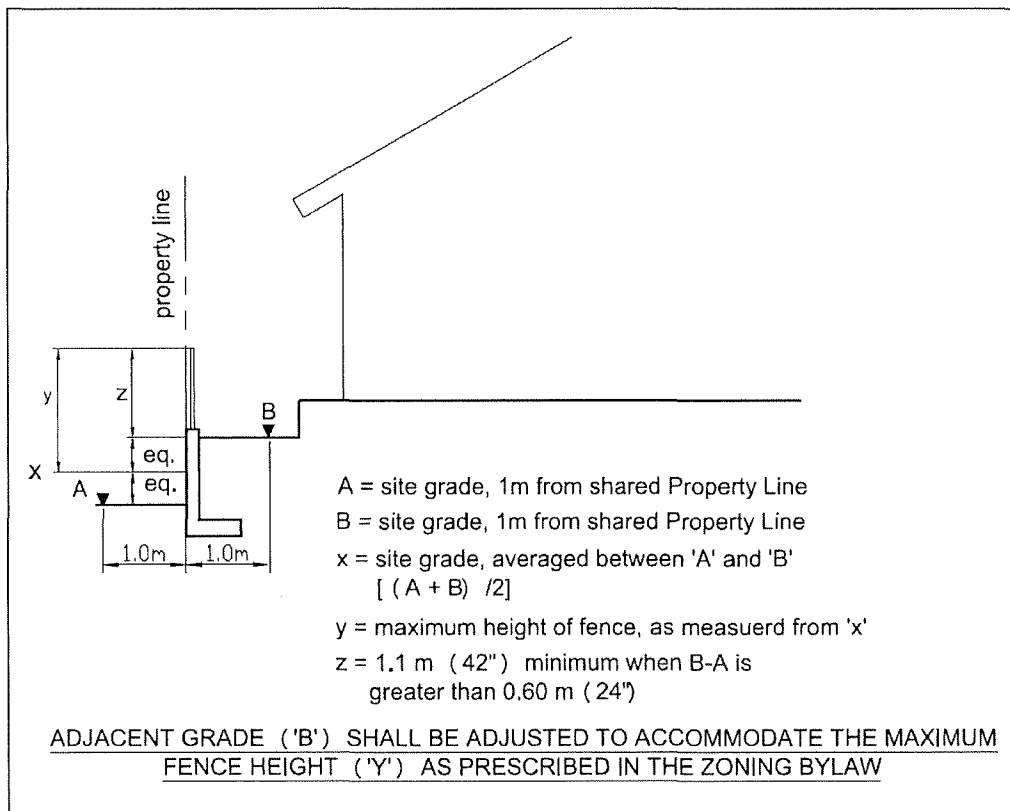
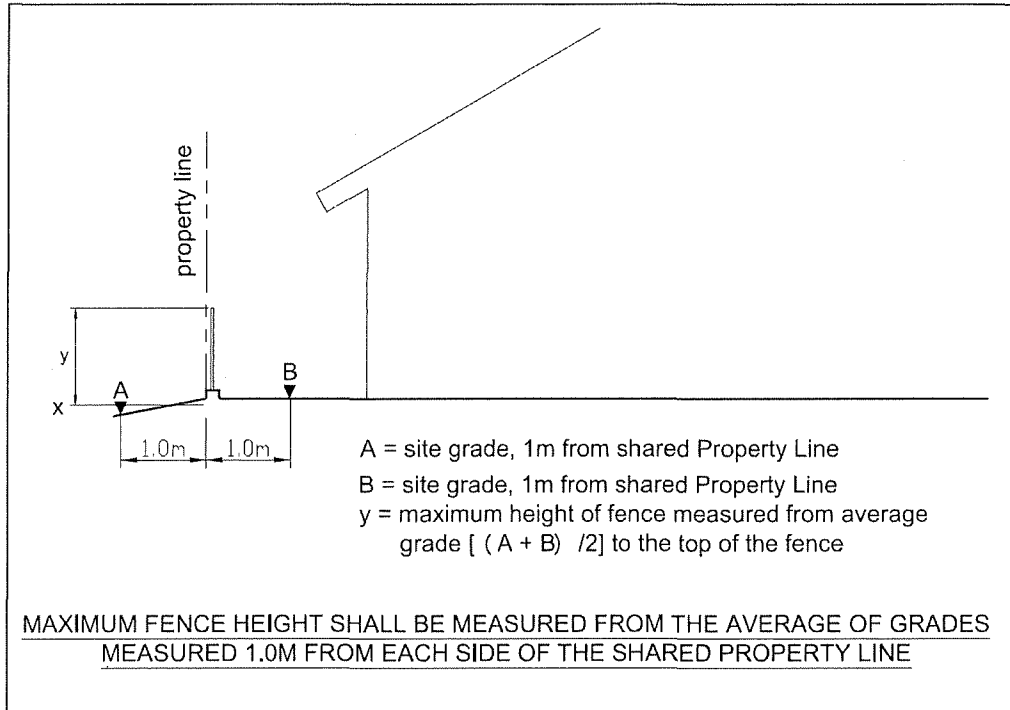
<p>6.9.5</p>	<p>In agricultural zones,</p> <ul style="list-style-type: none"> a) The fence shall be constructed of materials limited to fence agrarian materials, to the satisfaction of the Director, Building Approvals. b) Any gate providing farm access (even when such gate also provides access to a single detached housing unit) is required to comply with the agrarian materials. c) Masonry fences shall only be permitted along property lines fronting a public road. <ul style="list-style-type: none"> i. No masonry fence or its above grade components shall exceed 1.2 m in height and 0.3 m in width. Height to include an additional 0.15 m appurtenance allowance for piers spaced no closer than 3.65 m edge to edge. ii. No masonry fence below grade components shall exceed 0.43 m in width of fence footing and 0.8 m square for pier footings. iii. Total masonry fence length shall be further limited to the width of the single detached dwelling fronting the public road plus 6 m. 	<ul style="list-style-type: none"> - Addition of provisions to regulate the materials, height, width, and location of fences in agricultural zones.
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Amendments to Section 4 – General Development Regulations (4.12 Projections into Yards in All Zones)

Proposed Amendments		Comments
<p>4.12.1</p>	<p>No building, structure, feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required yard except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m side yard setback in properties with an AG1 agricultural zone when that same setback is used to accommodate farm access.”</p>	<ul style="list-style-type: none"> - Amend the projections into side yards such that they do not apply to farm access roads that are 4 m or less.

In order to provide clarity, Staff have created the following diagrams to illustrate some aspects of the Amendments. These illustrations will be contained in proposed Bulletins 43 & 44.

Illustrations clarifying the Amendments:



Amendments to Building Regulation Bylaw No. 7230

Current Building Regulation Bylaw No. 7230 does not require a permit for a fence. In order to enforce proposed limitations on the footing sizes as recommended in Richmond Zoning Bylaw No. 8500, and encourage applicants to limit the use of concrete, the following amendment to Building Regulation Bylaw No. 7230 is recommended to require that a building permit be secured for fencing with a concrete foundation.

Amendments to Part SIXTEEN – INTERPRETATION

Proposed Amendments		Changes to Existing Provisions
Structure	Means all or part of a construction, whether fixed to, supported by, sunk into, or located in land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence without concrete foundations, or a retaining wall under 1.0m in height.	- Clarifying that a fence with a concrete foundation requires a permit.

Financial Impact

None.

Conclusion

This report responds to a Council referral to examine regulations for fences and fence materials, particularly masonry. Staff recommend regulating fence heights and materials in agricultural zones. It is recommended that Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 be introduced and given first reading and that Richmond Building Bylaw No. 7230, Amendment Bylaw No. 10144 be introduced and given first, second and third readings.



Serena Trachta
Manager, Plan Review
(604-204-8515)



John Hopkins
Senior Policy Coordinator
(604-276-4279)

ST:aa

- Attachment 1: Excerpt from Richmond Zoning Bylaw No. 8500 of Current Fence Regulations
- Attachment 2: Summary Table of Environmental Scan
- Attachment 3: Building Bulletin 43 Residential Zones: Fence Heights
- Attachment 4: Building Bulletin 44 Agricultural Zones: Fence Heights and Materials

Current Fence Regulations in Richmond Zoning Bylaw No. 8500

Section 3.4 – Use and Term Definitions

- Fence** Means a structure used as an enclosure or for screening purposes around all or part of a lot.
- Height, fence** Means the vertical distance between the average landscape grade 1.0 m from both sides of the fence to the top of the fence.
- Screen** Means a continuous wall, fence, compact evergreen hedge or combination thereof, supplemented with landscape planting, which would effectively screen from view the area that it encloses.
- Structure** Means a construction of any kind whether fixed to or supported by or sunk into land or water including towers, flag poles, swimming pools, docks, signs and tanks, but does not include areas of hard-surfacing.

Section 6 – Landscaping and Screening

6.2 General

- 6.2.9 For a lot fronting onto a local arterial road or a major arterial road, a solid masonry or brick fence up to a maximum fence height of 1.2 m is permitted within the required front yard setback area, but any mechanical or manual gate must be located at least 6.0 m from the front lot line.

6.8 Fence Limitations in Residential Zones

- 6.8.1 No fence constructed in residential zones and site specific zones that include residential uses shall exceed 2.0 m in height. Furthermore, a fence located in the front yard, or any part of a yard between the principal building and the front lot line, shall not exceed 1.2 m in height.
- 6.8.2 Where a fence is located along a lot line that abuts:
- a) a zone other than a residential zone; or
 - b) a site specific zone that governs residential uses;
- the maximum fence height shall be 2.4 m along that lot line only.
- 6.8.3 Fence height shall be measured at the point at which the fence intersects the ground.
- 6.8.4 An outdoor play space provided on a property zoned for residential child care use shall be enclosed by a solid fence of a minimum height of 1.2 m but not exceeding a maximum height of 2.0 m. The minimum and maximum heights apply to all fences enclosing the outdoor play space, including fences located in the front yard of the zoned property, notwithstanding Section 6.8.1.

6.8.5 The use of barbed wire, electrified wire, razor wire and barbed tape obstacles as fencing material is prohibited in all the residential zones or site specific zones that govern single detached housing.

6.9 Fence Limitations in All Other Zones

6.9.1 No fence constructed in the agricultural zones and site specific zones that govern farm businesses shall exceed 2.4 m in height. Furthermore, a fence shall not exceed 2.0 m in height where:

a) the fence is located in the front yard and side yard of a single detached housing unit;

b) the fence extends in the front of the foremost portion or portions of the single detached housing unit; and

c) the single detached housing unit is situated on a lot that is used as a farm business, and the lot is assessed as a “farm” under the *Assessment Act*.

6.9.2 No fence constructed in all the other zones shall exceed a maximum height of 2.4 m.

6.9.3 The use of electrified wire as a fencing material is prohibited except where it is used to confine domestic farm animals.

6.9.4 Barbed wire, razor wire and barbed tape obstacle, and electrified wire may only be used as a fencing material:

a) where it is used to confine domestic farm animals; or

b) the purpose of the fence is to limit access to a lawful commercial, industrial, community or institutional use of land, provided that the wire component of the fence is no closer to the ground than 2.0 m.

Current Fence Regulations in Building Regulation Bylaw No. 7230

Part Sixteen: Interpretation

Fence means a structure bounding an area of land designed to limit access to or from the area or to screen the area from view.

Structure means all or part of a construction, whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence, or a retaining wall under 1.0 m in height.

Summary Table of Environmental Scan

Municipality	Definition of 'Fence'	Definition of 'Wall'	General Height Limitations in Residential Zones		General Height Limitations in Agricultural Zones		Regulated Fence Materials Other than Wire (Barbed Razor, Electrified)
			Front Yards	All Other Locations	Front Yards	All Other Locations	
Richmond	A structure used as an enclosure or for screening purposes around all or part of a lot	N/A	1.2 m	2.0 m on lot lines abutting non-residential zones	2.0 m	2.4 m	N/A
Richmond Proposed	No change	No change	No change	No change	1.2 m	2.0 m	Agrarian (Rural Farm) materials required in AG zones.
Burnaby	N/A	N/A	1.07 m	1.8 m	N/A	N/A	Open mesh / chain link
PH - 21 Coquitlam	A structure, not being a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof; includes a wall, not being part of a building, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property, does not include retaining wall. Materials used to construct a fence are limited to wood, masonry materials (excluding poured concrete), metal, pre-cast manufactured perforated or decorative concrete blocks or panels, and any combination thereof.	Any building element with a slope of 60 degrees or more to the horizontal; does not include a wall which is utilized as a fence, or a retaining wall.	1.3 m	1.8 m	N/A	3.1 m	See definition of fence.
Delta	A structure used as an enclosure or for screening purposes, and includes gates and walls, but excludes retaining walls and arbors.	N/A	1.2 m	1.8 m on lot lines abutting non-residential zones	1.2 m	2.4 m	Chain link Concrete blocks for retaining walls
City of Langley	N/A	N/A	N/A	2.0 m	N/A	N/A	N/A
Township of Langley	N/A	N/A	1.0 m	2.0 m	N/A	N/A	N/A
Maple Ridge	A structure constructed of materials including wood, masonry, concrete, or metal, intended for the purpose of total or partial physical and/or visual separation or enclosure of a property or portion thereof, and includes chain link fences, however	N/A	1.2 m	2.0 m	1.2 m 3.6 m	2.0 m 3.6 m	N/A

Municipality	Definition of 'Fence'	Definition of 'Wall'	General Height Limitations in Residential Zones		General Height Limitations in Agricultural Zones		Regulated Fence Materials Other than Wire (Barbed, Razor, Electrified)
			Front Yards	All Other Locations	Front Yards	All Other Locations	
	does not include retaining walls.						
New Westminster	Closed fence: one that has more than fifty percent (50%) of its area closed.	N/A	1.22 m	1.83 m	N/A	N/A	Open mesh / chain link
City of North Vancouver	Structure, accessory: a structure used for an accessory use, including fences, radio and television antennae and satellite dishes.	N/A	1.22 m	1.829 m	-	-	N/A
District of North Vancouver	N/A	N/A	1.8 m	2.4 m	-	-	N/A
Pitt Meadows	A structure used as an enclosure or as a visual barrier around all or part of a lot	N/A	1.2 m	1.8 m 2.4 m on lot lines abutting agricultural or industrial zones	1.8 m	2.4 m	N/A
Port Moody	A vertical structure used for enclosure or screening where the thickness is equal to or less than 8 cm (0.26 ft) excluding top and bottom rails and posts.	A vertical structure used for enclosure, screening or soil retention constructed of brick, masonry, stone, or timbers or any other material where the thickness of the wall is greater than 8 cm (0.26 ft).	1.2 m	2.5 m	1.2 m	N/A	See definition of wall.
Surrey	N/A	N/A	1.2 m	1.8 m	N/A	N/A	For properties on railway land, stones, cement, bricks, similar durable materials, chain link, or combination thereof.
Vancouver	Includes arbors, archways, boundary fences, gates, pergolas, screens, trellises, walls and similar structures.	N/A	1.2 m	1.9 m	N/A	N/A	Permitted: wood, brick, concrete block, metal
West Vancouver	A vertical structure used as an enclosure or a screen of all or part of a site, not exceeding 0.08 metre in thickness, excluding posts and rails, but shall not include a garden wall.	A vertical structure used as an enclosure or screening about all or part of a site constructed of concrete masonry, timbers, rock, or any other material where the thickness is more than 0.08 metre.	1.2 m 1.8 m	1.8 m 2.4 m	-	-	See definition of wall.



City of
Richmond

Bulletin
Building Approvals Department
6911 No. 3 Road, Richmond, BC V6Y 2C1

www.richmond.ca

This information is provided for clarification purposes only and is not in substitution of any applicable City Bylaws or Provincial or Federal Codes or laws. In the case of any contradictions, legislative Codes, laws or Bylaws take precedence. You must satisfy yourself that any existing or proposed construction or other works complies with such Bylaws, Codes or other laws.

Residential Zones: Fence Heights

No.: BUILDING-43
Last Revised: 2020/02/06
Date Created: 2020/02/06

This bulletin is to inform Owners and Builders of the height regulations for fences in residential zones recently adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144.

Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in residential zones have been clarified.

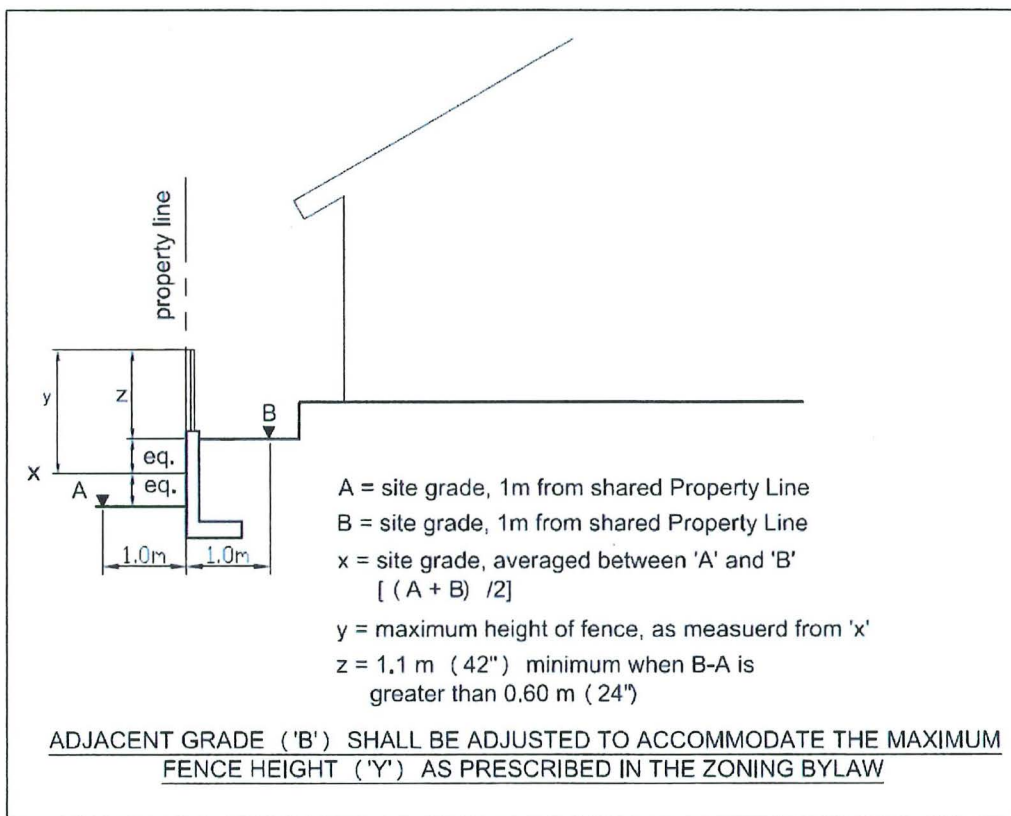
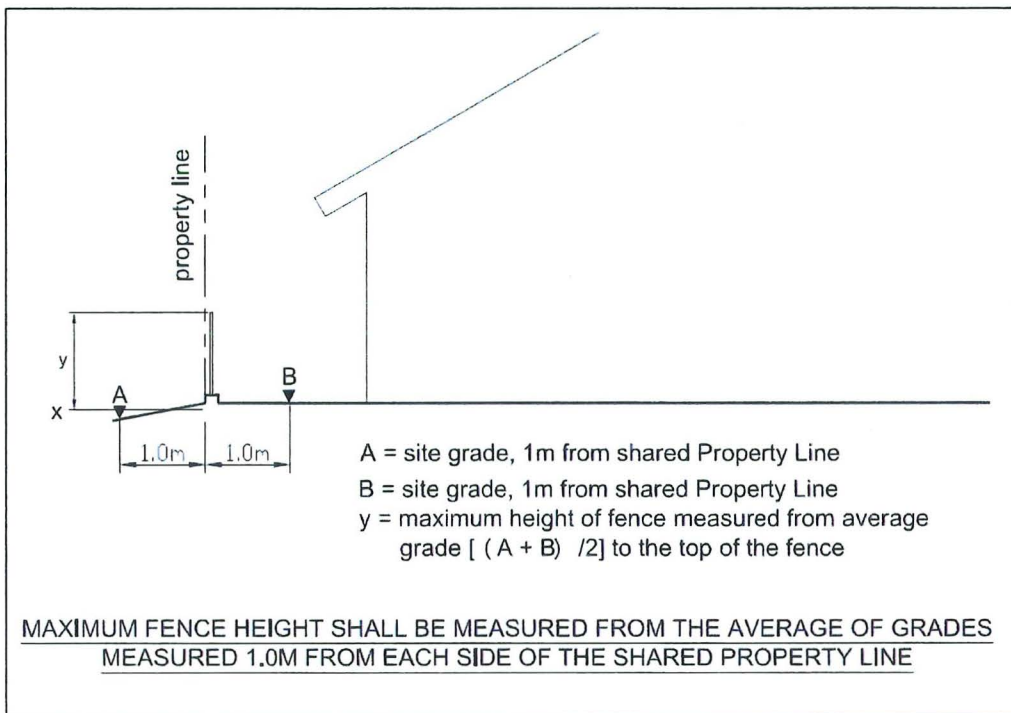
Fence Height Requirements

- The maximum fence height of 2.0 metres (m) is permitted for fences constructed in residential zones and site specific zones that include residential uses. (Richmond Zoning Bylaw No.8500:6.8.1)
 - A maximum fence height of 1.2 m is permitted for fences located in the front yard or between the principal dwelling unit and the front property line or public road.
 - A maximum fence height of 1.83 m is permitted for fences when located elsewhere within a required yard. (Richmond Zoning Bylaw No. 8500:Residential Zones)
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing. (Richmond Zoning Bylaw No. 8500:6.8.5)
- A building permit is required for any fence construction with concrete foundations. (Building Regulation Bylaw No. 7230:16.1)

Measuring Fence Height

- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence. (Richmond Zoning Bylaw No. 8500:6.8.3)
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown.
- Please refer to the diagrams attached.

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.



References

Please see Bulletin BUILDING-44 for regulations regarding fences in agricultural zones.

City of Richmond Zoning Bylaw, Landscaping and Screening:

<https://www.richmond.ca/shared/assets/LandscapingScreening24225.pdf>

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.



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Agricultural Zones: Fence Heights and Materials

No.: BUILDING-44

Last Revised: 2020/02/06

Date Created: 2020/02/06

This bulletin is to inform Owners and Builders of the fence height and material regulations in agricultural zones recently adopted in Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122 and Building Regulations Bylaw No. 7230, and Amendment Bylaw No. 10144.

Summary

- Definition of fence height has been clarified to identify measurement parameters.
- Maximum fence heights in agricultural zones have been clarified.
- Acceptable materials for use in agricultural zones have been clarified in order to promote and maintain the agrarian character.

General Requirements

- The maximum fence height of 2.4 metres(m) is permitted for fences constructed in agricultural zones and site specific zones that govern farm businesses. (Richmond Zoning Bylaw No. 8500:6.9.1)
 - A maximum fence height of 1.2 m is permitted for fences located in the front yard or between the single detached housing unit and the front property line or public road.
 - A maximum fence height of 2.0 m is permitted for fences located in the side yard or between the single detached housing unit and the side property line.
- The use of barbed wire, electrified wire, razor wire, and barbed tape obstacles as fencing material is prohibited in all residential zones and in site specific zones that govern single detached housing. (Richmond Zoning Bylaw No. 8500: 6.8.5)
- A building permit is required for any fence construction with concrete foundations. (Building Regulation Bylaw No. 7230:16.1)

Measuring Fence Height

- Fence height is determined by measuring the vertical distance between the average finished site grade, measured 1.0 m from both sides of the property line, to the top of the fence. (Richmond Zoning Bylaw No. 8500:6.9.3)
- Grading must be strategically managed to avoid impact with the maximum fence height limit shown. See Building Bulletin-43 for additional information.

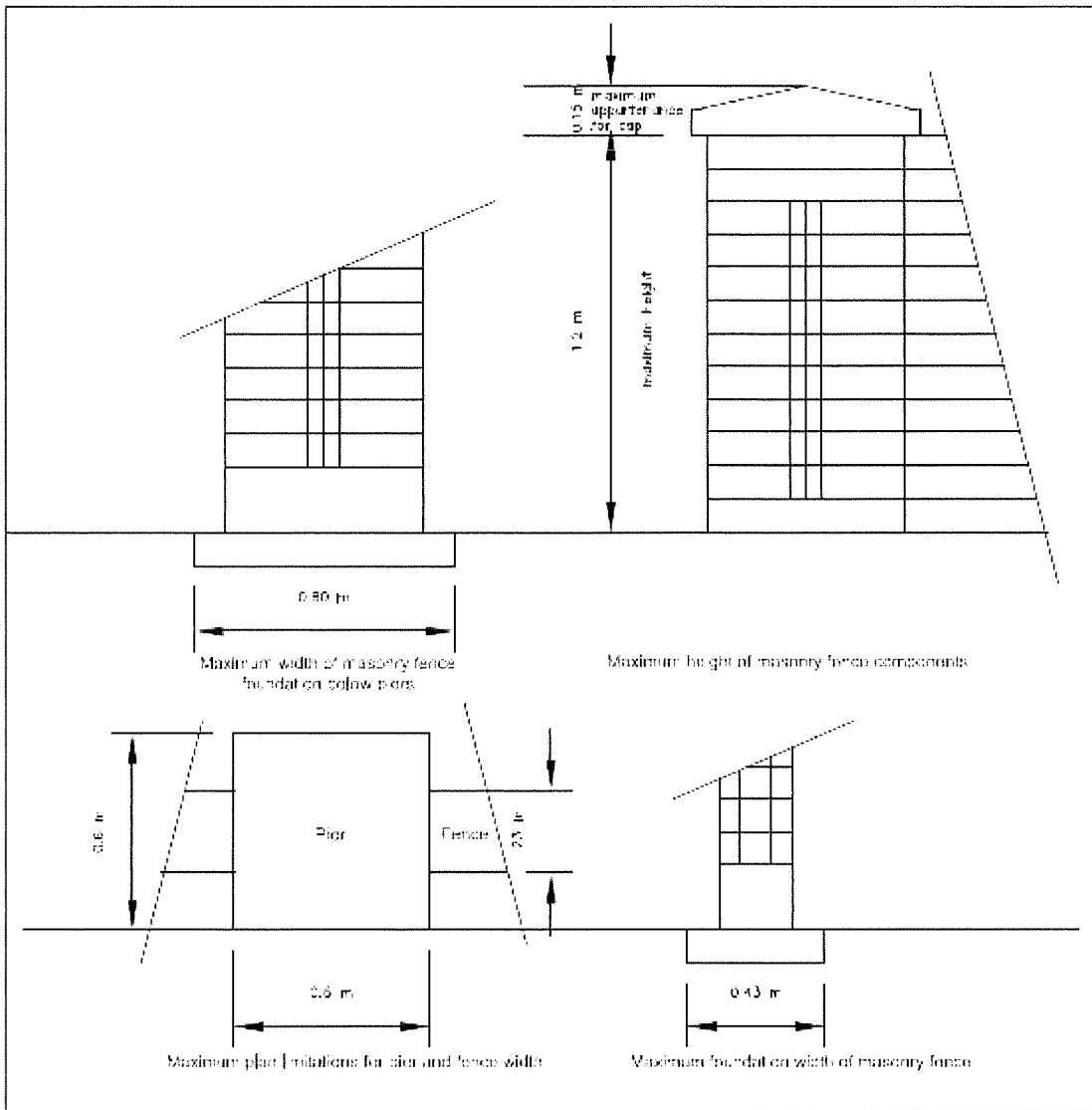
Material Regulations

- The following are suitable materials and design for construction of agrarian fencing in the Agriculture zones. (Richmond Zoning Bylaw No. 8500:6.9.4)
 - Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m;

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.

- Diagonal cross bracing permitted if bracing between posts;
 - Metal post and rail, minimum 0.3 m spacing between horizontal members;
 - Wood Post and welded wire mesh;
 - Steel Post and welded wire mesh; and/or
 - Wood pickets, 8 cm minimum distance between pickets.
- Fences in agriculture zones shall be constructed of materials limited to fence agrarian materials, except as noted below (Zoning Bylaw 8500:6.9.5):
 - Masonry and concrete fences shall only be permitted along property lines fronting a public road.
 - Masonry and concrete fences are defined as fences composed either partially or entirely of stone, brick, concrete, concrete block, or other similar building materials.
 - No masonry or concrete fence or its components shall exceed 1.2 m in height.
 - An appurtenance allowance of 0.15 m for pier caps is permitted provided the piers are spaced no closer than 0.365 m edge to edge.
 - The width of the masonry fence shall not exceed 0.3 m in width.
 - Footings shall limited as shown in the attached diagrams.
 - Total masonry fence length shall be further limited to the width of the single detached dwelling fronting the public road plus 6 m.
 - Beyond that length, fences shall be constructed of materials limited to agrarian materials.
- Please refer to the diagrams attached for additional information.

Should you have any questions, comments, or suggestions concerning this bulletin, please reference the Bulletin number and email building@richmond.ca or call the Building Approvals General Inquiries line at **604-276-4118**.



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**Richmond Zoning Bylaw No. 8500
Amendment Bylaw No. 10122 (Fence Regulations)**

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

1. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by deleting the definitions of “Height, fence” in its entirety and replacing it with the following:

“Height, fence means the vertical distance between the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence.**”

2. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 3.4 [Use and Term Definitions] by inserting the following definition in alphabetical order:

“Agrarian materials, fence The following are suitable materials and design for the construction of agrarian fencing in **agriculture zones.**

1. Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m.
 - a. Diagonal cross bracing permitted if bracing between posts.
2. Metal post and rail, minimum 0.3 m spacing between horizontal members.
3. Wood Post and welded wire mesh.
4. Steel Post and welded wire mesh.
5. Wood pickets, 8 cm minimum distance between pickets.”

3. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.8 [Fence Limitations in Residential Zones] by deleting Section 6.8.3 in its entirety and replacing it with the following:

“6.8.3 Fence height shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence.**”

4. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in All Other Zones] by deleting Section 6.9.1 in its entirety and replacing it with the following:

“6.9.1 No **fence** constructed in the **agricultural zones** and **site specific zones** that govern **farm businesses** shall exceed 2.4 m in **height**. Furthermore, a fence shall not:

- a) exceed 2.0 m in **height** where the **fence** is located in the **exterior side yards** of a **single detached housing unit**; or
- b) exceed 1.2 m in **height** where the **fence** is located in the **front yard** (or yard fronting a public street) of a **single detached housing unit**.”

5. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in Residential Zones] by deleting Section 6.9.3 in its entirety and replacing it with the following:

“6.9.3 **Fence height** shall be measured at the average **finished site grade** measured at a point 1.0 m from both sides of the **property line** to the top of the **fence**.”

6. Richmond Zoning Bylaw No. 8500, as amended, is further amended at Section 6.9 [Fence Limitations in All Other Zones] by inserting the following, in numerical order, and adjusting the numbers thereafter:

“6.9.4 The following are suitable **fence agrarian materials** for the design and construction of fencing in **agriculture zones**.

- a) Wood Post and Rail, minimum spacing between horizontal members shall be 0.3 m.
 - i. Diagonal cross bracing permitted if bracing between posts.
- b) Metal post and rail, minimum 0.3 m spacing between horizontal members.
- c) Wood Post and welded wire mesh.
- d) Steel Post and welded wire mesh.
- e) Wood pickets, 8 cm minimum distance between pickets.

6.9.5 In **agricultural zones**:

- a) **Fences** shall be constructed of materials limited to farm **agrarian materials** for fencing to the satisfaction of the Director, Building Approvals.
- b) Any gate providing farm **access** (even if also serving the **single detached housing unit**) is required to comply with the **agrarian materials**.

- c) Masonry **fences** shall only be permitted along **property lines** fronting a public road.
 - a. No masonry **fence** or its above **grade** components shall exceed 1.2 m in **height** and 0.3 m in width. **Height** may increase an additional 0.15 m as an appurtenance allowance for piers spaced no closer than 3.65 m edge to edge.
 - b. No masonry **fence** below **grade** components shall exceed 0.43 m in width for **fence** footing and 0.8 m square for pier footings.
 - c. Total masonry **fence** length shall be further limited to the width of the house fronting the public road plus 6 m.”

7. Richmond Zoning Bylaw No. 8500, as amended, is further amended as Section 4.12.1 [Projections into Yards in All Zones] by deleting Section 4.12.1 in its entirety and replacing it with the following:

“4.12.1

- a) No **building, structure,** feature or portion thereof shall be developed, used, occupied, constructed, erected, modified, converted, enlarged, reconstructed, altered, placed, maintained or added to within any required **yard** except as follows, provided that they meet the provisions of the British Columbia Building Code. The exceptions below do not apply to the 4 m **side yard setback** in properties with an AG1 **agricultural zone** when that same **setback** is used to accommodate farm **access.**”

8. This Bylaw is cited as “**Richmond Zoning Bylaw No. 8500, Amendment Bylaw No. 10122**”.

FIRST READING

PUBLIC HEARING

SECOND READING

THIRD READING

ADOPTED

APR 14 2020

OCT 13 2020

CITY OF RICHMOND
APPROVED by

APPROVED by Director or Solicitor

MAYOR

CORPORATE OFFICER



Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144

The Council of the City of Richmond enacts as follows:

- 1. Building Regulation Bylaw No. 7230, as amended, is further amended at Section 16.1 by deleting the definition of Structure and replacing it with the following:

“Structure means all or part of a construction, whether fixed to, supported by, sunk into, or located in, land, water or airspace, and includes freestanding sign structures over 3.0 m in height and supporting structures for such signs, and includes a sewage holding tank, but excludes landscaping, paving, a fence without concrete foundations, or a retaining wall under 1.0 m in height.”

- 2. This Bylaw is cited as “Building Regulation Bylaw No. 7230, Amendment Bylaw No. 10144”.

FIRST READING

APR 14 2020

SECOND READING

APR 14 2020

THIRD READING

APR 14 2020

ADOPTED

CITY OF RICHMOND
APPROVED for content by originating Division!
59
APPROVED for legality by Solicitor
BRS

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 21, 2020

From: Wayne Craig
Director, Development

File: RZ 19-881151

Re: Application by Kulbinder Dhesei, Rajbinder Aujla and Paulveer Aujla for Rezoning at 10160 Williams Road from the "Single Detached (RS1/E)" Zone to the "Compact Single Detached (RC2)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10206, for the rezoning of 10160 Williams Road from the "Single Detached (RS1/E)" zone to the "Compact Single Detached (RC2)" zone, be introduced and given first reading.

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

WC:na
Att. 7

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

Staff Report

Origin

Kulbinder Dhesi, Rajbinder Aujla and Paulveer Aujla – the owners of the property, have applied to the City of Richmond for permission to rezone 10160 Williams Road from the “Single Detached (RS1/E)” zone to the “Compact Single Detached (RC2)” zone, to permit a subdivision to create two single detached lots, with vehicle access from the rear lane (Attachment 1). The site survey and proposed subdivision plan is attached (Attachment 2).

Findings of Fact

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

Surrounding Development

The subject property is located on the south side of Williams Road, between No. 4 Road and Aquila Road. The existing house on site is currently owner occupied. In recent years, the south side of this block of Williams Road has undergone redevelopment to smaller lots through rezoning and subdivision.

To the North: Across Williams Road, are two dwellings zoned “Compact Single Detached (RC1)” that were part of an approved rezoning and subdivision application from 2006 (RZ 06-350258 and SD 06-350259).

To the South: Directly across the rear lane, is a large lot zoned “Single Detached with Granny Flat or Coach House - Edgemere (RE1)”.

To the East: A single-family dwelling zoned “Compact Single Detached (RC2)” that was part of an approved rezoning and subdivision application from 2012 (RZ 12-610058 and SD 12-610059).

To the West: A single-family dwelling zoned “Compact Single Detached (RC1)” that was part of an approved rezoning and subdivision application from 2007 (RZ 07-386470 and SD 07-386469).

Related Policies & Studies

Official Community Plan (OCP) Designation

The OCP’s Generalized Land Use Map designation for this property is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Land Use Policy

The Arterial Road Land Use Policy identifies the subject property for Compact Lot Single Detached development. This policy permits rezoning and subdivision along this section of Williams Road where there is an existing operational rear lane. This redevelopment proposal to rezone and subdivide a single-family lot into two compact single-family lots is consistent with the Arterial Road Redevelopment Policy.

Lot Size Policy 5443

The subject property is located within the area covered by Lot Size Policy 5443 (adopted by Council in 1990; amended in 2006). This Policy permits rezoning and subdivision of lots along this section of Williams Road in accordance with the provisions of Single-Family Housing District (R1-0.6) or Coach House District (R9) provided there is access to an operational rear lane (Attachment 4). These Districts are equivalent to the “Compact Single Detached (RC2)” and “Coach House (RCH)” zones of the current Zoning Bylaw 8500). This redevelopment proposal would allow for the creation of two lots, each approximately 10 m wide and 336 m² in area, which is consistent with the Lot Size Policy.

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 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*.

Analysis

This redevelopment proposes to rezone and subdivide one existing single-family property into two new compact single-family lots with vehicular access from the rear laneway. This rezoning and subdivision is consistent with the lot fabric and vehicular access of the adjacent lots on Williams Road. Similar applications to rezone and subdivide properties have been approved in recent years on both sides of this block of Williams Road, between No. 4 Road and Aquila Road.

Transportation and Site Access

Vehicular access to Williams Road is not permitted in accordance with Bylaw No. 7222 and therefore will be restricted to the rear lane only. Secondary suite parking will also be provided as required by Bylaw 8500, adjacent to the garages of the primary units and accessed from the rear lane. Based on the attached architectural drawings, both lots would provide a garage with side-by-side parking with an additional 3rd parking space provided for the use of the secondary suite.

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 five bylaw-sized trees on the subject property; one non-bylaw sized tree on neighbouring property, and one bylaw sized street tree on City property.

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

- The City's Tree Preservation Coordinator concurs with the Arborist's recommendations for the removal of the five on-site trees (tag# 446, 447, 448, 449, 450) based on their very poor condition as a result of sparse canopy foliage and historical topping. The on-site trees are not good candidates for retention and should be removed and replaced.
- The City's Parks Arborist recommends that the one 23cm dbh Liquidambar Styraciflua street tree (tag# C01) in the boulevard on City-owned property should be retained and protected prior to demolition and construction on the subject site and a \$5,000.00 tree survival security be required.
- One tree (tag# N01) located on adjacent neighbouring properties is identified to be retained and protected and a \$5,000.00 tree survival security be required. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

The applicant wishes to remove five on-site trees (Trees # 446, 447, 448, 449, 450) that are in very poor condition. The 2:1 replacement ratio would require a total of 10 replacement trees. The applicant has agreed to plant five trees on each lot proposed; for a total of ten trees. The required replacement trees are to be planted and sized as illustrated on Landscape Plan in Attachment 5.

Tree Protection

One tree (tag# N01) on neighbouring properties is to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). The applicant has provided a site plan and landscape plan demonstrating their ability to plant five trees on each of the resulting lots (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission to the City of a Tree Survival Security to the City in the amount of \$10,000.00 (\$5,000 each) for the two (2) trees (tag# C01, N01) to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The applicant is required to comply with the City's Affordable Housing Strategy. The applicant proposes to provide a legal secondary suite on both future lots at the subject site. To ensure that the two-storey one-bedroom secondary suites of approximately 42.3 m² (455ft²) are 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 the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. This legal agreement is a condition of rezoning adoption.

Site Servicing

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD & TransLink), Cost Recovery Bylaw Charge of \$26,309.54 for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs. Construction works for upgrades will be performed via a City Work Order at the time of subdivision.

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 rezoning application to permit subdivision of 10160 Williams Road into two single-family lots complies with all applicable land use designations and policies contained within the OCP, and is consistent with Lot Size Policy 5443, which allows rezoning and subdivision to “Compact Single Detached (RC2)”. This rezoning application is consistent with the established pattern of redevelopment in the neighbourhood.

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

On this basis, it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10206 be introduced and given first reading.



Nathan Andrews
Planning Technician
(604-247-4911)

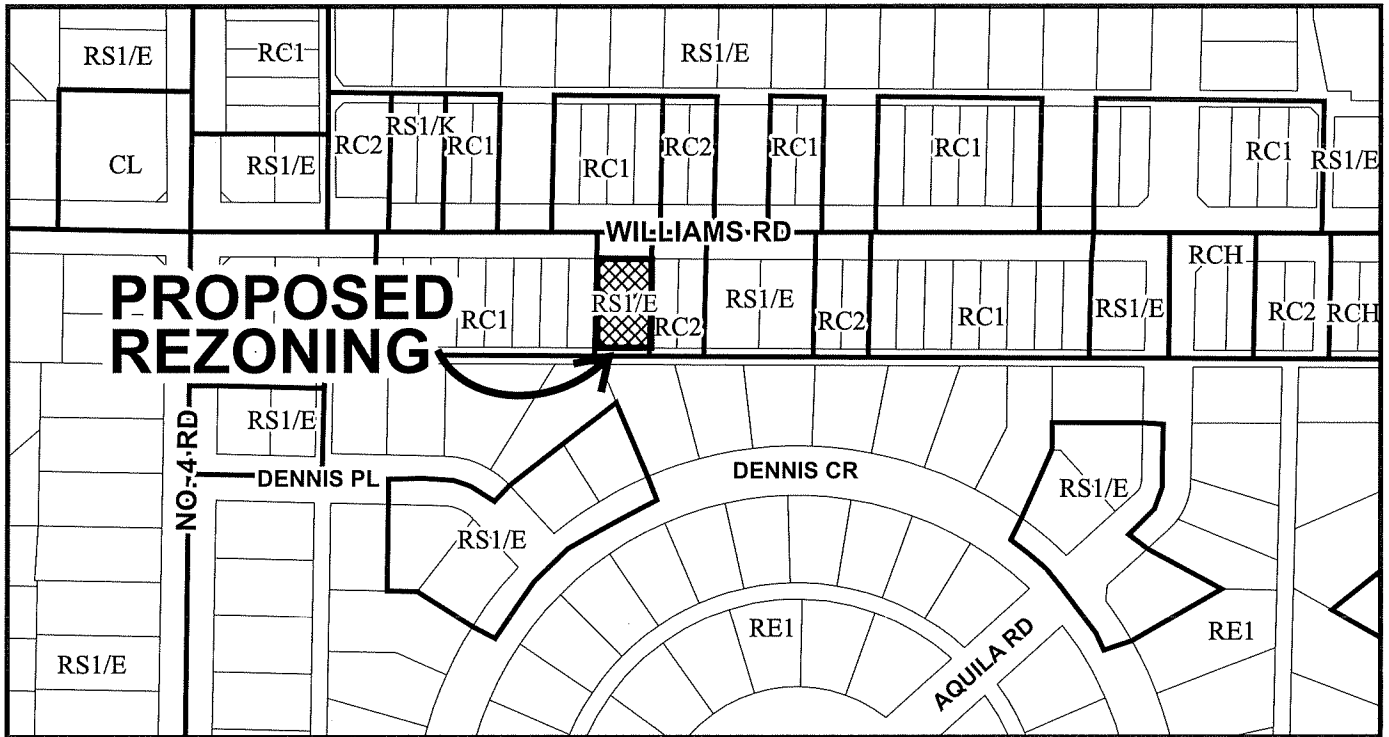
NA:blg

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey and Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5443
- Attachment 5: Site Plan and Landscape Plan
- Attachment 6: Tree Retention Plan
- Attachment 7: Rezoning Considerations




City of
Richmond

ATTACHMENT 1

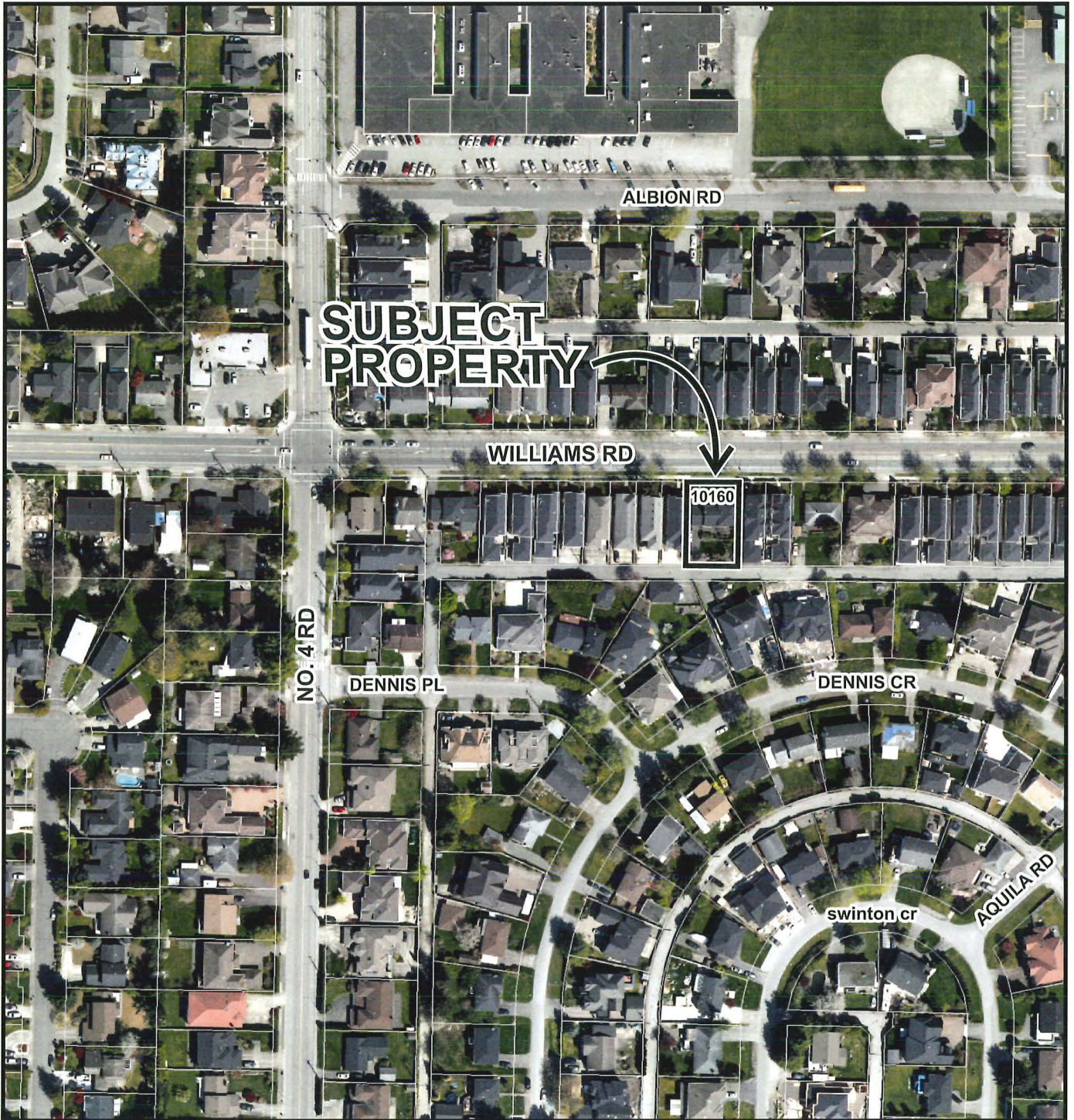


10097	10111	10119	10131	10151	10157	10171	10177	10191	10199	10211	10231	10239	10251
10.06	10.06	10.06	20.12	10.06	10.06	10.06	10.06	10.06	10.06	20.12	10.06	10.06	20.12
WILLIAMS RD													
10082	10088	10100	10120	10122	10140	10142	10160	10180	10188	10200	10220	10240	10250
32.93	32.93	32.93	32.99	32.93	32.93	32.92	32.92	32.92	32.92	32.92	32.92	32.92	32.92
10.21	10.21	10.21	10.21	10.21	10.21	10.21	20.42	10.21	10.21	20.42	20.42	10.21	10.21
15.33	40.46		16.82		27.65		25.58		26.93		27.21		

	RZ 19-881151	Original Date: 01/09/20 Revision Date: Note: Dimensions are in METRES
---	---------------------	---



City of
Richmond



RZ 19-881151

Original Date: 01/09/20

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF
LOT 28 BLOCK 1 SECTION 35 BLOCK 4 NORTH RANGE 6 WEST
NEW WESTMINSTER DISTRICT PLAN 18549**



#10160 WILLIAMS ROAD,
RICHMOND, B.C.
P.I.D. 004-305-728

NOTE:

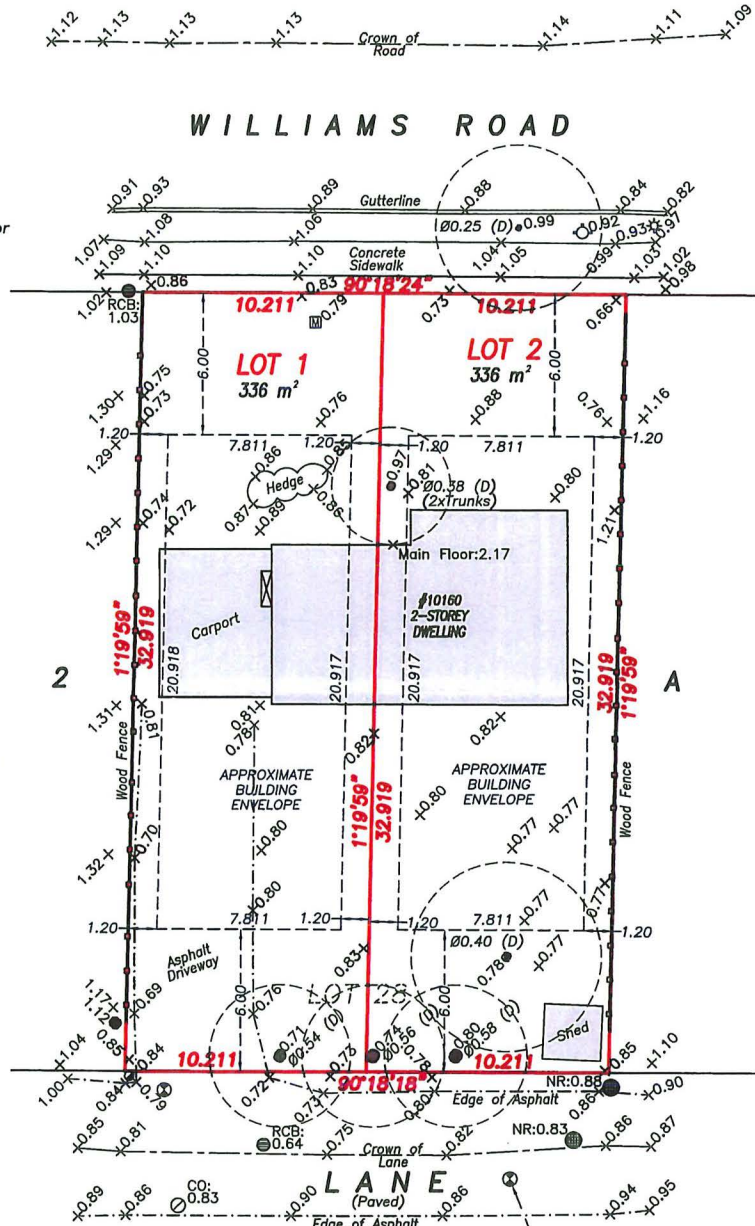
Elevations shown are based on
City of Richmond HPN
Benchmark network.
Benchmark: HPN #190
Control Monument 94H1624
Elevation: 2.353m
Benchmark: HPN #191
Control Monument 02H2453
Elevation: 1.664m

NOTE:

Use site Benchmark Tag #2977 for
construction elevation control.

LEGEND:

- (D) denotes deciduous
- ⊙ denotes round catch basin
- ⊕ denotes water meter
- ⊙ denotes manhole
- ⊙ denotes cleanout
- ⊙ denotes fire hydrant
- ⊙ denotes street light
- ⊙ denotes power post



Nail in aluminum
Tag #2977
Site Benchmark
Elevation: 0.89m

© 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. 7382
FB-360 P53-55; FB-375 P144
Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY

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

AUGUST 6th, 2019.

DWG No. 7382-Topo

PH - 40



RZ 19-881151

Attachment 3

Address: 10160 Williams Road

Applicant: Kulbinder Dhesi, Rajbinder Aujla and Paulveer Aujla

Planning Area(s): Shellmont

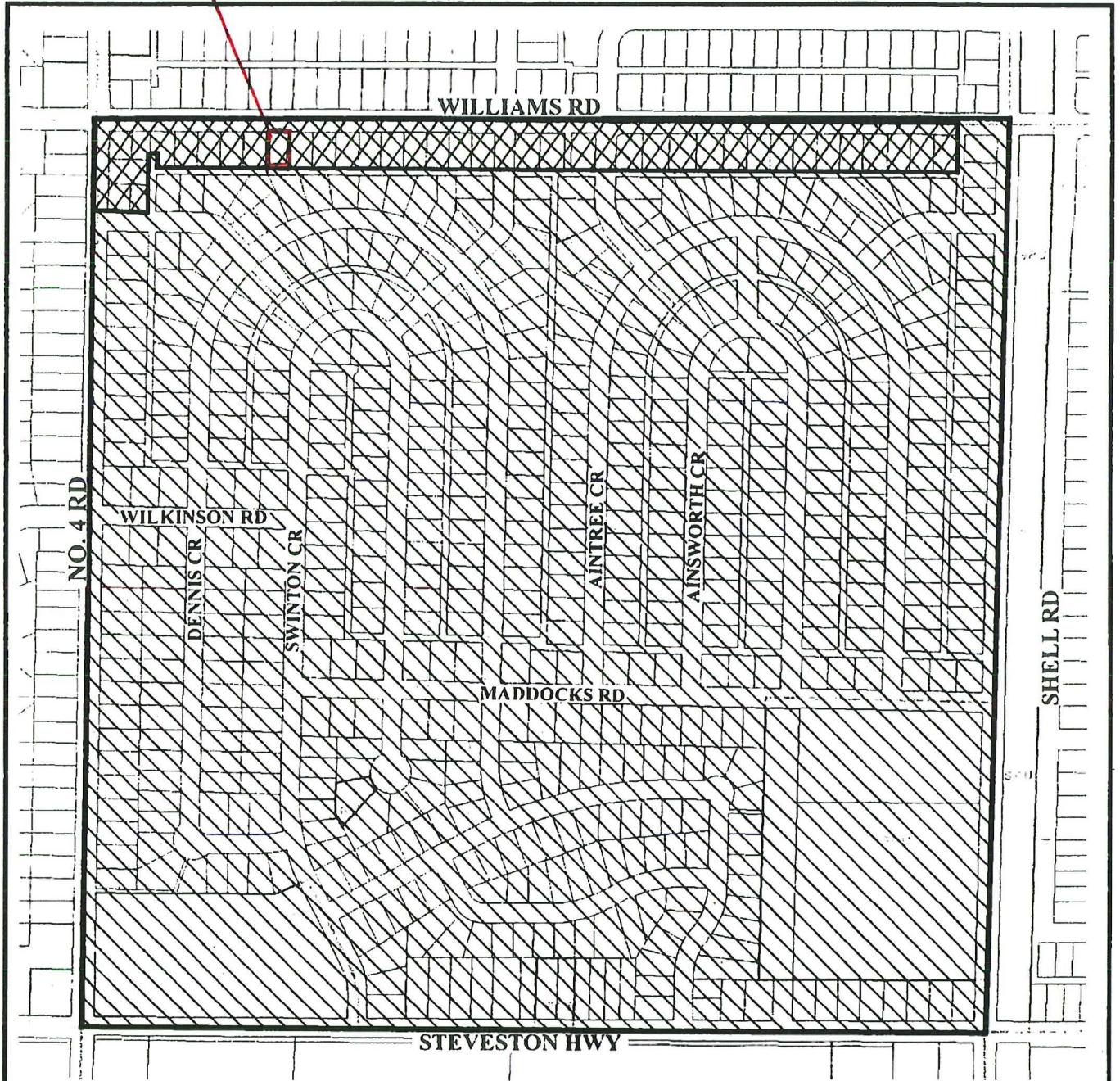
	Existing	Proposed
Owner:	Kulbinder Dhesi Rajbinder Aujla Paulveer Aujla	To be determined
Site Size (m²):	672 m ² (7,234 ft ²)	Two lots, each approximately 336 m ² (3,617 ft ²)
Land Uses:	One single detached dwelling	Two single detached dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5443 permits rezoning and subdivision of lots along the south side of this section of Williams Road to "Compact Single Detached (RC2)" or "Coach House (RCH)".	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Number of Units:	1	2
Other Designations:	The Arterial Road Redevelopment Policy permits rezoning and subdivision to smaller lots along the south side of this section of Williams Road due to the existing operational rear lane.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.6	Max. 0.6	none permitted
Buildable Floor Area (m ²):*	Lot A: Max. 201.60 m ² (2,170 ft ²) Lot B: Max. 201.60 m ² (2,170 ft ²)	Lot A: Max. 201.23 m ² (2,166 ft ²) Lot B: Max. 201.23 m ² (2,166 ft ²)	none permitted
Lot Coverage (% of lot area):	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	Building: Max. 50% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 20%	none
Lot Size:	Min. 270 m ²	336 m ²	none
Lot Dimensions (m):	Width: 9.0 m Depth: 24.0 m	Width: 10.21 m Depth: 32.92 m	none

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.0 m Side: Min. 1.2 m	none
Height (m):	Max. 9.0 m (2.5 storeys)	9.0 m	none
On-site Vehicle Parking with Secondary Suite:	3 per lot	Lot A: 3 Lot B: 3	none

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

* 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**.



Subdivision permitted as per R1-0.6 or R9 provided that access is to a constructed lane and not to the arterial road.



Policy 5443
Section 35, 4-6

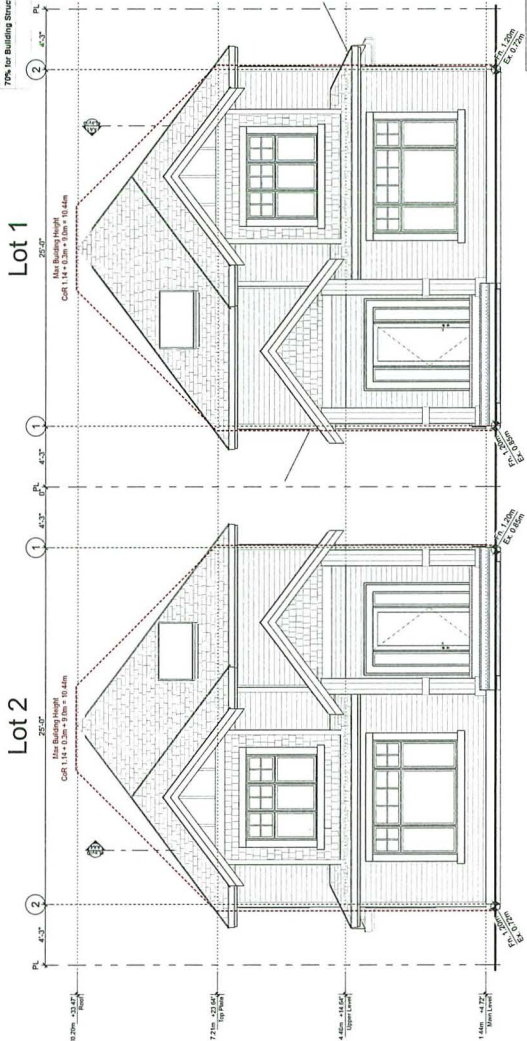
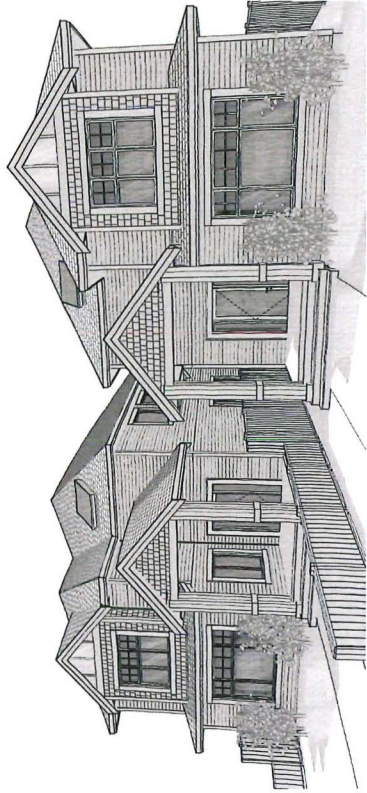
Adopted Date: 12/17/90

Amended Date: 12/18/06

Proposed Rezoning & Subdivision 10160 Williams Road

1110 Williams Road Subdivision		S432.01	
Lot Width	10.21	31.00	
Lot Depth	32.00	108.04	
Site Area	326.00	3617	
New Buildings			
	Metrie	Imparal	Imparal
R2 Density FAR 0.00	201.60	2170.00	201.23
2.1.4 Permitted Density			
Site Area Upper Level			219
Site Area Main Level			205
Total Site Area (Included in FAR)			42.37
R2.3 Lot Coverage			
Lot Coverage	168.00	1680	143.30
75% for Building Structures & Non-porous	252.00	2520	198.45
20% of lot area	67.20	723.00	74.68
805.00			
Crown of Road			
Max Building Height + 0.3m + 9.5m	18.44	34.25	19.20
Finished Grade	1.46	4.59	
Level 2 codes to be determined per zoning where appropriate.			

1110 Williams Road R2VE Zoning Data		Allowable	
Lot Width	20.42	66.99	
Lot Depth	32.03	108.04	
Site Area	672.43	7228	
New Buildings			
	Metrie	Imparal	
FAR 0.00 on 646.5 sqz	25.46	2750	
FAR 0.02 in excess of 646.5 sqz	62.38	671	
Maximum FAR	317.85	3421	
Maximum Covered Areas at 10%	31.79	342	
Maximum Garage at 50 sqz	50.00	538	
R2.3 Permitted Lot Coverages			
45% for Buildings	303	3257	
75% for Building Structures & Non-porous	471	5057	



ATTACHMENT 5

Cover Sheet

Status: Issued for Reasoning

Date: 2020-07-13

A01

Dhesi Houses
10160 Williams Road
Richmond, BC

The design and specifications of all drawings conform to BCBC 2018

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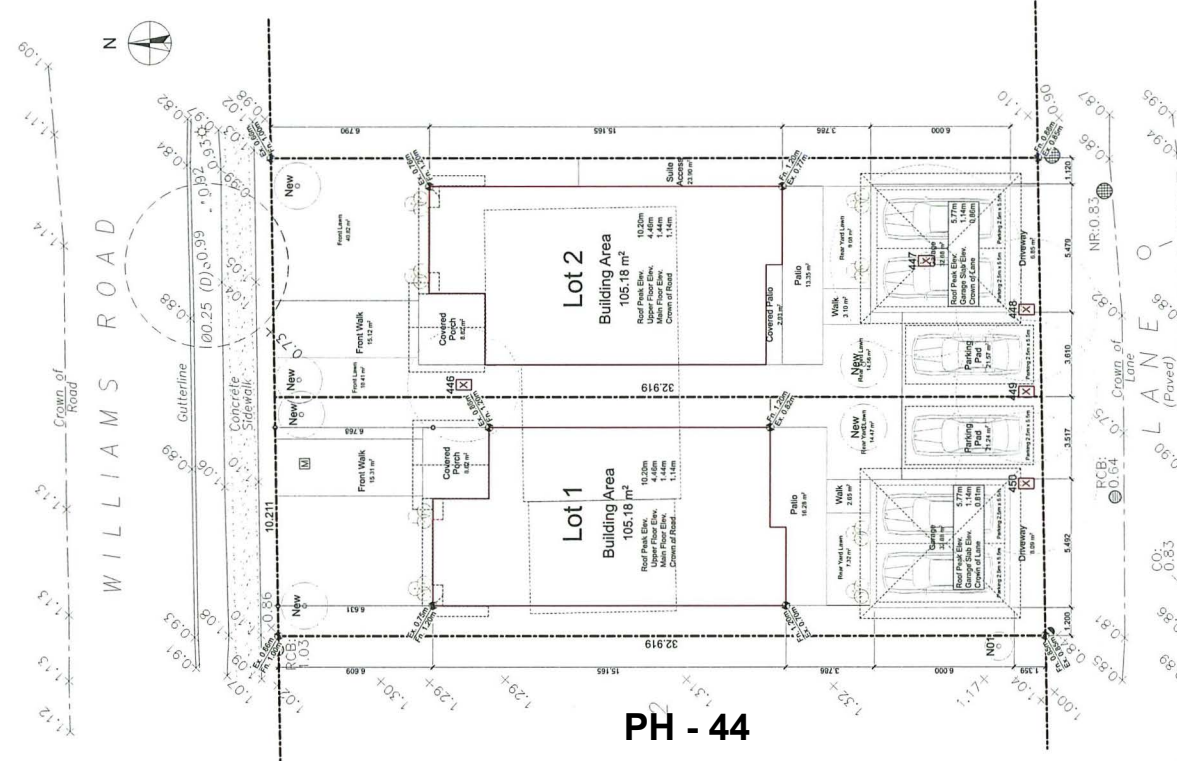
Sheet Index Panel	
Sheet ID	Drawing Name
A01	Site Plan
A02	Floor Plans
A03	Elevations
A04	General Notes & Typ. Details
A05	Site Data & Details
A06	Planning Plans

Legal Address

Lot 28, Block 4 North, Sub Block 1
Plan NWP18549, Section 35, Range 6 West
New Westminster Land District
PID 004-305-728

North

1/4" = 1'-0"



Williams Road

1/8" = 1'-0"

Nail in aluminum
Tag #2977
Site Benchmark

REINE DESIGN

Bradley Doré
664.782.8540
brad.dore@reine.com



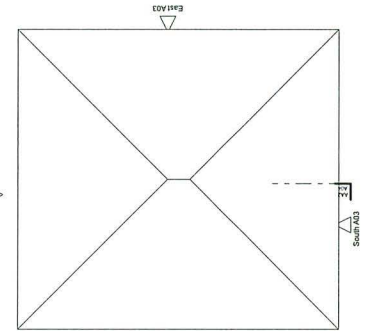
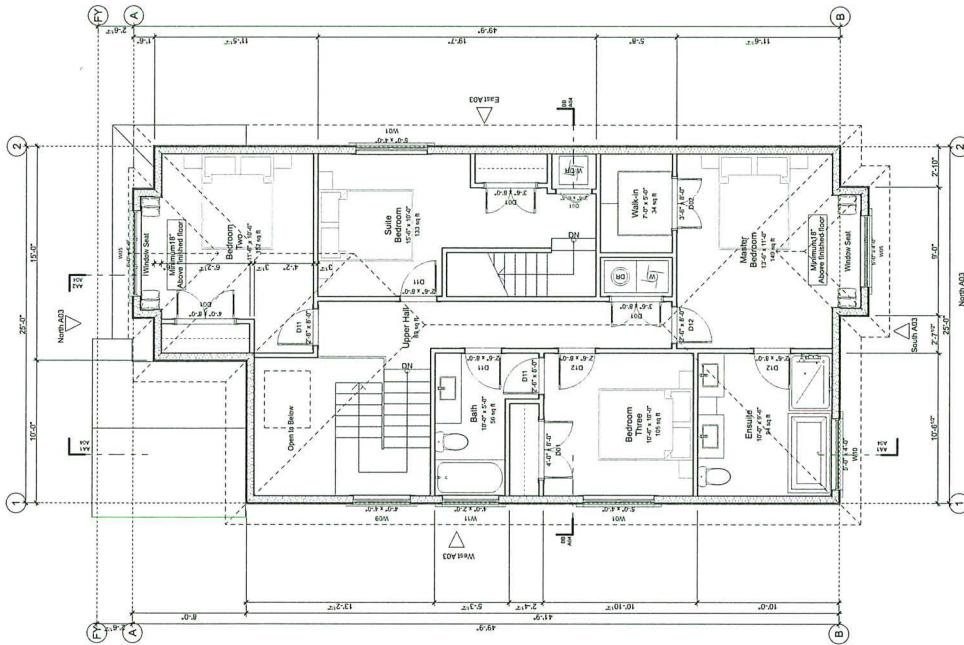
Bradley Doré
604.702.8240
brad.dore@reine.com

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Dhesi Houses
10160 Williams Road
Richmond, BC

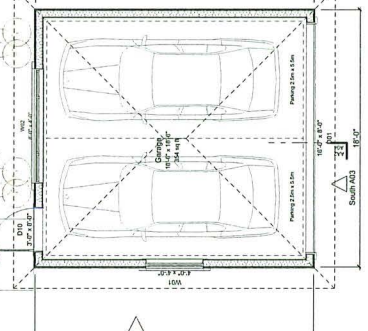
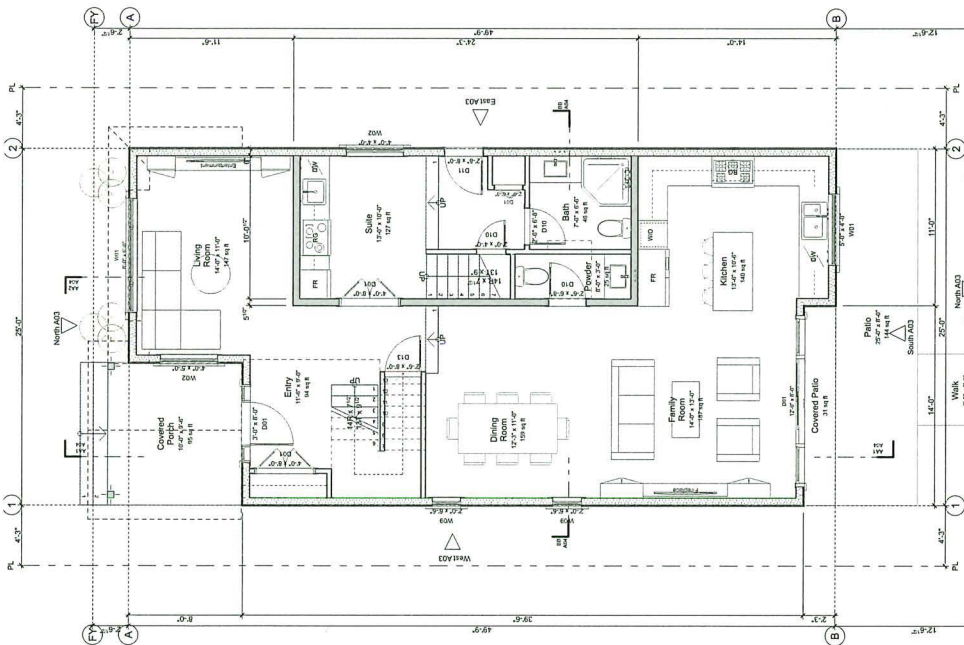
The design and construction of drawings conform to BCSEC 2018

Floor Plans	
Based for Reasoning	Date: 2020-07-13
A02	



Floor Upper Level
1.004

Upper Level
1/4" = 1'-0"



Floor Area Main Level
1.132

Main Level
1/4" = 1'-0"

SEAL

NO.	DATE	REVISION DESCRIPTION	BY
1	2016-11-11	ISSUED FOR PERMIT	DK

CLIENT

PROJECT:

PROPOSED SUBDIVISION
10166 WILLIAMS ST
RICHMOND, B.C.

DRAWING TITLE
LANDSCAPE PLAN

DATE: 25 JUN 11
SCALE: 1:100
DRAWN: MM
DESIGN: MM
CHECK: MCT

DRAWING NUMBER
L1

OF 2

PAGE PROJECT NUMBER
20-076



2016-12P

PLANT SCHEDULE	COMMON NAME	PLANT SIZE / REMARKS
1	CECIS CAMANISSE 'PINKIE PINKIE'	50 CAL. BAR
2	CORNUS FLORIDA 'NURSERY'	50 CAL. BAR
3	STYRAX JAPONICA	2.5M HT. BAR
4	STYRAX JAPONICA	5M CAL. 1.5M HT. BAR
5	STYRAX JAPONICA	5M CAL. 1.5M HT. BAR
6	ADONIS 'TROPIC LIPS'	#2 POT, 45CM
7	ADONIS 'TROPIC LIPS'	#2 POT, 45CM
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100	ADONIS 'TROPIC LIPS'	#2 POT, 45CM



Address: 10160 Williams Road

File No.: RZ 19-881151

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10206, the developer is required to complete the following:

1. Submission of a Landscape Plan, prepared by a Registered Landscape Architect, to the satisfaction of the Director of Development, and deposit of a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect, including installation costs. 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 ten (10) required replacement trees to be planted and sized as illustrated on Landscape Plan in Attachment 5 of the Rezoning Report.

If required replacement trees cannot be accommodated on-site, a cash-in-lieu contribution in the amount of \$750/tree to the City's Tree Compensation Fund for off-site planting is required.

2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 (\$5,000 each) for the two (2) trees (tag# C01, N01) to be retained.
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 is granted until a minimum one-bedroom secondary suite of approximately 42.3 m² (455ft²) 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.

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.

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.

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

1. Pay Development Cost Charges (City and GVS & DD & Translink), Cost Recovery Bylaw Charge of \$26,309.54 for lane improvements, School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
2. At the developer's sole cost complete the following works via a City Work Order:

Water Works:

- a) Using the OCP Model, there is 748.0 L/s of water available at a 20 psi residual at the Williams Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) At Developer's cost, the Developer is required to:
 - i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- c) At Developer's cost, the City will:
 - i) Cut and cap the existing water service connection to the existing parcel, and remove water meter.
 - ii) Install one new water service connection for each proposed lot, complete with meter and meter box.

Storm Sewer Works:

- d) At Developer's cost, the City will:
 - i) Install a new storm service connection to the east lot, complete with inspection chamber.
 - ii) For the existing building, confirm the capacity and condition of the existing storm connection. If the existing storm connection is adequate to be reused, it may be retained; if not, it shall be replaced by the City at the developer's cost.

Sanitary Sewer Works:

- e) At Developer's cost, the City will:
 - i) Cut and cap the service connection to the existing parcel. Retain the inspection chamber to serve adjacent properties.
 - ii) Install one new sanitary service connection complete with inspection chamber and dual service leads.

Frontage Improvements:

- f) At Developer's cost, the Developer is required to:
 - i) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
 - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - ii) Complete other frontage improvements as per Transportation requirements.

General Items:

- g) At Developer's cost, the Developer is required to:
 - i) Comply with and pay the determined costs under Schedule 5 of the Works and Services Cost Recovery Bylaw #8752 at subdivision.
 - ii) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

Note:

* This requires a separate application.

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

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

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

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

Signed

Date



Richmond Zoning Bylaw 8500
Amendment Bylaw 10206 (RZ 19-881151)
10160 Williams Road

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

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

P.I.D. 004-305-728

Lot 28 Block 1 Section 35 Block 4 North Range 6 West New Westminster District Plan 18549

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10206".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 13 2020

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

MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee

To: General Purposes Committee

Date: September 21, 2020

From: Wayne Craig
Director, Development

File: RZ 20-898600

Re: Application by Raman Kooner for Rezoning at 3540 Lockhart Road from the "Single Detached (RS1/E)" Zone to the "Single Detached (RS2/B)" Zone

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10211, for the rezoning of 3540 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:na
Att. 7

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

Staff Report

Origin

Raman Kooner has applied to the City of Richmond on behalf of 1254396 B.C. Ltd (Akkalan Holdings Inc. (Directors – Amit Robbie Sharda and Bhupinder Kooner)) for permission to rezone 3540 Lockhart Road (Attachment 1) from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone in order to create two new single-family residential lots. The proposed subdivision is shown in Attachment 2.

Findings of Fact

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

Subject Site Existing Housing Profile

There is a non-conforming two-unit dwelling on the site currently and which will be demolished. One unit is currently occupied by the previous owner of the property until the end of September and the other unit is vacant.

Surrounding Development

The area is an established residential neighbourhood containing a mix of older and newer single-family and two-unit dwelling lots.

- To the North: Across Lockhart Road, two single-family lots zoned “Single Detached (RS1/B)” that were part of an approved rezoning and subdivision application from 2006 (RZ 06-344783 and SD 06-344786).
- To the South: A duplex on property zoned “Two-Unit Dwellings (RD1)”.
- To the East: A single-family dwelling on property zoned “Single Detached (RS1/B)”.
- To the West: A single-family dwelling that was part of an approved rezoning and subdivision application from 2006 (RZ 06-345319 and SD 06-345321) zoned “Single Detached (RS1/B)”.

Related Policies & Studies

Official Community Plan

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

Lot Size Policy 5447

The subject property is located within the area covered by Single-Family Lot Size Policy 5447 (Attachment 5). This Single-Family Lot Size Policy permits subdivision consistent with the requirements of the “Single Detached (RS2/B)” zone. The proposed rezoning and subdivision would allow for the creation of two lots; each 12.19 m in width and 467 m² (5027 ft²) in area, consistent with the requirements of the “Single Detached (RS2/B)” zone.

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 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*.

Analysis

Existing Legal Encumbrances

There is an existing 3.0 m-wide statutory right-of-way (SRW) for sanitary services registered on title (K86910) within the rear yard of the subject lot, which will not be impacted by the proposed rezoning and subdivision. The applicant is aware that encroachment and construction works are not permitted in the SRW.

Transportation and Site Access

The property frontage was recently upgraded to meet City standards. Vehicle access will be provided from Lockhart Road via separate driveway crossings to each new lot.

Tree Retention and Replacement

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

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

- One 33 cm Douglas Fir (tag#1601) on-site is in good condition and therefore should be retained and protected. A \$10,000.00 Tree Survival security will be required.
- Two trees (tag#Os1 (25 cm dbh Sycamore Maple) and tag#City-1 (0.08 cm dbh Katsura tree) located on adjacent neighbouring and City properties are identified to be retained and protected. Both trees will each require a \$5,000.00 Tree Survival Security. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

Tree Replacement

No trees are proposed to be removed. As per the Richmond Zoning Bylaw 8500, on a lot that is subject to a building permit application, each new lot will provide two new trees and comply with the minimum planting sizes specified in the City's Tree Protection Bylaw 8057 where trees are being planted. To ensure that each new lot will have a minimum of two new trees on-site, a Landscape security of \$3,000.00 for four new trees (\$750/tree) will be required.

Tree Protection

Two off-site trees (one neighbouring tree tag#Os1 and one City tree tag#City-1) are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 6). Three hedges are also highlighted and tagged (tag# Hedge1, Hedge2, OsHedge) as part of the tree protection plan. While hedges are not required to be retained these hedges are in good condition and the applicant has agreed to retain them. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection, and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the three (3) trees to be retained (on-site: tag# 1601; off-site: tag# Os1, City-1).
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

Affordable Housing Strategy

The Affordable Housing Strategy for single-family rezoning applications requires a secondary suite or coach house on 100% of new lots created; a secondary suite or coach house on 50% of new lots created together with a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the remaining lots; or, where a secondary

suite cannot be accommodated in the development, a cash-in-lieu contribution to the Affordable Housing Reserve Fund of \$4.00/ft² of the total buildable area of the development.

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of minimum 36 m² (388 ft²) in each of the dwellings to be constructed on the new lots, for a total of two suites. Prior to final adoption of the rezoning bylaw, the applicant must register a legal agreement on title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite is constructed on each of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Site Servicing and Frontage Improvements

At the Subdivision stage, the applicant will pay a voluntary \$31,097.00 cash-in-lieu contribution for the road widening, concrete sidewalk, concrete curb, treed boulevard, and driveway crossings completed by the City Capital Project along Lockhart Road. The applicant is also required to pay the current year's taxes, Development Cost Charges (City and GVS & DD & Translink), School Site Acquisition Charge, Address Assignment Fees, and other costs associated with the completion of the servicing works as described in Attachment 7 via a City Work Order.

Financial Impact or Economic Impact

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

Conclusion

The purpose of this application is to rezone 3540 Lockhart Road from the "Single Detached (RS1/E)" zone to the "Single Detached (RS2/B)" zone, to permit the property to be subdivided to create two single-family lots, each with a secondary suite, with vehicle access from Lockhart Road.

This application is consistent with all applicable land use designations and policies, and is consistent with the established subdivision pattern in the surrounding area.

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

On this basis, staff support the application and it is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10211 be introduced and given first reading.



Nathan Andrews
Planning Technician

September 21, 2020

- 6 -

RZ 20-898600

(604-247-4911)

NA:blg

Attachments:

Attachment 1: Location Map and Aerial Photo

Attachment 2: Survey Plan and Proposed Subdivision Plan

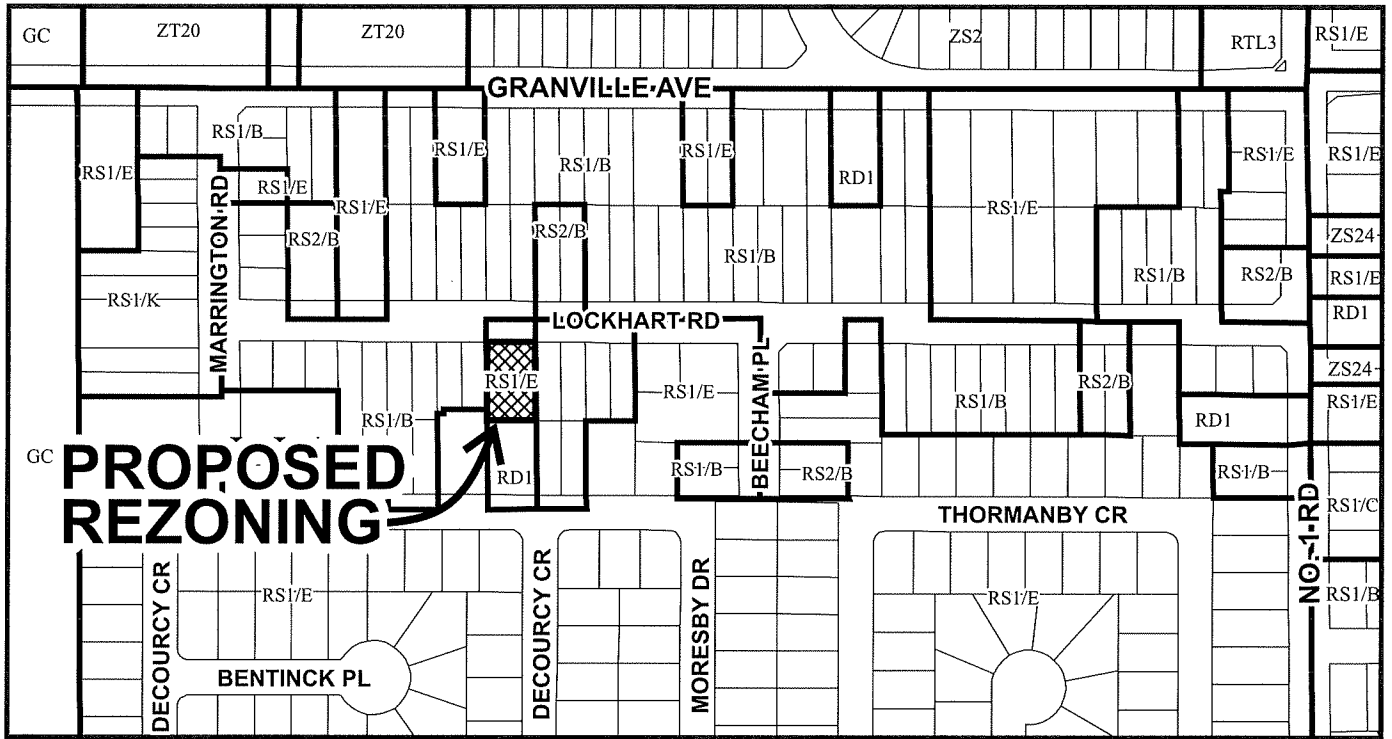
Attachment 3: Development Application Data Sheet

Attachment 4: Seafair Planning Area Land Use Map

Attachment 5: Lot Size Policy 5447

Attachment 6: Tree Retention Plan

Attachment 7: Rezoning Considerations

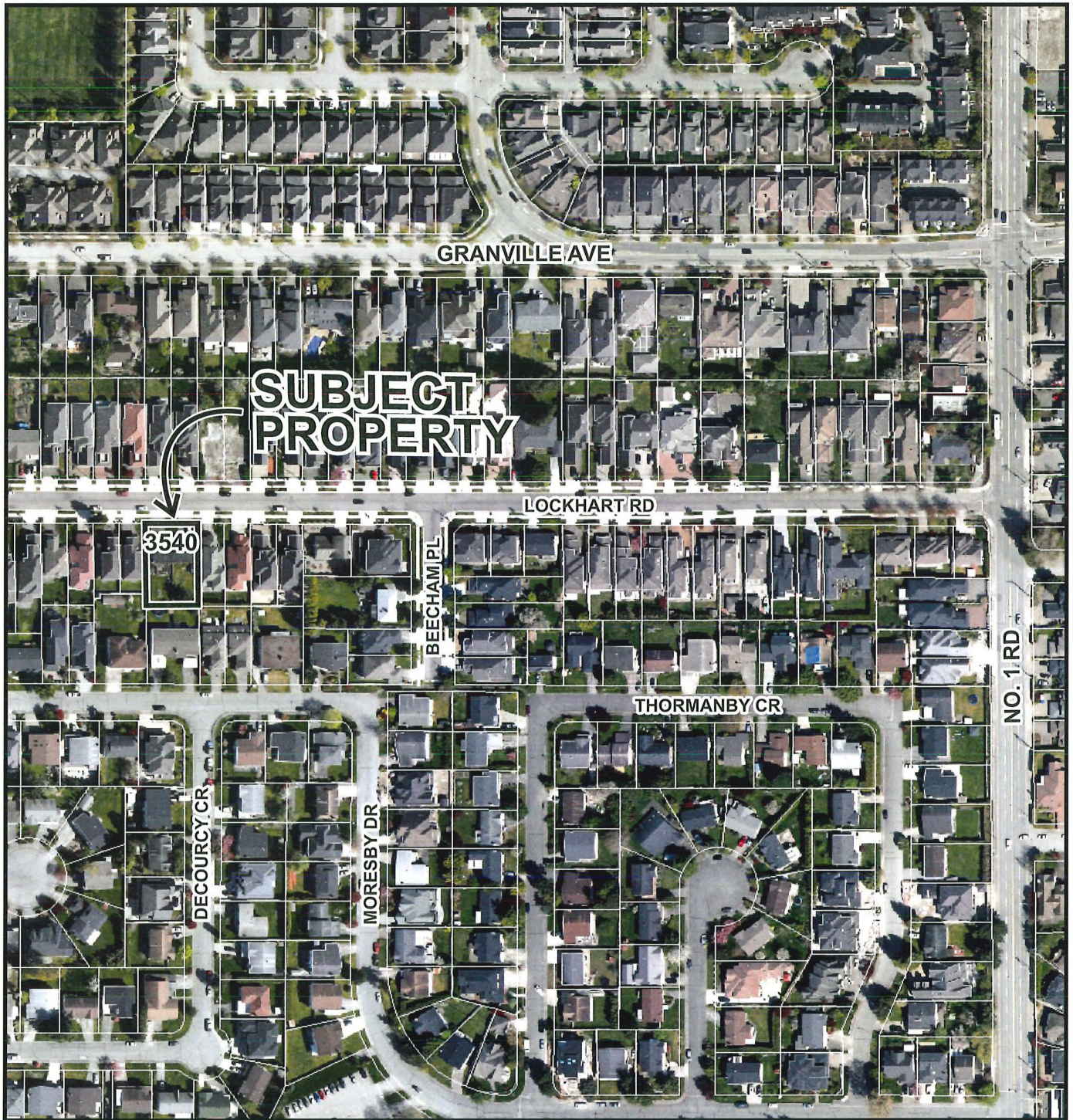


451															
	3491	3511	3531	3551	3571	3591	3617	3631	3651	3671	3673	3711			
24.38	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19	12.19			
LOCKHART RD															
20	12.20	12.19	12.19	12.19	12.19	12.19	24.38	12.19	12.19	12.19	12.19	22.56			
20	3428	3460	3480	3500	3508	3540	3580	3600	3620	3628		3648			
	51.73	51.74	38.36	38.35	35.23	32.92	38.25		38.25	38.24	38.24	22.56		24.35	24.35
				8.84	12.19	32.92									24.35
		12.19	12.19										50.90		
							12.19	12.19						24.38	
20	12.20														50.90

	<h1>RZ 20-898600</h1>	<p>Original Date: 04/14/20</p> <p>Revision Date:</p> <p>Note: Dimensions are in METRES</p>
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City of Richmond



RZ 20-898600

Original Date: 04/14/20

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 49
EXCEPT THE SOUTH 120 FEET SECTION 15 BLOCK 4 NORTH
RANGE 7 WEST NEW WESTMINSTER DISTRICT PLAN 15447**

#3540 LOCKHART ROAD,
RICHMOND, B.C.
P.I.D. 003-502-899



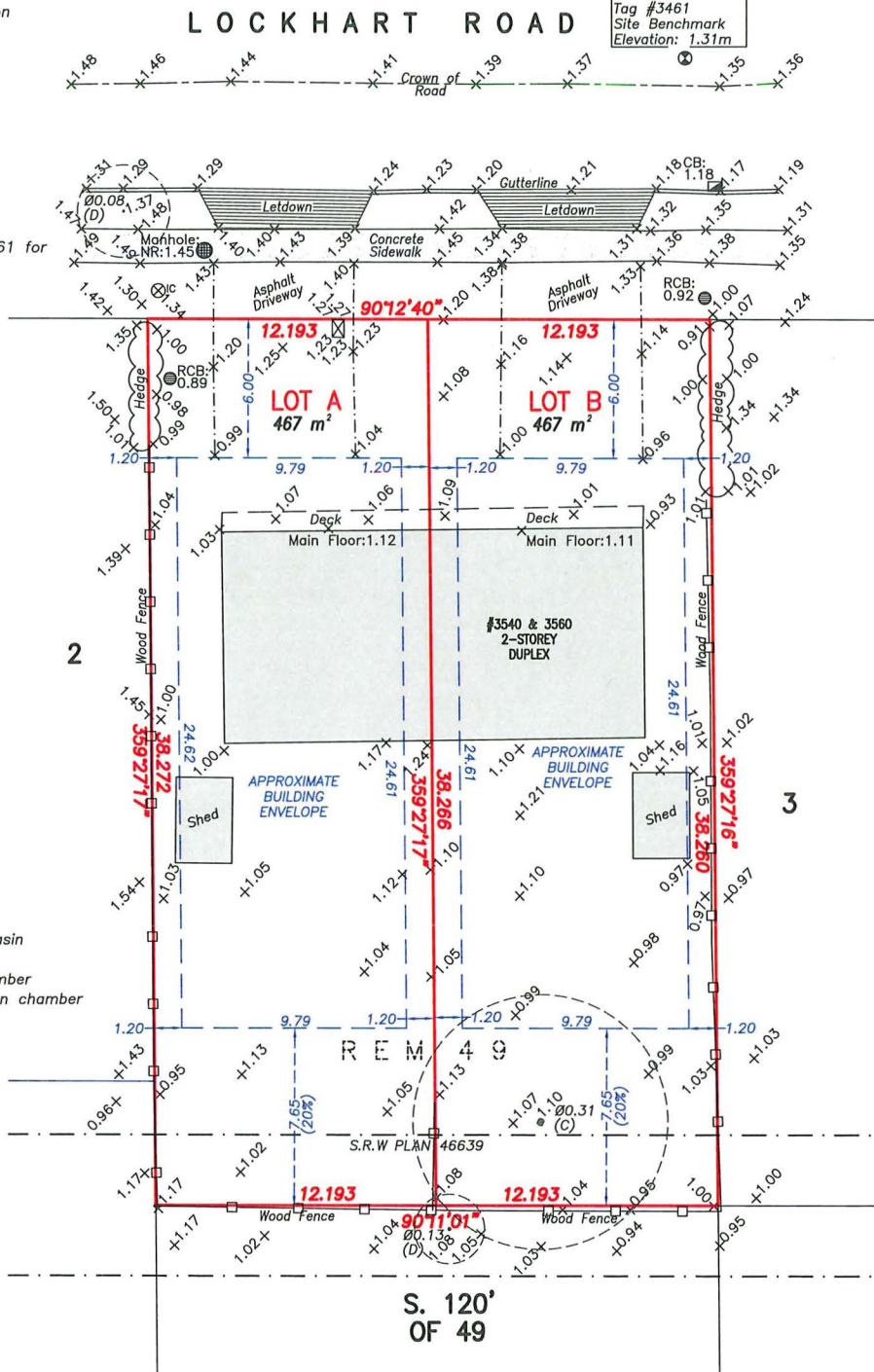
NOTE:

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

NOTE:

Use site Benchmark Tag #3461 for
construction elevation control.

Nail in aluminum
Tag #3461
Site Benchmark
Elevation: 1.31m



LEGEND:

- (C) denotes conifer
- (D) denotes deciduous
- ☐ denotes catch basin
- denotes round catch basin
- ⊕ denotes manhole
- ⊗ denotes inspection chamber
- ⊗^C denotes round inspection chamber

© 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. 7463
FB-380 P 58 & 59; FB-381 P74
Drawn By: WK

SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

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

August 14th, 2020.

DWG No. 7463-Topo-02



RZ 20-898600

Attachment 3

Address: 3540 Lockhart Road

Applicant: Raman Kooner

Planning Area(s): Seafair

	Existing	Proposed
Owner:	1254396 BC Ltd. Firm name: Akkalan Holdings Inc. Director – Amit Robbie Sharda Director – Bhupinder Kooner	To be determined
Site Size (m²):	934 m ² (10,054 ft ²)	Two (2) lots – each approximately 467 m ² (5,027 ft ²)
Land Uses:	One (1) two-family dwelling	Two (2) single-family dwellings
OCP Designation:	Neighbourhood Residential	No change
Area Plan Designation:	N/A	No change
702 Policy Designation:	Lot Size Policy 5447 permits rezoning and subdivision of the subject site to Single Detached (RS1/B or RS2/B)	No change
Zoning:	Single Detached (RS1/E)	Single Detached (RS2/B)
Number of Units:	2	2
Other Designations:	N/A	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	Max. 0.55 for lot area up to 464.5 m ² plus 0.3 for area in excess of 464.5 m ²	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Lot Landscaping with live plant material: Min. 25%	none
Lot Size:	360 m ² Min.	467 m ²	none
Lot Dimensions (m):	Width: 12.0 m Depth: 24.0 m	Width: 12.19 m Depth: 38.27 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 7.65 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 7.65 m Side: Min. 1.2 m	none
Height (m):	2.5 storeys or 9.0 m	2.5 storeys or 9.0 m	none

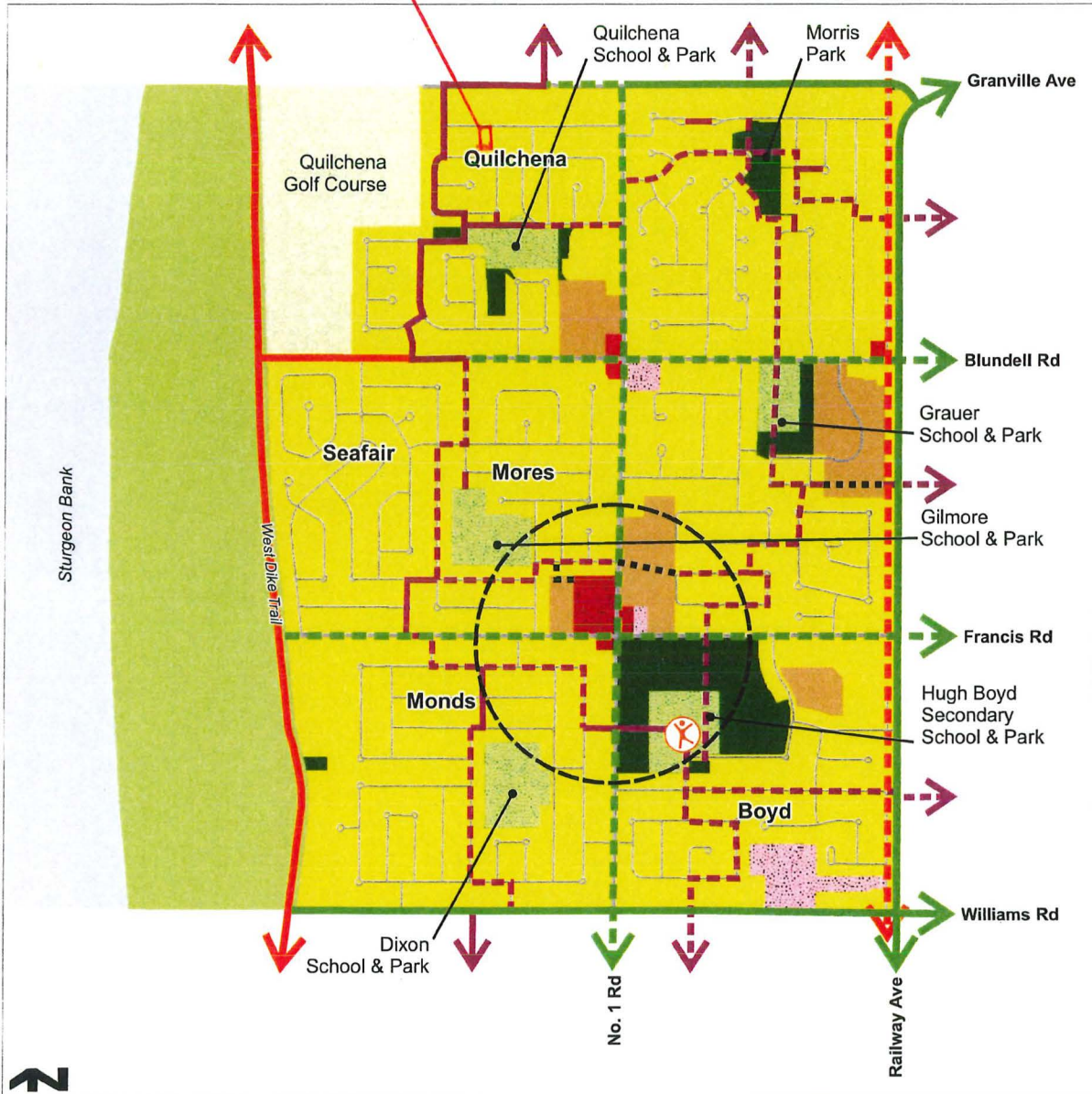
Other: _____

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

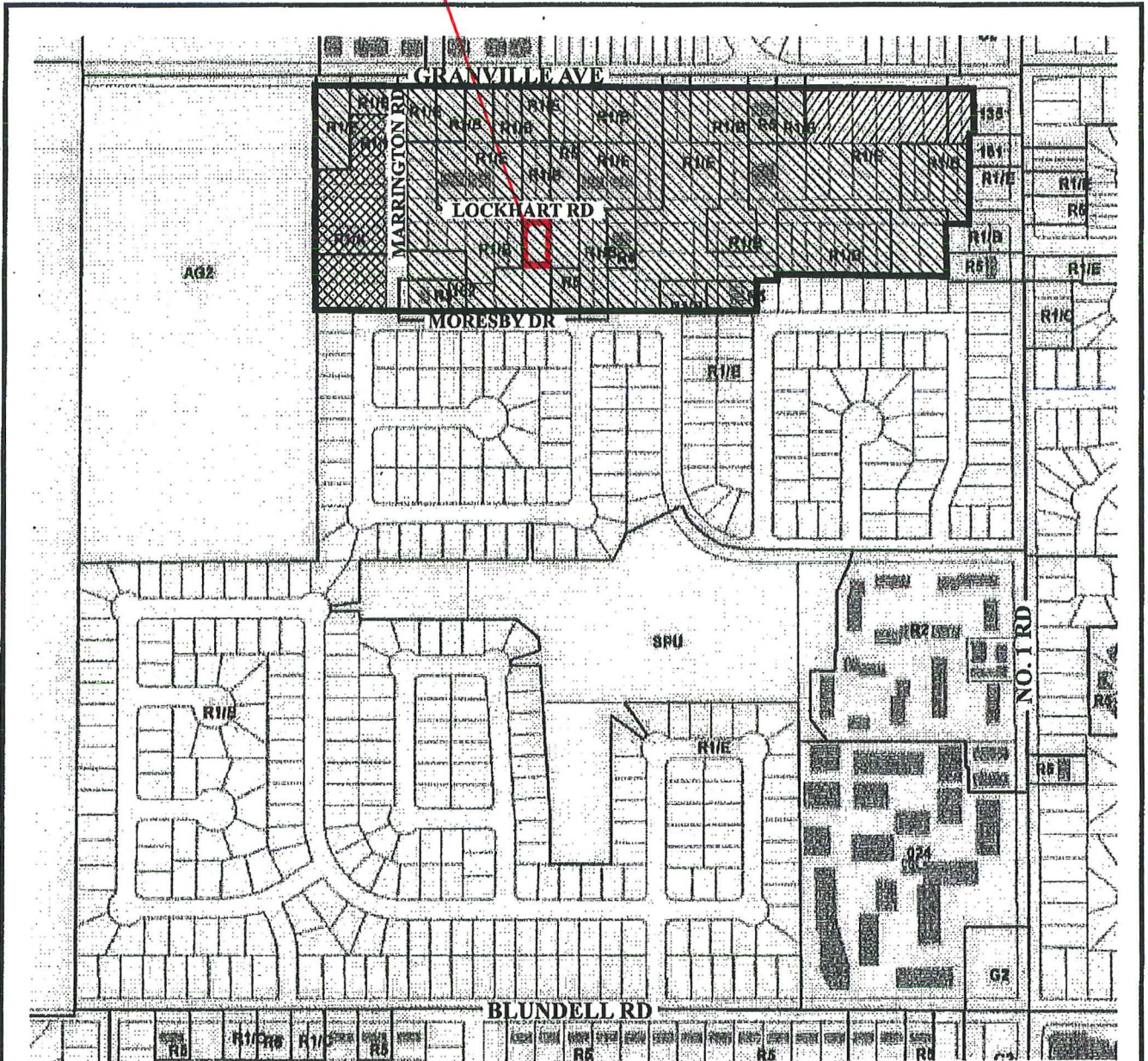





3. Seafair

SUBJECT PROPERTY



	Agricultural		Seafair Neighbourhood Centre (future)
	Apartment Residential		West Richmond Community Centre and Pitch & Putt
	Commercial		Existing Major Street Bike Route
	Community Institutional		Future Major Street Bike Route
	Conservation		Existing Greenway/Trail
	Neighbourhood Residential		Future Greenway/Trail
	Neighbourhood Service Centre		Existing Neighbourhood Link - enhanced
	Park		Future Neighbourhood Link - unenhanced
	School		Future Neighbourhood Link

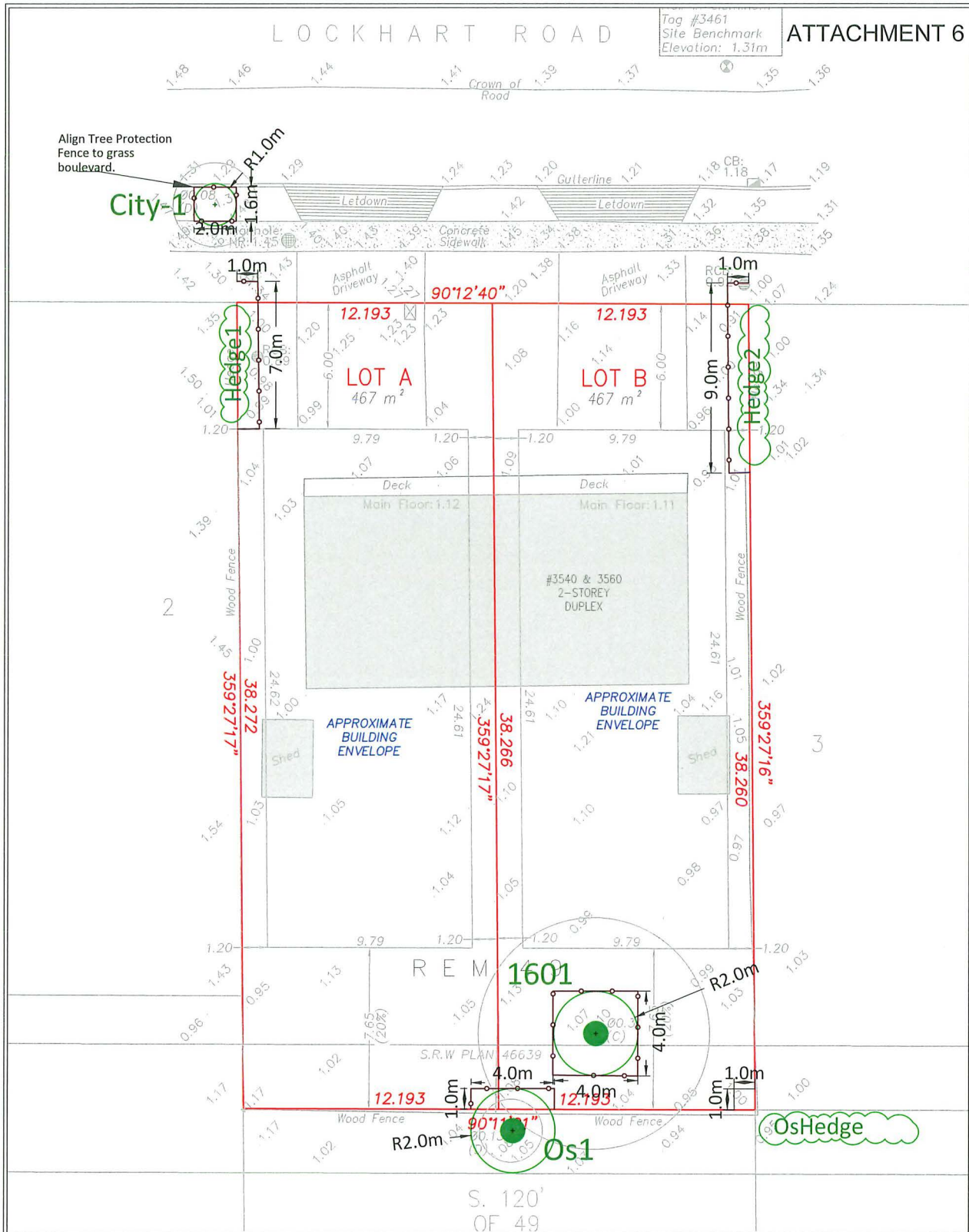


-  Subdivision permitted as per R1/B with the following provisions:
-  1. Between 3620 and 3780 Granville Avenue R1/C.
-  2. Between 7151 and 7031 Marrington Road R1/K.



Policy 5447
Section 15-4-7

Adopted Date: 09/16/91
Amended Date: 10/20/03
Note: Dimensions are in METRES



LEGEND	—○—	CRITICAL ROOT ZONE	×	TREE TO BE REMOVED	○	UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)	REFERENCE DRAWINGS
	—○—	TREE PROTECTION ZONE AND FENCING	●	SURVEYED TREE TO BE RETAINED			

- NOTES
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
 - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
 - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
 - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
 - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
 - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
 - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.



Address: 3540 Lockhart Road

File No.: RZ 20-898600

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10211, the developer is required to complete the following:

1. Submission of a Landscape Security in the amount of \$3,000.00 (\$750/tree) to ensure four new trees are planted and maintained (two trees on Lot A and two trees on Lot B); minimum 6 cm deciduous caliper or 3.5 m high conifers.
NOTE: minimum size to be as per Tree Protection Bylaw No. 8057
2. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
3. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the three (3) trees to be retained (tag# 1601, Os1, City-1).
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 is granted until a minimum one-bedroom secondary suite of approximately 36 m² (388 ft²) in size is constructed on both future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

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. Pay a voluntary \$31,097.00 cash-in-lieu contribution for the road widening, concrete sidewalk, concrete curb, treed boulevard, and driveway crossings installed by the City capital project along Lockhart Road.
2. Payment of property taxes up to the current year, Development Cost Charges (City and GVSS & DD & Translink), School Site Acquisition Charge, Address Assignment Fees, and any other costs or fees identified at the time of Subdivision application, including servicing costs associated with the following works done via a City Work Order at the developer's sole cost:

Water Works:

- a) Using the OCP Model, there is 272 L/s of water available at a 20 psi residual at the Lockhart Road frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.
- b) 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) Pay a voluntary \$4,793 cash-in-lieu contribution for the water connection and meter installed by the City capital water main replacement project along Lockhart Road. Payment should be made to the Water Reserve account (7600-90176). Please note that this does not include any disconnect/reconnect fees required at building permit stage.

- c) At Developer's cost, the City is to:
 - i) Install one new water service connections, complete with meter and meter box, to serve the proposed eastern lot.
 - ii) Retain the existing water connection to serve the proposed western lot.
 - iii) Replace the 20 mm water meter on the existing water connection with a 25 mm water meter, to suit the proposed onsite service size.

Storm Sewer Works:

- d) At Developer's cost, the City is to:
 - i) Inspect and confirm the capacity and condition of the existing storm connections. If the existing storm connections are adequate to be reused, they may be retained. If not, a single service connection and inspection chamber with dual service leads shall be installed at the common property of the proposed lots, and the existing service connections capped at the inspection chambers.

Sanitary Sewer Works:

- e) The Developer is required to:
 - i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works.
- f) At Developer's cost, the City is to:
 - i) Cap the existing sanitary connection at the inspection chamber.
 - ii) Install a new sanitary connection complete with inspection chamber and dual service leads at the common property line of the proposed lots.

Frontage Improvements:

- g) The Developer is required to:
 - i) Pay a voluntary \$31,097.00 cash-in-lieu contribution for the road widening, concrete sidewalk, concrete curb, treed boulevard, and driveway crossings installed by the City capital project along Lockhart Road. Payment should be made to the Roads Ext Contributions account (7500-90363). This item is highlighted at the beginning of the "At Subdivision Stage" requirements.
 - ii) Coordinate with BC Hydro, Telus and other private communication service providers:
 - (1) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
 - (2) To locate all above ground utility cabinets and kiosks required to service the proposed development within the development site.

General Items:

- h) The Developer is required to:
 - i) Not encroach into the proposed right of ways with trees, non-removable fencing, or other non-removable structures.
 - ii) 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.

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



Richmond Zoning Bylaw 8500
Amendment Bylaw 10211 (RZ 20-898600)
3540 Lockhart 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 "SINGLE DETACHED (RS2/B)".

P.I.D. 003-502-899

Lot 49 Except the South 120 Feet Section 15 Block 4 North Range 7 West New Westminster District Plan 15447

- 2. This Bylaw may be cited as "Richmond Zoning Bylaw 8500, Amendment Bylaw 10211".

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 13 2020

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

MAYOR

CORPORATE OFFICER