



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

Monday, November 17, 2014 – 7 p.m.

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

CALL TO ORDER

APPOINTMENT OF ACTING CORPORATE OFFICER

That Hanieh Berg be appointed as Acting Corporate Officer as provided under Section 148 of the Community Charter for the purposes of this meeting.



OPENING STATEMENT

Page

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9175 (RZ 13-648179)**

(File Ref. No. 12-8060-20-009175; RZ 13-648179) (REDMS No. 4335973)

PH-4

See Page PH-4 for full report

Location: 7440 Williams Road

Applicant: Rav Bains

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Coach House (ZS12) - Broadmoor”, to permit the property to be subdivided to create two (2) lots, each with a principal dwelling and an additional dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway.

Page

First Reading: October 14, 2014

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 9175.



2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9177 (RZ 14-656004)**

(File Ref. No. 12-8060-20-009177; RZ 14-656004) (REDMS No. 4357858)

PH-26

See Page PH-26 for full report

Location: 10231 No. 5 Road

Applicant: Amar Bhullar

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided to create two (2) lots, with vehicle access to/from a rear lane.

First Reading: October 14, 2014

Order of Business:

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

PH-45

(a) **William R. Woodgate, 11891 Seabrook Crescent**

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9177.



Page

3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 9178 (RZ 14-658540)**

(File Ref. No. 12-8060-20-009178; RZ 14-658540) (REDMS No. 4377554)

PH-46

See Page **PH-46** for full report

Location: 10211 No. 5 Road

Applicant: 0868256 BC Ltd.

Purpose: To rezone the subject property from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit the property to be subdivided to create two (2) lots with vehicle access to/from the rear lane.

First Reading: October 27, 2014

Order of Business:

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

PH-64

(a) William R. Woodgate, 11891 Seabrook Crescent

3. Submissions from the floor.

Council Consideration:

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 9178.

☐

ADJOURNMENT

☐



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: September 17, 2014

File: RZ 13-648179

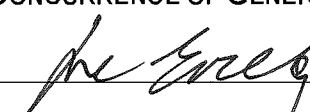
Re: Application by Rav Bains for Rezoning at 7440 Williams Road from Single Detached (RS1/E) to Coach House (ZS12) – Broadmoor

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, for the rezoning of 7440 Williams Road from “Single Detached (RS1/E)” to “Coach House (ZS12) - Broadmoor”, be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

Rav Bains has applied to the City of Richmond for permission to rezone the property at 7440 Williams Road from “Single Detached (RS1/E)” zone to “Coach House (ZS12) - Broadmoor” zone, to permit the property to be subdivided to create two (2) lots. Each lot would have a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. There is currently a single-detached dwelling on the subject site, which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property are included in Attachment 2.

Findings of Fact

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

Surrounding Development

Existing development immediately surrounding the site is as follows:

- To the north, directly across Williams Road, are single-detached dwellings and an existing non-conforming duplex on lots zoned “Single Detached (RS1/E)”, which have the potential to redevelop to compact lots under the Arterial Road Policy.
- To the east and west, are lots zoned “Coach House (ZS12) - Broadmoor”, each of which contain a principal dwelling and an additional smaller dwelling unit above an attached garage, with vehicle access from Williams Road via shared driveways.
- To the south, fronting Nevis Drive, are newer single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

Official Community Plan (OCP)

There is no Area Plan for this neighbourhood. The 2041 OCP Land Use Map designation for the subject site is “Neighbourhood Residential”. This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The south side of this block of Williams Road, between Nevis Drive and Dunoon Drive, is undesignated on the Arterial Road Development Map included in the OCP. Therefore, this application has been considered on its own merit and on the basis of existing newer development adjacent to the subject site within this block, which will be discussed further in the “Analysis” section.

Affordable Housing Strategy

Richmond's Affordable Housing Strategy requires a secondary suite or coach house on 50% of new lots created through a development application, or a cash-in-lieu contribution of \$1.00/ft² of total building area towards the City's Affordable Housing Reserve Fund.

The proposed rezoning to permit the subject site to be subdivided to create two (2) lots, each with a principal dwelling and an additional dwelling unit above an attached garage, conforms to the Affordable Housing Strategy. No additional cash-in-lieu contribution would be required.

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the subject site.

Staff Comments

Background

The subject property is located on the south side of Williams Road, between Nevis Drive and Dunoon Drive, in an established residential neighbourhood in the Broadmoor Planning Area. The south side of this block of Williams Road has seen substantial recent redevelopment through rezoning and subdivision. Only three (3) large lots remain (including the subject property) on the south side of this block of Williams Road with redevelopment potential under current City policy.

As proposed, each new lot would be approximately 15 m wide and 369 m² in area. This proposal is consistent with the existing pattern of redevelopment along the south side of this block of Williams Road.

Site Plan & Architectural Elevations

The Site Plan (Attachment 4) proposed by the applicant is consistent with the building envelope illustrated in the "Coach House (ZS12) – Broadmoor" zone, which involves a principal dwelling and an additional dwelling unit above an attached garage at the rear of each lot, on either side of a shared driveway centered on the proposed common property line. The principal dwellings face the street, while the attached garages and 2nd storey units face the shared driveway. While the centered shared driveway form is generally discouraged in the city, it is acceptable at the subject site due to the site-specific zoning and the existing pattern of redevelopment on the south side of this block of Williams Road.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway. Prior to subdivision of the property, a cross-access easement is required to be registered on title, to grant each property the right to use the shared driveway for access.

Consistent with zoning, on-site vehicle parking is proposed as follows:

- Two (2) side-by-side parking spaces for the principal dwellings are proposed within the attached garage on each lot.
- One (1) surface parking space for the additional dwelling unit is proposed within a portion of the rear yard, immediately south of the attached garage on each lot.

The proposed architectural elevations (Attachment 4) provide for an attractive pedestrian-oriented streetscape along Williams Road, through defined main entries with covered porches, columns, window openings, facade projections, and varied primary and secondary roof forms.

Prior to rezoning approval, the applicant is required to register a legal agreement on title to ensure that the site plan and architectural elevation plans are generally consistent with those included in Attachment 4. At Building Permit stage, plans must comply with all City regulations, including zoning, and staff will ensure that Building Permit plans are generally consistent with the registered legal agreement for the site plan and building design.

Indoor/Outdoor Amenity

Consistent with other development under the “Coach House (ZS12) – Broadmoor” zone, each lot proposed will contain private yard space.

Trees & Landscaping

A Certified Arborist’s Report has been submitted by the applicant, which identifies the number, species, and sizes of trees on the subject property, as well as nearby on adjacent lots, and provides recommendations on tree retention and removal relative to the proposed development.

The City’s Tree Preservation Coordinator has reviewed the Arborist’s Report, has conducted on-site visual tree assessment, and provides the following recommendations, which are consistent with the Arborist’s Report:

- One (1) Apple tree located on-site is in good condition (Tree # 388), but is in conflict with both the required sewer line extension to service the proposed development as well as with the required surface parking space for the additional dwelling unit. Therefore, this tree should be removed at future development stage.
- Nine (9) Cedar trees in fair condition are located on the neighbouring property to the south at 7431 Nevis Drive (Trees # 389-397), which are required to be retained and protected.
- Three (3) trees on-site are in poor condition due to infection and defects, and should be removed at future development stage (Trees # 384, 385, and 387; Cherry, Plum, and Apple).
- One (1) tree located on the common property line between 7440 & 7428 Williams Road (to the west) is in decline due to previous topping and lot grading on the neighbouring property to the west within the tree protection zone. Therefore, this tree should be removed at future development stage. Written authorization for removal of this shared

tree has been obtained from the neighbouring property owner(s) at 7428 Williams Road and is on file.

The proposed Tree Retention Plan is shown in Attachment 5.

To ensure that the off-site trees identified for retention are protected (i.e., Trees # 389-397), the applicant is required to:

- Submit a Contract with a Certified Arborist for supervision of all on-site works proposed within the required tree protection zone. The Contract is required prior to rezoning approval.
- Install tree protection fencing to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

Consistent with the 2:1 tree replacement ratio in the OCP, the applicant is required to plant and maintain a total of 10 replacement trees on the proposed lots (ranging from 6-9 cm deciduous caliper or 3.5-5 m high conifer).

The applicant has submitted a preliminary Landscape Plan, prepared by a registered Landscape Architect (Attachment 6), which shows the proposed location of six (6) replacement trees on the proposed lots, as well as a variety of other flowering and evergreen shrubs, perennials, and groundcovers within the front and rear yards (e.g. Abelia, Hydrangea, Rhododendron, Skimmia, Viburnum, Fern etc.). Prior to rezoning approval, the applicant is required to submit a final Landscape Plan along with a Landscaping Security based on 100% of the cost estimate provided by the Landscape Architect (including fencing, paving, and installation costs).

To compensate for the required four (4) replacement trees not proposed to be planted on-site, the applicant has agreed to submit a contribution to the City's Tree Compensation Fund in the amount of \$2,000 (\$500/tree) prior to rezoning approval.

Flood Management

Registration of a flood indemnity covenant on title is required prior to final adoption of the rezoning bylaw. The minimum flood construction level is at least 0.3 m above the highest elevation of the crown of the fronting road.

Site Servicing

There are no servicing upgrades required with the proposed rezoning.

Subdivision & Building Permit Stage

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.

- Register a cross-access easement on title to grant each property the right to use the shared driveway for access.
- Register a 3.0 m wide statutory right-of-way on title for the sanitary sewer along the south property line, from the west property line to the east edge of the proposed shared driveway.

At Building Permit stage, the applicant will be required to complete the following service works:

Water Works

- Provide two (2) new water service connections from the existing 250 mm diameter watermain within the Williams Road frontage in the City boulevard.
- Cap and abandon the existing water connection at the main.

Storm Sewer Works

- Provide two (2) new storm service connections complete with a type 2 inspection chamber at the proposed shared property line within the City boulevard.
- Remove existing inspection chambers and cap existing leads at the main.

Sanitary Sewer Works

- Provide new sanitary service to the proposed lot, as follows:
 - From the existing inspection chamber located south of the subject site, provide a new sanitary lead and inspection chamber ("A") immediately northeast.
 - From the new inspection chamber ("A"), provide a new sanitary lead going east to a new inspection chamber ("B") located at the south end of the proposed shared property line. The new lots will be serviced through this inspection chamber ("B").

Analysis

This development proposal to permit a subdivision to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, is consistent with the intent of the Arterial Road Policy in the OCP as it is an infill development proposal along a minor arterial road, which is along a transit route and is within close proximity to the Broadmoor Neighbourhood Service Centre at the intersection of Williams Road and No. 3 Road (approximately 150 m).

The form of development and architectural character proposed at the subject site is similar to other dwellings with attached 2nd storey dwelling units that have previously been approved on the south side of this block of Williams Road. The proposed design provides for a pedestrian-oriented streetscape along Williams Road, which is consistent with the guidelines for arterial road redevelopment.

Financial Impact

None.

Conclusion

This rezoning application is to permit the subject property to be subdivided to create two (2) lots, each to contain a principal dwelling and an additional dwelling unit above an attached garage, with vehicle access from Williams Road via a shared driveway. The application has been considered on its own merit, and on the basis of existing adjacent development on the south side of this block of Williams Road. Staff supports the proposed rezoning on the basis that it complies with applicable policies and land use designations contained within the OCP, and is consistent with the established pattern of redevelopment on the block.

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9175 be introduced and given first reading.



Cynthia Lussier
Planning Technician
(604-276-4108)

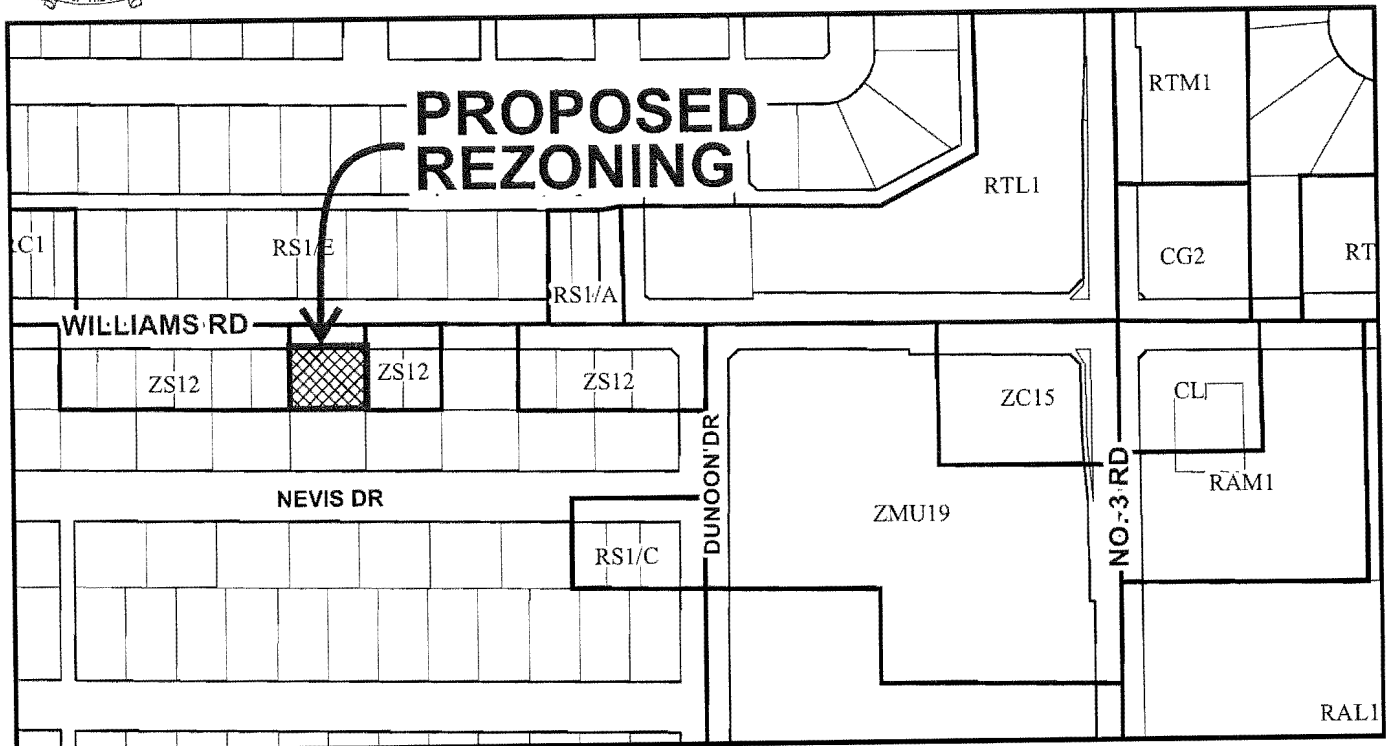
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Site Survey & Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Site Plan & Architectural Elevations
- Attachment 5: Proposed Tree Retention Plan
- Attachment 6: Preliminary Landscape Plan
- Attachment 7: Rezoning Considerations



City of
Richmond



7451 20.12	7471 27.43	7511 20.12	7531 20.12	7551 20.12	7571 20.12	
WILLIAMS RD						
15.24 7388 24.23	15.24 7420 24.23	15.24 7428 24.23	30.48 7440 24.23	15.24 7460 24.23	15.24 7468 24.23	30.48 7480
15.24	15.24	15.24	30.48	15.24	15.24	30.48



RZ 13-648179

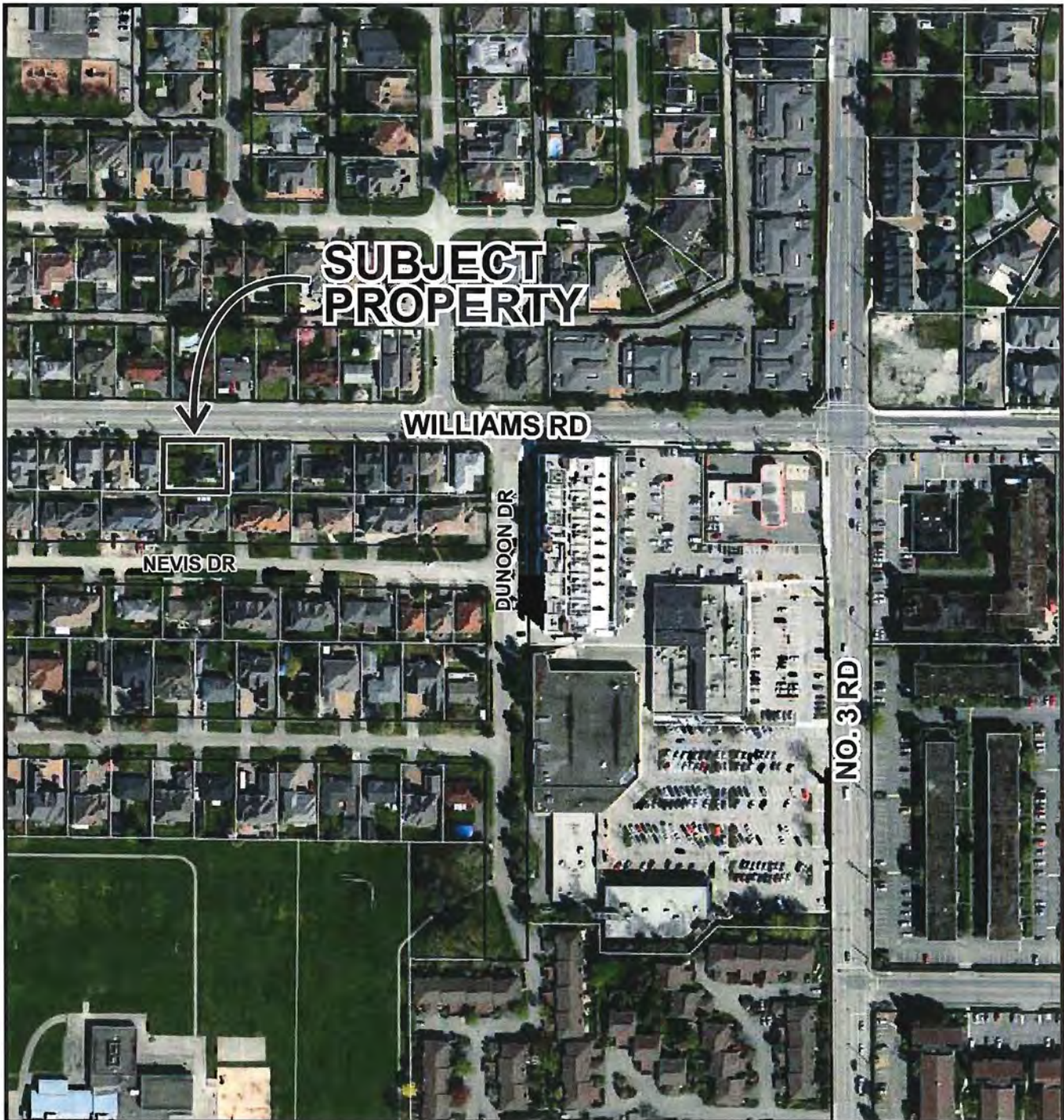
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Revision Date:

Note: Dimensions are in METRES



City of
Richmond

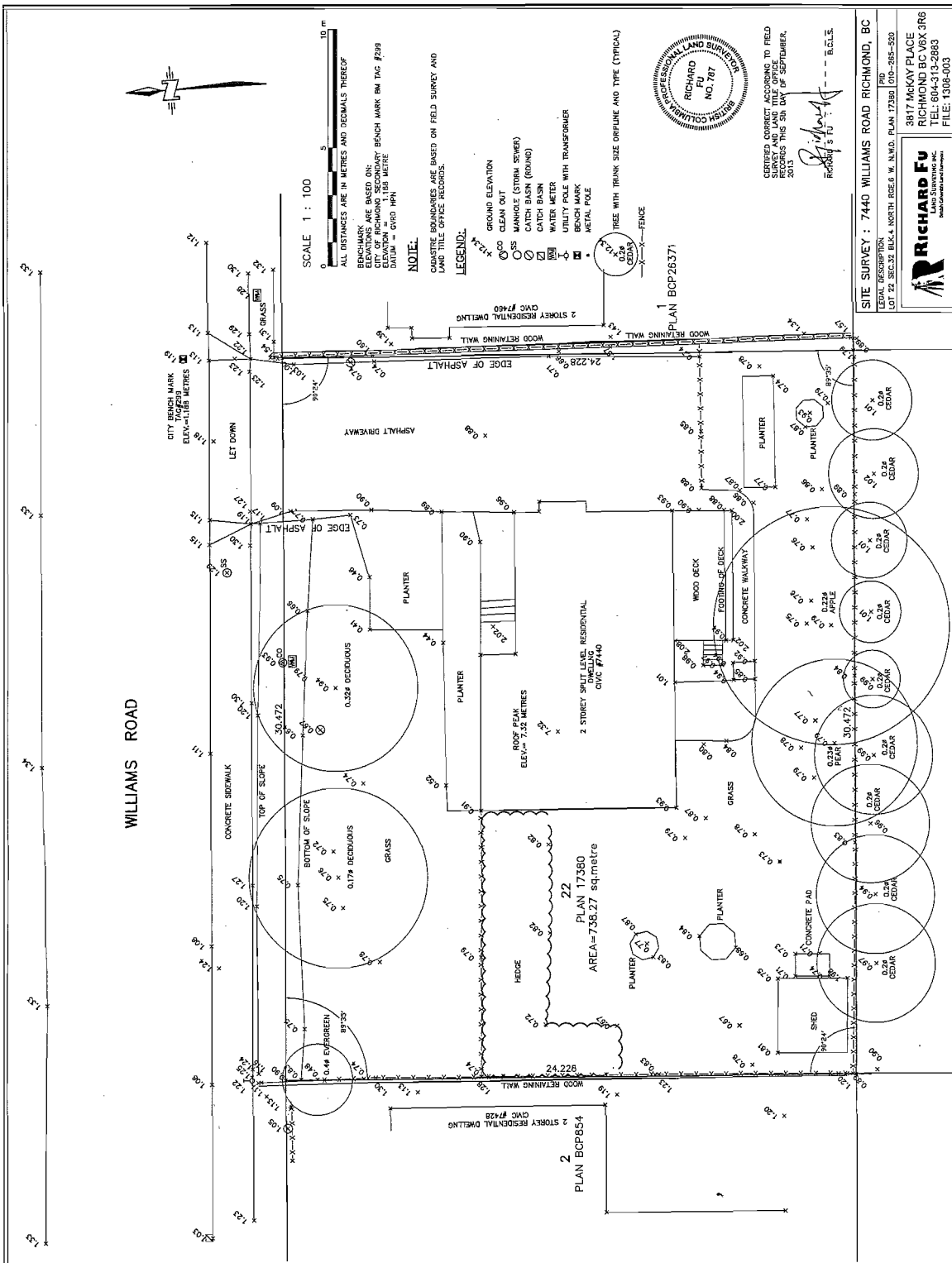


RZ 13-648179

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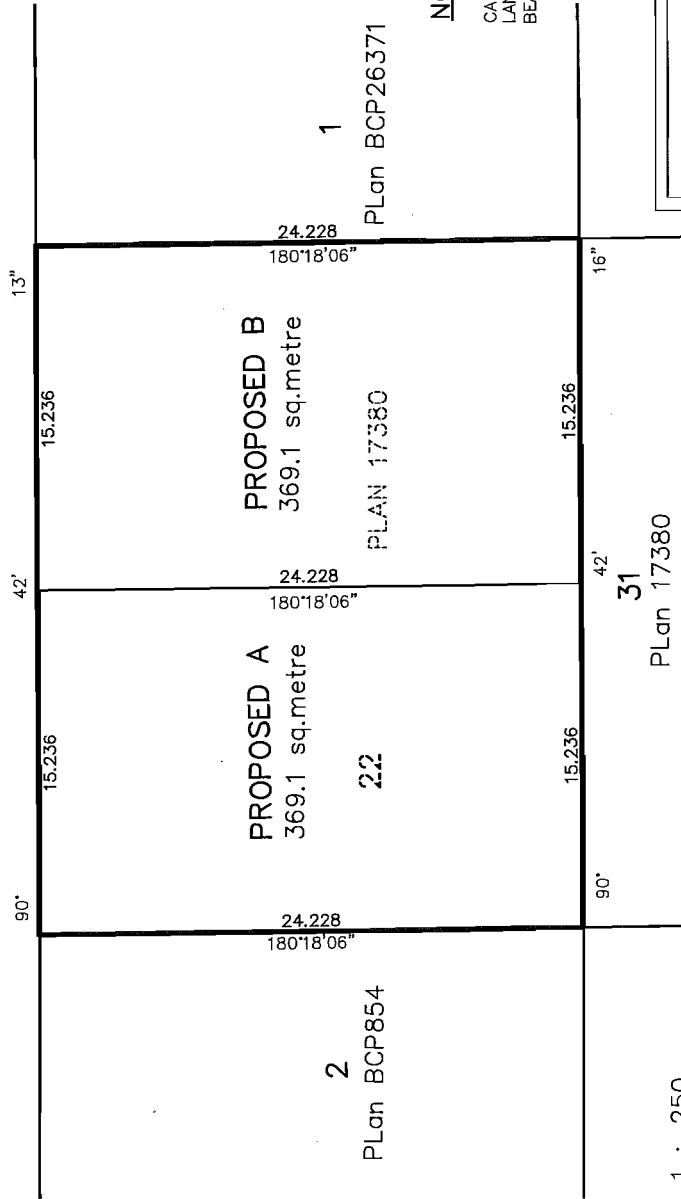
Revision Date: 09/05/14

Note: Dimensions are in METRES



PROPOSED SUBDIVISION OF LOT 22 SEC. 32 BLK. 4 NORTH, RGE. 6 WEST N.W.D. PLAN 17380

WILLIAMS ROAD



NOTE:

CADASTRE BOUNDARIES ARE BASED ON FIELD SURVEY AND
 LAND TITLE OFFICE RECORDS.
 BEARINGS ARE BASED ON PLAN BCP26371

SCALE 1 : 250



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF



3817 MCKAY PLACE
 RICHMOND BC V6X 3R6
 TEL: 604-313-2883
 FILE: 1308-003



RZ 13-648179

Attachment 3

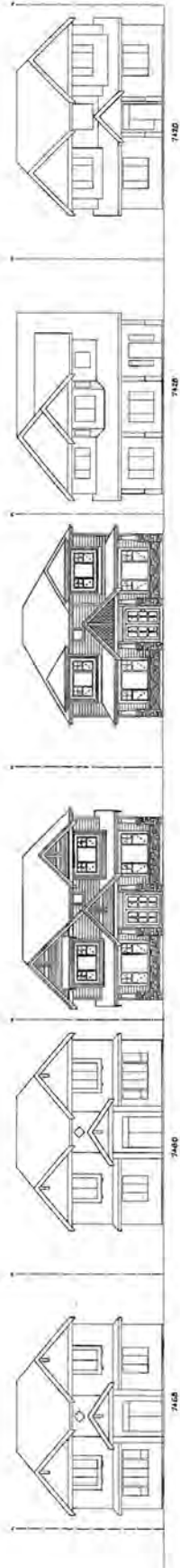
Address: 7440 Williams Road

Applicant: Rav Bains

Planning Area(s): Broadmoor

	Existing	Proposed
Owner:	Gurdev Singh Kahlon Paramjit Singh Kahlon Surinder Kaur Kahlon	To be determined
Site Size (m²):	738.27 m ²	Two (2) lots, each approximately 369 m ²
Land Uses:	One (1) single-detached dwelling	Two (2) principal dwellings, each with an additional dwelling unit above an attached garage
OCP Designation:	Neighbourhood Residential	No change
Zoning:	Single Detached (RS1/E)	Coach House (ZS12) - Broadmoor

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55, together with an additional 0.1 provided the lot contains one (1) or more dwelling units with less than 60.0 m ² of gross floor area 239.85 m² on each lot	236 m ² on each lot	none permitted
Lot Coverage – Building:	Max. 45%	37.7%	none
Lot Coverage – Buildings, structures & non-porous surfaces:	Max. 70%	44.6%	none
Lot Coverage – Live plant material:	Min. 20%	28.9%	none
Lot Size (min. dimensions):	N/A	N/A	none
Building Envelope:	Buildings shall not be sited outside the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	Buildings are proposed to be sited within the building envelope identified in Diagram 1, Section 15.12.6.2 of the ZS12 zone	none
			none
Height (m):	Max. 9.0 m	Max. 9.0 m	none
On-Site Vehicle Parking Spaces:	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	2 spaces per primary dwelling unit + 1 space per additional dwelling unit	none



STREETSCAPE - WILLIAMS RD.
SCALE: 1/8" = 1'-0"

1	PROJECT NAME	STREETSCAPE - WILLIAMS RD.
2	DATE	01/11/2017
3	DESIGNER	YAMAMOTO ARCHITECTURE INC.
4	CLIENT	7418 WILLIAMS RD.
5	LOCATION	7418 WILLIAMS RD.

(preliminary)

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1 SINGLE FAMILY RESIDENCE

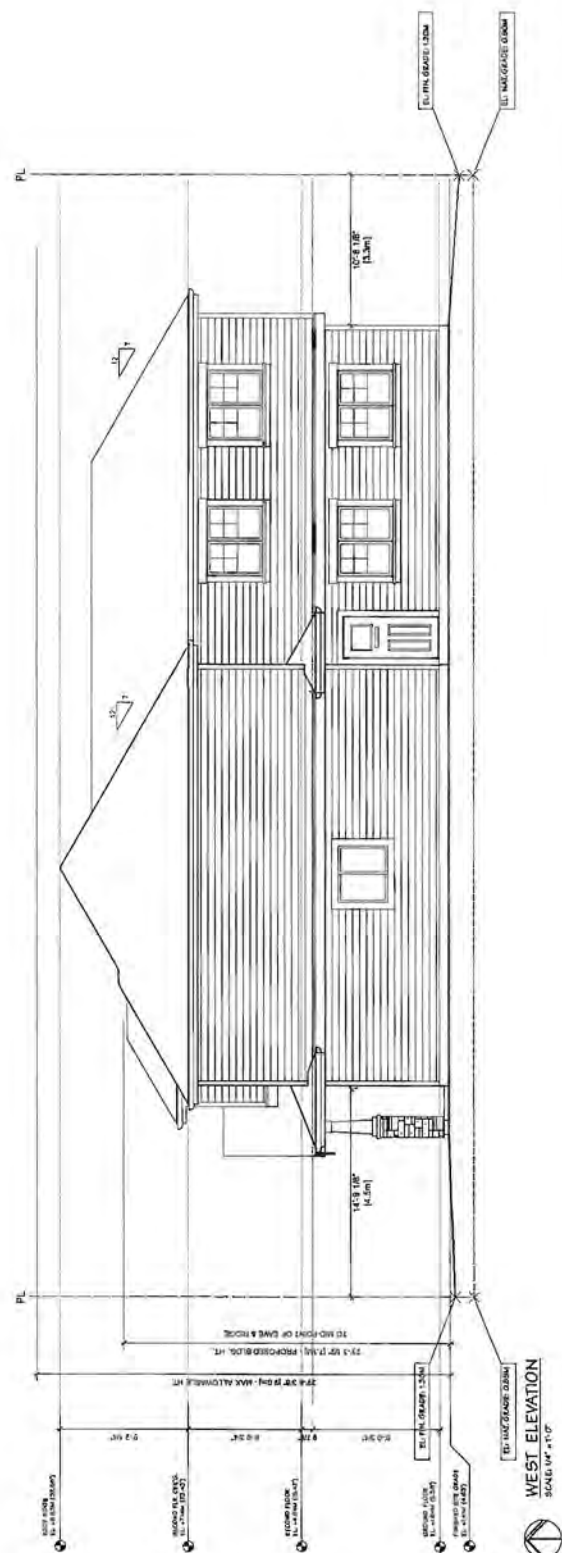
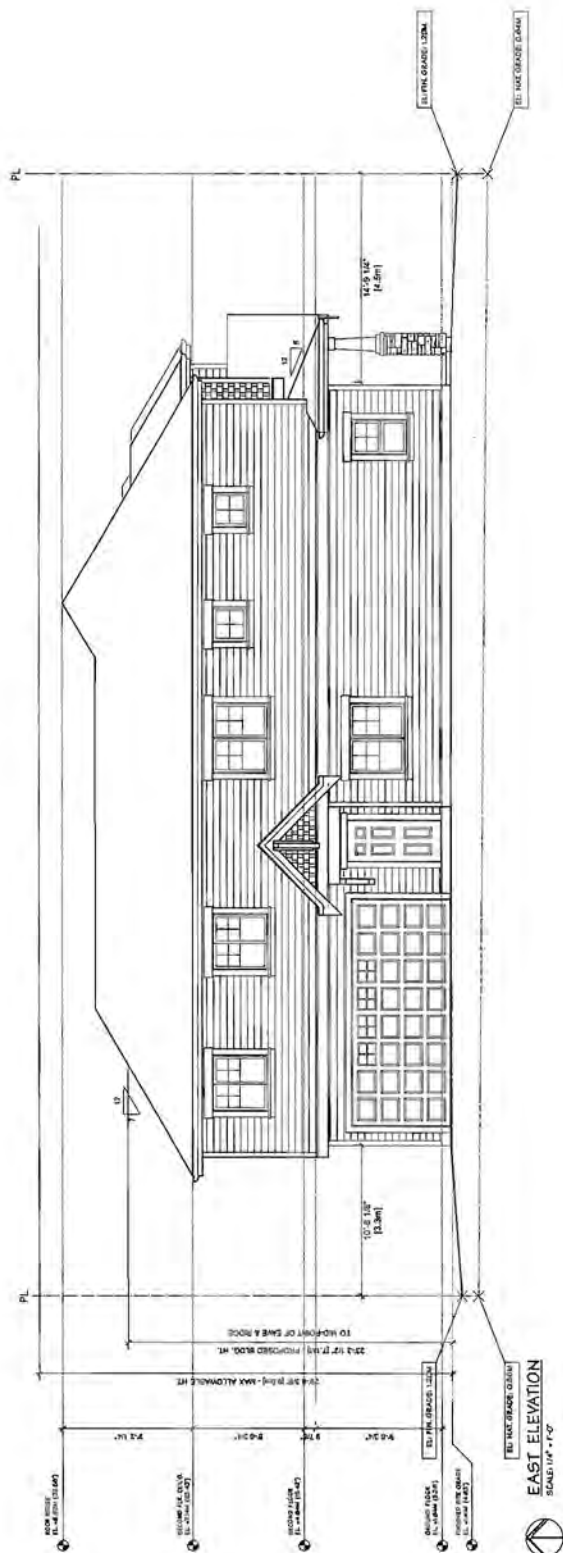
7418 WILLIAMS RD.
RICHMOND, B.C.

Yamamoto
Architecture Inc.

7418 WILLIAMS RD., B.C.
7418 WILLIAMS RD. RICHMOND, B.C. V6X 1A7
11/01/2017

STREETSCAPE
PLAN #2a

SCALE	1/8" = 1'-0"	SHEET NO.	
DATE	01/11/2017	PROJECT NO.	A2.0
DESIGNER	YAMAMOTO	CLIENT	7418 WILLIAMS RD.
LOCATION	7418 WILLIAMS RD.	TOTAL SHEETS	10



OS	TYPE	DESCRIPTION
1	ACT. A. 2204	DISPERSED REFINISHED
2	ACT. A. 2204	DISPERSED REFINISHED

(previously)

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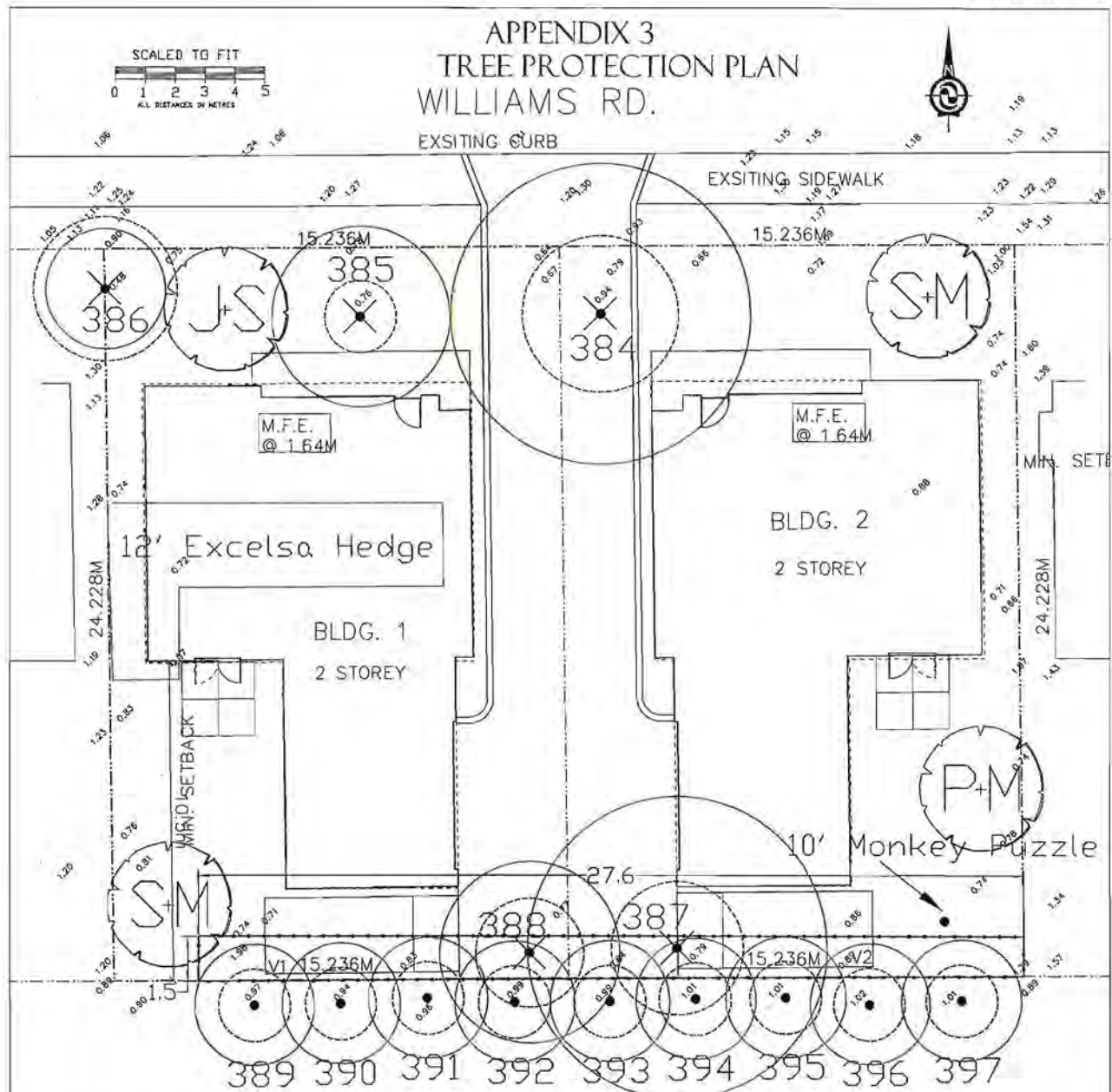
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Yamamoto
Architecture Inc.

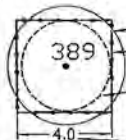
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BUILDING NO.1
SIDE ELEVATIONS
PLAN #3d

[illegible]



TREE PROPOSED
FOR RETENTION



LEGEND

TREE PROPOSED
FOR REMOVAL



TREE INVENTORY

#	Type	Action	DBH	Canopy
384	Weeping Cherry	Remove	44cm	5.0m
385	Fruiting Plum	Remove	20cm	3.0m
386	Douglas Fir	Remove	40cm	2.0m
387	Apple	Remove	20/20/20	5.0m
388	Apple	Remove	17/14cm	3.0m
389-397	Excelsa Cedar	Retain	20cm	2.0m

TREE PROTECTION FENCING

Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
389-397	Cedar	20cm	2.0m	6.6ft

Replacement Trees

QTY	Type	Size
2	Saucer Magnolia	
1	Paperbark Maple	
1	Japanese Snowbell	

NOTES:

1. PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

NOTES:

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.

4. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

2440 Williams Road, Richmond BC

TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, REPLACEMENT TREES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

January 30, 2014

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(hereafter, 201)

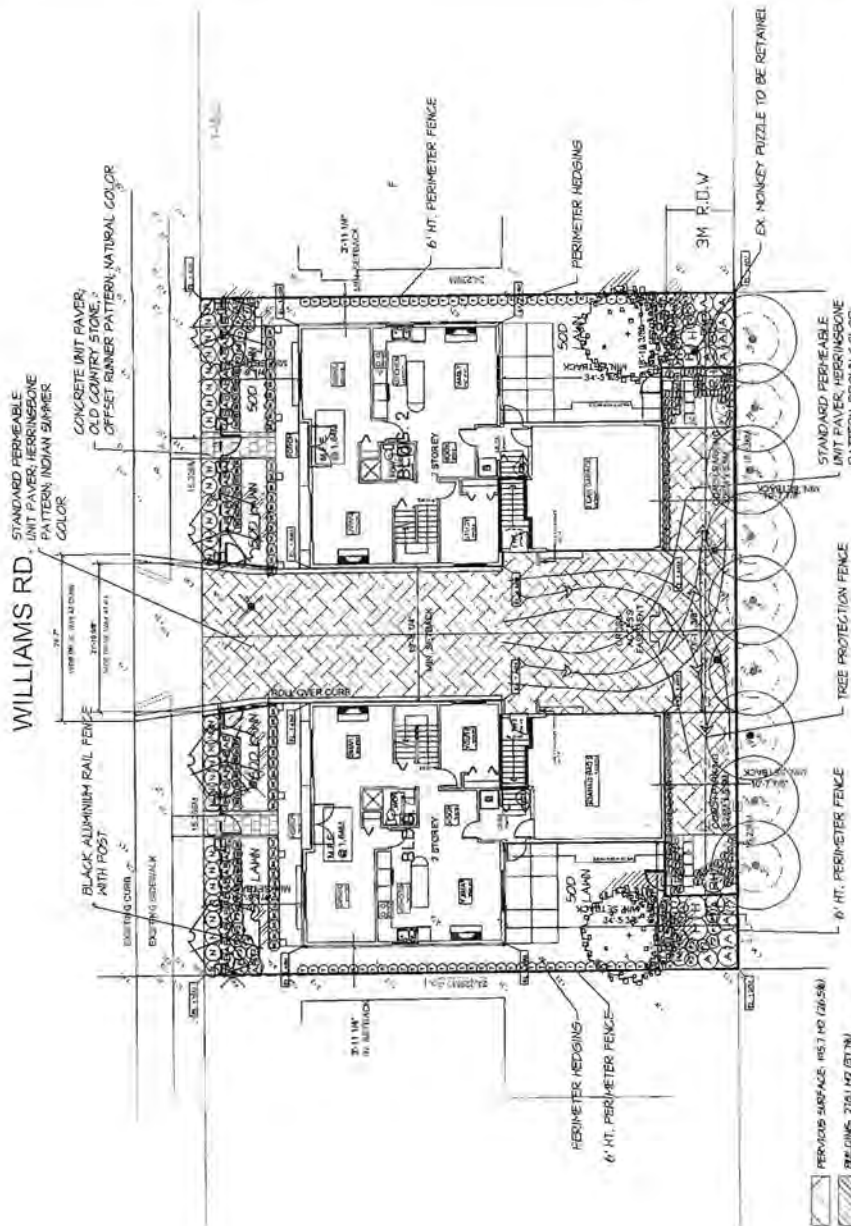
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2 SINGLE FAMILY SUBDIVISIONS
7440 WILLIAMS RD
RICHMOND, BC

LANDSCAPE
PLAN

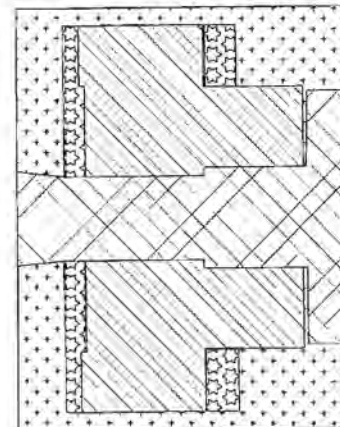
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14000-0419

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STANDARD - SET UPON IF CONDITIONS OF AVAILABILITY.

14000-0419



NON-POROUS SURFACE, PERMEABLE PAVEMENT AREA AND LANDSCAPED AREA OVERLAY



City of Richmond

Rezoning Considerations

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

Address: 7440 Williams Road

File No.: RZ 13-648179

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9175, the following must be completed:

1. Submission of a final 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 fencing, paving, and installation costs). The Landscape Plan should:
 - Comply with the applicable 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 required six (6) replacement trees.
2. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of four (4) replacement trees within the City.
3. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
4. Registration of a flood indemnity covenant on Title.
5. Registration of a legal agreement on title to ensure that, upon subdivision of the property, the sole access to the site is from the proposed shared driveway.
6. Registration of a legal agreement on title to ensure that the plans at Building Permit stage are generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 to this report.

At Demolition* stage, the following must be completed:

- Installation of tree protection fencing on-site around the off-site trees to be retained on the neighbouring property to the south at 7431 Nevis Drive (Trees #389-397). Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin TREE-03. Tree protection fencing must be installed prior to demolition of the existing dwelling and must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charge, Address Assignment Fee, and Servicing Costs.
- Registration of a cross-access easement on title to grant each property the right to use the shared driveway for access.
- The granting of a 3.0 m wide statutory right-of-way for the sanitary sewer along the south property line, from the west property line of the subject site to the east edge of the proposed shared driveway.

At Building Permit* Stage, the developer must complete the following requirements:

- Plans must comply with all City regulations, including zoning, and plans must be generally consistent with the site plan, architectural elevation plans, and landscape plan included in Attachment 4 of this report, in accordance with the legal agreement registered on title at rezoning stage.
- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The 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.
- 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 Division at 604-276-4285.

Note:

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

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

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

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

(signed copy on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9175 (RZ 13-648179)
7440 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 **“COACH HOUSE (ZS12) - BROADMOOR”**.

P.I.D. 010-265-520

Lot 22 Section 32 Block 4 North Range 6 West New Westminster District Plan 17380

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 9175”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

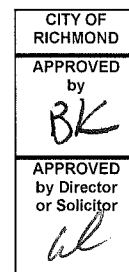
SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

OCT 14 2014



MAYOR

CORPORATE OFFICER



City of Richmond

Report to Committee Planning and Development Department

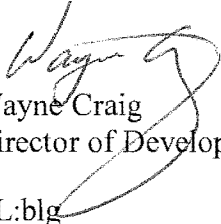
To: Planning Committee
From: Wayne Craig
Director of Development

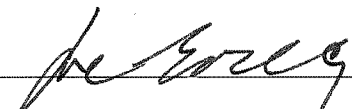
Date: September 22, 2014
File: RZ 14-656004

Re: Application by Amar Bhullar for Rezoning at 10231 No. 5 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9177, for the rezoning of 10231 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development
CL:blg
Att.

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

Staff Report

Origin

Amar Bhullar has applied to the City of Richmond for permission to rezone 10231 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to/from the rear lane. There is currently a single detached dwelling on the subject site which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property is included in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 5 Road, between Williams Road and Seacliff Road in the Shellmont Planning Area. Existing development immediately surrounding the site is as follows:

- To the north, are existing single detached dwellings on large lots zoned “Single Detached (RS1/E)”. The property immediately to the north at 10211 No. 5 Road is also the subject of a rezoning application to permit subdivision into two (2) compact lots with vehicle access to/from the rear lane (RZ 14-658540), which is currently being reviewed and will be presented to Planning Committee at a later date.
- To the east, directly across No. 5 Road, is:
 - A property that is zoned “Assembly (ASY)”, “Agriculture (AG1)”, and “Roadside Stand (CR)”; which is within the Agricultural Land Reserve (ALR), and which contains the Lingyen Mountain Temple. This property is subject to a development application to amend the Official Community Plan (OCP) and rezone the lot to accommodate temple expansion (RZ 13-641554).
 - A property that is zoned “Assembly (ASY)”; which is within the ALR, and which contains the Richmond Bethel Church, the Richmond Chinese MB Church, and the Richmond Christian School.
- To the south, are two (2) single detached dwellings on large lots zoned “Single Detached (RS1/E)” fronting Seacliff Road.
- To the west, fronting Seabrook Crescent, are two (2) single detached dwellings on large lots zoned “Single Detached (RS1/E)”.

Related Policies & Studies

OCP Designation

There is no Area Plan for this neighbourhood. The OCP's Land Use Map designation for this property is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy is supportive of compact lot single-family residential developments along arterial roads. The subject site is identified for "Arterial Road Compact Lot Coach House" on the Arterial Road Development Map in the OCP. This redevelopment proposal is consistent with the Arterial Road Policy.

Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No. 5 Road in accordance with "Compact Single Detached (RC2)" or "Coach House (RCH)", provided there is access to an operational rear lane (Attachment 4). This redevelopment proposal is consistent with the Lot Size Policy.

Affordable Housing Strategy

For single-family development proposals, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e. \$5,036).

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

The proposed rezoning would enable the creation of two (2) lots, each approximately 9 m wide and 390 m² in area, with vehicle access to/from an existing operational rear lane.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify four (4) bylaw-sized trees on the subject site (Trees # 1-4). The report identifies tree species, assesses the condition of the trees, and provides recommendations relative to the proposed development. The proposed tree management plan including a list of tree species assessed is shown in Attachment 5.

The City's Tree Preservation Coordinator has reviewed the Arborist's Report, conducted on-site visual tree assessment, and concurs with the Arborist's recommendations to remove Trees # 1-4 due to poor condition (i.e., previous topping, large fungal conks at the base of the stems, and excessive decay).

Consistent with the OCP tree replacement ratio of 2:1, a total of eight (8) replacement trees are required on the proposed lots. Due to the limited space available in the yards of the proposed lots, the applicant proposes to plant and maintain a total of four (4) replacement trees [two (2) per lot proposed], and to submit a contribution in the amount of \$2,000 (\$500/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw for the balance of required replacement trees not planted on-site.

Similar to other single-family rezoning applications along arterial roads on sites that are across from land that is within the ALR, the applicant is required to register a restrictive covenant on Title of the subject property to:

- Identify a buffer area along the east portion of the property to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed (4.0 m wide, as measured from the east property line).
- Indicate that the property is located across from active agricultural operations, and is subject to potential impacts of noise, dust, and odour.

To ensure that the landscape buffer work is completed, that the front yards of the proposed lots are enhanced, and that the four (4) replacement trees are planted and maintained, the applicant must submit the following prior to adoption of the rezoning bylaw:

- A Landscape Plan, prepared by a Registered Landscape Architect, which responds to the guidelines of the Arterial Road Policy and includes a variety of live plant material within the on-site portion of the ALR buffer area.

- A Landscaping Security for the proposed works, based on 100% of a cost estimate provided by the Landscape Architect (including replacement trees, fencing, paving, and installation costs).

There is an existing hedge located on the shared property line between the subject site and the adjacent property to the south at 11851 Seacliff Road, which will be retained. Tree protection fencing is required to be installed to City standard around the hedge prior to demolition of the existing dwelling on the subject site. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

Existing Utility Right-of-Way

There is an existing 3.0 m wide utility right-of-way on the subject site, which runs along a portion of the south property line (i.e. a distance of 25 m from the west property line). The applicant has submitted a preliminary site plan for the proposed south lot to demonstrate that there will be no encroachment into the right-of-way (Attachment 6).

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The minimum floor construction level is a minimum of 0.3 m above the highest elevation of the crown of No. 5 Road.

Vehicle Access

In accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222, vehicle access to the subject site is not permitted from No. 5 Road. Vehicle access to the site at future development stage is to be from the existing rear lane. While this lane is operational to access the proposed lots as well as other lots in this block of No. 5 Road, the applicant is required to upgrade the portion of the lane from the north property line to the Seacliff Road intersection through a Servicing Agreement, as described below.

Off-site Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for the design and construction of off-site improvements to:

- The frontage of the subject site along No. 5 Road. The required work is to include, but is not limited to: a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. An approximate 1.5 m wide right-of-way for public-right-of-passage along No. 5 Road is required to achieve these works. The right-of-way is required to be registered on title prior to final adoption of the rezoning bylaw.
- The full width of the rear lane from the north property line to the Seacliff Road intersection. The required work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road.

The applicant is required to construct the portion of the work along the west frontage (approximately 18.3 m). Through a coordinated construction program for the lane, the City will provide funding for the remaining lane improvements beyond the applicant's frontage to Seacliff Road (approximately 39.7 m). Details are to be finalized as part of the Servicing Agreement design review process.

Subdivision & Future Development Stage

At Subdivision stage, the applicant will be required to:

- Pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fee.

At future development stage, the applicant will be required to complete the following servicing works:

Water Works

- Disconnect the existing 20 mm diameter water connection and cap the tie-in at the main.
- Install two (2) new 25 mm diameter connections complete with meter boxes placed within a new 1.5m wide utility right-of-way across the No. 5 Road frontage for servicing the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.

Storm Sewer Works

- Install lane drainage as described in the section of this report entitled "Off-site Improvements".
- Cut and cap the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways. Details are to be finalized as part of the Servicing Agreement design review process.

Sanitary Sewer Works

- Remove the existing aging sanitary inspection chamber at the rear lane, and cut and cap the existing lead pipe at the main.
- Install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections the common property line to service the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.

General Items

- No permanent structures, such as fences and storage sheds with concrete foundations, are allowed to be built on or across right-of-ways.

- Proposed driveway crossings from the rear lane must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

Analysis

The redevelopment proposal at the subject site complies with the land use designations in the OCP, as well as with the Arterial Road Policy and Lot Size Policy 5434, which identify the subject site for redevelopment to compact lots with access to/from a rear lane. The applicant has satisfied all of the applicable requirements identified through the rezoning application review.

Financial Impact

None.

Conclusion

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9177 be introduced and given first reading.



Cynthia Lussier
Planning Technician

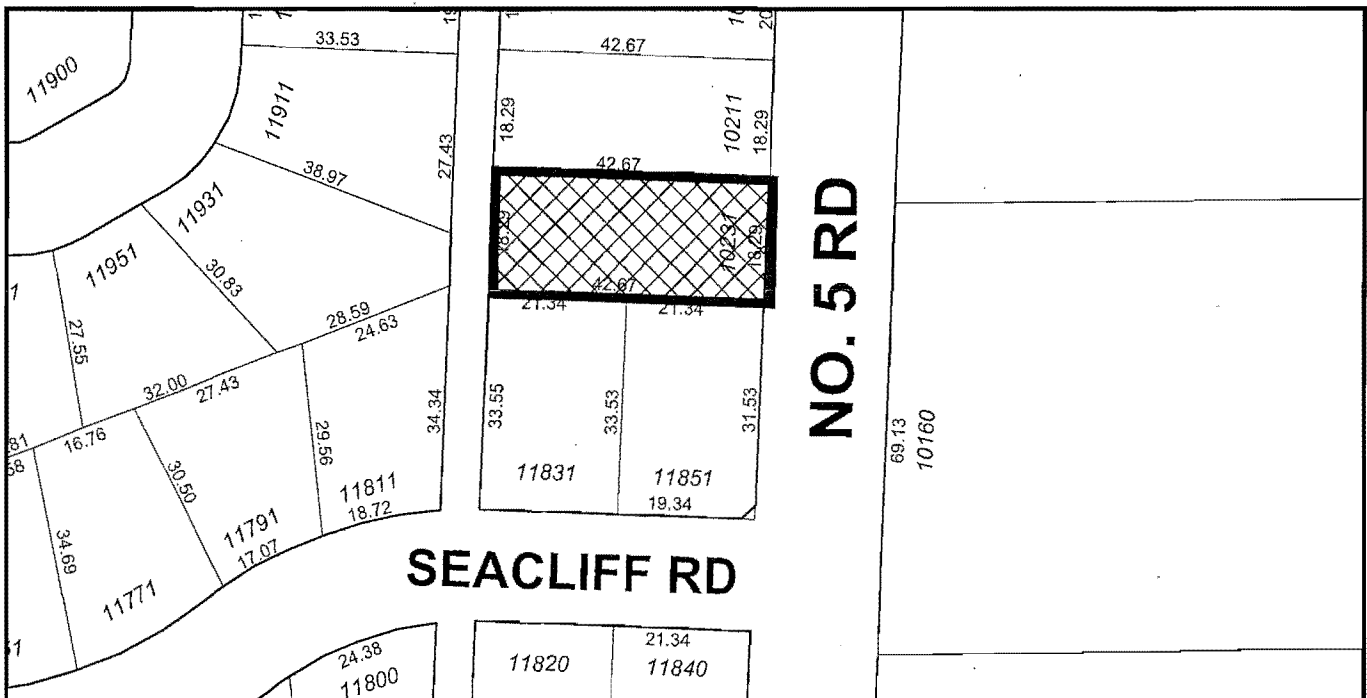
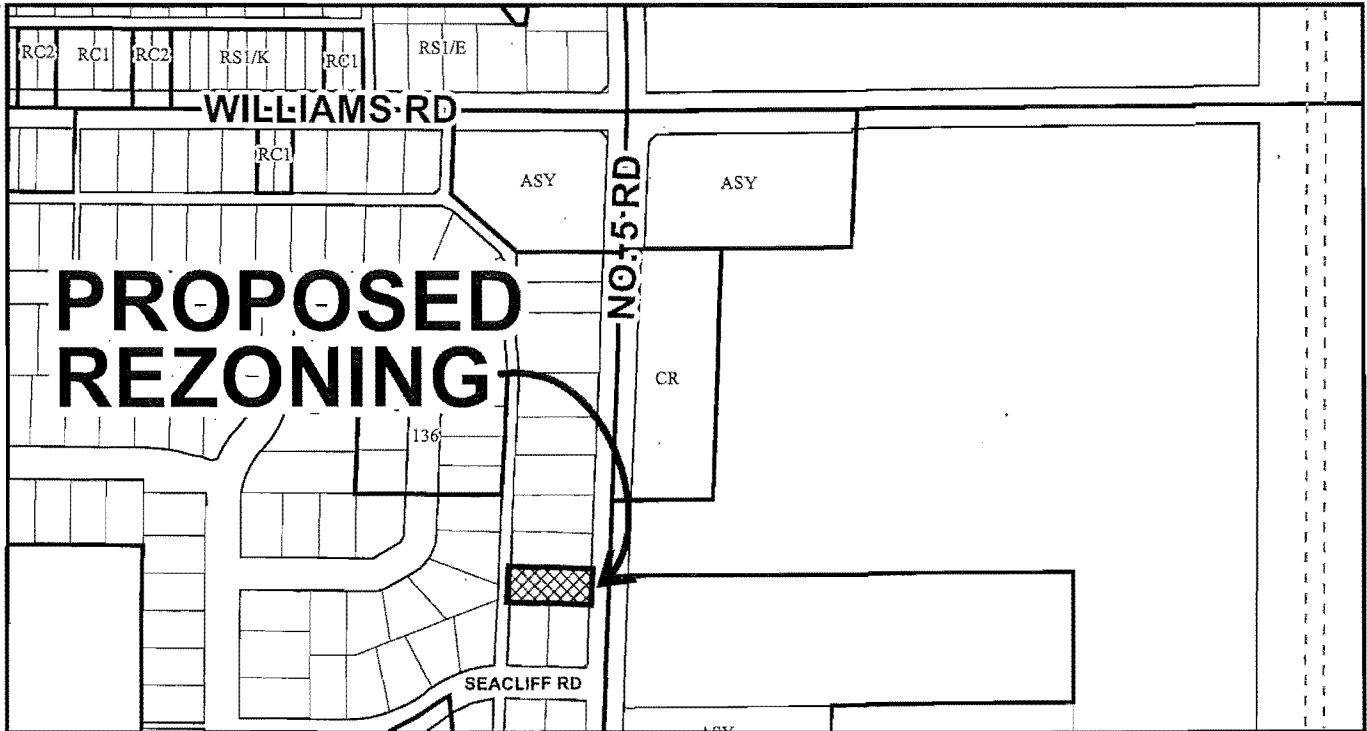
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Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Proposed Tree Management Plan
- Attachment 6: Preliminary Site Plan (proposed south lot)
- Attachment 7: Rezoning Considerations Concurrence



City of
Richmond



RZ 14-656004

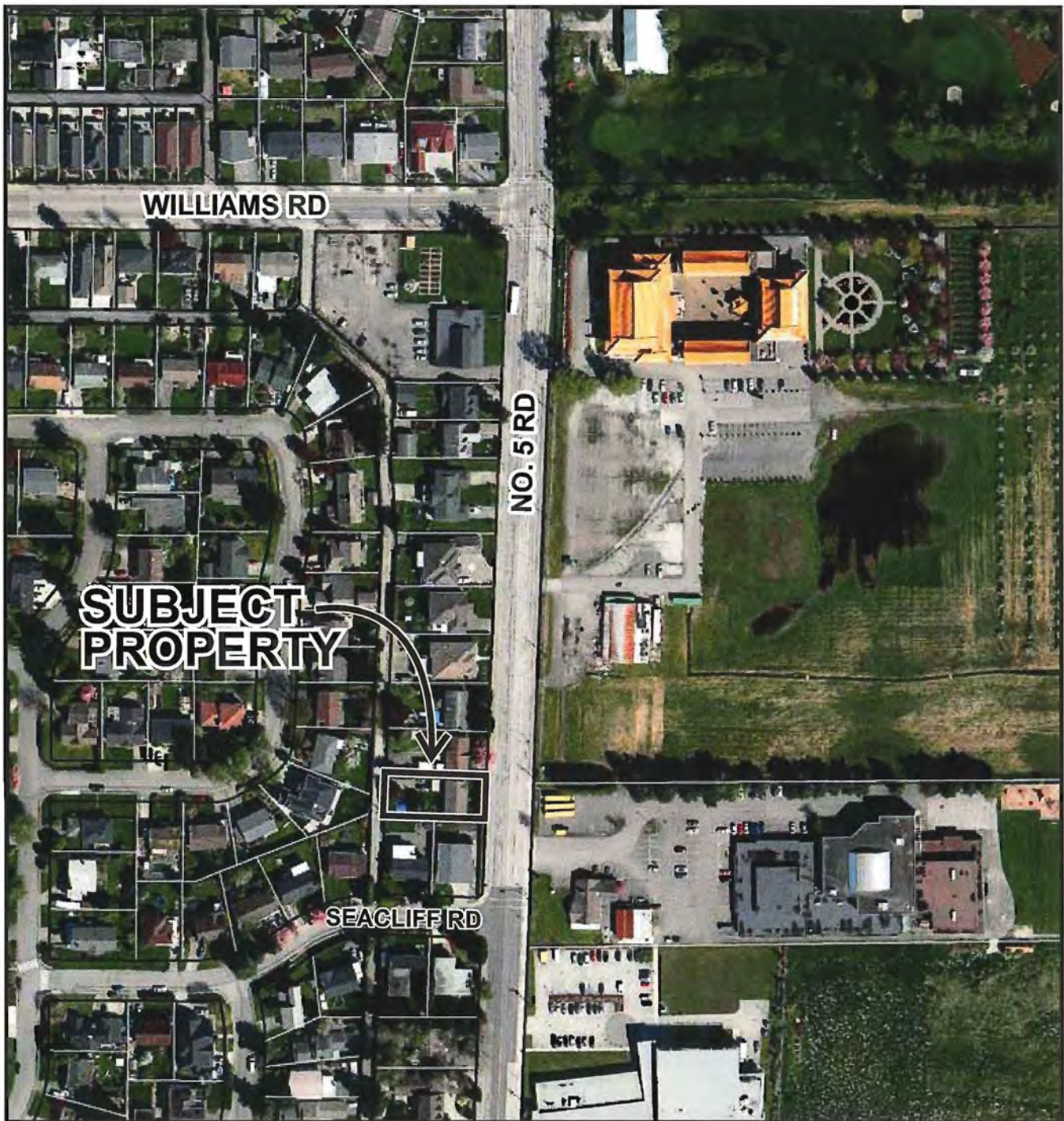
Original Date: 06/23/14

Revision Date:

Note: Dimensions are in METRES



City of
Richmond



RZ 14-656004

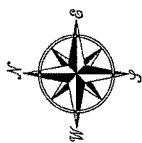
Original Date: 02/21/14

Revision Date:

Note: Dimensions are in METRES

**TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 224 SECTION 36
BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 32915**

#10231 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D. 006-731-937



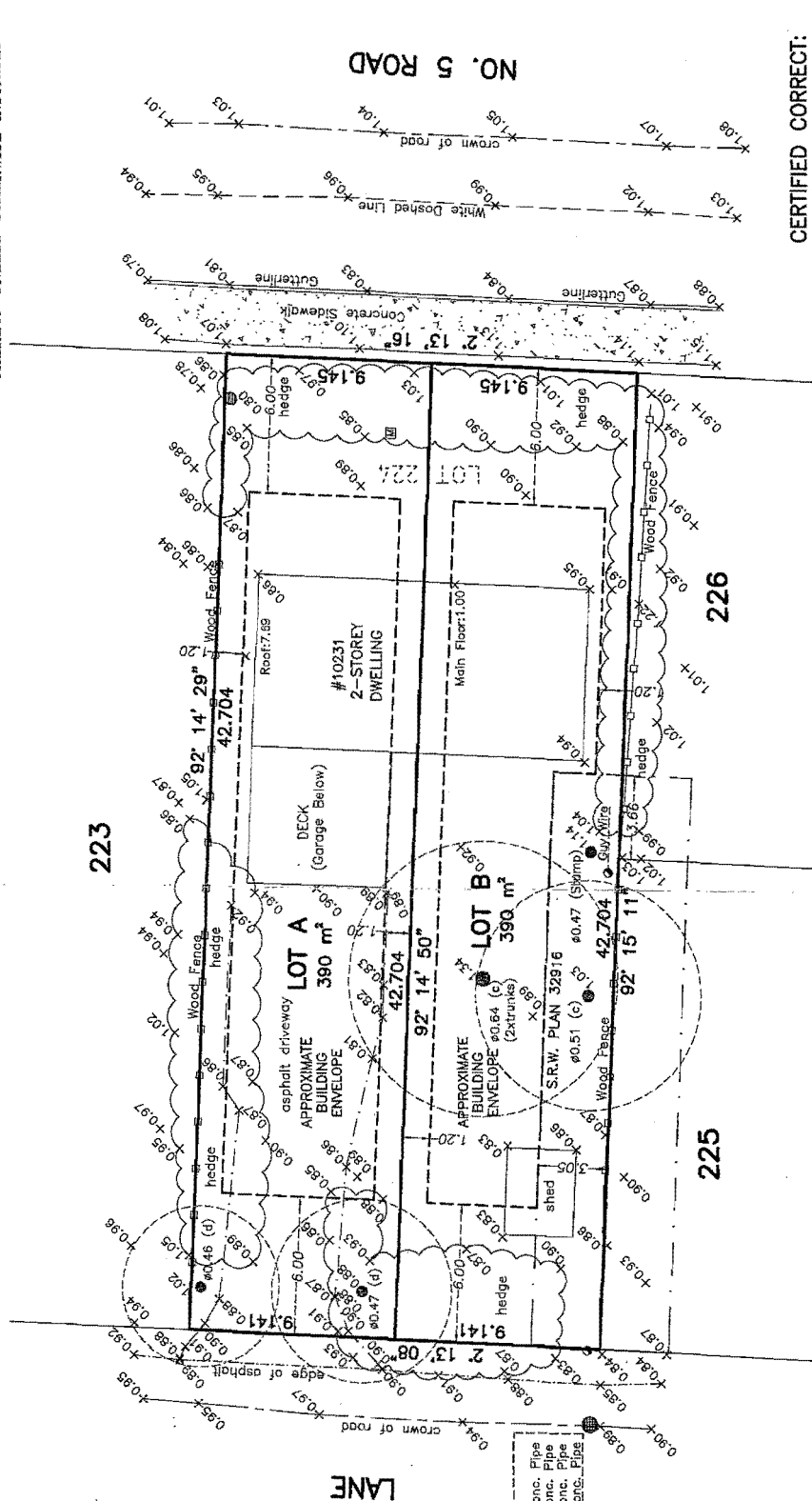
- LEGEND:**
- (c) denotes conifer
 - (d) denotes deciduous
 - denotes power pole
 - denotes water meter
 - ⊙ denotes round catch basin
 - MH denotes manhole
 - NR denotes north rim

PH - 35

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J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: office@jctam.com
Website: www.jctam.com
Job No. 5436
FB-245 PB3-86
Drawn By: MY

DWG No. 5436-TOPO

NOTE:
Elevations shown are based on City of Richmond
HPN Benchmark network.
Benchmark: HPN #191, Central Monument 02H2453
Located at S edge traffic island @ Riverside Dr &
Featherstone Way
Elevation = 1.664 metres



SCALE: 1:200

0 5 10 15

ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED

NO. 5 ROAD

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
FEBRUARY 6th, 2014.



RZ 14-656004

Attachment 3

Address: 10231 No. 5 Road

Applicant: Amar Bhullar

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	Amritpal & Gurpal Bhullar	To be determined
Site Size (m²):	780 m ²	Two (2) lots, each approximately 390 m ²
Land Uses:	One (1) single detached dwelling	Two (2) residential lots, each with a single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lot Size Policy 5434 supports rezoning and subdivision along this portion of No. 5 Road in accordance with "Compact Single Detached (RC2)"	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy supports redevelopment to compact lots along this portion of No. 5 Road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, structures, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	390 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
North Lot Side Yard Setbacks (m):	Min. 1.2 m	Min. 1.2 m	none
South Lot Side Yard Setbacks (m):	Min. 1.2 m	North side yard: Min. 1.2 m South side yard: Min. 3.0 m & Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

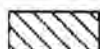
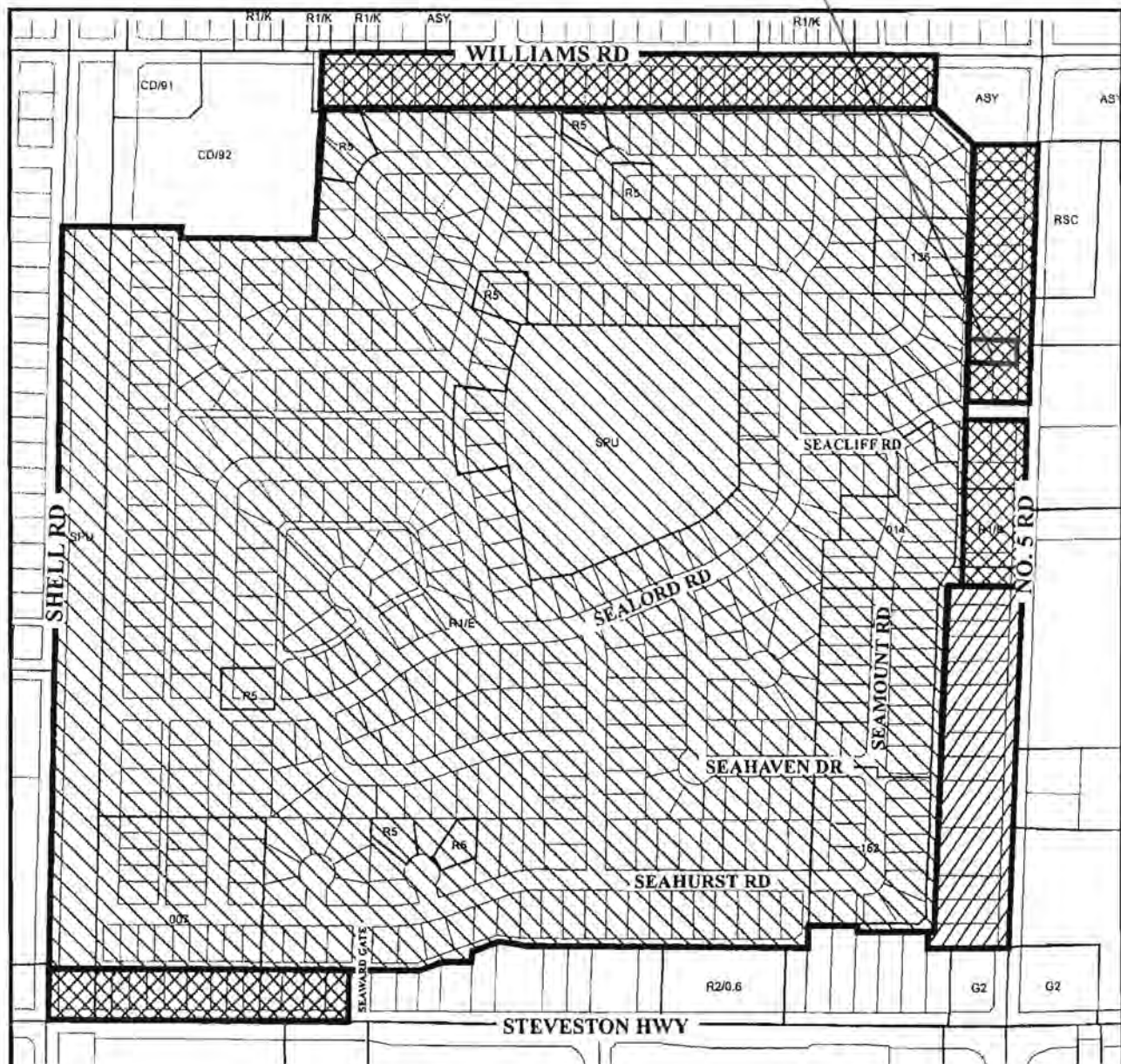
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6

POLICY 5434:

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

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

SUBJECT SITE



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



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



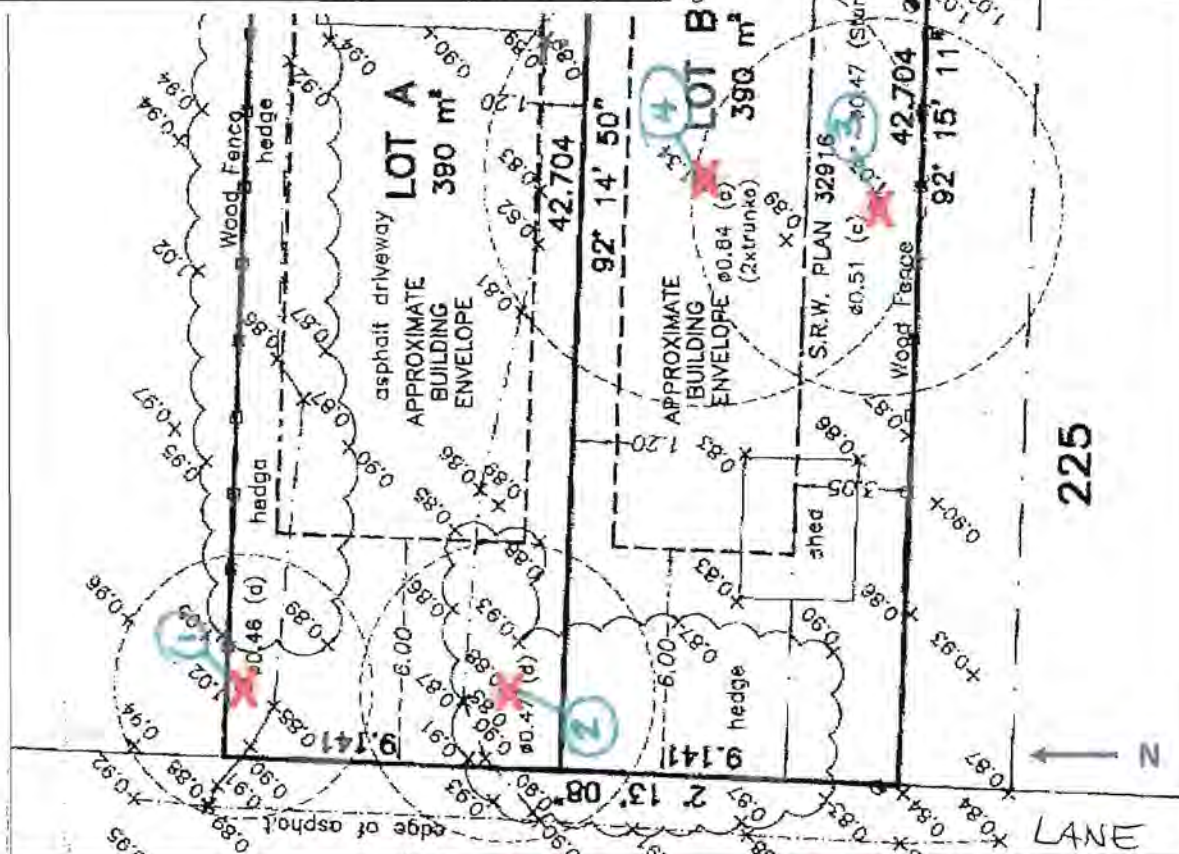
Subdivision permitted as per **R1/B**



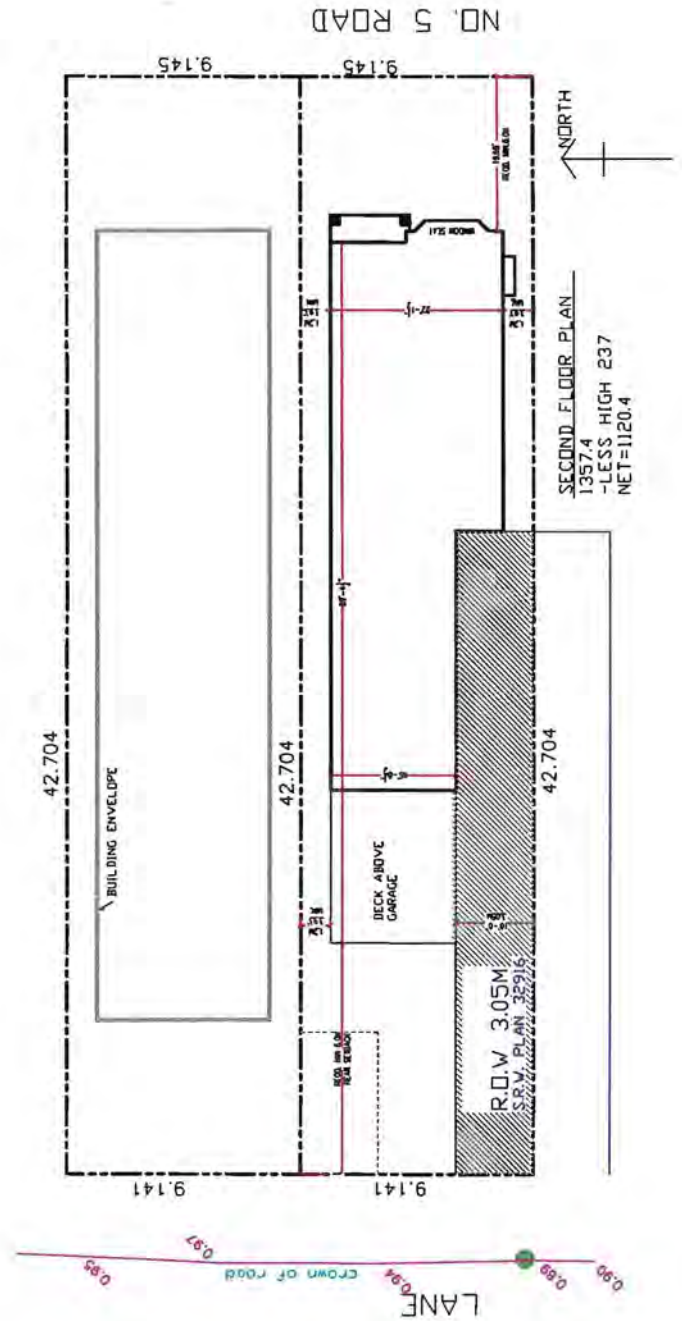
Policy 5434 Section 36-4-6

Adopted Date: 02/19/1990

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



Tree Retention & Removal Plan, Scale 1:200





Address: 10231 No. 5 Road

File No.: RZ 14-656004

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9177, the following items must be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 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 fencing, paving, and installation costs. The Landscape Plan must:
 - 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 required ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line), consisting of a variety of live plant material.
 - Include the four (4) proposed replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	9 cm		5 m

3. City acceptance of the developer's offer to voluntarily contribute \$2,000 to the City's Tree Compensation Fund for the planting of the balance of required replacement trees elsewhere within the City.
4. The granting of an approximate 1.5 m wide statutory right-of-way along the east property line of the subject site for the purpose of utilities and public-right-of-passage (to accommodate the new storm sewer inspection chamber, two (2) water meter boxes, and the 1.5 m wide concrete sidewalk). Note: the works within the right-of-way are to be constructed by the applicant and maintained by the City.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on title to ensure that landscaping planted within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. Note: the legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations, and is subject to impacts of noise, dust, and odour.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the Rezoning Bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,036) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

8. Enter into a Servicing Agreement* for the design and construction of off-site improvements to:
- a) The frontage of the subject site along No. 5 Road. The required work is to include, but is not limited to: a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. The new 1.5 m wide right-of-way along No. 5 Road is required to achieve these works.
 - b) The full width of the rear lane from the north property line to the Seacliff Road intersection. The required work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road. The applicant is required to construct the portion of the work along the west frontage (approximately 18.3 m). Through a coordinated construction program for the lane, the City will provide funding for the remaining lane improvements beyond the applicant's frontage to Seacliff Road (approximately 39.7 m). Details are to be finalized as part of the Servicing Agreement design review process.

At Demolition* stage, the following requirements must be completed:

- Installation of tree protection fencing to City standard around the existing hedge located along the portion of the south property line that is shared with 11851 Seacliff Road. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

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

- *Water Works*
 - Disconnect the existing 20 mm diameter water connection and cap the tie-in at the main.
 - Install two (2) new 25 mm diameter connections complete with meter boxes placed within the new 1.5 m wide right-of-way across the No. 5 Road frontage for servicing the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.
- *Storm Sewer Works*
 - Install lane drainage as described in the section of this report entitled "Off-site Improvements".
 - Cut and cap the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within the new 1.5 m wide right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways. Details are to be finalized as part of the Servicing Agreement design review process.
- *Sanitary Sewer Works*
 - No upgrade to the sanitary sewer system is required along the rear lane.
 - Remove the existing aging sanitary inspection chamber at the rear lane, and cut and cap the existing lead pipe at the main.
 - Install a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections the common property line to service the proposed lots. Details are to be finalized as part of the Servicing Agreement design review process.
- *General Items*
 - No permanent structures, such as fences and storage sheds with concrete foundations, are allowed to be built on or across right-of-ways.
 - Proposed driveway crossings from the rear lane must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. 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.
- 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 Division at 604-276-4285.

Note:

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

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

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

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

(signed copy on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9177 (RZ 14-656004)
10231 No. 5 Road**

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

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

P.I.D. 006-731-937

Lot 224 Section 36 Block 4 North Range 6 West New Westminster District Plan 32915

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9177"**.

FIRST READING

OCT 14 2014

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 09 November 2014 17:16
To: Mayor and Councillors
Subject: Send a Submission Online (response #808)

To Public Hearing
Date: <u>Nov. 17 2014</u>
Item # <u>283</u>
Re: <u>BYLAW 9177-R214-656004</u> <u>BYLAW 9178-R214-656040</u>

Send a Submission Online (response #808)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/9/2014 5:15:34 PM

Survey Response

Your Name	William R. Woodgate
Your Address	11891 Seabrook Crescent
Subject Property Address OR Bylaw Number	10211 & 10231 No. 5 Rd.
Comments	<p>I live on the other side of the lane from the above subject properties up for re-zoning. Re-zoning approval must include improvements to the lane. About 10 years ago I had a representative from the city look at the lack of drainage behind my property. When it rains the water does not drain off and backs up onto my lot and the one across the lane. Cars driving through it splash water. At that time the representative said, in his opinion, work needed to be done and that I would hear from City Hall. I have never had a call back nor has an improvement been made and the city employee has since retired. All it really needs is a drain to have an outlet for the water to run off. Right now it's a mess anytime after a rain. If the rain is heavy enough water covers the whole lane so nobody can walk down the lane. If there are going to be improvements for the new homes this must be addressed as more cars will be using the lane. I can tell you that if re-zoning is approved engineering work to fix this water problem must be part of that upgrade. I EXPECT this improvement</p>



City of Richmond

Report to Committee Planning and Development Department

To: Planning Committee
From: Wayne Craig
Director of Development

Date: October 6, 2014
File: RZ 14-658540

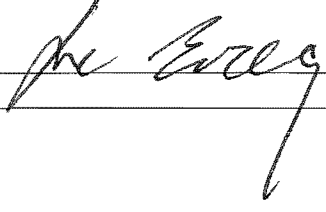
Re: Application by 0868256 BC Ltd. for Rezoning at 10211 No. 5 Road from Single Detached (RS1/E) to Compact Single Detached (RC2)

Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, for the rezoning of 10211 No. 5 Road from "Single Detached (RS1/E)" to "Compact Single Detached (RC2)", be introduced and given first reading.


Wayne Craig
Director of Development

CL:blg
Att.

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

Staff Report

Origin

0868256 BC Ltd. has applied to the City of Richmond for permission to rezone 10211 No. 5 Road from “Single Detached (RS1/E)” to “Compact Single Detached (RC2)”, to permit a subdivision to create two (2) lots, with vehicle access to/from the rear lane. There is currently a single detached dwelling on the subject site which will be demolished. A map and aerial photo showing the location of the subject site and surrounding context are included in Attachment 1. A site survey and proposed subdivision plan of the property is included in Attachment 2.

Findings of Fact

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

Surrounding Development

The subject property is located on the west side of No. 5 Road, between Williams Road and Seacliff Road in the Shellmont Planning Area. Existing development immediately surrounding the site is as follows:

- To the north, are existing single detached dwellings on large lots zoned “Single Detached (RS1/E)”.
- To the east, directly across No. 5 Road, is:
 - A property that is zoned “Assembly (ASY)”, “Agriculture (AG1)”, and “Roadside Stand (CR)”; which is within the Agricultural Land Reserve (ALR), and which contains the Lingyen Mountain Temple. This property is subject to a development application to amend the Official Community Plan (OCP) and rezone the lot to accommodate temple expansion (RZ 13-641554).
 - A property that is zoned “Assembly (ASY)”; which is within the ALR, and which contains the Richmond Bethel Church, the Richmond Chinese MB Church, and the Richmond Christian School.
- To the south, at 10231 No. 5 Road, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”. The property is also the subject of a rezoning application to permit subdivision into two (2) compact lots with vehicle access to/from the rear lane (RZ 14-656004), which was presented to Planning Committee on October 7, 2014.
- To the west, fronting Seabrook Crescent, is a single detached dwelling on a large lot zoned “Single Detached (RS1/E)”.

Related Policies & Studies

OCP Designation

There is no Area Plan for this neighbourhood. The OCP's Land Use Map designation for this property is "Neighbourhood Residential". This redevelopment proposal is consistent with this designation.

Arterial Road Policy

The Arterial Road Policy is supportive of compact lot single-family residential developments along arterial roads. The subject site is identified for "Arterial Road Compact Lot Coach House" on the Arterial Road Development Map in the OCP. This redevelopment proposal is consistent with the Arterial Road Policy.

Lot Size Policy 5434

The subject property is located within the area covered by Lot Size Policy 5434 (adopted by Council in 1990; amended in 1991 and 2006). This Policy permits rezoning and subdivision of lots along this section of No. 5 Road in accordance with "Compact Single Detached (RC2)" or "Coach House (RCH)", provided there is access to an operational rear lane (Attachment 4). This redevelopment proposal is consistent with the Lot Size Policy.

Affordable Housing Strategy

For single-family development proposals, Richmond's Affordable Housing Strategy requires a secondary suite within a dwelling on 50% of new lots created through rezoning and subdivision, or a cash-in-lieu contribution of \$1.00/ft² of total building area toward the City's Affordable Housing Reserve Fund.

The applicant proposes to provide a legal secondary suite on one (1) of the two (2) future lots at the subject site. To ensure that the secondary suite is built to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until the secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw. This agreement will be discharged from Title (at the initiation of the applicant) on the lot where the secondary suite is not required by the Affordable Housing Strategy after the requirements are satisfied.

Should the applicant change their mind prior to rezoning adoption about the affordable housing option selected, a voluntary contribution to the City's Affordable Housing Reserve Fund in-lieu of providing the secondary suite will be accepted. In this case, the voluntary contribution would be required to be submitted prior to final adoption of the rezoning bylaw, and would be based on \$1.00/ft² of total building area of the single detached dwellings to be constructed (i.e. \$5,038).

Public Input

There have been no concerns expressed by the public about the development proposal in response to the placement of the rezoning sign on the property.

Staff Comments

The proposed rezoning would enable the creation of two (2) lots, each approximately 9 m wide and 390 m² in area, with vehicle access to/from an existing operational rear lane.

Trees & Landscaping

A Tree Survey and Certified Arborist's Report have been submitted by the applicant. The survey and report identify five (5) bylaw-sized trees on the subject site, and four (4) bylaw-sized trees and a Cedar hedgerow on the adjacent properties to the north and south.

The report identifies tree species, assesses the condition of the trees, and provides recommendations relative to the proposed development. The proposed tree management plan including a list of tree species assessed is shown in Attachment 5.

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

- Remove the five (5) trees from the subject site (Trees # 3, 4, 6, 7, and 13) due to poor condition (i.e., they are either dead, dying (sparse canopy foliage), are infected with Fungal Blight or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions).
- Protect the three (3) trees on the adjacent property to the north at 10191 No. 5 Road (Trees # 1, 2, and 5). Tree protection fencing is required to be installed to City standard around the hedge prior to demolition of the existing dwelling on the subject site. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.
- Remove Tree # 8 on the adjacent property to the south at 10231 No. 5 Road due to poor condition (i.e., excessive decay at the base). This is consistent with the information included in the staff report for the rezoning application at 10231 No. 5 Road, which identified the tree for removal.

Consistent with the OCP tree replacement ratio of 2:1, a total of 10 replacement trees are required on the proposed lots. Due to the limited space available in the yards of the proposed lots, the applicant proposes to plant and maintain a total of four (4) replacement trees [two (2) per lot proposed], and to submit a contribution in the amount of \$3,000 (\$500/tree) to the City's Tree Compensation Fund prior to final adoption of the rezoning bylaw for the balance of required replacement trees not planted on-site.

Similar to other single-family rezoning applications along arterial roads on sites that are across from land that is within the ALR, the applicant is required to register a restrictive covenant on Title of the subject property to:

- Identify a buffer area along the east portion of the property to ensure that landscaping planted within this buffer is maintained and will not be abandoned or removed (4.0 m wide, as measured from the east property line).
- Indicate that the property is located across from active agricultural operations, and is subject to potential impacts of noise, dust, and odour.

To ensure that the landscape buffer work is completed, that the front yards of the proposed lots are enhanced, and that the four (4) replacement trees are planted and maintained, the applicant must submit the following prior to adoption of the rezoning bylaw:

- A Landscape Plan, prepared by a Registered Landscape Architect, which responds to the guidelines of the Arterial Road Policy and includes a variety of live plant material within the on-site portion of the ALR buffer area.
- A Landscaping Security for the proposed works, based on 100% of a cost estimate provided by the Landscape Architect (including replacement trees, fencing, paving, and installation costs).

Flood Management

Prior to final adoption of the rezoning bylaw, the applicant is required to register a flood indemnity covenant on Title. The minimum floor construction level is a minimum of 0.3 m above the highest elevation of the crown of No. 5 Road.

Vehicle Access

In accordance with Residential Lot (Vehicular) Access Regulation – Bylaw 7222, vehicle access to the subject site is not permitted from No. 5 Road. Vehicle access to the site at future development stage is to be from the rear lane.

Servicing and Off-site Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement for:

- The design and construction of frontage improvements on No. 5 Road, including (but not limited to): a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. An approximate 1.5 m wide right-of-way (ROW) for public-right-of-passage (PROP) along No. 5 Road is required to achieve these works. The right-of-way is required to be registered on Title prior to final adoption of the rezoning bylaw.

- The design, construction, and coordination of frontage improvements to the full width of the lane from the north property line at 10211 No. 5 Road to the Seacliff Road intersection. The required lane work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road.

Note: Ideally, the applicants at 10211 and 10231 No. 5 Road will coordinate to undertake the design and construction of the lane improvements along their respective frontages simultaneously, with the City providing funding for the remaining works beyond the applicants' frontages to Seacliff Road (approximately 39.7 m). However, in the event that the applicant at 10211 No. 5 Road undertakes the lane works prior to the applicant at 10231 No. 5 Road, the subject applicant is required to fund the portion of the work along its lane frontage (approximately 18.3 m), while the City will provide funding for the remaining works beyond the applicant's frontage to Seacliff Road (approximately 58 m). In such a case, the City will impose a charge to the property at 10231 No. 5 Road as benefitting from the completed lane improvements. The charge would be required to be paid prior to subdivision of 10231 No. 5 Road for repayment to the City for funds already expended on the lane improvements in respect of which the charge was imposed.

- Water service works, including:
 - Disconnecting the existing 20 mm diameter water connection and cap the tie-in at the main.
 - Installing two (2) new 25 mm diameter connections complete with meter boxes placed within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage for servicing the proposed lots.
- Storm service works, including:
 - Cutting and capping the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways.
- Sanitary service works, including:
 - Cutting and capping the existing service connection at the inspection chamber at the northwest corner of the property and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line.

Details of the above works are to be finalized as part of the Servicing Agreement design review process.

Subdivision Stage

At Subdivision stage, the applicant will be required to pay Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fee.

Analysis

The redevelopment proposal at the subject site complies with the land use designations in the OCP, as well as with the Arterial Road Policy and Lot Size Policy 5434, which identify the subject site for redevelopment to compact lots with access to/from a rear lane. The applicant has satisfied all of the applicable requirements identified through the rezoning application review.


Financial Impact

None.

Conclusion

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

It is recommended that Zoning Bylaw 8500, Amendment Bylaw 9178 be introduced and given first reading.



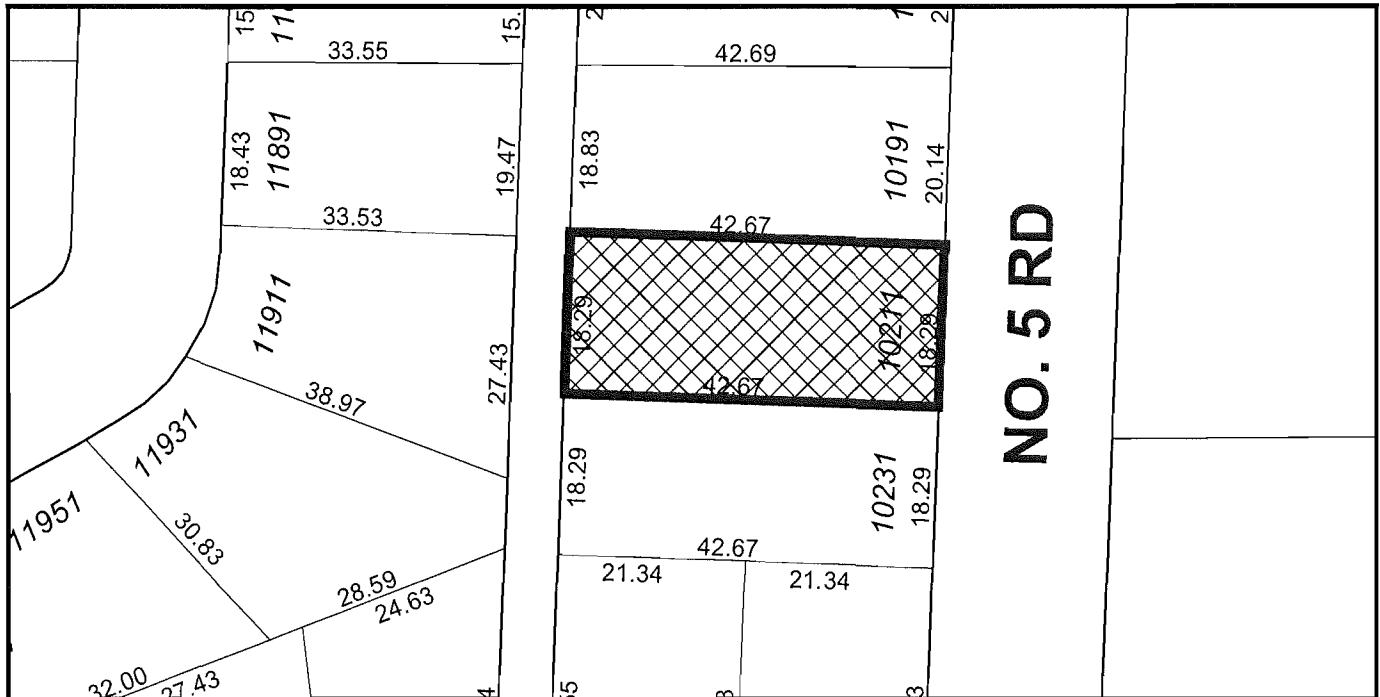
Cynthia Lussier
Planning Technician
(604-276-4108)

CL:blg

Attachments:

- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Proposed Subdivision Plan
- Attachment 3: Development Application Data Sheet
- Attachment 4: Lot Size Policy 5434
- Attachment 5: Proposed Tree Management Plan
- Attachment 6: Rezoning Considerations Concurrence

The map displays a street grid with various zoning districts. The central area is labeled 'PROPOSED REZONING' with a large arrow pointing to a specific lot. The lot is highlighted with a cross-hatch pattern. The surrounding areas are labeled with zoning codes: RC1, RC2, RS1/K, RS1/E, RD1, SI, ASY, and CR. The street 'WILLIAMS RD' runs horizontally across the top, and 'NO. 5 RD' runs vertically on the right. A '136' marker is visible near the proposed rezoning area.



Note: Dimensions are in METRES



City of
Richmond



RZ 14-658540

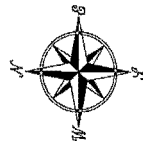
Original Date: 03/21/14

Revision Date:

Note: Dimensions are in METRES

TOPOGRAPHIC SURVEY AND PROPOSED SUBDIVISION OF LOT 223 SECTION 36 BLOCK 4 NORTH RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 32915

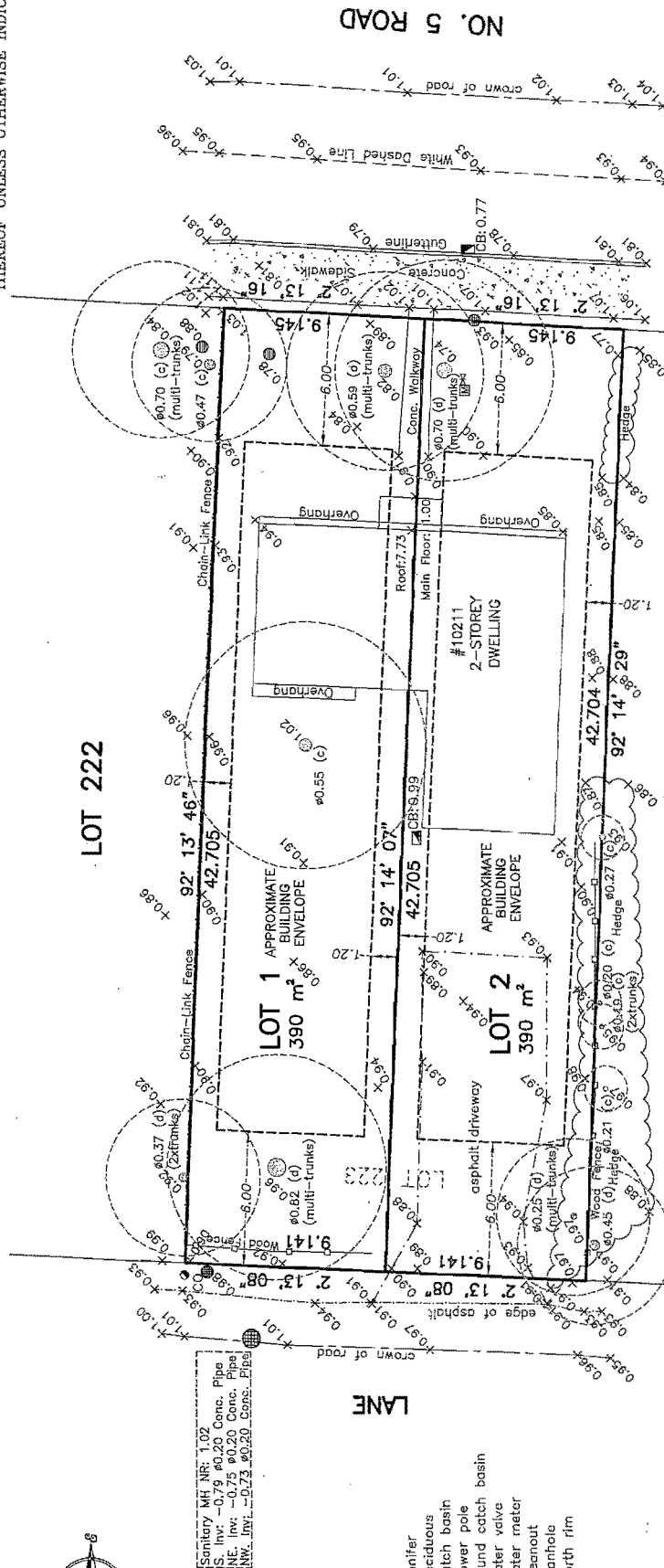
#10211 NO. 5 ROAD,
RICHMOND, B.C.
P.I.D 006-737-285



SCALE: 1:200



ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE INDICATED



LANE

NO. 5 ROAD

PH - 55

LEGEND:

- (c) denotes conifer
- (d) denotes deciduous
- CS denotes catch basin
- CP denotes power pole
- CR denotes round catch basin
- CV denotes water valve
- CO denotes cleanout
- MH denotes manhole
- NR denotes north rim

© copyright

J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7

Telephone: 214-8929

Fax: 214-8929

E-mail: office@jctam.com

Website: www.jctam.com

Job No. 5463

FB-232 P65-67

Drawn By: MY

NOTE:

Elevations shown are based on City of
Richmond HPN Benchmark network.
Benchmark: HPN #191, Control Monument
02H2453 Located at S edge traffic island
© Riverside Dr & Featherstone Way
Elevation = 1.664 metres

CERTIFIED CORRECT:
LOT DIMENSION ACCORDING TO
FIELD SURVEY.

[Signature]
JOHNSON C. TAM, B.C.L.S.
MARCH 5th, 2014.

DWG No. 5463-TOPO

NTS



RZ 14-658540

Attachment 3

Address: 10211 No. 5 Road

Applicant: 0868259 BC Ltd.

Planning Area(s): Shellmont

	Existing	Proposed
Owner:	William Dallyn	To be determined
Site Size (m²):	780 m ²	Two (2) lots, each approximately 390 m ²
Land Uses:	One (1) single detached dwelling	Two (2) residential lots, each with a single detached dwelling
OCP Designation:	Neighbourhood Residential	No change
Lot Size Policy Designation:	Lot Size Policy 5434 supports rezoning and subdivision along this portion of No. 5 Road in accordance with "Compact Single Detached (RC2)"	No change
Zoning:	Single Detached (RS1/E)	Compact Single Detached (RC2)
Other Designations:	The Arterial Road Policy supports redevelopment to compact lots along this portion of No. 5 Road.	No change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 50%	Max. 50%	none
Lot Coverage – Buildings, structures, and non-porous surfaces	Max. 70%	Max. 70%	none
Lot Coverage – Live plant material	Min. 20%	Min. 20%	none
Lot Size (min. dimensions):	270 m ²	390 m ²	none
Setback – Front & Rear Yards (m):	Min. 6 m	Min. 6 m	none
Setback – Side Yards (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2 ½ storeys	2 ½ storeys	none

Other: Tree replacement compensation required for loss of bylaw-sized trees.



City of Richmond

Policy Manual

Page 1 of 2

Adopted by Council: February 19, 1990
 Amended by Council: November 18, 1991
 Amended by Council: October 16, 2006

POLICY 5434

File Ref:

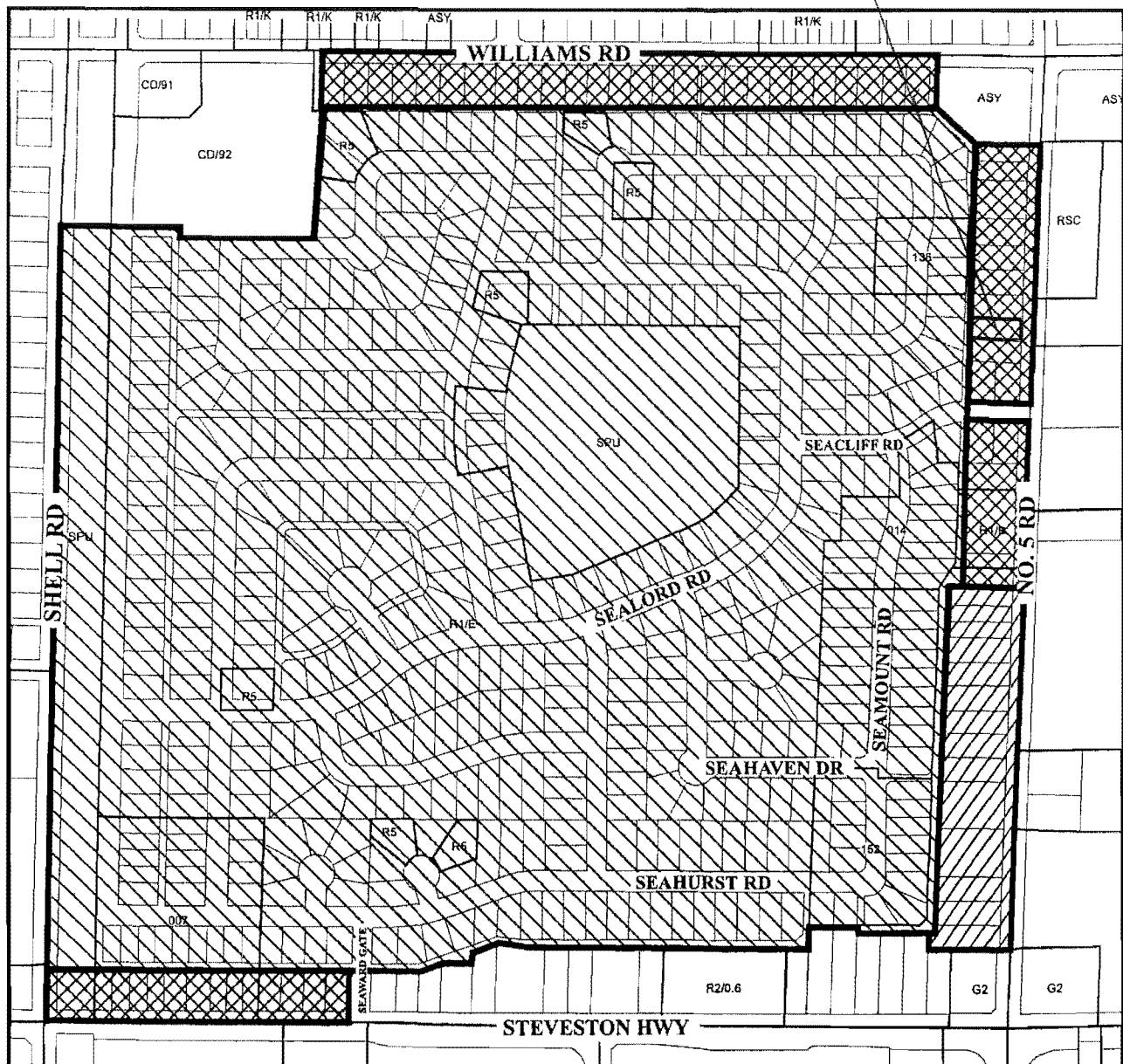
SINGLE-FAMILY LOT SIZE POLICY IN QUARTER-SECTION 36-4-6




POLICY 5434:

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

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

SUBJECT SITE



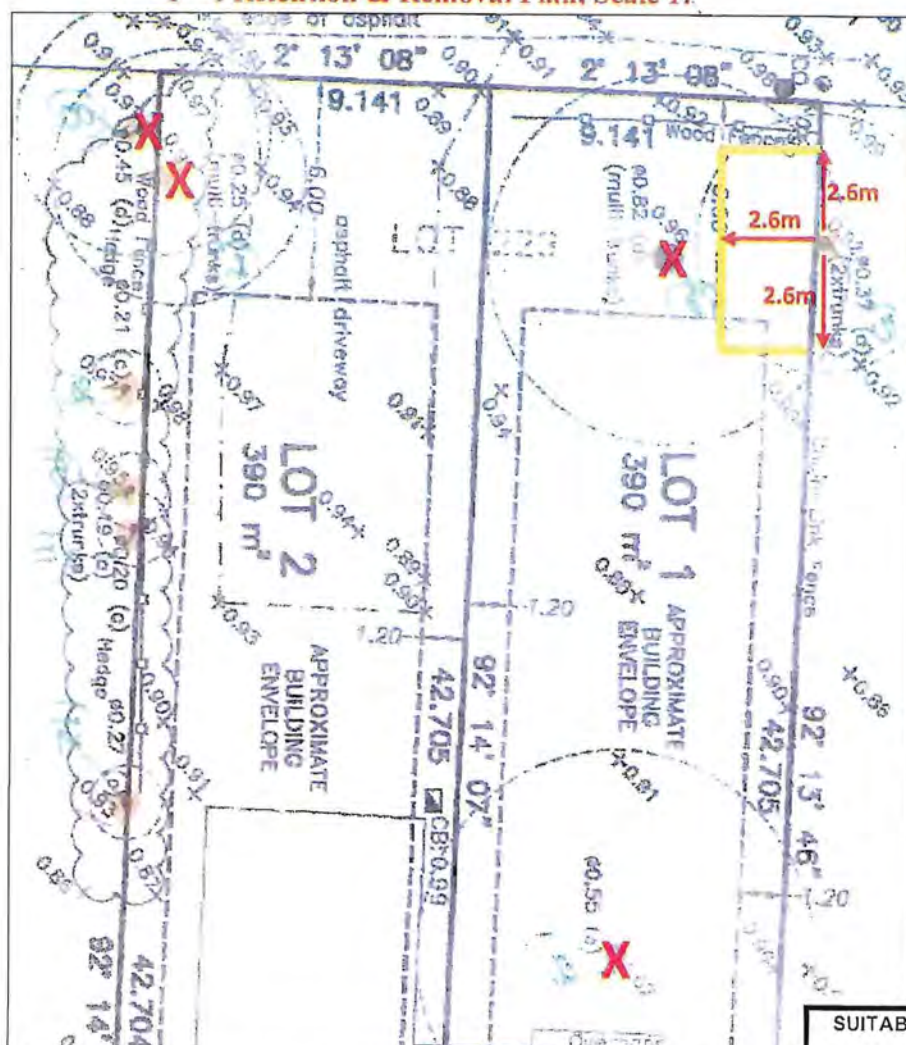
-  Subdivision permitted as per **R1/E** (18 m wide lots)
-  Subdivision permitted as per **R1-0.6 or R/9**
(access to lane only) (No Multiple-family residential development is permitted.)
-  Subdivision permitted as per **R1/B**



Policy 5434 Section 36-4-6

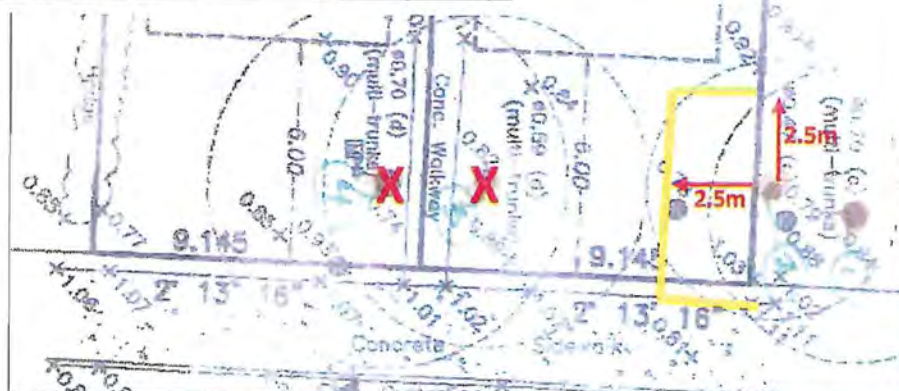
Adopted Date: 02/19/1990
Amended Date: 11/18/1991
10/16/2006

Retention & Removal Plan, Scale 1:



TREE #	TREE SPECIES (on site) (Botanical name)	DBH (cm)	SPREAD (m) Radius
3	Cherry (<i>Prunus</i> sp.)	79 comb.	4
4	Cherry (<i>Prunus</i> sp.)	76 comb.	4.6
6	Birch (<i>Betula</i> sp.)	82 comb.	4.6
7	Plum (<i>Prunus</i> sp.)	26 comb. Est.	3.3
13	Douglas fir (<i>Pseudotsuga menziesii</i>)	55 per survey	5

SUITABLE REPLACEMENT TREES (Botanical name)
Threadleaf Falsecypress (<i>Chamaecyparis pisifera</i> 'Filifera')
Dove Tree (<i>Davidia involucrata</i>)
Purple Fountain European Beech (<i>Fagus sylvatica</i> 'Purple Fountain')
Japanese Tree Lilac 'Ivory Silk' (<i>Syringa reticulata</i> 'Ivory Silk')
Japanese Maple (<i>Acer palmatum</i> sp.)





City of Richmond

Rezoning Considerations

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

Address: 10211 No. 5 Road

File No.: RZ 14-658540

Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 9178, the following items must be completed:

1. Provincial Ministry of Transportation & Infrastructure Approval.
2. 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 fencing, paving, and installation costs. The Landscape Plan must:
 - 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 required ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line), consisting of a variety of live plant material.
 - Include the four (4) proposed replacement trees with the following minimum sizes:

# Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
4	11 cm		6 m

3. City acceptance of the developer's offer to voluntarily contribute \$3,000 to the City's Tree Compensation Fund for the planting of the balance of required replacement trees elsewhere within the City.
4. The granting of an approximate 1.5 m wide statutory right-of-way along the east property line of the subject site for the purpose of utilities and public-right-of-passage (to accommodate the new storm sewer inspection chamber, two (2) water meter boxes, and the 1.5 m wide concrete sidewalk). Note: the works within the right-of-way are to be constructed by the applicant and maintained by the City.
5. Registration of a flood indemnity covenant on Title.
6. Registration of a legal agreement on Title to ensure that landscaping planted within the ALR buffer area along the east portion of the property (4.0 m wide, as measured from the east property line) is maintained and will not be abandoned or removed. Note: the legal agreement is to identify the ALR buffer area and to indicate that the subject property is located across from active agricultural operations, and is subject to impacts of noise, dust, and odour.
7. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a secondary suite is constructed on one (1) of the two (2) future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

Note: Should the applicant change their mind about the Affordable Housing option selected prior to final adoption of the rezoning bylaw, the City will accept a voluntary contribution of \$1.00 per buildable square foot of the single-family developments (i.e. \$5,038) to the City's Affordable Housing Reserve Fund in-lieu of registering the legal agreement on Title to secure a secondary suite.

8. Enter into a Servicing Agreement* for:

- a) The design and construction of frontage improvements on No. 5 Road, including (but not limited to): a 1.5 m wide treed and grass boulevard behind the existing curb and gutter and a 1.5 m wide concrete sidewalk at the subject property line to current City standard. An approximate 1.5 m wide right-of-way (ROW) for public-right-of-passage (PROP) along No. 5 Road is required to achieve these works. The right-of-way is required to be registered on Title prior to final adoption of the rezoning bylaw.
- b) The design, construction, and coordination of frontage improvements to the full width of the rear lane from the north property line at 10211 No. 5 Road to the Seacliff Road intersection. The required lane work is to include, but is not limited to: rollover curb and gutter on both sides of the lane, asphalt pavement, lane lighting, and storm sewer in the centre of the lane complete with tie-in to the existing storm sewer along Seacliff Road.

Note: Ideally, the applicants at 10211 and 10231 No. 5 Road will coordinate to undertake the design and construction of the lane improvements along their respective frontages simultaneously, with the City providing funding for the remaining works beyond the applicants' frontages to Seacliff Road (approximately 39.7 m). However, in the event that the applicant at 10211 No. 5 Road undertakes the lane works prior to the applicant at 10231 No. 5 Road, the subject applicant is required to fund the portion of the work along its lane frontage (approximately 18.3 m), while the City will provide funding for the remaining works beyond the applicant's frontage to Seacliff Road (approximately 58 m). In such a case, the City will impose a charge to the property at 10231 No. 5 Road as benefitting from the completed lane improvements. The charge would be required to be paid prior to subdivision of 10231 No. 5 Road for repayment to the City for funds already expended on the lane improvements in respect of which the charge was imposed.

- c) Water service works, including:
 - i) Disconnecting the existing 20 mm diameter water connection and cap the tie-in at the main.
 - ii) Installing two (2) new 25 mm diameter connections complete with meter boxes placed within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage for servicing the proposed lots.
- d) Storm service works, including, cutting and capping the two (2) existing connections to the storm inspection chambers at the northeast corner and the southeast corner of the property along No. 5 Road, and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line within a new 1.5 m wide utility right-of-way across the No. 5 Road frontage. The boulevard must be graded towards the existing or new inspection chambers to prevent storm water from ponding on the boulevard, road and driveways.
- e) Sanitary service works, including cutting and capping the existing service connection at the inspection chamber at the northwest corner of the property and installing a new 450 mm diameter Type II inspection chamber complete with two (2) 100 mm diameter connections for servicing the proposed lots at the common property line.

Details of the above works are to be finalized as part of the Servicing Agreement design review process.

Note: no permanent structures, such as fences and storage sheds with concrete foundations, are allowed to be built on or across right-of-ways. Proposed driveway crossings from the rear lane must not conflict with existing street lights and/or utility poles. Requests to relocate street lights and/or utility poles will not be considered other than under exceptional circumstances.

At Demolition* stage, the following requirements must be completed:

- Installation of tree protection fencing to City standard around Trees # 1, 2, and 5 located on the adjacent property to the north at 10191 No. 5 Road. Tree protection fencing must remain in place until construction and landscaping on the proposed lots is completed.

At Subdivision* stage, the following requirements must be completed:

- Payment of Development Cost Charges (City and GVS & DD), School Site Acquisition Charges, and Address Assignment Fee.

At Building Permit* stage, the following requirements must be completed:

- Submission of a Construction Parking and Traffic Management Plan to the Transportation Division. The Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
- 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 Division at 604-276-4285.

Note:

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

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

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

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

(signed copy on file)

Signed

Date



**Richmond Zoning Bylaw 8500
Amendment Bylaw 9178 (RZ 14-658540)
10211 No. 5 Road**

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

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

P.I.D. 006-737-285

Lot 223 Section 36 Block 4 North Range 6 West New Westminster District Plan 32915

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 9178"**.

FIRST READING

OCT 27 2014

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

MINISTRY OF TRANSPORTATION AND
INFRASTRUCTURE APPROVAL

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

MAYOR

CORPORATE OFFICER

Mayor and Councillors

From: Webgraphics
Sent: Sunday, 09 November 2014 17:16
To: Mayor and Councillors
Subject: Send a Submission Online (response #808)

To Public Hearing
Date: <u>Nov 17 2014</u>
Item # <u>283</u>
Re: <u>BYLAW 9177-R214-656004</u> <u>BYLAW 9178-R214-656040</u>

Send a Submission Online (response #808)

Survey Information

Site:	City Website
Page Title:	Send a Submission Online
URL:	http://cms.richmond.ca/Page1793.aspx
Submission Time/Date:	11/9/2014 5:15:34 PM

Survey Response

Your Name	William R. Woodgate
Your Address	11891 Seabrook Crescent
Subject Property Address OR Bylaw Number	10211 & 10231 No. 5 Rd.
Comments	<p>I live on the other side of the lane from the above subject properties up for re-zoning. Re-zoning approval must include improvements to the lane. About 10 years ago I had a representative from the city look at the lack of drainage behind my property. When it rains the water does not drain off and backs up onto my lot and the one across the lane. Cars driving through it splash water. At that time the representative said, in his opinion, work needed to be done and that I would hear from City Hall. I have never had a call back nor has an improvement been made and the city employee has since retired. All it really needs is a drain to have an outlet for the water to run off. Right now it's a mess anytime after a rain. If the rain is heavy enough water covers the whole lane so nobody can walk down the lane. If there are going to be improvements for the new homes this must be addressed as more cars will be using the lane. I can tell you that if re-zoning is approved engineering work to fix this water problem must be part of that upgrade. I EXPECT this improvement</p>