



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

**Public Hearing Agenda  
Electronic Meeting**

**Monday, November 20, 2023 – 7 p.m.**

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

**OPENING STATEMENT**

**Page**

1. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10494  
(RZ 21-0943417)**

(File Ref. No. RZ 21-943417) (REDMS No. 7346869)

**PH-5**

**See Page PH-5 for full report**

**Location:** 7300 St. Albans Road

**Applicant:** Matthew Cheng

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “High Density Townhouses (RTH1)”, to permit development of four townhouse units with access from St. Albans Road.

**First Reading:** October 10, 2023

**Order of Business:**

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

Page

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10494.

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2. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10495 (RZ 22-026766)**

(File Ref. No. RZ 22-026766) (REDMS No. 7349270)

PH-32

See Page PH-32 for full report

**Location:** 3300 Granville Avenue

**Applicant:** Hari Singh Gill

**Purpose:** To rezone the subject property from “Single Detached (RS1/E)” to “Single Detached (RS2/B)”, to permit subdivision of the property into two single family lots, each with vehicle access from Granville Avenue.

**First Reading:** October 10, 2023

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10495.

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3. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10496 (RZ 21-939470)**

(File Ref. No. RZ 21-939470) (REDMS No. 7353646, 7421697)

PH-51

See Page PH-51 for staff memorandum

PH-53

See Page PH-53 for full report

**Location:** 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway



**Page**

**Applicant:** Interface Architecture Inc.

**Purpose:** To rezone the subject properties from “Single Detached (RS1/B)”, “Single Detached (RS1/E)”, and “Two-Unit Dwellings (RD1)” to “Medium Density Townhouses (RTM2)”, to permit development of 30 townhouse units and seven secondary suites with a right-in/right-out vehicle access from Steveston Highway.

**First Reading:** October 10, 2023

**Order of Business:**

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

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10496.



4. **RICHMOND ZONING BYLAW 8500, AMENDMENT BYLAW 10497 (RZ 22-011063)**

(File Ref. No. RZ 22-011063) (REDMS No. 7349947)

**PH-111**

**See Page PH-111 for full report**

**Location:** 10840/ 10860 Bonavista Gate

**Applicant:** Pati Yik, Kennon Construction

**Purpose:** To rezone the subject property from “Two-Unit Dwellings (RD1)” zone to “Single Detached (RS2/C)” zone, to subdivide into two single-family lots.

**First Reading:** October 23, 2023

**Order of Business:**

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

**Page**

**Council Consideration:**

1. Action on second and third readings of Richmond Zoning Bylaw 8500, Amendment Bylaw 10497.

☐

**ADJOURNMENT**

☐



# City of Richmond

## Report to Committee

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

**Date:** September 18, 2023  
**File:** RZ 21-943417

**Re:** Application by Matthew Cheng for Rezoning at 7300 St. Albans Road from  
"Single Detached (RS1/E)" Zone to "High Density Townhouses (RTH1)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10494, for the rezoning of 7300 St. Albans Road from "Single Detached (RS1/E)" zone to "High Density Townhouses (RTH1)" zone, be introduced and given first reading.

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

WC:ak  
Att. 6

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

## **Staff Report**

### **Origin**

Matthew Cheng, on behalf of 1124053 B.C. LTD (Director: Pavendeep Kooner), has applied to the City of Richmond for permission to rezone 7300 St. Albans Road from the “Single Detached (RS1/E)” zone to the “High Density Townhouses (RTH1)” zone to permit the development of four townhouse units with one secondary suite (Attachment 1).

### **Findings of Fact**

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

#### **Subject Site Existing Housing Profile**

The subject site contains an unoccupied single-family dwelling.

### **Surrounding Development**

The subject site fronts St. Albans Road. Existing development immediately surrounding the subject site is as follows:

To the North: The St. Albans’ Anglican Church zoned “Assembly (ASY)”.

To the South: A seven-unit townhouse complex zoned “Medium Density Low Rise Apartments (RAM1)”.

To the East: A 36-unit townhouse complex zoned “Medium Density Low Rise Apartments (RAM1)”.

To the West: Across St. Albans Road, a three-storey apartment (over a single-storey parking structure) zoned “Medium Density Low Rise Apartments (RAM1)”.

#### **Existing Legal Encumbrances**

There is a City Statutory Right-of-Way (SRW) registered on Title of the subject property for the sanitary sewer located along the east property line. The applicant has been advised that encroachment into the SRW is not permitted.

### **Related Policies & Studies**

#### **Official Community Plan/City Centre Area Plan**

The subject property is designated as “Neighbourhood Residential” in the Official Community Plan (OCP). The subject property is also located within the City Centre Area, Schedule 2.10 of the OCP and is designated “Sub-Area B.1: Mixed Used – Low Rise Residential & Limited Commercial” which is intended for grade-oriented housing in the form of townhouses with a common parking structure of conventional and stacked townhouses.

The proposed development provides for a similar form to the adjacent development to the south and the preliminary design complies with the Sub-Area B.1 guidelines in terms of land use, density and overall neighbourhood character. At the Development Permit (DP) stage, the townhouses' design, form and character will be further reviewed.

As set out in the City Centre Area Plan, the applicant is required to provide a contribution at a rate of \$0.34 per buildable square foot for future City Community Planning studies.

Registration of a legal agreement on Title is required, ensuring that future owners are aware that the development is subject to potential impacts due to other developments that may be approved within the City Centre.

#### St. Albans Sub-Area Plan

The proposed development is consistent with the Multi-Family Low Rise land use designation in the St. Albans Sub-Area Plan, which envisions three-storey apartments, townhouses, two-family or single-family dwellings (Attachment 3). The proposal for four three-storey townhouse units and one secondary suite is also generally consistent with the surrounding developments.

#### Floodplain Management Implementation Strategy

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

#### **Public Consultation**

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

Should the Planning Committee endorse this application and Council grant first reading to the rezoning bylaw, the public will have an opportunity to further comment on all of the proposed amendments at a Public Hearing.

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

#### **Analysis**

##### Built Form and Architectural Character

The applicant proposes to construct a total of four townhouse units and one secondary suite with access from St. Albans Road. The layout of the townhouse units is oriented around a single driveway providing access to the site from St. Albans Road and a north-south internal maneuvering aisle providing access to the unit garages. A total of two three-storey duplex clusters are proposed.

### Transportation and Site Access

Vehicle access to the subject site is proposed off St. Albans Road. This driveway will be the sole access to the proposed development and no access will be provided between the adjacent townhouse development to the south at 7320 St. Albans Road and the subject site.

On-site parking proposed is consistent with the requirements in the Zoning Bylaw 8500. Resident parking is to be provided within each unit's garage in either a side-by-side arrangement or single-car garages. One surface parking space is proposed for visitors, consistent with the Zoning Bylaw 8500. Resident bike parking is proposed to be located within each unit's garage, and a visitor bike rack is proposed within the common outdoor amenity space.

The applicant has submitted a traffic and parking assessment reviewing on-site parking and generated traffic. The City's Transportation Department has reviewed the proposal and supports the proposed arrangement.

### Tree Retention and Replacement

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

- Four bylaw-sized trees on the subject property (Tree #545, 546, 547 & 548).
- Seven trees on neighbouring properties to the east and south of the subject property (Tree # OS1-OS7).

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

- Two trees located on site, one (Tree# 547) at the southeast corner and one (Tree#548) at the northeast corner, are both larger conifers in good condition. Retain and protect.
- One tree (Tree #546) has been identified as dead and is to be removed.
- One tree (Tree # 545) is in moderate condition and in conflict with the drive aisle. This tree is not suitable for relocation.
- Replacement trees to be provided at a 2:1 ratio as per the OCP.
- One conifer tree located in the front yard of the property was removed without authorization. Two fines (\$1000.00 each) have been issued to the property owners, which have been subsequently paid. The applicant has agreed to a replacement ratio of 4:1 for the unauthorized removal of the conifer.
- Seven trees (Tree # OS 1- OS7) located on adjacent neighbouring properties are identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.

### *Tree Replacement*

The applicant wishes to remove two by-law-sized trees on-site (Tree # 545 and 546). The 2:1 replacement ratio would require a total of four replacement trees.

The applicant has agreed to provide an additional four replacement trees in compensation for the unauthorized removal of a coniferous tree on site, resulting in a total of eight replacement trees required.

According to the preliminary landscape plans (Attachment 4), the applicant has agreed to plant five trees on site. The remaining three replacement trees were unable to be accommodated on site due to conflict with the City's sanitary infrastructure in the rear yard of the property. The species and location of the replacement trees will be further reviewed as part of the DP process. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057.

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

To satisfy the 2:1 replacement ratio established in the OCP and the voluntary contribution of 4 additional trees in consideration of the unauthorized removal of the coniferous tree, the applicant will contribute \$2,250.00 to the City's Tree Compensation Fund in lieu of the remaining three trees that cannot be accommodated on the subject property after redevelopment. Opportunities for additional on-site planting will be reviewed and confirmed through the review of the future Development Permit application.

#### *Tree Protection*

Two trees (Tree # 547 and 548) are to be retained and protected on site. Seven trees (Tree # OS1-OS7) on neighbouring properties are to be retained and protected. The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two trees (Tree # 547 & 548) to be retained.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the City's Affordable Housing Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$18.00 per buildable square foot (for sites inside of the City Centre Area Plan) for a total contribution of \$118,152.00 prior to final adoption of the rezoning bylaw.

The applicant also proposes to construct a one-bedroom secondary suite, of approximately 25 m<sup>2</sup> (270 ft<sup>2</sup>), consistent with the City's Zoning Bylaw 8500, as part of the four-unit townhouse development. 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. This legal agreement is a condition of rezoning adoption.

### Energy Step Code

Consistent with the City's Energy Step Code requirements, the project architect has confirmed that the applicable Energy Step Code performance targets have been considered in the proposed design. The proposal is anticipated to achieve Step 3 of the Energy Step Code with Low Carbon Energy Systems. Prior to the future Development Permit being presented to the Development Permit Panel, the applicant must demonstrate the proposed building will comply with the applicable Energy Step Code and Zero Carbon Step Code in effect at the time.

### Amenity Space

The outdoor amenity space is proposed to be situated at the northeast corner of the site and its preliminary size meets the minimum guidelines in the OCP. The DP application will further examine the configuration and programming of the common outdoor amenity space on site.

Consistent with the OCP, the applicant is proposing a contribution to the City in-lieu of on-site indoor amenity space. The current rate for this four-unit townhouse proposal is \$2,066.00 per unit for a total contribution of \$8,264.00 to the City's Leisure Facilities Reserve Fund.

### Accessibility

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



### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into a Servicing Agreement (SA) for the design and construction of required frontage beautification works and services connections (Attachment 6).

The applicant is required to enter into a Servicing Agreement (SA) for the design and construction of servicing works and frontage improvements along St. Albans Road. The scope of improvements include, but are not limited to:

- Upgrading the existing water main from 150 mm to 200 mm
- New landscaped/treed boulevard (minimum 1.5 m wide).
- Concrete sidewalk (minimum 2.0 m wide).

The frontage design will be further refined through the SA design review process.

### Development Permit Application

A Development Permit processed to a satisfactory level is required prior to rezoning adoption. Through the Development Permit, the following items are to be further examined:

- Compliance with the Development Permit Guidelines for multi-family projects in the 2041 Official Community Plan and the St. Albans Sub-Area Plan.
- Detailed review of landscape plans provided by a Registered Landscape Architect.
- Address potential adjacency issues through landscaping and built form.
- Site grading plans to ensure the survival of protected trees.
- Refinement of the outdoor amenity area design including the choice of play equipment.
- Opportunities to maximize planting along the internal drive aisle.

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

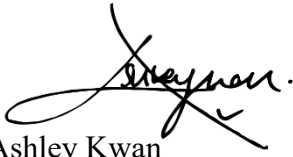
### **Financial Impact or Economic Impact**

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

### **Conclusion**

This application is to rezone 7300 St. Albans Road from the “Single Detached (RS1/E)” zone to the “High Density Townhouses (RTH1)” zone to permit the development of four townhouse units and one secondary suite with vehicle access from St. Albans Road. The proposed rezoning is consistent with the Official Community Plan (OCP) regarding developments within the St. Albans Sub-Area Plan, as well as other applicable policies contained within the OCP. The list of rezoning considerations is included in Attachment 6; which has been agreed to by the applicant (signed concurrence on file).

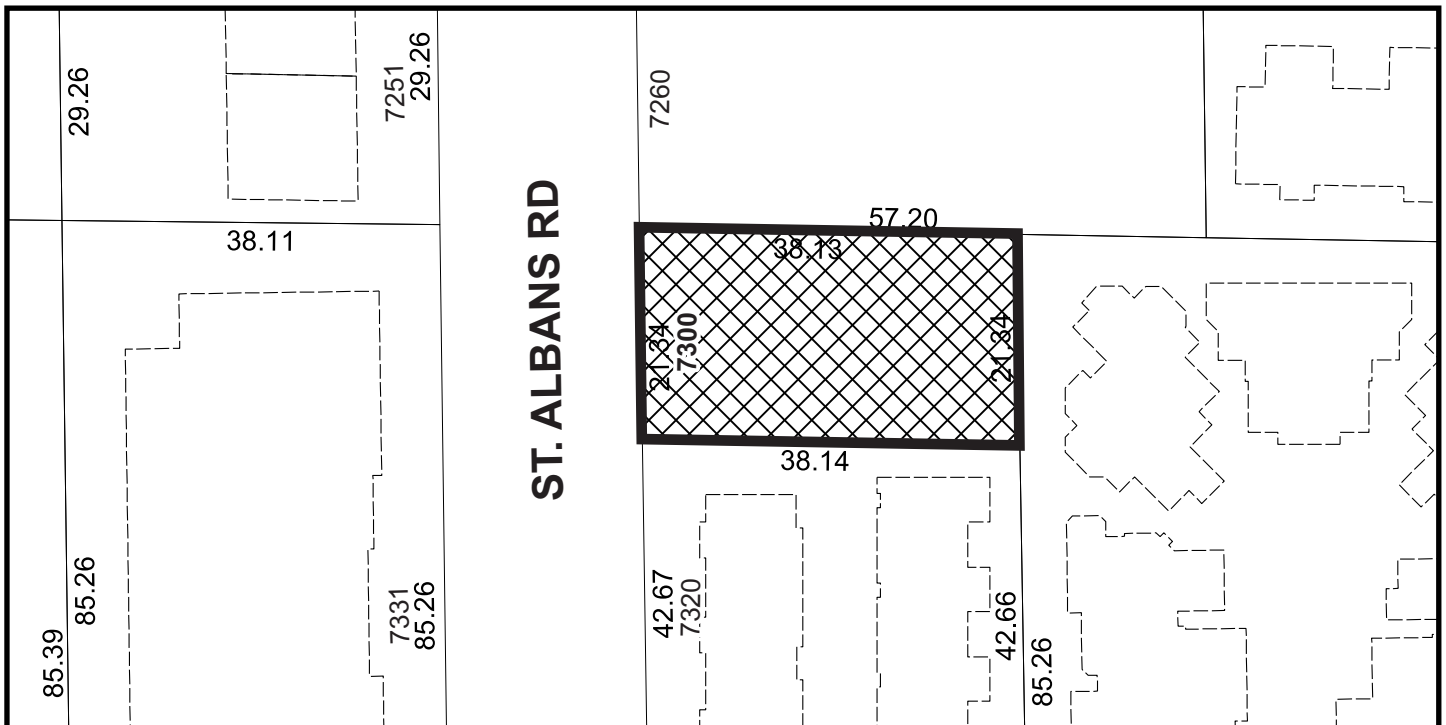
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10494 be introduced and given first reading.

A handwritten signature in black ink, appearing to read 'Ashley Kwan', with a stylized flourish at the end.

Ashley Kwan  
Planner 1  
(604-276-4173)

AK:js

- Att.    1: Location Map  
         2: Development Application Data Sheet  
         3: St. Albans Sub-Area Plan  
         4: Conceptual Development Plans  
         5: Tree Management Plan  
         6: Rezoning Considerations



RZ 21-943417

**PH - 13**

Note: Dimensions are in METRES





# City of Richmond



RZ 21-943417

PH - 14

Original Date: 11/15/21

Revision Date:

Note: Dimensions are in METRES





**RZ 21-943417**

**Attachment 2**

Address: 7300 St. Albans Road

Applicant: Matthew Cheng

Planning Area(s): St. Albans Sub-Area Plan

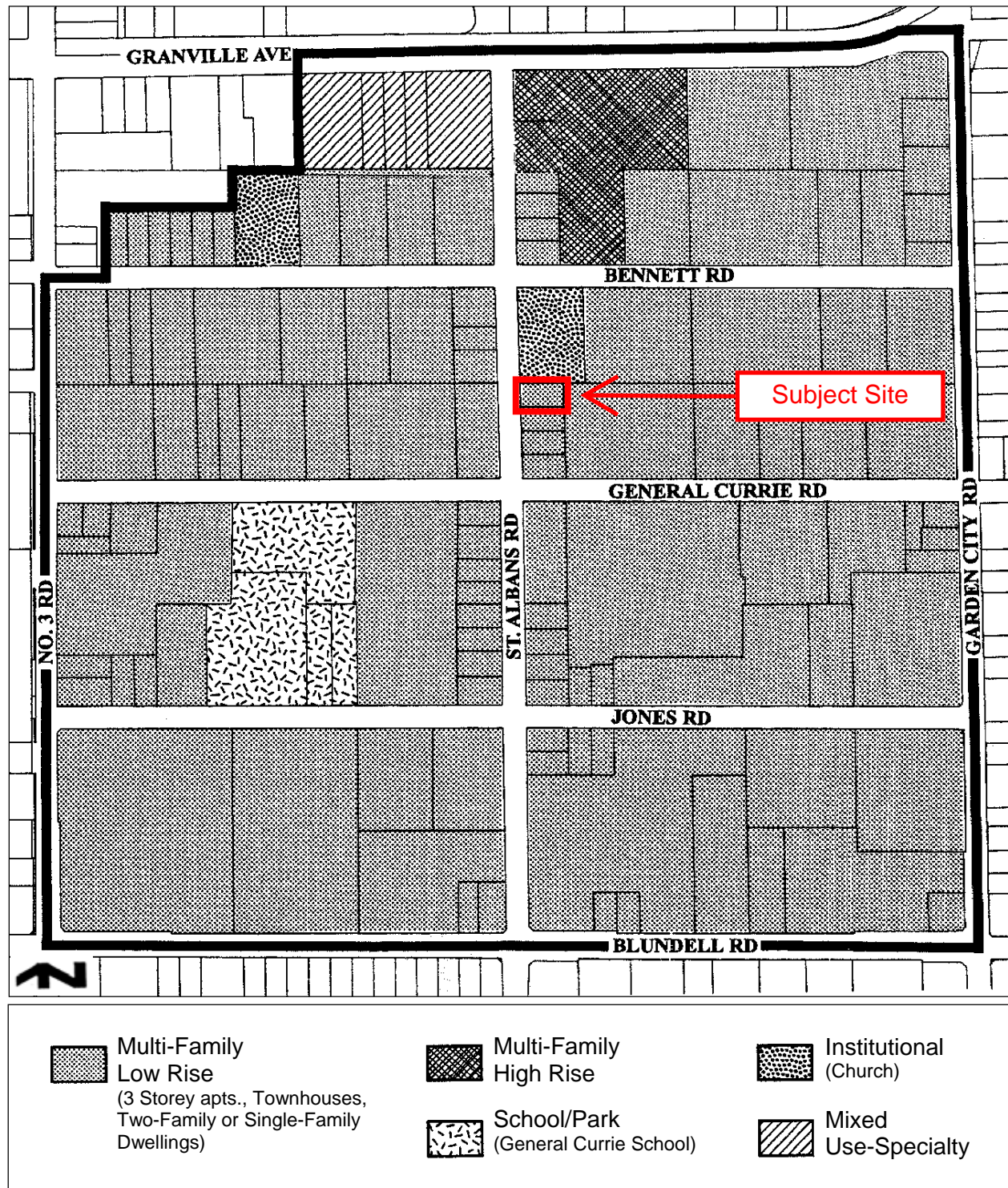
	Existing	Proposed
<b>Owner:</b>	1124053 B.C. Ltd	No Change
<b>Site Size (m<sup>2</sup>):</b>	813.9 m <sup>2</sup>	No Change
<b>Land Uses:</b>	Single Family Residential	Multi-Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	No Change
<b>Area Plan Designation:</b>	Multi-Family Low Rise	No Change
<b>Zoning:</b>	Single Detached (RS1/E)	High Density Townhouses (RTH1)
<b>Number of Units:</b>	1	4

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.75	0.75	none permitted
Buildable Floor Area (m <sup>2</sup> ):*	Max. 610.43 m <sup>2</sup> (6571 ft <sup>2</sup> )	610.36 m <sup>2</sup> (6563 ft <sup>2</sup> )	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Landscaping: Min. 20%	Building: 33.6% Non-porous Surfaces: 64.0% Landscaping: 25.7%	none
Lot Size:	Min. 600 m <sup>2</sup>	813.9 m <sup>2</sup>	none
Lot Dimensions (m):	Width: 20 m Depth: 30 m	Width: 21.3 m Depth: 38.14 m	none
Setbacks (m):	Front: Min. 4.5 m Rear: Min. 2.0 m Side: Min. 2.0 m	Front: 4.5 m Rear: 4.5 m Side: 2.0 m	none
Height (m):	Max. 12.0 m (3 storeys)	11.3 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	1.4 (R) and 0.2 (V) per unit	1.4 (R) and 0.2 (V) per unit	none
Off-street Parking Spaces – Total:	6 (R) and 1 (V)	6 (R) and 1 (V)	none
Amenity Space – Indoor:	Min. 50 m <sup>2</sup>	Cash in-lieu	none
Amenity Space – Outdoor:	Min. 24 m <sup>2</sup>	25.85 m <sup>2</sup>	none

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

City of Richmond

## Land Use Map





MATTHEW  
CHENG  
ARCHITECT INC.

156-202, 670 EVANS AVENUE  
VANCOUVER, BC V6A 3E9  
Tel: (604) 731-3012 / Fax: (604) 731-3008  
Cell: (604) 694-9609 / Email:

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Revision:

RE	Y-M-D	DESCRIPTION	BY	CHK
1	2023-01-11	Final	MC	MC

Project  
Title  
**4 UNIT  
TOWNHOUSE  
DEVELOPMENT**

7300 ST. ALBANS ROAD  
RICHMOND, BC

Sheet  
Title  
**RENDERING  
AND  
INFORMATION**

Drawn By:	BK
Checked By:	MC
Scale	
Project Number:	
Revision Date:	

Print Date:  
2023-01-11 11:41 PM  
**A000**



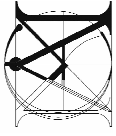
PROJECT DATA		EXISTING		PROPOSED	
ADDRESS	LEGAL DESCRIPTION	METRIC (M <sup>2</sup> /M)	IMPERIAL (F/SF)	METRIC (M <sup>2</sup> /M)	IMPERIAL (F/SF)
7300 ST. ALBANS ROAD, RICHMOND, BC	LOT 4 SEC 16 BLOCK 4 NORTH RANGE 6W NEW WESTMINSTER DISTRICT PLAN 11330				
PID 1		813.9	8,752	813.9	8,752
SITE AREA					
LAND USE	SINGLE FAMILY DWELLING				TOWNHOUSE
OCPP DESIGNATION	RESIDENTIAL				NO CHANGE
ZONING	RS1E				RTH1
NO. OF DWELLINGS	1				4
		REQUIRED / ALLOWED		PROPOSED	
		METRIC (M <sup>2</sup> /M)	IMPERIAL (F/SF)	METRIC (M <sup>2</sup> /M)	IMPERIAL (F/SF)
FLOOR AREA RATIO (FAR)		610.44	6,571	610.36	6,563
FLOOR AREA TOTAL					
LOT COVERAGE		583.26	6,258	573.79	6,144
LOT COVERAGE (MAX)		583.74	6,266	521.17	5,564
LOT POSITUS SURFACE (70% MAX.)					64.0%
LIVE PLANT (20% MIN.)		162.78	1,750	208.79	2,245
SETBACK-FRONT YARD		4.5M	14'-06"	4.5M	14'-06"
SETBACK-SIDE YARD (NORTH)		2M	6'-06"	2.3M	7'-06"
SETBACK-SIDE YARD (SOUTH)		2M	6'-06"	2M	6'-06"
SETBACK-REAR YARD		3M	9'-10"	4.5M	14'-06"
HEIGHT (FLAT ROOF)		12M	3 STOREY	11.3M	3 STOREY
LOT SIZE		813.9	8,752	813.9	8,752
OFF-STREET PARKING TOTAL		7		7	
OFF-STREET ACCESSIBLE		0		0	
TANDEM PARKING SPACES		0		0	
SIDE BY SIDE PARKING SPACES		0		0	
OFF-STREET PARKING VISITOR		1		4	
CLASS 1 BICYCLE SPACE		1		8	
CLASS 2 BICYCLE SPACE		258		1	
AMENITY SPACE - OUTDOOR				25.85	278.00
AMENITY SPACE - INDOOR					CASH IN-LIU OF \$1000.00/UNIT
ADDITIONAL LANDSCAPE OUTDOOR:					
10% OF NET SITE AREA		87.5		101.4	1,090.00
GENERAL NOTES: AGING IN PLACE FEATURES ARE PROPOSED IN ALL UNITS OF THE PROJECT. ONE CONVERTIBLE UNIT IS PROPOSED. ALL UNITS IN THIS PROJECT MUST MEET THE REQUIREMENTS OF THE SOLAR HOT WATER READY REGULATION PROJECT WILL ACHIEVE ENERGY 82 RATING					

THE PROJECT COMPLIANCE WITH FLOOD PLAIN DESIGNATION AND PROTECTION BYLAW:  
NO AREA BELOW THE FCL WILL BE USED FOR THE INSTALLATION OF FURNACES OR OTHER FIXED EQUIPMENT  
SUSCEPTIBLE TO DAMAGE BY FLOOD WATER.

THIS PROJECT WILL BE BUILT BASED ON ENERGY STEP CODE STEP 3 WITH LCES

- 1) ABOVE GRADE WALLS : 2X6@16- R-24 INSULATION
- 2) FLAT ROOF : R-40 INSULATION
- 3) FLOOR OVER UNHEATED SPACE : R-28 INSULATION
- 4) SLAB ON GRADE : R-12 BELOW THE SLAB
- 5) ACH : 2.5 OR LESS @ 50 PA
- 6) WINDOWS : U-VALUE 1.20 OR LOWER AND SHGC 0.30 OR HIGHER
- 7) HEATING SYSTEM : AIR SOURCE HEATPUMP
- 8) DOMESTIC HOT WATER - ELECTRIC

CURRENT CONDITION OF BUILDING ON SITE: VACANT HOUSE



MATTHEW  
CHENG  
ARCHITECT INC.

116-202-730 EVANS AVENUE  
VANCOUVER, BC V6A 3K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cell: (604) 694-9069 / Email:

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Revision:

RE	YY-MM-DD	DESCRIPTION	DRWN	CHK
1	11-11-11	11-11-11	11-11-11	11-11-11

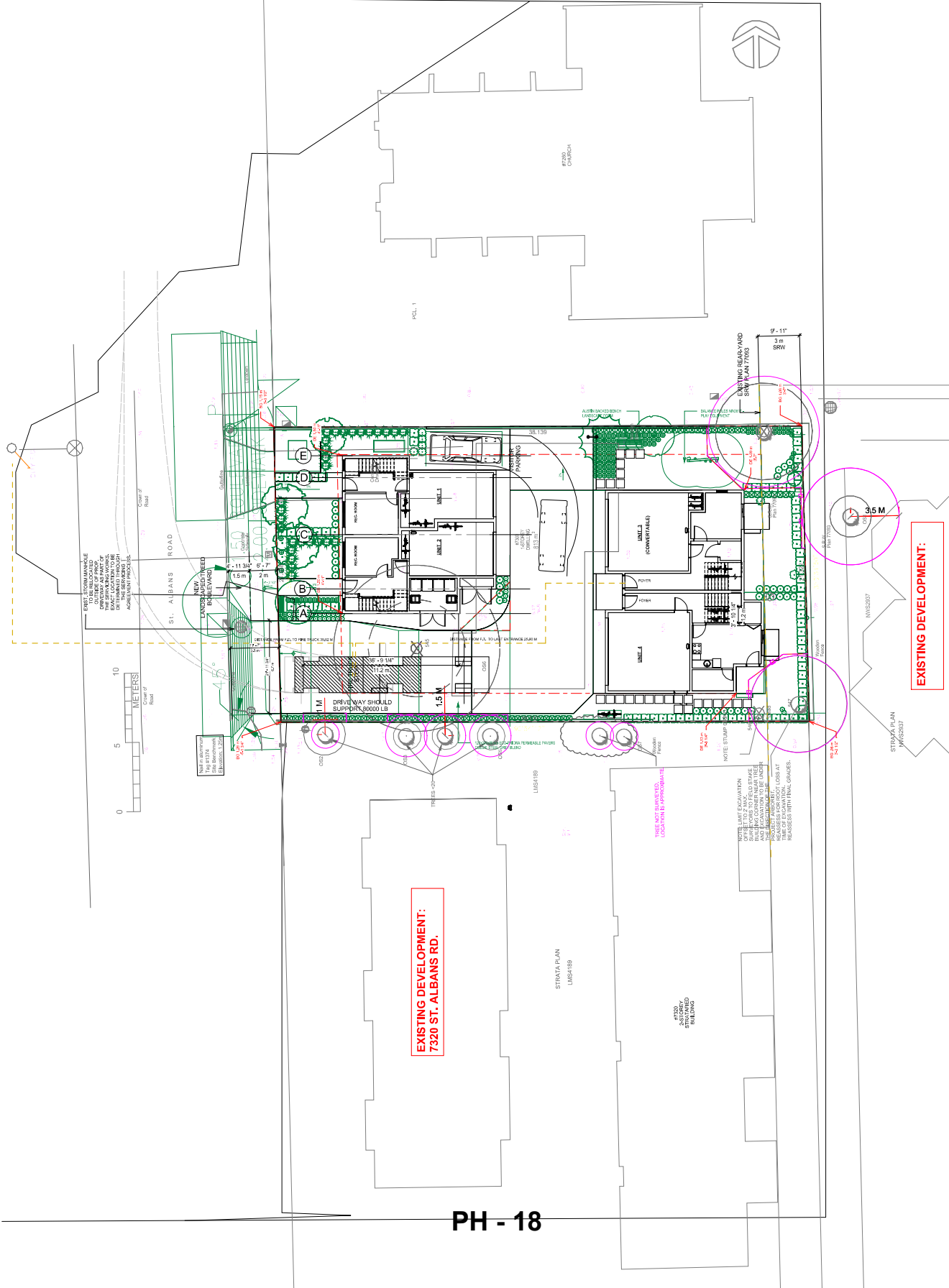
Project  
Title  
**4 UNIT  
TOWNHOUSE  
DEVELOPMENT**

7300 ST. ALBANS ROAD  
RICHMOND, BC

CONTEXT PLAN

Drawn	BK
Checked	MC
Scale	1" = 10'-0"
Project Number	
Revision Number	
Revision Date	

Drawn Date  
10/2/2023 1:01:43 PM  
**A001**







Unit 202 - 670 EVANS AVENUE  
/ ANCOUVER, BC V6A 2K9  
Tel: (604) 731-3012 / Fax: (604) 731-3908  
Cel: (604) 649-0669 / Email:

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Revision:

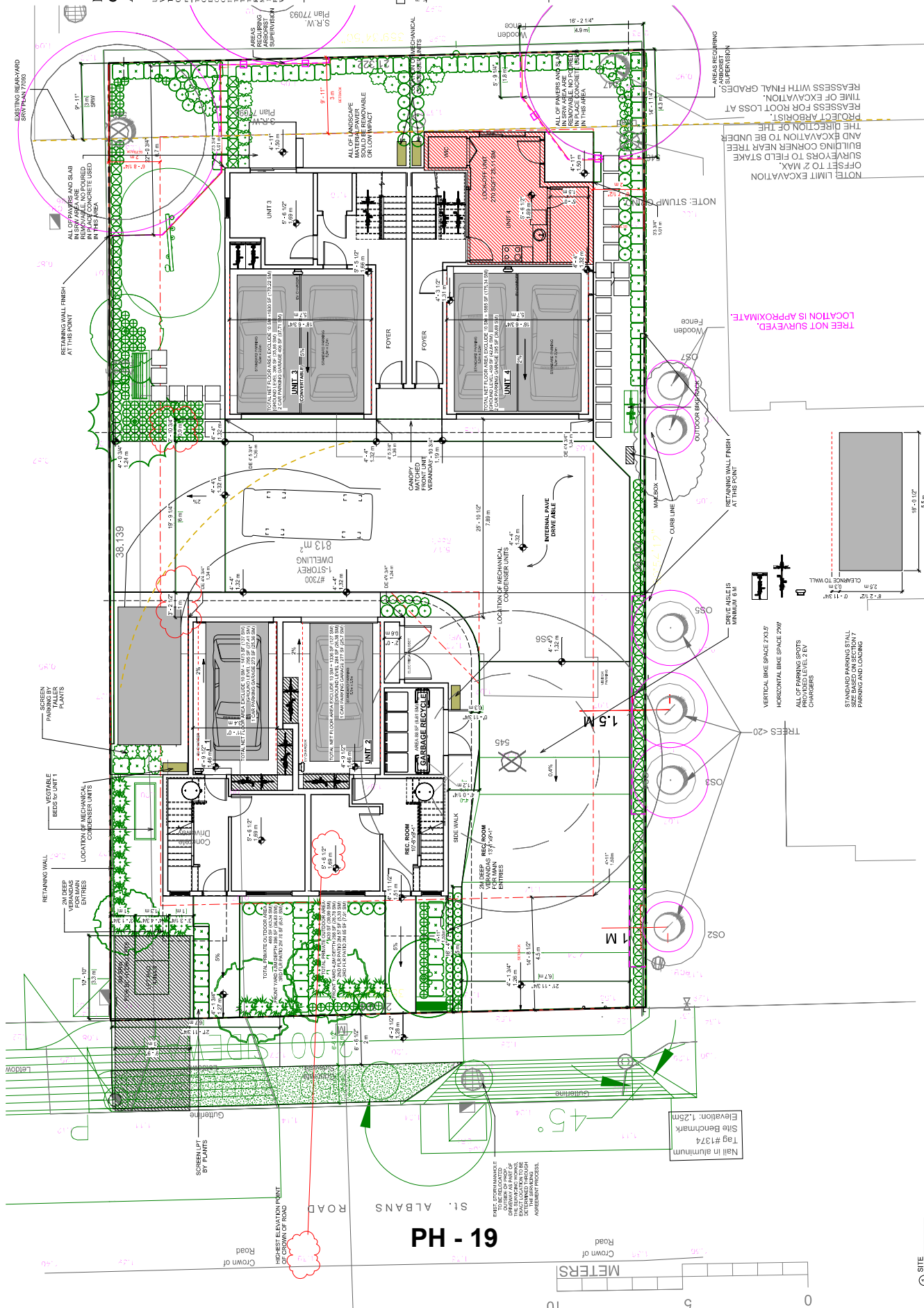
DATE	YY-MM-DD	DESCRIPTION	DRAWN	CHECK
Consultant				

**Title**  
**4 UNIT**  
**TOWNHOUSE**  
**DEVELOPMENT**

7300 ST. ALBANS ROAD  
RICHMOND, BC

# T<sup>100</sup> SITE PLAN

Draw	BK
Checked	MC
Scale	3/16" = 1'-0"
Project Number	
Revision Date	Desg. No.
Date 1	A002
Print Date	8/15/2023 1:01:45 PM



1 SITE  
3/16" = 1'-0"



Unit 202 - 670 EVANS AVENUE  
/ ANCOUVER, BC V6A 2K9  
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Revision:

DATE	YY-MM-DD	DESCRIPTION	DRWN	CHK
Consultant				

Project  
Title

7300 ST. ALBANS ROAD  
RICHMOND, BC

## FSR CALCULATION

Drawn by	BK
Checked by	MC

Scale: 3/32" = 1'-0"

Project Number:

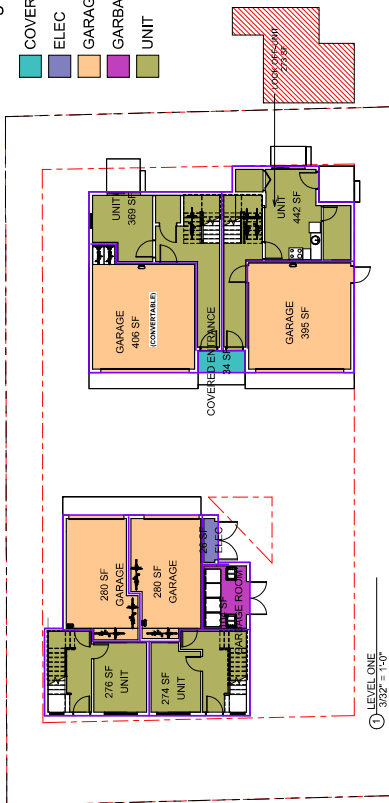
Project Number:

Revision Date:      Draw No.:

Print Date: 9/15/2023 1:01:47 PM

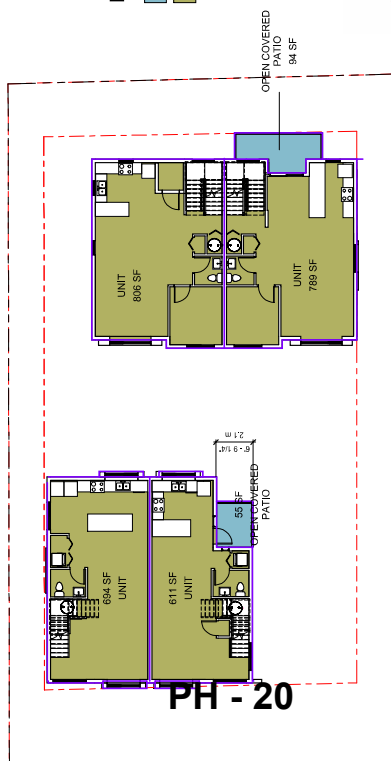
### Building Area Legend

- COVERED ENTRANCE  
ELEC  
GARAGE  
GARBAGE ROOM  
UNIT



### Building Area Legend

- |  | UNIT | OPEN COVERED PATIO |
|--|------|--------------------|
|--|------|--------------------|



## GROSS FLOOR AREA (SF)

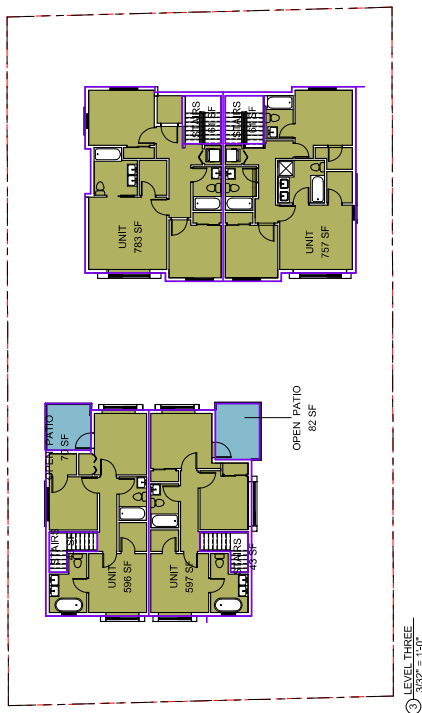
TOWNHOUSE	GROSS FLOOR AREA, [SF]							Total Floor Area
	Ground Floor	GROUND FLOOR EXCEPT 10 M	SECOND		THIRD		GARAGE	
			SF	SF	SF	SF		
TOWNHOUSE BLDG 1	SF			SF	SF	SF	SF	5M
		1361					6563.44	610.40
UNIT 101		276	168.36	694	596	280	1458.36	135.63
UNIT 102		274	166.36	611	597	280	1374.36	127.82
UNIT 103		369	261.36	806	783	406	1850.36	172.08
UNIT 104		442	334.36	789	757	395	1880.36	174.87

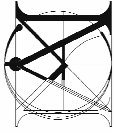
TOTAL GFA	6563.44	610.40
FSR	0.75	

**SITE AREA**  
**Total | FLOOR AREA AFTER EXCLUSION**

8751.82	813.92
6563.44	610.40

133	12.37
-----	-------





MATTHEW  
CHENG  
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Revision:

RE	DATE	DESCRIPTION	BY	CHK
1	11-04-18	As Issued	MC	MC

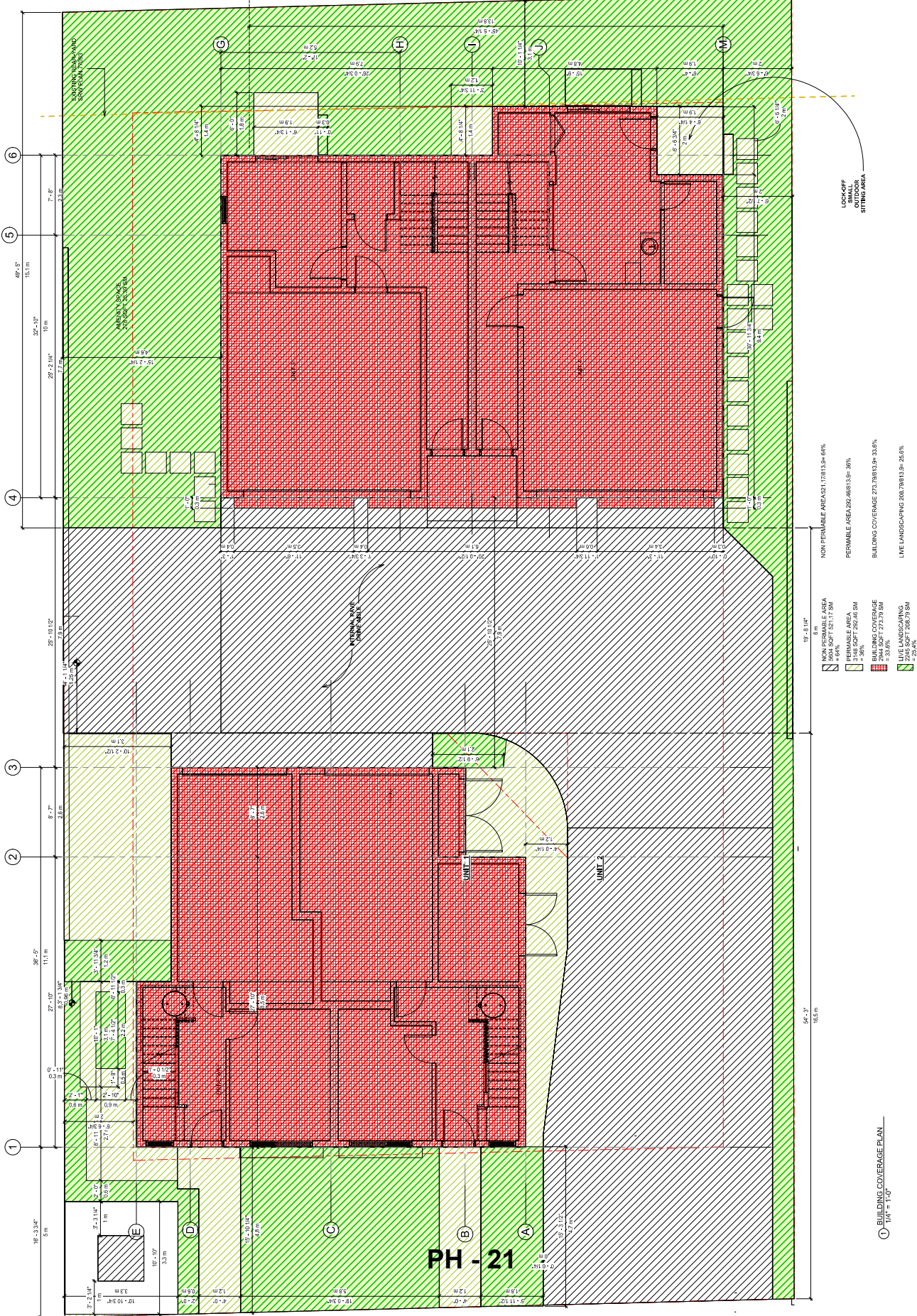
Project  
Type  
4 UNIT  
TOWNHOUSE  
DEVELOPMENT

7300 ST. ALBANS ROAD  
RICHMOND, BC

Sheet  
Title  
BUILDING  
COVERAGE  
PLAN

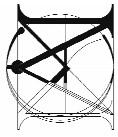
Drawn By MC	Author
Checked By MC	Checker
Scale 1/4" = 1'-0"	
Project Number	
Revision Date	

PH - 21  
11/2/2018 1:02:11 PM  
A009









MATTHEW  
CHENG  
ARCHITECT INC.

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Revision:

RE	DATE	DESCRIPTION	BY	CHK
1	11-04-16	Issued for Permit	MC	MC

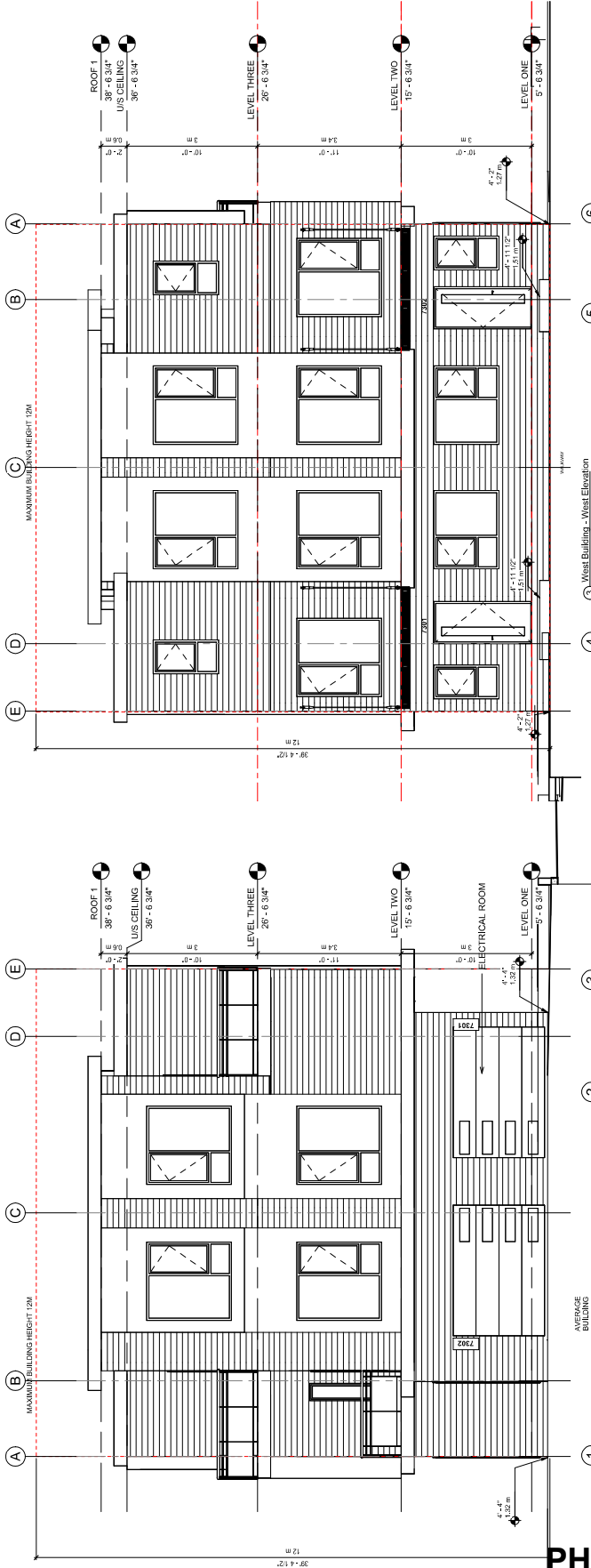
Project Title  
**4 UNIT  
TOWNHOUSE  
DEVELOPMENT**

7300 ST. ALBANS ROAD  
RICHMOND, BC

Client  
**West Building  
Elevations &  
South Elevation**

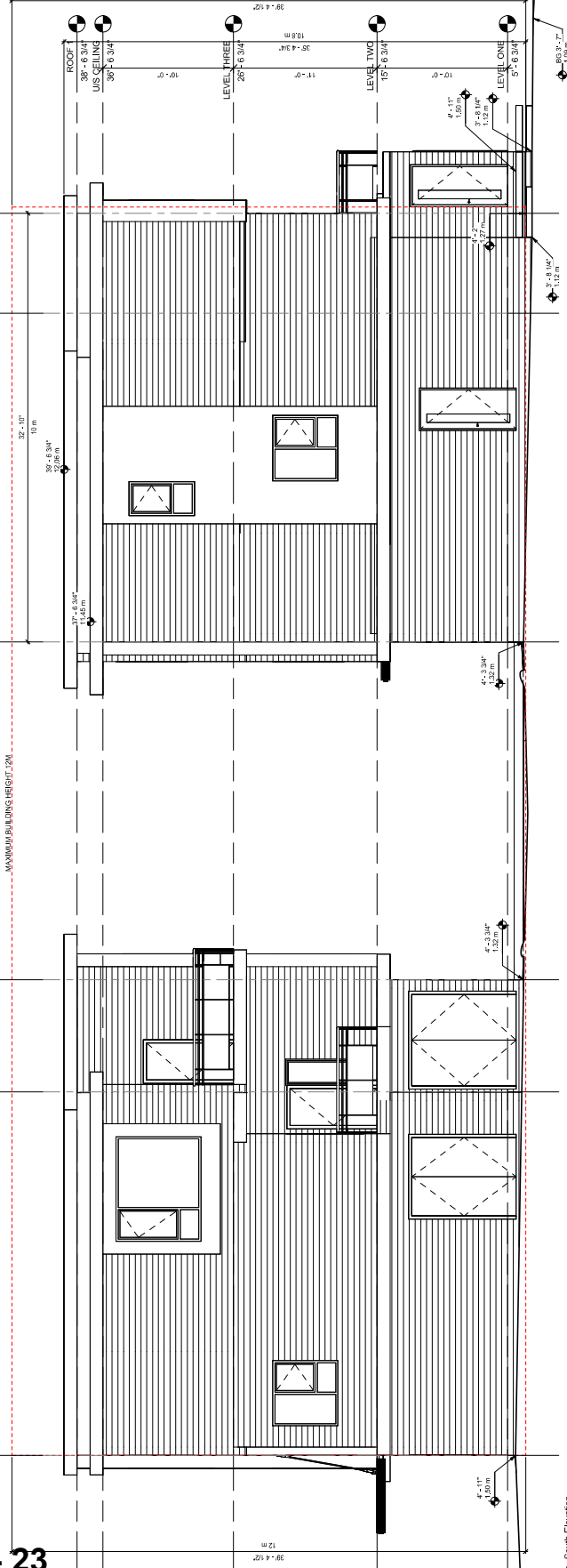
Drawn By	BK
Checked By	MC
Scale	1/4" = 1'-0"
Project Number	
Revision Date	

Permit Date  
09/25/2011 10:19 PM  
**A302**



PH - 23

Elevation



① South Elevation  
1/4" = 1'-0"

THE PROJECT COMPLIES WITH FLOOD PLAIN DESIGNATION AND PROTECTION BYLAW.  
NO AREA BELOW THE FCL WILL BE USED FOR THE INSTALLATION OF FURNACES OR OTHER FIXED EQUIPMENT SUSCEPTIBLE TO DAMAGE BY FLOOD WATER.



PLANT LIST

KEY	QTY	SYMBOL	COMMON NAME	SIZE	SPACING/COMMENTS
1	1		RELATIVE SPACING	10'-12'	SPACING
2	1		RELATIVE SPACING	10'-12'	SPACING
3	1		RELATIVE SPACING	10'-12'	SPACING
4	1		RELATIVE SPACING	10'-12'	SPACING
5	1		RELATIVE SPACING	10'-12'	SPACING
6	1		RELATIVE SPACING	10'-12'	SPACING
7	1		RELATIVE SPACING	10'-12'	SPACING
8	1		RELATIVE SPACING	10'-12'	SPACING
9	1		RELATIVE SPACING	10'-12'	SPACING
10	1		RELATIVE SPACING	10'-12'	SPACING

KEY	QTY	SYMBOL	COMMON NAME	SIZE	SPACING/COMMENTS
11	1		RELATIVE SPACING	10'-12'	SPACING
12	1		RELATIVE SPACING	10'-12'	SPACING
13	1		RELATIVE SPACING	10'-12'	SPACING
14	1		RELATIVE SPACING	10'-12'	SPACING
15	1		RELATIVE SPACING	10'-12'	SPACING
16	1		RELATIVE SPACING	10'-12'	SPACING
17	1		RELATIVE SPACING	10'-12'	SPACING
18	1		RELATIVE SPACING	10'-12'	SPACING
19	1		RELATIVE SPACING	10'-12'	SPACING
20	1		RELATIVE SPACING	10'-12'	SPACING

KEY	QTY	SYMBOL	COMMON NAME	SIZE	SPACING/COMMENTS
21	1		RELATIVE SPACING	10'-12'	SPACING
22	1		RELATIVE SPACING	10'-12'	SPACING
23	1		RELATIVE SPACING	10'-12'	SPACING
24	1		RELATIVE SPACING	10'-12'	SPACING
25	1		RELATIVE SPACING	10'-12'	SPACING
26	1		RELATIVE SPACING	10'-12'	SPACING
27	1		RELATIVE SPACING	10'-12'	SPACING
28	1		RELATIVE SPACING	10'-12'	SPACING
29	1		RELATIVE SPACING	10'-12'	SPACING
30	1		RELATIVE SPACING	10'-12'	SPACING

PLANTING SCHEDULE

1. ALL PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

2. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

3. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

4. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

5. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

6. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

7. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

8. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

9. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

10. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

11. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

12. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

13. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

14. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

15. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

16. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

17. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

18. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

19. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

20. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

21. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

22. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

23. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

24. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

25. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

26. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

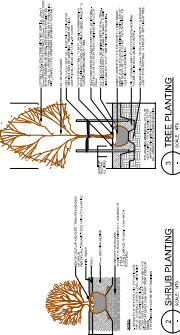
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28. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

29. PLANTS TO BE PLANTED BY THE END OF THE PROJECT.

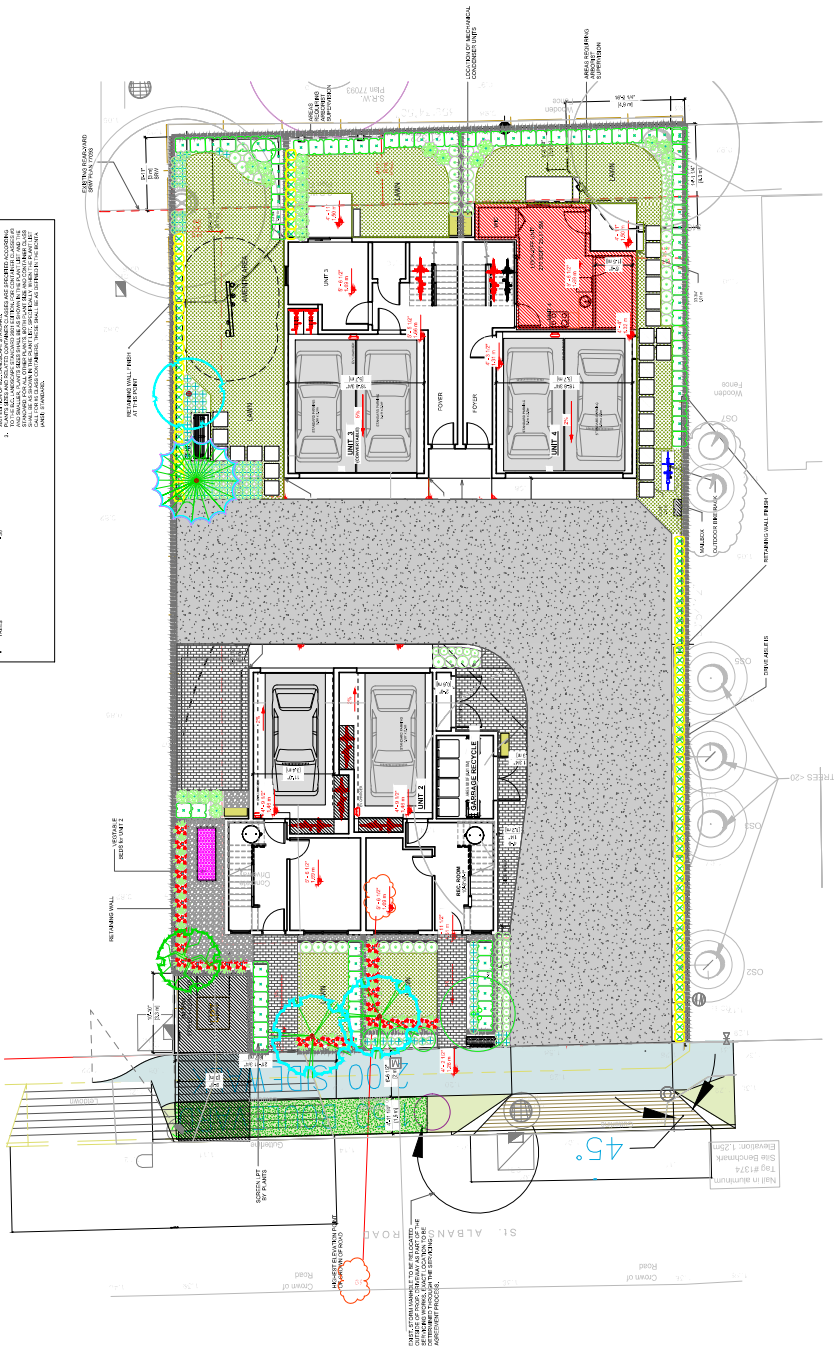
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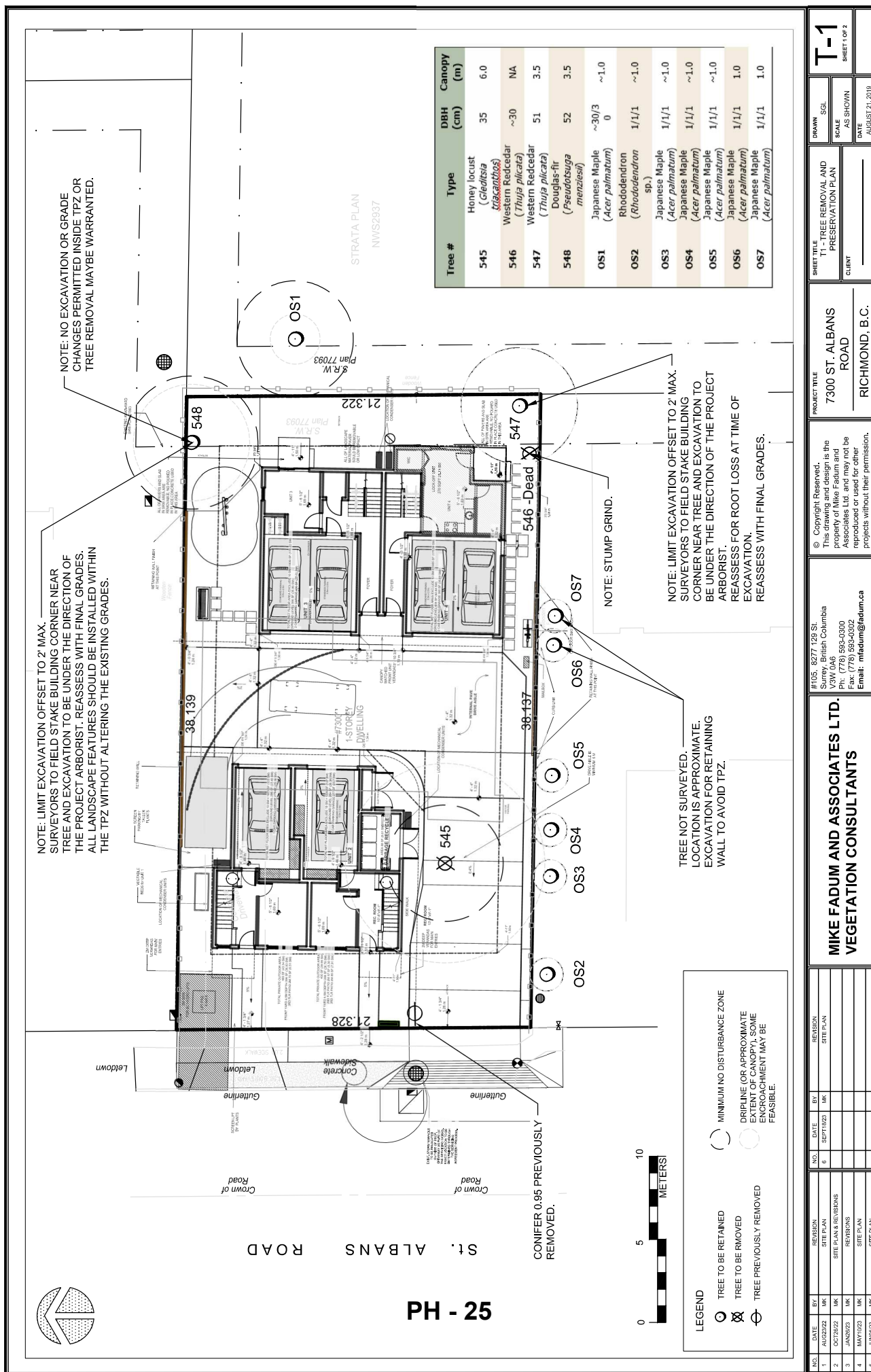
GROUND COVER PLANTING



SHRUB PLANTING

TREE PLANTING





NO.		DATE	BY	REVISION	NO.	DATE	BY	REVISION
1		AUG2022	MK	SITE PLAN	6		SEPT1023	MK
2		OCT2022	MK	SITE PLAN & REVISIONS				
3		JAN2023	MK	REVISIONS				
4		MAY2023	MK	SITE PLAN				
5		JUN2023	MK	SITE PLAN				

PROJECT TITLE		7300 ST. ALBANS ROAD	
CLIENT		RICHMOND, B.C.	

SHEET TITLE		T1 - TREE REMOVAL AND PRESERVATION PLAN	
DRAWN		SCL	
SCALE		AS SHOWN	
DATE		AUGUST 21, 2019	

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# 05: 8277 129 St. Surrey, British Columbia V3W 0A6	
Ph: (778) 583-0800	
Email: mfaadum@fadum.ca	

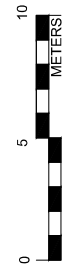
<b>MIKE FADUM AND ASSOCIATES LTD.</b>	
<b>VEGETATION CONSULTANTS</b>	



PH - 26

St. ALBANS ROAD

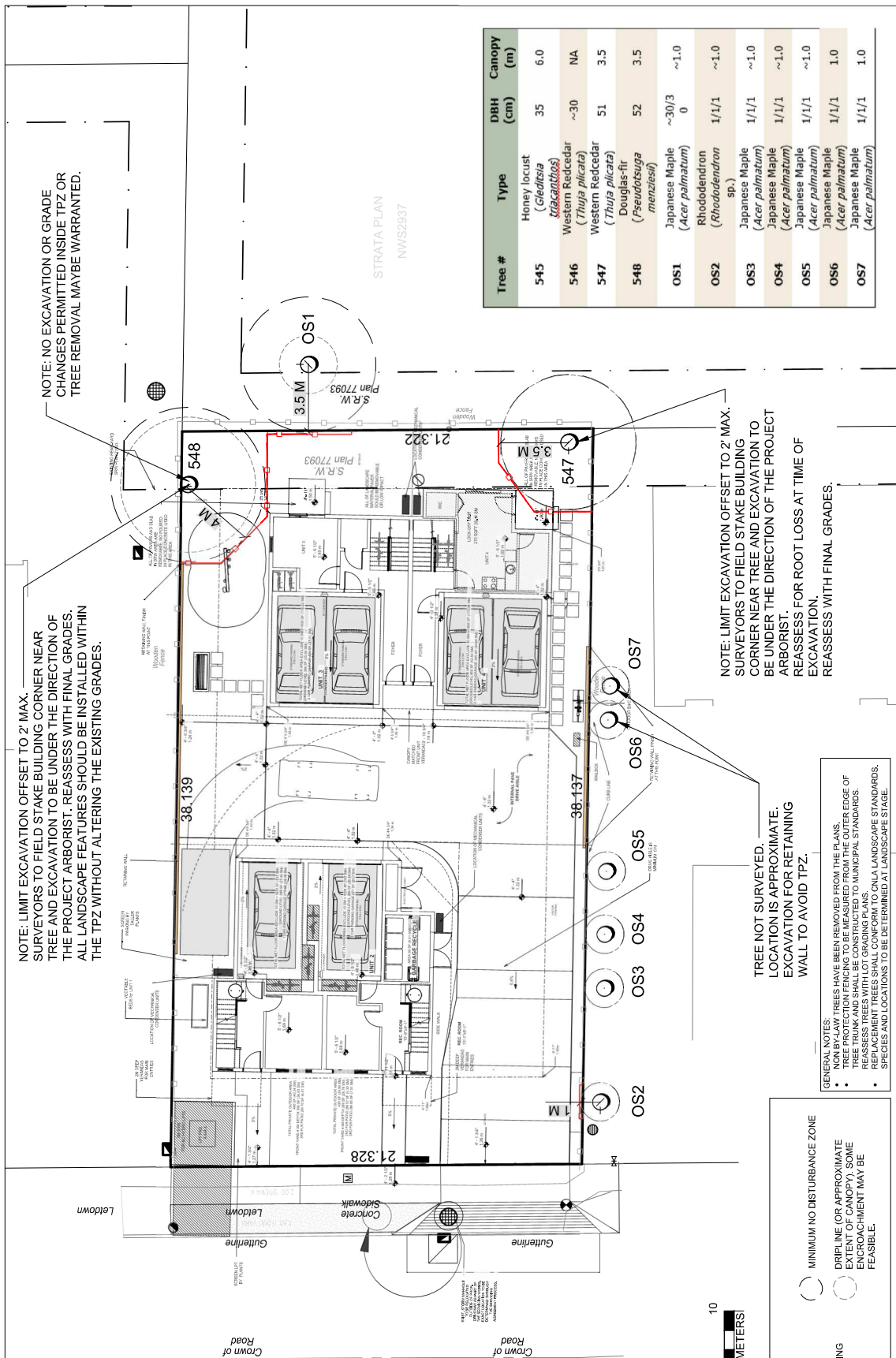
Crown of Road



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING

- MINIMUM NO DISTURBANCE ZONE
- DRIPLINE (OR APPROXIMATE EXTENT OF CANOPY). SOME ENCROACHMENT MAY BE FEASIBLE.



NOTE: NO EXCAVATION OR GRADE CHANGES PERMITTED INSIDE TPZ OR TREE REMOVAL MAYBE WARRANTED.

NOTE: LIMIT EXCAVATION OFFSET TO 2' MAX. SURVEYORS TO FIELD STAKE BUILDING CORNER NEAR TREE AND EXCAVATION TO BE UNDER THE DIRECTION OF THE PROJECT ARBORIST. REASSESS WITH FINAL GRADES. ALL LANDSCAPE FEATURES SHOULD BE INSTALLED WITHIN THE TPZ WITHOUT ALTERING THE EXISTING GRADES.

NOTE: LIMIT EXCAVATION OFFSET TO 2' MAX. SURVEYORS TO FIELD STAKE BUILDING CORNER NEAR TREE AND EXCAVATION TO BE UNDER THE DIRECTION OF THE PROJECT ARBORIST. REASSESS FOR ROOT LOSS AT TIME OF EXCAVATION. REASSESS WITH FINAL GRADES.

GENERAL NOTES  
• NO LIVE TREES HAVE BEEN REMOVED FROM THE PLANS.  
• TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.  
• REASSESS TREES WITH LOT GRADING PLANS.  
• REASSESS TREES FOR POTENTIAL LANDSCAPE STANDARDS.  
• SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

Tree #	Type	DBH (cm)	Canopy (m)
545	Honey locust ( <i>Gleditsia triacanthos</i> )	35	6.0
546	Western Redcedar ( <i>Thuja plicata</i> )	~30	NA
547	Western Redcedar ( <i>Thuja plicata</i> )	51	3.5
548	Douglas-fir ( <i>Pseudotsuga menziesii</i> )	52	3.5
OS1	Japanese Maple ( <i>Acer palmatum</i> )	~30/3	~1.0
OS2	Rhododendron ( <i>Rhododendron</i> sp.)	1/1/1	~1.0
OS3	Japanese Maple ( <i>Acer palmatum</i> )	1/1/1	~1.0
OS4	Japanese Maple ( <i>Acer palmatum</i> )	1/1/1	~1.0
OS5	Japanese Maple ( <i>Acer palmatum</i> )	1/1/1	~1.0
OS6	Japanese Maple ( <i>Acer palmatum</i> )	1/1/1	1.0
OS7	Japanese Maple ( <i>Acer palmatum</i> )	1/1/1	1.0

NO.

DATE

BY

REVISION

1

AUG2022

MR

SITE PLAN

2

OCT2022

MR

SITE PLAN & REVISIONS

3

JAN2023

MR

REVISIONS

4

MAY2023

MR

SITE PLAN

5

JUN2023

MR

SITE PLAN

PROJECT TITLE

7300 ST. ALBANS ROAD

RICHMOND, B.C.

SHEET TITLE

T2 - TREE PROTECTION PLAN

CLIENT

DRAWN

SCALE

DATE

AUGUST 21, 2019

SHEET NO.

6

DATE

SEPT1023

BY

MR

REVISION

SITE PLAN

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V3W 0A6

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MIKE FADUM AND ASSOCIATES LTD.

VEGETATION CONSULTANTS

T-2

SHEET 2 OF 2





**Address:** 7300 St Albans Road

**File No.:** RZ 21-943417

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10494, the developer is required to complete the following:**

1. The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
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 installation costs. The Landscape Plan should:
  - comply with the guidelines of the OCP's Arterial Road Policy and should not include hedges along the front property line;
  - include a mix of coniferous and deciduous trees;
  - include the dimensions of tree protection fencing as illustrated on the Tree Retention Plan attached to this report; and
  - include the five (5) required replacement trees with the following minimum sizes:

No. of Replacement Trees	Minimum Caliper of Deciduous Tree	or	Minimum Height of Coniferous Tree
5	8 cm		4 m

3. City acceptance of the developer's offer to voluntarily contribute \$2,250.00 to the City's Tree Compensation Fund for the planting of the remaining three (3) replacement trees within the City. The contribution may be subject to change if additional replacement planting is accommodated at Development Permit stage.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$20,000.00 for the two (2) trees (Tree #547 & 548) to be retained.
6. Installation of appropriate tree protection fencing around all trees to be retained as part of the development prior to any construction activities, including building demolition, occurring on-site.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until one secondary suite of a minimum one-bedroom and being of a minimum size of 25 m<sup>2</sup> (270 ft<sup>2</sup>) is constructed as part of the townhouse development, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
10. Registration of a legal agreement on title stipulating that the development is subject to potential impacts due to other development that may be approved within the City Centre including without limitation, loss of views in any direction, increased shading, increased overlook and reduced privacy, increased ambient noise and increased levels of night-time ambient light, and requiring that the owner provide written notification of this through the disclosure statement to all initial purchasers, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
11. City acceptance of the developer's voluntary contribution in the amount of \$2,975.68 (i.e. \$0.34/ft<sup>2</sup> of buildable area, excluding affordable housing) to future City community planning studies, as set out in the City Centre Area Plan.
12. Contribution of \$2,066.00 per dwelling unit (e.g. \$8,264.00) in-lieu of on-site indoor amenity space.

13. City acceptance of the developer's offer to voluntarily contribute \$18.00 per buildable square foot (e.g. \$118,152.00) to the City's affordable housing fund.
14. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
- a) Water Works
- (1) Using the OCP model, there is 197.0 L/s of water available at a 20 psi residual at the St Albans Road frontage. Based on the proposed development, the site requires a minimum fire flow of 220.0 L/s.
  - (2) At the Developer's cost, the Developer is required to:
    - (a) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
    - (b) Upgrade the existing 150mm water main to 200mm on St Albans Road. The exact length of the upgrade will be determined during the Servicing Agreement design process.
    - (c) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
    - (d) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides.
    - (e) Cut, cap and remove the existing water service connection fronting St Albans Rd.
    - (f) Install a new water connection complete with a water meter assembly to service the lot.
  - (3) At Developer's cost, the City will:
    - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- b) Storm Sewer Works
- (1) At Developer's cost, the Developer is required to:
    - (a) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
    - (b) Upgrade the existing storm sewer on the St Albans Rd frontage.
    - (c) Inspect the existing storm service connections at the common property lines. If they meet current City standards, are in good condition and have capacity, one of the service connections can be reused. Else, cut and cap both of the existing storm sewer service connections on the St Albans Rd frontage and install a new storm service connection complete with inspection chamber to service the lot. Retain the existing inspection chambers to service 7260 and 7320 St Albans Road.
  - (2) At Developer's cost, the City will:
    - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- c) Sanitary Sewer Works
- (1) At Developer's cost, the Developer is required to:
    - (a) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
    - (b) Inspect the existing sanitary service connection near the east property line of the site. If it meets current City standards, is in good condition and has capacity, the service connection can be reused. Else, replace the sanitary service connection via the Servicing Agreement.
  - (2) At Developer's cost, the City will:
    - (a) Complete all tie-ins for the proposed works to existing City infrastructure.
- d) Street Lighting
- (1) At the Developer's cost, the Developer is required to review street lighting levels along the St. Albans Road frontage, and upgrade as required

e) Frontage Improvements

(1) At the Developer's cost, the development is required to:

- (a) From west to east behind the existing curb and gutter, provide new landscaped/treed boulevard (minimum 1.5 m wide) and a concrete sidewalk (minimum 2 m wide).

f) General Items

(1) At Developer's cost, the Developer is required to:

(a) Coordinate with BC Hydro, Telus and other private communication service providers:

- (i) To pre-duct for future hydro, telephone and cable utilities along all road frontages.  
(ii) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.  
(iii) To underground overhead service lines.

(b) Locate/relocate all above ground utility cabinets and kiosks required to service the proposed development and proposed undergrounding works, and all above ground utility cabinets and kiosks located along the development's frontages, within the development's site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the development design review process. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the requirements (e.g., statutory right-of-way dimensions) and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of statutory right-of-ways that shall be shown on the architectural plans/functional plan, the servicing agreement drawings, and registered prior to SA design approval:

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

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

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

15. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

1. Complete an acoustical and thermal report and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

2. Complete a proposed townhouse energy efficiency report and recommendations prepared by a Certified Energy Advisor which demonstrates how the proposed construction will meet or exceed the required BC Energy Step Code and/or Zero Carbon Code, in compliance with the City's Official Community Plan and Building Regulation Bylaw No. 7230.

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

1. Submission of a Construction Parking and Traffic Management Plan to the Transportation Department. Management Plan shall include location for parking for services, deliveries, workers, loading, application for any lane closures, and proper construction traffic controls as per Traffic Control Manual for works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulation Section 01570.
2. Incorporation of accessibility measures in Building Permit (BP) plans as determined via the Rezoning and/or Development Permit processes.
3. If applicable, payment of latecomer agreement charges, plus applicable interest associated with eligible latecomer works.
4. Obtain a Building Permit (BP) for any construction hoarding. If construction hoarding is required to temporarily occupy a public street, the air space above a public street, or any part thereof, additional City approvals and associated fees may be required as part of the Building Permit. For additional information, contact the Building Approvals Department at 604-276-4285.

**Note:**

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

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

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

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

Signed \_\_\_\_\_

Date \_\_\_\_\_



# City of Richmond

## Bylaw 10494

### Richmond Zoning Bylaw 8500 Amendment Bylaw 10494 (RZ 21-943417) 7300 St. Albans 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 **“HIGH DENSITY TOWNHOUSES (RTH1)”**.

P.I.D. 012-059-137

North Half North Half Lot 20 Block “C” Section 16 Block North Range 6 West New Westminster District Plan 1262

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10494”**.

FIRST READING

PUBLIC HEARING

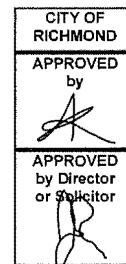
SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 10 2023



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



# City of Richmond

## Report to Committee

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

**Date:** September 18, 2023  
**File:** RZ 22-026766

**Re:** Application by Hari Singh Gill for Rezoning at 3300 Granville Avenue from  
"Single Detached (RS1/E)" Zone to "Single Detached (RS2/B)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10495, for the rezoning of 3300 Granville Avenue from "Single Detached (RS1/E)" zone to "Single Detached (RS2/B)" zone, be introduced and given first reading.

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

WC:le  
Att. 6

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

## **Staff Report**

### **Origin**

Hari Singh Gill has applied to rezone the property at 3300 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to allow the property to be subdivided into two single-family lots (Attachment 1). Vehicle access is proposed to be from Granville Avenue. The proposed subdivision plan is shown in Attachment 2.

### **Findings of Fact**

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

#### **Subject Site Existing Housing Profile**

This site is currently occupied by an existing single-family dwelling, which will be demolished prior to subdivision. The existing single-family dwelling is unoccupied and does not contain a secondary suite.

### **Surrounding Development**

Development immediately surrounding the site is as follows:

To the North: Across Granville Avenue, single detached houses zoned “Single Detached – Terra Nova (ZS2)”; and townhouses zoned “Town Housing – Granville Avenue (Terra Nova) and Dixon Avenue (Ash Street Sub Area) (ZT20)”.

To the South: Fronting onto Lockhart Road, single detached houses zoned “Single Detached (RS2/B)”.

To the East: Along Granville Avenue, single detached houses zoned “Single Detached (RS1/B)” and “Single Detached (RS1/E)”.

To the West: Along Granville Avenue, single detached houses zoned “Single Detached (RS1/B)” and “Single Detached (RS1/E)”; and zoned “Single Detached (RS1/K)” along Marrington Road.

### **Related Policies & Studies**

#### **Official Community Plan (OCP Designation)**

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

### Lot Size Policy 5447

The subject property falls within Single-Family Lot Size Policy 5447, which allows for the subdivision of the subject property consistent with the R1/B zone (Attachment 4). The rezoning and subdivision proposed in this application is consistent with this Lot Size Policy.

### Floodplain Management Implementation Strategy

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

### **Public Consultation**

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

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

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

### **Analysis**

#### Proposed Rezoning and Subdivision

The applicant is proposing to rezone the subject site and subdivide into two single-family lots, each with a one bedroom secondary suite. This development proposal is consistent with the redevelopment along this block of Granville Avenue, including the adjacent properties. The proposed subdivision plan is shown in Attachment 2.

#### Existing Legal Encumbrances

There is an existing Statutory Right-of-Way (SRW) for the City in the rear yard for sanitary sewer services. The applicant has been advised that encroachment into the SRW is not permitted.

#### Transportation and Site Access

Vehicle access is proposed to be from Granville Avenue. The existing driveway will be removed and new driveways will be constructed through a Servicing Agreement as detailed in the Site Servicing and Frontage Improvements sub-section of this report.



## Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition, and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 11 bylaw-sized trees on the subject property, one tree on the neighbouring property to the west (3280 Granville Avenue) and four trees on City property. The report also references three under-sized trees on the subject site.

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

- one bylaw-sized tree (tag #528) a 20.5 cm Korean Fir in good condition, located in the southwest corner of the site is to be retained and protected.
- one bylaw-sized tree (tag #523) a 24 cm combined diameter Lion's Head Japanese Maple in good condition, located adjacent to the south side of the existing house on-site is proposed to be retained and relocated to the north east corner of the proposed western subdivided lot.
- an under-sized 16.5 cm Maidenhair tree (tag #267) on-site along the north property line is to be retained and protected.
- one bylaw-sized tree (tag #524), a 28.5 cm European Beech is in good condition but is to be removed due to its location in the middle of the site and in conflict with the proposed development.
- eight bylaw-sized trees (tag #268, 520, 521, 522, 525, 526, 527 and 530) located on the development site are in marginal to poor condition; either dying (sparse canopy foliage) or have been historically topped and as a result exhibit significant structural defects such as previous stem failure, narrow and weak secondary stem union at the main branch union (below previous topping cuts) and co-dominant stems with inclusions. These trees are not good candidates for retention and should be replaced.
- one tree (tag #529) a 35.5 cm Western Red Cedar, located on the neighbouring property to the west (3280 Granville Avenue) is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- replacement trees should be specified at 2:1 ratio as per the OCP.
- two under-sized trees were also identified on-site: a 16.5 cm Orchard apple (tag #531) and an 11.5 cm Orchard apple (tag #532). Both of these under-sized trees (tags #531 and 532) are in poor condition (cracks in stem and canker), fall within zones of heavy excavation, and are proposed to be removed.

The City's Parks department has reviewed the Arborist's Report regarding trees on City property and supports the Arborist's findings, with the following comments:

- there are four trees on City property (tags #1-4).
- one 9 cm Crab-apple tree (tag #1) on City property is in fair condition and in conflict with the new driveway location, removal recommended.

- one 15 cm Crab-apple tree (tag #2) on City property in fair condition, not in conflict with construction, is to be retained and protected.
- one 27 cm combined diameter Cypress on City property (tag #3) is in poor condition and in conflict with the construction of the proposed sidewalk and driveway, removal recommended.
- one 19 cm combined diameter Cypress on City property (tag #4) is in fair condition and in conflict with the construction of the new driveway, removal recommended.
- the applicant is required to provide \$3,000.00 in compensation for the removal of these City trees.

### *Tree Replacement*

The applicant wishes to remove nine on-site bylaw-sized trees (tag #268, 520, 521, 522, 524, 525, 526, 527 and 530). The 2:1 replacement ratio would require a total of 18 replacement trees. The applicant has agreed to plant five trees on each lot proposed; for a total of ten trees. The required replacement trees are to be of the following minimum sizes, based on the size of the trees being removed as per Tree Protection Bylaw No. 8057:

No. of Replacement Trees	Minimum Caliper of Deciduous Replacement Tree	Minimum Height of Coniferous Replacement Tree
10	8.0 cm	4.0 m

To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$6,000.00 (8 x \$750.00/tree) to the City's Tree Compensation Fund in lieu of the remaining eight trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

One bylaw-sized on-site tree (tags #528) and one bylaw-sized tree (tag #529) on the neighbouring property to the west are to be retained and protected. One bylaw-sized on-site tree (tag #523) is to be retained and relocated on-site. One tree on City property (tag #2) is to be retained and protected.

Tree Survival Security in the amount of \$10,000.00 is required to secure the retention of one bylaw-sized tree located in the southwest corner of the site (tag # 528, a 20.5 cm Korean Fir) and to ensure the relocation of one bylaw-sized tree onsite (tag #523, a 24 cm Lion's Head Japanese Maple) from its current location to the front yard of the proposed western lot. An additional Tree Survival Security in the amount of \$5,000.00 is required to secure the retention of the City tree.

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). For the bylaw-sized tree to be retained (#528) the new site grade change will need to be tapered to ensure tree survival. To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones, including the relocation of Tree #523 on-site.

The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.

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

### Affordable Housing Strategy

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

The applicant proposes to provide a minimum one-bedroom secondary suite, with a minimum size of 37 m<sup>2</sup> [400 ft<sup>2</sup>], on each of the two proposed subdivided lots. To ensure that a secondary suite is built on each lot to the satisfaction of the City in accordance with the City's Affordable Housing Strategy, the applicant is required to enter into a legal agreement registered on Title, stating that no final Building Permit inspection will be granted until a minimum one-bedroom, 37 m<sup>2</sup> [400 ft<sup>2</sup>] secondary suite is constructed to the satisfaction of the City in accordance with the BC Building Code and Richmond Zoning Bylaw 8500. Registration of this legal agreement is required prior to final adoption of the rezoning bylaw.

### Site Servicing and Frontage Improvements

At Subdivision stage, the developer is required to enter into a Servicing Agreement for the design and construction of engineering infrastructure and frontage improvements, as described in Attachment 6. Frontage improvements include, but are not limited to, the following:

- Cut and cap and remove the existing water service connection fronting Granville Avenue; and complete all tie-ins for the proposed water works to existing City infrastructure;
- Upgrade the existing Storm Sewer along the site's Granville Avenue frontage service connections as needed;
- Install new sanitary service connections and inspection chambers to new lots;
- Existing driveways to be closed, and two new vehicle driveway accesses fronting Granville Avenue constructed; and,
- Reinstate existing curb, 1.5 m wide landscaped boulevard and 1.5 m wide concrete sidewalk to match existing frontage improvements.

- Pay property taxes up to the current year, Development Cost Charges (City, Translink, and Metro Vancouver), School Site Acquisition Charge, Address Assignment Fees and any other fees or costs identified through the subdivision application process.

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

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

### **Conclusion**

The purpose of this rezoning application is to rezone the property at 3300 Granville Avenue from the “Single Detached (RS1/E)” zone to the “Single Detached (RS2/B)” zone to permit the property to be subdivided into two single-family lots, each with vehicle access from Granville Avenue.

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

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

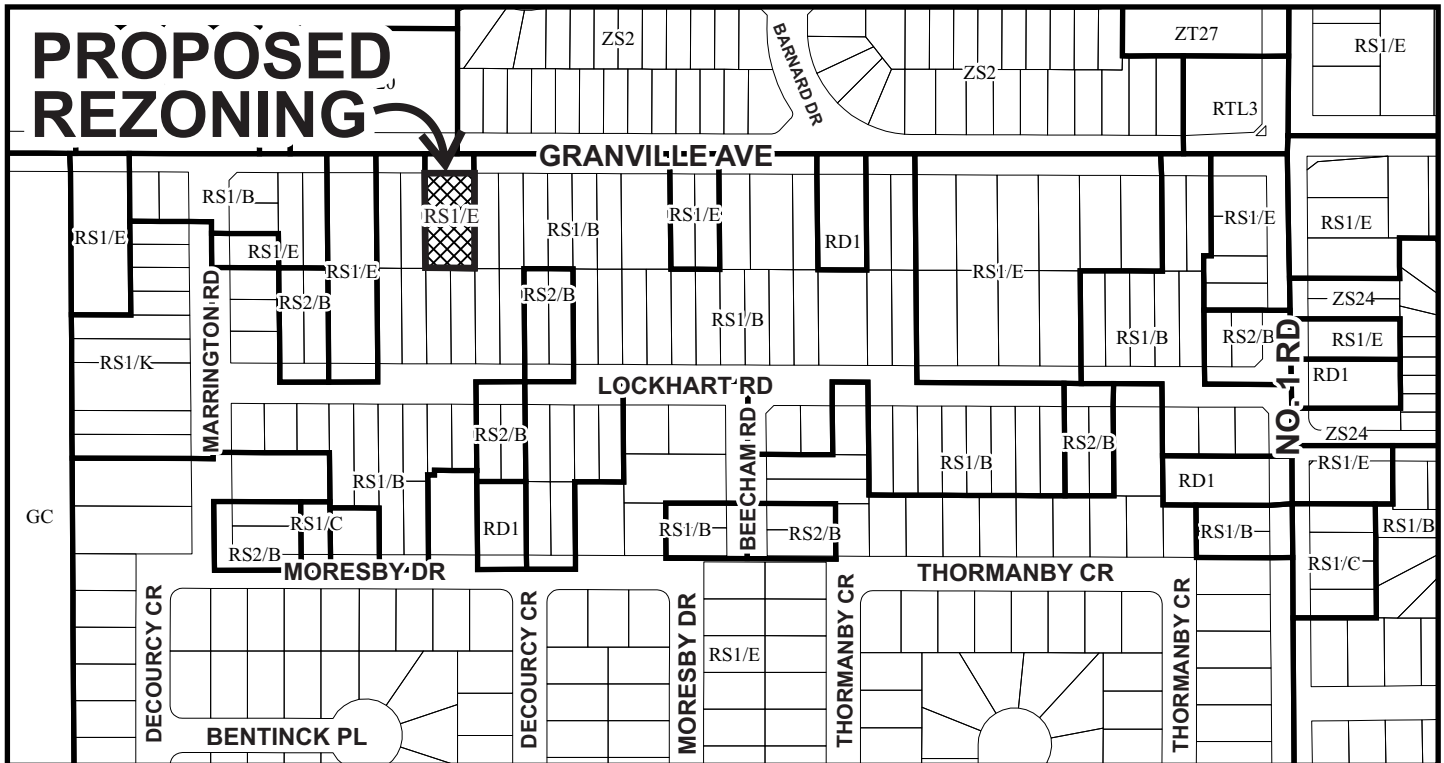
It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10495 be introduced and given first reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

LE:he

- Att.    1: Location Map  
         2: Conceptual Development Plans  
         3: Development Application Data Sheet  
         4: Lot Size Policy 5447  
         5: Tree Management Plan  
         6: Rezoning Considerations



3591 83.21				3611 12.79	3613 12.00	3615 12.00	3631 12.00	3633 12.00	3635 12.00	3651 12.00	3653 12.00	3655 12.00
GRANVILLE AVE												
9	12.19 3220	24.38 3240	12.15 3260	12.23 3280	24.38 3300	12.19 3340	12.19 3348	12.19 3360	12.19 3380	12.19 3400	12.19 3408	24.38 3440
	47.51	47.51	47.47	47.47	47.47	47.47	47.50	47.55	47.55	47.55	47.55	
19	12.19	24.38	12.15 12.19	12.23 12.19	24.38 12.19 12.19	12.19	12.19	12.19	12.19	12.19	12.19	24.38 12.19 12.19



RZ 22-026766

PH - 39

Original Date: 01/10/23

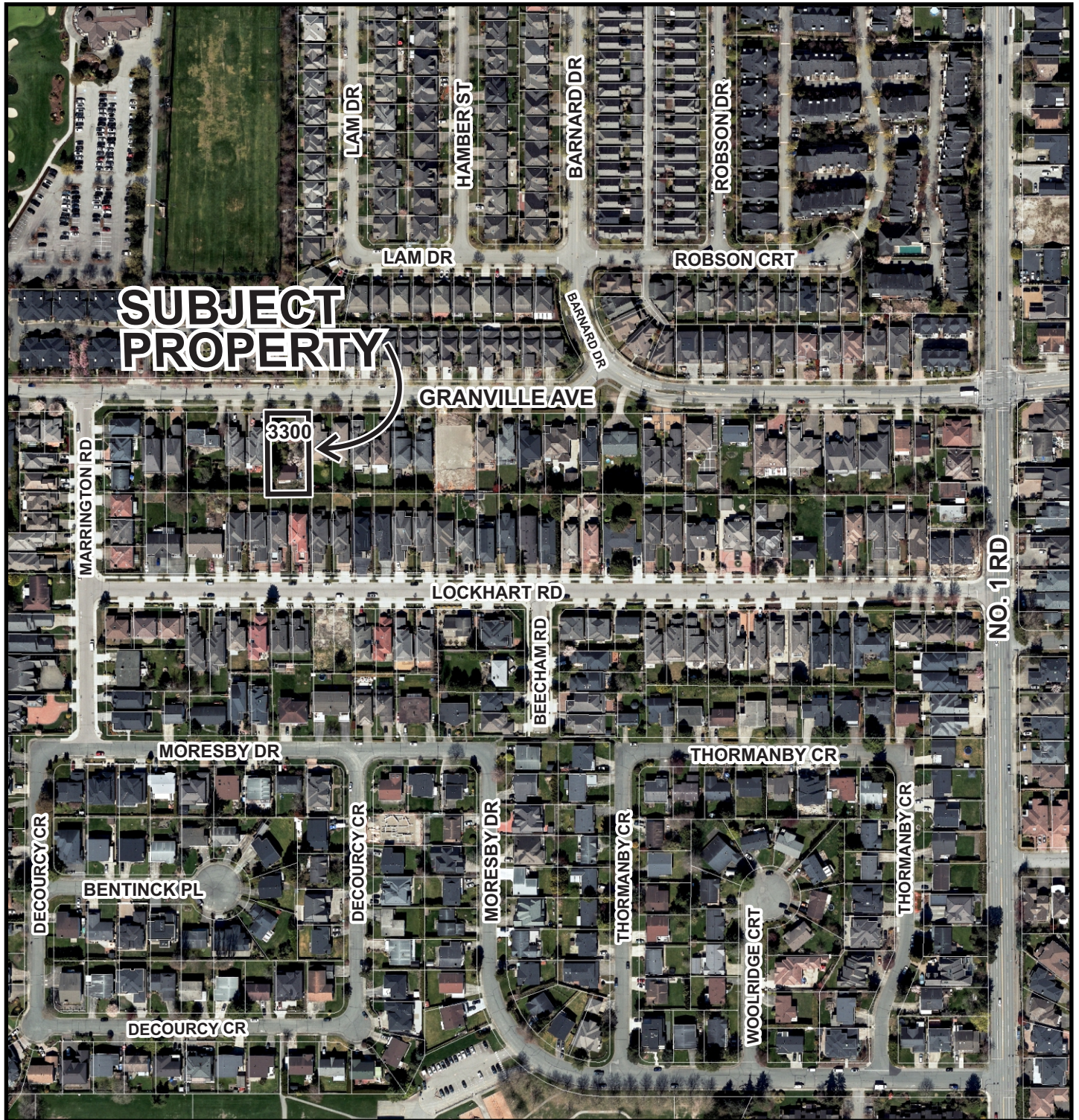
Revision Date:

Note: Dimensions are in METRES





# City of Richmond



RZ 22-026766

PH - 40

Original Date: 01/10/23

Revision Date:

Note: Dimensions are in METRES



# BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOT 14 SECTION 15 BLOCK 4 NORTH RANGE 7 WEST NWD PLAN 14012

PID : 009-914-251

## CIVIC ADDRESS :

3300- GRANVILLE AVENUE  
RICHMOND, B.C.

0 5 10 15 20  
SCALE 1 : 250 DISTANCES ARE METRIC

## NOTE :

Preliminary Layout, subject to approval.  
Areas and Dimensions are subject to detailed  
Legal Survey and calculations, and may vary.

## LEGEND :

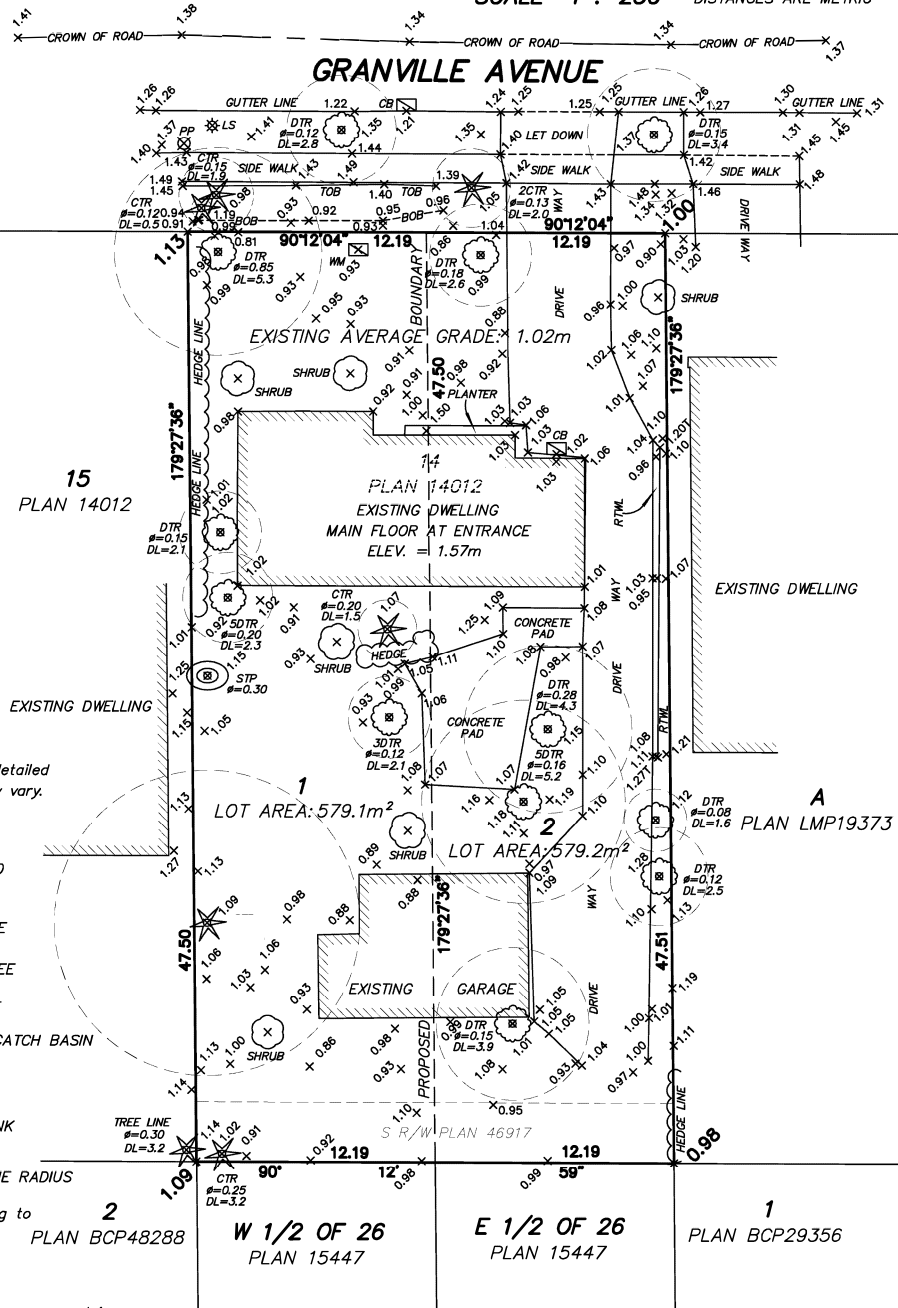
LS	✱	DENOTES LAMP STANDARD
PP	⊠	DENOTES POWER POLE
DTR	⊗	DENOTES DECIDUOUS TREE
CTR	✱	DENOTES CONIFEROUS TREE
STP	⊙	DENOTES STUMP OF TREE
CB	⊠	DENOTES RECTANGULAR CATCH BASIN
WM	⊠	DENOTES WATER METER
RTWL		DENOTES RETAINING WALL
BOB		DENOTES BOTTOM OF BANK
TOB		DENOTES TOP OF BANK
DL		DENOTES TREE'S DRIP LINE RADIUS

Lot dimensions and clearances according to  
Field Survey.

This plan does not show non-plan  
charges, liens or interests.

This plan was prepared for inspection purposes and is  
for the exclusive use of our client. The signatory  
accepts no responsibility or liability for any damages  
that may be suffered by a third party as a result of  
any decisions made or actions taken based on this  
document. This documents shows the relative location  
of the surveyed structures and features with respect to  
the boundaries of the parcel described above. This  
document shall not be used to define property lines or  
property corners. All rights reserved. No person may  
copy, reproduce, transmit or alter this document in  
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN  
ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND  
IS CERTIFIED CORRECT THIS 5th DAY OF OCTOBER, 2022.



## ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED  
FROM GNSS OBSERVATIONS  
DATUM CVD28GVRD 2018

© GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 2209-015 T3

B.C.L.S.

LAKHJOT S. GREWAL

PH - 41







**RZ 22-026766**

**Attachment 3**

Address: 3300 Granville Avenue

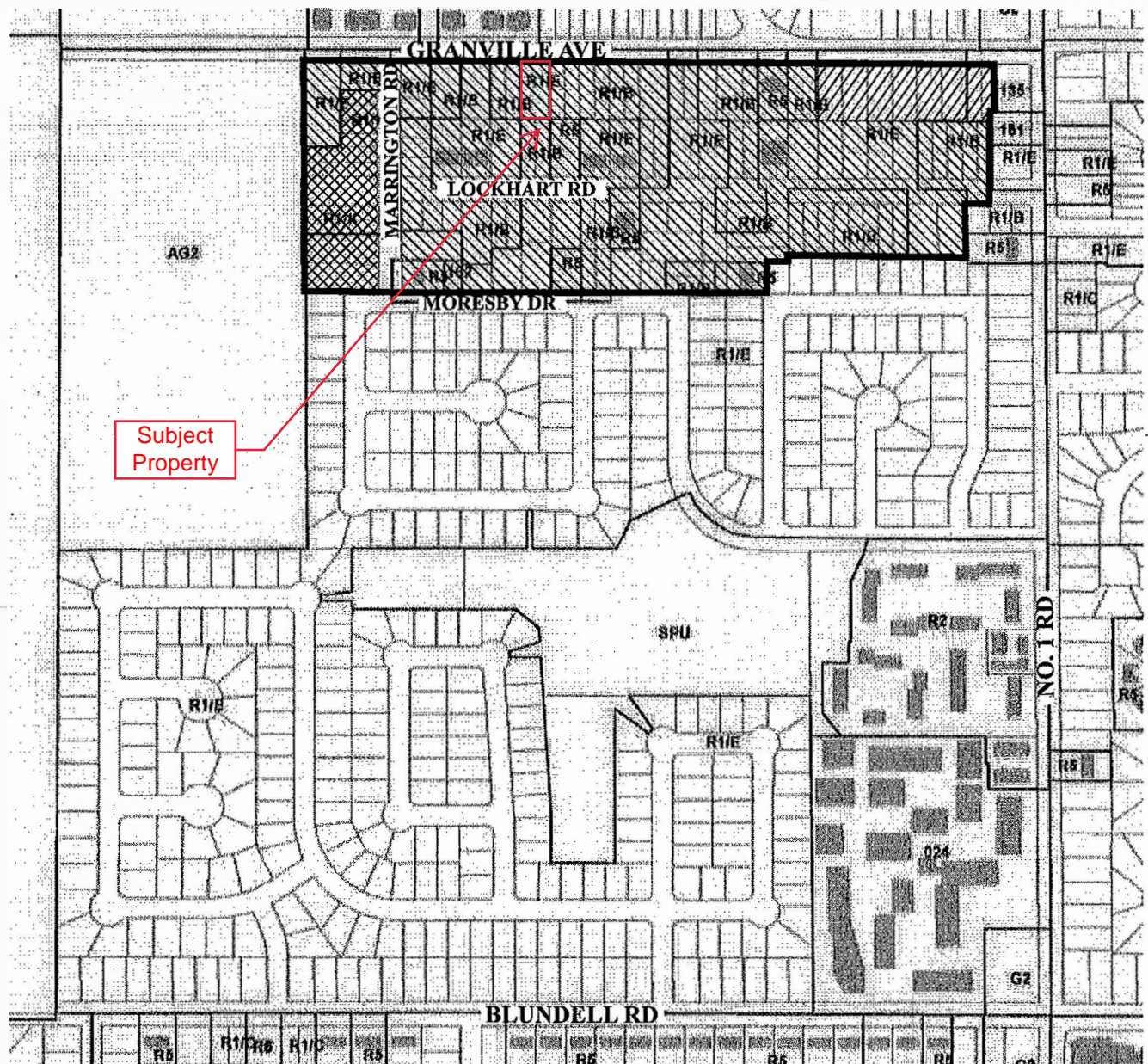
Applicant: Hari Singh Gill




Planning Area(s): Seafair

	Existing	Proposed
<b>Owner:</b>	Hari Singh Gill	To Be Determined
<b>Site Size (m<sup>2</sup>):</b>	1156 m <sup>2</sup>	Lot 1: 579.1 m <sup>2</sup> Lot 2: 579.2 m <sup>2</sup>
<b>Land Uses:</b>	Single Family Residential	Single Family Residential
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>702 Policy Designation:</b>	Policy 5447	Policy 5447
<b>Zoning:</b>	RS1/E	RS2/B

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 25%	none
Lot Size:	Min. 360.0 m <sup>2</sup>	Lot 1: 579.1 m <sup>2</sup> Lot 2: 579.2 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 12.0 m Depth: Min. 24.0 m	Width: 12.2 m Depth: 47.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Greater of 6.0 m or 20% of total lot depth Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 9.5 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none
Off-street Parking Spaces – Total:	Min. 2	Min. 2	none

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



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



## Policy 5447 Section 15-4-7

Adopted Date: 09/16/91

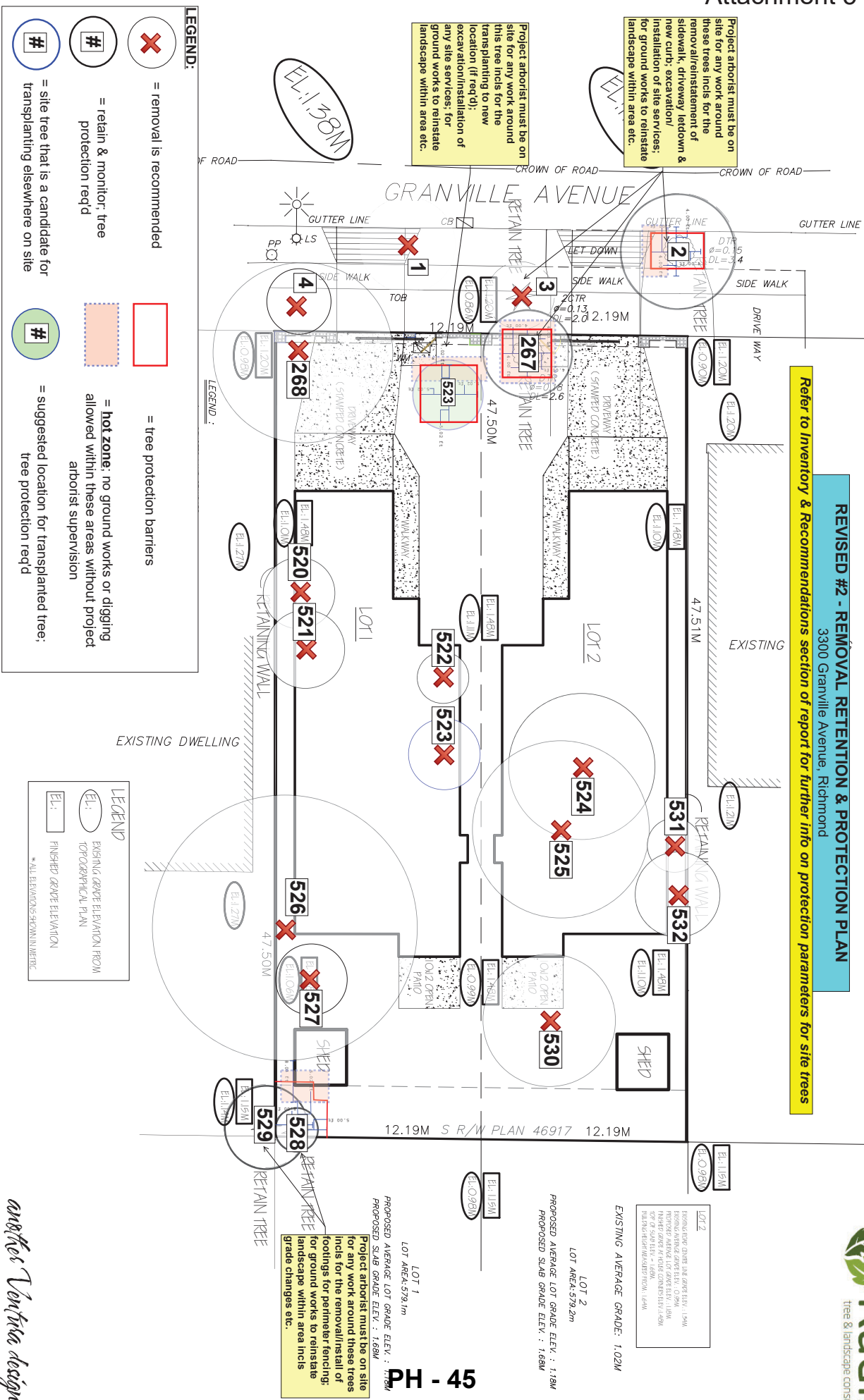
Amended Date: 10/20/03

Note: Dimensions are in METRES



**REVISED #2 - REMOVAL RETENTION & PROTECTION PLAN**  
3300 Granville Avenue, Richmond

Refer to Inventory & Recommendations section of report for further info on protection parameters for site trees



PROPOSED SUBDIVISION LAYOUT SCALE 1/8" = 1'-0"

The Project Arborist must be on-site when excavation or construction activities are occurring within the protection zones prescribed for the site trees.

conifer Ventura design  
3300 Granville Avenue





**Address:** 3300 Granville Avenue

**File No.:** RZ 22-026766

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10495, the developer is required to complete the following:**

1. Submission of a Landscape Security in the amount of \$7500.00 (\$750/tree) to ensure that a total of five replacement trees are planted and maintained on each lot proposed (for a total of ten trees); minimum 8.0 cm deciduous caliper or 4.0 m high conifers). **NOTE: minimum replacement size to be as per Tree Protection Bylaw No. 8057 Schedule A – 3.0 Replacement Trees.**
2. City acceptance of the developer's offer to voluntarily contribute \$6,000.00 to the City's Tree Compensation Fund for the planting of eight replacement trees within the City.
3. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the replacement of the three trees being removed on City property.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained, and during the process of tree relocation for the tree to be relocated on-site (#523). The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$10,000.00 for one bylaw-sized tree to be retained in the rear (#528) and one bylaw-sized tree to be relocated on-site (#523).
6. Submission of a Tree Survival Security to the City in the amount of \$5,000.00 for the City tree (#2) to be retained on City property.
7. Registration of a flood indemnity covenant on title.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum one-bedroom secondary suite of minimum size 37 m<sup>2</sup> [400 ft<sup>2</sup>] is constructed on both of the two future lots, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
9. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

1. Payment of the current year's property taxes, Development Cost Charges, School Site Acquisition Charge, Address Assignment Fees, and the costs associated with the completion of the design and construction of engineering infrastructure and frontage improvements.
2. Enter into a Servicing Agreement\* for the design and construction of engineering infrastructure improvements. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:

**Water Works:**

- a) Using the OCP Model, there is 295.0 L/s of water available at a 20 psi residual at the Granville Ave frontage. Based on your proposed development, your site requires a minimum fire flow of 95.0 L/s.

**b) At Developer's cost, the Developer is required to:**

- i) Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
- ii) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
- iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2n-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the servicing agreement process.
- iv) Install two new water service connections, each c/w water meter and water meter box as per City specifications. Each service connection shall service one proposed lot. The new service connection c/w water meter and water meter box shall avoid being installed in proposed driveways.

**c) At Developer's cost, the City will:**

- i) Cut and cap and remove existing water service connection fronting Granville Ave.
- ii) Complete all tie-ins for the proposed works to existing City infrastructure.

**Storm Sewer Works:**

**d) At Developer's cost, the Developer is required to:**

- i) Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
- ii) Upgrade the existing 300 mm Storm Sewer along the proposed site's Granville Ave frontage to 600 mm. The upgrade shall proceed from a new storm manhole installed in front of West PL of 3300 Granville Ave to STMH206 with approximate length of 23.5 m.
- iii) Confirm the condition and size of the existing storm service lead connection at the Northeast corner of 3300 Granville Ave. If not adequate, cut and cap the existing storm service lead connection and install a new storm sewer service connection, complete with an inspection chamber as per City specifications to East proposed lot. The new service connection c/w inspection chamber shall avoid being installed in proposed driveways.
- iv) Confirm the condition and size of the existing storm service lead connection at the Northwest corner of 3300 Granville Ave. If not adequate, cut and cap the existing storm service lead connection and install a new storm sewer service connection, complete with an inspection chamber as per City specifications to West proposed lot. The new service connection c/w inspection chamber shall avoid being installed in proposed driveways.

**e) At Developer's cost, the City will:**

- i) Cut and cap and remove the existing dual service connection at the North PL of 3300 Granville Ave.
- ii) Complete all tie-ins for the proposed works to existing City infrastructure.

**Sanitary Sewer Works:**

**f) At Developer's cost, the Developer is required to:**

- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- ii) Confirm the condition and size of the existing sanitary service lead connection at the Southwest corner of 3300 Granville Ave. If not adequate, cut and cap the existing sanitary service lead connection and install a new sanitary service connection, c/w an inspection chamber as per City specifications to service the proposed western lot.
- iii) Install one new sanitary service connection, each c/w an inspection chamber as per City specifications to service the proposed eastern lot.

**g) At Developer's cost, the City will:**

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

## **Street Lighting:**

### **h) At Developer's cost, the Developer is required to:**

- i) Review street lighting levels along all road and lane frontages, and upgrade as required.

## **General Items:**

### **i) At Developer's cost, the Developer is required to:**

- i) Complete other frontage improvements as per Transportation requirements listed below.
- ii) Coordinate with BC Hydro, Telus and other private communication service providers:
  - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (3) To underground overhead service lines.
- iii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- iv) Coordinate the servicing agreement design for this development with the servicing agreement(s) for the adjacent development(s), both existing and in-stream. The developer's civil engineer shall submit a signed and sealed letter with each servicing agreement submission confirming that they have coordinated with civil engineer(s) of the adjacent project(s) and that the servicing agreement designs are consistent. The City will not accept the 1<sup>st</sup> submission if it is not coordinated with the adjacent developments. The coordination letter should cover, but not be limited to, the following:
  - (a) Corridors for City utilities (existing and proposed water, storm sewer, sanitary and DEU) and private utilities.
  - (b) Pipe sizes, material and slopes.
  - (c) Location of manholes and fire hydrants.
  - (d) Road grades, high points and low points.
  - (e) Alignment of ultimate and interim curbs.
  - (f) Proposed street lights design.
- v) Enter into, if required, additional legal agreements, as determined via the subject development's Servicing Agreement(s) and/or Development Permit(s), and/or Building Permit(s) to the satisfaction of the Director of Engineering, including, but not limited to, site investigation, testing, monitoring, site preparation, de-watering, drilling, underpinning, anchoring, shoring, piling, pre-loading, ground densification or other activities that may result in settlement, displacement, subsidence, damage or nuisance to City and private utility infrastructure.

## **Driveway closure / construction:**

- j) The existing driveway along the Granville Avenue frontage to be removed and reinstated with barrier curb, boulevard per frontage improvement requirements.
- k) Two new vehicle driveway accesses fronting Granville Avenue shall be constructed to meet the requirements of the City's Engineering Design Specifications for a single family residential driveway fronting a local road:
  - i) Driveway shall be 4.0 m wide at the property line
  - ii) Minimum 1.0 m distance (flare to flare) must be maintained between two adjacent driveways.

## **Frontage improvements:**

- l) Reinstall existing curb, 1.5 m wide landscaped boulevard and 1.5 m wide concrete sidewalk to match existing. Scope of this work may be adjusted during the Servicing Agreement design to facilitate tree retention requirements.
- m) Engineering to confirm requirements for existing hydro pole and street light.

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

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

**Note:**

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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10495 (RZ 22-026766)  
3300 Granville Avenue**

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

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

P.I.D. 009-914-251

Lot 14 Section 15 Block 4 North Range 7 West New Westminster District Plan 14012

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10495”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 10 2023

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER





# City of Richmond

## Memorandum Planning and Development Division

**To:** Mayor and Councillors  
**From:** Wayne Craig  
Director, Development

**Date:** November 8, 2023  
**File:** RZ 21-939470

Lloyd Bie, P.Eng.  
Director, Transportation

**Re:** **Vehicle Access at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway**

### Background

The rezoning application to permit the development of 30 townhouse units at the above-noted subject site was presented to Council on October 10, 2023. At the meeting, comments related to right-in/right-out driveway access and the centre median on Steveston Highway were raised. The purpose of this memorandum is to provide Mayor and Councillors with information related to these questions and comments.

### Centre Median on Steveston Highway

There is a painted centre median on Steveston Highway with left-turn and merge bays at Lassam Road and Kingfisher Drive. This traffic configuration supports left-turn movements between Lassam Road, Kingfisher Drive and Steveston Highway. Unlike a centre two-way left-turn lane (e.g. Williams Road) where left turns onto the arterial road must clear the centre lane, the configuration on Steveston Highway permits traffic from Lassam Road and Kingfisher Drive to utilize the merge lane to turn onto Steveston Highway.

There are no plans to remove the painted centre median and merge bays on Steveston Highway. With higher traffic volumes on Steveston Highway, maintaining the merge bays improves safety and traffic flow at local road intersections. The feasibility of additional turn/merge bays to service the development was reviewed and there is insufficient space between the existing merge lanes to accommodate this.

### Right-In/Right-Out Driveway

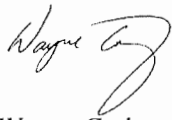
Turn restrictions are proposed for the subject site to comply with the *Motor Vehicle Act* as there is a painted centre median on Steveston Highway in front of the subject site and turning over a roadway median is not permitted under the Provincial legislation. Additionally, due to high traffic volumes along Steveston Highway, turn restrictions improve safety and operational performance of the access.

The driveway access design includes a traffic divider median and signage to enforce right-in-right-out access. Additional measures to improve right-in-right-out restrictions by altering the roadway painted median to include delineators that physically impede left turn movements or additional paint markings, can be reviewed and implemented through the required Servicing Agreement process.

November 8, 2023

- 2 -

Should you have any questions regarding this information, please contact any of the undersigned.



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



Lloyd Bie, P.Eng.  
Director, Transportation  
(604-276-4131)

WC:el

pc: SMT  
Suzanne Smith, Program Manager, Development



# City of Richmond

## Report to Committee

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

**Date:** September 18, 2023  
**File:** RZ 21-939470

**Re:** Application by Interface Architecture Inc. for Rezoning at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway from "Single Detached (RS1/B)" Zone, "Single Detached (RS1/E)" Zone and "Two-Unit Dwellings (RD1)" Zone to "Medium Density Townhouses (RTM2)" Zone

### Staff Recommendation

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10496, for the rezoning of 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway from "Single Detached (RS1/B)" zone, "Single Detached (RS1/E)" zone and "Two-Unit Dwellings (RD1)" zone to the "Medium Density Townhouses (RTM2)" zone, be introduced and given first reading.

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

WC:el  
Att. 7

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

## **Staff Report**

### **Origin**

Interface Architecture Inc., on behalf of Steveston Townhouse Ventures Inc. (Incorporation number: BC1293948; Director: Barry Cavanaugh & Robert Arthur Barker), has applied to the City of Richmond for permission to rezone 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway (Attachment 1) from “Single Detached (RS1/B)” zone, “Single Detached (RS1/E)” zone and “Two-Unit Dwellings (RD1)” zone to the “Medium Density Townhouses (RTM2)” zone in order to permit the development of 30 townhouse units with seven secondary suites and a right-in/right-out vehicle access from Steveston Highway.

### **Project Description**

The eight properties (ten units) under this application have a total combined frontage of approximately 151 m along Steveston Highway and a 22 m frontage along Lassam Road; these properties will be required to be consolidated into one development parcel prior to final adoption of the rezoning bylaw. The proposed density is 0.65 floor area ratio (FAR). The site layout includes 12 two-storey units and 18 three-storey units in ten townhouse clusters. Seven secondary suites and five accessible units are included in this proposal. Vehicle access is provided by a single right-in/right-out driveway access to Steveston Highway. A preliminary site plan, building elevations and landscape plan are contained in Attachment 2.

A Servicing Agreement will be required for the design and construction of frontage beautification works and service connections.

### **Findings of Fact**

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

### **Subject Site Existing Housing Profile**

The subject site currently contains six single-family homes and four duplex units. The applicant advised that there are no secondary suites in the homes and that all ten homes are currently tenanted. The developer advised that they have made these homes available to tenants at half the market rates with the clear understanding from all tenants that these are short term rentals within a development site and the homes will be demolished and legal notice to end tenancies in keeping with the Residential Tenancy Act will be issued.

### **Surrounding Development**

Existing development immediately surrounding the subject site is as follows:

To the North: Existing single-family dwellings on lots zoned “Single Detached (RS1/B)”.

To the South: Across Steveston Highway, existing single-family dwellings on lots zoned “Single Detached (RS1/D)” and “Single Detached (RS1/E)”.

To the East: Across Lassam Road, existing single-family dwellings on lots zoned “Single Detached (RS1/B)”.

To the West: A recently constructed 28-unit townhouse complex on a lot zoned “Medium Density Townhouses (RTM2)”.

## **Related Policies & Studies**

### Official Community Plan/Steveston Area Plan

The 2041 Official Community Plan (OCP) Land Use Map designation for the subject site is “Neighbourhood Residential”. The Steveston Area Land Use Map designation for the subject site is “Multiple-Family”. This redevelopment proposal for 30 townhouses is consistent with these designations.

### Arterial Road Land Use Policy

The Arterial Road Land Use Policy in the City’s 2041 OCP (Bylaw 9000), directs appropriate townhouse development onto certain arterial roads outside the City Centre. The subject site is identified for “Arterial Road Townhouse” on the Arterial Road Housing Development Map and the proposal is in compliance with the Townhouse Development Requirements under the Arterial Road Policy.

### Floodplain Management Implementation Strategy

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

## **Public Consultation**

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

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

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

## **Analysis**

### Built Form and Architectural Character

The applicant proposes to consolidate the eight properties into one development parcel, with a total net site area of 6,214 m<sup>2</sup>. The proposal consists of 30 townhouses, in a mix of two-storey and three-storey townhouse units in 10 clusters.

The layout of the townhouse units is oriented around a single driveway providing access to the site from Steveston Highway and an east-west internal manoeuvring aisle providing access to the unit garages. A two-storey indoor amenity building is proposed at the southwest corner of the site.

Two outdoor amenity areas are proposed: one will be situated in a central open courtyard at the rear (north) of the site, opposite to the entry driveway; the other one will be located along the site's Lassam Road frontage, adjacent to the proposed indoor amenity building.

All three-storey units are proposed along Steveston Highway; a minimum 7.5 m interior side yard setback is provided to the third floor of these buildings to minimize potential privacy concerns with the townhouse development to the east. Two-storey duplexes are proposed along the rear (north) lot lines to serve as a transition to the single-family homes to the north. The proposed building forms, heights and setbacks are in compliance with the design guidelines for arterial road townhouse developments.

Consistent with the parking requirements in Richmond Zoning Bylaw 8500, a total of 60 resident vehicle parking spaces are proposed, of which 14 spaces (23 per cent) are proposed in a tandem arrangement. Prior to rezoning approval, a restrictive covenant preventing the conversion of tandem parking area into storage or habitable space is required to be registered on Title. Also consistent with the parking requirements, a total of six visitor parking spaces are proposed on-site, two of which will be accessible visitor parking spaces. In addition, a total of 39 resident (Class 1) bicycle parking spaces and six visitor (Class 2) bicycle parking spaces are proposed, which comply with the requirements under the Zoning Bylaw 8500.

### *Density Proposed*

The Arterial Road Land Use Policy specifies a typical density of 0.60 FAR (Floor Area Ratio) for townhouse developments along arterial roads, subject to the applicant providing a cash-in-lieu contribution to the City's Affordable Housing Reserve Fund prior to Council approval of any rezoning application.

This policy further provides for the consideration of additional density for townhouse development, including:

- corner lot developments with frontage improvements on two or more streets where significant road dedication is required (provided that the density bonus is used solely to balance the loss of land for road dedication);
- land assembly with more than 100 m frontage on a major arterial road;
- developments abutting a park or other non-residential land use where affordable housing is provided on-site;
- additional community benefits are provided (not including affordable housing contributions); and/or
- Low End Market Rental housing units are provided.

The applicant is proposing medium density townhouses with a maximum density of 0.65 FAR. Staff support the proposed density based on the applicant's commitment to include the following features in this townhouse development:

- Larger site assembly:
  - The subject site has more than 100 m frontage (i.e., 151 m) on a major arterial road (i.e., Steveston Highway).
- Installation of solar photovoltaic (PV) panels:
  - The developer is proposing to install four 450W solar panels per unit. The size and placement of the solar panels will be reviewed in detail through Development Permit and overall architectural design.
  - These solar panels would produce around 2,082 kWh per year or approximately 31 per cent of the power an average townhouse in British Columbia use. This would mean a saving of approximately \$300.00 per year per unit.
- Five accessible units:
  - These units will be designed based on City's Convertible Unit Checklist and Aging-in-Place features, with a stair lift installed.
  - Applicable Basic Universal Housing unit features will also be included in the accessible unit design.
  - Detailed design of the accessible units is presented in Attachment 4.
- Seven one-bedroom secondary suites:
  - These suites will be contained in the end units along Steveston Highway (Attachment 2) and will not be stratified.
  - The size of the secondary suite ranges from approximately 27 m<sup>2</sup> (295 ft<sup>2</sup>) to 34 m<sup>2</sup> (366 ft<sup>2</sup>).
  - Each secondary suite contains an open living/dining/kitchen area, a bedroom and a bathroom.
  - No additional residential parking spaces will be assigned to the secondary suites since a side-by-side double car garage is proposed to be included in each of the townhouse units containing a secondary suite, consistent with the parking requirements of Zoning Bylaw 8500.

All of these features will be secured through restrictive covenants, which will be registered on Title prior to final adoption of the rezoning bylaw.

#### *Residual Site - 10880 Lassam Road*

The proposed site assembly will leave a residual development site to the northwest at 10880 Lassam Road. This internal lot facing and addressed off a local road is identified for townhouse development under the Arterial Road Policy since it is located within 35 m from Steveston Highway.

The developer has made multiple attempts to explore the opportunity to include 10880 Lassam Road into the proposed townhouse development; however, the acquisition attempt was not successful (Attachment 5). To proceed with the subject development proposal, the developer has agreed to provide the following in support of the future redevelopment of the property:

- Vehicle access from the subject site to future multiple-family residential development on 10880 Lassam Road; a Public Rights-of-Passage (PROP) Statutory Right-of-Way (SRW) over the entire internal drive aisle on the subject site to allow use of the driveway will be registered on Title of the subject site as a condition of rezoning to secure this arrangement; and
- Shared use of garbage/recycling collection facilities on-site with future multiple-family residential development on 10880 Lassam Road. A cross-access easement and agreement will be registered on Title of the subject site as a condition of rezoning to secure this arrangement.

The proposed development will not restrict redevelopment of the adjacent site at 10880 Lassam Road. The applicant has provided a preliminary concept (on file) for 10880 Lassam Road to demonstrate that it could be redeveloped into a multiple-family residential development in keeping with the site's OCP designation in the future.

#### Transportation and Site Access

An existing Statutory Right-of-Way (SRW EPP92792) is registered over the drive aisle of the neighbouring townhouse development to the east at 5651 Steveston Highway, which may be utilized to provide vehicular access to the subject site. However, based on the scale of the subject development and its 151 m frontage along Steveston Highway, a separate vehicular access from Steveston Highway is proposed. The Transportation Department has reviewed and supported the proposed driveway, but this access will be restricted to right-in/right-out traffic movements.

As mentioned above, a SRW over the entire internal drive aisle on the subject site will be registered on Title to provide future access to 10880 Lassam Road. This SRW, as requested by the Fire Department, will also be required to provide emergency access to the neighbouring townhouse development to the east at 5651 Steveston Highway. The drive aisles of the two sites must be connected and kept open at all times. The Fire Department is willing to accept alternate arrangements (i.e., bollards on either side of the cross access with a chain across) should residents of the two developments have concerns over the drive aisle being kept open at all times. Detailed design will be reviewed at Development Permit stage.

Prior to final adoption of the rezoning bylaw, the developer is required to dedicate a 4.0 m x 4.0 m corner cut at the subject site's southwest corner, design and construct the frontage improvement works on both site's frontages and construct a concrete bus pad with electrical pre-ducting conduits at the Steveston Highway/Kingfisher Drive westbound bus stop (see Attachment 6 for details).



### Site Servicing and Frontage Improvements

Prior to final adoption of the rezoning bylaw, the applicant is required to enter into the City's standard Servicing Agreement to design and construct frontage beautification works, a concrete bus pad and service connections (Attachment 6). All works are at the client's sole cost (i.e., no credits apply). The developer is also required to pay Development Cost Charges (DCC's) (City & GVS & DD), School Site Acquisition Charge and Address Assignment Fee.

### Existing Legal Encumbrances

There are existing 3.0 m wide utility Right-of-Ways (ROWs) generally along the north property line of the subject site for existing sanitary main and connections. The developer is aware that no construction is permitted in these areas.

### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses 46 bylaw-sized trees on the subject property, four trees on neighbouring properties and one street tree on City property.

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

- Two trees, a 22 cm cal Blue Spruce tree (tag# 267) and a 44 cm cal Noble Fir (tag# 295), located on-site, are identified in good condition and are to be retained and protected. A Tree Survival Security of \$15,000.00 will be required for the two trees.
- Two trees, a multi-branched Coral Barked Maple tree (tag# 265; 6, 6 & 8 cm cal) and a multi-branched Japanese Maple tree (tag# 992; 6, 7 & 8 cm cal), located on-site, are identified in good condition and are good candidates for relocation to the central amenity area.
- 42 trees (tag# 251-264, 266, 268-275, 293-294, 296, 983, 986-991, 993-1000 and S1) located on-site are either dead, dying (sparse canopy foliage), have been previously topped or exhibit structural defects such as cavities at the main branch union and co-dominant stems with inclusions. As a result, these trees are not good candidates for retention and should be replaced. Replacement trees should be specified at 2:1 ratio as per the OCP.
- Four trees (tag# S2, S3, 984 and 985) located on neighbouring property are to be protected as per Arborist report recommendations.
- Three hedgerows located at the City boulevard in front of 5571, 5591 and 5611 Steveston Highway, will be in conflict with required frontage improvement works and are recommended for removal; no compensation required.
- A 22 cm cal Katsura Tree (tag# S4) located at the City boulevard along Lassam Road, was dead and was removed by Parks staff in 2021.

### *Tree Replacement*

The applicant wishes to remove 41 bylaw-sized on-site trees; the 2:1 replacement ratio would require 82 replacement trees. In addition, the applicant wishes to remove one significant tree on-site (tag #1000), the 3:1 replacement ratio would require an additional three replacement trees. Therefore, the total number of replacement trees required for the proposed removal of 42 trees on-site is 85 trees.

According to the Preliminary Landscape Plan provided by the applicant (Attachment 2), the applicant proposes to plant 60 new trees on-site. The size and species of replacement trees will be reviewed in detail through Development Permit and overall landscape design. The applicant has agreed to provide a voluntary contribution of \$18,750.00 (\$750.00/tree) to the City's Tree Compensation Fund in-lieu of planting the remaining 25 replacement trees, should they not be accommodated on-site.

### *Tree Protection and Relocation*

The applicant has committed to relocate two trees on-site to the proposed outdoor amenity area. As a condition to rezoning, a proof of a contract with a company specializing in tree relocation to undertake the transplant of the two trees and a Tree Survival Security to the City in the amount of \$10,000.00 will be required. Following construction and all required Building Permit Inspections, an acceptable post-construction impact assessment report must be submitted to confirm the tree has survived. The City will then release 50 per cent of the security; and the remaining 50 per cent of the security will be released one year later, subject to inspection and survival of the tree.

The applicant has also committed to retain and protect two other trees on-site and four trees located on adjacent properties. The applicant has submitted a Tree Management Plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 7). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

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

### Amenity Space

The conceptual development plans include 90 m<sup>2</sup> (970 ft<sup>2</sup>) of indoor amenity, which would meet the minimum requirements in the OCP. The proposed indoor amenity includes two multi-purpose rooms, a kitchenette and accessible washrooms.

Two outdoor amenity areas are proposed on-site. Based on the preliminary design, the size of the proposed outdoor amenity space complies with the Official Community Plan (OCP) requirements of 6 m<sup>2</sup> per unit. Staff will work with the applicant at the Development Permit stage to ensure the configuration and design of the outdoor amenity space meets the Development Permit Guidelines in the OCP.

### Impacts of Traffic Noise

To protect the future dwelling units at the subject site from potential noise impacts generated by traffic on Steveston Highway, a restrictive covenant is required to be registered on Title prior to final adoption of the rezoning bylaw to ensure that noise attenuation is required to be incorporated into dwelling unit design and construction.

Prior to a Development Permit application being considered by the Development Permit Panel, the applicant is required to submit an acoustical and thermal report and recommendations, prepared by a registered professional, to comply with the requirements of the restrictive covenant.

### Energy Efficiency

The developer has committed to design the subject development to meet the City's Step Code requirements. A commitment letter has been submitted (on file) to confirm that the proposed development will be designed to achieve Step 3 (with low carbon energy plant), which meets the current Step Code requirements.

### Housing Type and Tenure

The proposed development is a market townhouse development. Consistent with OCP policy respecting townhouse and multiple-family housing development projects and in order to maximize potential rental and housing opportunities throughout the City, the applicant has agreed to register a restrictive covenant on Title prior to rezoning bylaw adoption, prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.

### Affordable Housing Strategy

The City's Affordable Housing Strategy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund.

Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$12.00 per buildable square foot (for sites outside of City Centre) for a total contribution of \$521,718.13 prior to final adoption of the rezoning bylaw. The applicant is also voluntarily providing seven secondary suites within the development.

#### Market Rental Housing Policy

The City's Market Rental Housing Policy requires that all townhouse rezoning applications provide a cash-in-lieu contribution to the Affordable Housing Reserve Fund. Consistent with the Strategy, the applicant proposes to submit a cash-in-lieu contribution to the Affordable Housing Reserve fund in the amount of \$2.65 per buildable square foot for a total contribution of \$115,212.75 prior to final adoption of the rezoning bylaw.

#### Public Art

In response to the City's Public Art Program (Policy 8703), the applicant will provide a voluntary contribution at a rate of \$0.99 per buildable square foot (2023 rate) to the City's Public Art Reserve fund; for a total contribution in the amount of \$43,041.75.

#### Variance Requested

The proposed development is generally in compliance with the "Medium Density Townhouses (RTM2)" zone other than the variances noted below:

1. Reduction of the minimum front yard setback from 6.0 m to 4.5 m.
  - Staff support the requested variance as the Arterial Road Guidelines for Townhouses in the OCP support reduced front yard setback where a 6.0 rear yard setback is provided, on condition that there is an appropriate interface with neighbouring properties.
2. Reduction of the minimum exterior side yard setback from 6.0 m to 4.5 m.
  - Staff support the requested variance to facilitate the retention and protection of a 44 cm cal Noble Fir tree (tag# 295) and to accommodate a two-storey indoor amenity building proposed at the southwest corner of the site, adjacent to the secondary outdoor amenity space around the protected tree.

These variances will be reviewed in the context of the overall detailed design of the project; including architectural form, site design and landscaping at the Development Permit stage.

#### Development Permit

A Development Permit processed to a satisfactory level is a requirement of rezoning approval. Through the Development Permit, the following issues are to be further examined:

- Compliance with Development Permit Guidelines for multiple-family projects in the 2041 Official Community Plan (OCP).

- Refinement of the proposed site grading to ensure survival of all proposed protected trees and appropriate transition between the proposed development to the public sidewalk along the site's frontages and to the adjacent existing developments.
- Refinement of site layout to maximize planting areas along internal drive aisles and to better define private vs. semi-private spaces on-site.
- Refinement of the proposed building form to achieve sufficient variety in design to create a cohesive yet interesting streetscape along Steveston Highway and to reduce visual massing of the three-storey units along Steveston Highway.
- Refinement of landscape design to optimize replacement tree planting on-site, to maximize permeable surface areas and to better articulate hard surface treatments on-site.
- Review of size and species of on-site replacement trees to ensure bylaw compliance and to achieve an acceptable mix of conifer and deciduous trees on-site.
- Refinement of the outdoor amenity area design, including the choice of play equipment, to create a safe and vibrant environment for children's play and social interaction.
- Review of the sustainability strategy for the development proposal.

Additional issues may be identified as part of the Development Permit application review process.

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

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

### **Conclusion**

The proposed 30-unit townhouse development is generally consistent with the Official Community Plan (OCP) and the Arterial Road Policy in the OCP. Further review of the project design is required to ensure a high-quality project and design consistent with the existing neighbourhood context and this will be completed as part of the Development Permit application review process. The list of rezoning considerations is included in Attachment 6, which has been agreed to by the applicants (signed concurrence on file). On this basis, staff recommend support of the application.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10496 be introduced and given First Reading.



Edwin Lee  
Planner 2  
(604-276-4121)

EL:he

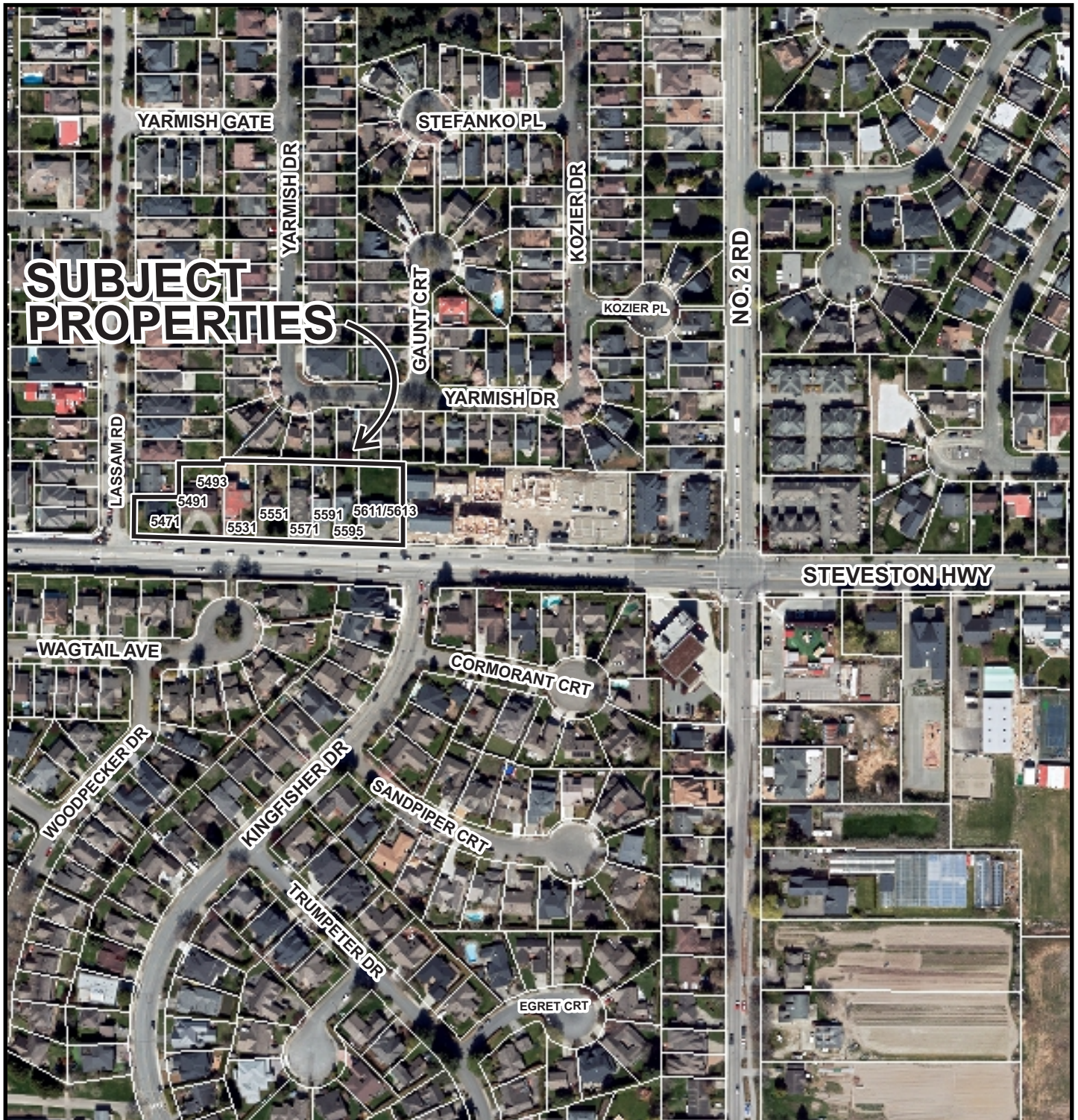
- Att.
- 1: Location Map
  - 2: Conceptual Development Plans
  - 3: Development Application Data Sheet
  - 4: Preliminary Accessible Unit Design
  - 5: Proof of Acquisition Attempts
  - 6: Rezoning Considerations
  - 7: Tree Management Plan







# City of Richmond



RZ 21-939470

PH - 66

Original Date: 10/22/21

Revision Date: 09/19/23

Note: Dimensions are in METRES







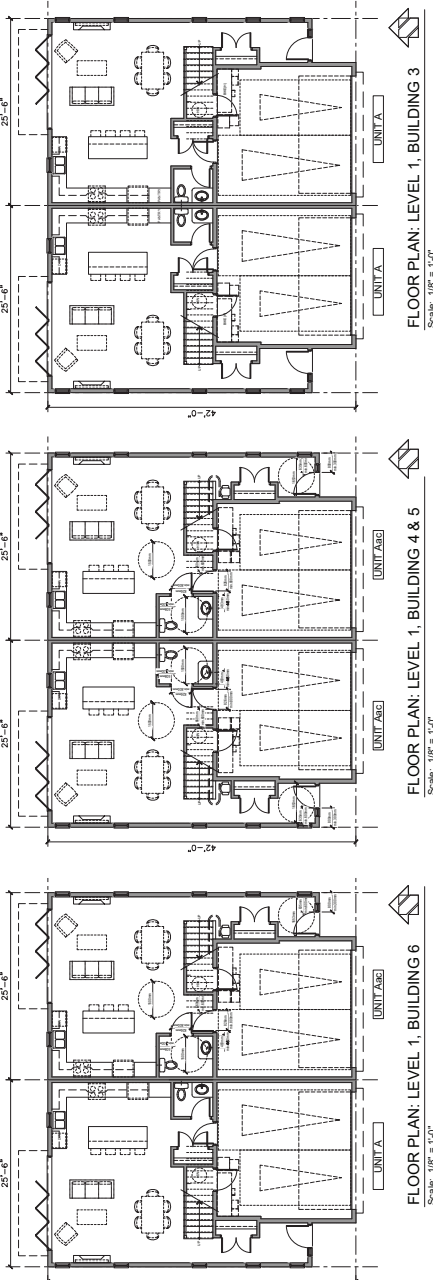
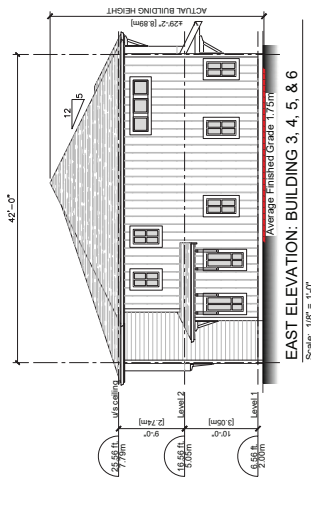
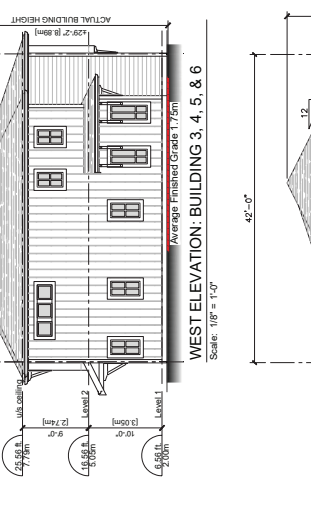
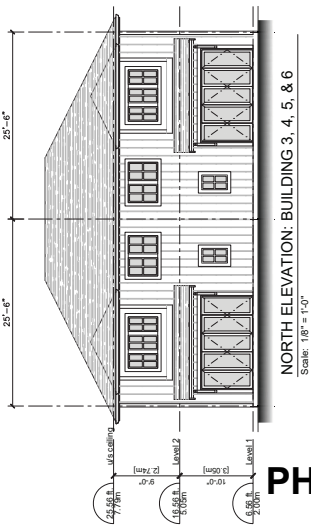




<b>INTERFACE:</b> Suite 230 10000 16th Road Richmond BC Canada V6V 3Z5 T 604 821 1162 F 604 821 1146 info@interfacecan.com	PROJECT Proposed 30-unit Townhouse Development	PROJECT 21057VR	SCALE As Noted	DATE June 8, 2021	DRAWN BY KFC (BS) /AL	CHECKED BY KFC	SHEET TITLE PLANS & ELEVATIONS - BUILDINGS 3, 4, 5 & 6	<b>A2.3</b> DRAWING

CONVERTIBLE UNIT FEATURES CHECKLIST	
DOORS & DOORWAYS	<p>ENTRY DOORS MIN. 60" MIN. BY 78" MIN. AND HAVE A CLEAR ACCESS</p> <p>ENTRY DOOR CLEAR EXTERIOR FLOOR SPACE MIN. 120" MIN. DEEP BY 78" MIN. WIDE. ENTRY DOOR MUST BE 60" MIN. IN WIDTH. NO KICKING REQUIRED FOR FUTURE (AUTOMATIC DOOR OPENING)</p> <p>INTERIOR DOORS TO LIVING AREAS, BATHROOM AND BEDROOM MIN. 60" MIN. CLEAR OPENING WITH FINISH THRESHOLD MAX. 1 1/8" HIGH AND 80" MIN. CLEAR OPENING WITH FINISH THRESHOLD MAX. 1 1/8" HIGH AND 80" MIN. CLEAR OPENING AND DOORWAYS IF NECESSARY TO SECURE ACCESS</p> <p>PATIO/GARAGE MIN. 60" MIN. CLEAR OPENING, ACCESSIBLE FROM REAR DOOR</p> <p>A GROUND FLOOR</p> <p>ALL INTERIOR HANDLES WITH UNITS COMPLY WITH 8.02C</p> <p>LEVEL-ENTRY HANDLES FOR ALL DOORS</p> <p>START LIFT STAIRWAYS WITH FRAMING SUPPORT AND LANDINGS, AS NOTED</p> <p>STAIRWAYS TO BE 44" MIN. WIDE WITH 44" MIN. CLEARANCE AND 44" MIN. MANUFACTURER SPEC</p> <p>SEC NOTE: BRUNO RAIL STAIR LIFT ELITE CURVE CRE-2110 MAX. LOAD 350 LBS. MAX. INSTALLATION FOR 18 UNIT AND BUILDING 4.6 1/8"</p> <p>VERTICAL LIFT FUTURE DEPRESSIONS BASE AREA, AND LANDINGS, AS NOTED</p> <p>ON FLOOR PLANS IN COMPLIANCE WITH MANUFACTURER'S SPECIFICATIONS</p> <p>ALL STAIRWAYS TO BE 44" MIN. WIDE AND 44" MIN. CLEARANCE WITHOUT SURROUNDING STRUCTURE</p> <p>AT THE TOP OF ALL STAIRWAYS: WALLS ARE REINFORCED WITH #2X12 SOLID LUMBER AT 36" MIN. TO CENTER</p>
WALKWAY CIRCULATION	<p>MIN. 7' ACCESSIBLE PARKING SPACE WITH MIN. 40' GARAGE WIDTH</p> <p>MIN. 7' ACCESSIBLE TRAVELING AREA MIN. 80' MIN. CLEARING</p> <p>ACCESS FROM GARAGE TO LIVING AREA</p>
HALLWAYS	<p>MIN. 5'00" MIN. WIDTH</p>
GARAGE	<p>MIN. 7' ACCESSIBLE PARKING SPACE WITH MIN. 40' GARAGE WIDTH</p> <p>MIN. 7' ACCESSIBLE TRAVELING AREA MIN. 80' MIN. CLEARING</p> <p>ACCESS FROM GARAGE TO LIVING AREA</p>

VERTICAL LIFT FUTURE DEPRESSIONED SUB AREA AND LANDINGS, AS NOTED	MIN. 1 ACCESSIBLE PARKING SPACE WITH MIN. 400mm GARAGE WIDTH
INSTALLATION OF 10-15mm ASB/CLADDING 425-6	MIN. 500mm WIDTH
FRAMING TO ACCOMMODATE SHIRT CONSTRUCTION WITHOUT IMPACT TO SURROUNDING STRUCTURE	HALLWAYS
AT THE TOP OF ALL STAIRWAYS, WALLS ARE REINFORCED WITH Z16" SOLID LUMBER AT 914mm TO CENTRE	GARAGE
ACCE. SFS FROM GARAGE TO LIVING AREA MIN. 800mm CLEARANCE	

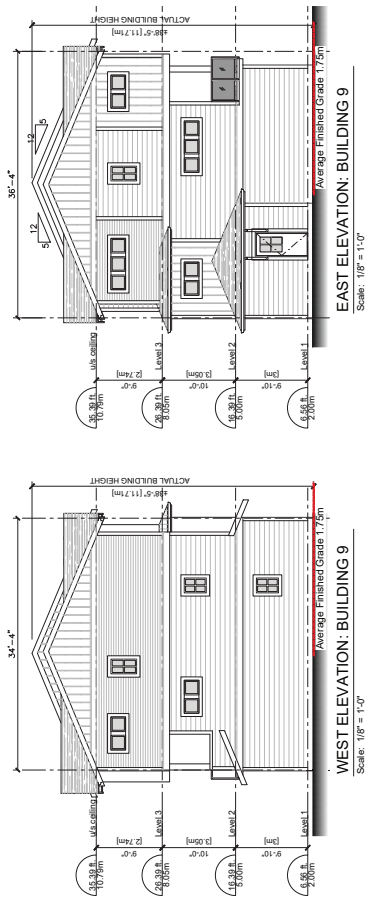
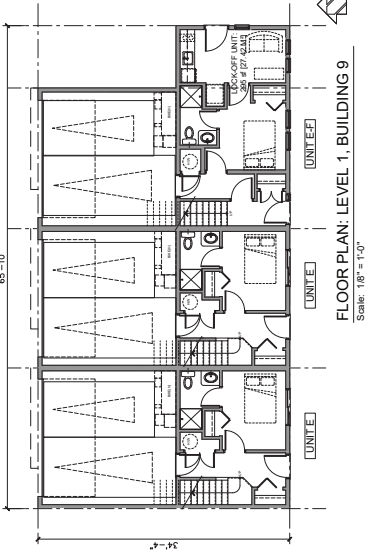
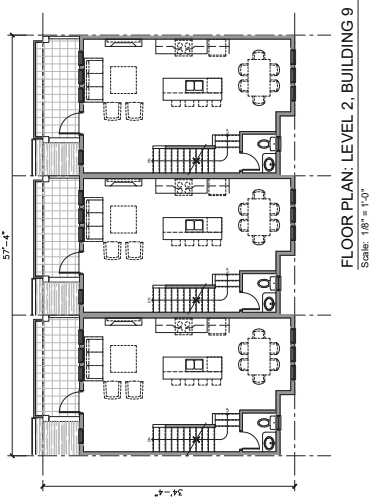
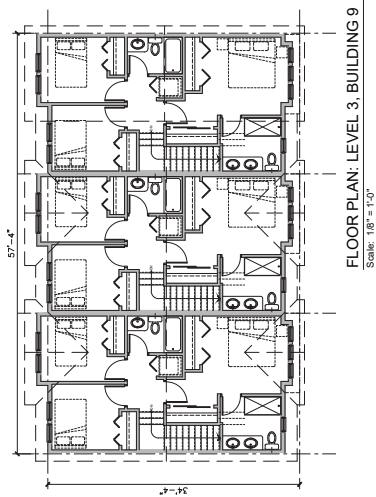




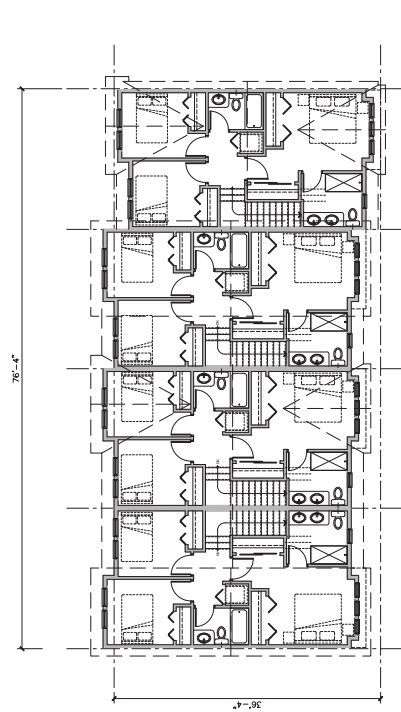




REVISIONS	
Sep. 04, 2023 R224b Re-Submission	
Aug. 21, 2023 R21 Re-Submission	
Apr. 26, 2023 R20 Re-Submission	
Apr. 04, 2023 R23 Re-Submission	
Jun. 24, 2022 Reopening Re-Submission	
Aug. 13, 2021 Reopening Permit Application	
CONSULTANTS	
<p> <small>           All drawings and/or information are the property of the architect and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.         </small> </p> <p> <small>           This drawing is the property of the architect and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.         </small> </p> <p> <small>           This drawing is the property of the architect and shall remain confidential. No part of this drawing shall be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.         </small> </p>	
<p> <b>INTERFACE:</b>            Suite 200            11506 Cambie Road            Richmond, BC V6V 1C2            Canada            T 604.821.1143            F 604.821.1146            www.interfacearchitecture.com         </p>	
<p> <b>PROJECT:</b>            Proposed 30-Unit            Townhouse Development            501-507 11th Avenue            501-507 11th Avenue            501-507 11th Avenue            RICHMOND, BC         </p>	
PROJECT NO.	21051VR
SCALE	As Noted
DATE	June 9, 2021
DRAWN BY	KYC/SBC/AL
CHECKED BY	KYC
SHEET TITLE	PLANS & ELEVATIONS - BUILDING 9
DRAWING	A2.6

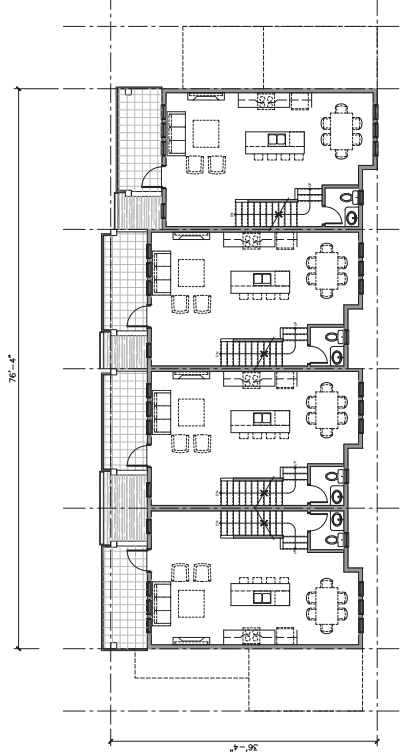


REVISIONS	
Sep. 06, 2023 R2226 Re-Submission	
Aug. 27, 2023 R212 Re-Submission	
Apr. 26, 2023 R212 Re-Submission	
Apr. 04, 2023 R212 Re-Submission	
Jun. 24, 2022 Reopening Permit Application	
Aug. 15, 2021 Reopening Permit Application	
CONSULTANTS	
<p> <b>INTERFACE:</b>            Suite 200            11506 Cambria Road            Richmond, VA 23235            T 804.821.1182            F 804.821.1146            www.interfacearchitecture.com         </p>	
<p> <b>PROJECT</b>            Proposed 30-Unit            Townhouse Development            6107 ASSEMBLY            6001 15th Street NW            5561 16th Street NW            5561 17th Street NW            RICHMOND, VA 23235         </p>	
PROJECT NO.	210812VR
SCALE	As Noted
DATE	June 8, 2021
DRAWN BY	KYC/SBC/AL
CHECKED BY	KYC
SHEET TITLE	PLANS & ELEVATIONS - BUILDING 10
DRAWING	A2.7



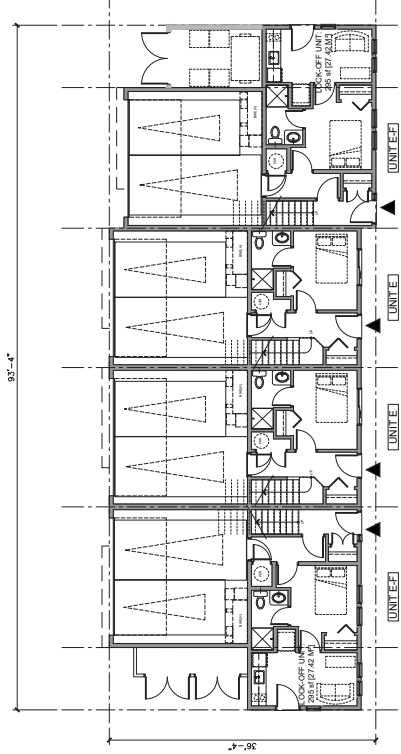
FLOOR PLAN: LEVEL 3, BUILDING 10

Scale: 1/8" = 1'-0"



FLOOR PLAN: LEVEL 2, BUILDING 10

Scale: 1/8" = 1'-0"



FLOOR PLAN: LEVEL 1, BUILDING 10

Scale: 1/8" = 1'-0"



SOUTH ELEVATION: BUILDING 10

Scale: 1/8" = 1'-0"



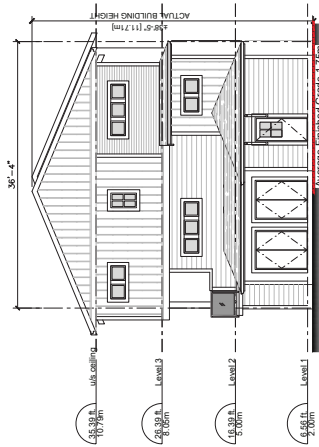
NORTH ELEVATION: BUILDING 10

Scale: 1/8" = 1'-0"



EAST ELEVATION: BUILDING 10

Scale: 1/8" = 1'-0"



WEST ELEVATION: BUILDING 10

Scale: 1/8" = 1'-0"







DRAWING

A5.2







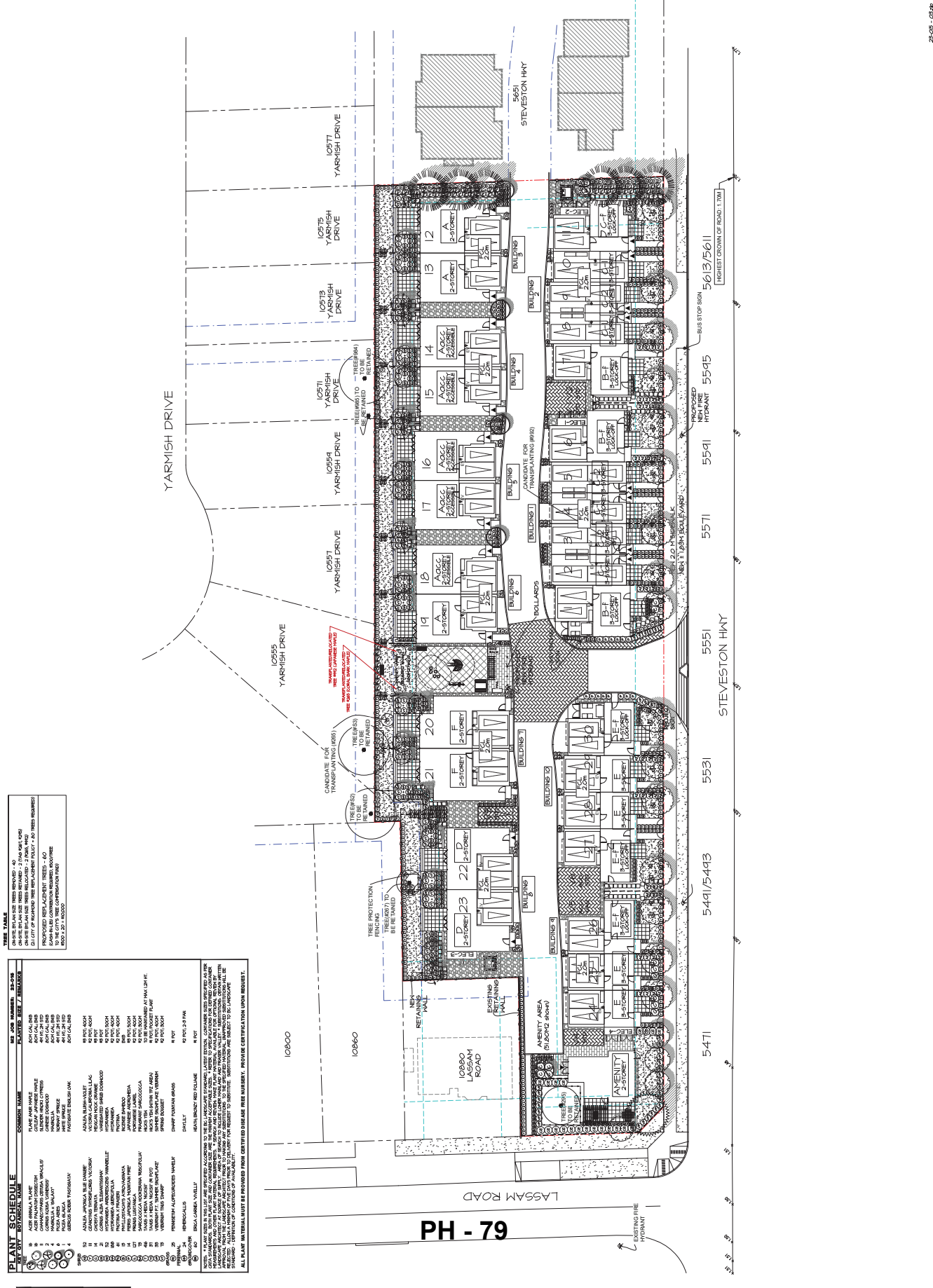
NO	DATE	REVISION DESCRIPTION	BY
2	07/04/2024	STAG SUBMISSION	INT
1	2024/04	PRELIMINARY DESIGN	INT
			DK

SEAL:

PROJECT: **PROPOSED 30-UNIT  
TOWNHOUSE DEVELOPMENT  
5471 - 5683 STEVENSON HIGHWAY,  
RICHMOND, BC**

DRAWING TITLE:  
**LANDSCAPE  
PLAN**

DATE:	APR.20.23	<div style="text-align: center;"> <h1>L1</h1> </div>	DRAWING NUMBER:
SCALE:	3/8"4" = 1'-0"		
DRAWN:	FMT		
DESIGN:	FMT		
CHK'D:	MTLM		





**RZ 21-939470**

**Attachment 3**

Address: 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway

Applicant: Interface Architecture Inc.

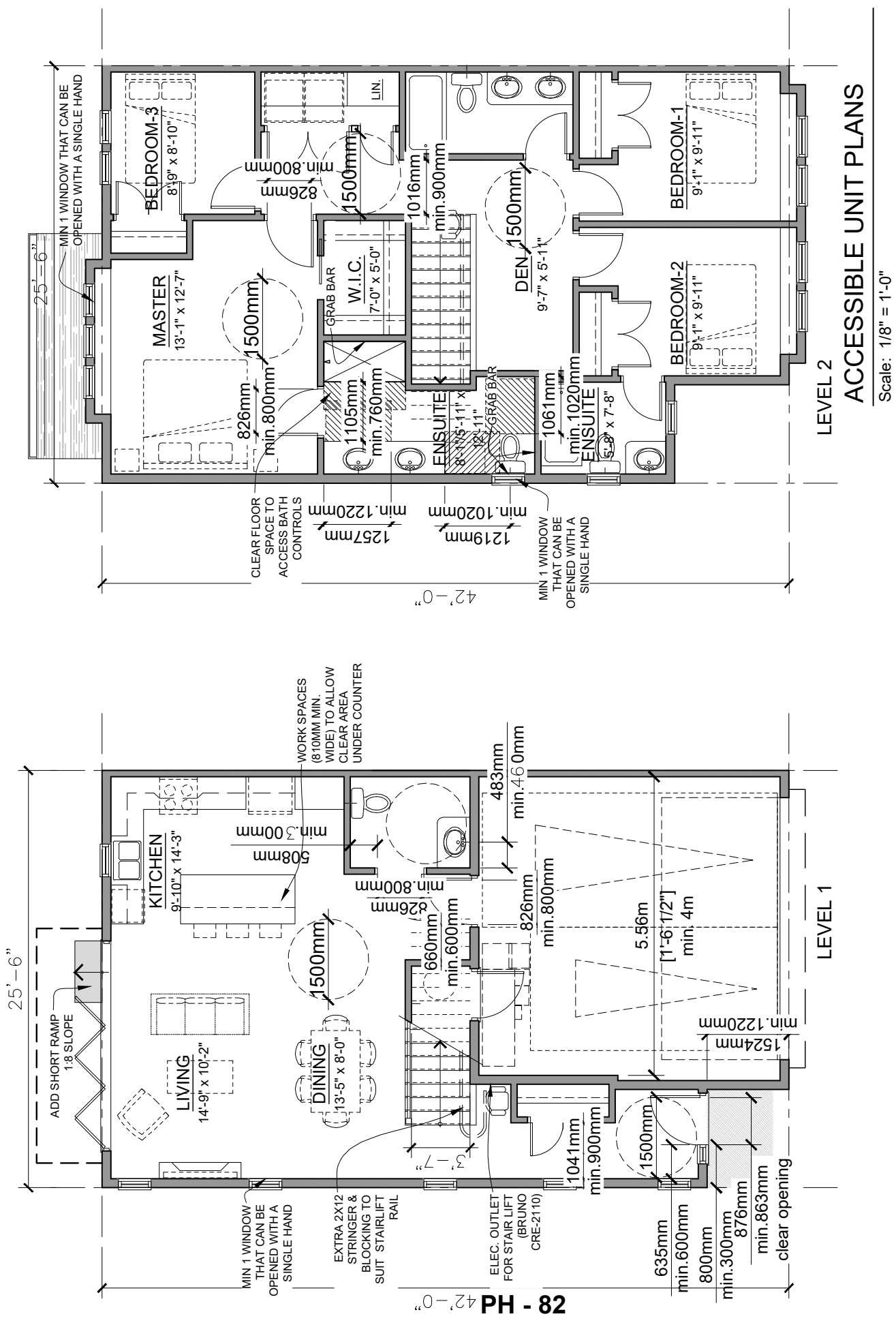
Planning Area(s): Steveston (Schedule 2.4)

	Existing	Proposed
<b>Owner:</b>	Steveston Townhouse Ventures Inc.	No Change
<b>Site Size (m<sup>2</sup>):</b>	6,222 m <sup>2</sup>	6,214 m <sup>2</sup>
<b>Land Uses:</b>	Single-Family/Duplex	Multiple-Family Residential
<b>OCP Designation:</b>	Low-Density Residential	No Change
<b>Area Plan Designation:</b>	Multiple-Family	No Change
<b>702 Policy Designation:</b>	N/A	No Change
<b>Zoning:</b>	Single Detached (RS1/B), Single Detached (RS1/E), Two-Unit Dwellings (RD1)	Medium Density Townhouses (RTM2)
<b>Number of Units:</b>	9	30
<b>Other Designations:</b>	N/A	No Change

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.65	0.65 Max.	none permitted
Lot Coverage – Building:	Max. 40%	40% Max.	none
Lot Coverage – Non-porous Surfaces:	Max. 65%	65% Max.	none
Lot Coverage – Landscaping:	Min. 25%	25% Min.	none
Setback – Front Yard – Steveston Hwy. (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – Exterior (West) Side Yard (m):	Min. 6.0 m	4.5 m Min.	Variance Requested
Setback – Interior (East) Side Yard (m):	Min. 3.0 m	3.0 m Min.	none
Setback – Rear Yard (north) (m):	Min. 3.0 m	6.0 m Min.	none
Height (m):	Max. 12.0 m (3 storeys)	12.0 m (3 storeys) Max.	none
Lot Width:	Min. 50.0 m	151 m	none
Lot Depth:	Min. 35.0 m	45.8 m	none
Off-street Parking Spaces – Regular (R) / Visitor (V):	2 (R) and 0.2 (V) per unit	2 (R) and 0.2 (V)	none

<b>On Future Subdivided Lots</b>	<b>Bylaw Requirement</b>	<b>Proposed</b>	<b>Variance</b>
Off-street Parking Spaces – Total:	60 (R) and 6 (V)	60 (R) and 6 (V)	none
Tandem Parking Spaces:	Max. 50% of proposed residential spaces in enclosed garages (60 x Max. 50% = 30)	14	none
Small Car Parking Spaces	Max. 50% when 31 or more spaces are provided on-site (66 x Max. 50% = 33)	23	none
Handicap Parking Spaces:	Min. 2% when 11 or more spaces are required (66 x 2% = 2 spaces)	2	none
Bicycle Parking Spaces – Class 1 / Class 2:	1.25 (Class 1) and 0.2 (Class 2) per unit	1.3 (Class 1) and 0.2 (Class 2) per unit	none
Off-street Parking Spaces – Total:	38 (Class 1) and 6 (Class 2)	39 (Class 1) and 6 (Class 2)	none
Amenity Space – Indoor:	Min. 70 m <sup>2</sup> or Cash-in-lieu	95 m <sup>2</sup>	none
Amenity Space – Outdoor:	Min. 6 m <sup>2</sup> x 30 units = 180 m <sup>2</sup>	186 m <sup>2</sup>	none

Other: \_\_\_\_\_



<b>INTERFACE:</b> Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5 <b>T 604 821 1162</b> F 604 821 1146 www.interfacearchitecture.com	All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.  Contractors shall verify and be responsible for all dimensions and conditions of any work shown on the drawing.	PROJECT NO. 2106STVR	DATE AUG 16, 2023	PROJECT 30-Unit Townhouse Development 5471 - 5611(8 LOT) STEVESTON HWY. RICHMOND, BC	REVISIONS
		SCALE AS NOTED	DRAWN SRS, KC	SHEET TITLE ACCESSIBLE UNIT PLANS	DRAWING SK1



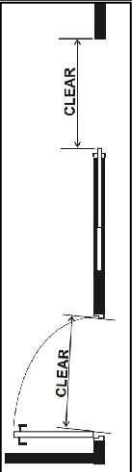
CONVERTIBLE UNIT GUIDELINES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
DOORS & DOORWAYS	Entry doors min. 863 mm but ideally 914mm and have clear access	876 mm of clear opening for entry door is proposed.
	Entry door clear exterior floor space min 1220 mm depth by door width plus 600 mm latch side (not needed if rough in wiring provided for future automatic door opener)	Entry door clear exterior floor space min. 1524 mm depth by door width plus 600 mm on latch side proposed.
	Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max 13 mm height. demonstrate wheelchair access between hallway and rooms and widen hallway and/or doorways if necessary to secure access.	826 mm clear opening to master bedroom, ensuite, and living area is proposed. Also a portable short ramp in 1:10 slope will be installed at the thresholds over 13mm height gap.
	Patio/balcony min. 860 mm clear opening, accessed from rear door at ground floor.	Min. 6' wide patio door is proposed
	All interior thresholds within units comply with bcdb.	Complies
VERTICAL CIRCULATION	Lever-type handles for all doors.	All doors have lever-type handles
	STAIR LIFT: staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer spec. manufacturer spec, OR VERTICAL LIFT: depressed slab area, and landings, as noted on floor plans in compliance with manufacturer spec. framing to accommodate shaft construction without impact to surrounding structure.	Installation of Bruno rail stair lift in unit Aac (5 units in building 4,5 & 6) SPEC NOTE: * Model: Elite curve cre-2110 * max. load: 400lbs, * power: 24vdc comprised (2) 7ah 12v batteries
	At the top of all stairways, walls are reinforced with 2"x12" solid lumber at 914 mm to centre.	2"x12" solid lumber will be installed at all handrail connection points.
	HALLWAYS Min. 900 mm width	1016 mm is proposed
	GARAGE Min. 1 accessible parking space with min. 4m garage width Access from garage to living area min. 800 mm clear opening	5.56 m garage width is proposed. Clear opening of 826 mm is proposed.

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BATHROOMS (MIN 1/UNIT)	Toilet clear floor space min. 1020 mm at side and in front	Clear space of 1219 mm at side and 1061 mm in front is proposed.
	Wall blocking for future grab bars at toilet, tub, and shower. reinforced with 2"x12' solid lumber in all bathtub, shower, and toilet locations.	Installation of grab bars at bathtub, toilet and shower. Location noted on floor plans.
	Lever-type handles for plumbing fixtures.	Installation of lever-type handles for all plumbing fixtures
	Pressure and temperature control valves are installed on all shower faucets.	Installation of shower faucets with pressure and temperature control valves at accessible bathrooms.
	Cabinets underneath sink are easily removed.	Clear area under the sinks.
KITCHEN	Demonstrate bath and shower controls are accessible (layout or fixture placement).	See the floor plans
	Clear area needed under future workspace. plumbing and gas pipes (in-wall and in floor) located clear of under counter area of future workspace (stove, sink & min. 810 mm wide counter). all pipes are brought in no higher than 304 mm to the centre of the pipe from floor level	Clear area under the work space (stove, sink & min. 810 mm wide counter).
	Cabinets underneath sink are easily removed.	Complies
	1500 mm turning diameter or turning path diagram	See the floor plans
	Lever-type handles for plumbing fixtures.	Installation of lever-type handles for accessible kitchen plumbing fixtures.
WINDOWS	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	Single hand operable window at living room, accessible bathroom and bedroom.
OUTLETS & SWITCHES	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	Complies
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.	Complies

<div>INTERFACE:</div> <div>Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5</div> <div>T 604 821 1162 F 604 821 1146 www.interfacearchitecture.com</div>	<div>All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.</div> <div>Contractors shall verify and be responsible for all dimensions and conditions of the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</div>	PROJECT NO.	DATE	PROJECT	REVISIONS
		2106STVR	AUG 16, 2023	30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	
		SCALE AS NOTED	DRAWN SRS, KC	SHEET TITLE ACCESSIBLE UNIT FEATURES-1	DRAWING
		SK2a			



BASIC UNIVERSAL HOUSING FEATURES			BASIC UNIVERSAL HOUSING FEATURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT		REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
BUILDING ACCESS	Each dwelling unit & each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area	All accessible unit and shared outdoor amenity areas are accessible to a person with a disability from a road and from an on-site parking area.	MANOEUVRE SPACE AT DOORWAYS	Entry doors and common areas to have 600mm clear space on pull side and 300mm on push side of door latch	635mm on pull side and 800 mm on push side proposed. See the floor plans.
	Access to the elevator shall be provided from both the road and the entry to the on-site parking area	N/A		DOORS IN A SERIES IN COMMON AREAS: there must be separation of at least 1220 mm plus the width of the door, as illustrated in Figure 4 in Zoning Bylaw 4.16.11(c)	N/A
	Automatic door opener to main entry	N/A		Minimum 1220mm width and 1500mm by 1500mm clear space adjacent to elevator	N/A
PH - 84 DOORS & DOORWAYS	Min. clear opening to dwelling entry doors & common areas to be 850mm (swing doors)	Same as Convertible unit guidelines.	CORRIDOR WIDTHS	No abrupt changes in level (13mm max. flush threshold except at balconies, patio and deck door sills.	Complies
	Min. clear opening to at least one bedroom, one bath and living areas to be 800mm (swing doors)	Same as Convertible unit guidelines.		Floor surfaces to be slip resistant	Complies
	Doors to be operable by devices that do not require tight grasping or twisting of wrist	Same as Convertible unit guidelines.	FLOOR SURFACES	Carpets to be firmly fixed, have a firm underlay and pile under 13.0 mm height	Complies
	Max. 13mm threshold height throughout building	Complies		Max. 750mm sill height to one in bedroom and one in living room for seated viewing	Complies
	The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with disability is not anticipated.	N/A	WINDOWS	Opening mechanism with one hand not requiring tight grasping, pinching or twisting	Installation of lever-type handles.
	Clear openings to be measured as illustrated in Figure 1 in the zoning bylaw 4.16.10	Complies		Switches and panels to be 900 to 1200mm from floor. intercom buttons to maximum of 1375mm from floor	Complies
			OUTLETS AND SWITCHES	Outlets and jacks to be 455 to 1200mm from floor	Complies
				Thermostat to be 900 to 1200mm from floor	Complies
				The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750 mm	Complies
				Switches to be rocker or paddle type	Complies

<div>INTERFACE</div> <div>Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5 <b>T 604 821 1162</b> F 604 821 1146 www.interfacearchitecture.com</div>	<div>All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.</div> <div>Contractors shall verify and be responsible for all dimensions and conditions of the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.</div>	PROJECT NO.	DATE	PROJECT	REVISIONS
		2106STVR	AUG 16, 2023	30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	
		SCALE	DRAWN	SHEET TITLE	DRAWING
		AS NOTED	SRS, KC	ACCESSIBLE UNIT FEATURES-2	SK2b

BASIC UNIVERSAL HOUSING FEATURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
BATHROOMS	At least one bathroom to have: (a) centre line of toilet position 420 to 480mm to side wall, 510mm from any obstruction on non-grab bar side and 800mm on front	Same as Convertible unit guidelines.
	(b) Min. clear floor area at the sink of 760 mm by 1220 mm positioned	Clear floor area at the sink of 1105 mm by 1257 mm proposed.
	(c) minimum clear area of 510.0 mm in depth along the full length of the bathtub	Clear floor area of 1105 mm in depth along the shower is proposed.
	(d) solid blocking in walls (and floor where applicable) behind and beside toilet for future grab bar installation	Same as Convertible unit guidelines.
	(e) easy to grasp handles on faucets, e.g., lever-type faucets.	Same as Convertible unit guidelines.
KITCHEN	Bathrooms that serve a common amenity space, at least one shall be wheelchair accessible as described in the Building Code and the top of the rim of the toilet in the bathroom shall be 480.0 mm above the floor	A wheelchair accessible powder room is proposed on the main level to provide visitability.
	Easy access to counter space and cupboards; eg: continuous counter between stove and sink; adjustable shelving; pull-out work boards at 810mm height; pull-out shelves	Complies
	Lever-type faucets handles	Same as Convertible unit guidelines.
	Easy reach and grasp handles on cupboards	Complies
	Task light at sink, stove and key work areas	Complies
	Locate plumbing pipes under counter space for potential 810mm wide workspace (knee space) for easy future conversion of counters at sink and built-in stove top	Complies

BASIC UNIVERSAL HOUSING FEATURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
BEDROOM & CLOSET	At least one bedroom in dwelling unit to have turning diameter of 1500mm on one side of double bed	Master bedroom complies. See floor plans for the diagram.
	At least one bedroom closet in dwelling unit to have clear door opening of 900mm and floor space of 750mm by 1200mm where clothes hanger rod can be lowered to 1200mm	2100 mm [7'-0"] x 1500 mm [5'-0"] at master bedroom closet is proposed. A portion of the closet will have hanger rods at 1200mm height.
PATIOS & BALCONIES	Min. 800mm access doors	Same as Convertible unit guidelines.
	Min. 1500mm by 1500mm balcony or patio dimensions (does not apply to "juliet" or "french" style)	4267mm [14'-0"] x 2438mm [8'-0"] paved patio is proposed
AGING-IN-PLACE MEASURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
ALL ROOMS	Large toggle-type electrical switches	Complies
	Lever type door handles	Complies
	Minimize threshold heights (less than 1/2") where possible	Complies
	Minimize contrast in colours of floor finishes where possible	Complies
STAIRS & LANDINGS	Wall blocking for future additional handrail installation	Installation of additional handrails
	Intermediate stair landings whenever possible	N/A
BATHROOMS	Less steep rise/run dimensions where possible	190mm rise and 254mm run
	Wall blocking for future grab bar installation (at bathtub, toilet)	Installation of grab bars at bathtub and toilet
KITCHEN	Lever handle taps and faucets	Installation of lever-type handles for all plumbing fixtures and door handles.
	2'-8" sliding doors where possible	
HALLWAYS	Lever handle taps and faucets	
	Min. 900 mm width	Min. 1016 mm proposed

<b>INTERFACE:</b> Suite 230 11590 Cambie Road Richmond BC Canada V6X 3Z5 <b>T 604 821 1162</b> <b>F 604 821 1146</b> <a href="http://www.interfacearchitecture.com">www.interfacearchitecture.com</a>	All designs and other information shown hereon are for use on the specified project only and shall not be used otherwise without written permission of this office.  Contractors shall verify and be responsible for all dimensions and conditions of the job and this office shall not be responsible for any variations in dimensions and conditions shown on the drawing.	<b>PROJECT NO.</b> 2106STVR	<b>DATE</b> AUG 16, 2023	<b>PROJECT</b> 30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	<b>REVISIONS</b>
		<b>SCALE</b> AS NOTED	<b>DRAWN</b> SRS, KC		
		<b>SHEET TITLE</b> ACCESSIBLE UNIT FEATURES-3			<b>DRAWING</b> <div>SK2c</div>

September 1, 2023

To: Planning and Development Division, City of Richmond

File: RZ 21-939470; Rezoning Application 5471-5613 Steveston Highway

Schedule of Attachments:

1. Schedule A – Listing agent contacts Seller to join assembly #1
2. Schedule B – Listing agent contacts Seller to join assembly #2
3. Schedule C – Listing agent contacts Seller to join assembly #3
4. Schedule D – Seller's rejection of opportunity to join assembly
5. Schedule E – Listing agent contacts Seller to join assembly #3
6. Schedule F – Seller's final rejection of opportunity to join assembly

Per the request of the Planning and Development Division of the City of Richmond dated August 31, 2023, Sean Lawson, the Realtor for the applicant, of RZ 21-939470 hereby submits the following letter to staff to satisfy the proof of attempted purchase of the neighbouring property located at 10880 Lassam Road.

The assembly of the nine properties from 5471 to 5613 Steveston Highway was put together by Carmen McCracken of RE/MAX Westcoast, who has been working with the sellers on and off since 2016. Carmen contacted Sean Lawson on December 16<sup>th</sup>, 2020, to inform me of the opportunity.

Over the next couple months, Carmen and I worked on offers for five of the nine properties included in the assembly and successfully negotiated accepted offers. On February 17<sup>th</sup>, 2021, Carmen dropped a signed letter through the mail slot of 10880 Lassam Road advising the owner, Anca Brincus, that five of the neighbouring properties have accepted offer to sell to a developer and asking whether the owner would be interested in joining the assembly – attached as Schedule A. Carmen followed up by ringing the doorbell at the property on February 14<sup>th</sup> and 15<sup>th</sup> but received no response from the homeowner.

The assembly work moved ahead with the remaining four homes and by mid-March all nine of the properties had successfully negotiated accepted offers. I then asked Carmen once again to contact the Anca to see if there was any interest. She dropped another letter off at the property on March 19<sup>th</sup>, 2021 – attached as Schedule B.

On March 20<sup>th</sup>, 2021, Carmen called Anca to follow up on her letter and they were able to connect over the phone. Anca informed Carmen she responded to the February letter with a handwritten note, saying she is not interested in joining the assembly, which she mailed to RE/MAX Westcoast. Carmen followed up with her managing broker regarding this letter – statement attached as Schedule C.



Carmen called Anca on March 22<sup>nd</sup>, 2021 and asked her to put in writing proof that she is not interested in being part the assembly. This is because Carmen was unable to locate the handwritten note Anca sent to RE/MAX Westcoast. Anca replied on the same day via email saying she is not interested in joining the assembly and looks forward to enjoying her home for 15-20 more years – attached as Schedule D. The Rezoning application for the assembly of 5471-5613 Steveston Highway was submitted without the inclusion of 10880 Lassam Road on October 14, 2021.

Upon receiving the preliminary staff comments from the City on May 13, 2022, the applicant worked through the staff recommendations for several months. In an attempt to satisfy City feedback, I asked Carmen in the fall of 2022 to once again ask the owner of 10880 Lassam Road whether they would be interested in joining the active assembly. Carmen emailed the Seller on November 21, 2022 advising the Applicant was prepared to make an offer on her property. On December 5, 2022, Anca one again responded that she was not interested in selling or joining the assembly – attached as Schedules E and F. It has been made very clear in both written and oral correspondence that Anca does not want to sell her property, join this assembly, or be contacted on behalf of the applicant anymore.

Please consider the above declaration for proof of attempted purchase of the neighbouring property located at 10880 Lassam Road, with respect to RZ 21-939470, the Rezoning Application for the assembly of 5471-5613 Steveston Highway as requested by Planning and Development Division of the City of Richmond.

Please contact me should you have any questions. Sincerely,

Sean Lawson  
Realtor for the Applicant  
604.240.4837  
sean@stevestonrealestate.com





# SCHEDULE "A"

Sean Lawson <sean@stevestonrealestate.com>

## Contact History with 10880 Lassam Road

2 messages

**Carmen McCracken** <carmen@callcarmen.ca>  
To: Sean Lawson <sean@stevestonrealestate.com>

Wed, Feb 17, 2021 at 10:46 AM

Good Morning Sean:

I put the attached letter through the mail slot at [10880 Lassam Road](#) on the afternoon of February 12th. There was no response when I rang the doorbell.

I went over to the home again on February 14th with a handwritten note in which I said that I had spoken with Anca several years ago at which time she was not a property seller and in my note I asked if her position on selling was the same as several years ago.

There was no response to ringing the doorbell on February 12th, 14th and again on the 15th.

There was a black Jetta in the driveway on Sunday and Monday and I noticed it was gone on the afternoon of February 16th. It is unlikely that she would not have read the letter and hand written note.

Regards,  
Carmen

### Call Carmen

Carmen McCracken  
**REALTOR®**  
RE/MAX Westcoast  
**110-6086 Russ Baker Way**  
**Richmond BC V7B 1B4**

**604-809-9626**  
**www.CallCarmen.ca**



**Letter to 10880 Lassam Road Feb 12 2021.pdf**  
407K

**Sean Lawson** <sean@stevestonrealestate.com>  
To: Carmen McCracken <carmen@callcarmen.ca>  
Bcc: Barry.cav@pentabuilders.ca

Thu, Feb 18, 2021 at 8:22 AM

Thank you for your efforts and documentation of same.

Let's give her a few days and maybe try one more time. Maybe look for that car in driveway? Does not help much if they don't answer the door.

Update your documentation of further efforts and that's all we can do. As discussed these end homes are likely worth the same or more as single family or townhouse so no harm if left as is.

**Sean Lawson**  
**Personal Real Estate Corporation**



DIRECT: **604.240.4837**  
OFFICE: **604.274.7326**  
12011 3rd Avenue,  
Richmond, BC, V7E3K1



**Carmen  
McCracken**

February 12, 2021

Anca Brincus  
10880 Lassam Road  
Richmond BC V7E 2C3

Dear Anca:

I am a REALTOR® with RE/MAX Westcoast and I am representing five sellers on Steveston Highway east of Lassam. The properties along Steveston Highway have received offers from a local developer who plans to build townhomes on the site. I am writing to ask if you would consider joining the assembly as a seller.

I am available to answer any questions and suggest either a telephone discussion, a Zoom meeting or a discussion outside at a social distance.

My contact information is listed below and please do not hesitate to reach out to me.

Best Regards,

Carmen McCracken  
RE/MAX Westcoast

WHEN INTEGRITY MATTERS

**CallCarmen.ca**  
**604.809.9626**



PH - 89

**RE/MAX**  
WESTCOAST

110-6086 Russ Baker Way, Richmond, BC V7B 1B4

This communication is not intended to cause or induce breach of an existing



# SCHEDULE 'B'

March 19, 2021

Anca Brincus  
10880 Lassam Road  
Richmond BC V7E 2C3

Dear Anca:

I am following up to my letter of February 12, 2021 with respect to the assembly between 5471 – 5611 Steveston Highway. All nine owners are now under contract in accepted offers.

I am writing to ask you if you can confirm that you are not interested in joining the assembly. If you are not intending on being a seller in this assembly could you please confirm that?

The agent for the Buyer is Sean Lawson who can be reached at 604-240-4837 and is available to answer any of your questions.

Best Regards,

Carmen McCracken  
RE/MAX Westcoast





# SCHEDULE "C"

Sean Lawson <sean@stevestonrealestate.com>

## 10880 Lassam Road

2 messages

**Carmen McCracken** <carmen@callcarmen.ca>

Sat, Mar 20, 2021 at 10:28 AM

To: Richard Laurendeau <RichardL@remax.net>, Sean Lawson <sean@stevestonrealestate.com>

Good Morning Richard:

Sean now has the entire 9 lot assembly under contract. The Seller at [10880 Lassam Road](#) was contacted by me three times in February via telephone call, hand written card and a letter.

I dropped another letter yesterday which I followed up with a telephone call. The owner took my call and said that she had responded to my hand written note in February & mailed it to the brokerage saying she is not interested in joining the assembly. I have been to the office several times in recent weeks and I did not receive her response. Is it possible to check to see if the owner's note could have gone to the wrong mailbox.

I am endeavoring to get her to sign the letter I left yesterday but not sure she will!

Thx,  
Carmen

### Call Carmen

Carmen McCracken  
REALTOR®  
RE/MAX Westcoast  
110-6086 Russ Baker Way  
Richmond BC V7B 1B4

604-809-9626  
[www.CallCarmen.ca](http://www.CallCarmen.ca)



City of Richmond Map Steveston Highway Townhome Site.pdf

307K

**Carmen McCracken** <carmen@callcarmen.ca>

Sat, Mar 20, 2021 at 3:47 PM

To: Richard Laurendeau <remax-westcoast@telus.net>, Sean Lawson <sean@stevestonrealestate.com>

Thank you Richard. Samantha called me and she found it in mail slot next to mine. I will bring it to your office on Monday Sean.

Carmen

On Sat, Mar 20, 2021 at 12:39 PM Richard Laurendeau <[remax-westcoast@telus.net](mailto:remax-westcoast@telus.net)> wrote:

I called office - our weekend reception will look around.

I would have expected a fellow Realtor to put it in the right place if found, but we have many examples of mail boxes that go unattended for a long time.

Richard Laurendeau  
604-279-8044  
[RichardL@remax.net](mailto:RichardL@remax.net)  
RE/MAX Westcoast

PH - 91



# SCHEDULE "D"

Sean Lawson <sean@stevestonrealestate.com>

## Fwd: Land Assembly on Steveston Hwy

25 messages

**Carmen McCracken** <carmen@callcarmen.ca>

Mon, Mar 22, 2021 at 11:19 AM

To: Sean Lawson <sean@stevestonrealestate.com>

Sean:

I had called Anca on Saturday before I realized the note she had sent to the office was found. She is clearly intending on enjoying her home for years to come!

All is good!  
Carmen

### Call Carmen

Carmen  
604.809.9626

----- Forwarded message -----

From: **Brincus Anca**

Date: Mon, Mar 22, 2021 at 9:38 AM

Subject: Land Assembly on Steveston Hwy

To: [carmen@callcarmen.ca](mailto:carmen@callcarmen.ca) <[carmen@callcarmen.ca](mailto:carmen@callcarmen.ca)>

Carmen,

As per your telephone request, I am writing today to once again advise in writing that I am not interested in joining the other owners in the land assembly development on Steveston Hwy. I will be contacting my real estate agent when I am ready to sell, but this has a 15-20 years horizon.

Regards,

Anca Brincus

**Sean Lawson** <sean@stevestonrealestate.com>

Mon, Mar 22, 2021 at 5:24 PM

To: Carmen McCracken <carmen@callcarmen.ca>

Could you send me a copy of this letter?  
Thx much!!

### Sean Lawson

**Personal Real Estate Corporation**



DIRECT: 604.240.4837

OFFICE: 604.274.7326

12011 3rd Avenue,  
Richmond, BC, V7E3K1

On Mar 22, 2021, at 11:19 AM, Carmen McCracken <[carmen@callcarmen.ca](mailto:carmen@callcarmen.ca)> wrote:

Sean:

I had called Anca on Saturday before I realized the note she had sent to the office was found. She is clearly intending on enjoying her home for years to come!

PH - 92

## Land Assembly on Steveston Hwy

External

Inbox

**Brincus Anca <>**

Mon, Mar 22,  
2021, 9:38  
AM

to me

Carmen,

As per your telephone request, I am writing today to once again advise in writing that I am not interested in joining the other owners in the land assembly development on Steveston Hwy. I will be contacting my real estate agent when I am ready to sell, but this has a 15-20 years horizon.

Regards,

Anca Brincus

# SCHEDULE "E"

On Monday, November 21, 2022 at 09:30:00 AM PST, Carmen McCracken <[carmen@callcarmen.ca](mailto:carmen@callcarmen.ca)> wrote:

Dear Anca:

I am contacting you again at the request of the developer for the townhome site between 5471 & 5613 Steveston Highway. The Buyer is prepared to make an offer on your property as part of the assembly.

Can you confirm, as you had previously advised, that you are not interested in selling at this time.

Regards,

**Call Carmen**

Carmen McCracken  
Personal Real Estate Corporation

**REALTOR®**

RE/MAX Westcoast  
110-6086 Russ Baker Way  
Richmond BC V7B 1B4  
604-809-9626

[www.CallCarmen.ca](http://www.CallCarmen.ca)

**When Integrity Matters**



# SCHEDULE "F"

Sean Lawson <sean@stevestonrealestate.com>

## It's a Wrap

5 messages

**Carmen McCracken** <carmen@callcarmen.ca>

Mon, Dec 5, 2022 at 3:53 PM

To: Sean Lawson <sean@stevestonrealestate.com>, Kayla Nimchuk <reception@stevestonrealestate.com>

Sean & Kayla:

The owner of the small bungalow on Lassam has responded very definitively that she is not a Seller now or any time in the near future.

It's all good!

Cheers,  
Carmen

### Call Carmen

Carmen McCracken  
Personal Real Estate Corporation  
**REALTOR®**  
RE/MAX Westcoast  
110-6086 Russ Baker Way  
Richmond BC V7B 1B4

604-809-9626

[www.CallCarmen.ca](http://www.CallCarmen.ca)

When Integrity Matters



Email Response Anca Brincus - Lassam Road.pdf

148K

**Sean Lawson** <sean@stevestonrealestate.com>

Mon, Dec 5, 2022 at 4:16 PM

To: Ken Chow <ken@interfacearchitecture.com>, Barry Cavanaugh <Barry.cav@pentabuilders.ca>

**Sean Lawson**  
**Personal Real Estate Corporation**



DIRECT: 604.240.4837

OFFICE: 604.274.7326

12011 3rd Avenue,  
Richmond, BC, V7E3K1

Begin forwarded message:

**From:** Carmen McCracken <carmen@callcarmen.ca>

**Date:** December 5, 2022 at 3:53:58 PM PST

**To:** Sean Lawson <sean@stevestonrealestate.com>, Kayla Nimchuk <reception@stevestonrealestate.com>

PH - 95



## Re: Townnhome Assembly Steveston Highway

External

Inbox

a

**Brincus Anca**

2:00 PM (1  
hour ago)

to me

Hi Carmen,

I'm writing today to confirm that yes, I'm still NOT interested in selling at this time. Sorry for the late reply.

I hope you have a wonderful Christmas and New Year's!

Regards,

Anca

On Monday, November 21, 2022 at 09:30:00 AM PST, Carmen McCracken <[carmen@callcarmen.ca](mailto:carmen@callcarmen.ca)> wrote:

Dear Anca:

I am contacting you again at the request of the developer for the townhome site between 5471 & 5613 Steveston Highway. The Buyer is prepared to make an offer on your property as part of the assembly.

Can you confirm, as you had previously advised, that you are not interested in selling at this time.

Regards,

**Call Carmen**

Carmen McCracken

Personal Real Estate Corporation

**REALTOR®**

RE/MAX Westcoast

110-6086 Russ Baker Way

Richmond BC V7B 1B4

604-809-9626

[www.CallCarmen.ca](http://www.CallCarmen.ca)

**When Integrity Matters**



**Address:** 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway

**File No.:** RZ 21-939470

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10496, the developer is required to complete the following:**

1. **(Subdivision)** Consolidation of all the lots into one development parcel (which will require the demolition of at least four of the existing dwellings) and provide a 4 m x 4 m corner cut at the subject site's southwest corner.
2. **(Flood Protection)** Registration of a flood indemnity covenant on Title.
3. **(Tandem Parking)** Registration of a legal agreement on title prohibiting the conversion of the tandem parking area into habitable space.
4. **(Solar Photovoltaic Panels)** Registration of a legal agreement on Title, identifying that the proposed development must be designed and constructed with at least four 450W solar photovoltaic (PV) panels per unit to provide an alternative energy source.
5. **(Accessible Units)** Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until five accessible units are constructed on site, in accordance to the accessible unit features included in Schedule A, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
6. **(Secondary Suites)** Registration of a legal agreement on Title to ensure that
  - a) No final Building Permit inspection is granted until seven secondary suites are constructed on site, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.
  - b) The secondary suites cannot be stratified or otherwise held under separate Title.
7. **(Shared Driveway)** Registration of a statutory right-of-way (SRW), and/or other legal agreements or measures; as determined to the satisfaction of the Director of Development, over the entire area of the proposed entry driveway from Steveston Highway and the internal east-west manoeuvring aisle, in favour of existing residential development to the east and future adjacent residential development at 10880 Lassam Road, including the installation of way-finding and other appropriate signage on the subject property, and requiring a covenant that the owner provide written notification of this through the disclosure statement to all initial purchasers, provide an acknowledgement of the same in all purchase and sale agreements, and erect signage in the initial sales centre advising purchasers of the potential for these impacts.
  - a) Language should be included in the SRW document that the City will not be responsible for maintenance or liability within the SRW and that utility SRW under the drive aisle is not required.
8. **(Shared Garbage/Recycling/Organic Waste Collection Facility)** Registration of a cross-access easement agreement over the garbage/recycling/organic waste collection facility (design as per Development Permit for 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston Highway), in favour of the future multiple-family residential development (i.e., two or more stratified units) at 10880 Lassam Road, allowing access to/from the garbage/recycling/organic waste collection facility at the development site.
  - a) Language should be included in the SRW document that identification of the shared garbage/recycling/organic waste collection facility arrangements in the disclosure statement to unit purchasers is required.
9. **(Road Traffic Noise)** Registration of a legal agreement on title identifying that the proposed development must be designed and constructed in a manner that mitigates potential traffic noise from Steveston Highway to the proposed dwelling units. Dwelling units must be designed and constructed to achieve:
  - a) CMHC guidelines for interior noise levels as indicated in the chart below:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

PH - 97

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



- b) the ASHRAE 55-2004 “Thermal Environmental Conditions for Human Occupancy” standard for interior living spaces.
10. **(Housing Tenure and Age Restrictions)** Registration of a restrictive covenant prohibiting (a) the imposition of any strata bylaw that would prohibit any residential dwelling unit from being rented; and (b) the imposition of any strata bylaw that would place age-based restrictions on occupants of any residential dwelling unit.
11. **(Tree Relocation)** Submission of a Contract entered into between the applicant and a company specializing in tree relocation to undertake the transplant of a multi-branched Coral Barked Maple tree (tag# 265) and a multi-branched Japanese Maple tree (tag# 992) onsite with proper removal, storage, and replanting techniques. The Contract should include the scope of work to be undertaken and a provision for the Arborist to submit a post-construction assessment report to the City for review.
12. **(Arborist’s Supervision)** Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site and off-site works conducted within the tree protection zone on site of the trees to be retained onsite and off-site. 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.
13. **(Tree Protection Fencing)** Installation of appropriate tree protection fencing onsite around all trees to be retained onsite and off-site as part of the development prior to any construction activities, including building demolition, occurring on-site.
14. **(Tree Survival Security)** Submission of a Tree Survival Security to the City in the amount of \$25,000 for the 22 cm cal Blue Spruce tree (tag# 267) and a 44cm cal Noble Fir (tag# 295) to be retained onsite, and the multi-branched Coral Barked Maple tree (tag# 265) and the multi-branched Japanese Maple tree (tag# 992) to be transplanted on site. The City will release 50% of the security after construction and landscaping on the proposed development are completed, inspections are approved, and an acceptable post-construction impact assessment report is received. The remaining 50% of the security would be released one (1) year later subject to inspection. A legal agreement is required to accompany the Tree Survival Security to set the terms for its use and release.
15. **(Tree Compensation)** City acceptance of the developer’s offer to voluntarily contribute \$18,750 to the City’s Tree Compensation Fund for the planting of 25 replacement trees within the City. If additional replacement trees (over and beyond the 60 replacement trees as proposed at the rezoning stage) could be accommodated on-site (as determined at Development Permit stage), the above cash-in-lieu contribution may be reduced in the rate of \$750 per additional replacement trees to be planted on-site.
16. **(Affordable Housing)** City acceptance of the developer’s offer to voluntarily contribute \$12.00 per buildable square foot (e.g. \$521,718.13) to the City’s affordable housing fund.
17. **(Market Rental)** City acceptance of the developer’s offer to voluntarily contribute \$2.65 per buildable square foot (e.g. \$115,212.75) to the City’s affordable housing fund.
18. **(Public Art – Cash Contribution)** City acceptance of the developer’s offer to make a voluntary cash contribution towards the City’s Public Art Fund, the terms of which shall include the following:
- a) The value of the developer's voluntary public art contribution shall be based on the Council-approved rates for residential and non-residential uses and the maximum buildable floor area permitted under the subject site’s proposed zoning, excluding floor area associated with affordable housing and market rental, as indicated in the table below.

Building Type	Rate (2023)	Maximum Permitted Floor Area (after exemptions)	Minimum Voluntary Cash Contribution
Residential	\$0.99 per buildable square foot	43,476.5 ft <sup>2</sup>	\$43,041.75

- b) In the event that the contribution is not provided within one year of the application receiving third reading of Council (i.e. Public Hearing), the contribution rate (as indicated in the table in item a) above) shall be increased annually thereafter based on the Statistics Canada Consumer Price Index (All Items) – Vancouver yearly quarter-to-quarter change, where the change is positive.

19. **(Public Hearing Notices)** Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.
20. **(Development Permit)** The submission and processing of a Development Permit\* completed to a level deemed acceptable by the Director of Development.
21. **(Servicing Agreement)** Enter into a Servicing Agreement\* for the design and construction of frontage improvements along the site frontages. A Letter of Credit or cash security for the value of the Service Agreement works, as determined by the City, will be required as part of entering into the Servicing Agreement. Works include, but may not be limited to:
  - 1) Water Works:
    - a) Using the OCP Model, there is 1154 L/s of water available at a 20 psi residual at the Steveston Hwy frontage. Based on your proposed development, your site requires a minimum fire flow of 220 L/s.
    - b) Prior to the rezoning staff report being written, the Developer is required to coordinate with Richmond Fire Rescue to confirm whether fire hydrants are required along the proposed development's lane frontage. If required by RFR, the necessary water main and hydrant installations shall be reviewed by Engineering and added to the servicing agreement scope.
    - c) At Developer's cost, the Developer is required to:
      - Submit Fire Underwriter Survey (FUS) or International Organization for Standardization (ISO) fire flow calculations to confirm development has adequate fire flow for onsite fire protection. Calculations must be signed and sealed by a Professional Engineer and be based on Building Permit Stage building designs.
      - Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.
      - Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process (or via the servicing agreement process, if one is required).
    - d) At Developer's cost, the City will:
      - Install one new water service connection off of the existing 400mm AC watermain on Steveston Hwy. Meter to be placed on site.
      - Cut and cap at main, all existing water service connections to the development site and remove meters.
      - Install an additional fire hydrant along Steveston Highway to meet City spacing requirements for multifamily land use.
  - 2) Storm Sewer Works:
    - a) At Developer's cost, the Developer is required to:
      - Provide an erosion and sediment control plan for all on-site and off-site works, to be reviewed as part of the servicing agreement design.
      - Install a new storm service connection off of the existing 750mm storm sewer along Steveston Hwy complete with inspection chamber.
      - Cut, cap and remove the existing service connection and inspection chambers STIC51034, STIC51035, STIC51036, STIC51037, STIC51038, STIC51039, STIC51040, STIC51041, STIC51042, STIC51043, and STIC51066 to the development site.
  - 3) Sanitary Sewer Works:
    - a) At Developer's cost, the Developer is required to:
      - Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
    - b) At Developer's cost, the City will:
      - Install a new sanitary service connection off of the existing manhole SMH3891 at the common property line of 5611 Steveston Highway.

- Cut and cap all existing sanitary service leads to the development site and remove inspection chambers SIC9496, SIC2003, and SIC7298. The existing inspection chambers SIC2001 and SIC9495 shall be retained to serve the neighboring properties.

4) Street Lighting:

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

- Review street lighting levels along all road and lane frontages, and upgrade as required.
- Relocate streetlights as required by the proposed sidewalk alignment.

5) Frontage Improvements (Engineering)

a) The Developer is required to:

- Coordinate with BC Hydro, Telus and other private communication service providers
  - To underground Hydro service lines.
  - To relocate overhead lines and poles as required by the proposed sidewalk and boulevard. This may require a rights-of-ways onsite in favor of BC Hydro, Telus, and/or other private communication service providers.
  - When relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - To determine if above ground structures are required and coordinate their locations (e.g. Vista, PMT, LPT, Shaw cabinets, Telus Kiosks, etc.). These should be located onsite, as described below.
- Locate all above ground utility cabinets and kiosks required to service the proposed development within the developments site (see list below for examples). A functional plan showing conceptual locations for such infrastructure shall be included in the Rezoning staff report and the development process design review. Please coordinate with the respective private utility companies and the project's lighting and traffic signal consultants to confirm the right of ways dimensions and the locations for the aboveground structures. If a private utility company does not require an aboveground structure, that company shall confirm this via a letter to be submitted to the City. The following are examples of SRWs that shall be shown in the functional plan and registered prior to SA design approval:
  - BC Hydro PMT – 4mW X 5m (deep)
  - BC Hydro LPT – 3.5mW X 3.5m (deep)
  - Street light kiosk – 1.5mW X 1.5m (deep)
  - Traffic signal kiosk – 1mW X 1m (deep)
  - Traffic signal UPS – 2mW X 1.5m (deep)
  - Shaw cable kiosk – 1mW X 1m (deep) – show possible location in functional plan
  - Telus FDH cabinet - 1.1mW X 1m (deep) – show possible location in functional plan

6) Frontage Improvements (Steveston Highway)

a) Frontage improvements (cross-section): Across the subject site's entire Steveston Highway frontage, construct a new 2.0 m wide concrete sidewalk at the property line and a landscaped boulevard with street trees over the remaining width between the new sidewalk and the north curb of Steveston Highway. The cross-section of the frontage improvements (north to south) is to include:

- South property line of the subject site.
- 2.0 m wide concrete sidewalk (per Arterial Road Sidewalk Policy).
- 1.83 m wide landscaped boulevard with street trees.
- 0.15 m wide curb.

(Note: The dimensions given above are to be confirmed through legal surveys and SA detailed design).

- b) Frontage improvements (transition sections): The subject site's new sidewalk/boulevard are to have a transition section to connect to each of the frontage treatments at the immediate east neighbouring development and along the subject site's Lassam Road frontage.
  - c) Driveway closures/backfill: All existing driveways along the subject site's Steveston Highway and Lassam Road frontages are to be closed permanently. Site vehicular access is to be provided via a single driveway at the site's Steveston Highway frontage. The Developer is responsible for the removal of the existing driveway let-downs and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- 7) Frontage Improvements (Northeast Corner of Steveston Highway/Lassam Road Intersection)
- a) Intersection design standards: Per Engineering Design Specifications, the northeast corner of the Steveston Highway/Lassam Road intersection is to be reconstructed to show a 5.5 m corner radius.
  - b) Accessibility: Two separate wheelchair ramps are to be included in the corner reconstruction. The design is to be consistent with Engineering Design Specifications (R-12-SD)/(R-13-SD) adjusted for a 5.5 m corner radius.
  - c) Traffic signal infrastructure: There is an existing special crosswalk at the Steveston Highway/Lassam Road intersection (west side). At the northeast corner of this intersection, there is an existing hydro pole that supplies power to this special crosswalk. Through the SA detailed design process, the Developer is to identify if this hydro pole will need to be relocated to accommodate the intersection corner radius reconstruction. The City Traffic Signals Group is to be contacted to confirm the findings of the Developer. The costs of such related works, if required and are not expected to be significant, are the full responsibility of the Developer.
- 8) Frontage Improvements (Lassam Road)
- a) Frontage improvements:
    - The existing sidewalk is located between a wide boulevard at the curb and a strip with scrubs at the property line. The sidewalk can be kept at its current alignment.
    - The boulevard at the curb is to be landscaped with new street trees per Parks/Tree Bylaw requirements.
    - The strip of scrubs at the property line is to be replanted with landscaping that would not obstruct pedestrian passage in the adjoining sidewalk.
  - b) Driveway closure/backfill: The existing driveway at the subject site's Lassam Road frontage is to be closed permanently. The Developer is responsible for the removal of the existing driveway let-down and the replacement with barrier curb/gutter, boulevard with street trees and concrete sidewalk per standards described above.
- 9) Transit Amenities
- c) There is an existing westbound bus stop at Steveston Highway/Kingfisher Drive. As part of the frontage improvements, the Developer is required to carry out the following SA works:
    - Construct a 3.0 m x 12.0 m concrete pad to upgrade this bus stop to accessible standards.
    - Install pre-ducting for future bus shelter electrical connections.
    - The bus stop upgrade is to be coordinated with TransLink and Pattison Outdoor (bus shelter supplier). (Note: Contact City Traffic Operations for further details).

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

1. Complete an acoustical and a thermal report, and recommendations prepared by an appropriate registered professional, which demonstrates that the interior noise levels and noise mitigation standards comply with the City's Official Community Plan and Noise Bylaw requirements. The standard required for air conditioning systems and their alternatives (e.g. ground source heat pumps, heat exchangers and acoustic ducting) is the ASHRAE 55-2004 "Thermal Environmental Conditions for Human Occupancy" standard and subsequent updates as they may occur. Maximum interior noise levels (decibels) within the dwelling units must achieve CMHC standards follows:

Portions of Dwelling Units	Noise Levels (decibels)
Bedrooms	35 decibels
Living, dining, recreation rooms	40 decibels
Kitchen, bathrooms, hallways, and utility rooms	45 decibels

**Prior to Development Permit\* issuance, the following must be completed:**

1. Submission of a Landscaping Security based on 100% of the cost estimate provided by the landscape architect.

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

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

**Note:**

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

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

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

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

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Signed


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Date





Scale: 1/8" = 1'-0"

 <p> <b>INTERFACE</b>            Suite 230            11590 Cambie Road            Richmond BC            Canada V6X 3Z5    <b>T 604 821 1162</b>  <b>F 604 821 1146</b>  <a href="http://www.interfacearchitecture.com">www.interfacearchitecture.com</a> </p>	<p>All designs and other information shown herein are for use on the specified project only and are not to be reproduced or otherwise used without written permission of this office.</p> <p>Contractors shall verify and be responsible for all dimensions and conditions of the job and this office shall be informed of any variations from the dimensions and conditions shown on the</p>	PROJECT NO.	DATE	PROJECT	REVISIONS
		2106STVR	AUG 16, 2023	30-Unit Townhouse Development 5471 - 5611(8 LOT) STEVESTON HWY. RICHMOND, BC	
		SCALE	DRAWN	SHEET TITLE	DRAWING
		AS NOTED	SRS, KC	ACCESSIBLE UNIT PLANS	
SK1					



CONVERTIBLE UNIT GUIDELINES	
REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
Entry doors min. 863 mm but ideally 914mm and have clear access	876 mm of clear opening for entry door is proposed.
Entry door clear exterior floor space min 1220 mm depth by door width plus 600 mm latch side (not needed if rough in wiring provided for future automatic door opener)	Entry door clear exterior floor space min. 1524 mm depth by door width plus 600 mm on latch side proposed.
Interior doors to main living areas, 1 bathroom and 1 bedroom, min. 800 mm clear opening with flush thresholds max 13 mm height. demonstrate wheelchair access between hallway and rooms and widen hallway and/or doorways if necessary to secure access.	826 mm clear opening to master bedroom, ensuite, and living area is proposed. Also a portable short ramp in 1:10 slope will be installed at the thresholds over 13mm height gap.
Patio/balcony min. 860 mm clear opening, accessed from rear door at ground floor.	Min. 6' wide patio door is proposed
All interior thresholds within units comply with bcbc.	Complies
Lever-type handles for all doors.	All doors have lever-type handles
STAIR LIFT: staircase width, framing support, and landings, as noted on floor plans in compliance with manufacturer spec. manufacturer spec, OR VERTICAL LIFT: depressed slab area, and landings, as noted on floor plans in compliance with manufacturer spec. framing to accommodate shaft construction without impact to surrounding structure.	Installation of Bruno rail stair lift in unit Aac (5 units in building 4,5 & 6) SPEC NOTE: * Model: Elite curve cre-2110 * max. load: 400lbs, * power: 24vdc comprised (2) 7ah 12v batteries
At the top of all stairways, walls are reinforced with 2"x12" solid lumber at 914 mm to centre.	2"x12" solid lumber will be installed at all handrail connection points.
HALLWAYS	Min. 900 mm width
GARAGE	Min. 1 accessible parking space with min. 4m garage width
	Access from garage to living area min. 800 mm clear opening

DOORS &  
DOORWAYS


PH - 104

VERTICAL  
CIRCULATION

BATHROOMS (MIN 1/UNIT)	Toilet clear floor space min. 1020 mm at side and in front	Clear space of 1219 mm at side and 1061 mm in front is proposed.
	Wall blocking for future grab bars at toilet, tub, and shower. reinforced with 2"x12' solid lumber in all bathtub, shower, and toilet locations.	Installation of grab bars at bathtub, toilet and shower. Location noted on floor plans.
	Lever-type handles for plumbing fixtures.	Installation of lever-type handles for all plumbing fixtures
	Pressure and temperature control valves are installed on all shower faucets.	Installation of shower faucets with pressure and temperature control valves at accessible bathrooms.
	Cabinets underneath sink are easily removed.	Clear area under the sinks.
KITCHEN	Demonstrate bath and shower controls are accessible (layout or fixture placement).	See the floor plans
	Clear area needed under future workspace. plumbing and gas pipes (in-wall and in floor) located clear of under counter area of future workspace (stove, sink & min. 810 mm wide counter). all pipes are brought in no higher than 304 mm to the centre of the pipe from floor level	Clear area under the work space (stove, sink & min. 810 mm wide counter).
	Cabinets underneath sink are easily removed.	Complies
	1500 mm turning diameter or turning path diagram	See the floor plans
	Lever-type handles for plumbing fixtures.	Installation of lever-type handles for accessible kitchen plumbing fixtures.
WINDOWS	Min. 1 window that can be opened with a single hand (bathroom, kitchen, living room)	Single hand operable window at living room, accessible bathroom and bedroom.
OUTLETS & SWITCHES	Placement locations of electrical outlets: beside window, bottom of stairways, beside toilet, above external doors (outside and inside), on front face of kitchen counter, within proximity of control centre for smart home options.	Complies
	Upgrade to four-plex outlets in master bedroom, home office, garage, and recreation room.	Complies

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		2106STVR	AUG 16, 2023	30-Unit Townhouse Development 5471 - 5611 (8 LOT) STEVESTON HWY. RICHMOND, BC	
		SCALE AS NOTED	DRAWN SRS, KC	SHEET TITLE ACCESSIBLE UNIT FEATURES-1	DRAWING SK2a

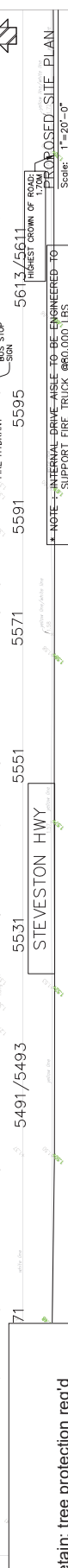
BASIC UNIVERSAL HOUSING FEATURES			BASIC UNIVERSAL HOUSING FEATURES		
	REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT		REQUIREMENTS	INCLUDED IN PROPOSED ACCESSIBLE UNIT
BUILDING ACCESS	Each dwelling unit & each type of amenity space shall be accessible to a person with a disability from a road and from an on-site parking area	All accessible unit and shared outdoor amenity areas are accessible to a person with a disability from a road and from an on-site parking area.	MANOEUVRE SPACE AT DOORWAYS	Entry doors and common areas to have 600mm clear space on pull side and 300mm on push side of door latch	635mm on pull side and 800 mm on push side proposed. See the floor plans.
	Access to the elevator shall be provided from both the road and the entry to the on-site parking area	N/A		DOORS IN A SERIES IN COMMON AREAS: there must be separation of at least 1220 mm plus the width of the door, as illustrated in Figure 4 in Zoning Bylaw 4.16.11(c)	N/A
	Automatic door opener to main entry	N/A		Minimum 1220mm width and 1500mm by 1500mm clear space adjacent to elevator	N/A
PH - 105	Min. clear opening to dwelling entry doors & common areas to be 850mm (swing doors)	Same as Convertible unit guidelines.	FLOOR SURFACES	No abrupt changes in level (13mm max. flush threshold except at balconies, patio and deck door sills.	Complies
	Min. clear opening to at least one bedroom, one bath and living areas to be 800mm (swing doors)	Same as Convertible unit guidelines.		Floor surfaces to be slip resistant	Complies
	Doors to be operable by devices that do not require tight grasping or twisting of wrist	Same as Convertible unit guidelines.	WINDOWS	Carpets to be firmly fixed, have a firm underlay and pile under 13.0 mm height	Complies
	Max. 13mm threshold height throughout building	Complies		Max. 750mm sill height to one in bedroom and one in living room for seated viewing	Complies
	The above-noted requirements for doors do not apply to mechanical rooms, service areas, closets, etc. where through access is not required and access to a person with disability is not anticipated.	N/A	OUTLETS AND SWITCHES	Opening mechanism with one hand not requiring tight grasping, pinching or twisting	Installation of lever-type handles.
DOORS & DOORWAYS	Clear openings to be measured as illustrated in Figure 1 in the zoning bylaw 4.16.10	Switches and panels to be 900 to 1200mm from floor. intercom buttons to maximum of 1375mm from floor		Complies	
		Outlets and jacks to be 455 to 1200mm from floor		Complies	
		Thermostat to be 900 to 1200mm from floor		Complies	
		The operable part of controls shall be located within reach of a clear floor area that has a width of not less than 750 mm		Complies	
			Switches to be rocker or paddle type	Complies	









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		SCALE AS NOTED	DRAWN SRS, KC	SHEET TITLE ACCESSIBLE UNIT FEATURES-2	DRAWING
		<b>SK2b</b>			



**Refer to Inventory Table & Recommendations section of report for further info on site trees**



**Project Arborist must be on-site when any ground works, excavation or construction activities are occurring within the protection zones prescribed for the site trees.**

- |   |  |
|---|--|
|  | = retain; tree protection req'd  |
|  | = removal is recommended   |
|  | = candidate for transplanting  |
|  | = tree previously removed by City  |
|  | = tree protection barriers   |
|  | = <b>hot zone</b> : no ground works or digging allowed without project arborist or any works within these areas require project arborist supervision |





REVISED #4 - Tree Inventory & Recommendations  
5471 to 5613 Steveston Hwy, Richmond

24-Aug-23

Tree Tag #	Species	DBH (cm)	Ht (m)	Canopy Radius (m)	Location of tree (S = on-site; OS = off-site)	Tree Tag #	Species	DBH (cm)	Ht (m)	Canopy Radius (m)	Location of tree (S = on-site; OS = off-site)
983	Japanese Maple - <i>Acer palmatum</i> cvs	12 & 14	3.1	1.0	S	271	English Holly - <i>Ilex aquifolium</i>	33	2.5	≤0.5	S
984	Flowering Cherry - <i>Prunus</i> sp	30	7.6	5.3	OS	272	Pacific Yew - <i>Taxus brevifolia</i>	30, 24 & 30	7.6	2.7	S
985	Japanese Maple - <i>Acer palmatum</i> cvs	15 & 12	7.6	2.5	OS	273	Cypress - <i>Cupressus</i> sp	44	10.7	3.6	S
986	Norway Spruce - <i>Picea abies</i>	54	16.8	4.5	S	274	Golden Chain Tree - <i>Laburnum x wateri</i> 'Vossii'	64	4.5	4.5	OS
987	Black Hawthorn - <i>Crataegus douglasii</i>	52	10.7	6.3	S	275	Western Red Cedar - <i>Thuja plicata</i>	25	6.1	2.5	S
988	Orchard Pear - <i>Pyrus</i> sp	28	6.1	4.0	S	293	Cypress - <i>Cupressus</i> sp	78.5	13.7	4.5	S
989	Juniper - <i>Juniperus</i> sp	15, 5 & 6	3.1	1.0	S	294	Cypress - <i>Cupressus</i> sp	69.5	13.7	4.5	S
990	Common Fig - <i>Ficus carica</i>	20, 21 & 13.5	6.1	3.1	S	295	Noble Fir - <i>Abies procera</i>	44.5	11.3	2.5	S
991	Douglas Fir - <i>Pseudotsuga menziesii</i>	45 & 22	10.7	4.5	S	296	Cherry - <i>Prunus</i> sp	46.5	4.5	2.7	S
992	Japanese Maple - <i>Acer palmatum</i> cvs	6, 8 & 7	3.6	1.8	S	54	Katsura Tree - <i>Cercidiphyllum japonicum</i>	12	5.5	2.1	OS
993	Orchard Plum - <i>Prunus</i> sp	18 & 21	7.0	4.0	S						
994	Deodar Cedar - <i>Cedrus deodara</i>	27	8.3	3.1	S						
995	Manitoba Maple - <i>Acer negundo</i>	39	10.7	4.0	S						
996	Manitoba Maple - <i>Acer negundo</i>	18.5	9.1	3.6	S						
997	Manitoba Maple - <i>Acer negundo</i>	20	10.7	4.0	S						
998	English Holly - <i>Ilex aquifolium</i>	13 & 17	7.6	2.1	S						
999	Norway Spruce - <i>Picea abies</i>	37	12.2	5.0	S						
1000	Norway Spruce - <i>Picea abies</i>	99	18.2	13.7	S						
251	Brandon Cedar - <i>Thuja occidentalis</i> 'Brandon'	14, 12 & 16	8.3	2.0	S						
252	Norway Spruce - <i>Picea abies</i>	20	9.1	3.6	S						
253	Western Red Cedar - <i>Thuja plicata</i>	10, 12 & 11	6.1	2.7	OS						
51	Flowering Cherry - <i>Prunus</i> sp	45	2.5	0.0	S						
254	Flowering Cherry - <i>Prunus</i> sp	25 & 16	8.3	4.5	S						
255	Manitoba Maple - <i>Acer negundo</i>	60	10.7	7.5	S						
256	Orchard Plum - <i>Prunus</i> sp	14, 16 & 14	9.1	4.5	S						
257	Japanese Maple - <i>Acer palmatum</i> cvs	7, 7 & 7	7.6	2.5	S						
258	Star Magnolia - <i>Magnolia stellata</i>	7.5, 6.5 & 10	8.3	2.7	S						
259	Orchard Plum - <i>Prunus</i> sp	20	7.6	3.3	S						
260	Brandon Cedar - <i>Thuja occidentalis</i> 'Brandon'	36	9.1	1.5	S						
261	Brandon Cedar - <i>Thuja occidentalis</i> 'Brandon'	24 & 48	10.7	2.1	S						
262	Flowering Cherry - <i>Prunus</i> sp	51	4.5	3.6	S						
263	Flowering Cherry - <i>Prunus</i> sp	42	4.5	3.1	S						
264	Young's Weeping Birch - <i>Betula pendula</i> 'Youngii'	29	3.1	4	S						
265	Coral Bark Maple - <i>Acer palmatum</i> 'Sango Kaku'	6, 6 & 8	4.5	3.1	S						
52	Flowering Cherry - <i>Prunus</i> sp	35 & 20	7.6	6.1	OS						
53	Flowering Cherry - <i>Prunus</i> sp	50	7.6	5.0	OS						
266	Japanese Maple - <i>Acer palmatum</i> cvs	11 & 10	3.1	1.8	S						
267	Alberta Blue Spruce - <i>Picea glauca</i> 'Alberta Blue' cvs	22	5.5	2.5	S						
268	Orchard Plum - <i>Prunus</i> sp	16, 17 & 15	6.3	3.1	S						
269	Flowering Cherry - <i>Prunus</i> sp	33, 10 & 12	3.1	0.0	S						
270	Japanese Maple - <i>Acer palmatum</i> cvs	15, 10, 12	1.2	≤0.5	S						





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**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10496 (RZ 21-939470)  
5471, 5491/5493, 5531, 5551, 5571, 5591, 5595, 5611/5613 Steveston  
Highway**

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 “**MEDIUM DENSITY TOWNHOUSES (RTM2)**”.

P.I.D. 001-932-497

Lot 7 Except: Northerly 18.288 Metres, Section 36 Block 4 North Range 7 West New Westminster District Plan 15354

P.I.D. 002-146-444

Strata Lot 1 Section 36 Block 4 North Range 7 West New Westminster Strata Plan NW1956 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 002-146-461

Strata Lot 2 Section 36 Block 4 North Range 7 West New Westminster Strata Plan NW1956 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on Form 1

P.I.D. 003-843-700

Lot 781 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 000-793-540

Lot 775 Section 36 Block 4 North Range 7 West New Westminster District Plan 56002

P.I.D. 003-858-065

Lot 906 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 003-985-725

Lot 907 Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 002-780-801

Lot 908 of Section 36 Block 4 North Range 7 West New Westminster District Plan 56866

P.I.D. 003-566-404

Lot 83 Section 36 Block 4 North Range 7 West New Westminster District Plan 27036

2. This Bylaw may be cited as **“Richmond Zoning Bylaw 8500, Amendment Bylaw 10496”**.

FIRST READING

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 10 2023



\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER



**To:** Planning Committee

**Date:** October 3, 2023

**From:** Wayne Craig  
Director, Development

**File:** RZ 22-011063

**Re:** Application by Pati Yik of Kennon Construction for Rezoning at 10840/10860 Bonavista Gate from the "Two-Unit Dwellings (RD1)" Zone to the "Single Detached (RS2/C)" Zone

**Staff Recommendation**

That Richmond Zoning Bylaw 8500, Amendment Bylaw 10497, for the rezoning of 10840/10860 Bonavista Gate from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone, be introduced and given first reading.

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

WC:le

Att. 6

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

## **Staff Report**

### **Origin**

Pati Yik of Kennon Construction has applied on behalf of the property owners, Thomas Mau Shing Ng, Ling Y Ha and Shui Ting Chua to the City of Richmond to rezone 10840 and 10860 Bonavista Gate from the “Two-Unit Dwellings (RD1)” zone to the “Single Detached (RS2/C)” zone in order to subdivide the existing duplex lot into two single-family lots, each with vehicle access from Bonavista Gate (Attachment 1). The proposed subdivision plan and site plan are provided in Attachment 2.

### **Findings of Fact**

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

#### Subject Site Existing Housing Profile

This site is currently occupied by an existing duplex (two-family) dwelling, which will be demolished prior to subdivision. The existing two-family dwelling is owner-occupied and does not contain any secondary suites.

### **Surrounding Development**

Development immediately surrounding the site is as follows:

To the North: An existing strata-titled duplex on a lot zoned “Single Detached (RS1/E)”.

To the South: Existing single detached houses on a lot zoned “Single Detached (RS1/E)”.

To the East: An existing strata-titled duplex on a lot zoned “Two-Unit Dwellings (RD1)”.

To the West: Single family dwellings on lots zoned “Single Detached (RS1/E)” across Bonavista Gate.

### **Related Policies & Studies**

#### Official Community Plan/Steveston Area Plan

The property is designated as Neighbourhood Residential in the Official Community Plan (OCP), and as Single Family in the Steveston Area Plan (Attachment 4). This proposal is consistent with both of those land use designations.

#### Floodplain Management Implementation Strategy

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

## **Public Consultation**

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

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

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

## **Analysis**

### **Proposed Rezoning and Subdivision**

The applicant is proposing to rezone the subject site and subdivide it into two single-family lots, each with a secondary suite, with access from Bonavista Gate. This development proposal is consistent with development in the area. The proposed subdivision plan and site plan are shown in Attachment 2. Staff worked with the applicant to modify the building envelope to enable retention of trees on site at the front and rear of the property.

### **Existing Legal Encumbrances**

There is a 3.0 m wide Statutory Right-of-Way (SRW) in the backyard along the eastern property line for sanitary sewer utility purposes. The applicant has been advised that encroachment into the SRW is not permitted.

A City Covenant is registered on both 10840 and 10860 Bonavista Gate Titles that restrict the development to a duplex, therefore, the duplex covenants must be discharged from Title prior to the final adoption of the rezoning bylaw.

There is a Land Tax Deferment Act Agreement currently registered on the 10840 Bonavista Gate Title (proposed Lot A), which allows the property owner to defer the payment of taxes. All deferred taxes must be paid and the agreement must be discharged from Title prior to the preparation and registration of any legal documents associated with this rezoning application.

### **Transportation and Site Access**

Vehicle access is proposed to be from Bonavista Gate for both of the proposed lots. The existing driveways will be removed and new driveways will be constructed as detailed in the Site Servicing and Frontage Improvements sub-section of this report. Two parking spaces will be provided for each dwelling unit in the garage.



### Tree Retention and Replacement

The applicant has submitted a Certified Arborist's Report; which identifies on-site and off-site tree species, assesses tree structure and condition and provides recommendations on tree retention and removal relative to the proposed development. The Report assesses nine bylaw-sized trees on the subject property, one hedge on the neighbouring property to the north and one shrub on City property as shown on Attachment 5.

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

- One on-site tree located in the southeast corner of proposed Lot B (southern lot) a 59 cm Douglas fir tree (Tag# 2473), is in good condition; retain and protect.
- Three on-site trees located along the rear of both proposed lots on the (eastern) property line - a 70 cm oak tree (tag# 2474), a 42 cm Douglas fir tree (tag# 2475), and a 31 cm Japanese cherry tree (tag# 2756), are all in good condition; retain and protect.
- Three trees located in the front of the property, a 23 cm Douglas fir tree (Tag# 2479), a 23 cm Deodar cedar tree (tag #2478), and a 38 cm Yoshino cherry tree (Tag# 2477) are in moderate condition. As these trees are growing close together, they are reliant on each other for stability (co-dominate); retain and protect all three trees.
- One tree located on-site along the southern property line, a 49 cm Sycamore maple tree (tag# 2472), is in poor condition due to a large inclusion seam (structural defect) where the two main stems connect; remove and replace.
- One tree located on site near the front of the property, a 24 cm Douglas fir tree (tag# 2480), is dead; remove and replace.
- One hedge located along the northern property line and on the adjacent property to the north (10800/10820 Bonavista Gate) is identified to be retained and protected. Provide tree protection as per City of Richmond Tree Protection Information Bulletin Tree-03.
- Replacement trees should be specified at 2:1 ratio as per the OCP.
- Submission of a Tree Survival Security to the City in the amount of \$70,000.00 for the seven trees to be retained.

There are no trees on City property adjacent to the subject site. City Parks Staff reviewed the one shrub on City property, a 10 cm Eastern white cedar tree (tag# city shrub) adjacent to tree Tag# 2477 in moderate condition, and recommended removal with no compensation required.

### *Tree Replacement*

The applicant wishes to remove two on-site trees that are in poor condition (Trees # 2472 and 2480). The 2:1 replacement ratio would require a total of four replacement trees. Based on the size of the lot and the number of trees already on-site, the applicant is unable to accommodate any of the four required replacement trees on-site. To satisfy the 2:1 replacement ratio established in the OCP, the applicant will contribute \$3000.00 (\$750/ tree) to the City's Tree Compensation Fund in lieu of the four replacement trees that cannot be accommodated on the subject property after redevelopment.

### *Tree Protection*

The applicant has submitted a tree protection plan showing the trees to be retained and the measures taken to protect them during development stage (Attachment 5). To ensure that the trees identified for retention are protected at development stage, the applicant is required to complete the following items:

- Staff worked with the applicant to ensure retention of existing trees at the front and rear of the two lots. The building footprint has been adjusted and setbacks increased to protect the critical root zone at the front and rear of both lots. Prior to final adoption of the rezoning bylaw, registration of a legal agreement will be required for modified setbacks of portions of the east, west and south setbacks on Lot A and Lot B to ensure the retention of tree tags # 2473, 2474, 2475, 2756, 2477, 2478, and 2479.
- Prior to final adoption of the rezoning bylaw, submission to the City of a contract with a Certified Arborist for the supervision of all works conducted within or in close proximity to tree protection zones. The contract must include the scope of work required, the number of proposed monitoring inspections at specified stages of construction, any special measures required to ensure tree protection and a provision for the arborist to submit a post-construction impact assessment to the City for review.
- Prior to final adoption of the rezoning bylaw, the applicant is required to submit a Tree Survival Security to the City in the amount of \$70,000.00 for the seven trees to be retained.
- Prior to demolition of the existing dwelling on the subject site, installation of tree protection fencing around all trees, hedges and shrubs to be retained. Tree protection fencing must be installed to City standard in accordance with the City's Tree Protection Information Bulletin Tree-03 prior to any works being conducted on-site, and remain in place until construction and landscaping on-site is completed.

### Affordable Housing Strategy

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

Consistent with the Affordable Housing Strategy, the applicant has proposed to provide a one-bedroom secondary suite of a minimum of 33 m<sup>2</sup> [355 ft<sup>2</sup>] on Lot B and a two-bedroom secondary suite of a minimum of 40 m<sup>2</sup> [430 ft<sup>2</sup>] on Lot A, for a total of two suites.

Prior to the adoption of the rezoning bylaw, the applicant must register a legal agreement on Title to ensure that no Building Permit inspection is granted until a minimum one-bedroom secondary suite of approximately 33 m<sup>2</sup> [355 ft<sup>2</sup>] on Lot B and a minimum two-bedroom secondary suite of approximately 40 m<sup>2</sup> [430 ft<sup>2</sup>] on Lot A is constructed, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw.

### Subdivision and Site Servicing

Upgrades to the site's servicing and driveways will be arranged through a Work Order with the City. Through a detailed design review of the work order, any impacts to the retained trees will be minimized.

At subdivision stage, the applicant is required to pay Development Cost Charges (City, GVS & DD and TransLink), School Site Acquisition Charge, Address Assignment Fees and other costs associated with the completion of the servicing works (water, storm, sanitary, and driveway installation) via work order as described in Attachment 6.

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

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

### **Conclusion**

Pati Yik of Kennon Construction has applied, on behalf of the property owners Thomas Mau Shing Ng, Ling Y Ha, and Shui Ting Chua, to the City of Richmond for permission to rezone 10840-10860 Bonavista Gate from the "Two-Unit Dwellings (RD1)" zone to the "Single Detached (RS2/C)" zone in order to subdivide the existing duplex lot into two single-family lots, each with vehicle access from Bonavista Gate.

It is recommended that Richmond Zoning Bylaw 8500, Amendment Bylaw 10497 be introduced and given first reading.



Laurel Eyton  
Planning Technician  
(604-276-4262)

LE:js

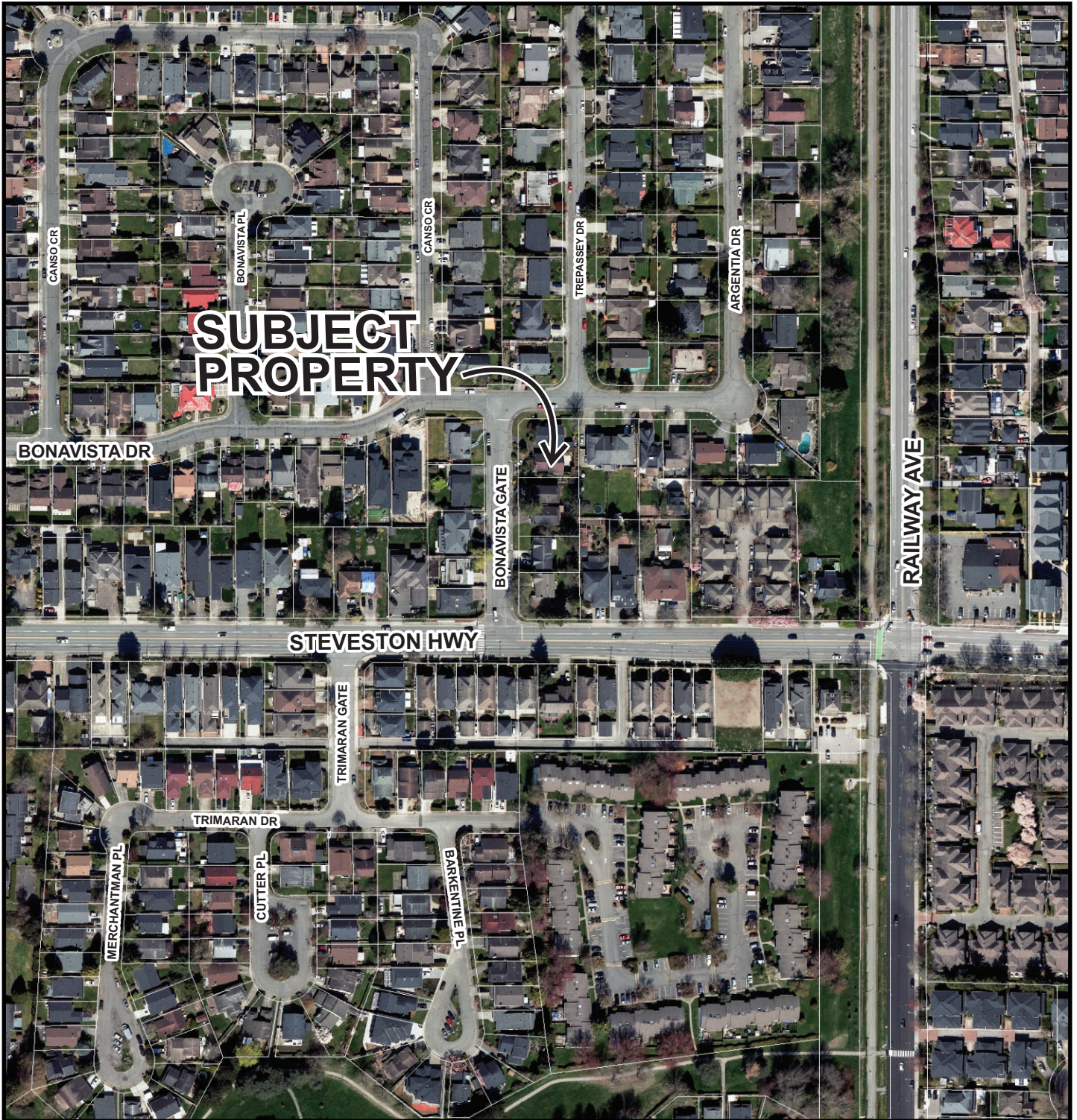
- Att.    1: Location Map  
         2: Subdivision Plan and Site Plan  
         3: Development Application Data Sheet  
         4: Steveston Area Plan  
         5: Tree Management Plan  
         6: Rezoning Considerations







# City of Richmond



RZ 22-011063

PH - 118

Original Date: 04/27/22

Revision Date:

Note: Dimensions are in METRES









**RZ 22-011063**

**Attachment 3**

Address: 10840/10860 Bonavista Gate

Applicant: Pati Yik, Kennon Construction

Planning Area(s): Steveston

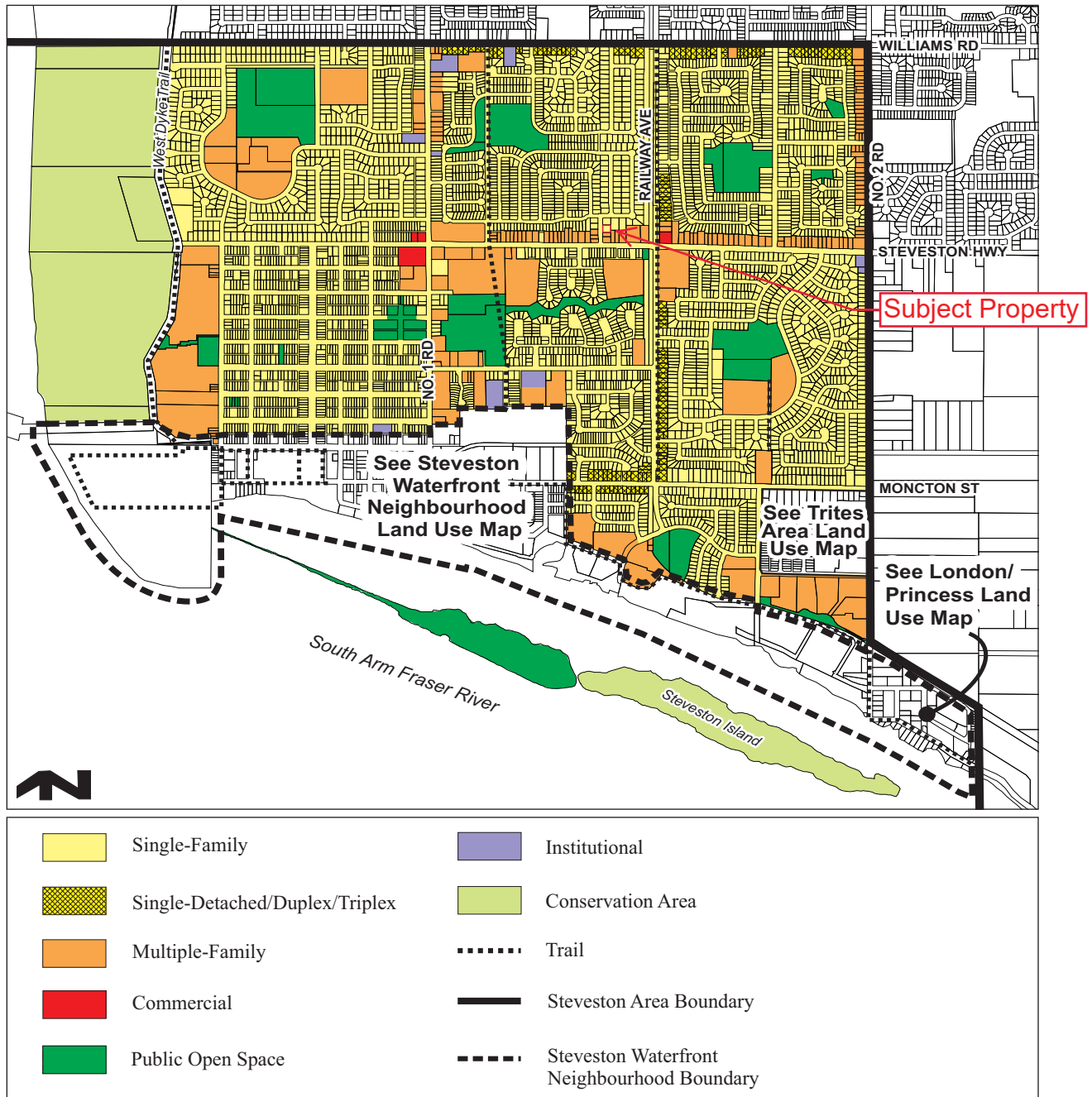
	Existing	Proposed
<b>Owners:</b>	SL1: Thomas Mau Shing Ng and Ling Y Ha SL2: Shui Ting Chua	Lot A: Thomas Mau Shing Ng and Ling Y Ha Lot B: Shui Ting Chua
<b>Site Size (m<sup>2</sup>):</b>	892.1 m <sup>2</sup>	Lot A: 446.1 m <sup>2</sup> Lot B: 446.0 m <sup>2</sup>
<b>Land Uses:</b>	Duplex residential	Single family residential
<b>OCP Designation:</b>	Neighbourhood Residential	Neighbourhood Residential
<b>Zoning:</b>	"Two Unit Dwellings (RD1)"	"Single Family (RS2/C)"

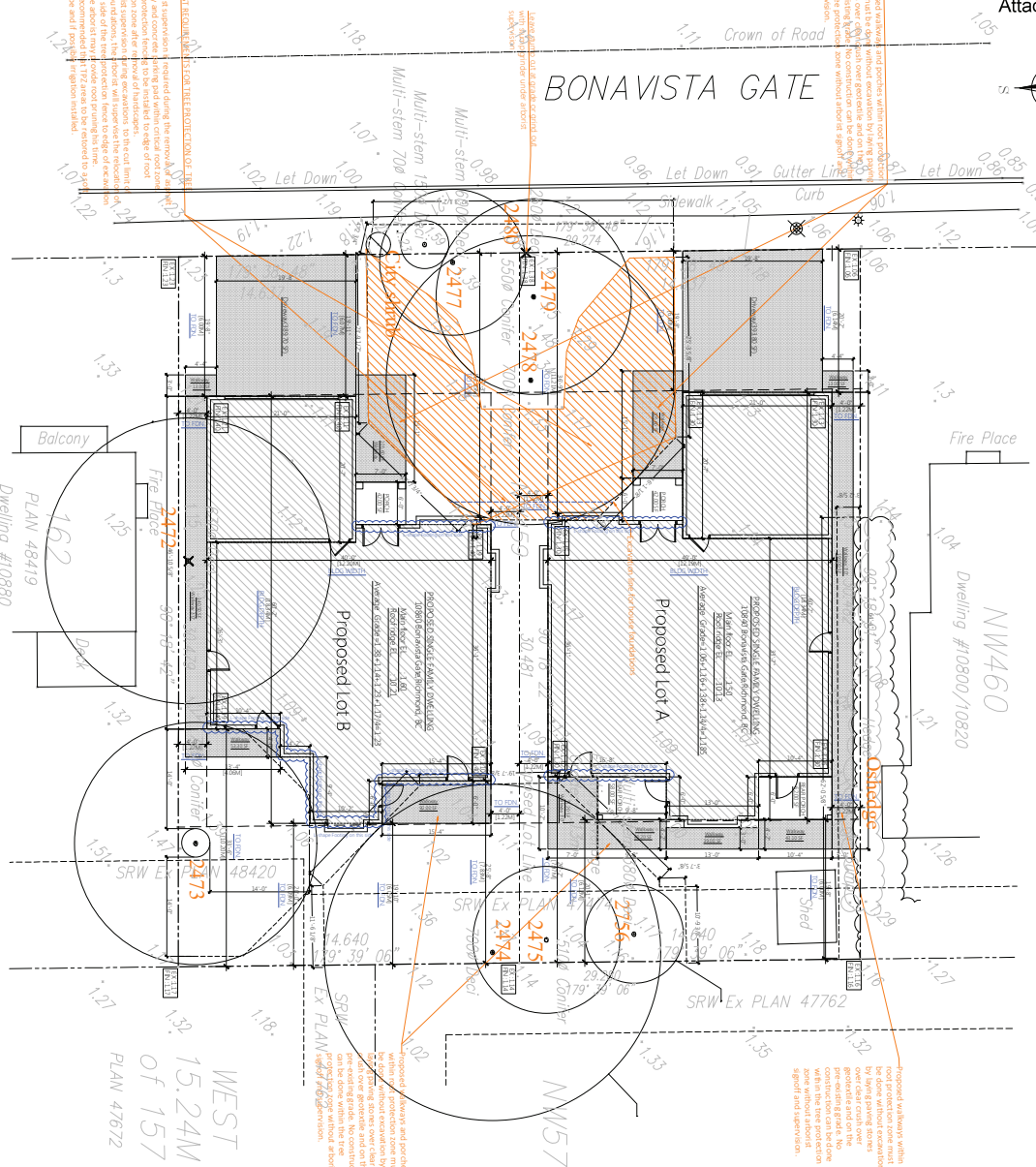
On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	Max. 0.55 for lot area up to 464.5 m <sup>2</sup> plus 0.3 for area in excess of 464.5 m <sup>2</sup>	none permitted
Lot Coverage (% of lot area):	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 25%	Building: Max. 45% Non-porous Surfaces: Max. 70% Live landscaping: Min. 25%	none
Lot Size:	892.1 m <sup>2</sup>	Lot A: 446.1 m <sup>2</sup> Lot B: 446.0 m <sup>2</sup>	none
Lot Dimensions (m):	Width: Min. 13.5 m Depth: Min. 24.0 m	Width: 14.6 m Depth: 30.5 m	none
Setbacks (m):	Front: Min. 6.0 m Rear: Min. 6.1 m Side: Min. 1.2 m	Front: Min. 6.0 m Rear: Min. 6.1 m Side: Min. 1.2 m	none
Height (m):	Max. 2.5 storeys	Max. 2.5 storeys	none

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

# Steveston Area Land Use Map

Bylaw 9813  
2019/06/24





- THESE PLANS CONFORM TO BCBC 2018

## SITE PLAN

PH 122

space smart home design ltd.  
1307 East 55th Avenue , Vancouver, B.C.



THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS SHALL BE REPORTED IMMEDIATELY TO THE DESIGNER. DESIGNER ASSUMES NO LIABILITY FOR ERROR, OMISSION, DEFICIENCY, DESIGN OR STRUCTURAL FLAW NOT REPORTED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THIS PLAN AND DESIGN ARE AND AT ALL TIMES REMAIN THE EXCLUSIVE PROPERTY OF SPACE SMART HOME DESIGN.



**Address:** 10840/10860 Bonavista Gate

**File No.:** RZ 22-011063

**Prior to final adoption of Richmond Zoning Bylaw 8500, Amendment Bylaw 10497, the developer is required to complete the following:**

1. Discharge of Strata Plan NW459.
2. A City Covenant is registered on both 10840 and 10860 Bonavista Gate Titles that restrict the development to a duplex, therefore, the duplex covenants (BH26255 and BH 26256) must be discharged.
3. City acceptance of the developer's offer to voluntarily contribute \$3,000.00 to the City's Tree Compensation Fund for the planting of four replacement trees within the City.
4. Submission of a Contract entered into between the applicant and a Certified Arborist for supervision of any on-site works conducted within the tree protection zone of the trees to be retained. The Contract should include the scope of work to be undertaken, including: the proposed number of site monitoring inspections, and a provision for the Arborist to submit a post-construction assessment report to the City for review.
5. Submission of a Tree Survival Security to the City in the amount of \$70,000.00 for the seven trees to be retained.
6. Registration of a flood indemnity covenant on title.
7. Registration of a legal agreement for modified setbacks of portions of the east, west and south setbacks on Lot A and Lot B to ensure the retention of tag # 2473, 2474, 2475, 2756, 2477, 2478, and 2479.
8. Registration of a legal agreement on Title to ensure that no final Building Permit inspection is granted until a minimum 33 m<sup>2</sup> one-bedroom secondary suite is constructed proposed Lot B and a minimum 40 m<sup>2</sup> two-bedroom suite on proposed Lot A, to the satisfaction of the City in accordance with the BC Building Code and the City's Zoning Bylaw No 8500.
9. A Land Tax Deferment Act Agreement (CA9149861) is currently registered on the 10840 Bonavista Gate Title, which allows the property owner to defer the payment of taxes. All deferred taxes must be paid and the agreement must be discharged from title prior to the preparation and registration of any legal documents associated with this rezoning application.
10. Payment of all fees in full for the cost associated with the Public Hearing Notices, consistent with the City's Consolidated Fees Bylaw No 8636, as amended.

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

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

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

1. Construct the required works as required by the City's Engineering Services department. Works include, but may not be limited to:

**1) Water Works:**

- a) Using the OCP Model, there is 406 L/s of water available at a 20 psi residual at the Bonavista Gate frontage. Based on your proposed development, your site requires a minimum fire flow of 95 L/s.

**b) At Developer's cost, the Developer is required to:**

- i) Review hydrant spacing on all road frontages and install new fire hydrants as required to meet City spacing requirements for the proposed land use.

- ii) Confirm the condition and size of the existing water service connections servicing 10840 Bonavista Gate. If not adequate, cut and cap the existing water service connections and replace with a new water service connection complete with water meter chamber to service lot #1 and #2 as per City specifications.
- iii) Provide a right-of-way for the water meter. Minimum right-of-way dimensions to be the size of the meter box (from the City of Richmond supplementary specifications) + any appurtenances (for example, the bypass on W2o-SD) + 0.5 m on all sides. Exact right-of-way dimensions to be finalized during the building permit process.

**c) At Developer's cost, the City will:**

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

**2) Storm Sewer Works:**

**a) At Developer's cost, the Developer is required to:**

- i) Cut and cap all existing storm sewer service connections and inspection chambers servicing the proposed site.
- ii) Install a new storm sewer service connection to service lot #1, complete with inspection chamber and a service lead.
- iii) Install a new storm sewer service connection to service lot #2, complete with inspection chamber and a service lead.

**b) At Developer's cost, the City will:**

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

**3) Sanitary Sewer Works:**

**a) At Developer's cost, the Developer is required to:**

- i) Not start onsite excavation or foundation construction until completion of rear-yard sanitary works by City crews.
- ii) Confirm the condition of the existing sanitary sewer service connection at the Northeast corner of 10840 Bonavista Gate with video inspection and confirm the capacity through a sizing calculation. If not adequate, cut and cap the existing sanitary service connection and replace with a new sanitary sewer service connection complete with inspection chamber to service lot #1 as per City specifications.
- iii) Install a new sanitary sewer service connection to service lot #2, complete with inspection chamber and a service lead.

**b) At Developer's cost, the City will:**

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

**4) General Items:**

**a) At Developer's cost, the Developer is required to:**

- i) Complete other frontage improvements as per Transportation requirements.
- ii) Not encroach into City rights-of-ways with any proposed trees, retaining walls, or other non-removable structures. Retaining walls proposed to encroach into rights-of-ways must be reviewed by the City's Engineering Department.
- iii) Coordinate with BC Hydro, Telus and other private communication service providers:
  - (1) To pre-duct for future hydro, telephone and cable utilities along all road frontages.
  - (2) Before relocating/modifying any of the existing power poles and/or guy wires within the property frontages.
  - (3) To underground overhead service lines.

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

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



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

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

**Note:**

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

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

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

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

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Signed

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Date



**Richmond Zoning Bylaw 8500  
Amendment Bylaw 10497 (RZ 22-011063)  
10840/10860 Bonavista Gate**

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

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

P.I.D. 001-347-705

Strata Lot 1 Section 35 Block 4 North Range 7 West NWD Strata Plan NW459 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

P.I.D. 001-347-730

Strata Lot 2 Section 35 Block 4 North Range 7 West NWD Strata Plan NW459 together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

2. This Bylaw may be cited as **"Richmond Zoning Bylaw 8500, Amendment Bylaw 10497"**.

FIRST READING

PUBLIC HEARING



SECOND READING

THIRD READING

OTHER CONDITIONS SATISFIED

ADOPTED

OCT 23 2023

CITY OF RICHMOND
APPROVED by 
APPROVED by Director or Solicitor 

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CORPORATE OFFICER